

Monday, June 7, 2021

College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
5:00 PM

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSI-g/featured

Or you may call this number to listen: 1-669-900-9128 ID#931 9060 6545

Zoom Attendee Link: <https://zoom.us/j/93190606545>

1. Opening Items

Subject :	1.01 Information Only - Not Agenda Item - Discussion Protocol for Virtual Meetings
Meeting :	Jun 7, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	1. Opening Items
Access :	Public
Type :	Information

Public Content

Virtual Meeting Discussion Protocol:

- After staff presentation of an item, the Chair will request comments from each Member
- After each member has had an opportunity, the Chair will then speak if so desired and Members will use the raise hand feature to notify the Chair of their desire to speak again. However, they will not enter the conversation without first being recognized by the Chair. This should allow for a thorough discussion with everyone having opportunity to express their views while maintaining order.

File Attachments

[Virtual_Meeting_Raise_Your_Hand.pdf \(50 KB\)](#)

Subject :	1.02 Call To Order
Meeting :	Jun 7, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	1. Opening Items
Access :	Public
Type :	Procedural
Subject :	1.03 Roll Call
Meeting :	Jun 7, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	1. Opening Items
Access :	Public
Type :	Information

Public Content

Voting Members

Position 1 - Jennifer Fuchs - term expires 12/31/2022

Position 2 - Kelli Leen - term expires 12/31/2024- Vice Chair

Position 3 - Doug Case - term expires 12/31/2022

Position 4 - Christopher Murray-term expires 12/31/2024

Position 5 - ~~Vacant~~- term ends 12/31/2022

Position 6 - Bruce Morehead - term ends 12/31/2024

Ex-Officio - Kyle Tarbet- WW Valley Chamber of Commerce Representative

Advisory Members

Mike Rizzitiello-City Administrator

Brian Carleton-Finance Director

Lisa Neissl- City Clerk

2. Consent Agenda

Subject :	2.01 Approve Agenda for June 7, 2021
Meeting :	Jun 7, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	2. Consent Agenda
Access :	Public
Type :	Action (Consent)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure by Alice Sturgis, 4th Edition, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject :	2.02 Approve Minutes from May 3, 2021
Meeting :	Jun 7, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	2. Consent Agenda
Access :	Public
Type :	Action (Consent), Minutes

Minutes : [View Minutes](#) for May 3, 2021 - College Place Economic Development, Tourism, and E

File Attachments

[2021-05-03_EDTEC_Draft_Minutes.BoardDocs@ LT Plus.pdf \(916 KB\)](#)

Consent

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Subject : 2.03 Excuse Absence of Commissioners Case and Murray

Meeting : Jun 7, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting

Category : 2. Consent Agenda

Access : Public

Type : Action (Consent)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure by Alice Sturgis, 4th Edition, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject : 2.04 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing items for approval of the Commission by a single motion. Typically the items listed under the consent agenda are the minutes from previous meetings and the agenda for the current meeting. Documentation concerning these items has been provided to all Commission Members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Commission Member.

Meeting : Jun 7, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting

Category : 2. Consent Agenda

Access : Public

Type : Action (Consent)

Recommended Action : Motion to approve the consent agenda

Consent

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3. Action Agenda

Subject :	3.01 2022 to 2027 Transportation Improvement Plan - Mr. Rizzitiello
Meeting :	Jun 7, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	3. Action Agenda
Access :	Public
Type :	Action
Recommended Action :	Motion to recommend 2022 to 2027 Transportation Improvement Plan to College Place City Council.

Public Content

Historical Perspective:

Every year the Washington State Department of Transportation (WSDOT) and Federal Department of Highways (DOT) mandate that municipalities file a six-year Transportation Improvement Plan (TIP) with State. This is done through the online Secure Access Washington (SAW) system. This list was recommended for a vote of the City Council from the City's Utility & Transportation Advisory Commission at its May 13th, 2021 meeting.

Information for Consideration:

The TIP is a wish list of road projects to be considered by WSDOT, DOT, and other agencies. This listing roughly ties out to the six-year Capital Facility Plan which was adopted by the City Council via Ordinance #20-018 on November 24th, 2020. http://cms6.revize.com/revize/cityofcollegeplace/document_center/Finance/Budget%202021/Ord__No_20-018_2021_to_2026_Capital_Facility_Plan.pdf The TIP has four elements: Street Projects, Chip Seal Projects, Pedestrian (Safewalk) Projects, and Road Resurfacing Program. Roadways that do not appear in this directory will not be eligible for State & Federal grant funding.

File Attachments

[2022to2027TIPResolution.pdf \(103 KB\)](#)

[Draft_2022to2027TIP.pdf \(798 KB\)](#)

[Map.pdf \(8.109 KB\)](#)

Subject :	3.02 Publicly-Owned Broadband System Leased to Private Providers - Mr. Rizzitiello
Meeting :	Jun 7, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	3. Action Agenda

Access :	Public
Type :	Action
Recommended Action :	Motion to recommend pursuing grants as well as construction of publicly owned dark fiber broadband system to City Council.

Public Content

Historical Perspective:

The Walla Walla Valley has a limited number of internet providers with limited speeds. The most prevalent providers in the City are: Centurylink (Lumen), Charter Spectrum, and Pocketinet in pockets of the Community.

Information for Consideration:

In order to increase the speeds, availability, and number of internet providers in the region the general concept is to construct a publicly owned dark fiber backbone through the community. As part of the Federal Infrastructure Investment Bill being cobbled together at the Federal Level they will be allocating significant grant resources to the FCC to disburse to agencies developing dark fiber systems in underserved areas. Additionally this expense is allowable within the American Rescue Plan framework. The grant program being framed at FCC/Federal level offers 80% investment with 20% local match in regular areas and 90% investment with 10% local match in areas with poverty or that demonstrate low-income. College Place fits the later since it has an Opportunity Zone. Initial ballpark estimates are to build out a system such as this would cost \$3.5 mil to \$4.0 mil. With a 10% local match that would come out to \$400,000. The College Place School District, Port of Walla Walla, Walla Walla County, and Walla Walla University have expressed the desire to assist the local match. City of Walla Walla as well as Walla Walla County is also looking at joining this initiative as well.

This initiative mirrors two broadband systems the City Administrator helped developed when he worked in Illinois. First, in the micropolitan area of Champaign-Urbana, Illinois (UC2B): <http://www.uc2b.net/uc2b2016/> The other within the Chicago Southland area (Chicago Southland Fiber Network): <https://www.csfm.us/> If a dark fiber system is constructed hypothetically a management agreement could be made with the Port of Whitman County who operates and leases out to the private sector several public broadband networks across the State through there subsidiary called Petrichor. Joe Poire who is the Executive Director of the Port of Whitman County/Petrichor and Pat Reay, Port of Walla Walla will join us. A draft of a county broadband plan put together through a State CERB grant is attached that helps articulate the need. The goal is to increase reliability, number of carriers, and lower consumer cost.

The City already has blank conduit along key corridors since the City has made it a priority to install blank conduit anytime we are doing a full scale reconstruction of a roadway since 2017. Corridors which have blank conduit include: College Avenue, Rose Street, 4th & Academy Way, C Street, and the loop around Peppers Bridge Rd.

The idea is for a Consortium led by the Port and consisting of the County, both cities, school districts, and other key parties can pursue the plethora of grant sources that now fund such activity such as Federal FCC grants, Economic Development Administration Public Works grants, State Community Economic Revitalization Board (CERB), and the State Public Works Trust Fund. The concept is the City would pull its match money from the Federal ARP grant monies coming our way. Any dark fiber networks constructed would be publicly owned, managed by Petrichor, and leased to the private sector.

Both the Utilities & Transportation Advisory Commission, Youth Advisory Commission, and the Economic Development Commission made official recommendations to pursue grant funds for this project and go full steam ahead.

File Attachments

[MRSC_ARPGuidance.pdf \(327 KB\)](#)
[Port of Walla Walla Broadband Feasibility Study Final.pdf \(3.147 KB\)](#)
[Walla_Walla_County_Broadband_Feasibility_Study-ApplD203463.PDF \(207 KB\)](#)
[vetrocollegeplacecost analysis.jpg \(247 KB\)](#)
[1616590858755.jpg \(344 KB\)](#)
[COLLEGEPLACE address points.jpg \(14.578 KB\)](#)
[Conduit.jpg \(4.243 KB\)](#)

Subject :	3.03 Cancellation of July EDTEC Meeting - Mr. Rizzitiello
Meeting :	Jun 7, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	3. Action Agenda
Access :	Public
Type :	Action
Recommended Action :	Motion to cancel the regular July 2021 meeting.

Public Content

City Administrator Rizzitiello will be out of town and unable to prepare for or attend this meeting.

4. Reports

Subject :	4.01 Early Draft Economic Analysis Section of City-Owned Flex Space Report - Mr. Rizzitiello
Meeting :	Jun 7, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	4. Reports
Access :	Public
Type :	Discussion, Information

Public Content

The City received a \$50,000 grant from the State Community Economic Revitalization Board to conduct a planning study on the need, uses, and ideal site for a city-owned flex space facility.

This draft section is only the economic section of the report. It specifies ideal industries for such space.

File Attachments

[Economic Analysis_CollegePlace 052021.pdf \(584 KB\)](#)
[Summary Table for Economic Analysis.pdf \(90 KB\)](#)

Subject :	4.02 Regional Housing Needs Assessment - Mr. Rizzitiello
Meeting :	Jun 7, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	4. Reports
Access :	Public
Type :	Discussion, Information

Public Content

The Cities of Walla Walla, College Place, Waitsburg, and Dayton received a grant for \$50,000 from the State Department of Commerce to conduct a Housing Needs Assessment.

The Housing Needs Assessment identifies gaps in our housing stock as well as strategies to deal with it. A public meeting will be held on the plan on Monday, June 7th at 7 PM. The meeting will be held via Zoom and the meeting ID is 820 0515 2347#.

[Article](#)

File Attachments

[HousingActionPlan.pdf \(4,849 KB\)](#)

Subject :	4.03 2021 Strategic Plan Survey - Mr. Rizzitiello
Meeting :	Jun 7, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	4. Reports
Access :	Public
Type :	Discussion, Information

Public Content

Historical Perspective:

The Strategic Plan helps guide the operations of the City through mission, values, goals, and objectives. It was first adopted in 2017. The City conducts an update of the Strategic Plan every two years. We are now in the 2021 cycle.

Information for Consideration:

The survey is conducted prior to the start of the budgeting cycle for 2022 which will begin in July/August. 111 individuals completed the survey. This is representative of 1.13% of the population. A interactive Surveymonkey storyboard of the survey results is located here: <https://www.surveymonkey.com/stories/SM-VX7H3Q6C/> Edits to the Strategic Plan document are forthcoming and will come to Council at a meeting in June. City staff also worked through a review session in May with Lawson Knight and City department heads.

- Key changes are as follows:

A. Reorder Optimal Operations to Number 1 in Themes. Other theme areas can't happen without proper

allocation of staffing resources.

B. Page 7 item 4. Mention ability to amend countywide planning policies.

C. Page 7 and 8 Resource Development outcomes. Reorder things based on issues that arose from COVID-19 pandemic and related Recession. Mentions Housing Needs Assessment, Land Trust, Tax Increment Financing, and need for a Flex Space. Continued partnership with Visit Walla Walla for tourism marketing campaign.

D. Page 10 Cooperation and Connection. Item 2d. Move news item responsibility from solely Administrator to City Admin and Departmental PIO's. Also, Item 2e School events move from Finance to Departmental Social Media Managers. 4. Other Commissions added including Utility Commission, Diversity Board, and Youth Advisory Commission.

E. Page 11. List additional partner areas (Ex: Police Training, Fire Training, Economic Development, Broadband, Housing).

F. Page 13. Infrastructure Investment. Edit language to reflect funding utilities through a combination of utility rates and grants.

G. Page 16. For outcomes add in reporting mechanisms for linear feet of roadway, dark fiber, and sidewalk put in. Also, language to eventually research recycling.

H. Page 18. The Optimal Operations theme needs to be added to the top of themes as other theme areas are only enabled by this one.

I. Page 20. Summary - No need to resummarize everything.

File Attachments

[CityServicesSurveyResults_August2020.pdf \(368 KB\)](#)

[CityStrategicPlanSurvey_2021_SummaryDocument.pdf \(117 KB\)](#)

Subject :	4.04 Farmers Market and Community Events - Ms. Neissl
Meeting :	Jun 7, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	4. Reports
Access :	Public
Type :	Discussion, Information

Public Content

[Farmers Market](#) is now two weeks into the season. We have added back in entertainment at each market to help provide a nice atmosphere. People are able to linger and dine on-site this year. We are working on increasing our vendor numbers.

The Blue Zones Project is doing several outreach and educational programs at the market each week. On June 10th they will be sponsoring a Chef Demonstration and will be having a free Yoga class later in the month.

The Health Department SNAP Education person has been joining the market booth and handing out kid activity "to go" packets.

The WW County Rural Library District has been attending each market with books and information for families and soon will have their new Bookmobile on site at each market.

We are working hard at getting the word out about our market food assistance programs. The market participates in three programs currently:

SNAP EBT

Market Match

WIC/Senior Farm Market Nutrition Program

Our new Market Manager starts June 7th full time and will be working on an improved marketing program for all city events.

We are currently seeking vendors for the [2021 Freedom Festival](#). Please help get the word out so we can provide the expected thousands of attendees with a great variety of food and shopping delights.

We have contracted with Whiskey Creek Band to perform from 7:00 to 10:00 PM with a fireworks show by PyroSpectacular ending the evening at 10:00.

We will be having four [Movies in the Park](#) at Lions Park this year:

July 10th - Moana

July 24th - Onward

August 7th - A Bug's Life

August 28th - Coco

File Attachments

[CPFM_COVID_plan_2021.version2.pdf \(854 KB\)](#)

[2021_APPLICATION.fillable.pdf \(305 KB\)](#)

[2021_cpfm_handbook.final.pdf \(1,499 KB\)](#)

[Freedom_Festival_Vendor_Application-2021-Fillable.pdf \(843 KB\)](#)

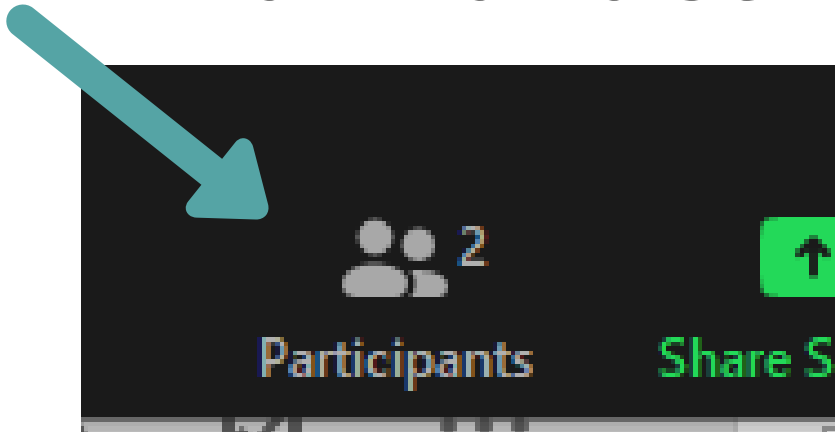
[Freedom_Festival_COVID_plan_2021.pdf \(1.065 KB\)](#)

5. Closing Items

Subject :	5.01 Adjourn
Meeting :	Jun 7, 2021 - College Place Economic Development, Tourism, and Events Commission- Electronic Meeting
Category :	5. Closing Items
Access :	Public
Type :	Procedural

Zoom Tutorial:

How To Raise Your Hand!



To use the "Raise Hand" function of the meeting software:

Locate
"Participants" at
the bottom of the
meeting window.
Click on it.

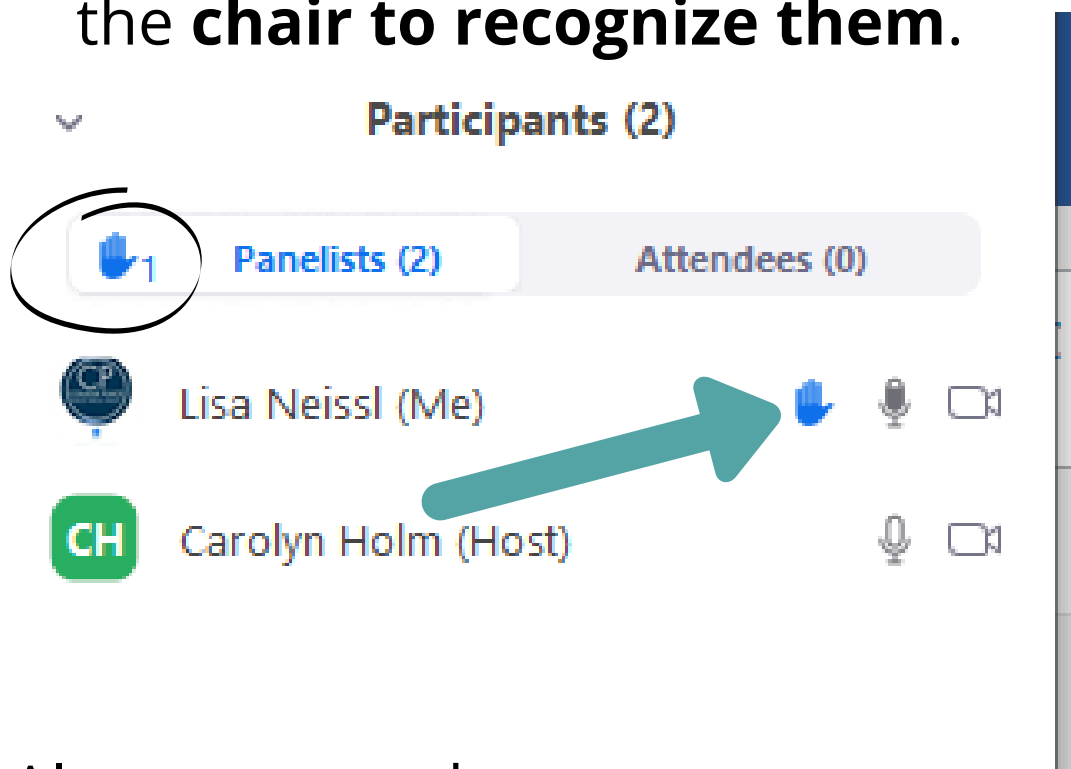
This will bring up a list of the participants. One tab for panelists and another for attendees.

On the bottom right is a button to **Raise Hand**



Zoom Tutorial: How To Raise Your Hand! (Cont.)

The participants tabs will show who and how many are raising their hands to allow the **chair to recognize them**.



Also note, you have easy access to mute/unmute and video settings here.



College Place Economic Development, Tourism, and Events Commission- Electronic Meeting (Monday, May 3, 2021)

Generated by Lisa Neissl on Monday, May 3, 2021

1. Opening Items

Procedural: 1.02 Call To Order

Chair Pro Tem Case called the meeting to order at 5:00 PM

Information: 1.03 Roll Call

PRESENT:

Commission Members	Jennifer Fuchs, Doug Case, Chair Pro Tem Christopher Murray, Bruce Morehead
Ex- Officio	Kyle Tarbet - Walla Walla Chamber of Commerce
Staff	City Administrator, Mike Rizzitiello Finance Director, Brian Carleton; City Clerk, Lisa Neissl;

MEMBERS EXCUSED: Jeff Lambert - Chair, Kelli Leen - Vice Chair,
MEMBERS ABSENT:

2. Consent Agenda

Action (Consent): 2.01 Approve Agenda for May 3, 2021

Action (Consent), Minutes: 2.02 Approve Minutes from April 5, 2021

Action (Consent): 2.03 Excuse Absence of Members Lambert and Leen

Action (Consent): 2.04 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing items for approval of the Commission by a single motion. Typically the items listed under the consent agenda are the minutes from previous meetings and the agenda for the current meeting. Documentation concerning these items has been provided to all Commission Members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Commission Member.

Commissioner Morehead made a motion to approve the consent agenda. Second by Commissioner Murray and the motion passed 5-0.

3. Action Agenda

Action: 3.01 Economic Development Week Proclamation Language

Mr. Rizzitiello presented a proposed proclamation for Economic Development Week and requested the Commission review and, if needed, make corrections to the language. He requested a motion to recommend this proclamation to Council.

Commissioner Tarbet made a motion to approve the proposed language for Economic Development week proclamation. Second by Commissioner Murray and the motion passed 5-0.

Action: 3.02 Community Development Block Grant 2021 Application - Downtown Parking Lot Location Assessment and Planning Study

Mr. Rizzitiello presented a grant he would like to submit an application for that would do a lot assessment and planning study for a downtown parking lot. He requested a support letter from the Commission to enhance the grant application submission.
Discussion ensued.

Commissioner Fuchs made a motion to approve letter of support for the CDBG Grant Application for a Downtown Parking Lot Location Assessment and Planning Study. Second by Commissioner Morehead and the motion passed 5-0.

Action: 3.03 Letter of Support for Washington State Traffic Commission Grant - Rapid Flashing Beacons and Safety Provisions

Mr. Rizzitiello requested a support letter for a grant application to the Washington State Traffic Commission to install rapid flashing beacons and safety provisions for a couple of sidewalks.

Commissioner Morehead made a motion to approve Letter of Support which indicates support for the grant application for the Washington State Traffic Commission School Zone Safety Account for Rapid Flashing Beacons and Safety Provisions at Crosswalks located in front of the College Place Post Office and Whitman Dr. & Academy Way. Second by Commissioner Murray and the motion passed 5-0.

4. Reports

Discussion, Information: 4.01 Blue Zones Project, Walla Walla Valley

Mr. Rizzitiello reported on the Blue Zones Project, Walla Walla Valley and the various activities they are getting set to start.

Discussion, Information: 4.02 State Department of Commerce Economic Recovery Dashboard

Mr. Rizzitiello reported on the status of economic recovery in the State.

Discussion, Information: 4.03 SBA Restaurant Revitalization Fund

Mr. Rizzitiello reported on the restaurant revitalization program that is available to restaurants in the area.

Discussion ensued.

Discussion, Information: 4.04 Scale Up

Mr. Rizzitiello reported on an available online tutorial tool to help build business education for small businesses. This is a free program and he encourages small businesses to take advantage of the opportunity.

Discussion, Information: 4.05 State Legislative Update - FY 2021

Mr. Rizzitiello provided an overview of a couple of bills that were passed this session in the legislature.

Discussion, Information: 4.06 Farmers Market & Community Events

Ms. Neissl provided an update on the Farmers Market, Freedom Festival, and Movies in the Park.

Information: 4.07 Development Tracker - May 2021

Mr. Rizzitiello reported on the status of several development projects in the City.

5. Closing Items

Procedural: 5.01 Adjourn

Commissioner Murray made a motion to adjourn the meeting at 5:46 PM. Second by Commissioner Fuchs and, with no objection, the meeting adjourned.

Approved:

Jeff Lambert- Chair

Attest:

Lisa Neissl – City Clerk

The foregoing minutes are the official record of the Economic Development, Tourism, and Events Commission meeting that occurred May 3, 2021. Further detail may be obtained by reviewing the actual audio recording made during this session.

EXHIBIT 2

City of College Place

RESOLUTION NO. 21-XXX

A RESOLUTION ADOPTING THE 2022 TO 2027 TRANSPORTATION IMPROVEMENT PLAN FOR CONSTRUCTION AND REPAIR OF ARTERIAL AND COLLECTOR STREETS IN THE CITY OF COLLEGE PLACE, WASHINGTON, ALL IN ACCORDANCE WITH THE LAWS OF THE STATE OF WASHINGTON.

WHEREAS, a public hearing was held by the College Place City Council on June 8th, 2021, relating to a six-year transportation improvement plan for the City of College Place, pursuant to the laws of the State of Washington, pertaining to the construction and maintenance of certain arterial and collector streets; and

WHEREAS, notice of said hearing having been given as required by law; and

WHEREAS, the proposed plan would result in needed and essential construction work on certain arterial, collector and local streets, all as set forth in the proposed plan which is attached to this resolution and made a part hereof as fully set forth in this plan; and

WHEREAS, the City Council having heard the statements and having obtained complete information from the College Place Public Works Department:

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of College Place, Washington, that the six-year street plan for the development and construction of arterial, collector and local streets, under provision of the laws of the State of Washington, and as attached hereto and made a part hereof shall be and the same is hereby fully adopted; and

BE IT FURTHER RESOLVED, that certified copies of this resolution and said six-year transportation improvement plan be immediately forwarded to the State of Washington that control and manages said arterial and collector street plans.

