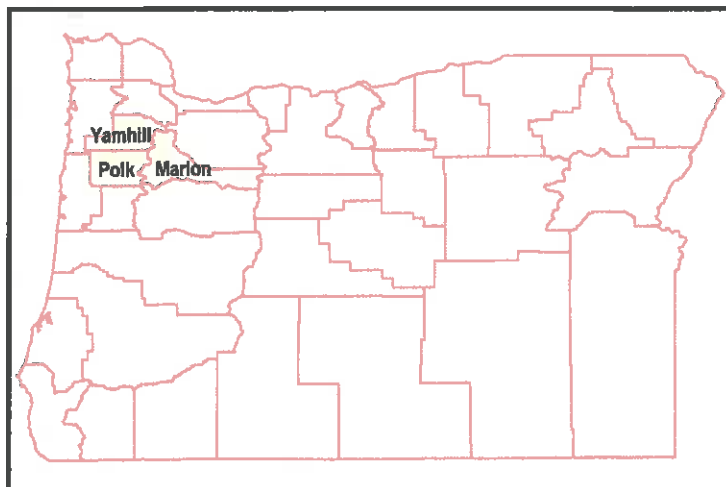


# ANNUAL REPORT FY 2020\*



5/1/2020

## Mid-Willamette Community Development Partnership

The Mid-Willamette Community Development Partnership Annual Report includes an overview of the community and economic development activities for Fiscal Year 2019-20. The Mid-Willamette Community Development Partnership serves as the Economic Development District for Marion, Polk and Yamhill Counties, OR.

\*COMPLETED BEFORE FISCAL YEAR END OF JUNE 30, 2020, AS REQUESTED BY EDA

# Annual Report FY 2020\*

## MID-WILLAMETTE VALLEY COMMUNITY PARTNERSHIP

### FY 2020 IN REVIEW

The Mid-Willamette Valley economy continued to show signs of economic growth and employment gains in FY 2020. The region is experiencing employment gains and low unemployment rates, as shown throughout Oregon and the nation.

*The fiscal impact of MWVCOG Community and Economic Development Services totaled \$14.3 million in FY 2020.*

As shown in the attached Exhibits A<sup>1</sup>, the regions unemployment rates remained in line with the State of Oregon at a rate of 4%.

Top employment industries for the region included education, food service, and health care in Marion and Polk County and education, food service, and crop production in Yamhill County.

Per capita income levels in the Mid-Willamette Valley continue to trail the state and national per capita income levels as seen in Table 1 below. Per capita income in the Mid-Willamette Valley continues to rise: \$35,587 in 2014, \$37,481 in 2015, \$41,270 in 2017 (as tracked from previous EDA Annual Reports).

**Table 1: Mid-Willamette Valley Economic Health Indicators**

	Marion	Polk	Yamhill	Mid-Willamette Valley	Oregon	U.S.
<b>Unemployment (March 2020)</b>	4.0%	4.1%	3.5%	3.9%	3.7%	4.5%
<b>Per Capita Income (2018)</b>	\$43,042	\$41,378	\$45,478	\$43,262	\$52,937	\$54,446

Source: StatsAmerica (BLS and BEA), May 2020. Online at: <http://www.statsamerica.org/>

<sup>1</sup> Oregon By the Numbers (2019). The Ford Family Foundation and Oregon State University.

## FY 2020 MWVCOG Community and Economic Development Services Program Highlights

In FY 2020, the Mid-Willamette Valley Council of Governments (MWVCOG) assisted with approximately \$301,000 worth of planning work; over \$11,967,585 in community development services; and \$2,043,024 in small business lending services, for an overall total of \$14,311,609.

Program highlights for each of the community and economic development programs are provided as follows.

### Community Planning

In FY 2020 MWVCOG provided professional land use planning services to 22 communities in the Mid-Willamette Valley region: Aumsville, Aurora, Carlton, Dayton, Detroit, Donald, Dundee, Falls City, Gates, Gervais, Hubbard, Idanha, Independence, Jefferson, Lafayette, Mt. Angel, Scotts Mills, Sheridan, St. Paul, Sublimity, Turner, and Willamina.

