



Council Work Session Agenda

Kenneth L. Woods, Jr., Presiding

Monday, March 4, 2024

5:30 pm

Dallas City Hall, 187 SE Court St, Dallas, OR 97338

COUNCIL

Mayor

Kenneth L Woods, Jr.

Council President

Michael Schilling

Councilor

Nancy Adams

Councilor

Carlos Barrientos

Councilor

Larry Briggs

Councilor

Kirsten Collins

Councilor

Kim Fitzgerald

Councilor

Micah Jantz

Councilor

David Shein

Councilor

Debbie Virden

CITY STAFF

City Manager

Brian Latta

Asst. City Manager

Emily Gagner

City Attorney

Lane Shetterly

Police Chief

Tom Simpson

Fire & EMS Chief

April Wallace

Economic &

Community

Development Director

Charlie Mitchell

Public Works Director

Gary Marks

Library Director

Mark Johnson

Finance Director

Cecilia Ward

City Recorder

Kim Herring

This meeting is electronically streamed and recorded via the City of Dallas YouTube Channel:

<https://www.dallasor.gov/community/page/dallasyoutube>

AGENDA ITEM

- | | |
|---|------|
| 1. ROLL CALL | |
| 2. SEDCOR Annual Report | p. 2 |
| 3. CDBG Grant Proposals | p.18 |
| a) B2 Community Care | |
| b) Polk Community Development Corporation | |
| 3. OTHER BUSINESS | |
| 4. ADJOURNMENT | |



**CITY COUNCIL WORK SESSION
STAFF REPORT**

MEETING DATE: March 4, 2024
AGENDA ITEM NO. 2
TOPIC: SEDCOR Annual Report
PREPARED BY: Brian Latta, City Manager
ATTACHMENTS: A – Presentation
B – Quarterly Reports

RECOMMENDED ACTION:
N/A – Annual Report from SEDCOR

BACKGROUND:
The City maintains an annual contract with SEDCOR to assist the City with industrial and manufacturing recruitment, retention and expansion projects, including the administration of the City’s Enterprise Zone program.

According to our contract, and at the request of the City Manager, SEDCOR will present an annual report to the City Council.

SUMMARY TIMELINE:
2020 – City began contract with SEDCOR

FISCAL IMPACT:
\$25,000 / year

SEDCOR Report to Dallas City Council

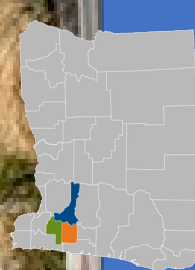
March 4, 2024



Presented by

Erik Andersson
Alex Paraskevas

Attachment A

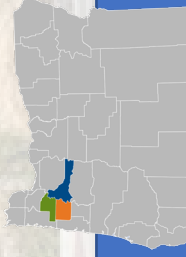


Strategic Economic Development Corporation:

What We Do

- Leverage public and private partnerships to successfully grow, retain and attract high value jobs and capital investment

LAUNCH
Marion • Polk • Yamhill
Mid-Valley



Strategic Economic Development Corporation:

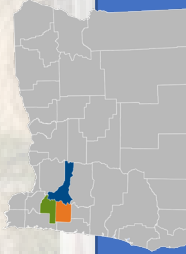
What We Do

- In a word, our mission is OPPORTUNITY
- Our values:
 - Listen First
 - Think Creatively
 - Act with Agility
 - Build to Last

We want to see businesses:

- Invest, stay and grow in the Mid-Valley
- Benefit from available economic incentives
- Forge new partnerships among each other

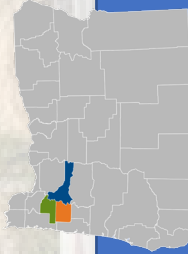
Attachment A



Business Retention & Expansion



Attachment A



Recruitment & Industrial Lands



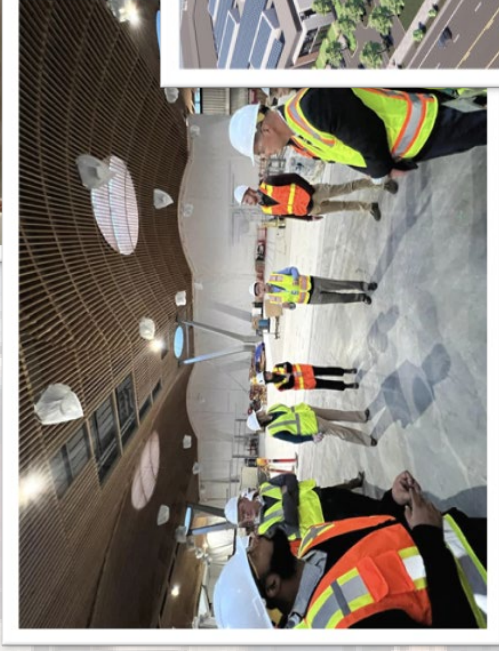
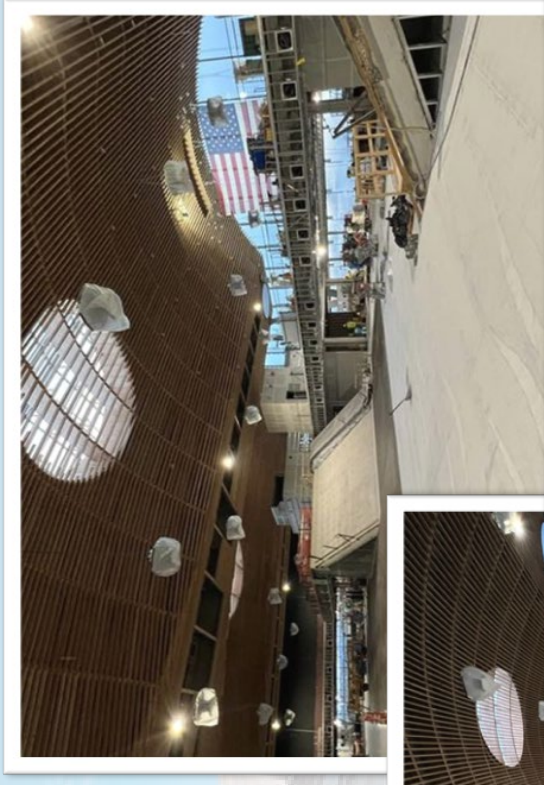
Prospective Residential Site



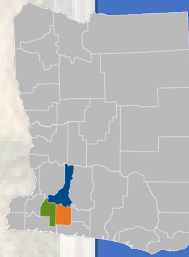
City of Dallas, OR
LaCreole Node
Master Plan
Project Area

- Dallas Urban Growth Boundary
- Dallas City Limits
- Current LaCreole Node Boundary: 122 Acres
- Proposed LaCreole Node Expansion: 222 Acres
- Dallas UGB
- TABGIS

This map is for planning purposes only and does not constitute an engineering, architectural, or other professional service. It is not to be used for any other purpose without the written consent of SEDCOR. © 2023 SEDCOR. Dallas, TX. All rights reserved.