PASSED AND APPROVED by the College Place City Council this 8th day of June, 2021.

APPROVED:

ATTEST:

Norma Hernandez– Mayor

Lisa Neissl – City Clerk

City of College Place

2022-2027 SIX-YEAR TRANSPORTATION IMPROVEMENT PLAN (TIP)June 8th, 2021

Year	Street Segment Description	Federal Classification	Scheduled Project Type
Annual	Chip Seal Program	Local	Chip Seal
Annual	Safewalk Sidewalk Improvements (TIB & CDBG)	Federal and Local	Sidewalk Construction
2021	"C" Street & Myra Road Intersection	Minor Arterial	Intersection Improvements
2021	SW 4th (College to Academy)/Academy (4 th to Whitman Dr)	Major Collector	Cycle Track and Lighting (4Bikes)
2022	Post Office Crossing	Principal Arterial	Crossing Improvements
2022	College/Southside Development Intersection #1	Principal Arterial	Signalized Intersection
2022	College/Southside Development Intersection #2	Principal Arterial	Signalized Intersection
2022	SE Birch (4th-6th)	Local	Full Section/Stormwater
2022	Southside Development East-West Corridor	Major Collector	Corridor Reconstruction
2022	Mojonnier Road (College to Bluvue-Ln)	Minor Arterial	Corridor Reconstruction
2022	SE 9 th Reconstruction (College to Dead End)	Local	Corridor Reconstruction
2023	SE 12th St & SE Larch Avenue Intersection	Minor Arterial	Intersection Improvement
2023	SE 12th St (College to Larch)	Minor Arterial	Grind & Overlay
2024	SW 10 th Street (College to west dead end)	Local	Full Section/Stormwater
2025	SE 12th St (Larch to Myra)	Minor Arterial	Corridor Reconstruction
2025	Whitman Drive & Larch Avenue Intersection	Minor Arterial	Signalized Intersection
2026	W Whitman Dr -north half (Doans to City Limits)	Major Collector	Corridor Reconstruction
Ten-Year Plan	Taumarson/Peppers Bridge Intersection	Minor Arterial	Signalized Intersection
Ten-Year Plan	College Ave/SR125/Intersection	Principal Arterial	Signalized Intersection
Ten Year Plan	NE Cedar Ave (A to C)	Local	Corridor Reconstruction
Ten Year Plan	NE Damson Ave ("C" to Rose)	Local	Corridor Reconstruction
Ten-year Plan	Southside Development South (Clarence?) Extension	Major Collector	Corridor Reconstruction
Ten-year Plan	SE Dewey Dr	Local	Corridor Reconstruction
Ten-year Plan	SE Sky Ave (12th to Scenic)	Local	Corridor Reconstruction
Ten-year Plan	SE Birch Ave (Whitman to C)	Local	Corridor Reconstruction
Ten-year Plan	Lambert (Rose to "C" St)	Major Collector	Corridor Reconstruction
Ten-year Plan	Myra Road & Garrison Village Way Intersection	Minor Arterial	Signalized Intersection

Ten-year Plan	SW Davis Extension (4th to 8th)	Major Collector	Corridor Reconstruction
Ten-year Plan	SW Davis Extension (8th to 12th)	Minor Collector	Corridor Reconstruction
Long-term Plan	SE Ash Ave (Whitman to 4th)	Major Collector	Grind and Overlay
Long-term Plan	SE 11th (Birch to Date)	Local	Corridor Reconstruction
Long-term Plan	"C" Street & Larch Avenue Intersection	Minor Arterial	Signalized Intersection
Long-term Plan	Peppers Bridge (McMinn Rd to Old Milton Hwy)	Local	Corridor Reconstruction
Long-term Plan	SW Doans/Clarence Ave (south City Limits to Mojonier)	Minor Collector	Corridor Reconstruction
Long-term Plan	SW 12th St (College to proposed SW Davis Ext)	Major Collector	Corridor Reconstruction
Long-term Plan	SW 4th (Academy to Hayden Home Ownership)	Minor Collector	Corridor Reconstruction

2022-2027 CHIP SEAL PROGRAM

June 8th, 2021



Year	Street Segment Description
2022	Harvest Meadows Subdivision
2022	Knapp Addition
2022	SE Bliss Ln
2023	SW 6 th Street (College Ave to City Limits)
2023	Cedar Bend Subdivision
2023	SW 7 th Street
2023	SW 8 th Street (College to Bade), (Davis to Evans)
2023	SW 9 th Street
2023	SW Evans Ave (SW 6 th to 8 th)
2023	SW Davis Ave (SW 6 th to 8 th)
2024	Autumn Meadows Subdivision
2024	Country Estates Subdivision
2024	Sherburne Addition Subdivision
2024	SW 10 th Street (Birch to Date)
2025	Highland Park Addition
2026	NE C St (Larch to Myra)
2026	NE/SE Larch Ave (C Street to SR 125)
2027	NE Deccio Rd (C Street to Whitman Drive)

2022-2027 SAFEWALK SIDEWALKS IMPROVEMENT PROGRAM

June 8th, 2021



Year	Street Segment Description
2022	SW 6 th Street (College Avenue to Davis Avenue) - North Side
2022	SW 8 th Street (College Avenue to Bade Avenue) - North Side
2023	SW 2 nd Street (Davis Avenue to Academy Way) – South Side
2023	NW B Street (College Avenue to Evans Avenue) – South Side
2023	NE Ash Street (A Street to Whitman Drive) – West Side
2024	SE 8 th Street (College Avenue to Birch Avenue)
2024	SE Birch Avenue (2 nd to 4 th Street) – East Side
2024	SE Birch Avenue (4 th to 12 th Street) – West Side
2025-2027	SE Central Avenue (12 th Street to Valley Way)
2025-2027	SE Broadway Avenue (12 th Street to Sunny Drive) – West Side
2025-2027	SE 2 nd Street (Ash Avenue to Date Avenue) – South Side
2025-2027	SW 13 th Street (Bade Avenue to College Avenue) – South Side
2025-2027	SW Bade Avenue (12 th Street to 13 th Street) – West Side
2025-2027	SW 3 rd Street (Davis Avenue to Academy Way) – South Side
2025-2027	SW 1 st Street (Davis Avenue to Academy Way)
2025-2027	SE 8 th Street (Birch Avenue to Larch Avenue) – South Side
2025 - 2027	SE 11 th Street (Birch Avenue to Date Avenue) – South Side
2025 - 2027	NE A Street (Ash Avenue to Tremont Avenue) – South Side
2025 - 2027	NE Tremont Avenue (A Street to Whitman Drive) – West Side
2025 - 2027	SE Mountainview Drive (Sky Avenue to Central Avenue) – South Side
2025 – 2027	Whitman Drive Multiuse Path Completion (Evans to Davis Area) – South Side

NOTES:

1. Ten-year Transportation Improvement Plan projects and Long-term Transportation Improvement Plan projects are Six-year Plan candidates that will be included on the Six-year Transportation Improvement Plan Projects list as need and funding dictate throughout the six-year cycle.
2. Projects listed in the Six-year, the Ten-year and the Long-term Transportation Improvement Plan Projects include a pedestrian facility (sidewalks and street-side amenities) component to be constructed as funds allow.
3. The City's chip seal program is a part of the Six-year Transportation Improvement Plan.
4. The City's Safewalk Sidewalk Program is a part of the Six-year Transportation Improvement Plan.

City of College Place

2022-2027 BLOCK RESURFACING PROGRAM

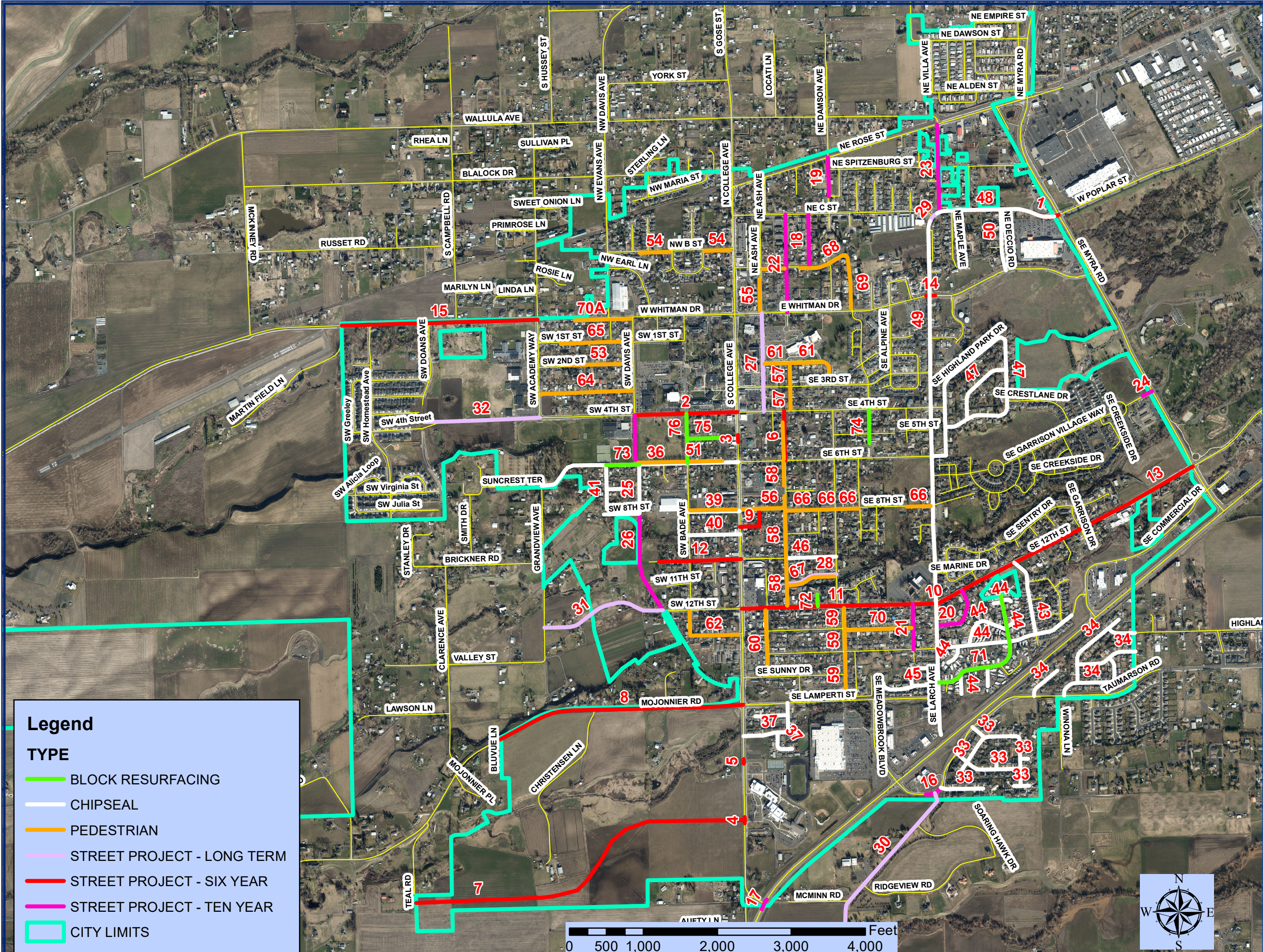
June 8th, 2021

NOTES:

1. This program is funded by REET 1 Funds and entails simple pavement resurfacing of a street. No other items included.

Year	Street Segment Description
2022	SE Mockingbird Drive
2023	SE Cotter Place
2024	SW 6 th Street (Davis to Evans)
2025	SE Elm Street (4 th to Dead End)
2026	SW 5 th Street (Bade to Dead End)
2027	SW Bade Avenue (4 th to 6 th)

2022 TO 2027 TRANSPORTATION IMPROVEMENT PLAN



- Projects
- Street Projects
1. C Street & Myra Rd Intersection: 2021
 2. SW 4th 4Bikes Project: 2021
 3. Post Office Crossing: 2022
 4. College/Southside Development Intersection #1: 2022
 5. College/Southside Development Intersection #2: 2022
 6. SE Birch (4th to 6th): 2022
 7. Southside Development East-West Corridor: 2022
 8. Mojonnier Rd (College to Bluvue Ct): 2022
 9. SE 9th Street (College Dead End): 2022
 10. SE Larch & 12th Intersection: 2023
 11. SE 12th (College to Larch): 2023
 12. SW 10th St (College to Dead End): 2024
 13. SE 12th St (Larch to Myra): 2025
 14. Whitman Dr & Larch Intersection: 2025
 15. W. Whitman Dr - north half (Academy to City Limits): 2026
 16. Taumaron & Peppers Bridge Intersection: Ten Year
 17. College Ave & SR 125 Intersection: Ten Year
 18. NE Cedar Ave (A to C Street): Ten Year
 19. NE Damson Ave (Rose to Cargill): Ten Year
 20. SE Dewey Ave (12th to Larch): Ten Year
 21. SE Sky Ave (12th to Scenic): Ten Year
 22. SE Birch Ave (Whitman to C): Ten Year
 23. NE Lambert (Rose to C): Ten Year
 24. Myra Rd & Garrison Village Way: Ten Year
 25. SW Davis Extension (4th to 8th): Ten Year
 26. SW Davis Extension (8th to 12th): Ten Year
 27. SE Ash Ave (Whitman to 4th): Long Term
 28. SE 11th (Birch to Date): Long Term
 29. C St & Larch Ave Intersection: Long Term
 30. Peppers Bridge (Taumaron to Old Milton): Long Term
 31. SW 12th (Davis to Grandview): Long Term
 32. SW 4th (Academy to Homestead): Long Term
- Chipseal
33. Harvest Meadows Subdivision: 2022
 34. Knapp Addition: 2022
 35. SE Bliss Ln: 2022
 36. SW 6th St (College Ave to City Limits): 2023
 37. Cedar Bend Subdivision: 2023
 38. SW 7th St: 2023
 39. SW 8th St (College to Bade), (Davis to Evans): 2023
 40. SW 9th St: 2023
 41. SW Evans Ave (6th to 8th): 2023
 42. SW Davis Ave (6th to 8th): 2023
 43. Autumn Meadows Subdivision: 2024
 44. Country Estates Subdivision: 2024
 45. Sherburne Addition Subdivision: 2024
 46. SE 10th St (Birch to Date): 2024
 47. Highland Park Addition: 2025
 48. NE C St (Larch to Myra): 2026
 49. NE/SE Larch (C to SR 125): 2026
 50. NE Deccio Rd (C to Whitman): 2027
- Pedestrian (Safewalk) Program
51. SW 6th St (College to Davis) - North Side: 2022
 52. SW 8th St (College to Bade) - North Side: 2022
 53. SW 2nd St (Davis to Academy) - South Side: 2023
 54. NW B St (College to Evans) - South Side: 2023
 55. NE Ash St (A to Whitman) - West Side: 2023
 56. SE 8th St (College to Birch) - North Side: 2024
 57. SE Birch (2nd to 4th) - East Side: 2024
 58. SE Birch (4th to 12th) - West Side: 2024
 59. SE Central (12th to Valley) - East Side: 2025 to 2027
 60. SE Broadway Ave (12th to Sunny) - West Side: 2025 to 2027
 61. SE 2nd (Ash to Date) - South Side: 2025 to 2027
 62. SW 13th St (Bade to College) - South Side: 2025 to 2027
 63. SW Bade (12th to 13th) - West Side: 2025 to 2027
 64. SW 3rd St (Davis to Academy) - South Side: 2025 to 2027
 65. SW 1st St (Davis to Academy) - North Side: 2025 to 2027
 66. SE 8th St (Birch to Larch) - South Side: 2025 to 2027
 67. SE 11th St (Birch to Date) - South Side: 2025 to 2027
 68. NE A St (Ash to Tremont) - South Side: 2025 to 2027
 69. NE Tremont Ave (A to Whitman) - West Side: 2025 to 2027
 70. SE Mountainview Ave (Sky to Central): 2025 to 2027
 - 70A: Whitman Drive Multiuse Path: 2025 to 2027
- Street Resurfacing Program
71. SE Mockingbird Drive: 2022
 72. SE Cotter Pl: 2023
 74. SW 6th St (Davis to Evans): 2024
 75. SW 5th St (Bade to Dead End): 2025
 76. SW Bade St (4th to 6th): 2026
 77. SE Elm St (4th to Dead End): 2027

Treasury Issues Guidance for Local Fiscal Recovery Funds

May 13, 2021 by [Eric Lowell](#)

Category: [Revenues](#), [COVID-19](#)



On May 10, 2021, the U.S. Department of Treasury issued its [guidance](#) for qualified uses of the \$350 billion Local Fiscal Recovery Funds (LFRF) included in the American Rescue Plan Act (ARPA) which gives a clearer picture of how these funds can and can't be spent. The full [interim final rule](#) is 151 pages, but the Treasury has also released an 8-page [fact sheet](#) summarizing the rule as well as a [series of FAQs](#).

eligible programs and uses.

This blog will provide a summary of

Local Fiscal Recovery Funds

LFRF is support provided to eligible state, local, territorial, and tribal governments to help these entities respond to the COVID-19 emergency. States, counties, and metropolitan cities may now request the first “tranche” or installment of their funds directly through the [Treasury Submission Portal](#). All non-metropolitan cities and towns will be receiving their tranches through the state within 30 days unless the state requests a 30-day extension due to “administrative hardship.” (Guidance for how states must distribute funds to these “non-entitlement” cities and towns is expected from the Treasury next week.)

The Local Fiscal Recovery Funds may be used to:

- Support public health expenditures,
- Address the negative economic impacts caused by the public health emergency,
- Replace lost public sector revenue,
- Provide premium pay for essential worker, and
- Invest in water, sewer, and broadband infrastructure.

Treasury guidance discusses the types of programs and services eligible for the funds, as well as examples of allowable uses. Local governments seeking to fund programs or services not listed in the guidance can assess whether a program or service may qualify by referring to [page 10 of the interim final rule](#).

Supporting Public Health Expenditures

COVID-19 has required local governments to respond to a variety of public health issues. LFRF may be used to address a wide range of public health needs, including:

- Services and programs to contain/mitigate the spread of COVID-19, including vaccination programs, medical expenses, testing, contact tracing, isolation and quarantine, and purchases of personal protective equipment (PPE).
- Services and programs to monitor COVID-19 transmission and treatment, including public health surveillance, enforcement of public health orders, public communication efforts and enhancement of public health data systems.
- Services or outreach to promote access to health and social services and provision of behavioral services exacerbated by the pandemic, including crisis intervention, mental health treatment and/or substance abuse treatment, and hotlines or warmlines.
- Enhancement of healthcare capacity in response to the pandemic, including support for prevention, mitigation, or other services in congregate living facilities and schools; capital investments in public facilities to meet pandemic operational needs; and ventilation improvements in key settings.

Additionally, the funds may be used to cover payroll and benefits for employees in public health, healthcare, human services, public safety, and similar professions to the extent that these employees work on the COVID-19 response. LFRF recipients can also use these funds to cover the full payroll and covered benefits costs of public health and safety workers, or operating units or divisions primarily dedicated to the COVID-19 response.

Addressing Negative Economic Impacts Caused by the Pandemic

Due to the significant economic hardships many Americans are facing as a result of the COVID-19 pandemic, LFRF may be used to assist impacted individuals, household, small businesses, and industries. Eligible uses include:

- Assistance to workers and families, such as aid to unemployed workers or households facing food, housing, or financial insecurity, and support of survivor's benefits for family members of COVID-19 victims. Direct cash transfers to households are allowed if the amount is proportional to the negative economic impact. Local governments should use amounts previously provided by the federal government in response to their COVID-19 activities as guidance.
- Support of small businesses through the provision of loans, grants, or in-kind assistance to enable them to rebound and invest in COVID-19 prevention/mitigation, such as changes to enable social distancing, enhanced cleaning efforts, barriers or partitions, or COVID-19 vaccination, testing, or contract tracing programs. Assistance can also be used to support payroll and benefit costs, mortgage, rent or utility costs, and other operating costs.
- Activities to rebuild public sector capacity, such as rehiring public sector staff, replenishing unemployment insurance trust funds (up to pre-pandemic levels) and building capacity to implement economic relief programs (data analysis, outreach, technology, infrastructure, and impact evaluations).

The Washington State Constitution prohibits gifts of public funds “except for the necessary support of the poor and infirm.” There is a related prohibition in the state constitution on the lending of credit by public entities.

Last year when the CARES Act was passed, the Washington Office of the Attorney General (AGO) issued a memo to state and local governments clarifying that public funds may be spent “for the primary purpose of protecting and promoting health,” which may have an incidental benefit on private citizens and entities. The AGO provided further guidance, stating that with sufficient safeguards in place “loans or grants are likely permissible if a local government can establish a clear nexus between such programs and either protecting the local economy or promoting compliance with public health guidelines.”

Serving the Hardest-Hit Communities and Families

The pandemic has affected certain communities disproportionately, particularly low-income families and communities of color. LFRF can be used to address the public health and economic impacts felt by these communities. Eligible uses of the funds include:

- Addressing health disparities and social health through funding for community health workers, provision of public benefits navigators, remediation of lead hazards, and community violence programs.
- Investments in housing and neighborhoods through homelessness assistance, the development of affordable housing, and the provision of housing vouchers, housing navigation assistance, and/or residential counseling.
- Addressing educational disparities through new or expanded learning services, the provision of additional resources to high-poverty school districts, the support of new or existing tutoring or afterschool programs, or the addition of new services to address social, emotional, and mental health needs of students.
- Promoting healthy childhood environments through new or expanded high quality childcare, home visitation programs for families with young children, and/ or the provision of enhanced services for child welfare-involved families and foster youth.

Replacing Lost Public Sector Revenue

Many local governments have experienced a shortfall in revenue due to the economic impacts of COVID-19, and LFRF can be used to replace this lost revenue.

Treasury guidance provides more information on what is considered to be a “revenue,” but — generally speaking — it includes revenue from taxes, current charges, and miscellaneous general revenue, including intragovernmental transfers from the state (such as state-shared revenues). However, “revenue” also excludes certain categories, such as refunds and other correcting transactions, proceeds from the issuance of debt or the sale of investments, utility revenues, and federal funding. (The American Rescue Plan Act has separate provisions for utility arrearages.)

Treasury has established a methodology for local governments to assist in determining the shortfall. To compute the reduction in revenue, a local government should pull data from the last full fiscal year prior to the pandemic — which for cities and counties in Washington is the 2019 fiscal year actuals — and project the revenues forward in one of two ways:

1. Use the average annual revenue growth over the last three full fiscal years prior to the pandemic (2017-2019), or
2. Use 4.1%, which is the national average for state and local government revenue growth rate from 2015-2018 (the latest data available).

(Note that local governments may not compare their current revenues to any revenue projections that were created pre pandemic. For instance, if revenues averaged 5% annual growth from 2017-2019 but the original 2020 budget adopted pre pandemic had anticipated 8% annual growth for the next few years, the local government may only use the 5% growth figure.)

The Treasury guidance states that revenue should be calculated on an entity-wide basis, rather than by purpose or revenue source, to minimize the administrative burden, provide greater consistency, and provide a more accurate representation of the net impact of COVID-19 on local government finances.

Recipients are permitted to calculate the extent of the reduction in revenue as of four specific points in time: December 31, 2020 (which the local government may calculate immediately upon receiving LFRF payments); December 31, 2021; December 31, 2022; and December 31, 2023.

If the actual revenues for any of those four years are less than the projected revenues using Treasury's methodology, the city or county can calculate this revenue shortfall and deploy funds to support government services up to the amount of lost revenue.

To make administration easier, and in recognition of the broad-based economic damage, local governments do not have to prove that COVID-19 caused the revenue shortfall. Instead, any shortfall is presumed to be due to COVID-19.

Providing Premium Pay for Essential Workers

LFRF may also be used to compensate essential workers with premium pay, either directly to employees or through grants to private employers. The Treasury's guidance allows for a broad range of essential workers including, among others:

- Staff at nursing homes, hospitals, and home-care settings;
- Workers at farms, food production facilities, grocery stores, and restaurants;
- Janitors and sanitation workers;
- Public health and safety staff;
- Truck drivers, transit staff, and warehouse workers;
- Childcare workers, educators, and school staff; and
- Social service and human services.

Although private sector employers are allowed to offer the premium pay retrospectively under the federal guidelines, under Washington State law, public employers are not allowed to give employees premium pay for work that has already occurred and been compensated (see Washington State Constitution, [Article II](#), Section 25, as well as [AGO 1951 No. 66](#)). The intent for this prohibition is to prevent a gifting of public funds. Despite the circumstance of the pandemic, it is the conservative opinion of MRSC that Washington State law prevents public sector employers from applying premium pay retroactively, although we will be writing more about this issue soon.

