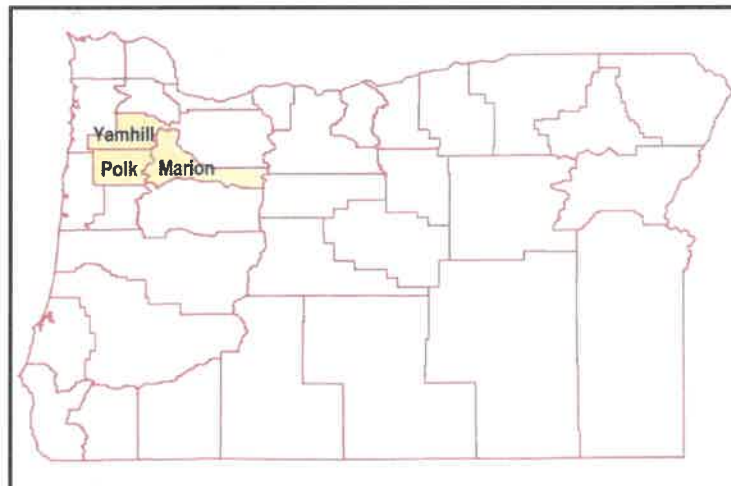


ANNUAL REPORT FY 2021



6/1/2021

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 2020-21. The Mid-Willamette Community Development Partnership serves as the Economic Development District for Marion, Polk and Yamhill Counties, OR.

Annual Report FY 2021

MID-WILLAMETTE VALLEY COMMUNITY PARTNERSHIP

FY 2021 IN REVIEW

The Mid-Willamette Valley economy continues to show strains on economic growth and employment in FY 2021 in response to the Coronavirus pandemic. In addition, in September 2020, the Santiam Canyon communities and surrounding region were devastated by unprecedented wildfires in September 2020. The region is experiencing industry closures and reductions in response to the pandemic, increased unemployment rates, and supply chain disruptions as seen throughout Oregon and the rest of the nation.

*The fiscal impact of MWVCOG
Community and Economic
Development Services totaled
\$14.3 million in FY 2021.*

As shown in the attached Exhibit A¹, the regions unemployment rate remains below the levels seen pre-pandemic. However, we are seeing growth, with industry gains in all sectors including trade and leisure and hospitality.

A special graph in Exhibit A also looks at Oregon's Hispanic/Latino workforce, which has grown rapidly in recent years. Between 1992 and 2020, Hispanic/Latino workers have more than tripled their representation in the workforce in the estate and region.

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, \$45,183 and in 2019 (as tracked from previous EDA Annual Reports).

Table 1: Mid-Willamette Valley Economic Health Indicators

	Marion	Polk	Yamhill	Oregon	U.S.
Unemployment (May 2021) ¹	5.7%	5.4%	5.4%	59.9%	5.8%
Per Capita Income (2019)	\$45,158	\$42,897	\$47,494	\$53,191	\$35,672

Source: StatsAmerica (BLS and BEA), May 2021. Online at: <http://www.statsamerica.org/>

¹ Oregon Employment Department (May 2021) Mid-Valley Economic Indicators. <https://www.qualityinfo.org/>

FY 2021 MWVCOG Community and Economic Development Services Program Highlights

In FY 2021, the Mid-Willamette Valley Council of Governments (MWVCOG) assisted with approximately \$250,000 worth of planning work; over \$12,430,265 in community development services; and \$1,658,795 in small business lending services, for an overall total of **\$14,339,260**. Program highlights for each of the community and economic development programs are provided as follows.

Community Planning

In FY 2021 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 2021 is provided as follows.

- Carlton Parks Plan Update– MWVCOG staff completed the first Parks Plan for the City of Carlton in 2014. In FY20/21, 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, Gates, Gervais, Jefferson, 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.
- Oregon Chapter of the American Planning Association (OAPA) – In response to the September 2020 wildfires, professional planners throughout Oregon have offered pro bono services to assist with land use planning and economic development research work to support the Santiam Canyon.

In February 2021, the COG entered into a contract with the OAPA Community Assistance Planning Program (CAPP), supported by FEMA staff for free planning assistance to local governments to assist with wildfire recovery work. The research work is expected to be completed by September 2021 and will be shared with the Santiam Canyon communities and uploaded to the COG's website for public viewing.