An overview of Community Planning activities completed in FY 2020 is provided as follows.

- **Carlton Parks Plan Update**— MWVCOG staff completed the first Parks Plan for the City of Carlton in 2014. In 2020, the City requested COG assistance in updating the previous park inventory, population projections, and add the new Oregon State Parks Department (OSPD) standards in addition to the National Recreation and Park Association (NRPA) standards.
- **Development Code Amendments** – MWVCOG helped the cities of Aurora, Dayton, Donald, Detroit, Hubbard, Lafayette, Scotts Mills and Willamina prepare amendments to local development codes to address a variety of development issues, including higher housing densities, accessory dwelling units, expanding permitted uses in the commercial and industrial zones, and sign code update.
- **Walking Maps** – Recognizing that community engagement and tourism can be important economic drivers, MWVCOG staff continues to provide assistance to member communities in the development of walking maps and brochures to encourage residents toward a more active lifestyle and get to know their community better. Residents also see the maps and brochures as opportunities to attract visitors and provide educational, cultural, and historical information on their communities and the Willamette Valley. In FY 2020, we completed or are in the process of creating maps for the communities of Dallas, Detroit, Gervais, Independence, Lafayette, and Willamina.
- **Other** - MWVCOG provided a Planning Commissioner training and an Elected Official training in the region for FY20. In addition, staff serves on the Oregon City Planning Director's Association (OCPDA), an affiliate organization of the League of Oregon Cities, and we co-hosted a regional

Planning Staff training in February 2020 in partnership with the Oregon Department of Land Conservation and Development (DLCD) and the Oregon Chapter of the American Planning Association.

### Community Development Services

In FY 2020, MWVCOG assisted member governments with financing for a number of community development projects related to expanding public infrastructure, building new community facilities, completing engineering studies, and other important community investment projects. MWVCOG assists member governments in all phases of project development, from grant application preparation and contract procurement services to grant management and administration. MWVCOG staff work with a variety of state, federal, local, and private funding sources and are able to navigate complex regulatory requirements to comply with funding requirements. Table 2 includes a list of community investment projects that MWVCOG provided assistance with during FY 2020.

**Table 2: Community Development Services Activity FY 2020**

Community	Project	Development Program Used	Current Status
Amity	Water System Improvements Project	CDBG: \$2,129,242 USDA- Rural Development: \$3,290,879	Final engineering and environmental review underway.
Carlton	Water System Intertie Project: wage monitoring	Safe Drinking Water Program: \$15,000	Monitoring completed.
Dayton	Sewer System Improvements Project: wage monitoring	Clean Water State Revolving Loan Fund: \$12,000	Monitoring completed.
Detroit	Water System Improvements: easement acquisition	Safe Drinking Water Program: \$3,000	Easement acquired and project closed out.
Falls City	Wastewater improvements final design	CDBG: \$372,564	Engineering 70% complete and Environmental Assessment in drafted.
Idanha	Water System Improvements Project	CDBG: \$1,727,000	Construction 95% complete.
Silverton	Water intake upsizing and distribution improvements to industrial park	EDA-Public Works: \$1,200,000 Local: \$1,200,000	Engineering contract executed and engineering 30% complete.
Willamina	Water Improvements final design	CDBG: \$495,900 Local: \$22,000	Engineer contract secured.
Woodburn	Family Resource Center	CDBG: \$1,500,000	1 <sup>st</sup> application for funding was rejected but we were encouraged to reapply by the 5/1/20 deadline.

**TOTAL FEDERAL/STATE/LOCAL PROJECT FUNDING: \$11,967,585****Small Business Finance**

In FY 2020, MWVCOG lending staff received approvals for \$2,043,024 million in loans with private investment totaling \$2,955,538 million. 31.5 projected jobs are anticipated to be created and/or retained.

Additional loan program highlights for FY2020 include:

- **Effective April 1, 2020, COG staff contracted with eligible area banks to assist with the processing of Paycheck Protection Program (PPP) loans to area businesses in response to COVID-19. As of the end of May 2020, it is estimated that we were able to assist in the processing of over \$80 million in loans in our three-county region.**
- Successfully paid off two previous Rural Development Notes Payable, and using the unrestricted remaining cash and borrower notes receivable, we successfully submitted and received approval for a new SBA Community Advantage loan program.
- Participating in the Small Business Development Center's update to their strategic plan, including Mission, Vision, Value Statements and best practices.