Investing in Water, Sewer, and Broadband Infrastructure

The final guidance given by the Treasury concerns the uses of LFRF for infrastructure improvements. One of the greatest deficiencies in many rural communities during the pandemic has been a lack of reliable high-speed broadband coverage. Therefore, eligible uses include:

- Drinking water infrastructure projects such as building or upgrading facilities and transmission, distribution, and storage systems, including the replacement of lead service lines;
- Wastewater projects, such as construction of publicly owned treatment infrastructures, managing and treating stormwater or subsurface drainage water, facilitating water reuse, and securing publicly owned treatment works; and
- Broadband infrastructure that reliably delivers last-mile connections to households and businesses with minimum speeds of 25 Mbps download and 3 Mbps upload. Local governments are advised that projects should deliver reliable 100 Mbps download and 100 Mbps upload unless impracticable due to topography, geography, or financial cost. Fiber optic investment is encouraged.

What is Not Allowed

The guidance from the Treasury explicitly specifies instances where use of LFRF are disallowed. Grantees may not use this funding:

- To make a deposit to a pension fund,
- To fund debt service,
- To pay for legal settlements and judgments,
- To make deposits to rainy day funds or financial reserves, or
- To fund infrastructure projects outside of water, sewer, and broadband.

Additionally, state and territories receiving LFRF may not directly or indirectly use these funds to offset a reduction in net tax revenue due to a change in law from March 3, 2021, through the last day of the fiscal year in which the funds provided have been spent.

Documentation and Reporting

As was the case with CARES Act funding, MRSC encourages local governments to have a system in place before expending LFRF and to sufficiently document use of these funds. Local governments should save electronic copies of the guidance used in program creation, design, and implementation, as such guidance may evolve over time. Local governments should also keep records to demonstrate the funds were used in accordance with Treasury's interim final rule.

Direct federal recipients (counties and metropolitan cities) will be required to provide quarterly project and expenditure reports to Treasury, with an interim report due by August 31, 2021, summarizing activity through July 31. The first quarterly report due on October 31, 2021 will actually include two quarters (April 1, 2021 through September 30, 2021). Subsequent quarterly reports will only include one quarter and are due within 30 days of the end of each quarter.

Metropolitan cities and counties with a population over 250,000 must also submit an annual recovery plan performance report. The requirements for this annual report can be found in the [Treasury's FAQ on page 15](#) (see item 46).

All other cities receiving funds through the state will be required to file annual project and expenditure reports, with the first report submitted to Treasury no later than October 31, 2021, summarizing activity through September 30, 2021. More information on these reporting requirements is provided in the Treasury documentation.

Additional Guidance Forthcoming

One of the areas not covered in this article concerns assistance to the travel, tourism, and hospitality industries. Although assistance to these and other impacted industries is allowed, the current guidance from the Treasury does not give any specific examples of eligible assistance. The only guidance given states that local governments may provide aid to support safe reopening of these industries and/or aid in the planned expansion or upgrade of tourism, travel, and hospitality facilities that were delayed due to COVID-19.

Many jurisdictions will still have questions about the eligibility of projects they are considering as well. The Treasury hopes to answer more questions with the release of future guidance and will also be opening up a center to address questions from local governments.

MRSC has a topic page on [COVID-19 Local Government Fiscal Impacts](#) that includes the latest updates and information on budget impacts, financial reporting, and links related to COVID-19. We will also update this page as we receive new information regarding Local Fiscal Recovery Funds.

For additional questions, please do not hesitate to [email me](#), use our online [Ask MRSC form](#), or call us at (206) 625-1300 or (800) 933-6772.

MRSC is a private nonprofit organization serving local governments in Washington State. Eligible government agencies in Washington State may use our free, one-on-one [Ask MRSC service](#) to get answers to legal, policy, or financial questions.



About Eric Lowell

Eric Lowell joined MRSC in December 2020 as a Finance Consultant. He has been involved in local government finance for over 13 years, including working in city government as well as for a special purpose district.

Eric received a B.A. in Secondary Education from Arizona State University and a B.S. in Accounting from Central Washington University.

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Port of Walla Walla Broadband Feasibility Study

Abstract

Varying levels of broadband service are available in Walla Walla County. Much of the County's rural communities are defined as underserved by the Federal Communications Commission (FCC). To serve the rural municipalities in this study, a plan has been created that leverages the networks of existing companies and identifies the telecommunications infrastructure that needs to be built to bring urban rate services and pricing to rural markets.



Petrichor Broadband, LLC
May 2021

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Executive Summary

Walla Walla County consists of very diverse and distinct areas of urban density (Cities of Walla Walla and College Place), as well as rural communities (Waitsburg, Prescott, Burbank and Touchet). A general description of Walla Walla's broadband needs in the three rural municipal areas studied would be classified as underserved as defined by the Federal Communications Commission (FCC). The Burbank and the Walla Walla/College Place municipal areas would be defined as served. Current FCC policies define unserved as areas that do not have access to fixed broadband at speeds of at least 25/3 Mbps. The State's goal of 150 symmetrical by 2028 will require additional fiber infrastructure in most geographic areas of the county.

We recommend an open-access model, where the County builds the necessary fiber infrastructure and leases it to the private sector companies looking to provide services in the County. To date, private sector investment has lagged urban areas in the larger municipal areas of College Place.

Prior Planning Efforts

At the onset of the project, it was important for Petrichor to understand the prior planning efforts that have shaped the conversations around broadband access in Walla Walla County. Petrichor reviewed the most recent broadband feasibility study commissioned for the Port of Walla Walla and prepared by Magellan Advisors in June 2015.

The study recommended the build out of a feeder/distribution fiber network in the Walla Walla Business Corridor (comprising Airport Park, downtown Walla Walla, College Place and areas north of Highway 12) at an approximate cost of \$3.2 million. Over 550 commercial properties were identified in this region. To fund the project, Magellan Advisors recommended investigating potential funding opportunities such as the 9/10th sales tax. The study also advised developing a RFI outlining the Port and Region's vision and goals for bringing high-speed broadband infrastructure to the Walla Walla region and selecting a partner from among the respondents.

These prior planning efforts did not materialize into an expansion of broadband access in Walla Walla County. Today, the Port of Walla Walla is commissioning a new study in light of the COVID-19 pandemic and the digital strains that have been placed on the community.

Project Focus

This project will build on the community clusters of Waitsburg, Touchet, Prescott and Burbank and the urban areas of Walla Walla and College Place. Within these community clusters are identified industry and community needs:

- Waitsburg houses Main Street businesses and a Port-owned industrial park.
- Touchet has several agricultural-service businesses.
- Prescott is a rural community that has an agricultural and community access focus.

- Burbank contains the large heavy industries of Walla Walla County.
- The cities of Walla Walla and College Place are home to a population with diverse business needs. The Port of Walla Walla's 2020 Economic Development Plan has specifically identified the agricultural and technology services clusters as the Port's priority and targeted industries for recruitment and retention of jobs.



WAITSBURG, WA

Population (2018): 1,188

Median Household Income (2018): \$50,192

Largest Industries: Health Care & Social Assistance, Public Administration and Educational Services



TOUCHET, WA

Population (2018): 509

Median Household Income (2018): \$78,571

Largest Industries: Health Care & Social Assistance, Public Administration and Agriculture, Forestry, Fishing & Hunting

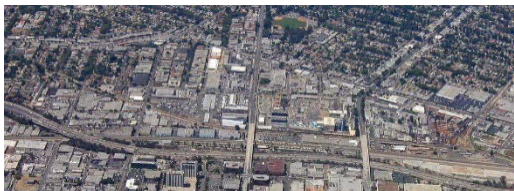


PRESCOTT, WA

Population (2018): 308

Median Household Income (2018): \$35,625

Largest Industries: Health Care & Social Assistance; Agriculture, Forestry, Fishing & Hunting; and Retail Trade



BURBANK, WA

Population (2018): 3,333

Median Household Income (2018): \$74,426

Largest Industries: Transportation & Warehousing, Educational Services and Manufacturing



WALLA WALLA, WA

Population (2018): 32,731

Median Household Income (2018): \$48,678

Largest Industries: Health Care & Social Assistance, Educational Services and Retail Trade



COLLEGE PLACE, WA

Population (2018): 9,136

Median Household Income (2018): \$47,525

Largest Industries: Health Care & Social Assistance, Educational Services and Retail Trade

Existing Infrastructure

Broadband services vary in all markets in Walla Walla County. It is common to see unserved and underserved constituents in urban areas where blocks away, 1 Gig fiber-to-the premise services are offered.

Current broadband offerings in Walla Walla County provide relatively high-cost services because of monopolistic market forces (low competition and limited customer choice). This creates higher -cost offerings, often providing low bandwidth with inconsistent speeds. This is common in urban and rural areas. While there has been some private sector investment in the deployment of broadband infrastructure in core areas, it has been limited in scope and slow to roll out due to the cost and need for a quick return on investment. There are not extensions of urban rate services to lower density areas, especially outside of Walla Walla city limits. There remains a lack of ubiquitous broadband access and capacity.

WALLA WALLA COUNTY

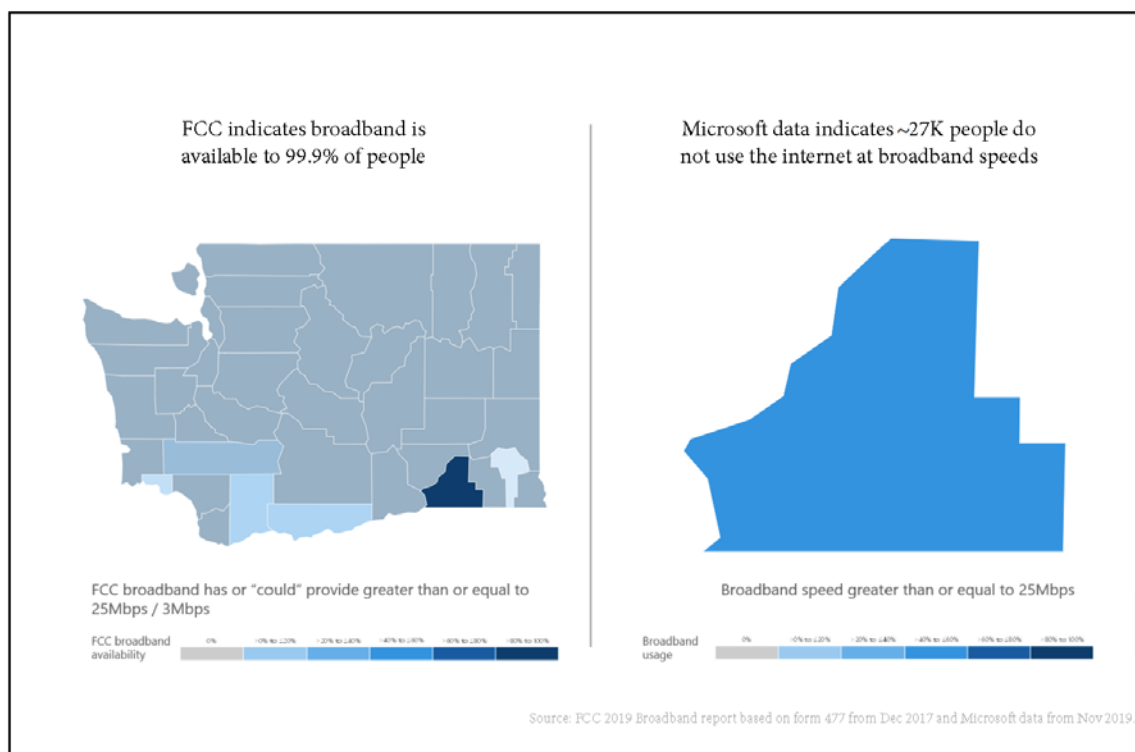


FIGURE 1: COMPARISON OF FCC AND MICROSOFT BROADBAND DATA

The Federal Communications Commission collects data on broadband speeds and areas of deployment. This data is a self-reporting database by telecommunications providers in the area. It is widely accepted that FCC Part 477 mapping is not a true reflection of “on the ground,” real-time observations. The FCC is reworking its mapping in 2021 as Congress has appropriated funding for this purpose. Figure 1 compares 2019 Part 477 broadband accessibility in Walla Walla with the broadband speed data that Microsoft collects from its users. The FCC reporting shows that one percent of Walla Walla County does not receive 25/3 speeds while the data collected by users of Microsoft products shows 27,000 users in Walla Walla County do not use the Internet at 25/3 speeds. This large discrepancy helps explain the vastly different opinions that providers and users bring to the conversation of community broadband availability.

<u>BURBANK</u>	<u>PRESCOTT</u>	<u>TOUCHET</u>	<u>WAITSBURG</u>	<u>PROVIDER</u>	<u>TECH</u>	<u>DOWN</u> <u>(MBPS)</u>	<u>UP</u> <u>(MBPS)</u>
X	X		X	Charter Communications	Cable	940	35
X	X	X	X	Viasat, Inc.	Satellite	100	3
X		X	X	CenturyLink, Inc.	ADSL	100	10
X				Desert Winds Wireless LLC*	Fixed Wireless	100	100
X	X	X	X	Columbia Energy LLC	Fixed Wireless	50	10
X		X	X	Hughes Network Systems, LLC	Satellite	25	3
X				StarTouch Broadband	Fixed Wireless	20	20
X		X	X	PocketiNet Communications, Inc.	Fixed Wireless	10	3
X	X	X	X	VSAT Systems, LLC	Satellite	2	1.3

**FCC maps show speeds of 100/100 Mbps available in Burbank with Desert Winds Wireless LLC, but the provider’s website states speeds of just 25/5 Mbps.*

Figure 2 illustrates the current broadband availability in Walla Walla County. The lighter green sections represent areas with 100 Mbps service, while the darker green/turquoise areas show regions with access to 1 Gig service.

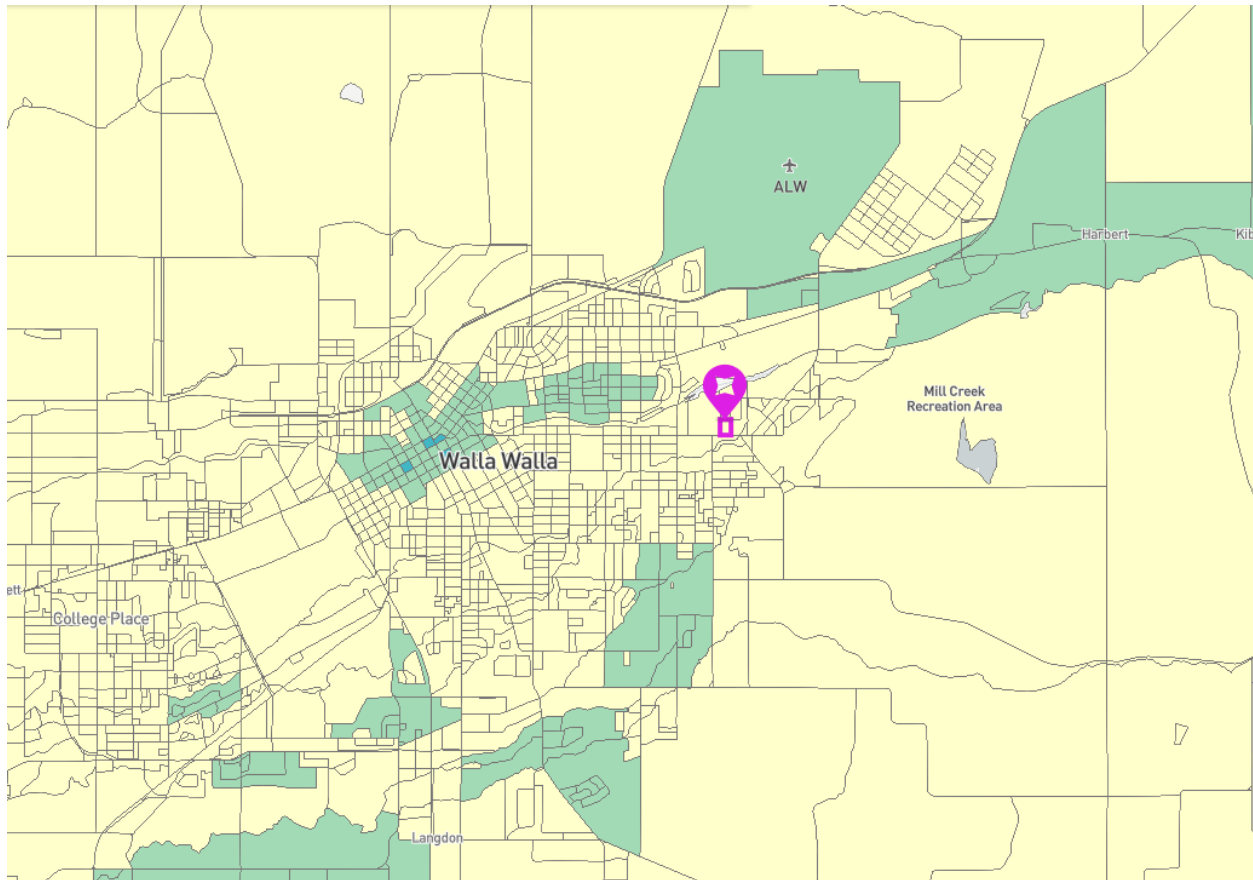


FIGURE 2: FCC PART 477 MAPPING OF WALLA WALLA COUNTY

Figure 3 and 4 show areas of the county in which providers report service of 25/3 Mbps. While Figure 3 utilizes data from the FCC, the map in Figure 4 was derived from aggregated and anonymized data Microsoft collects from users to improve its software and service performance and security.

“Every time a device receives an update or connects to a Microsoft service, we can estimate the throughput speed of a machine. We know the size of the package sent to the computer, and we know the total time of the download. We also determine zip code level location data via reverse IP,” according to Microsoft. “Therefore, we can count the number of devices that have connected to the internet at broadband speed per each zip code based on the FCC’s definition of broadband that is 25mbps per download.”

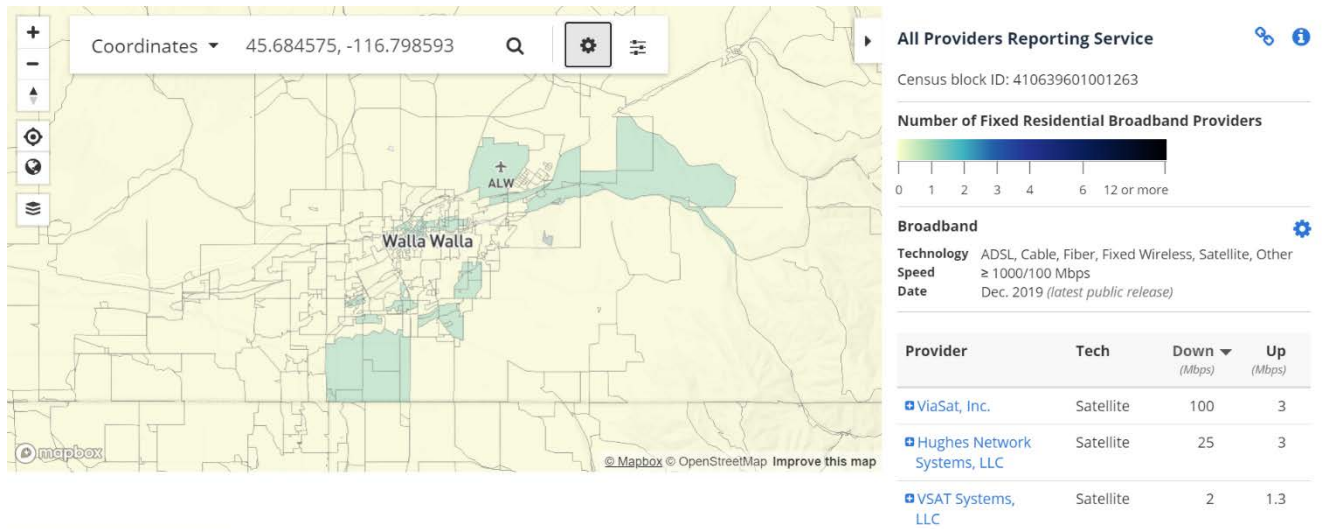


FIGURE 3: FCC BROADBAND MAP OF WALLA WALLA COUNTY

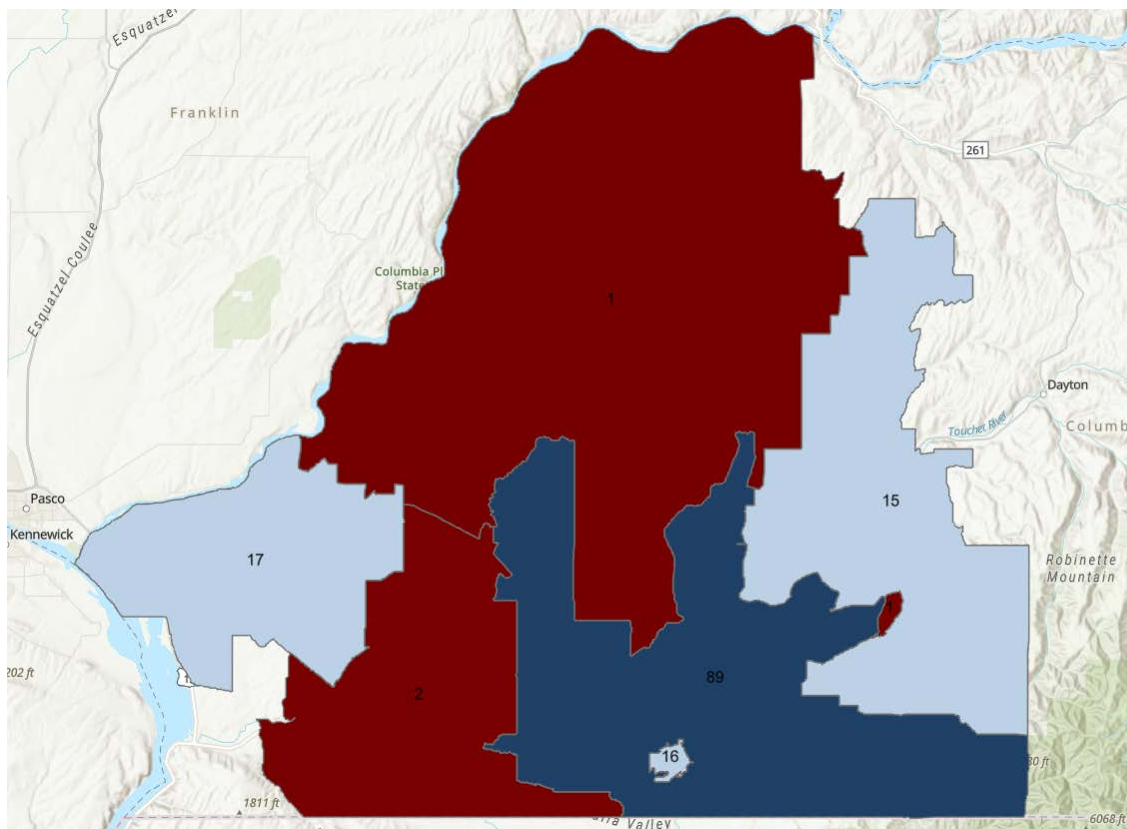


FIGURE 4: PERCENT OF PEOPLE USING INTERNET AT 25/3 MBPS BROADBAND SPEEDS IN WALLA WALLA COUNTY

Local Broadband Needs

Since the creation of the Rural Electrification Administration in 1936, policymakers have known that public investment and policy are necessary to solve the problem of bringing electrification and telecommunications to rural communities. The economics of providing services in rural areas has become increasingly difficult with a declining population base, posing a challenge for telecommunications providers aiming to provide services while seeking a return on investment.

Broadband is no longer a socially desirable good, but an economic necessity. Without access to broadband, citizens in Walla Walla County cannot participate in the digital economy or take advantage of the opportunity broadband brings for better education, healthcare, civic and social engagement.

