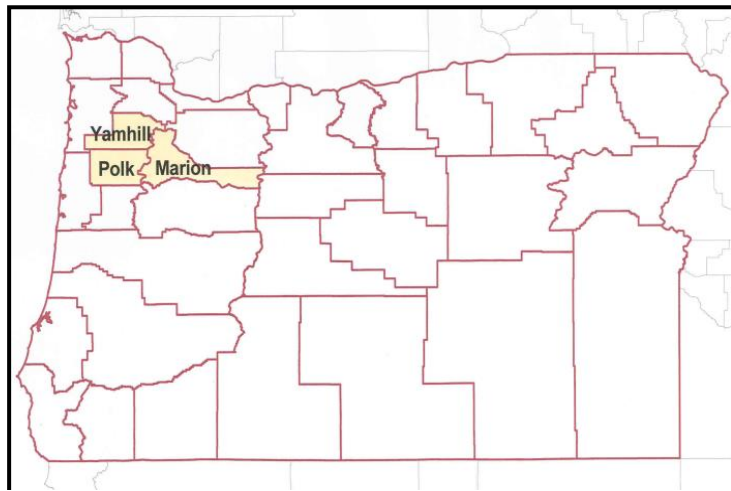


ANNUAL REPORT FY 2019



6/30/2019

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 2018-19. The Mid-Willamette Community Development Partnership serves as the Economic Development District for Marion, Polk and Yamhill Counties, OR.

Annual Report FY 2019

MID-WILLAMETTE VALLEY COMMUNITY PARTNERSHIP

FY 2019 IN REVIEW

The Mid-Willamette Valley economy continued to show signs of economic growth and employment gains in FY 2019. Between September 2018 and 2019, the region saw the largest private sector employment gains in construction, professional and business services, manufacturing, and mining and logging¹.

The fiscal impact of MWVCOG Community and Economic Development Services totaled \$22.2 million in FY 2019.

As shown in Table 1 and Figure 1 below, the 24-month average unemployment rate for the Mid-Willamette Valley was lower than seen in previous years, with regional unemployment in line with that of the state as a whole, while still higher than the national average. With the exception of Polk County, per capita income in Oregon and the region increased over the most recent 5-year range American Community Survey range of 2013-2017 from the 2008-2012.

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 and Figure 2 below. Per capita income in the Mid-Willamette Valley continues to rise: \$35,587 in 2014, \$37,481 in 2015, and \$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.
Unemployment (2018)	4.3%	4.4%	3.8%	4.3%	4.2%	3.8%
Per Capita Personal Income (2017)	\$41,093	\$39,958	\$42,882	\$41,270	\$50,843	\$51,640

Source: StatsAmerica (BLS and BEA), July 2019. Online at: <http://www.statsamerica.org/>

¹ Oregon Employment Department, Industry Job Gains, September 2018-2019. <https://www.qualityinfo.org>

Figure 1: Unemployment (24 month avg.) 2015-2017 (source: BLS)

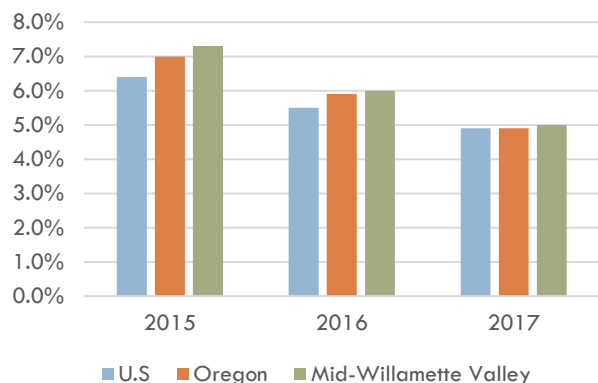
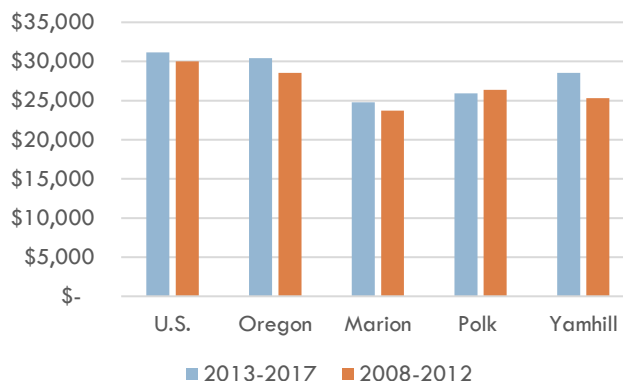


Figure 2: Per Capital Income, 5-year American Community Survey



FY 2019 MWVCOG Community and Economic Development Services Program Highlights

In FY 2019, the Mid-Willamette Valley Council of Governments (MWVCOG) assisted with approximately \$318,427 worth of planning work; over \$11,472,685 in community development services; and \$10,474,918 in small business lending services, for an overall total of \$22,266,030.