Attachment A



Entrepreneurship

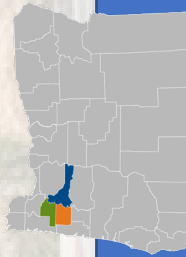
- Latino Microenterprise Development Program
- Business Oregon Economic Equity Investment Program
- Mid-Willamette Valley Regional Innovation Hub
 - Venture Catalyst
 - Start-up events, Pitch competitions, Networking



HUB	ACTIVITIES	COACH	CONNECT	CONVENE	TARGET
	<ul style="list-style-type: none"> • Work one-on-one with entrepreneurs to provide guidance on how to establish and grow a business. 	<ul style="list-style-type: none"> • Link founders with existing resources. • Link existing traded sector businesses with innovation resources. • Network service providers to each other. • Bring universities and business needs together. 	<ul style="list-style-type: none"> • Organize events to bring people together. • Connect founders with existing networking events. 		Startup
					Any Stage
					Any Stage

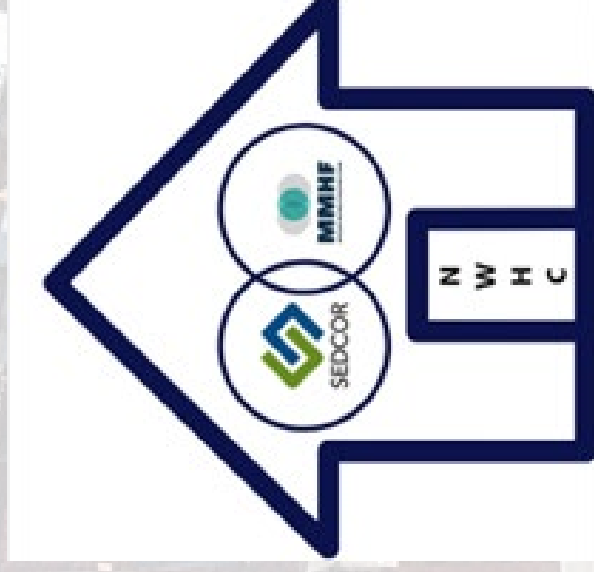


Attachment A

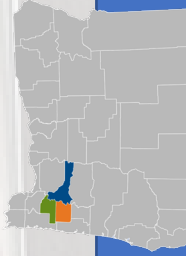


Trends We're Tracking

- Supply chain development
- Workforce availability
 - Housing
 - Childcare
- Industrial land inventory



Attachment A

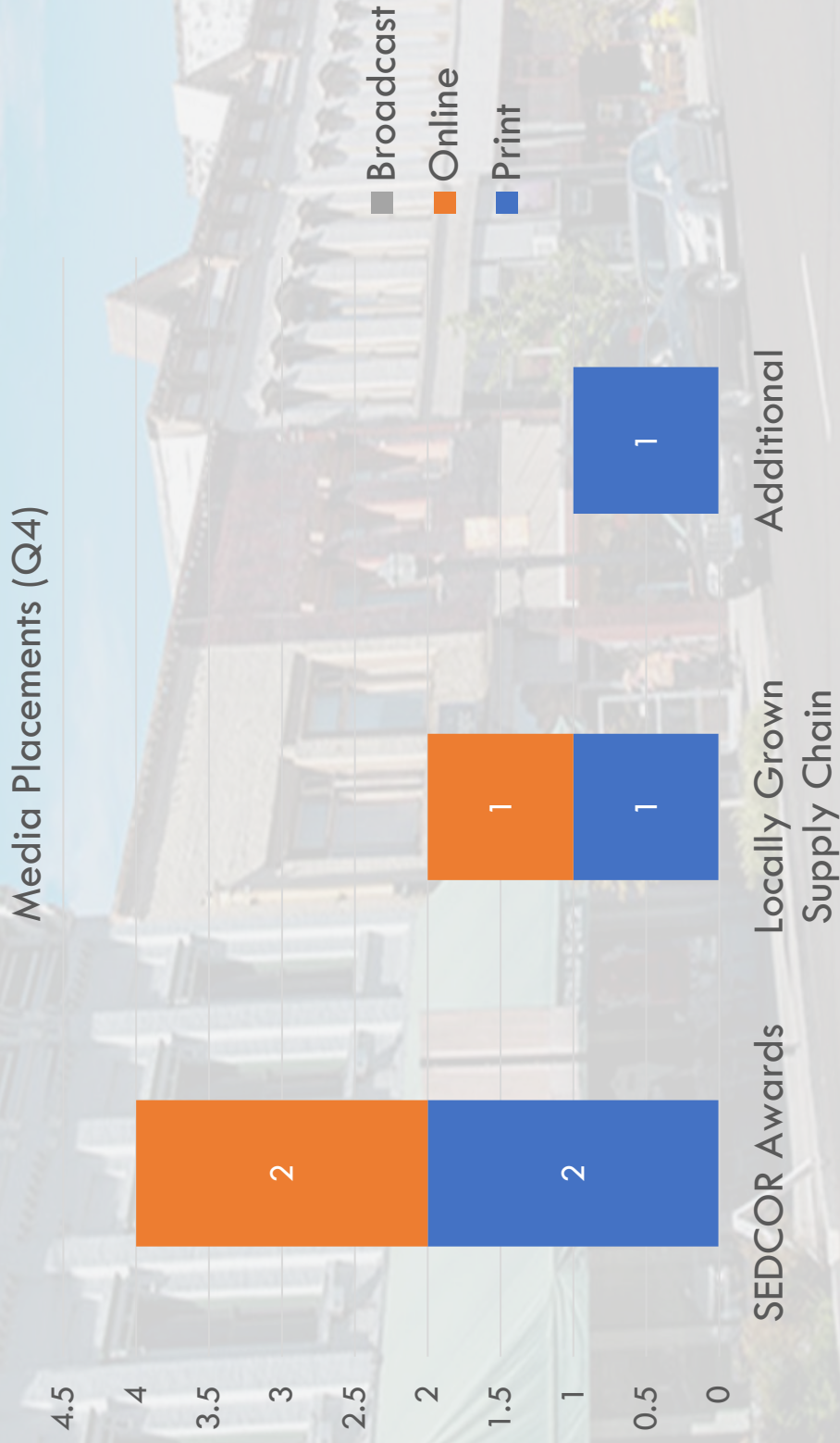


Marketing Update

Media Placements (Q3)