Through SSB 5511 (2019), the Washington State legislature set broadband deployment goals for the State of Washington based on the following assumptions:

- (1) Access to broadband is critical to full participation in society and the modern economy;*
- (2) Increasing broadband access to unserved areas of the state serves a fundamental governmental purpose and function and provides a public benefit to the citizens of Washington by enabling access to health care, education, and essential services, providing economic opportunities, and enhancing public health and safety;*
- (3) Achieving affordable and quality broadband access for all Washingtonians will require additional and sustained investment, research, local and community participation, and partnerships between private, public, and nonprofit entities.*

Figure 5 shows Washington State's Broadband goals¹ for businesses to reach speeds of 25 Mbps upload and 3 Mbps download by 2024 and 150 Mbps symmetric service by 2028. The timeline to meet these goals falls far short of what businesses in Walla Walla County, and arguably all of Washington State, need to become and/or remain competitive and/or expand markets.

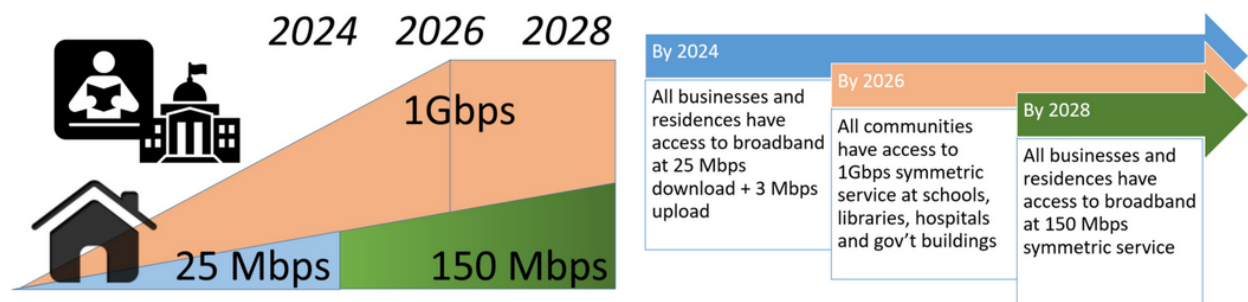


FIGURE 5: WASHINGTON STATE BROADBAND

¹ <https://data.wa.gov/stories/s/Broadband-in-Washington/irv9-b275/>

According to the FCC's Household Broadband Guide,² homes with more than one high-demand application running at the same time need more than 25 Mbps. Any business conducting online transactions, utilizing integrated software systems, and multiple users on high demand applications (such as video streaming, multiparty video conferencing or telecommuting) will clearly not have their broadband needs met through the State's goals. These businesses need 150 Mbps symmetrical broadband services today to stay relevant and compete with businesses that already benefit from urban rate services.

A general description of Walla Walla County's broadband needs in the five municipal areas studied would be classified as underserved as defined by the Federal Communications Commission (FCC). Current FCC policies define unserved as areas that do not have access to fixed broadband at speeds of at least 25/3 Mbps. The FCC set the minimum requirements for broadband services under CAF Phase II for voice and broadband services.³ These minimum requirements for speed, latency, usage allowance and pricing are listed below:

- Broadband at speeds of at least 10 megabits per second (Mbps) downstream and 1 Mbps upstream
- Network latency (the time it takes for a data packet to travel through a network) cannot be higher than 100 milliseconds round trip.
- At least one plan offering with a minimum usage allowance of at least 150 gigabytes (GB) per month or a monthly usage allowance that reflects the average usage of a majority of fixed broadband customers as announced by the Wireline Competition Bureau annually, whichever is higher. Or offering a usage allowance that is at or above the usage level for 80 percent of their broadband subscribers if it is at least 100 GB.
- Service at rates reasonably comparable to rates in urban areas

As stated in the FCC press release on January 30, 2020, "The Rural Digital Opportunity Fund auction will prioritize networks with higher speeds, greater usage allowances, and lower latency. Bidders must also commit to provide a minimum speed more than double than was required in the CAF Phase II auction."⁴ Most of Walla Walla County would be considered underserved by the CAF and RDOF minimum requirements. The FCC's Rural Digital Opportunity Fund (RDOF) Phase 1 auction promised much needed help for 4.5 million rural American households. Unfortunately, our analysis suggests that the \$10 billion awarded will be much less effective than it could be due to funding of short-term and partial solutions, financial incentives for abandoning sparsely populated areas and dubious financial viability. The opaque nature of RDOF post-auction reporting limits public oversight, while long deployment timelines and low penalties exacerbate the shortfalls. While the NRTC awarded area in the map below will deliver 1 GB Internet speeds to the designated census blocks, the rest of the county was awarded to low-orbit

² <https://www.fcc.gov/consumers/guides/household-broadband-guide>

³ <https://www.fcc.gov/consumers/guides/connect-america-fund-phase-ii-faqs>

⁴ <https://www.fcc.gov/document/fcc-launches-20-billion-rural-digital-opportunity-fund-0>

satellite services (Starlink). The 100 Mbps service from this type of service will not meet the Washington State goal of 150/150 Mbps that is set out in Senate Bill 5511.

The SpaceX Starlink service will provide useful competitive pressure in otherwise monopolized broadband markets. The constellation of low-earth orbit (LEO) satellites in early testing appears to deliver broadband speeds adequate to meet the needs of a consumer in 2020. Yet credible analysis suggests that Starlink will struggle to meet its 100 Mbps obligations under RDOF as soon as 2028.⁵ By 2030, though, we project demand for GB speeds will be commonplace, well beyond the capacity of LEO-based solutions. Further, in rugged rural Washington, many households will not be able to receive a Starlink signal due to terrain obstructions.

Fixed Wireless Providers

Fixed wireless providers have issues similar to Starlink in terms of capped performance and terrain obstructions. While the fixed wireless providers will build some fiber to reach towers, the reach will be limited, and capacity constrained by the available frequencies.

Due Diligence Suggestion: We cannot afford to spend a decade rolling out partial solutions that will not meet the long-term needs of the rural residents. We urge the FCC to thoroughly vet the technology plans of these RDOF winners with the perspective on long-term needs of the awarded area.

RDOF Winners - Walla Walla County, WA

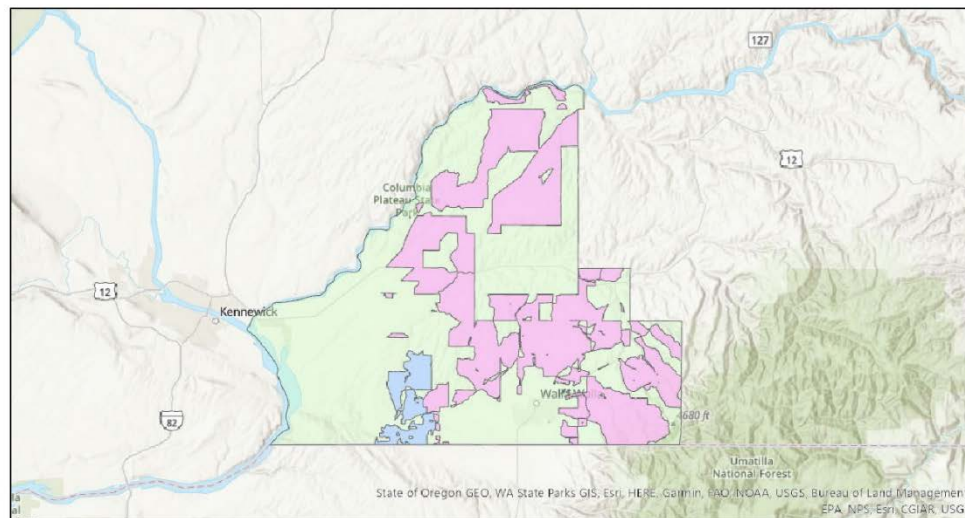


FIGURE 6: RDOF WINNERS IN WALLA WALLA COUNTY

⁵ [Starlink RDOF Assessment, Cartesian, February 8, 2021](#)

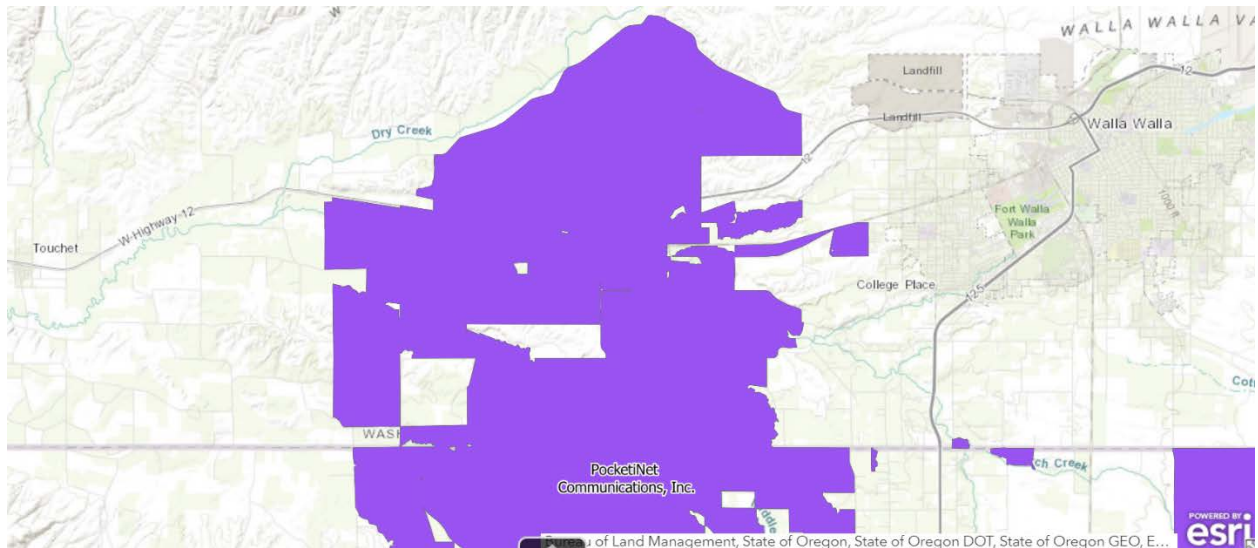


FIGURE 7: RDOF CHALLENGED CENSUS BLOCKS

Figure 7 shows an area of Walla Walla County that was reported to the FCC as a served area and should not be included in the RDOF reverse auction. Comparing this geographic region with the RDOF awarded areas, it is visibly apparent that this area for the most part was not awarded in the RDOF reverse auction. The area above in purple has reported speeds of 25/3 in Part 477 FCC mapping. As Starlink deploys services, this area will eventually be able to buy low-orbit services up to 100 Mbps up grading from 25/3 Mbps speeds. Challenged areas such as these prevent public investment in critical broadband infrastructure.

Figure 8 shows the broadband download speeds survey results collected by the Washington State Broadband Office through April 2021. The State of Washington developed this speed test to help identify gaps in high-speed internet service and areas of broadband infrastructure needs in order to advance the state's goal of universal broadband access in Washington by 2024.

This data provides a useful comparison to the data available at the federal level through Part 477 FCC mapping. In some instances, federal mapping indicates entire blocks where broadband is available, when in actuality, just a single household in that area may have access.

Washington Broadband Survey Results

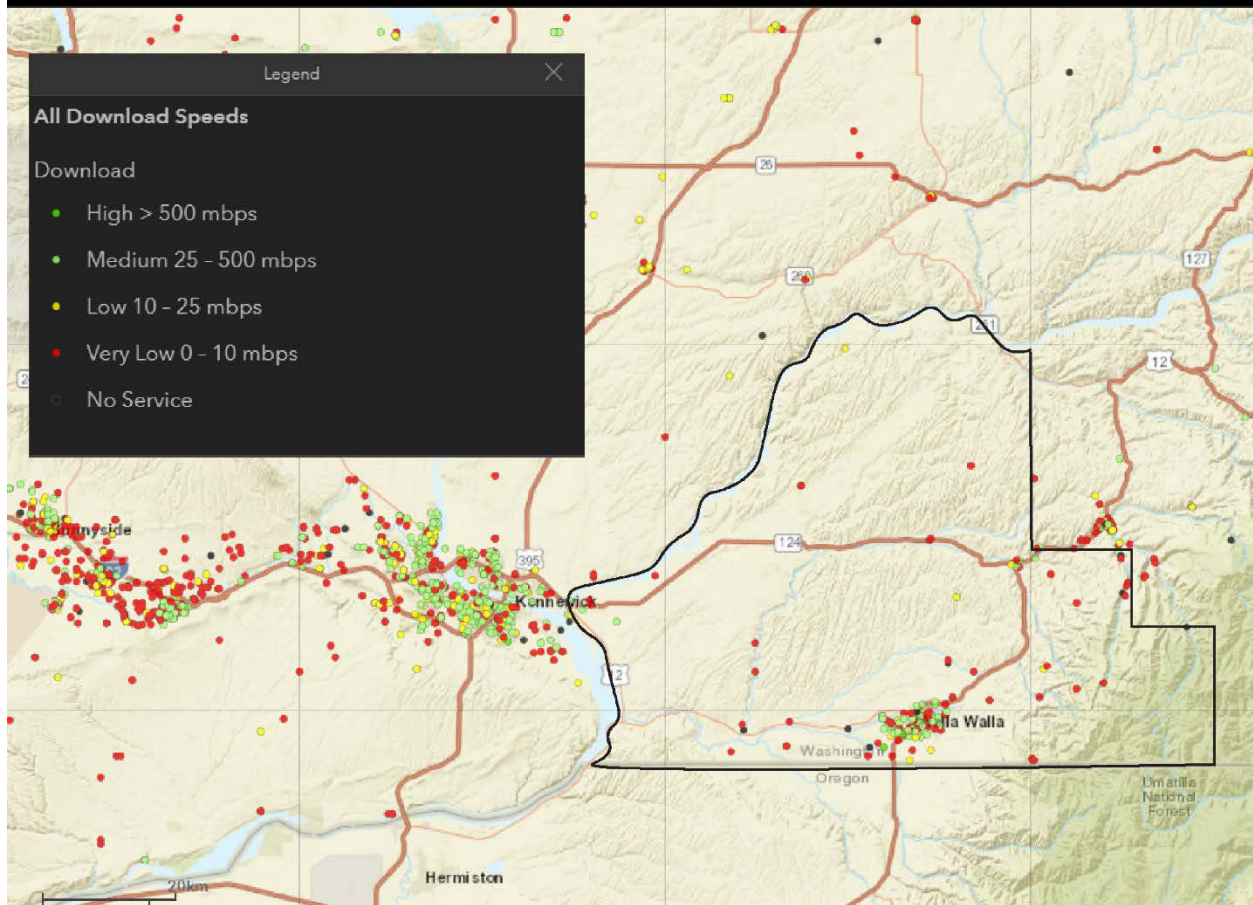


FIGURE 8: WASHINGTON BROADBAND SURVEY RESULTS IN WALLA WALLA COUNTY

Public Meetings

On May 3, 2021, the Port of Walla Walla and Petrichor Broadband, LLC staff facilitated a meeting among the telecommunication and utility providers serving Walla Walla County. Attendees represented such providers as PocketiNet, CenturyLink, Lumen and Charter Communications. Representatives from Walla Walla Public Schools, College Place Public Schools and the Walla Walla Valley Chamber of Commerce were also in attendance. Topics of discussion included public investments in open-access fiber networks, public-private partnerships and federal and state broadband funding programs (Attachment A – Meeting Minutes).

College Place Broadband Needs Assessment

The City of College Place is primarily served by three internet providers: Charter Spectrum, CenturyLink and PocketiNet. Charter Spectrum and CenturyLink utilize copper infrastructure, which poses challenges for reliability due to its age and condition. PocketiNet builds fiber-to-the-premise. However, they will

extend infrastructure to certain neighborhoods only when roughly 50% of their residents sign a petition stating they will subscribe to PocketiNet's services. Many College Place residents remain unserved, or if they have service, complain about internet downtime and unreliability, according to City Administrator Michael Rizzitiello.

To address the broadband needs of the community, the City of College Place and the Port of Walla Walla have installed over 18,776 feet of empty conduit in the City right-of-way around key business areas. Figure 9 shows conduit placement along major arterials in the community. While the City has offered to lease this asset to providers, there has been no interest at this time. Construction off the conduit to build out distribution in these areas of town is mainly aerial construction, which presents a costly access point in some locations. This conduit route could be mainly used as a trunk or backhaul application to serve anchor institutions and businesses that need a non-collapsed redundant route. The community is attempting to work with providers and position itself to have better offering for broadband to its citizens. Investment in the community's telecommunications infrastructure has often gone unfulfilled when City road work has involved relocating facilities. Companies have removed their existing lines and have not relocated eliminated services once offered in the community.

The City and Port have identified the need to install conduit with dark fiber to the remaining two square miles of the community.

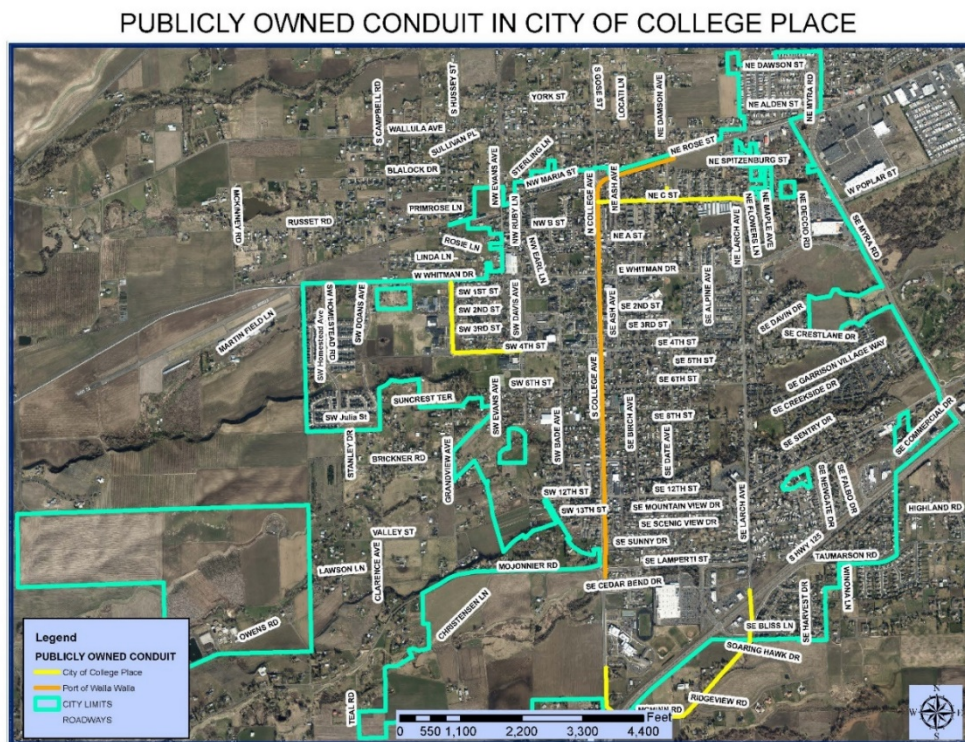


FIGURE 9: PUBLICLY OWNED CONDUIT IN COLLEGE PLACE, WA

These partners, along with the College Place School District and Walla Walla University, stand ready to provide a grant match to build a publicly owned dark fiber network throughout the City to be leased out to private providers, according to Rizzitiello.

Infrastructure Needed to Serve Six Communities

Walla Walla County has a mix of wireless towers and fiber optic cable that includes both private and publicly owned networks. Recent pricing for Internet and transport have become more in line with urban rates and services from existing wholesale service providers. This allows retail service providers more options to offer competitively priced services. Leasing of dark fiber is still not available for the most part; for some retail providers, this is a preferred option that holds back opportunities in the county for urban rate pricing and service offerings.

To serve the rural municipalities in this study, a plan has been created that leverages the networks of existing companies and identifies the telecommunications infrastructure that needs to be built to bring urban rate services and pricing to rural markets. In developing a plan that utilizes grant and low-interest loan dollars to build infrastructure that can be leveraged by private sector companies providing retail services in Walla Walla County, the risk of investment is kept as low as possible for potential funding agencies to this project. As previously stated, cost-competitive wholesale services are essential for a retail provider to aggregate need or purchasing power to deliver urban rate services to customers. Currently, in many of these communities, the fiber build runs through a town, only stopping to deliver services to anchor institutions such as schools, hospitals and government offices. The company that owns the fiber is not in the retail "fiber to the premise" (FTTP) business. Other companies in the area are not willing to take on the financial investment of the FTTP build in the community. As a result, companies only invest in those communities that demonstrate a reasonable risk and return on investment for the capital they are willing to spend. This can be seen in the evaluation of existing infrastructure. Conversely, when the fiber plant is owned by a municipal entity eligible to receive grants and low-interest loans, a longer return on investment can be accounted for in the business model. Pomeroy, WA is an example of a community that has seen success utilizing an open-access, public-owned fiber-to-the-home build. Currently, there are two wholesale providers and three retail providers selling services in Pomeroy. Two retail service providers are selling 1 GB internet service for \$70.00 per month.

Infrastructure Needed to Serve Rural Residents

Additional fiber extensions could be developed for rural area wireless internet service providers (WISP) use to alleviate backhaul issues. Telecommunications service providers in rural Walla Walla County are using wireless point to access point connections in a hub-and-spoke arrangement to reach rural residences. As more access points are deployed to reach additional customers, a choke point or bottleneck in the system appears. This can be overcome with additional point-to-point microwave radios or by deploying fiber optic cable runs from communities extending into rural areas. The fiber backbone extension deployment has worked well for wireless providers in other parts of the region that are also affected by geographic barriers separating the few rural customers available in Walla Walla County from line-of-sight wireless access points. The business case to support building fiber extensions can be strengthened by partnering with companies in the region who will also lease or purchase part of the fiber route for their own use. More detailed modeling of this approach would require proprietary information from the private sector. These conversations should take place after the county decides to commit

financially to this type of build. The Port of Whitman County is building six fiber extensions in this model, which includes partnerships with two different providers. Some of these providers also serve residents in Walla Walla County and have expressed interest in utilizing this model to improve its network capacity if and when the county is ready.

Broadband Market Analysis

The longer return on investment associated with building telecommunications infrastructure in rural areas is the chief reason hindering private investment. Public infrastructure owners and public dollars are necessary to build infrastructure to solve the rural broadband accessibility problem our country – and Walla Walla County – face. There is a business case with a reasonable return on investment that has been proven over a 20-year time frame in rural Washington State.

The service locations used for revenue projections are based on Vetro fiber mapping software. For the revenue model we used a penetration rate of 50%. The One-Call estimates are based on underground footage. Pole attachments fees are based on the estimated number of pole attachments for the aerial construction. The construction cost estimates are based on a cost of \$2,200 per home passed.

The revenue and expense model assumes that the customers will be on a single fiber from a telecommunications facility located in the community to the premise. Pole attachment fees and locate fees are included as expenses.

Segment	Construction Cost Estimate	Passings
Burbank	\$2,279,200	1036
College Place	\$8,223,600	3738
Prescott	\$321,200	146
Touchet	\$327,800	149
Waitsburg	\$1,056,000	480
Walla Walla	\$26,815,800	12189
	\$39,023,600	17,738

Operating Revenues

Segments	Subscribers	Number of Strands	Run Length (miles)	Monthly Fee	Gross Annual Revenue
Burbank	529			\$20.00	\$0.00
College Place	1908			\$20.00	\$457,854.16
Prescott	75			\$20.00	\$17,883.01
Touchet	76			\$20.00	\$18,250.47
Waitsburg	245			\$20.00	\$58,793.47
Walla Walla	6221			\$20.00	\$1,492,986.73
Totals	9053				\$2,045,767.85

Operating Expenses

Expense	Unit Cost	Units	Quantity	Total Cost
Management Fees				\$306,865.18
Pole Attachment Fees	\$25.00	per pole	5000	\$125,000.00
One Call System and Locate Fees	\$50.00	per mile	10	\$6,000.00
Total Annual Expenses				\$437,865.18

The pro forma shows an annual net revenue of \$1,167,123.53. The following attachments provide additional financial information:

- Attachment B – Loan Amortization Schedule
- Attachment C – Balance Sheet
- Attachment D – Cash Flow Projection
- Attachment E – Income Statement

Policy Structure for Public Ownership and Participation

Framework for Incentivizing Broadband Investment in Walla Walla County

If there are possible opportunities for partnerships to improve rural broadband access in Walla Walla County, these should be explored. These partnerships can accelerate fiber deployment and local broadband market development through public investment in additional fiber infrastructure and strategic last-mile builds to wireless tower sites to serve the geographically hard-to-reach customer. Socially responsible infrastructure investment, ownership and public accountability would bring competition to existing markets and serve the high-cost customers in the rural areas of the county, rather than the high-cost companies our current regulated environment has created. Open-access infrastructure leasing would

support private sector competition, allow multi-service provider environment and encourage better pricing, service quality and access. This activity would also promote additional private sector investment in connectivity. Often, a partnership is necessary to ensure an adequate investment for timely network construction.

