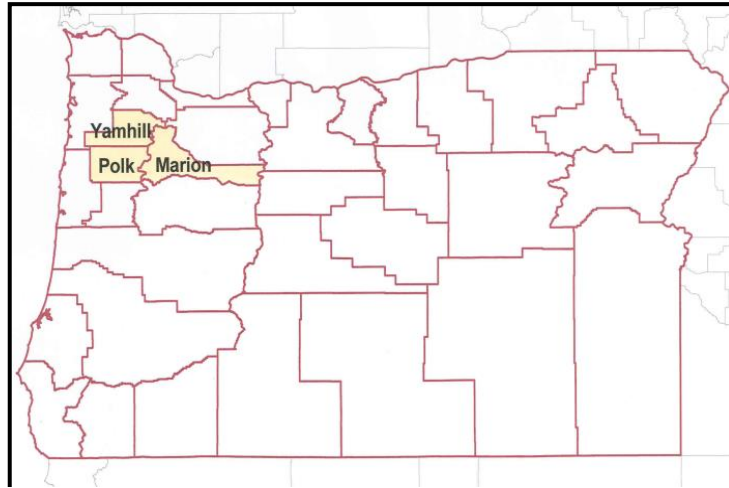


FINAL REPORT FY 2020-2023



6/30/2023

Mid-Willamette Community Development Partnership

The Mid-Willamette Community Development Partnership Annual Report includes an overview of the community and economic development activities for FY 22/23. The Mid-Willamette Community Development Partnership serves as the Economic Development District for Marion, Polk and Yamhill Counties, OR.

Final Report FY 2020-2023

MID-WILLAMETTE VALLEY COMMUNITY PARTNERSHIP

FY 2022 IN REVIEW

The Mid-Willamette Valley economy continues to show strains on economic growth and employment in FY 2022 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 over \$15 million in FY 2022-2023.

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
Unemployment (Annual Avg. 2022) ¹	4.3%	4.2%	3.9%	5.9%
Per Capita Income (2022)	\$53,791	\$49,781	\$55,802	\$53,191

Source: StatsAmerica (BLS and BEA), May 2023. Online at: <http://www.statsamerica.org/>

FY 2022 MWVCOG Community and Economic Development Services Program Highlights

In FY 2023, 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;

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

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 2022, the MWVCOG provided land use planning services to 22 communities in the Mid-Willamette Valley region including Amity, Aumsville, Aurora, Carlton, Dayton, Detroit, Donald, Dundee, Falls City, Gates, Gervais, Hubbard, Idanha, Independence, Jefferson, Lafayette, Monmouth, Mt. Angel, Scotts Mills, Sheridan, St. Paul, Sublimity, Turner, and Willamina. The MWVCOG also provided short-term planning assistance to the cities of Dundee and McMinnville during staff transitions.

An overview of Community Planning activities completed in FY 2022 is provided as follows.

■ *Aumsville Parks Plan Update and Buildable Lands Inventory*

MWVCOG staff members are completing a Housing Needs Assessment (HNA), Buildable Land Inventory (BLI), and parks plan update for the City of **Aumsville** to incorporate new Portland State University population projections. This work will allow Aumsville to assess the potential need for rezoning or urban growth boundary (UGB) expansions to meet identified population growth and future land needs.

Climate Friendly Areas (CFAs) Study for Salem, Keizer, and Marion County MPOM

MWVCOG planning and transportation staff are contracted with the Oregon Department of Land Conservation and Development (DLCD) to study potential Climate Friendly Areas (CFAs) specific to Salem, Keizer, and urbanized portions of Marion County. For each jurisdiction, potential CFAs must be cumulatively sized and zoned to accommodate at least 30% of the total housing units necessary to meet current and future needs. The scope of work includes analysis of how each potential CFA either complies or may be brought into compliance with the requirements of OAR (Oregon Administrative Rule) 660-012-0320, which designates minimum density, allowed uses, and other such concerns, specific to CFAs. To date, MWVCOG planning staff have completed the following:

- Reviewed, discussed, and edited the scope of work contract document executed with the DLCD.
- Discussed project parameters and logistics with respective city and county staff.

■ *Dayton UGB Swap*

MWVCOG staff worked to complete the first UGB land swap in our region, swapping over 150 acres of small-lot rural residential land, which was constrained by the inability to provide needed public infrastructure, for 100 acres of “exception land” more suitable

■ ***Development Code Amendments***

The MWVCOG helped the cities of **Aurora, Carlton, Dayton, Detroit, Donald, Gates, and Sublimity** prepare amendments to local development codes to address a variety of development issues, which included higher housing densities, accessory dwelling units, expansion of permitted uses in commercial and industrial zones, and sign code updates.

■ ***Santiam Canyon Wildfire Recovery***

The MWVCOG provides land use planning services to the cities of **Detroit, Gates, and Idanha**. As wildfire recovery and rebuilding efforts continue, staff provided immediate and long-term planning support to these communities in partnership with **Marion County**. In 2022, we hired a local surveyor to survey and complete Letter of Map Amendments (LOMAs) for 91 property owners in **Gates** and **Detroit** along Detroit Lake and Santiam River. We also began the code audit work for both communities and intend to bring revised codes for adoption in spring of 2023. A DLCD grant assisted with the funding to complete this work.