**Table 3: Small Business Lending Activity FY2019-2020**

Type of Business	Location	Program*	Amount	Added Private Investment	Jobs Created/Retained
Manufacturer	Canby	OBDF	\$654,000	\$980,480	5
Dentist	Keizer	SBA 504	\$558,547	\$1,037,301	13.5
Laundromat	Willamina	VDI	\$200,000	\$81,657	2
Food Processor	Keizer	RLF	\$32,000	\$48,000	2
Real Estate Office	Bend	RLF	\$598,477	\$808,100	9
<b>TOTALS:</b>			<b>\$2,043,024</b>	<b>\$2,955,538</b>	<b>31.5</b>

\*Loan Programs Used: *RLF*: The three-county Revolving Loan Fund; *SBA 504*: U.S. Small Business Administration 504 debenture program; *Rural Loan*: The Intermediary Relending Program for rural communities; *SBA-ILP*: U.S. Small Business Administration Intermediary Lending Program.

## Additional FY 2020 Economic Development Activities

Additional economic development highlights for FY 2020 include:

- *Economic Development Partnerships* – MWVCOG continues to host and staff the Mid-Willamette Valley Economic Development Professionals Forum. The forum, now held on a quarterly basis, provides an opportunity for staff within the region to network and discuss economic development issues and legislative initiatives, share best practices, and identify opportunities for collaboration. Staff also serves/participates in the Marion, Polk and Yamhill County economic development staff meetings; the Woodburn Target Industry Analysis Technical Advisory Committee, and the Dallas Economic Development Commission. Staff also serves on the Oregon Rural Development Council (ORDC).
- *Regional Economic Development Planning* – MWVCOG continues to partner with Marion County and the North Santiam Joint Sewer Task Force (NSJSTF) in meetings and workshops on the Santiam River Canyon to help support development, economic opportunities, and jobs in this distressed area. Staff also assisted Marion County and the NSJSTF in the publication of a Request for Qualifications (RFQ) for engineering services for preliminary engineering for sewer service within the region.
- *Regional Solutions Team* – The MWVCOG continues to participate with the Oregon Regional Solution Team (RST) and Advisory Committee's, appointed by the Governor's Office. The RST boundaries are aligned with the 11 federally designated Economic Development Districts (EDD's) in Oregon and include state agency representation along with representation from the Governor's office.
- *COVID-19 response* – The MWVCOG has been asked to serve on the Mid-Valley Governor's Office Economic Recovery Team (ERT) and Coordinated Organizations for Recovery Efforts (CORE) Teams to provide responses to the COVID-19 crisis and on-going needs of our member governments in response and recovery and dissemination of information to our members.
- *Urban Renewal* – MWVCOG staff provided informational workshops to communities interested in learning more about Urban Renewal and other economic development tools.
- *YES Collaborative* – On behalf of the Chehalem Valley Chamber of Commerce (CVCC), and at the request of Yamhill County and cities within Yamhill County, MWVCOG is serving as the fiscal agent on a Ford Family Foundation award in the amount of \$83,000. The award supports efforts by CVCC and Yamhill County to build an economic development collaborative and identify and implement key actions in the following community development areas: Transportation; Workforce and Talent Development; Housing; Infrastructure; and Land Availability/Use. The project was closed at the end of April 2020.