Through the exercises conducted as part of this study, including community meetings and discussions with providers, several conceptual models were evaluated to deliver broadband to the hardest-to-serve constituents in Walla Walla County. This activity is beyond the scope of this report. Discussions about that work will be left to individual companies and a possible infrastructure builder if one is identified at a later date. As stated in this report, Washington State set goals to achieve 150 Mbps symmetrical internet service to all its citizens by 2028. Investment of public money, which can take a longer return on investment, will be needed to reach these goals. Federal programs such as Connect America Fund (CAF) and the Rural Development Opportunity Fund (RDOF) have been used by companies to reach customers in Walla Walla County. Neither of these programs will achieve the state's goal of 150 Mbps symmetrical for the county's citizens by 2028. Private sector service providers and utility companies in the region have expressed an interest in working together to solve broadband deployment issues. Communities in Walla Walla County have expressed an interest in aggregating need to build a business case for fiber deployment in their community. A public investment would lower the risk and cost of entry.

Business and Operating Model

The recommended operating model is to build an open-access, free-trade platform for all companies to compete and sell telecommunications services to constituents. Unlike other models, building the necessary infrastructure for all companies to use eliminates the long-term return-on-investment (ROI) that inhibits private sector investment in rural areas. In other areas of Washington State, this model has proven that companies desire to own their individual networks, which they can control and maintain. The ability to lease dark fiber, rather than ride over a public-entity-controlled lit network, provides the control critical to allow companies to offer a service-level agreement to their customers. For that reason, an open-access model where companies always have a choice between lit or dark networks is recommended. In this model, the private sector competes to sell services, while investing in employees and equipment to grow their business in these rural communities.

The first consideration retail providers will address as they consider entering a market is how to create revenue by introducing new revenue streams, differentiation strategies and innovation. Having readily available fiber to use allows providers to differentiate their services and attract customers. Today, increasing numbers of larger and smaller communications providers are expanding their revenue sources to better serve their customers' needs for always-on connectivity. For example, service providers are developing premium content packages with content partners, based on the interests of their target audience. Customized services can be offered to target customer groups, such as work-at-home professionals and gamers who are willing to pay for very high-performance symmetry, latency and uptime. This allows service providers to differentiate their services from competitors, while staying ahead of new developments in technology.

Although communications providers have typically viewed costs exclusively in terms of capital expenses (CapEx) and operating expenses (OpEx), they are now realizing that cost models should not focus on getting the network in place and passing homes or businesses, but also factor in the cost and speed of making individual connections. In a rural area such as Walla Walla County, having the fiber plant already constructed saves time and money for the private sector to deploy. The costs of offering services, equipment, labor, permissions, maintenance and power also need to be considered. Retail providers will consider the total cost of ownership (TCO). Although it might initially look like it makes sense to minimize CapEx when making a buying decision, a high OpEx could negatively impact the profitability of the overall operation. Organizations that see success budget for other factors influencing the overall outcome and are optimized for the future network lifecycle. Many public entities leasing dark fiber have experienced the benefits and economic impacts of having multiple retail providers expand services with competitive pricing in their communities by creating an infrastructure model that works for the retail providers in their CapEx/OpEx modeling.

Risks associated with this model are minimal. The infrastructure is futureproof, and currently there are no limits to the capacity for fiber. The model has been employed statewide and providers in the region have built successful business plans utilizing this type of infrastructure. Termination of fiber leases in other areas have been rare and with a rare exception, a new lease is signed by a competing provider before the cancellation is received. Current risks to be mitigated include the lead time on fiber and materials. At the time of this report, fiber lead times are six to nine months, depending on cable size. It is anticipated that fiber construction across the country will continue over the next several years and increase the demand on both materials and labor.

Municipal and County Procedures, Policies, Rules and Ordinances

There are no requirements that would impede this project or any municipal fiber construction. A sample franchise agreement is attached (Attachment F – Sample Franchise). A few of the towns already partner with providers to facilitate access to municipal structures for wireless facilities, including provision of power at these locations.

Management Plan

Six ports in Washington State formed Petrichor Broadband, LLC to help communities realize their goals of urban rate services in rural communities (Attachment G - Petrichor Broadband Introduction). Petrichor Broadband would like the opportunity to compete for management of the Walla Walla County fiber project. If selected, Petrichor could contract with the Walla Walla County public entities to provide support and management services if needed. These services could include fiber system mapping, construction project management or technical assistance on funding applications. Petrichor Broadband formed under the authority of the Interlocal Cooperation Act (RCW 39.34.030) to jointly provide wholesale telecommunications facilities. Its collective goals include enabling communication services to

unserved or underserved areas; creating economic opportunities, including sustainable community wage jobs; consolidating administrative and operating functions for efficiency; reducing administrative layering; and reducing administrative costs, to the extent consistent with the State of Washington’s legislative policy as set forth in RCW 53.08.370.

Petrichor Broadband brings together a collective experience of over 20 years’ work on broadband policy and construction of broadband infrastructure. Petrichor Broadband currently manages fiber systems for five other port districts. As part of the agreement for operations and management, Petrichor would provide the following services:

- (1) Fiber and facility mapping, including cut sheet documentation;
- (2) One-Call management services;
- (3) An option to contract for locate services in accordance with standards in the industry;
- (4) Emergency restoration management in accordance with standards in the industry;
- (5) Review of construction design;
- (6) Oversight of Network Operations Center (NOC) contracted services; and
- (7) Management of service order summaries with providers (Figure 10)

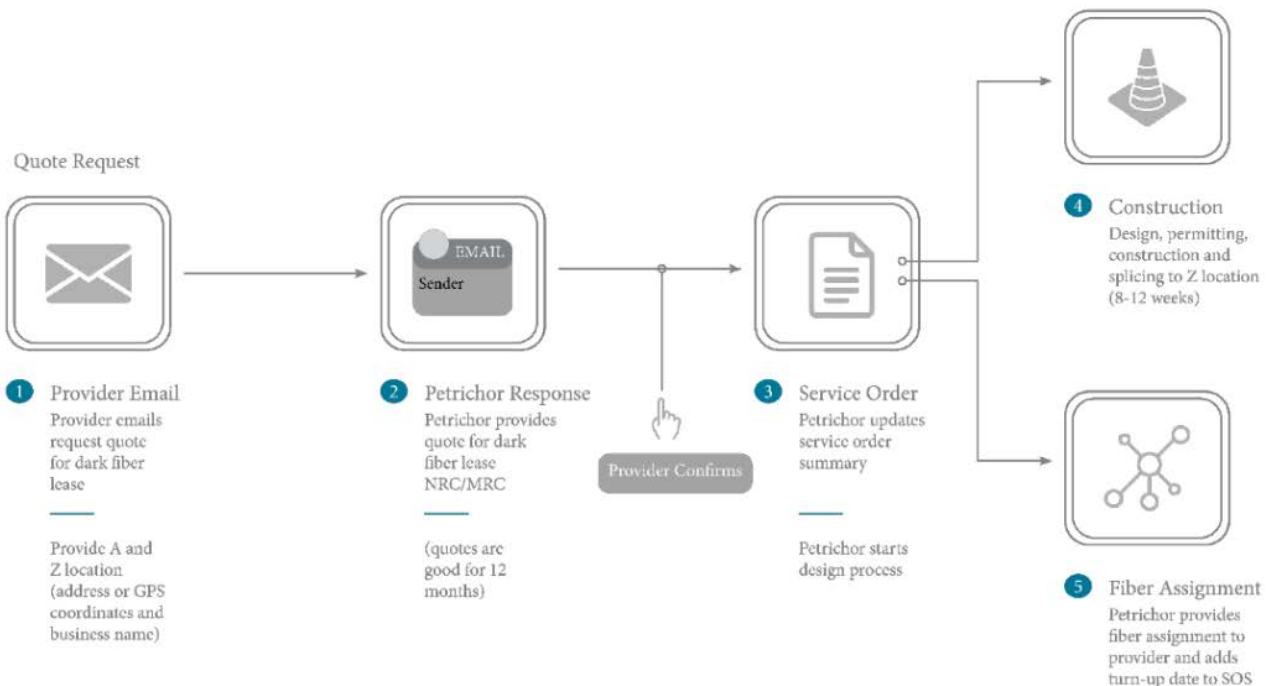


FIGURE 10: FIBER MANAGEMENT WORKFLOW

The Owner would be responsible for administration of billing and collection; and the collection and remittance of applicable taxes as directed by the State of Washington (Attachment H - Sample Agreement

for Fiber Management Services). The costs associated with these services are 15% of the Owner's gross revenues.

If selected to manage the fiber construction project, Petrichor shall provide the following services:

- (1) Design process overview and recommendations;
- (2) Assistance with permitting, pole contact agreements, and franchise acquisition;
- (3) Invitation to bid documents and process management;
- (4) Construction oversight;
- (5) Mapping of the project as-built;
- (6) Public outreach guidance as needed; and
- (7) On-site meetings or visits as required.

A sample agreement for these services is shown in Attachment I - Sample Agreement for Construction Oversight Services. The cost for these services would be negotiated depending on timeline of the project and the execution of a fiber management contract.

Benefits of Broadband to the Community

Health and Safety Benefits

Improved broadband access across Walla Walla County would greatly benefit the County's Sheriff's Office, City of Walla Walla Police, Department of Community Health, Emergency Management Department and Emergency Medical Services by ensuring equal access to essential public health and safety information countywide.

For instance, throughout the COVID-19 pandemic, the Walla Walla County Department of Community Health has been utilizing a central website, www.covidwwc.com, to communicate the latest public health news and announcements. The page shares local information about testing, vaccination clinics, care for individuals who contract the virus, resources for affected businesses and more. The website is available in both English and Spanish.

Acknowledging "concerns raised by many members of the community regarding equitable vaccine distribution," the Department of Community Health also created a helpline for residents without Internet or computer access. Eligible County residents can leave their name, date of birth and phone number in a message to be referred for an upcoming vaccine appointment. While this is certainly an innovative solution to immediately address the community's broadband challenges, the need for such a helpline points to the lack of digital equity across Walla Walla County.

Nationally, use of digital communications in government has become widespread during the COVID-19 pandemic and shows no signs of disappearing in the post-COVID world. Therefore, as more governments bring their services online, broadband access will need to become just as ubiquitous.

Education Benefits

In July 2020, the Walla Walla School District launched Walla Walla Online, an online public-school option for students in grades K-12 who require an alternative learning setting for health/safety reasons or may experience better academic success in a distance learning model. The no-cost program provides every student with a Chromebook and internet access support.

Walla Walla Public Schools returned to full-time, in-person instruction for elementary and middle school students on April 26, 2021, but the Walla Walla Online program continues to offer an online alternative for district students and parents. The program is currently accepting new students for the 2021-2022 school year. Nationally, experts say online learning models such as Walla Walla Online will continue well beyond the COVID-19 pandemic.

A 2020 research study by the RAND Corporation found that 20% of U.S. school districts plan to offer fully online learning after the pandemic ends, 10% plan to offer a blended or hybrid model and 7% state they will consider "remote learning in some form."

Therefore, it is essential that all students in Walla Walla County have access to the high-speed, high-bandwidth internet necessary to not only attend their state required courses, but also pursue lifelong learning beyond the classroom.

Digital Inclusion

With locations in Burbank, College Place, Prescott and Touchet, the four branches of the Walla Walla County Rural Library District provide computers, tablets and free internet access to all patrons. In addition, the Walla Walla Public Library offers computers, tablets, WiFi access and new computer user classes to ensure digital inclusion for its users. WiFi access is also available in the lawn surrounding the library, providing a means to access the internet when the building is closed. As Walla Walla County works to bolster its broadband availability, these libraries could play a role in ensuring that every new broadband connection is coupled with access to a digital device.

Impact of COVID-19 Pandemic on the Study

During the timeline of this study, our nation has been greatly impeded both socially and economically by the COVID-19 pandemic. The usual methods of networking face-to-face and conducting on-the-ground analysis were not able to take place during this timeline. In this new world we live in, conference calls, electronic communications and video conferencing facilitated the work. Despite the challenges posed by meeting restrictions, Petrichor Broadband worked diligently throughout the course of the study to engage with every stakeholder through all means available virtually.

In addition, the timing of the study amid the COVID-19 pandemic underscored the significance of this project in Walla Walla County. The pandemic has upended our familiar ways of conducting business, school and family life. These activities typically conducted in separate spaces have coalesced into our homes, making access to high-speed, high-bandwidth broadband for multiple users more critical than ever



before. It is with this lens that Petrichor Broadband worked to carry out its analysis of broadband gaps in Walla Walla County.

Acknowledgements

Petrichor Broadband, LLC would especially like to thank the Port of Walla Walla Commissioners, the Walla Walla Valley Chamber of Commerce, Walla Walla Public Schools, College Place Public Schools and the telecommunication providers in the Walla Walla region for participating in this study. Their invaluable leadership and persistent vision to improve the broadband in Walla Walla County is greatly appreciated.

Attachment A - Broadband Provider Meeting Minutes

Walla Walla County Broadband Providers Meeting

May 3, 2021

Attendees:

- Pat Reay, Port of Walla Walla
- Joe Poire, Petrichor Broadband
- Wrandoll Brenes, PocketiNet
- James Lee, Century Link/Lumen
- Kristen Stadnik, PocketiNet
- David Namura, Lumen
- Rick Pummel, Walla Walla Public Schools
- Kyle Tarbet, Walla Walla Valley Chamber of Commerce
- Stafford Strong, Charter Communications
- Bob Green, PocketiNet
- Todd Brandenburg, PocketiNet
- Jim Fry, Superintendent of College Place Public Schools

The meeting began at 10:05 a.m. with introductions.

Joe Poire of Petrichor Broadband provided opening remarks. He addressed the 2015 broadband study conducted by Magellan in Walla Walla County, the state of broadband during COVID-19 and available federal broadband funding. He asked, “How can public money and the private sector work together to lower the cost and deliver broadband in Walla Walla County, statewide and nationally?”

Pat Reay, Executive Director of the Port of Walla Walla, explained the challenges of provisioning Walla Walla County with broadband, and stated the County’s broadband goals exceed the state standards. He stated the Petrichor Broadband study will focus on public investments that can be deployed, rather than simply identifying and mapping deficiencies.

Bob Green of PocketiNet posed the question, Why would I make investments in broadband when the County is planning on building this infrastructure?

Todd Brandenburg of PocketiNet stated there is an incredible influx of people moving to Walla Walla County, where they can work at home and maintain an excellent quality of life. He said his primary concern is how the public and private sectors can partner on open-access networks. He stressed an open-access, non-discriminatory build that treats all providers equally. To make a sound decision for the future, investments should focus on fiber, he said.

Stafford Strong stated it may be best for the County to partner with private providers. He noted Charter Communications’ infrastructure is currently capable of 1 Gig symmetrical service, as included in the state broadband goals. However, the possibility exists that increasing the upload speeds would diminish the download speeds. Mr. Strong expressed that he is ready to partner in areas where Charter Communications cannot build currently or the business case does not exist.

Mr. Poire stated the current Public Works Board (PWB) broadband funding program does not provide an effective loan program. Therefore, Petrichor Broadband wrote a 100% grant application for the Kalispel Tribe.

Mr. Strong noted the majority of the PWB funding in the last cycle went toward grants, rather than low-interest loans. He is hopeful the funding program will be more successful this year.

Mr. Brandenburg stated we need to consider fiber as we do roads and bridges. Dollars should go to public entities such as local governments, rather than the private sector, in order to create open-access infrastructure and utilize public-private partnerships.

Mr. Reay said the private sector has a lower risk tolerance. The Port can make investments that can create the pathway for broadband to facilitate competition and availability for customers.

Kyle Tarbet said the Walla Walla Valley Chamber of Commerce encourages proactive expansion of broadband to make the region a better candidate for grant funding and remote working.

Rick Pummel of Walla Walla Public Schools stated about 20% of the student population does not have a computer at home or internet connectivity in the district's latest study. As a result, the district purchased WiFi hotspots. However, they are not as reliable as a wired connection for Zoom calls. The state has temporarily and in part funded a charter connection for some homes this school year. The district needs to be equipped to go fully remote at any time. Yet the challenge remains, How can we do this when some students lack broadband?

Jim Fry, the Superintendent of College Place Public Schools, stated teachers who never before used technology in the classroom now use it as their primary tool to issue assignments, grades, etc. This will forever change education, he said.

Mr. Poire stated the study conclusion will focus on how Walla Walla County can position itself for public money and provide open-access infrastructure that ensures the private sector receives a reasonable return on investment so they can continue innovating. He said the ports' track record of maintaining carrier-grade infrastructure for the past 20 years will be the best prediction for the next 20.

Mr. Green asked about the progress of the study.

Mr. Poire stated the study includes a description of needs and construction estimates.

Wrandoll Brenes of PocketiNet commented that government does not always coordinate effectively and gave the example of RDOF. He stated the ports need to coordinate with the counties.

The meeting concluded at 11:25 a.m.

Attachment B - Loan Amortization Schedule

CERB Loan Debt Service					
Loan	\$ 3,823,113.38				
Term (yrs)	20				
Rate	2%				
Amortization Schedule					
Payment	Payment	Principal	Interest	Total Interest	Balance
1	\$19,340.49	\$12,968.64	\$6,371.86	\$6,371.86	\$3,810,144.74
2	\$19,340.49	\$12,990.25	\$6,350.24	\$12,722.10	\$3,797,154.48
3	\$19,340.49	\$13,011.90	\$6,328.59	\$19,050.69	\$3,784,142.58
4	\$19,340.49	\$13,033.59	\$6,306.90	\$25,357.59	\$3,771,108.99
5	\$19,340.49	\$13,055.31	\$6,285.18	\$31,642.77	\$3,758,053.68
6	\$19,340.49	\$13,077.07	\$6,263.42	\$37,906.20	\$3,744,976.61
7	\$19,340.49	\$13,098.87	\$6,241.63	\$44,147.82	\$3,731,877.75
8	\$19,340.49	\$13,120.70	\$6,219.80	\$50,367.62	\$3,718,757.05
9	\$19,340.49	\$13,142.57	\$6,197.93	\$56,565.55	\$3,705,614.48
10	\$19,340.49	\$13,164.47	\$6,176.02	\$62,741.57	\$3,692,450.01
11	\$19,340.49	\$13,186.41	\$6,154.08	\$68,895.66	\$3,679,263.60
12	\$19,340.49	\$13,208.39	\$6,132.11	\$75,027.76	\$3,666,055.22
13	\$19,340.49	\$13,230.40	\$6,110.09	\$81,137.85	\$3,652,824.81
14	\$19,340.49	\$13,252.45	\$6,088.04	\$87,225.90	\$3,639,572.36
15	\$19,340.49	\$13,274.54	\$6,065.95	\$93,291.85	\$3,626,297.82
16	\$19,340.49	\$13,296.66	\$6,043.83	\$99,335.68	\$3,613,001.16
17	\$19,340.49	\$13,318.82	\$6,021.67	\$105,357.35	\$3,599,682.33
18	\$19,340.49	\$13,341.02	\$5,999.47	\$111,356.82	\$3,586,341.31
19	\$19,340.49	\$13,363.26	\$5,977.24	\$117,334.05	\$3,572,978.05
20	\$19,340.49	\$13,385.53	\$5,954.96	\$123,289.02	\$3,559,592.52
21	\$19,340.49	\$13,407.84	\$5,932.65	\$129,221.67	\$3,546,184.68
22	\$19,340.49	\$13,430.19	\$5,910.31	\$135,131.98	\$3,532,754.50
23	\$19,340.49	\$13,452.57	\$5,887.92	\$141,019.90	\$3,519,301.93
24	\$19,340.49	\$13,474.99	\$5,865.50	\$146,885.41	\$3,505,826.94
25	\$19,340.49	\$13,497.45	\$5,843.04	\$152,728.45	\$3,492,329.49
26	\$19,340.49	\$13,519.94	\$5,820.55	\$158,549.00	\$3,478,809.55
27	\$19,340.49	\$13,542.48	\$5,798.02	\$164,347.02	\$3,465,267.07
28	\$19,340.49	\$13,565.05	\$5,775.45	\$170,122.46	\$3,451,702.02
29	\$19,340.49	\$13,587.66	\$5,752.84	\$175,875.30	\$3,438,114.36
30	\$19,340.49	\$13,610.30	\$5,730.19	\$181,605.49	\$3,424,504.06
31	\$19,340.49	\$13,632.99	\$5,707.51	\$187,313.00	\$3,410,871.07
32	\$19,340.49	\$13,655.71	\$5,684.79	\$192,997.78	\$3,397,215.37
33	\$19,340.49	\$13,678.47	\$5,662.03	\$198,659.81	\$3,383,536.90

34	\$19,340.49	\$13,701.27	\$5,639.23	\$204,299.03	\$3,369,835.63
35	\$19,340.49	\$13,724.10	\$5,616.39	\$209,915.43	\$3,356,111.53
36	\$19,340.49	\$13,746.97	\$5,593.52	\$215,508.95	\$3,342,364.56
37	\$19,340.49	\$13,769.89	\$5,570.61	\$221,079.55	\$3,328,594.67
38	\$19,340.49	\$13,792.84	\$5,547.66	\$226,627.21	\$3,314,801.84
39	\$19,340.49	\$13,815.82	\$5,524.67	\$232,151.88	\$3,300,986.01
40	\$19,340.49	\$13,838.85	\$5,501.64	\$237,653.53	\$3,287,147.16
41	\$19,340.49	\$13,861.91	\$5,478.58	\$243,132.10	\$3,273,285.25
42	\$19,340.49	\$13,885.02	\$5,455.48	\$248,587.58	\$3,259,400.23
43	\$19,340.49	\$13,908.16	\$5,432.33	\$254,019.91	\$3,245,492.07
44	\$19,340.49	\$13,931.34	\$5,409.15	\$259,429.07	\$3,231,560.73
45	\$19,340.49	\$13,954.56	\$5,385.93	\$264,815.00	\$3,217,606.17
46	\$19,340.49	\$13,977.82	\$5,362.68	\$270,177.68	\$3,203,628.35
47	\$19,340.49	\$14,001.11	\$5,339.38	\$275,517.06	\$3,189,627.24
48	\$19,340.49	\$14,024.45	\$5,316.05	\$280,833.10	\$3,175,602.79
49	\$19,340.49	\$14,047.82	\$5,292.67	\$286,125.78	\$3,161,554.97
50	\$19,340.49	\$14,071.24	\$5,269.26	\$291,395.03	\$3,147,483.74
51	\$19,340.49	\$14,094.69	\$5,245.81	\$296,640.84	\$3,133,389.05
52	\$19,340.49	\$14,118.18	\$5,222.32	\$301,863.15	\$3,119,270.87
53	\$19,340.49	\$14,141.71	\$5,198.78	\$307,061.94	\$3,105,129.16
54	\$19,340.49	\$14,165.28	\$5,175.22	\$312,237.15	\$3,090,963.88
55	\$19,340.49	\$14,188.89	\$5,151.61	\$317,388.76	\$3,076,775.00
56	\$19,340.49	\$14,212.54	\$5,127.96	\$322,516.72	\$3,062,562.46
57	\$19,340.49	\$14,236.22	\$5,104.27	\$327,620.99	\$3,048,326.24
58	\$19,340.49	\$14,259.95	\$5,080.54	\$332,701.53	\$3,034,066.29
59	\$19,340.49	\$14,283.72	\$5,056.78	\$337,758.31	\$3,019,782.57
60	\$19,340.49	\$14,307.52	\$5,032.97	\$342,791.28	\$3,005,475.05
61	\$19,340.49	\$14,331.37	\$5,009.13	\$347,800.41	\$2,991,143.68
62	\$19,340.49	\$14,355.25	\$4,985.24	\$352,785.65	\$2,976,788.43
63	\$19,340.49	\$14,379.18	\$4,961.31	\$357,746.96	\$2,962,409.25
64	\$19,340.49	\$14,403.14	\$4,937.35	\$362,684.31	\$2,948,006.10
65	\$19,340.49	\$14,427.15	\$4,913.34	\$367,597.65	\$2,933,578.95
66	\$19,340.49	\$14,451.20	\$4,889.30	\$372,486.95	\$2,919,127.76
67	\$19,340.49	\$14,475.28	\$4,865.21	\$377,352.16	\$2,904,652.48
68	\$19,340.49	\$14,499.41	\$4,841.09	\$382,193.25	\$2,890,153.07
69	\$19,340.49	\$14,523.57	\$4,816.92	\$387,010.17	\$2,875,629.50
70	\$19,340.49	\$14,547.78	\$4,792.72	\$391,802.89	\$2,861,081.72
71	\$19,340.49	\$14,572.02	\$4,768.47	\$396,571.36	\$2,846,509.70
72	\$19,340.49	\$14,596.31	\$4,744.18	\$401,315.54	\$2,831,913.39
73	\$19,340.49	\$14,620.64	\$4,719.86	\$406,035.40	\$2,817,292.75
74	\$19,340.49	\$14,645.01	\$4,695.49	\$410,730.89	\$2,802,647.75
75	\$19,340.49	\$14,669.41	\$4,671.08	\$415,401.96	\$2,787,978.33
76	\$19,340.49	\$14,693.86	\$4,646.63	\$420,048.60	\$2,773,284.47