Marketing Update

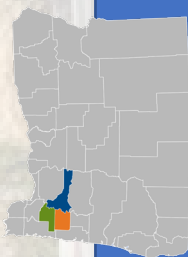


Thank you

Erik Andersson
President

Alex Paraskevas
Polk County Economic Development Manager

Attachment A



Quarterly Report

FY 2022-23

July 1 – Sept. 30, 2023

TRADED SECTOR RECRUITMENT

- SEDCOR was represented on a panel on industrial sites and “shovel-ready” certification at the September 28 **Oregon Infrastructure Summit** in Corvallis. Erik Andersson took the opportunity to publicly thank Business Oregon for the Strategic Reserve funding provided to the City of Dallas and other Mid-Valley communities for industrial site readiness. The panel was moderated by new **Business Oregon Industrial Lands Specialist Jason Harris**, who has agreed to tour key industrial sites as part of a Mid-Vally orientation for him in the coming weeks.
- SEDCOR staff met with a **Massachusetts-based clean-tech start-up** in the process of due diligence for a future facility in the west. The company, led by a serial clean-tech entrepreneur out of MIT, has developed a new climate-conscious process for making cement, one powered with electrochemistry instead of fossil fuel-powered heat. They are in the process of establishing the first facility, projected to cost \$150 million, at a former paper mill site in Holyoke, Massachusetts. SEDCOR followed up with site information on the Dallas Mill Industrial Park and asked for more details on its power needs. With Solid Carbon of McMinnville also working on carbon-neutral concrete technology, this might be a good fit for Dallas.

TRADED SECTOR BUSINESS RETENTION & EXPANSION

- SEDCOR staff joined Dallas staff for a tour and visit of **Western Pallet** at their new facility on Miller Road. Owner Jim Bishop hosted the group and showed off the facility, shared plans for expansion, and discussed market trends, labor supply, and opportunities. He talked at length about the genesis of the business and his time in the industry.
- The **Dallas Mill Industrial Park** site received a grant from Business Oregon for industrial site readiness as it relates to the section of Ash Creek that impacts the mill site. The city, property manager, and SEDCOR staff held a kick-off meeting to discuss the scope of the project which looks to piggyback on planning work done by Jacobs on the north fork of Ash Creek and what would need to be done to realign it from the center of the site to the base of the hills on the Southern edge of the lot. Moving the creek would have multiple benefits including a bigger continuous parcel and allow for a reassessment of flood plain which makes the site more sellable/usable and easier to finance.
- **Crystal Creek Dairy Service** (and **Dreamies Creamery**) is in the preliminary planning stages of an expansion into building a much larger sheep’s milk creamery in Dallas. They are close to the capacity of their current facility and have begun contract manufacturing for another company which is currently expanding. Staff has shared a list of contractors and civil engineering firms that could assist on project management, site design, and general oversight and guidance on this type of expansion project.
- SEDCOR invited Dallas-based advanced machining and manufacturer **Ascentec Engineering** to attend the Semiconductor Supply Chain Opportunities Conference in October 2023. The purpose of the program is to introduce regional manufacturers to supply chain opportunities within the semiconductor sector.

ENTREPRENEURIAL DEVELOPMENT

- SEDCOR hosted a planning session for the next 18-24 months of the **Latino Microenterprise Development Program**. The kickoff event for the next cohort of the **Latino Microenterprise Development Program** took place on September 13 with 54 registrants. The Latino Business Alliance is interested in exploring expansion of the program into Polk County.
- The draft Mid-Willamette Valley **Regional Innovation Hub** Strategic Plan has been submitted to SEDCOR for review by ECONorthwest. The plan reviews regional innovation assets and needs and has identified funding of “venture catalyst” type roles as a priority for implementation funding.
- The **Oregon Angel Food Marketplace** took place on September 23 with over 50 entrepreneurs participating. SEDCOR arranged for the *Salem Reporter* to run a story in advance of the event, talking with participating entrepreneurs and SEDCOR staff. Approximately 150 people attended, not counting the 90 exhibitors, sponsors and staff, so there was a decent crowd throughout the day. **Dreamies Creamery** participated in the marketplace, bringing their food cart and serving ice cream throughout the event.
- **Dreamies Creamery** was awarded SEDCOR’s **Entrepreneur of the Year** for 2023 at the SEDCOR awards luncheon on Sept. 8. The award is presented to an emerging small business that has developed a new idea, product and/or services into a viable, competitive business.

MARKETING / EVENTS

- SEDCOR had 18 media placements for the 2023 SEDCOR awards, including coverage from the *Salem Reporter*, *Polk Itemizer-Observer* and *Woodburn Independent*. These placements can be found in print articles, online articles, broadcast, e-newsletters and flyers. The articles included descriptions of every winning project and company, including Dreamies Creamery.
- Similarly, SEDCOR had three media placements to describe and promote the Oregon Angel Food marketplace event, with the largest coverage coming from the *Salem Reporter*.
- SEDCOR will pilot a new type of regional event on November 9, the **Locally Grown Supply Chain** event. This event looks to help regional and local food processors build new relationships with area farmers, with an eye towards the signing of new growing contracts for 2024. The event comes out of a successful matchmaking project with a local farm and Yamasa USA, and a parallel conversation and partnership with the Oregon Processed Vegetable Commission, of the state’s commodity commissions.

OTHER ECONOMIC DEVELOPMENT ACTIVITIES

- SEDCOR staff finished serving on the Technical Advisory Committee for the **LaCreole Node Master Plan Update**. The committee conducted a planning study of potential projects and project development within the wider La Creole Node Area with the aim of updating the zoning and infrastructure in the area, which was last studied over twenty years ago.
- SEDCOR staff attended a quarterly meeting hosted by **Travel Salem** to talk all things regional tourism. In attendance were economic development professionals across the region, and folks from some chambers of commerce, the Willamette Valley Visitors Association, and others. The agenda for the meeting was to share information from the region, to hear updates from Travel Salem, and to plug upcoming events of note. Travel Salem staff shared that they are launching small social media campaigns in the Burbank and Las Vegas markets to help drive tourism through new commercial air service, including hosting influencers to visit the region.
- Alex Paraskevas joined Jake Atsma, host of the Rural Matters show on KYKN radio, to talk all things SEDCOR, agricultural supply chain, agtech, and AgLaunch on the episode that aired on Sept 22. The 40-minute conversation touched on what SEDCOR is, how we work, and dove into the agtech initiatives that we have been spearheading in the region.