**Program Staff**

Lisa Brosnan, Associate Planner  
Holly Byram, Associate Planner  
McRae Carmichael, Assistant Planner  
Amy Dixon, Associate Planner  
Jim Jacks, Senior Planner  
Ed Howard, Small Business Loan Officer  
Ragan McHone, Loan Servicing & Processing Specialist  
John Safstrom, Small Business Lending Manager  
John Schmidt, Grant Administrator and Housing  
Rehabilitation Specialist  
Denise VanDyke, Administrative Specialist II  
Renata Wakeley, Community Development Director

***History of the Mid-Willamette Valley  
Community Development Partnership***

*In 1984, local governments in Marion, Polk and Yamhill counties created the Mid-Willamette Valley Economic Development District (EDD) in order to simplify regional coordination issues, help local governments identify development needs and priorities, and to work more effectively with state and federal agencies and programs. The Mid-Willamette Valley EDD, also known as the Mid-Willamette Valley Community Development Partnership, is one of twelve EDDs designated and funded by the U.S. Economic Development Administration (EDA) statewide.*



# MARION

Total population  
**330,453**

Rural population  
**13%**

Net migration, 2010-2017  
(per 1,000 population)  
**35**

## Federally Recognized Tribes



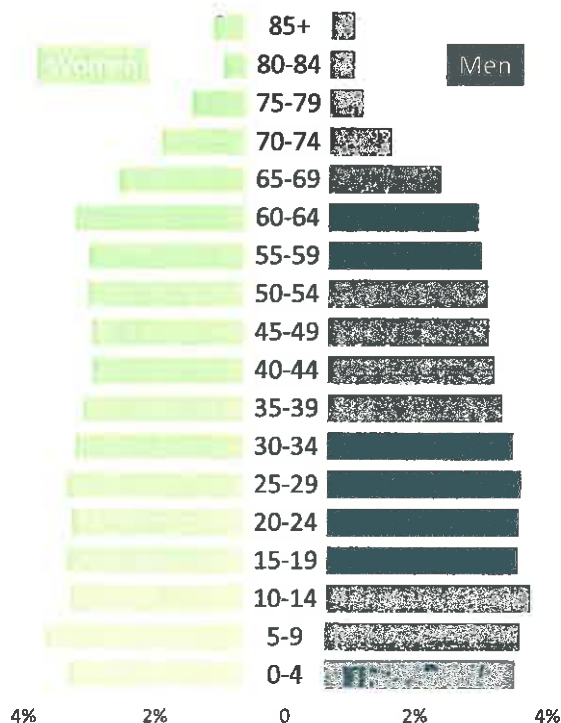
## Median income



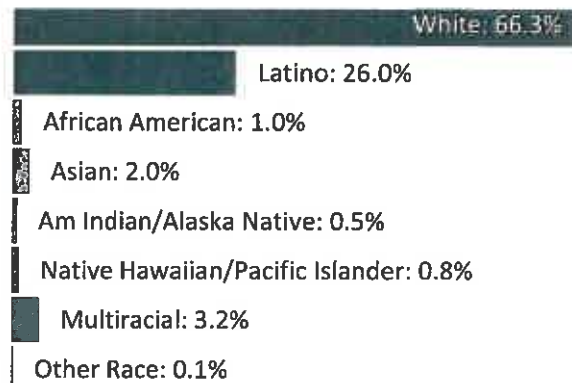
Total land area  
**1,193 mi<sup>2</sup>**  
Public land  
**35%**



## Population by age



## Population by race/ethnicity



## Top employment industries





## MARION COUNTY

Definitions of indicators can be found beginning on page 89.

Color: Measure is **above** or **below** the county.

**Black:** Comparisons cannot be made

**Blank:** Rural-Urban data not available.

SOCIAL	MARION	OREGON	RURAL	URBAN
Food insecurity	12%	13%		
Child poverty*	23%	19%	18%	20%
Child abuse (per 1,000 population)	12	13	21	11
Index crime (per 1,000 population)	39	30	20	32
Voter participation	66%	70%		
EDUCATION				
4-year degree or greater	23%	32%	23%	37%
2-year degree	8%	9%	9%	8%
Graduation rate	76%	77%	72%	79%
Higher education enrollment (per 1,000 pop)	31	48	16	62
Kinder Readiness: Letter Sounds (out of 26)	5	8		
ECONOMY				
Unemployment rate	4%	4%		
Labor force participation rate	61%	62%	55%	65%
Job growth (per 1,000 population)	19	5	3	5
Property tax (per person)	\$1,065	\$1,468	\$1,227	\$1,516
Housing cost burden	35%	36%	32%	38%
HEALTH				
Physically active adults	22%	24%		
Adult smoking	17%	18%		
Healthy diet	21%	20%		
Vaccination rate, 2 year old	75%	72%		
Low weight births	7%	7%	7%	7%
INFRASTRUCTURE				
Broadband access	98%	93%		
Transit service	56%	50%		
Vehicle miles traveled (in millions)	1,828	21,404	6,354	15,050*
Developed or cultivated land	46%	11%		
Mobile homes	9%	8%	16%	6%

\* Interpret with caution for small counties (population under 10,000).