- Other - MWVCOG provided Planning Commissioner trainings and Elected Official trainings in the region in 2020 and 2021, including one for the City of Independence that has been shared to the City's online webpage and viewed over 50 times. In addition, 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 2021, 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 2021.

Table 2: Community Development Services Activity FY 2021

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.
Amity	Salt Creek Waterline replacement	Safe Drinking Water Revolving Loan Fund (SDWRLF): \$465,680	Funding awarded and COG staff is assisting with easement negotiations related to relocation of the water main.
Carlton	Water System Intertie Project: wage monitoring	SDWRLF: \$15,000	Monitoring completed.
Dayton	Sewer System Improvements Project: wage monitoring	Clean Water State Revolving Loan Fund: \$12,000	Monitoring completed.
Falls City	Wastewater improvements final design	CDBG: \$372,564	Engineering 80% complete and Environmental Assessment in drafted.
Idanha	Water System Improvements Project	CDBG: \$1,727,000	Construction 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 80% complete.
Willamina	Water Improvements final design	CDBG: \$495,900 Local: \$22,000	Engineer contract secured.
Woodburn	Family Resource Center	CDBG: \$1,500,000	Application for funding submitted in May 2020 and awarded in August 2020.

TOTAL FEDERAL/STATE/LOCAL PROJECT FUNDING: \$12,430,265

Small Business Finance

In FY 2021, MWVCOG lending staff received approvals for **\$1,658,795** million in loans, with private investment totaling **\$3,236,852** million and 30 jobs projected to be created and/or retained.

Additional loan program highlights for FY2021 include:

- COG staff contracted with Pioneer Trust Bank 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 2021, estimates are that we were able to assist in the processing of over \$120 million in loans in our three-county region.
- Our first two Community Advantage SBA 7(a) loans were approved and funded through Valley Development Initiatives.

Table 3: Small Business Lending Activity FY2020-2021

Type of Business	Location	Program*	Amount	Added Private Investment	Jobs Created/Retained
Doctor	Salem	CARES Act RLF	\$400,000	\$980,480	4
Brewery	Independence	CARES Act RLF	\$300,000	315,450	4
Food Processor	McMinnville	CARES Act RLF	\$34,950	\$3,495	2
Fitness	Silverton	SBA 504	\$452,095	\$837,905	8
Fitness & Contractor	Silverton	Marion County RLF	\$60,000	\$1,800,177	4
Medical Clinic	Portland	Community Advantage	\$168,000	\$56,000	2
Applicant Repair	Albany	Community Advantage	\$243,750	\$81,250	6
TOTALS:			\$1,658,795	\$3,236,852	30

*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; Community Advantage: Small Business Administration 7(a) program.

Additional FY 2021 Economic Development Activities

Additional economic development highlights for FY 2021 include:

- 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.
- 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).
- Marion Cultural Development Corporation (MCDC) – MWVCOG serves as the fiscal agent for the MCDC, an affiliate of the Oregon Cultural Trust serving in Marion County. Its purpose is to enhance arts, culture, and heritage activities throughout the county. As fiscal agent for MCDC, MWVCOG staff assisted MCDC with the distribution of over \$835,000 in CARES Act funding to support cultural and historical organizations in the region respond to the impacts of COVID-19.
- Resource Assistance for Rural Environments (RARE) – MWVCOG applied for a RARE position through the University of Oregon Institute for Policy Research and Engagement (IPRE). The scope of work for the RARE participant includes assistance in wildfire recovery for the Santiam Canyon but also tools and resources to support the entire region on the Oregon Main Street Program and development of a toolkit/toolbox for economic and disaster recovery and resiliency that will be shared with all COG members. The RARE participant is expected to serve the region from September 2021 to May 2022 and is funded by Pacific Power, a local utility provider.
- 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. Since inception of contracted services and assistance with Marion County, the North Santiam Sewer Authority (NSSA), created their own organization (and Oregon Revised Statute 190), which allows them to enter into future contract, apply for various state and federal funds, and hire their own staff and/or consultants. The contracted engineer is at 80% completion of the wastewater master plan with an estimated completion date of September 2021.
- 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.