Quarterly Report

FY 2023-24

October 1 – Dec. 31, 2023

TRADED SECTOR RECRUITMENT

- SEDCOR staff joined City of Dallas staff for an introductory tour of the Dallas Mill Industrial Park site with new Business Oregon Industrial Lands Specialist Jason Harris. One of the side benefits of the tour was recognizing that we needed to have real estate brochures and a site map on site for future visits. SEDCOR will work with the owner rep to find the appropriate graphic to enlarge for a map to reference during tours.
- Erik Andersson met with Michael Yuen, the new Industrial Development representative of the **Portland & Western Railroad** (part of Genessee & Wyoming) to discuss rail infrastructure at key industrial sites including the former Weyerhaeuser mill site in Dallas. Erik followed up by sending the brochure on the Dallas Mill Industrial Park site and providing contact information for the owner rep, realtor, and the City of Dallas.

TRADED SECTOR BUSINESS RETENTION & EXPANSION

- SEDCOR and city staff visited **National Hose Testing Specialties**, with corporate headquarters in Dallas, to discuss their plans for an expansion of their fabrication and hose testing facility in light of a newly awarded contract from the Department of Forestry for the testing, cleaning, and rolling of fire hose used in firefighting. The contract is for up to 6 million feet of fire hose, with the requirement of 40,000 ft per day of testing, cleaning, and organization. The NHTS started an additional company, **Evcor**, to build unique fire hose testing trailers and is looking to also expand that business as well. SEDCOR will continue to provide information about Enterprise Zone benefits and any other Business Oregon loans or grants which could be applicable to their expansion.
- After attending the Willamette Workforce Partnership Workforce Summit in Summer 2023 and hearing a panel of educators and participants in Tiger Manufacturing (a machine shop within Newberg High School that is run and staffed by students), Dallas city staff and SEDCOR staff have been working to bring awareness of the program to the Dallas School District and explore how a similar program could be started within Dallas High School. During this reporting period city and SEDCOR staff began conversations with a Dallas manufacturing company and school district staff to gauge interest in such a program. A visit to Newberg with all interested parties is planned for the next reporting period.

ENTREPRENEURIAL DEVELOPMENT

- SEDCOR staff continues to support Dreamies Creamery and Crystal Creek Dairy Services in their planned manufacturing facility expansion in Dallas and arranged a meeting in November 2023 between Business Oregon staff, SEDCOR, and Crystal Creek. The nature of the meeting was for Business Oregon to understand the scope of the project and begin to brainstorm some available resources from the state that could be useful in the project. SEDCOR staff are eager to support this expansion. SEDCOR also connected Dreamies with Willamette Valley Pie Company to help develop a relationship between the companies.

MARKETING / EVENTS


- SEDCOR had seven media placements during this reporting period, including coverage from the *Capital Press* and the monthly Oregon Cattlemen’s Association magazine. Media placements were done both online and in print and covered the Locally Grown Supply Chain event. The Oregon Cattlemen’s Magazine media placement was an interview with Alex Paraskevas who serves as the public member for the Oregon Beef Council commodity commission.

OTHER ECONOMIC DEVELOPMENT ACTIVITIES

- SEDCOR hosted the first annual Locally Grown Supply Chain event at the Chemeketa Ag Complex last month. The idea for the event was to provide a networking opportunity for farmers to meet some of the bigger buyers and food processors in the area. Processors in attendance included: Bob’s Red Mill, Oregon Fruit Products, Yamasa USA, National Frozen Foods/NORPAC, Kerr by Ingredion, and Symrise (Diana Foods). Fifteen farmers attended the event and the feedback afterwards indicated that everyone enjoyed it, and it was useful and productive. The plan is to make some tweaks to timing and marketing for next year. The Capital Press published a great article ahead of the event as well. Meduri Farms was invited to set up a table but was not in attendance.
- As part of the selection process for the next round of startups participating in the AgLaunch365 Accelerator, AgLaunch hosts the finalists in the selection process to a weeklong “Challenge Week” to help the startups prep for their final pitches to the Farmer Network and the selection committee. This year Challenge weeks were held in the 1st and 3rd weeks of November in Memphis. SEDCOR staff attended the second challenge week to help run the programming and work with startups on strategy, pitch decks, and pitch presentations. Resight Laboratories from Portland and Harvest Optics (from the original 2020 Design Sprint) were both invited to participate in Challenge Weeks, two of the 17 total companies invited to participate (out of ~60 initial applicants).
- SEDCOR staff hosted a panel at the Oregon Economic Development Association fall conference to discuss the organization’s work around supporting the agricultural supply chain in the mid-Willamette Valley. Staff were joined by local farmer Dylan Branch of Riddell Farms to discuss challenges and opportunities facing agriculture and the supply chain, especially with tightening markets, labor supply and challenges, and a complicated regulatory environment.
- Erik Andersson has been named to the Oregon Business Council’s Food & Beverage Advisory Council, helping the organization to develop a statewide strategy to support food and beverage employers, workforce skills development, and entrepreneurial activity. As part of the core group, SEDCOR is helping to draft the council’s scope of work, as well as potential members of the Council.



CITY COUNCIL WORK SESSION STAFF REPORT

MEETING DATE: March 4, 2024
AGENDA ITEM NO. 3.a & b
TOPIC: Potential CDBG Projects for Dallas
PREPARED BY:  Brian Latta, City Manager
ATTACHMENTS: A – Proposal by Goldstein Development / B2 Community Care
B – Proposal by Polk CDC

RECOMMENDED ACTION:

No action at this time. City staff has been approached by both Goldstein Development and Polk CDC regarding potential projects that are eligible for Community Development Block Grant (CDBG) funding. Both groups would like to partner with the City of Dallas to apply for CDBG funding to support their projects. City staff has invited both organizations to come and present their proposals to the City Council for your information.

BACKGROUND:

The Community Development Block Grant program is funding provided by the US Housing and Urban Development department through Business Oregon. These grants fund a variety of project types, including community facilities, infrastructure, housing rehabilitation and microenterprise support. The CDBG funds are made available only to local governments, both cities and counties.

A local government is limited to two active awarded grants at any one time. The City of Dallas currently has no active grants. However, the City Council has committed to supporting the Dallas Food Bank with a future CDBG application. It is not known at this time when the Dallas Food Bank will be prepared to submit an application.

The purpose of the two presentations this evening is to make the Council aware of and learn more about these two potential projects, ask questions regarding the projects, project readiness, timing, City commitments, etc. The City Council would decide whether or not to be an applicant for any CDBG-eligible project at the time of application, by passing a resolution.

SUMMARY TIMELINE:

03/04/2024 – City Council hears presentations on two potential projects eligible for CDBG funding.

FISCAL IMPACT:

TBD.

ATTACHMENTS:

A – Proposal by Goldstein Development / B2 Community Care

B – Proposal by Polk CDC

Proposal for CDBG: Facility for Mental Health Services

Introduction

We respectfully present this comprehensive proposal to seek the endorsement and support of the City of Dallas, Oregon, for our application for a Community Development Block Grant (CDBG). This grant is pivotal in our endeavor to establish the only independent mental health facility aimed at delivering essential mental health services to address the escalating needs within our community.