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

Community Planning

In FY 2019 MWVCOG provided professional land use planning services to 21 communities in the Mid-Willamette Valley region: Aumsville, Aurora, Carlton, Dayton, Detroit, Donald, 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 2019 is provided as follows.

- **Carlton Parks Plan Update**– MWVCOG staff completed the first Parks Plan for the City of Carlton in 2014. In 2019, 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, and Lafayette 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.

- *City of Sublimity Parks Plan Update and UGB Expansion* – MWVCOG staff assisted with the City with an update to their Parks Plan which identified a deficit of park lands within the existing UGB. Staff also assisted with a UGB expansion and update to the Comprehensive Plan to bring approximately ten acres of new land into the city to meet identified needs. The project also resulting in additional water rights for the City and space for new public works maintenance facilities.
- *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 2019, we completed or are in the process of creating maps for the communities of Dallas, Detroit, Gervais, Independence, Lafayette, and Willamina.
- *Other* - MWVCOG provided two Planning Commission trainings in the region for FY19 and staff serves on the Oregon City Planning Director's Association (OCPDA), an affiliate organization of the League of Oregon Cities.

Community Development Services

In FY 2019, 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 for FY 2019.

Table 2: Community Development Services Activity FY 2019

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 80% completed.
Detroit	Water System Improvements: easement acquisition	Safe Drinking Water Program: \$3,000	Negotiations underway.
Falls City	Wastewater improvements final design	CDBG: \$372,564	Engineering 30% complete.
Idanha	Water System Improvements Project	CDBG: \$1,727,000	Construction 60% complete.
Silverton	Water intake upsizing and distribution improvements to industrial park	EDA-Public Works: \$1,200,000 Local: \$1,200,000	RFQ for project engineer completed and contract negotiations underway.
Willamina	Water Improvements final design	CDBG: \$495,900 Local: \$22,000	Engineer selection underway.
Woodburn	Family Resource Center	CDBG: \$1,500,000	Application for funding submitted.

TOTAL FEDERAL/STATE/LOCAL PROJECT FUNDING: \$11,472,685

Small Business Finance

In FY 2019, MWVCOG lending staff received approvals for over \$6 million of loans with private investment totaling \$10.4 million. 81.5 projected jobs are anticipated to be created and/or retained.

Table 3: Small Business Lending Activity FY2018-2019

Type of Business	Location	Program*	Amount	Added Private Investment	Jobs Created/Retained
Fabrication	Donald	OBDF	\$318,648	\$757,648	5
Dental Practice	Aumsville	Marion RLF	\$70,253	\$116,738	5
Car Sales	Jefferson	Marion RLF	\$150,000	\$392,000	5
Hotel	Newport	SBA 504	\$2,378,840	\$4,417,846	15
Fitness Center	Silverton	SBA 504	\$452,095	\$837,905	2
Equipment Recovery	Salem	OBDF	\$1,000,000	\$1,935,000	31
Manufacturer	Canby	OBDF	\$645,000	\$980,480	5
Dental Practices	Keizer & Aumsville	SBA 504	\$1,037,301	\$1,037,301	13.5
TOTALS:			\$6,052,137	\$10,474,918	81.5

*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 2019 Economic Development Activities

Additional economic development highlights for FY 2019 include:

- *Agora Investment Platform* – The AGORA Platform provides an online marketplace to advance community and economic development priorities by matching community needs with relevant funding sources across public, private and philanthropic sectors. MWVCOG provides in-kind and cash match to be one of five Economic Development Districts (EDDs) in Oregon to pilot the program over a two-year period. Although we have yet to identify a funded project that resulted from placement on the Platform, we continue to upload projects on behalf of our members and engage funders on the benefits of the Platform and projects that they have been “matched” with (i.e. projects that appears to align with their program priorities or mission statements).
- *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.
- *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.

Program Staff

Alison Boswell, Small Business Loan Officer

Lisa Brosnan, Associate Planner

Holly Byram, Associate Planner

McRae Carmichael, Assistant Planner

Amy Dixon, Associate Planner

Jim Jacks, Senior Planner

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.