# POLK

Total population  
**79,666**

Rural population  
**20%**

Net migration, 2010-2017  
(per 1,000 population)  
**51**

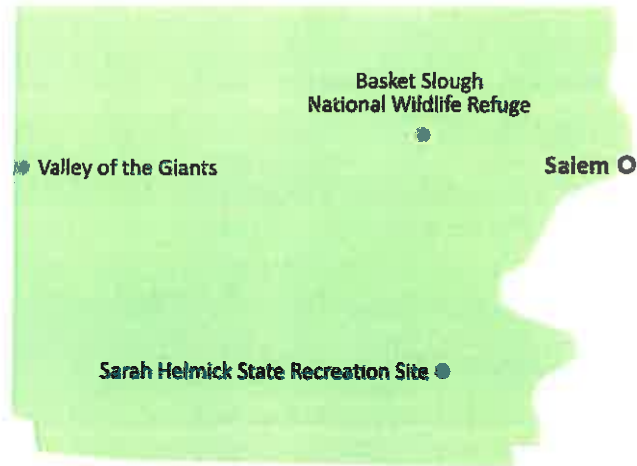
## Federally Recognized Tribes



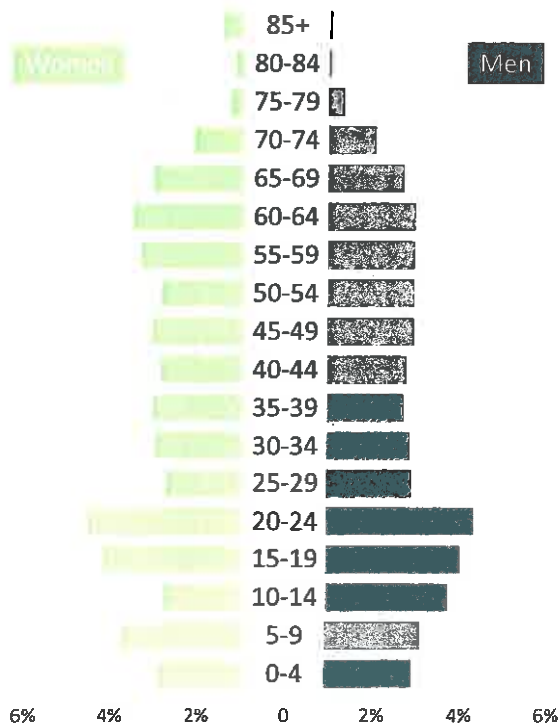
## Median income



Total land area  
**744 mi<sup>2</sup>**  
Public land  
**12%**



## Population by age



## Population by race/ethnicity



## Top employment industries



## POLK COUNTY

Definitions of indicators can be found beginning on page 83

Color Measure is **above** or **below** the county.  
**Black** Comparisons cannot be made.  
**Blank** Rural Urban data not available.

SOCIAL	POLK	OREGON	RURAL	URBAN
Food insecurity	13%	13%		
Child poverty*	17%	19%	18%	20%
Child abuse (per 1,000 population)	16	13	21	11
Index crime (per 1,000 population)	14	30	20	32
Voter participation	68%	70%		
EDUCATION				
4-year degree or greater	31%	32%	23%	37%
2-year degree	9%	9%	9%	8%
Graduation rate	80%	77%	72%	79%
Higher education enrollment (per 1,000 pop)	67	48	16	62
Kinder Readiness: Letter Sounds (out of 26)	8	8		
ECONOMY				
Unemployment rate	4%	4%		
Labor force participation rate	60%	62%	55%	65%
Job growth (per 1,000 population)	1	5	3	5
Property tax (per person)	\$1,038	\$1,468	\$1,227	\$1,516
Housing cost burden	34%	36%	32%	38%
HEALTH				
Physically active adults	30%	24%		
Adult smoking	14%	18%		
Healthy diet	22%	20%		
Vaccination rate, 2 year old	68%	72%		
Low weight births	6%	7%	7%	7%
INFRASTRUCTURE				
Broadband access	97%	93%		
Transit service	21%	50%		
Vehicle miles traveled (in millions)	424	21,404	6,354	15,050
Developed or cultivated land	41%	11%		
Mobile homes	8%	8%	16%	6%