Rationale for the Facility

Our facility aims to serve a diverse demographic within the county and city of Dallas, Oregon. Recent data from the Substance Abuse and Mental Health Services Administration (SAMHSA) indicates that approximately 11.4% of adults in Oregon are struggling with a mental health disorder, while 7.5% have a substance use disorder. A more specified and locally acquired metric from the Polk County Behavioral Health Services Program located in Dallas stated that there is an estimated 1500 new individuals enrolled annually for services. This is in addition to the supplementary numbers of the Polk County Developmental Disabilities Program, that assists in the case management of adults with disabilities along with several privatized brokerages in the area. These case management brokerages tend to service individuals with Co-Occurring Disorders and Severe Persistent Mental Illness as well as an Intellectual or Developmental disability, currently between privatized and public service brokerages there are over 875 adults with I/DD being served. Additionally, there is a significant need for specialized assistance among individuals with intellectual or developmental disabilities. If approved, this facility would be the only independent mental health service clinic in the city. Coupled with limited access to quality care, these challenges leave numerous individuals and families without the vital support they desperately require. Our proposed mental health facility, centered on mental health services, seeks to bridge this gap comprehensively and holistically.

Target Population

Our facility aims to serve a diverse demographic within the city and county of Dallas, Oregon. Recent data from the Oregon Health Authority indicates that approximately 11% of adults in Polk County, where Dallas is located, reported experiencing mental illness in the past year. Additionally, there is a significant need for specialized assistance among individuals with intellectual or developmental disabilities within our community.

Economic Impact

The establishment of our mental health facility promises to yield a positive economic impact on our community. According to the Oregon Health Authority, mental illness, and substance abuse disorders cost Oregonians an estimated \$8.6 billion annually in healthcare expenditures, lost productivity, and criminal justice involvement. By offering essential mental health services locally, we alleviate the financial strain on individuals and families who would otherwise incur expenses related to long-distance travel or seeking care from more costly sources. Additionally, with this new facility, new employment opportunities would be available to the community.

Partnership with B2 Community Care

Our partnership with B2 Community Care, a distinguished local provider renowned for delivering top-tier care services and adeptly managing grant programs, underscores our commitment to excellence. B2 Community Care will spearhead the execution of the grant program and oversee the day-to-day operations of the facility. Their expertise and unwavering dedication ensure the facility's success and long-term sustainability.

Location Details

The proposed site for the mental health facility is located at 1451 SE Godsey Rd, Dallas, OR 97338. The site spans approximately 1.33 acres and is currently zoned industrial. Additionally, there is a home located on the property that could be utilized to support the new facility as additional space. This strategic approach to leveraging existing infrastructure for both care provision and financial sustainability enhances the viability and effectiveness of the proposed project. By repurposing the existing home to serve multiple purposes, we maximize the impact of the grant funding and ensure the long-term success and sustainability of the mental health facility.

City's Role and Our Commitment

The City of Dallas plays a crucial role in the success of the proposed day support facility. Its responsibilities include administering the Community Development Block Grant funds effectively until they are fully utilized. This administrative role is pivotal in ensuring that the project is executed according to plan and that the funds are allocated transparently and efficiently.

To support the City in this endeavor, Goldstein Developments LLC, has allocated the maximum amount of funds allowed (\$35,000) to alleviate the administrative burden and financial implications on the City.

We have committed to

Earmarking Funds for a Third-Party Administrator: To manage the day-to-day administrative tasks associated with the grant, significantly reducing the workload for City staff, and ensuring expert management of the project.

Reimbursing Direct Costs: Understanding the financial constraints local governments face, we have set aside funds specifically to reimburse the City for any direct costs incurred because of this project. This ensures that the City does not bear financial burdens beyond its capacity.

Furthermore, after the initial five-year period, Goldstein Developments LLC will assume all responsibilities related to the note for the grant funds, absolving the City of from any financial liability or responsibility associated with the project. Having fulfilled the contracts obligatory terms of the (Community Facility) usage as a Mental Health & Rehabilitation Facility, guaranteed by the occupation of the associated agency. This transition plan has been designed to ensure the project's sustainability without imposing a long-term financial obligation on the City.

Our correspondence with Arthur Chaput, the regional director of Business Oregon for the CDBG, has been instrumental in shaping our understanding of the City's role and the financial nuances of the project. Through these discussions, we have developed a comprehensive strategy to not only meet the project's goals but also safeguard the City's interests.

By taking these steps, Goldstein Developments LLC demonstrates its commitment to a partnership with the City of Dallas that is based on mutual benefit, sustainability, and shared responsibility. We believe that together, we can make a significant impact on the lives of individuals with disabilities in Dallas, fostering a more inclusive and vibrant community.