■ ***Broadband and Link Oregon***

- In partnership with Link Oregon, the Oregon Broadband Partnership, and other stakeholders, the MWVCOG participated in efforts to expand broadband internet access to rural areas in **Marion, Polk, and Yamhill Counties**.
- These efforts included submitting challenges to the Federal Communications Commission (FCC) National Broadband Map, which will provide much of the information used to determine appropriate funding allocation per applicant in the Broadband Equity Access and Deployment Program (BEAP). The maps help identify where funding needs to be distributed, along with providing an opportunity for feedback to improve the maps.

■ ***DEQ Septic Repair Replacement Reimbursement Grant Award***

The MWVCOG applied for the Oregon Department of Environmental Quality’s (DEQ) septic reimbursement grant for fire-impacted communities. DEQ had \$15 million in funds; the MWVCOG received \$2 million for residents.

This funding provides reimbursement for replacement or repair of homeowners’ septic systems in **Detroit, Gates, Idanha, and unincorporated Marion County**.

The program is funded through American Rescue Plan Act (ARPA) funds from the Oregon DEQ. Its goal is to respond to damage caused by the 2020 Beachie Creek Fires. These funds can cover contractor costs, fees, and septic system evaluations.

■ *Economic Development Administration (EDA)*

The MWVCOG provides application and administration assistance for Economic Development Administration (EDA) program funds, including ARPA funding opportunities. In 2022, we began our 2023–28 Comprehensive Economic Development Strategy (CEDS) update with a subcommittee from the Mid-Willamette Valley Community Development Partnership Board. This work is being done in partnership with University of Oregon faculty and students. The CEDS is a policy document we use when applying for *funds from the EDA*.

■ *Oregon Chapter of the American Planning Association (OAPA)*

In October 2022, MWVCOG staff also organized a session for the Oregon Chapter of the American Planning Association (OAPA) conference on community development.

■ *Regional Economic Development Planning*

The MWVCOG continues to partner with **Marion County** and the **North Santiam Sewer Authority** (NSSA) to help support development, economic opportunities, and jobs in this distressed and wildfire-impacted area. The MWVCOG will also assist **Marion County** with project management services to the NSSA for three years. This work will include helping the NSSA develop an operational plan and a communication plan as well as general oversight of the board.

- *Other* - MWVCOG provided Planning Commissioner trainings and Elected Official trainings in the region in 2022 and 2023.

■ **Community Development Services**

In FY 2022, 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 2022.

Table 2: Community Development Services Activity FY 2022-2023

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.
Falls City	Wastewater improvements final design	CDBG: \$372,564	Engineering 80% complete and Environmental Assessment in drafted.
Sheridan	Water intake	CDBG: 1,750,000	
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 Construction	\$12,000,000	Engineer contract secured.

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

Small Business Finance

- COG Revolving Loan Fund (RLF): As of September 30, 2022, there are 17 Loans outstanding with a value of \$2,939,846. The yearly Revenue/Payments to the three RLF Loan Programs are \$286,406, which allows for up to 50% available for overhead/administrative cost in the estimated amount of \$216,000. Available for future lending is a defederalized amount of **\$778,453** (as of September 30, 2022). In addition to this amount, there is **\$330,612** of EDA CARES Act funding available for lending into 2023.
- VDI Loans: The VDI Loan Pool has five funds with a total amount of Funds Available for lending purposes of **\$3,247,478** (as of September 30, 2022). There are currently **16** Loans outstanding with a value of **\$2,939,846**. The yearly Revenue/Payments to the five VDI Loan Programs is **\$286,406**. The VDI obligations to the COG for Personnel Lending and Support Services is **\$154,000**, of which there are two of the five Small Business Administration (SBA) programs that are charged against. Both are underperforming Funds with current Revenues of **\$79,811**. The **\$74,189** shortfall is made up by current revenues from two older US Department of Agriculture (USDA) programs and the SBA Intermediary Lender Program (ILP).
- Business Lending Program Overhead: The budgeted funds to run the Business Lending Program is **\$302,867** per year. Actual yearly costs for FY 21-22, were **\$204,218**. This is due to only one (1) employee being on payroll for the majority of the FY with the new Loan Program Manager being hired in April of 2022. We currently utilize the CCD of Roseburg/Coos Bay for SBA Administration of the 504 Program and we have an agreement with CCD to manage our Loan Servicing and loan documentation for the other program to include the defederalized portion of SBA IRP and ILP funds, as well as RLF funds with EDA to minimize overhead and personal expenses.

Additional FY 2022 Economic Development Activities

Additional economic development highlights for FY 2021 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 Economic Development Directors monthly planning meetings, Elected officials and Marion, Polk and Yamhill County economic development staff meetings

- *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 funds.
- *Regional Economic Development Planning* – MWVCOG continues to partner with Marion County and the North Santiam Sewer Authority (NSSA) in meetings and workshops on the Santiam River Canyon to help support development, economic opportunities, and jobs in this distressed area. Staff have been serving as the project manager for the board as they begin to review the engineers proposals for the 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.
- *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.

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.

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