Program Staff

Alison Boswell, Small Business Loan Officer

Holly Byram, Associate Planner

McRae Carmichael, Assistant Planner

Scott Dadson, Executive Director

Amy Dixon, Associate Planner

Jim Jacks, Senior Planner

Kiel Jenkins, Associate 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.

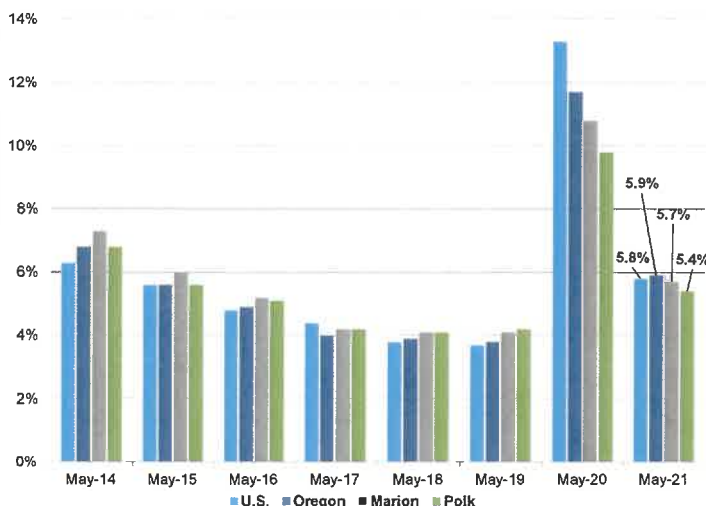
Mid-Valley Economic Indicators— Salem MSA, May Data

The Salem metro economy gained 1,300 jobs from April to May, gains that were slightly smaller than would typically be expected for this time of year. The seasonally adjusted unemployment rate was 5.9%, essentially unchanged from April.

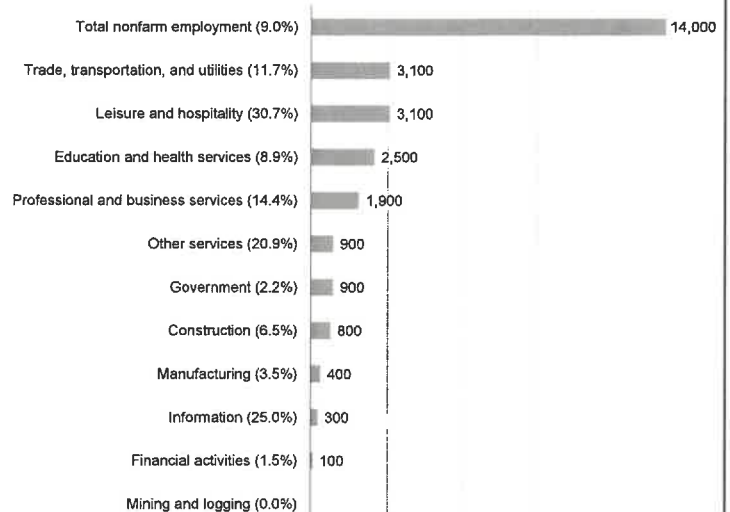
Over the year, employment grew 9%. Every major industry gained jobs over the year, led by the fastest growth in industries that were severely impacted in March and April of last year, such as trade and leisure and hospitality. Employment remains 4.4%, or 7,600 jobs, below the level of February 2020. This is slightly above the statewide job loss left to recover.

This month's special graph looks at Oregon's Hispanic/Latino (or Latinx) workforce, which has grown rapidly in recent years. Between 1992 and the first three quarters of 2020, Hispanic or Latino workers more than tripled their representation in the workforce in the state. The rate of growth wasn't quite as fast in Marion and Polk, although the percentage of Hispanic workers in the counties was and remains above the statewide rate.