77	\$19,340.49	\$14,718.35	\$4,622.14	\$424,670.74	\$2,758,566.12
78	\$19,340.49	\$14,742.88	\$4,597.61	\$429,268.35	\$2,743,823.23
79	\$19,340.49	\$14,767.45	\$4,573.04	\$433,841.39	\$2,729,055.78
80	\$19,340.49	\$14,792.07	\$4,548.43	\$438,389.81	\$2,714,263.71
81	\$19,340.49	\$14,816.72	\$4,523.77	\$442,913.58	\$2,699,446.99
82	\$19,340.49	\$14,841.42	\$4,499.08	\$447,412.66	\$2,684,605.58
83	\$19,340.49	\$14,866.15	\$4,474.34	\$451,887.01	\$2,669,739.42
84	\$19,340.49	\$14,890.93	\$4,449.57	\$456,336.57	\$2,654,848.50
85	\$19,340.49	\$14,915.75	\$4,424.75	\$460,761.32	\$2,639,932.75
86	\$19,340.49	\$14,940.61	\$4,399.89	\$465,161.21	\$2,624,992.15
87	\$19,340.49	\$14,965.51	\$4,374.99	\$469,536.19	\$2,610,026.64
88	\$19,340.49	\$14,990.45	\$4,350.04	\$473,886.24	\$2,595,036.19
89	\$19,340.49	\$15,015.43	\$4,325.06	\$478,211.30	\$2,580,020.76
90	\$19,340.49	\$15,040.46	\$4,300.03	\$482,511.33	\$2,564,980.30
91	\$19,340.49	\$15,065.53	\$4,274.97	\$486,786.30	\$2,549,914.77
92	\$19,340.49	\$15,090.64	\$4,249.86	\$491,036.16	\$2,534,824.14
93	\$19,340.49	\$15,115.79	\$4,224.71	\$495,260.86	\$2,519,708.35
94	\$19,340.49	\$15,140.98	\$4,199.51	\$499,460.38	\$2,504,567.37
95	\$19,340.49	\$15,166.21	\$4,174.28	\$503,634.66	\$2,489,401.16
96	\$19,340.49	\$15,191.49	\$4,149.00	\$507,783.66	\$2,474,209.66
97	\$19,340.49	\$15,216.81	\$4,123.68	\$511,907.34	\$2,458,992.85
98	\$19,340.49	\$15,242.17	\$4,098.32	\$516,005.66	\$2,443,750.68
99	\$19,340.49	\$15,267.58	\$4,072.92	\$520,078.58	\$2,428,483.11
100	\$19,340.49	\$15,293.02	\$4,047.47	\$524,126.05	\$2,413,190.08
101	\$19,340.49	\$15,318.51	\$4,021.98	\$528,148.04	\$2,397,871.57
102	\$19,340.49	\$15,344.04	\$3,996.45	\$532,144.49	\$2,382,527.53
103	\$19,340.49	\$15,369.61	\$3,970.88	\$536,115.37	\$2,367,157.92
104	\$19,340.49	\$15,395.23	\$3,945.26	\$540,060.63	\$2,351,762.69
105	\$19,340.49	\$15,420.89	\$3,919.60	\$543,980.24	\$2,336,341.80
106	\$19,340.49	\$15,446.59	\$3,893.90	\$547,874.14	\$2,320,895.21
107	\$19,340.49	\$15,472.33	\$3,868.16	\$551,742.30	\$2,305,422.87
108	\$19,340.49	\$15,498.12	\$3,842.37	\$555,584.67	\$2,289,924.75
109	\$19,340.49	\$15,523.95	\$3,816.54	\$559,401.21	\$2,274,400.80
110	\$19,340.49	\$15,549.83	\$3,790.67	\$563,191.88	\$2,258,850.97
111	\$19,340.49	\$15,575.74	\$3,764.75	\$566,956.63	\$2,243,275.23
112	\$19,340.49	\$15,601.70	\$3,738.79	\$570,695.42	\$2,227,673.53
113	\$19,340.49	\$15,627.70	\$3,712.79	\$574,408.21	\$2,212,045.83
114	\$19,340.49	\$15,653.75	\$3,686.74	\$578,094.95	\$2,196,392.08
115	\$19,340.49	\$15,679.84	\$3,660.65	\$581,755.61	\$2,180,712.24
116	\$19,340.49	\$15,705.97	\$3,634.52	\$585,390.13	\$2,165,006.26
117	\$19,340.49	\$15,732.15	\$3,608.34	\$588,998.47	\$2,149,274.11
118	\$19,340.49	\$15,758.37	\$3,582.12	\$592,580.60	\$2,133,515.74
119	\$19,340.49	\$15,784.63	\$3,555.86	\$596,136.46	\$2,117,731.11

120	\$19,340.49	\$15,810.94	\$3,529.55	\$599,666.01	\$2,101,920.17
121	\$19,340.49	\$15,837.29	\$3,503.20	\$603,169.21	\$2,086,082.88
122	\$19,340.49	\$15,863.69	\$3,476.80	\$606,646.01	\$2,070,219.19
123	\$19,340.49	\$15,890.13	\$3,450.37	\$610,096.38	\$2,054,329.06
124	\$19,340.49	\$15,916.61	\$3,423.88	\$613,520.26	\$2,038,412.45
125	\$19,340.49	\$15,943.14	\$3,397.35	\$616,917.61	\$2,022,469.31
126	\$19,340.49	\$15,969.71	\$3,370.78	\$620,288.40	\$2,006,499.60
127	\$19,340.49	\$15,996.33	\$3,344.17	\$623,632.56	\$1,990,503.27
128	\$19,340.49	\$16,022.99	\$3,317.51	\$626,950.07	\$1,974,480.28
129	\$19,340.49	\$16,049.69	\$3,290.80	\$630,240.87	\$1,958,430.59
130	\$19,340.49	\$16,076.44	\$3,264.05	\$633,504.92	\$1,942,354.15
131	\$19,340.49	\$16,103.24	\$3,237.26	\$636,742.18	\$1,926,250.91
132	\$19,340.49	\$16,130.08	\$3,210.42	\$639,952.59	\$1,910,120.83
133	\$19,340.49	\$16,156.96	\$3,183.53	\$643,136.13	\$1,893,963.88
134	\$19,340.49	\$16,183.89	\$3,156.61	\$646,292.73	\$1,877,779.99
135	\$19,340.49	\$16,210.86	\$3,129.63	\$649,422.37	\$1,861,569.13
136	\$19,340.49	\$16,237.88	\$3,102.62	\$652,524.98	\$1,845,331.25
137	\$19,340.49	\$16,264.94	\$3,075.55	\$655,600.54	\$1,829,066.31
138	\$19,340.49	\$16,292.05	\$3,048.44	\$658,648.98	\$1,812,774.26
139	\$19,340.49	\$16,319.20	\$3,021.29	\$661,670.27	\$1,796,455.06
140	\$19,340.49	\$16,346.40	\$2,994.09	\$664,664.36	\$1,780,108.65
141	\$19,340.49	\$16,373.65	\$2,966.85	\$667,631.21	\$1,763,735.01
142	\$19,340.49	\$16,400.94	\$2,939.56	\$670,570.77	\$1,747,334.07
143	\$19,340.49	\$16,428.27	\$2,912.22	\$673,482.99	\$1,730,905.80
144	\$19,340.49	\$16,455.65	\$2,884.84	\$676,367.83	\$1,714,450.15
145	\$19,340.49	\$16,483.08	\$2,857.42	\$679,225.25	\$1,697,967.08
146	\$19,340.49	\$16,510.55	\$2,829.95	\$682,055.20	\$1,681,456.53
147	\$19,340.49	\$16,538.07	\$2,802.43	\$684,857.62	\$1,664,918.46
148	\$19,340.49	\$16,565.63	\$2,774.86	\$687,632.49	\$1,648,352.83
149	\$19,340.49	\$16,593.24	\$2,747.25	\$690,379.74	\$1,631,759.59
150	\$19,340.49	\$16,620.89	\$2,719.60	\$693,099.34	\$1,615,138.70
151	\$19,340.49	\$16,648.60	\$2,691.90	\$695,791.24	\$1,598,490.10
152	\$19,340.49	\$16,676.34	\$2,664.15	\$698,455.39	\$1,581,813.76
153	\$19,340.49	\$16,704.14	\$2,636.36	\$701,091.75	\$1,565,109.62
154	\$19,340.49	\$16,731.98	\$2,608.52	\$703,700.26	\$1,548,377.65
155	\$19,340.49	\$16,759.86	\$2,580.63	\$706,280.89	\$1,531,617.78
156	\$19,340.49	\$16,787.80	\$2,552.70	\$708,833.59	\$1,514,829.99
157	\$19,340.49	\$16,815.78	\$2,524.72	\$711,358.30	\$1,498,014.21
158	\$19,340.49	\$16,843.80	\$2,496.69	\$713,854.99	\$1,481,170.41
159	\$19,340.49	\$16,871.88	\$2,468.62	\$716,323.61	\$1,464,298.53
160	\$19,340.49	\$16,900.00	\$2,440.50	\$718,764.11	\$1,447,398.53
161	\$19,340.49	\$16,928.16	\$2,412.33	\$721,176.44	\$1,430,470.37
162	\$19,340.49	\$16,956.38	\$2,384.12	\$723,560.56	\$1,413,513.99

163	\$19,340.49	\$16,984.64	\$2,355.86	\$725,916.41	\$1,396,529.36
164	\$19,340.49	\$17,012.94	\$2,327.55	\$728,243.96	\$1,379,516.41
165	\$19,340.49	\$17,041.30	\$2,299.19	\$730,543.16	\$1,362,475.11
166	\$19,340.49	\$17,069.70	\$2,270.79	\$732,813.95	\$1,345,405.41
167	\$19,340.49	\$17,098.15	\$2,242.34	\$735,056.29	\$1,328,307.26
168	\$19,340.49	\$17,126.65	\$2,213.85	\$737,270.14	\$1,311,180.61
169	\$19,340.49	\$17,155.19	\$2,185.30	\$739,455.44	\$1,294,025.42
170	\$19,340.49	\$17,183.78	\$2,156.71	\$741,612.15	\$1,276,841.64
171	\$19,340.49	\$17,212.42	\$2,128.07	\$743,740.22	\$1,259,629.21
172	\$19,340.49	\$17,241.11	\$2,099.38	\$745,839.60	\$1,242,388.10
173	\$19,340.49	\$17,269.85	\$2,070.65	\$747,910.25	\$1,225,118.25
174	\$19,340.49	\$17,298.63	\$2,041.86	\$749,952.11	\$1,207,819.62
175	\$19,340.49	\$17,327.46	\$2,013.03	\$751,965.14	\$1,190,492.16
176	\$19,340.49	\$17,356.34	\$1,984.15	\$753,949.30	\$1,173,135.82
177	\$19,340.49	\$17,385.27	\$1,955.23	\$755,904.52	\$1,155,750.56
178	\$19,340.49	\$17,414.24	\$1,926.25	\$757,830.77	\$1,138,336.31
179	\$19,340.49	\$17,443.27	\$1,897.23	\$759,728.00	\$1,120,893.05
180	\$19,340.49	\$17,472.34	\$1,868.16	\$761,596.15	\$1,103,420.71
181	\$19,340.49	\$17,501.46	\$1,839.03	\$763,435.19	\$1,085,919.25
182	\$19,340.49	\$17,530.63	\$1,809.87	\$765,245.05	\$1,068,388.62
183	\$19,340.49	\$17,559.85	\$1,780.65	\$767,025.70	\$1,050,828.78
184	\$19,340.49	\$17,589.11	\$1,751.38	\$768,777.08	\$1,033,239.67
185	\$19,340.49	\$17,618.43	\$1,722.07	\$770,499.15	\$1,015,621.24
186	\$19,340.49	\$17,647.79	\$1,692.70	\$772,191.85	\$997,973.45
187	\$19,340.49	\$17,677.20	\$1,663.29	\$773,855.14	\$980,296.24
188	\$19,340.49	\$17,706.67	\$1,633.83	\$775,488.97	\$962,589.58
189	\$19,340.49	\$17,736.18	\$1,604.32	\$777,093.28	\$944,853.40
190	\$19,340.49	\$17,765.74	\$1,574.76	\$778,668.04	\$927,087.66
191	\$19,340.49	\$17,795.35	\$1,545.15	\$780,213.19	\$909,292.31
192	\$19,340.49	\$17,825.01	\$1,515.49	\$781,728.67	\$891,467.31
193	\$19,340.49	\$17,854.71	\$1,485.78	\$783,214.45	\$873,612.59
194	\$19,340.49	\$17,884.47	\$1,456.02	\$784,670.47	\$855,728.12
195	\$19,340.49	\$17,914.28	\$1,426.21	\$786,096.69	\$837,813.84
196	\$19,340.49	\$17,944.14	\$1,396.36	\$787,493.04	\$819,869.70
197	\$19,340.49	\$17,974.04	\$1,366.45	\$788,859.49	\$801,895.66
198	\$19,340.49	\$18,004.00	\$1,336.49	\$790,195.99	\$783,891.66
199	\$19,340.49	\$18,034.01	\$1,306.49	\$791,502.47	\$765,857.65
200	\$19,340.49	\$18,064.06	\$1,276.43	\$792,778.90	\$747,793.59
201	\$19,340.49	\$18,094.17	\$1,246.32	\$794,025.22	\$729,699.42
202	\$19,340.49	\$18,124.33	\$1,216.17	\$795,241.39	\$711,575.09
203	\$19,340.49	\$18,154.53	\$1,185.96	\$796,427.35	\$693,420.55
204	\$19,340.49	\$18,184.79	\$1,155.70	\$797,583.05	\$675,235.76
205	\$19,340.49	\$18,215.10	\$1,125.39	\$798,708.44	\$657,020.66

206	\$19,340.49	\$18,245.46	\$1,095.03	\$799,803.48	\$638,775.20
207	\$19,340.49	\$18,275.87	\$1,064.63	\$800,868.10	\$620,499.33
208	\$19,340.49	\$18,306.33	\$1,034.17	\$801,902.27	\$602,193.01
209	\$19,340.49	\$18,336.84	\$1,003.66	\$802,905.92	\$583,856.17
210	\$19,340.49	\$18,367.40	\$973.09	\$803,879.02	\$565,488.77
211	\$19,340.49	\$18,398.01	\$942.48	\$804,821.50	\$547,090.75
212	\$19,340.49	\$18,428.68	\$911.82	\$805,733.31	\$528,662.08
213	\$19,340.49	\$18,459.39	\$881.10	\$806,614.42	\$510,202.69
214	\$19,340.49	\$18,490.16	\$850.34	\$807,464.76	\$491,712.53
215	\$19,340.49	\$18,520.97	\$819.52	\$808,284.28	\$473,191.56
216	\$19,340.49	\$18,551.84	\$788.65	\$809,072.93	\$454,639.72
217	\$19,340.49	\$18,582.76	\$757.73	\$809,830.66	\$436,056.96
218	\$19,340.49	\$18,613.73	\$726.76	\$810,557.42	\$417,443.23
219	\$19,340.49	\$18,644.75	\$695.74	\$811,253.16	\$398,798.47
220	\$19,340.49	\$18,675.83	\$664.66	\$811,917.83	\$380,122.64
221	\$19,340.49	\$18,706.96	\$633.54	\$812,551.36	\$361,415.69
222	\$19,340.49	\$18,738.13	\$602.36	\$813,153.72	\$342,677.55
223	\$19,340.49	\$18,769.36	\$571.13	\$813,724.85	\$323,908.19
224	\$19,340.49	\$18,800.65	\$539.85	\$814,264.70	\$305,107.54
225	\$19,340.49	\$18,831.98	\$508.51	\$814,773.21	\$286,275.56
226	\$19,340.49	\$18,863.37	\$477.13	\$815,250.34	\$267,412.20
227	\$19,340.49	\$18,894.81	\$445.69	\$815,696.03	\$248,517.39
228	\$19,340.49	\$18,926.30	\$414.20	\$816,110.22	\$229,591.09
229	\$19,340.49	\$18,957.84	\$382.65	\$816,492.87	\$210,633.25
230	\$19,340.49	\$18,989.44	\$351.06	\$816,843.93	\$191,643.81
231	\$19,340.49	\$19,021.09	\$319.41	\$817,163.33	\$172,622.72
232	\$19,340.49	\$19,052.79	\$287.70	\$817,451.04	\$153,569.94
233	\$19,340.49	\$19,084.54	\$255.95	\$817,706.99	\$134,485.39
234	\$19,340.49	\$19,116.35	\$224.14	\$817,931.13	\$115,369.04
235	\$19,340.49	\$19,148.21	\$192.28	\$818,123.41	\$96,220.83
236	\$19,340.49	\$19,180.13	\$160.37	\$818,283.78	\$77,040.70
237	\$19,340.49	\$19,212.09	\$128.40	\$818,412.18	\$57,828.61
238	\$19,340.49	\$19,244.11	\$96.38	\$818,508.56	\$38,584.50
239	\$19,340.49	\$19,276.19	\$64.31	\$818,572.87	\$19,308.31
240	\$19,340.49	\$4,282.13	\$32.18	\$818,605.05	\$15,026.18

Attachment C - Balance Sheet

Balance Sheet		Year										
	0	1	2	3	4	5	6	7	8	9	10	
ASSETS												
Current Assets												
Cash	\$ 6,796,646.00	\$ 25,398.79	\$ 53,751.71	\$ 85,088.29	\$ 119,438.37	\$ 156,832.09	\$ 197,299.89	\$ 240,872.50	\$ 287,580.97	\$ 337,456.66	\$ 390,531.24	
Fixed Assets												
Land		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Facilities		\$ 6,796,646.00	\$ 6,796,646.00	\$ 6,796,646.00	\$ 6,796,646.00	\$ 6,796,646.00	\$ 6,796,646.00	\$ 6,796,646.00	\$ 6,796,646.00	\$ 6,796,646.00	\$ 6,796,646.00	
TOTAL ASSETS	\$ 6,796,646.00	\$ 6,822,044.79	\$ 6,850,397.71	\$ 6,881,734.29	\$ 6,916,084.37	\$ 6,953,478.09	\$ 6,993,945.89	\$ 7,037,518.50	\$ 7,084,226.97	\$ 7,134,102.66	\$ 7,187,177.24	
LIABILITIES												
Current Liabilities												
		\$160,228.28	\$163,462.38	\$166,761.76	\$170,127.74	\$173,561.66	\$177,064.89	\$180,638.83	\$184,284.91	\$188,004.58	\$191,799.33	
Long-Term Liabilities	\$ 3,823,113.38	\$ 3,505,826.94	\$3,342,364.56	\$3,175,602.79	\$3,005,475.05	\$2,831,913.39	\$2,654,848.50	\$2,474,209.66	\$2,289,924.75	\$2,101,920.17	\$1,910,120.83	
Total Liabilities	\$ 3,823,113.38	\$ 3,666,055.22	\$ 3,505,826.94	\$ 3,342,364.56	\$ 3,175,602.79	\$ 3,005,475.05	\$ 2,831,913.39	\$ 2,654,848.50	\$ 2,474,209.66	\$ 2,289,924.75	\$ 2,101,920.17	
NET WORTH												
Cash Contribution	\$ 1,699,161.50	\$ 1,699,161.50	\$ 1,699,161.50	\$ 1,699,161.50	\$ 1,699,161.50	\$ 1,699,161.50	\$ 1,699,161.50	\$ 1,699,161.50	\$ 1,699,161.50	\$ 1,699,161.50	\$ 1,699,161.50	
Grant Proceeds	\$ 1,274,371.13	\$ 1,274,371.13	\$ 1,274,371.13	\$ 1,274,371.13	\$ 1,274,371.13	\$ 1,274,371.13	\$ 1,274,371.13	\$ 1,274,371.13	\$ 1,274,371.13	\$ 1,274,371.13	\$ 1,274,371.13	
Retained Earnings		\$ 182,456.95	\$ 371,038.14	\$ 565,837.11	\$ 766,948.96	\$ 974,470.42	\$ 1,188,499.87	\$ 1,409,137.37	\$ 1,636,484.68	\$ 1,870,645.28	\$ 2,111,724.45	
Total Net Worth	\$ 2,973,532.63	\$ 3,155,989.58	\$ 3,344,570.77	\$ 3,539,369.73	\$ 3,740,481.58	\$ 3,948,003.04	\$ 4,162,032.50	\$ 4,382,670.00	\$ 4,610,017.30	\$ 4,844,177.90	\$ 5,085,257.07	
TOTAL LIABILITIES AND NET WORTH	\$ 6,796,646.00	\$ 6,822,044.79	\$ 6,850,397.71	\$ 6,881,734.29	\$ 6,916,084.37	\$ 6,953,478.09	\$ 6,993,945.89	\$ 7,037,518.50	\$ 7,084,226.97	\$ 7,134,102.66	\$ 7,187,177.24	

Attachment D - Cash Flow Projection

Cash Flow	Year		Year									
	0	1	2	3	4	5	6	7	8	9	10	
CASH RECEIPTS												
Income from Sales												
Cash Sales	\$ -	\$ 347,544.00	\$ 351,019.44	\$ 354,529.63	\$ 358,074.93	\$ 361,655.68	\$ 365,272.24	\$ 368,924.96	\$ 372,614.21	\$ 376,340.35	\$ 380,103.75	
Total Cash from Sales	\$ -	\$ 347,544.00	\$ 351,019.44	\$ 354,529.63	\$ 358,074.93	\$ 361,655.68	\$ 365,272.24	\$ 368,924.96	\$ 372,614.21	\$ 376,340.35	\$ 380,103.75	
Grant Proceeds	\$ 1,274,371.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Loan Proceeds	\$ 3,823,113.38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Equity Capital Investments	\$ 1,699,161.50	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	
Total Cash from Financing	\$ 6,796,646.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Other Cash Receipts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Cash Receipts	\$ 6,796,646.00	\$ 347,544.00	\$ 351,019.44	\$ 354,529.63	\$ 358,074.93	\$ 361,655.68	\$ 365,272.24	\$ 368,924.96	\$ 372,614.21	\$ 376,340.35	\$ 380,103.75	
CASH DISBURSEMENTS												
Operating Expenses	\$ -	\$ 165,087.05	\$ 162,438.25	\$ 159,730.67	\$ 156,963.08	\$ 154,134.22	\$ 151,242.78	\$ 148,287.46	\$ 145,266.91	\$ 142,179.75	\$ 139,024.59	
Capital Purchases	\$ -	\$ 6,796,646.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Loan Principle	\$ -	\$ 157,058.16	\$160,228.28	\$163,462.38	\$166,761.76	\$170,127.74	\$173,561.66	\$177,064.89	\$180,638.83	\$184,284.91	\$188,004.58	
TOTAL CASH DISBURSEMENTS	\$ -	\$ 7,118,791.21	\$ 322,666.52	\$ 323,193.05	\$ 323,724.85	\$ 324,261.96	\$ 324,804.44	\$ 325,352.35	\$ 325,905.74	\$ 326,464.66	\$ 327,029.17	
NET CASH FLOW												
Opening Cash Balance	\$ -	\$ 6,796,646.00	\$ 25,398.79	\$ 53,751.71	\$ 85,088.29	\$ 119,438.37	\$ 156,832.09	\$ 197,299.89	\$ 240,872.50	\$ 287,580.97	\$ 337,456.66	
Cash receipts	\$ 6,796,646.00	\$ 347,544.00	\$ 351,019.44	\$ 354,529.63	\$ 358,074.93	\$ 361,655.68	\$ 365,272.24	\$ 368,924.96	\$ 372,614.21	\$ 376,340.35	\$ 380,103.75	
Cash Disbursements	\$ -	\$ 7,118,791.21	\$ 322,666.52	\$ 323,193.05	\$ 323,724.85	\$ 324,261.96	\$ 324,804.44	\$ 325,352.35	\$ 325,905.74	\$ 326,464.66	\$ 327,029.17	
Ending Cash Balance	\$ 6,796,646.00	\$ 25,398.79	\$ 53,751.71	\$ 85,088.29	\$ 119,438.37	\$ 156,832.09	\$ 197,299.89	\$ 240,872.50	\$ 287,580.97	\$ 337,456.66	\$ 390,531.24	

Attachment E - Income Statement

Income Statement		Year									
		1	2	3	4	5	6	7	8	9	10
INCOME											
Fiber Leases	\$	347,544.00	\$ 351,019.44	\$ 354,529.63	\$ 358,074.93	\$ 361,655.68	\$ 365,272.24	\$ 368,924.96	\$ 372,614.21	\$ 376,340.35	\$ 380,103.75
GROSS PROFIT	\$	347,544.00	\$ 351,019.44	\$ 354,529.63	\$ 358,074.93	\$ 361,655.68	\$ 365,272.24	\$ 368,924.96	\$ 372,614.21	\$ 376,340.35	\$ 380,103.75
EXPENSES											
Interest Expense on 2% loan	\$	75,027.76	\$ 71,857.64	\$ 68,623.54	\$65,324.16	\$61,958.18	\$58,524.26	\$55,021.03	\$51,447.09	\$47,801.01	\$44,081.34
Management Fees	\$	52,131.60	\$ 52,652.92	\$ 53,179.45	\$ 53,711.24	\$ 54,248.35	\$ 54,790.84	\$ 55,338.74	\$ 55,892.13	\$ 56,451.05	\$ 57,015.56
Pole Attachment Fees	\$	32,500.00	\$ 32,500.00	\$ 32,500.00	\$ 32,500.00	\$ 32,500.00	\$ 32,500.00	\$ 32,500.00	\$ 32,500.00	\$ 32,500.00	\$ 32,500.00
Locate Fees	\$	2,927.69	\$ 2,927.69	\$ 2,927.69	\$ 2,927.69	\$ 2,927.69	\$ 2,927.69	\$ 2,927.69	\$ 2,927.69	\$ 2,927.69	\$ 2,927.69
R&M	\$	2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
TOTAL EXPENSES	\$	165,087.05	\$ 162,438.25	\$ 159,730.67	\$ 156,963.08	\$ 154,134.22	\$ 151,242.78	\$ 148,287.46	\$ 145,266.91	\$ 142,179.75	\$ 139,024.59
NET PROFIT		\$ 182,456.95	\$ 188,581.19	\$ 194,798.96	\$ 201,111.85	\$ 207,521.46	\$ 214,029.46	\$ 220,637.50	\$ 227,347.30	\$ 234,160.60	\$ 241,079.17

Attachment F - Sample Franchise

Ordinance No. TOWN OF SPANGLE WASHINGTON

AN ORDINANCE OF THE TOWN OF SPANGLE, WASHINGTON, GRANTING A NONEXCLUSIVE TELECOMMUNICATIONS FRANCHISE TO THE PORT OF WHITMAN AND OTHER MATTERS PROPERLY RELATING THERETO.