Conclusion

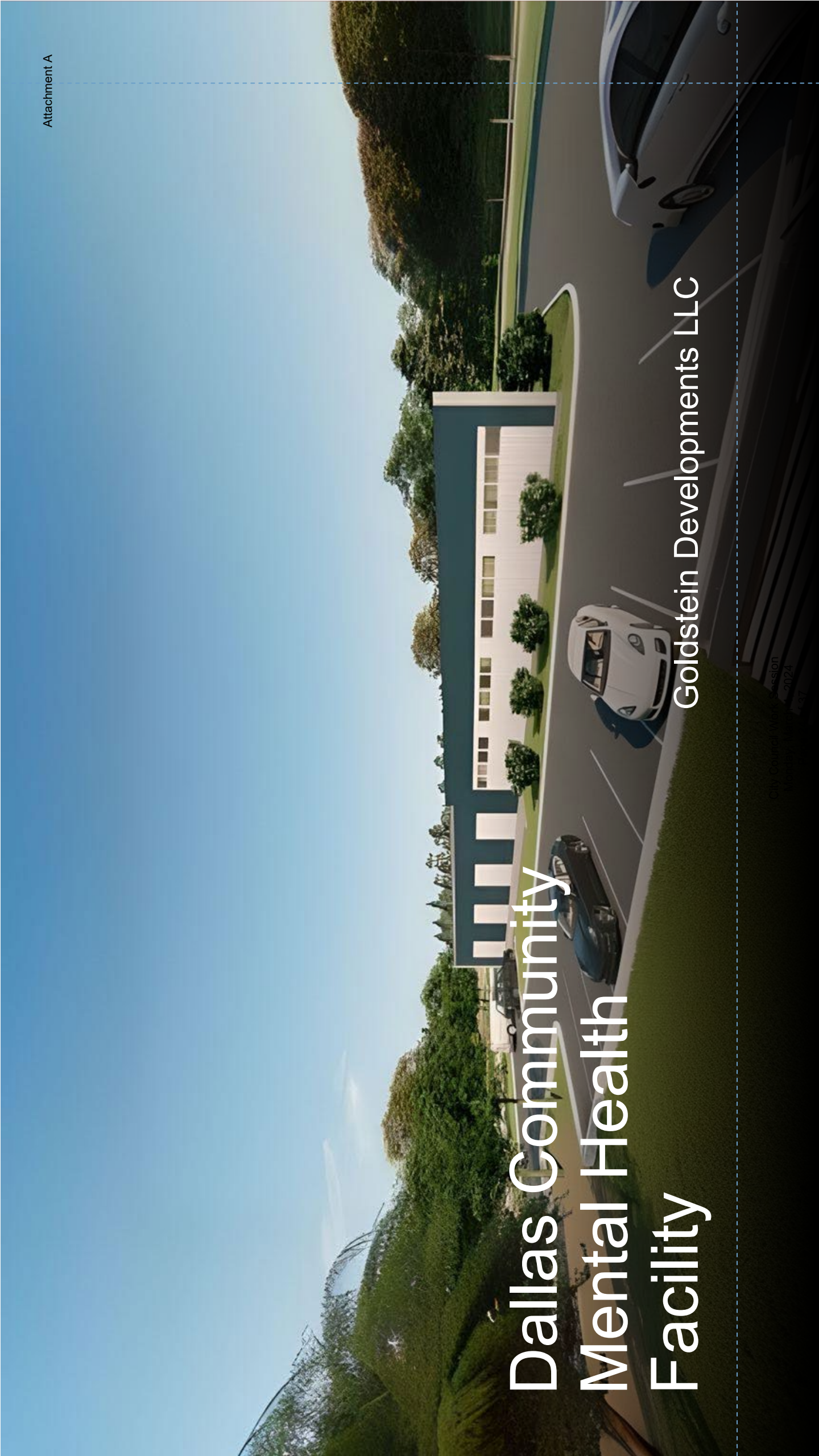
In conclusion, the establishment of a mental health facility for these services constitutes a pivotal initiative poised to enrich the lives of residents in Dallas, Oregon, and beyond. With your esteemed endorsement and support, we are confident in our ability to translate this vision into tangible reality, offering vital care and support to those in need. We extend our heartfelt gratitude for considering our proposal, eagerly anticipating the prospect of collaborating towards fostering a healthier and more vibrant community. Should you have any additional questions regarding the proposal it would be our pleasure to address them at any time.

Dallas Mental Health Facility Estimated Cost to Complete

<u>Pre-Construction Costs - Total:</u>	<u>\$90,000</u>
Site Survey and Soil Testing:	\$10,000
Environmental Impact Assessments:	\$15,000
Architectural and Engineering Fees:	\$25,000
Permits and Regulatory Compliance Costs:	\$10,000
Public Hearings and Community Outreach:	\$10,000
Bid Documentation and Management:	\$20,000
<u>Construction Costs - Total:</u>	<u>\$985,000</u>
Foundation and Ground Preparation:	\$100,000
Poles, Framing, and Structural Components:	\$250,000
Roofing and Siding Materials:	\$150,000
Doors, Windows, and Exterior Finishes:	\$85,000
Electrical System and Lighting:	\$90,000
Plumbing and Water Systems:	\$60,000
HVAC System (if required):	\$60,000
Interior Finishing (Insulation, Drywall, Paint):	\$125,000
Safety and Quality Control Measures:	\$75,000
Land Acquisition (1451 SE Godsey Rd, Dallas OR):	\$380,000
Earmarked Administrative Fees:	\$35,000
<hr/>	
<i>Project Total Cost</i>	<i>\$1,500,000</i>

Dallas Community Mental Health Facility

Goldstein Developments LLC



Dallas Community Mental Health Facility

Goldstein Developments LLC

Dallas Community Mental Health Facility

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Dallas Community Mental Health Facility

Goldstein Developments LLC

Dallas Community Mental Health Facility

Goldstein Developments LLC

POLK CDC PRESENTATION AND REQUEST FOR CITY OF DALLAS TO SPONSOR CDBG APPLICATIONS FOR INFRASTRUCTURE IN SUPPORT OF AFFORDABLE HOUSING

March 4, 2024

ABOUT POLK CDC

Polk CDC is a non-profit developer of affordable housing organized in 1989 and serving the communities and people of Polk County. Over the years we have provided housing rehabilitation grants and loans to income eligible homeowners and have developed permanent affordable and supportive workforce housing, housing for persons with disabilities, in recovery, and for Veterans who have experienced homelessness. We have developed 24 housing sites, 4 commercial sites one of which is mixed-use (meaning commercial on the ground floor and housing above). Polk CDC owns and manages an estimated 200 units of affordable housing. We have a strong development team and numerous partner organizations that provide services for residents. We have several projects in the pipeline, two of which we would like to discuss with you today.

WHY AFFORDABLE HOUSING

Affordable housing is not easy to build, particularly in today's inflationary landscape. There is a delicate balance between the cost to construct, the cost of the financing package with loan payment, and the ability of the residents to pay an affordable rent which provides the resources to operate and maintain the property. Insurance costs have nearly doubled in the last 3 years and utilities continue to increase with the latest being PPL at 17%. We strive to utilize as much State and Federal funding as possible to reduce the cost of the financing package. Affordable housing serves families at or below 60% area median income ($\$67,935 \text{ AMI} \times 60\% = \$40,751$ less 20% taxes = $\$32,609$ @ 12 mos. = $\$2,717$), 31% of Dallas rental households are considered "severely rent burdened" paying more than 50% of their spendable income on rent in today's market. The market rate for a two bedroom apartment is nearly \$1,400 monthly. Rents are high and the supply of rental housing is extremely low. Dallas has less than a 1% vacancy rate leading to a critical need for permanent affordable rental housing.

BENEFITS OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

The CDBG Program is a federal program available to municipalities only. CDBG has just opened up to be used for infrastructure in support of affordable housing. However, just like the Housing Rehabilitation Program which Dallas has participated in and a development grant for the Dallas Senior Center, Polk CDC as a HUD certified sub-recipient is able to both assist the City with the application and to manage the CDBG grant.