\* Interpret with caution for small counties (population under 10,000).

Exhibit A

# YAMHILL

Total population

**102,366**

Rural population

**23%**

Net migration, 2010-2017

(per 1,000 population)

**52**

## Federally Recognized Tribes



## Median income

Yamhill **\$58,392**

Oregon **\$56,133**

Total land area

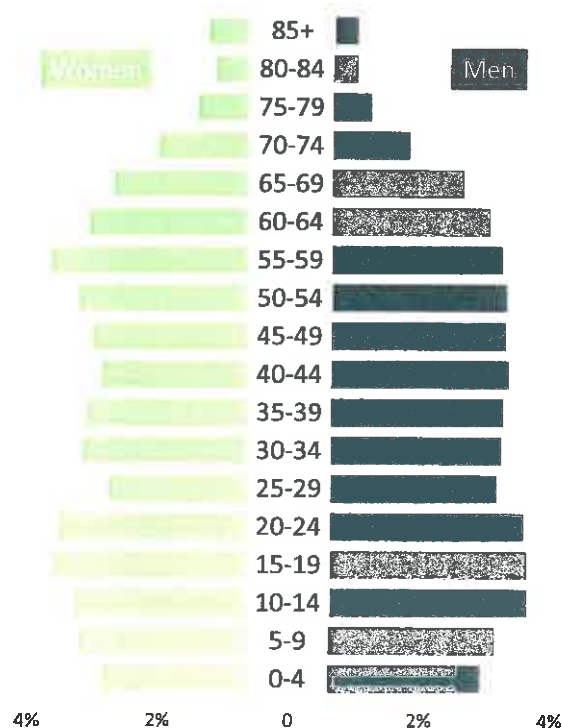
**718 mi<sup>2</sup>**

Public land

**17%**



## Population by age



## Population by race/ethnicity



## Top employment industries



## YAMHILL COUNTY

Definitions of indicators can be found beginning on page 89.

Color: Measure is **above** or **below** the county.  
**Black:** Comparisons cannot be made.  
**Blank:** Rural/Urban data not available.

SOCIAL	YAMHILL	OREGON	RURAL	URBAN
Food insecurity	12%	13%		
Child poverty*	20%	19%	18%	20%
Child abuse (per 1,000 population)	10	13	21	11
Index crime (per 1,000 population)	18	30	20	32
Voter participation	70%	70%		
EDUCATION				
4-year degree or greater	25%	32%	23%	37%
2-year degree	9%	9%	9%	8%
Graduation rate	83%	77%	72%	79%
Higher education enrollment (per 1,000 pop)		48	16	62
Kinder Readiness: Letter Sounds (out of 26)	8	8		
ECONOMY				
Unemployment rate	4%	4%		
Labor force participation rate	60%	62%	55%	65%
Job growth (per 1,000 population)	6	5	3	5
Property tax (per person)	\$1,190	\$1,468	\$1,227	\$1,516
Housing cost burden	34%	36%	32%	38%
HEALTH				
Physically active adults	17%	24%		
Adult smoking	18%	18%		
Healthy diet	22%	20%		
Vaccination rate, 2 year old	76%	72%		
Low weight births	7%	7%	7%	7%
INFRASTRUCTURE				
Broadband access	83%	93%		
Transit service	48%	50%		
Vehicle miles traveled (in millions)	465	21,404	6,354	15,050
Developed or cultivated land	41%	11%		
Mobile homes	11%	8%	16%	6%

\* Interpret with caution for small counties (population under 10,000).