An Ordinance granting a franchise (the “franchise”) to the Port of Whitman, a municipal corporation organized under the laws of the State of Washington (hereinafter referred to as “Grantee”). To locate, construct, operate and maintain poles, wires, fiber optics line, underground cables and appurtenances over, under, along and across all of the Grantor’s rights of way and public property in the Town of Spangle, State of Washington, and setting forth conditions accompanying the grant of Franchise; and,

WHEREAS, the Grantor duly fixed the time and place for hearing said application and due and timely notice of said hearing on such application was given pursuant to statute and ordinance, and hearing on said application having been held as prescribed by law, and the Grantor having been fully advised in the premises and having determined that it is in the public interest to grant such Franchise in the manner herein set forth; and,

WHEREAS, Grantee is authorized to engage in the business of providing wholesale telecommunication services to customers consistent with applicable laws and regulations, and Grantor has determined it is in the interest of the persons and businesses in this jurisdiction to have access to Grantee’s services; and,

WHEREAS, the Town Council has determined that it is in the best interest of and consistent with the convenience and necessity of the Town to grant a Franchise within the confines of the Town to the Franchisee, and on the terms and conditions hereinafter set forth.

NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SPANGLE, WASHINGTON, as follows:

ARTICLE I. DEFINITIONS

For the purpose of this Franchise the following terms, phrases, words, and their derivations shall have the meanings given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number, and the use of any gender shall be applicable to all genders whenever required. The word “shall” is mandatory and “may” is permissive. Words not defined shall be given their common and ordinary meaning.

- A. “Town” is the Town of Spangle, Washington, a town in the State of Washington.
- B. “Town Council” shall mean the governing body of the Town.
- C. “Franchisee” means the Port of Whitman, the grantee of rights under this Franchise ordinance or its lawful successor, transferee or assignee.

- D. "Easement" shall be limited to those Rights-of-way owned or controlled by the Town.
- E. "Facilities" means any and all fiber optic line, equipment and related appurtenances in any way comprising a part of the System.
- F. "*Force Majeure*" means any delays caused by reason of (1) civil commotion; (2) riots; (3) Acts of God and nature, including but not limited to floods, earthquakes, ice storms and tornadoes; (4) strikes or labor unrest; (5) the inability to secure materials; and (6) any other event or circumstances reasonable beyond the control of the Franchisee.
- G. "Franchise" means the initial authorization, or renewal thereof, issued by the Town, whether such authorization is designated as a franchise, permit, license, resolution, contract, certificate, agreement, or otherwise, which authorizes the construction or operation of the System in, on and under the Town's Rights-of-Way.
- H. "Franchise Area" shall mean the area within the Town limits of the Town of Spangle, Washington, including areas annexed during the term of this Franchise.
- I. "Rights-of-Way" or "Right-of-Way" means the surface, the air space above the surface, and the area below the surface of any public street, highway, lane, path, alley, sidewalk, boulevard, drive, bridge, tunnel, easement or similar property in which the Town holds any property interest or exercises any rights of management or control and which, consistent with the purposes for which it was acquired or dedicated, may be used for the installation and maintenance of the System. No reference in this Franchise to a "Right-of-Way shall be deemed to be a representation or guarantee by the Town that its interests or other rights in such property are sufficient to permit its use for the installation and maintenance of the System, and the Franchisee shall be deemed to gain only those rights which the Town has the right and power to give and only to the extent necessary to carry out the purposes of this Franchise.
- J. "System" means the poles, wires, fiber optic lines and all necessary or desirable appurtenances for the purpose of a wholesale communications business in accordance with applicable Law.

ARTICLE II. GRANT OF FRANCHISE

SECTION 1. Grant.

- A. There is hereby granted to the Franchisee a non-exclusive right, privilege, and Franchise to have, acquire, construct, reconstruct, maintain, use and operate within the corporate limits of the Town, the System and to have, acquire construction, reconstruct, maintain, use and operate in, over, under, along, and across the present and future Rights-of-Way all necessary or desirable wires, cables, underground conduits, manholes and other structures and appurtenances in connection with the System.
- B. Limited Rights. This Franchise is intended to convey limited rights and interests only as to those Rights-of-Way in which the Town has an actual interest. It is not a warranty of title or interest in any Right-of-Way; it does not provide the Franchisee with any interest in any particular location within the Right-of-Way; and it does not confer rights other than as expressly provided in the

grant hereof. This Franchise does not deprive the Town of any powers, rights or privileges it now has, or may later acquire in the future, to use, perform work on or to regulate the use of and to control the Town's Rights-of-Way covered by this Franchise, including without limitation the right to perform work on its roadways, streets or appurtenant drainage facilities, water and waste water facilities including construction, altering, paving, widening, grading or excavating such streets.

SECTION 2. Term.

- A. The Franchise granted hereunder shall be for a term of twenty-five (35) years from and after the effective date of this ordinance, unless otherwise lawfully terminated in accordance with the terms of this Franchise.

SECTION 3. Franchise Subject to Other Laws.

This Franchise is subject to and shall be governed by all applicable provisions of law. Notwithstanding any other provisions of this Franchise to the contrary, the Franchisee shall at all times comply with all laws and regulations of the state and federal government or any administrative agencies thereof. Provided, however, if any such law or regulations shall require the Franchisee to perform any service, or shall permit the Franchisee to perform any service, or shall prohibit the Franchisee from performing any service, in conflict with the terms of this Franchise, Town ordinance, or any regulation of the Town Council, then as soon as possible following knowledge thereof, the Franchisee shall notify the attorney for the Town of the point of conflict believed to exist between such regulation or law and regulations of the Town Council, the Town's ordinance or this Franchise.

SECTION 4. Other Franchises.

This Franchise shall not be construed as any limitation upon the right of the Town to grant to other persons rights, privileges, or authorities similar to the rights, privileges, and authorities herein set forth, in the same or other Rights-of-Way, public ways or public places. The Town specifically reserves the right to grant at any time during the term or this Franchise or renewal thereof, if any such additional Franchises as it deems appropriate, upon similar material terms and conditions to this Franchise.

SECTION 5. Waivers.

- A. The failure of the Town on one or more occasions to exercise a right or to require compliance or performance under this Franchise, or any other applicable law shall not be deemed to constitute a waiver of such right or a waiver of compliance or performance by the Town, nor shall it excuse the Franchisee from complying or performing, unless such right or such compliance or performance has been specifically waived in writing by the Town.
- B. No waiver by the Town of any breach or violation or any provision of this Franchise or any ordinance shall be deemed to be a waiver or a continuing waiver by the City of any subsequent breach or violation of the same or any other provision. Neither the granting of the Franchise, nor any provision herein, nor any action by the Town hereunder shall constitute a waiver of or a bar to the exercise of any governmental right or power of the Town, as provided for under state and federal law, including without limitation the right of eminent domain.

- C. No waiver of any provisions of this Franchise shall be effective unless authorized in writing by the Town.

SECTION 6. Franchise Acceptance; Prior Franchise Superseded and Repealed.

- A. Upon adoption of this Franchise and acceptance hereof by the Franchisee, the Franchisee agrees to be bound by all the terms conditions contained herein, which acceptance shall constitute an absolute and unconditional acceptance of the Franchise and promise to comply with and abide by all its provisions, terms and conditions. The Franchisee's signature at the end of this Franchise shall constitute compliance with this section.
- B. By accepting the Franchise, the Franchisee: (1) acknowledges and accepts the Town's legal right to issue and enforce the Franchise; (2) accepts and agrees to comply with each and every provision of this Franchise; and (3) agrees that the Franchise was authorized pursuant to processes and procedures consistent with applicable law, and that it will not raise any claim to the contrary.

SECTION 7. Police Powers.

In accepting this Franchise, the Franchisee acknowledges that its rights hereunder are subject to the police powers of the Town to adopt and enforce general ordinances necessary to the safety and welfare of the public, and the Franchisee agrees to comply with all generally applicable laws and ordinances enacted by the Town pursuant to such power that do not alter the Franchisee's material obligations under this Agreement.

Any conflict between the provisions of this Franchise and any other present or future lawful exercise of the Town's police powers shall be resolved in favor of the latter, except that any such exercise that is not of general application in the jurisdiction or applies specifically to the Franchisee or which contains provisions inconsistent with this Franchise shall prevail only if upon such exercise, the Town finds an emergency exists constituting a danger to health, safety, property or general welfare or such exercise is mandated by law.

SECTION 8. Permits Required.

In addition to this Franchise, in order for the Franchisee to be allowed to occupy or use the Rights-of-Way of the Town, the Franchisee shall obtain all other required authorizations, certificates, licenses and permits, in accordance with federal, state and local law. The Town shall not unreasonably withhold any permits requested by the Franchisee as determined by applicable law.

ARTICLE III. STANDARDS FOR USE OF RIGHT OF WAY

SECTION 1. Uses of Rights-of-Way.

- A. Non-exclusive Grant. This grant for the use of all Town Rights-of-Way is nonexclusive and does not establish priority for use over other franchise holders, permit holders and the Town's own use or public property. Additionally, Franchisee shall respect rights and property of the

Town and other authorized users of the Rights-of-Way. Disputes between the Franchisee and other entities over the use of the Rights-of-Way shall first be submitted to the Director of Public Works of the Town for possible resolution.

- B. Interference with Persons and Improvements. The Franchisee's System shall be located, erected and maintained so that none of its facilities shall endanger or interfere with the lives of persons, or interfere with any improvements the Town may deem proper to make, or unnecessarily hinder or obstruct the free use of Rights-of-Way or other public property. The Town shall have power at any time to order and require the Franchisee to remove and abate any pole, wire, cable, or other structure that is dangerous to life or property, and in case Franchisee, after notice fails or refuses to act within a reasonable time, the Town shall have the power to remove or abate the same at the expense of the Franchisee.
- C. Relocation of the Facilities. In the event that at any time during the period of this Franchise the Town shall elect to alter or change the grade of any Right-of-Way, the Franchisee, upon reasonable notice by the Town, shall begin removing and/or relocating as necessary, its poles, wires, cables, underground conduits, manholes and other fixtures at the Franchisee's expense, provided if Franchisee's wires, cable, or other fixtures are placed within or attached to conduit, poles, or appliances owned or maintained by others, such as utility poles of a public utility pursuant to a pole attachment agreement, Franchisee shall undertake such removal or relocation in cooperation with the public utility. If Franchisee fails or refuses to act within thirty days (30), of notice from the Town the Town shall have the power to remove or abate the same at the expense of the Franchisee.
- D. Interference with Utilities. The Franchisee with the consent of the Public Works Director shall place poles, equipment or other fixtures in such a manner that does not unreasonable interfere with existing gas, electric or telephone facilities, traffic control signalization, street lights, fire alarm lines or communications lines, or obstruct or hinder in any manner the various utilities serving the Town.
- E. Additional Easements. If additional private easements are necessary it shall be the Franchisee's responsibility to secure the same. The grant of this Franchise is limited to the Town's control of its Rights-of-Way and does not extend to any other public or private property.
- F. Cooperation with Building Movers. The Franchisee shall, at the request of any person holding a building-moving permit issued by the Town, temporarily raise or lower its wires to permit the moving of buildings. The expense of such temporary removal, raising or lowering of wires shall be paid by the person requesting the same, and the Franchisee shall have the authority to require such payment from such person in advance. The Franchisee shall be given not less than four (4) calendar days advance notice to arrange for such temporary wire changes.

G. Construction and Maintenance; Excavation

1. Engineering plans for construction in Rights-or-Way shall be submitted to the Town prior to construction.
2. Except in an emergency, the Franchisee shall comply with generally applicable Town ordinances, policies and rules pertaining to notification when excavating pavement in any Right-or-Way.

H. Coordination or Placement of Manholes. The Franchisee shall coordinate the placement of its manholes, if any, with the affected Town Departments.

I. Movement of Facilities During Emergencies. During emergencies, the Town may move the Franchisees Facilities, but shall first make reasonable attempts to notify the Franchisee.

J. Payment of the Town's Locate Costs. The Franchisee shall only pay for the Town's locate costs that specifically relate to the Franchisee and so long as those costs are not already included in the permit fees. The Franchisee shall be required to obtain verifiable locates prior to any digging, trenching or excavation.

K. Acquisition of Facilities. Upon the Franchisee's acquisition of Facilities in any Right-or-Way, or upon the addition or annexation of any area in which the Franchisee owns or operates any Facility, the Franchisee shall, at the Town's request, submit to the Town a statement describing all Facilities involved, whether authorized by the Franchise, permit, license or other prior right, and specifying the location of all such Facilities to the extent the Franchisee has possession of such information. Such Facilities shall immediately be subject to the terms of this Franchise.

L. Disconnecting Use of Facilities. Whenever the Franchisee intends to discontinue using any Facility within the Rights-or-Way, the Franchisee shall submit for the Town's approval a complete description of the Facility and the date on which the Franchisee intends to discontinue using the Facility. The Franchisee may remove the Facility or request that the Town permit it to remain in place. Notwithstanding the Franchisee's request that any such Facility remain in place, the Town may require the Franchisee to remove the Facility from the Right-of-Way, or modify the Facility as a condition of its remaining in place to protect the public health, welfare, safety or convenience, or otherwise serve, the public interest. The Franchisee shall complete such removal or modification in accordance with a schedule to be mutually agreed upon in no event shall Franchisee fail to remove said facility within ninety (90) days of written demand by the Town. Until such time as the Franchisee removes or modifies the Facility, or until the rights to and responsibility for the Facility are accepted by another Person having authority to construct and maintain such Facility, the Franchisee shall be responsible for all necessary repairs and relocations of Facility, as well as maintenance of e Right-or-Way, in the same manner and degree as if the Facility were in the active use, and the Franchisee shall retain all liability for such Facility.

M. Hazardous Substances.

1. The Franchisee shall comply with all applicable local, state and federal laws, statutes, regulations, ordinances and orders concerning hazardous substances relating to the Franchisee's System in the Rights-or-Way.
2. The Franchisee shall maintain and inspect its System located in the Rights-of-Way. At any time, the Town may inspect the Franchisee's Facilities in the Rights-or-Way to determine if any release of hazardous substances has occurred, or may occur, from or related to the Franchisee's System. In removing or modifying the Franchisee's Facilities as provided in this Franchise, the Franchisee shall also remove and properly dispose of all residue of hazardous substances related thereto.
3. The Franchisee shall indemnify and hold the Town harmless against any and all liability, claims, costs, and expenses, of any kind, whether direct or indirect, incurred by the Town arising out of a release of hazardous substances caused by the Franchisee's System in the Rights-of-Way.

- N. Completion of Work by the Town. On failure of the Franchisee to commence, pursue or complete any work required by law or by the provisions of this Franchise or any applicable permit to be done in any Right-or-Way, within the time prescribed and to the satisfaction of the Town, the Town may at its discretion cause the work to be done. The Franchisee shall pay to the Town the reasonable costs of the work in the itemized amount reported by the Town to the Franchisee within thirty (30) days after receipt of the itemized report.

SECTION 2. Use of the Franchisee Facilities.

The Town shall have the right, at no cost, during the life of this Franchise, to make additional use, for any public purpose, of any poles or conduits controlled or maintained exclusively by or for the Franchisee, providing that such uses do not unreasonably interfere with the operations of the Franchisee.

SECTION 3. Joint Use of Poles, Trenches, and Conduits.

- A. The Franchisee may be required to attach its wires to poles owned and maintained by another person or entity, or to permit the wires of another person or entity to be attached to the poles owned by the Franchisee, upon reasonable terms and for just compensation. All of the Franchisee's requirements pertaining thereto must be in accordance with applicable law.
- B. Lines shall be located on poles in compliance with applicable safety standards and shall not interfere with the erection, replacement, operation, repair, or maintenance of the wires and appurtenances of the persons or entities occupying the poles.
- C. The Franchisee may be required by the Town to share trench space with another person or entity for the placement of facilities underground. Compensation to the Franchisee as well as terms or sharing trench space shall be resolved between the affected entities. Ducts, cables, or wires shall

be placed in tranches in compliance with applicable safety standards and, pursuant to the space allocation plan of the City.

SECTION 4. Changes for Governmental Purposes.

- A. Whenever by reason of changes in the grade of any Right-of-Way or in the location or manner of construction any water pipe, gas pipe, sewer or other underground or overhead structure for any governmental purpose whatsoever, it shall be deemed necessary by the Director of Public Works of the Town to remove, alter, change, adapt, or conform the underground or overhead facilities of the Franchisee, such alterations or changes shall be made as soon as practicable by the Franchisee and begin within thirty (30) days of notice from the Town, without claim for reimbursement or damages against the Town; provided, however, if said requirements impose a financial hardship upon the Franchisee, the Franchisee shall have the right to present alternative proposals for the Town's consideration, provided, further if Franchisee's wires, cable, or other fixtures are placed within or attached to poles, conduits, or appliances owned or maintained by others, such as utility poles of a public utility pursuant to a pole attachment agreement, Franchisee shall undertake such removal, alteration, change or adaption in cooperation with the public utility. Franchisee shall be reimbursed for the costs of such removal or alteration on the same terms and conditions as other utilities. Except for Franchise revocation or termination of System abandonment, the Town shall not require Franchisee to remove its facilities entirely from a Right-of-Way unless suitable alternatives are available for relocation at a reasonable cost. If Franchisee fails or refuses to begin such alterations or changes within such thirty (30) day period Franchisee the Town shall have the power to remove or abate the same at the expense of the Franchisee, all without compensation or liability for damages to the Franchisee.
- B. In cases of emergency the Town may require relocation of the Franchisee's facilities at the Franchisee's expense in the event the emergency creates an immediate threat to the public safety, health and welfare.

SECTION 5. Work by Others.

- A. The Town reserves the right to lay, and permit to be laid, sewer, electric, phone, gas, water, and other pipelines, cables, conduits and related appurtenances, and to do and permit to be done any underground or overhead work in, across, along, over, or under a Right-of-Way or other public place occupied by the Franchisee. The Town also reserves the right to construct new streets and to alter the design of existing streets. In performing such work, the Town shall not be liable to the Franchisee for any damages so occasioned by nothing herein shall relieve any other person or entity from the responsibility for damages to the facilities of the Franchisee.
- B. In the event that the Town subsequently authorizes someone other than the Franchisee to occupy space under the surface of a Right-of-Way, such grant shall be subject to the rights herein granted or heretofore obtained by the Franchisee. In the event that the Town shall close or abandon any

Right-of-Way which contains existing facilities of the Franchisee, any conveyance of land within such closed or abandoned Right-of-Way shall be subject to the rights herein granted of heretofore obtained by Franchisee; provided that the Franchisee may be ordered to vacate any land so conveyed if an alternate route is practicable and if the Franchisee is reimbursed by the person to whom the property is conveyed for the reasonable costs of service disruptions, removal and relocation of facilities.

- C. If the Town shall require the Franchisee to adapt or conform its facilities or in any way or manner to alter, relocate, or change its facilities to enable any other entity or person, except the Town, to use, or use with greater convenience, said Right-of-Way, the Franchisee shall not be bound to make any such changes until such other entity or person shall have undertaken, with good and sufficient bond, to reimburse the Franchisee for any costs, loss, or expense which will be caused by, or arise out of such change, alteration, or relocation of Franchisee's property; provided, however, that the Town shall never be liable for such reimbursement.

SECTION 6. Construction Provision.

- A. Standards. The Franchisee's System constructed within the Town shall comply with all applicable federal, state and local laws.
- B. Tree Trimming and Removal. To the extent permitted by law, the Franchisee shall have the authority after obtaining any consent legally required from any affected property owner to trim trees or other natural growth overhanging any of its Cable System in the Town so as to prevent branches from coming in contact with the Franchisee's wires, cables, or other equipment. The Franchisee shall be permitted to charge persons who own, or are responsible for, such trees or natural growth for the cost of such trimming, (except the Town) provided that similar charges are assessed by and paid to the utilities or the Town for Tree trimming. The Franchisee shall reasonably compensate the Town or property owner for any damages caused by such trimming, or shall, at its own cost and expense, reasonably replace all trees or shrubs damaged as a result of any construction, operation or maintenance of the System. The Franchisee shall make reasonable efforts not to harm such trees or shrubs. Any pruning or removal of trees or shrubs in the Town shall comply with practices outlined in the American National Standards Institute, Inc., (ANSI) Tree Care Operations – Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices and Town Code Provisions, including licensing and permitting provisions.
- C. Inspections. The Town shall have the right to inspect all construction and installation work performed by the Franchisee pursuant to this Franchise as it shall find necessary to ensure compliance by the Franchisee. Such inspection shall be in accordance with the provisions of this Franchise.
- D. Restoration of Town Property. The Franchisee at its own cost and expense and in the manner approved by the Town shall replace and restore all Town property, including Right-of-Way, which is disturbed by the Franchisee's construction, installation, maintenance or operation of its Facilities, in accordance with the Town's Design Standards and the Standard Construction

Specifications. Nothing herein shall prevent the Town from charging the Franchise its usual and customary fees or general applicability for inspection of such restoration or replacement work. The Franchisee shall be solely responsible for protecting the public health, safety and welfare on such Town property from the time of disturbance until proper restoration. Failure of the Franchisee to replace or restore such Town property within a reasonable time period after written notification by the Town shall entitle the Town to cause the proper restoration to be made at the Franchisee's expense. The Franchisee shall pay to the Town the cost thereof, in the itemized amounts reported by the Town to the Franchisee, within thirty (30) days after receipt of such itemized report. Such payment shall not excuse a breach of the Franchise caused by the Franchisee's failure to commence, pursue or complete the required work.