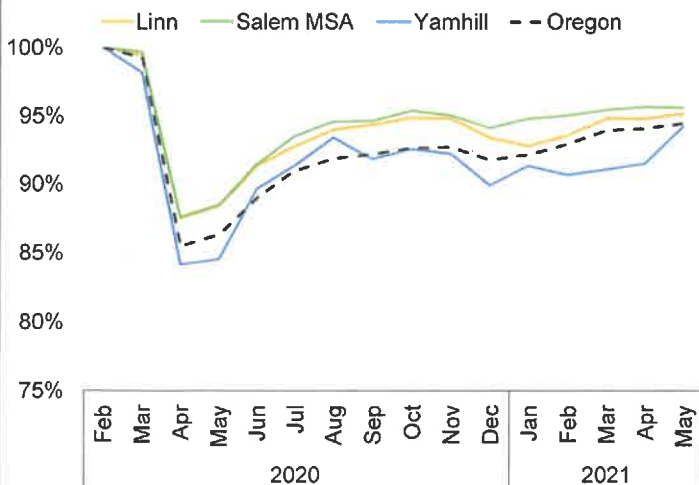
**Unemployment Rate
Over-the-Year Comparison**



**Changes in Jobs per Industry
Salem MSA, May 2020 to May 2021**

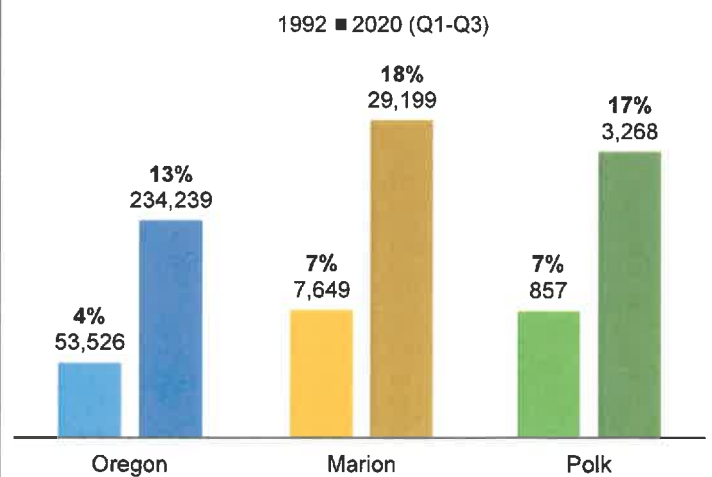


**Job Recovery in the Mid-Valley to date
Percentage relative to February 2020 (seas. adj.)**



Source: Oregon Employment Department

**Percent and Number of Workers that are Hispanic
or Latino**



Source: US Census Bureau, Center for Economic Studies LEHD

For more information and/or to be added to the monthly e-mail distribution list, contact:

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Twitter: @OED_Research

Contact us for online presentations and speaking engagements.

Exhibit A1

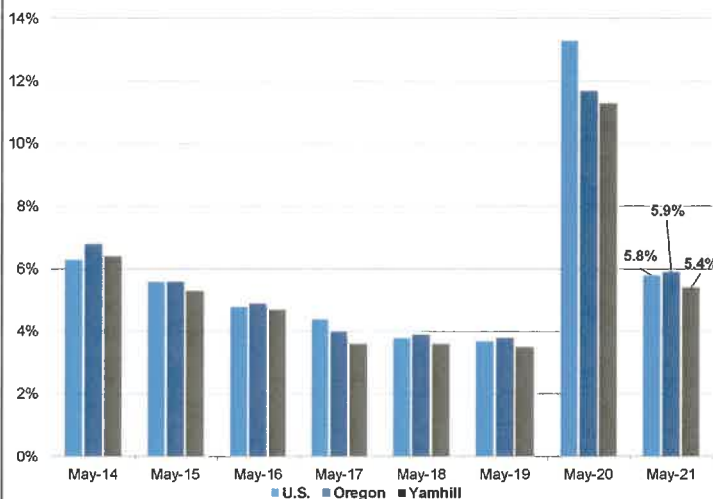
Mid-Valley Economic Indicators— Yamhill County, May Data

Yamhill County's economy lost 380 jobs from April to May, although on a seasonally adjusted basis gained jobs because losses were smaller than expected. The seasonally adjusted unemployment rate was 5.4%, less than the statewide rate of 5.9%.