The two pending projects we would like to discuss with you today are as follows:

1. **SE Pine Street Extension** – This proposed development will include the extension of SE Pine Street from east to west across to nearly one acre lots that once completed will result in a buildable site of approximately .75 acre to accommodate an estimated 20 permanent affordable housing units for Veterans with connections to Polk County experiencing homelessness or at risk of homelessness. These Veterans will be referred to us by our service partners such as Mid-Willamette Valley Community Action Agency, Vet Care, and Easter Seals. A CDBG grant to the City would pay for the nearly \$200,000 street project. The design of the apartment buildings will be sensitive to its location near residentially zoned neighborhoods although it is zoned high density.
2. **Dallas Mill Station** – This proposed four to five story mixed-use permanent affordable housing development is planned to be located at 179 SW Washington Street, the SE corner of Washington and Church Streets. This site will include 45 to 57 apartment units, one, two and three bedrooms for income eligible families. The main floor is targeted for commercial space and a relocated office for Polk CDC. It will include on-site parking, bicycle storage, in unit laundry and appliances, LVT flooring and other upgrades. The design is in progress and we are aiming to design the exterior to complement our historic Commercial Business District. The project will need street improvements on Washington Street and Church Street to accommodate the housing and social services. The estimated cost by the City is \$923,000.



Polk CDC requests Council's approval to sponsor two Community Development Block Grant (CDBG) Infrastructure grant applications. CDBG grants will fully fund the improvement of the extension of SE Pine Street and contribute to upgrade of Washington Street and Church Street, paving the way for affordable multifamily housing.

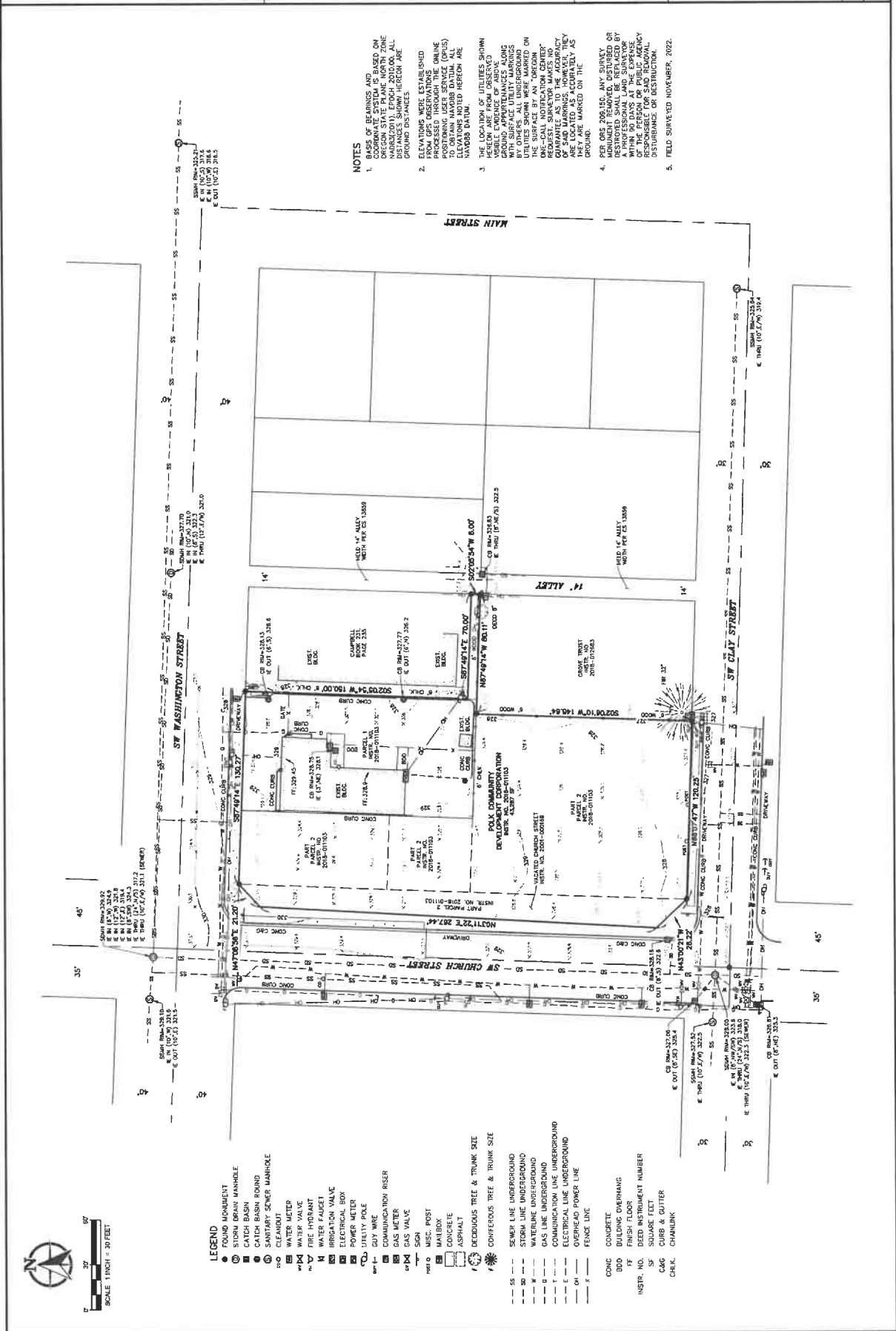
TOPOGRAPHIC SURVEY
FOR: 179 SW WASHINGTON STREET
 IN THE SE 1/4 OF SECTION 32, T2S, R5W, W.M.
 CITY OF DALLAS, POLK COUNTY, OREGON

7230 3rd Street, SE #145, Tualatin, OR 97132
 P: (503) 558-3330 E: info@frnsurveying.com