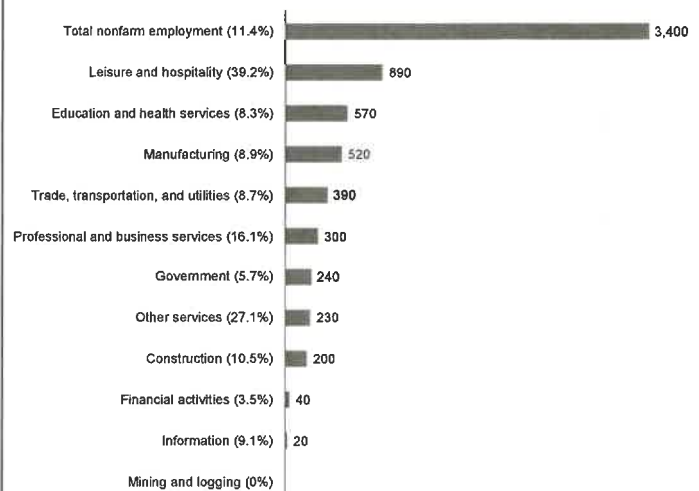
Over the year, employment grew 11.4%. Every major industry gained jobs over the year, led by the fastest growth in industries that were severely impacted in March and April of last year, such as leisure and hospitality. Employment remains 5.7%, or 2,020 jobs, below the level of February 2020.

This month's special graph looks at Oregon's Hispanic/Latino (or Latinx) workforce, which has grown rapidly in recent years. Between 1992 and the first three quarters of 2020, Hispanic or Latino workers more than tripled their representation in the workforce in the state. The rate of growth wasn't quite as fast in Yamhill, although the percentage of Hispanic workers in the county was and remains above the statewide rate.

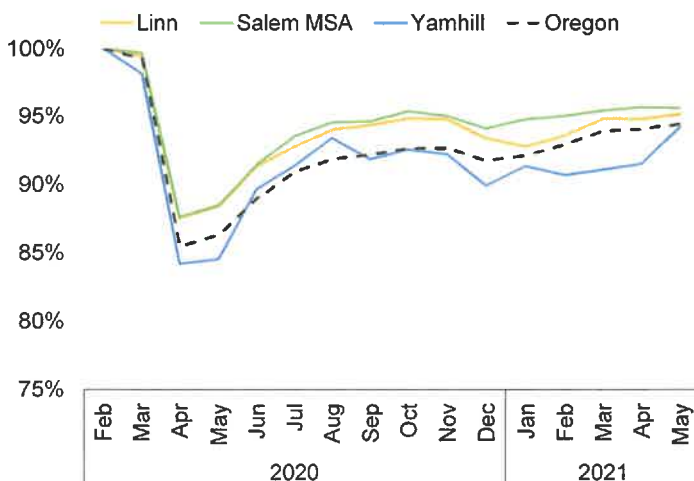
**Unemployment Rate
Over-the-Year Comparison**



**Changes in Jobs per Industry
Yamhill County, May 2020 to May 2021**

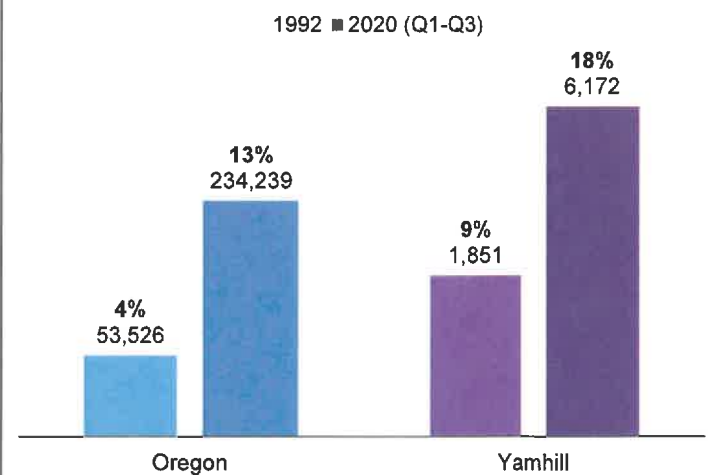


**Job Recovery in the Mid-Valley to date
Percentage relative to February 2020 (seas. adj.)**



Source: Oregon Employment Department

**Percent and Number of Workers that are Hispanic
or Latino**



Source: US Census Bureau, Center for Economic Studies LEHD

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