REGISTERED
 LAND SURVEYOR
 STEVEN LEE HOWELL
 91569
 REVISIONS: 9-30-2023

NO.	DATE	DESCRIPTION
0	2/20/22	INITIAL RELEASE

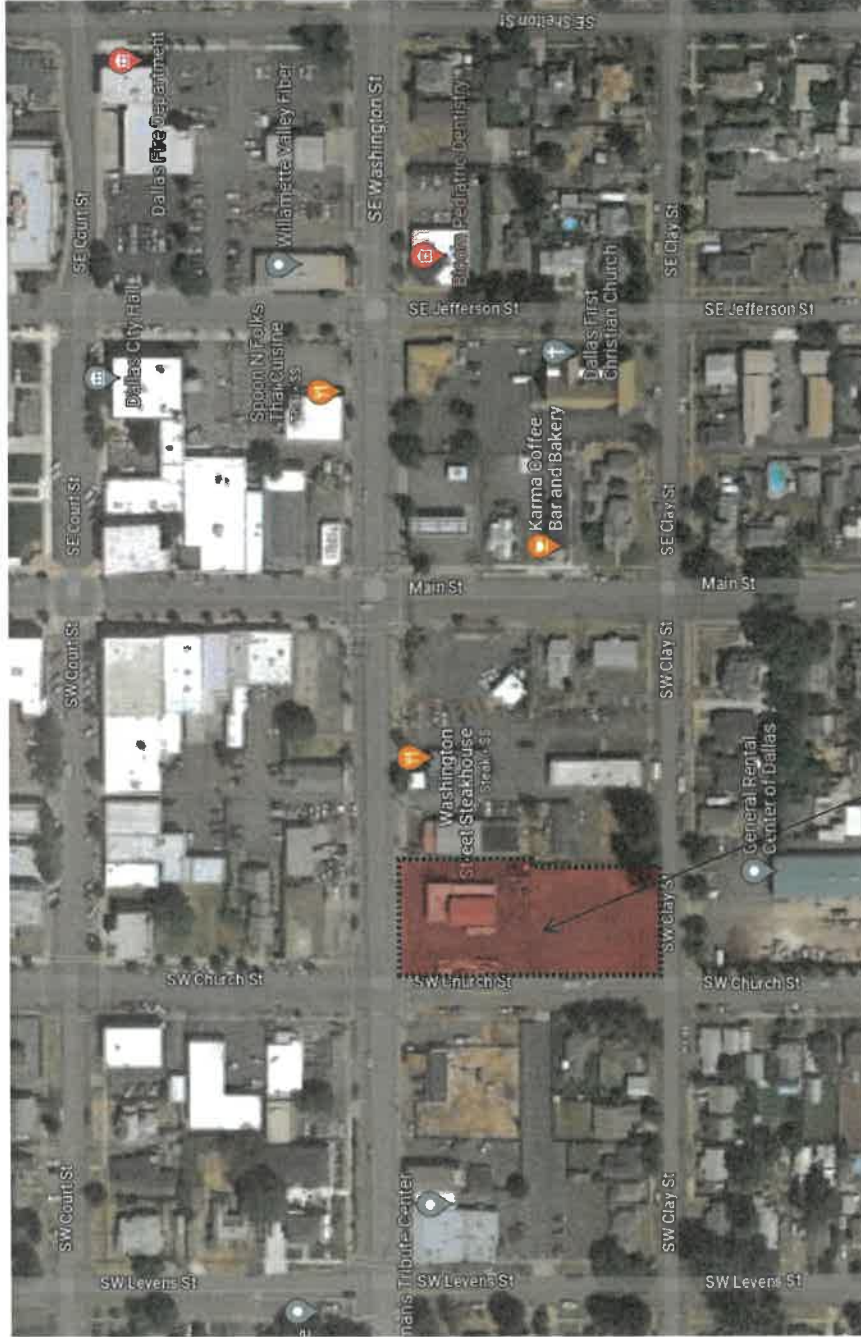
JOB NO. 22-391
 SHEET 1/1



- LEGEND**
- FOUND MONUMENT
 - ⊙ STORM BROWN MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ SANITARY SINKER MANHOLE
 - ⊙ CLEANOUT
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ IRRIGATION VALVE
 - ⊙ ELECTRICAL BOX
 - ⊙ TELEPHONE
 - ⊙ UTILITY POLE
 - ⊙ GUY WIRE
 - ⊙ COMMUNICATION RISER
 - ⊙ GAS METER
 - ⊙ GAS VALVE
 - ⊙ SIGN
 - ⊙ MISC. POST
 - ⊙ MAILBOX
 - ⊙ CONCRETE
 - ⊙ ASPHALT
 - ⊙ DECIDUOUS TREE & TRUNK SIZE
 - ⊙ CONIFEROUS TREE & TRUNK SIZE
 - SS --- SEWER LINE UNDERGROUND
 - S --- STORM LINE UNDERGROUND
 - W --- WATERLINE UNDERGROUND
 - G --- GAS LINE UNDERGROUND
 - E --- ELECTRICAL LINE UNDERGROUND
 - O --- OVERHEAD POWER LINE
 - F --- FENCE LINE
 - CONC CONCRETE
 - BDD BUILDING OVERHANG
 - IF FINISH FLOOR
 - INSTR. NO. DEED INSTRUMENT NUMBER
 - SP SQUARE FEET
 - C&G CURB & GUTTER
 - C&C CHANURK

NOTES

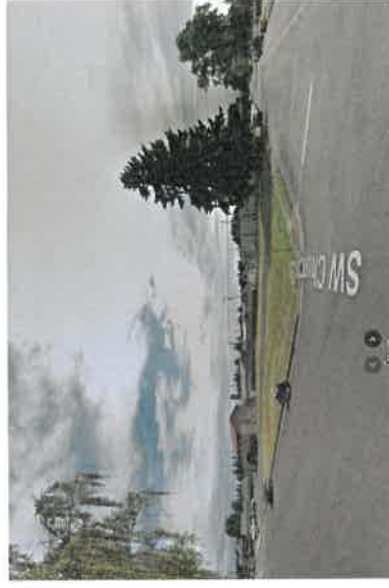
- BASES OF BEARINGS AND DISTANCES ARE BASED ON THE OREGON STATE PLANE NORTH ZONE NAD83(2011) DATUM. ALL DISTANCES ARE HORIZONTAL DISTANCES.
- ELEVATIONS WERE ESTABLISHED FROM GPS OBSERVATIONS OBTAINED FROM THE SURVEYOR'S POSSESSIONING USER SERVICE (PPUS) TO OBTAIN NAVD83 DATUM. ALL ELEVATIONS WERE OBTAINED FROM NAVD83 DATUM.
- THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED SURFACE MARKINGS AND RECORDS. GROUND APPROPRIATELY ALONG WITH SURFACE UTILITY MARKINGS UTILITIES SHOWN WERE MARKED ON THE SURFACE BY AN "OREGON" SURVEYOR. THE SURVEYOR DOES NOT GUARANTEE AS TO THE ACCURACY OF THE LOCATION OF UTILITIES AS SHOWN HEREON AS "COMPLETELY AS FOUND" AND WILL NOT BE RESPONSIBLE FOR SAID UTILITIES' DISTURBANCE OR DESTRUCTION.
- FOR ONE YEAR AFTER ANY SURVEY MONUMENT REMOVED, DISTURBED OR DESTROYED SHALL BE REPLACED BY THE SURVEYOR AT THE SURVEYOR'S EXPENSE WITHIN 90 DAYS AT THE SURVEYOR'S EXPENSE. THE SURVEYOR SHALL BE RESPONSIBLE FOR SAID REPLACEMENT, DISTURBANCE OR DESTRUCTION.
- FIELD SURVEYED NOVEMBER, 2022.



PROJECT LOCATION AT SOUTHEAST CORNER OF WASHINGTON STREET AND CHURCH STREET



NW SITE CORNER AT WASHINGTON AND CHURCH STREETS



SW SITE CORNER AT CHURCH AND CLAY STREETS

DALLAS MILL STATION
DALLAS, OREGON





DALLAS MILL STATION
DALLAS, OREGON
NOFA PACKAGE - 2023

BDA
Architecture & Planning, P.C.