- E. Restoration of Property. Whenever the Franchisee shall cause or any person acting on its behalf shall cause any disturbance, injury or damage to any private property or Town property by or because of the installation, maintenance or operation of its Facilities, such disturbance, injury or damage shall be remedied fully by the Franchisee at its expense. Further, the Franchisee shall, at its own cost and expense, replace and restore the respective property in accordance with the Town's Design Standards and Standard Construction Specifications within a reasonable time of the disturbance, injury or damage. Nothing in the paragraph shall be construed as requiring the Franchised to replace or restore any trees, shrubs lying within the public utility easements, provided, however, that the Franchisee shall make reasonable efforts not to harm such trees and shrubs, and other property.
- F. Construction Necessary For Operation. Subject to applicable laws, regulations and ordinances of the Town and the provisions of this Franchise, the Franchisee may perform all construction necessary for the operation of its System. All construction and maintenance of any and all Facilities within the Right-of-Way incident to the Franchisee's Cable System shall, regardless of who performs the construction, be and remain the Franchisee's responsibility.
- G. Joint Trenching and boring. The Franchisee may make excavations in the Rights-of-Way for any Facility needed for the maintenance or extension of the Franchisee. Prior to doing such work, the Franchisee shall give the appropriate notice to the Town and the notification association in accordance with applicable law (namely the Northwest Utility Notification Center). When obtaining a permit, the Franchisee shall inquire in writing about other construction currently in progress, planned or proposed, in order to investigate thoroughly all opportunities for joint trenching or boring. Whenever it is possible and reasonable practicable to joint trench or share bores or cuts, the Franchisee shall work with other providers, licensees, permittees, and franchisees so as to reduce so far as possible the number of street cuts within the Town. If the Franchisee reasonable anticipates that trenching will encounter tree roots, the Franchisee shall consult with the Town prior to trenching.
- H. Emergency Repairs. In the event that emergency repairs are necessary to any part of its System, the Franchisee shall immediately notify the Town of the need for such repairs. The Franchisee may initiate such emergency repairs, and shall apply for appropriate permits within seventy-two (72) hours after discovery of the emergency. The Franchisee shall comply with all applicable

Town regulations relating to such excavations or construction, including the payment of permits or license fees.

- I. Location of Facilities. The Franchisee shall be a member of the Northwest Utility Notification Center. After any Town department, franchisee, licensee, permittee notifies the Franchisee of a proposed street excavation, in accordance with the rules applicable to such a member, the Franchisee shall, at the Franchisee's expense:

1. Mark on the surface all of its locatable underground Facilities within the area of the proposed excavation;
2. Notify the excavator or any unlocatable underground Facilities in the area of the proposed excavation, or
3. Notify the excavator that the Franchisee does not have any underground Facilities in the vicinity of the proposed excavation.

- J. Restoration of Streets. If the Franchisee excavates the surface of any Right-of-Way, the Franchisee shall be responsible for restoration of the Right-of-Way in accordance with generally applicable regulations of the Town.. The Town may, after providing notice to the Franchisee, resurface any opening made by the Franchisee in the Right-of-Way, and the expense thereof shall be paid by the Franchisee. The Town may, after providing notice to the Franchisee, remove and/or repair any work done by the Franchisee which, in the determination of the Town, is inadequate or unsatisfactory. The cost thereof, including the costs of inspection and supervision, shall be paid by the Franchisee. All of the Franchisee's work under this Franchise, and this Section, in particular shall be performed and completed in strict compliance with all generally applicable rules, regulations and ordinances of the Town.

- K. Reservation of Town Rights. Nothing in this franchise shall prevent the Town from construction or establishing any public work or improvement. All such work shall be done, insofar as practicable, so as not to obstruct, injure or prevent the use and operation of the Franchisee's System. However, if any of the Franchisee's System unreasonably interferes with the construction, maintenance or repair of any public improvement, the Franchisee's System shall be removed or replaced.

Any and all such removal or replacement shall be at the expense of the Franchisee. Should the Franchisee fail to remove, adjust or relocate its Facilities by the date established by the Town's written notice to the Franchisee, the Town may affect such removal, adjustment or relocation, and the expense thereof shall be paid by the Franchisee.

- L. Building Codes.

1. The Franchisee shall strictly adhere to all building and zoning codes currently or hereafter in effect. The Franchisee shall arrange its lines, cables, and other appurtenances, on both public and private property, in such a manner as to cause no unreasonable

interference with the use of said public or private property by any person. In the event of such interference, the Town may require the removal or relocation of the Franchisee's lines, cables, and other appurtenances from the property in question.

2. All plans for aerial crossings near existing or proposed traffic signals, signs, flashers, or other traffic control devices shall be submitted to the Town for approval. No crossings shall be permitted that obstruct traffic signals or other official traffic control devices.

M. Undergrounding and Overhead Construction.

1. Preference for Underground Installation. In all sections of the Town where the cables, wires, utilities or other like facilities are placed underground, the Franchisee shall place its wires, cables, utilities or other like facilities anywhere in the Town shall be changed from an overhead to an underground installation, the Franchisee shall, convert its facilities to an underground installation. If Franchisee's wire, cable, utilities or other facilities are to be placed underground in a common trench or bore shared by others, Franchisee shall share equally the expense of the trenching and/or boring in proportion to the number of joint users. The Franchisee shall pay for all cable, wire conduit, or facilities installed for the Franchisee's own use. If the Franchisee owns the aerial supporting structures, the additional incremental cost of undergrounding compared to the aerial inlocation will be paid by the Town. Where no overhead poles, exist, all wires and facilities shall be constructed underground.
2. Overhead. In the areas of the Town where electrical or telephone systems are installed on poles above ground, the Franchisee shall have the option of installing its System in like manner above ground or, alternatively, underground.

N. Rights-of-Way Occupancy.

1. Nothing in this Franchise shall give the Franchisee the right to attach its Cable System to structures or poles owned by the Town without consent of the Town.
2. The Franchisee shall:
 - a. Locate and install all transmission lines, equipment and structures so as to cause minimum interference with the rights and reasonable convenience of property owners;
 - b. Keep and maintain all transmission lines, equipment and structures in a safe condition, and in good order and repair;
 - c. Employ professional care;

- d. Place any fixtures in any Right-of-Way in such manner as not to interfere with the usual travel of the Right-or-Way or cause unsafe conditions of any sort,
 - e. Submit a traffic control plan to the Town for approval and receive such approval at least 48 hours prior to commencing construction except in the case of emergency. Such traffic control plan shall be available for public inspection on the construction site at all times; and
 - f. Notify adjacent property owners, businesses, residents, and others specified by the Town prior to construction and major maintenance projects.
- 3. The Franchisee shall not make street cuts or curb cuts unless absolutely necessary and only after a permit has been obtained from the Town under such conditions as the Town shall in its sole discretion determine.
 - 4. Before beginning any excavation or other construction activity on a Right-or-Way which crosses or abuts any private property, the Franchisee shall clearly mark and delineate with flags, stakes or non-polluting water-soluble spray paint the boundaries of that Right-of-Way where it abuts or crosses private property. After such excavation or other construction activity, the Franchisee shall restore such property to not less than the Town's standards.
 - 5. The Franchisee shall locate, mark and map any of its installed System for the Town at no expense to the Town. The Franchisee shall install underground warning tape with a metallic tracer at least twelve (120 inches above all feeder and trunk lines and above all fiber optic cable.

O. Stop Work.

- 1. On notice from the Town that any work is being performed contrary to the provisions of this Franchise, or in an unsafe or dangerous manner as determined by the Town, or in violation of the terms of any applicable permit laws, regulations, ordinances, or standards, the work may immediately be stopped by the Town.
- 2. The Town shall issue a stop work order which shall be:
 - a. In writing or, in the case of an emergency, verbally given;
 - b. Given to the individual doing the work, or posted on the work site;
 - c. Sent to the Franchisee by overnight delivery at the address given herein;
 - d. Indicate the nature of the alleged violation or unsafe condition; and

- e. Establish conditions under which work may be resumed.
- P. Franchisee's Contractors. The Franchisee and its contractors shall be licensed and bonded in accordance with the Town's ordinances, regulations and requirements for any contractors working in the Rights-of-Way. Any act or omission of any contractor of the Franchisee which violates any provision of this Franchise shall be considered an act or omission of the Franchisee for the purposes of this Franchise.
- Q. Private Property. Except in the case of an emergency involving public safety or service interruption to a large number of subscribers, the Franchisee shall give reasonable notice to the property owners or legal tenants prior to entering upon any private premises, and said notice shall specify the work to be performed; provided that in the case of construction operations, such notice shall be delivered or provided at least forty-eight (48) hours prior to entry. If any damage is caused by any Franchisee activity or omission, the Franchisee shall reimburse the property owner one hundred percent (100%) of the cost of the damage or replace the damaged property. In the case of an emergency, the Franchisee shall attempt to contact the property owner or legal tenant in person, and shall leave a door hanger notice in the event personal contact is not made.

ARTICLE IV. ADMINISTRATION AND REGULATION

SECTION 1. Transfer of Ownership or Control.

- A. This Franchise shall not be assigned or transferred, leased or disposed of either in whole or in part by voluntary sale or involuntary sale, merger, or consolidation, either legal or equitable or any right, interest or property therein, pass to or vest in any person, or entity without prior written consent of the Town Council, which consent shall not be unreasonable withheld. No consent will be required for a transfer in trust, mortgage, or other hypothecation as a whole or in part to secure an indebtedness.
- B. The Franchisee shall promptly notify the Town of an actual or proposed change in, or transfer of, or disposition of or acquisition by any other party of, control of the Franchisee. The word "control" as used herein is not limited to major stockholders but includes actual working control in whatever manner exercised. Every change, transfer, or acquisition of control of the Franchisee shall make the Franchise subject to cancellation unless and until the Town Council shall have consented thereto, which consent will not be unreasonable withheld. For the purpose of determining whether it shall consent to such change, transfer, disposition, or acquisition of control, the Town Council may inquire into the qualifications of the prospective controlling party, and the Franchisee shall assist the Town Council in any such inquiry.
- C. The proposed assignee must show its legal and technical qualifications and its financial responsibility as determined by the Town Council and must agree to comply with all the provisions of the Franchise. Unless the Franchisee and the Town Council otherwise agree on an extension of time, the Town Council shall be deemed to have consented to a proposed transfer or assignment in the event it has not acted within ninety (90) days of notice.

- D. The consent or approval of the Town Council to any transfer of the Franchise shall not constitute a waiver or release of the right of the Town in and to the Rights-of-Way, and any transfer shall by its terms, be expressly subordinate to the terms and conditions of this Franchise.
- E. By its acceptance of this Franchise, the Franchisee specifically agrees that any such transfers occurring without prior approval of the Town Council shall constitute a violation of this Franchise by the Franchisee. In no event shall a transfer of ownership or change of control be approved without the successor in interest becoming a signatory to this Franchise.
- F. Within 20 days of any transfer or sale and upon request, if approved or deemed granted by the Town, the Franchisee shall file with the Town a copy of the deed, agreement, or other written instrument evidencing such sale or transfer of ownership or control, certified and sworn to as correct by the Franchisee.
- G. Standards. The Town may inquire into legal, technical and financial qualifications of the prospective controlling party or transferee, and the Franchisee shall assist the Town in so inquiring. The Town may condition said sale or transfer upon such terms and conditions as it deems reasonably appropriate; provided, however, the Town shall not unreasonable withhold its approval and any such terms and conditions so attached shall be related to the legal, technical, and financial qualifications of the prospective controlling party or transferee and to the resolution of outstanding and unresolved issues of noncompliance with the terms and conditions of this Franchise by the Franchisee.
- H. Common Control Exemption. Notwithstanding anything to the contrary in this Section, the prior written approval of the Town Council shall not be required for any sale, assignment or transfer of the Franchise, the System or ownership to an entity controlling, controlled by, or under the same common control as the Franchisee.

ARTICLE V. FINANCIAL AND INSURANCE REQUIREMENTS

SECTION 1. Liability Insurance.

- A. General Requirement. The Franchisee must have adequate insurance during the entire term of the Franchise to protect against claims for injuries to persons or damages to property which in any way relate to, arise from or are connected with this Franchise or involve the Franchisee, its agents, representatives, contractors, subcontractors and their employees.
- B. Verification of Coverage. If requested, the Franchisee shall furnish the Town with certificates of insurance and endorsements or a copy of the page of the policy reflecting blanket additional insured status. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements for each insurance policy are to be on standard forms or such forms as are

consistent with standard industry practices. The Franchisee hereby warrants that its insurance policies satisfy the requirements of this Franchise.

- C. Other insurance. The Franchisee shall also provide Workers Compensation Insurance as required by Washington law.
- D. Insurance - No Limitation. The Franchisee's maintenance of insurance policies required by this Franchise shall not be construed to excuse unfaithful performance by the Franchisee or to limit the liability of the Franchisee to the coverage provided in the insurance policies or otherwise to limit the Town's recourse to any other remedy available at law or in equity.

SECTION 2. Indemnity.

The Franchisee shall, at its sole cost and expense, indemnify and hold harmless the Town, Town Council, and any officers, employees and agents who have acted in their official capacities, boards, and commissions, (collectively referred to as the "City" in this Section) and shall pay all damages and penalties which the City may be legally required to pay as a result of any act or omission by the Franchisee in the operation of the System throughout the term of this agreement. Such damages and penalties shall include, without limitation, damages arising out of the copyright infringements, and the construction, erection, operation, maintenance and repair of the System, whether or not any act or omission complained of its authorized, allowed or prohibited by this Franchise. If legal action is filed against the Town, to recover for any claim or damages as a result of any act or omission by the Franchisee in the operation of the System, the Franchisee, upon notice to it by the Town, shall defend the Town against the action. The Franchisee shall have the right to defend, settle, or compromise any claims arising hereunder. In the event of a final judgment being obtained against the Town as a result of any act or omission by the Franchisee in the operation of the System, the Franchisee shall pay the judgment and all costs and hold the Town harmless therefrom. Nothing in this Franchise shall be interpreted to abridge or otherwise affect the Town's right to intervene or participate in any suite, action or proceeding involving any provisions of this Franchise. The Franchisee shall pay all expenses incurred by the Franchisee and the Town in defending with regard to all damages as set forth in this Section. These expenses shall include, without limitation, all out-of-pocket expenses, reasonable attorneys' fees, witness and discovery costs and the reasonable value of any services rendered by the Town Attorney and its office, and any other agents and employees of the Town.

The Franchisee will not be required to indemnify the Town for negligent act of the Town of its officials, boards, commissions, agents, or employees. The Town will indemnify and hold the Franchisee harmless from any claims or causes of action arising from any acts by the Town involving the Town's use of the access channel(s) or emergency alert system.

ARTICLE VI. ENFORCEMENT AND TERMINATION

SECTION 1. Forfeiture and Termination.

- A. In addition to all other rights and powers retained by the Town under this Franchise or otherwise, the Town reserves the right (after notice and the opportunity to cure as provided by Subsection C, below) to forfeit and terminate the Franchise and all rights and privileges of the Franchisee hereunder in the event of a material breach of this Franchise's terms and conditions. A material breach by the Franchisee shall include, but shall not be limited to the following:
 - 1. Violation of any material provision of the Franchise or any material rule, order, regulation or determination of the Town Council made pursuant to the Franchise;
 - 2. Attempt to evade any material provision of the Franchise or practice any fraud or deceit upon the Town;
 - 3. The Franchisee abandons the System or terminates the System's operations;
- B. The foregoing shall not constitute a breach if the violation occurs but it is without fault of the Franchisee or occurs as a result of circumstances beyond the Franchisee's control. The Franchisee shall not be excused by mere economic hardship nor by misfeasance or malfeasance of its director's officers or employees.
- C. The Town shall make a written demand that the Franchisee comply with any such provision, rule, order, or determination under or pursuant to this Franchise. If the violation by the Franchisee continues for a period of thirty (30) days following such written demand without written proof that the corrective action has been taken or is being actively and expeditiously pursued, the Town Council may appoint a hearing examiner to take under consideration the issue of termination of the Franchise. The Town shall cause to be served upon the Franchisee, at least twenty (20) days prior to the date of such hearing, a written notice of intent to request such termination and the time and place of the hearing. Public notice shall be given of the hearing and issue(s) which the Town Council or hearing examiner is to consider.
- D. The Town Council or hearing examiner, if appointed, shall hear and consider the issue(s) and hear any person interested therein, and determine in its discretion, whether or not any violation by the Franchisee has occurred. The Franchisee shall be entitled to participate fully in the hearing process, including a presentation or evidence and questioning of witnesses, so that the record will include all information pertaining to the alleged violation.
- E. If the Town Council or hearing examiner, if appointed, shall determine the violation by the Franchisee was the fault of the Franchisee and within its control, the Town Council or hearing examiner, if appointed, shall determine if the violation can be cured. If the violation cannot be cured, the Franchise may be forfeited or terminated. If the violation can be cured, the Town Council or hearing examiner, if appointed, shall specify the action or actions to be taken by the Franchisee to cure the violation and set a compliance date. If there is no compliance within the

period stated, then the Town council may terminate the Franchise. Such determination shall be subject to judicial review.

SECTION 2. Foreclosure.

Upon the foreclosure or other judicial sale of all or a substantial part of the System, or upon the termination of any lease covering all or a substantial part of the System, the Franchisee shall notify the Town of such fact, and such notification shall be treated as a notification that a change in control of the Franchisee has taken place, and the provisions of this Franchise governing the consent of the Town Council to such change in control of the Franchisee shall apply.

SECTION 3. Receivership.

The Town shall have the right to cancel this Franchise one hundred twenty (120) days after the appointment of a receiver, or trustee, to take over and conduct the business of the Franchisee, whether in receivership, reorganization, bankruptcy or other action or proceeding, unless such receivership or trusteeship shall have been vacated prior to the expiration of said one hundred twenty (120) days, or unless:

- A. Within one hundred twenty (120) days after the election or appointment of a receiver or trustee, such receiver or trustee shall have fully complied with all the provisions of this Franchise and remedied all defaults hereunder; and,
- B. Such receiver or trustee, within said one hundred twenty (120) days, shall have executed an agreement, duly approved by the court having jurisdiction in the premises, whereby such receiver or trustee assumes and agrees to be bound by each and every provision of this Franchise.

SECTION 4. Bankruptcy.

The Town shall have the right to cancel this Franchise immediately should the Franchisee liquidate, become insolvent, make a transfer for the benefit of creditors, or reorganize and enter into an arrangement for the benefit of creditors or file a voluntary petition in bankruptcy; or an involuntary petition in bankruptcy is filed against the Franchisee and is not dismissed within one hundred twenty (120) days after the filing.

SECTION 5. Removal of System.

At the expiration of the term for which this Franchise has been granted, or upon its lawful termination or revocation as provided herein, the Franchisee shall forthwith, upon notice by the Town, remove at the Franchisee's own expense all designated portions of the System from all Rights-of-Way within the Town, and shall restore said Rights-of-Way in accordance with the Town's Design Standards and Standard Construction Specifications; provided, however, the Franchisee shall have the right to sell its physical plant to a subsequent franchisee, subject to the Town approval as provided in Article IV, Section 2, in which case said plant need not be removed and the Franchisee shall continue to operate the

System during such interim period prior to the sale. If the Franchisee fails to commence removing or operating its Facilities within thirty (30) days of request and proceed diligently with the removal, the Town may perform the work at the Franchisee's expense. Any property of the Franchisee remaining in place in any Right-of-Way one hundred eighty (180) days after the expiration, termination or revocation of this Franchise shall be considered permanently abandoned and may become the property of the Town at the Town's discretion.

ARTICLE VII. MISCELLANEOUS PROVISIONS

SECTION 1. Notices.

All notices from the Franchisee to the Town pursuant to this Franchise shall be to the Mayor, Town of Spangle, City Hall, Spangle, WA 99031, or to another person as designated by the Town. All notices to the Franchisee pursuant to this Franchise shall be sent to:

Port of Whitman
302 N Mill Street
Colfax, WA 99111
Attn: Executive Director
Fax: 509-397-4758

or to such other person or address as designated by the Franchisee. The Franchisee shall maintain with the Finance Director, throughout the term of the Franchise, an address for service of notices by mail. The Franchisee shall also maintain with the Town, an office address and telephone number for the conduct of matters related to this Franchise during normal business hours. A new address and telephone number of the office shall be furnished to the Finance Director within fifteen (15) days after any change thereof.

SECTION 2. Time Limits Strictly Construed.

Whenever this Franchise sets forth a time for any act to be performed by the Franchisee, such time shall be deemed to be of the essence, and any failure of the Franchisee to perform within the allotted time may be considered a material violation of this Franchise and sufficient grounds for the Town to invoke any relevant remedy. However, in the event that the Franchisee is prevented or delayed in the performance of any of its obligations under this Franchise by reason of *force majeure*, the Franchisee's performance shall be excused during the force majeure occurrence and the Franchisee thereafter shall, under the circumstances, promptly perform the affected obligations under this Franchise or procure a substitute which is satisfactory to the Town.

SECTION 3. Cumulative Provision.

The rights and remedies reserved to the Town and the Franchisee by this Franchise are cumulative and shall be in addition to and not in derogation or any other rights or remedies which the Town and the Franchisee may have with respect to the subject matter of this Franchise, and a waiver thereof at any time shall have no effect on the enforcement of such rights or remedies at a future time.

Further, either the Town or the Franchisee may seek any legal or equitable relief allowed by law provided that if both parties agree, the Town and the Franchisee may seek methods of alternative dispute resolution.

SECTION 4. Compliance with Federal, State, and Local Laws.

The Franchisee, its contractors, subcontractors, employees, and agents shall comply with all applicable federal, state, and local laws, rules, and regulations issued pursuant thereto. The Franchisee and the Town have carefully reviewed this Franchise and believe that all provisions hereof are enforceable and in full compliance with all applicable local, state, and federal laws and regulations in effect on the date of execution. If the Franchisee shall discover that any significant aspect of the operation or of any provision of the plans, specifications, or configurations of the Franchisee's System is contrary to or inconsistent with any applicable law, ordinance, rule, or regulation, the Franchisee shall promptly report such fact to the Town in writing. The Franchisee and the Town shall also be entitled to all rights and be bound by all changes in applicable local, state, and federal law which in addition to all other rights and powers retained by the Town under this Franchise of otherwise, the Town reserves the right (after notice and the opportunity to cure as provided by Subsection C, below) to forfeit and terminate the Franchise and all rights and privileges of the Franchisee hereunder in the event of a material breach of this Franchise's terms and conditions. A material breach by the Franchisee shall include but shall not be limited to the following: h occur subsequent to the date of this Franchise. The Franchisee and the Town acknowledge that their rights and obligations under this Franchise are explicitly subject to all such changes.

SECTION 5. Captions.

The captions to sections and subsections contained herein are intended solely to facilitate the reading thereof. Such captions shall not affect the meaning or interpretation of the text herein.

SECTION 6. Construction of Agreement.

This Franchise shall be governed, construed, and enforced in accordance with the laws of the State or Washington (as amended), and any other applicable local, state, and federal laws, rules, regulations, legislation, or orders (as such now exist, are later amended or subsequently adopted).

SECTION 7. No Joint Venture.

Nothing herein shall be deemed to create a joint venture or principal-agent relationship between the parties, and neither party is authorized to, nor shall either party act toward third persons or the public in any manner which would indicate any such relationship with the other.

SECTION 8. Entire Agreement.

This Franchise and all attachments represent the entire understanding and agreement between the parties hereto with respect to the subject matter hereof and supersede all prior oral and written

negotiations between the parties. This Franchise can be amended, supplemented, modified, or changed only by an agreement in writing which makes specific reference to this Franchise or to the appropriate attachment and which is signed on behalf of both parties.

SECTION 9. Actions of The Town or The Franchisee.

In any action by the Town or the Franchisee mandated or permitted under the terms hereof, it shall act in a reasonable, expeditious, and timely manner, Furthermore, in any instance where approval or consent is required under the terms hereof, such approval or consent shall not be unreasonably withheld.

SECTION 10. Severability, Preemption, and Precedence.

- A. If any section, subsection, sentence, clause, phrase, provision, or portion of this Franchise is for any reason held invalid or unenforceable by any court of competent jurisdiction, or any state or federal regulatory agency having jurisdiction thereof, the remainder of this Franchise shall not be affected thereby, and each remaining section, subsection, sentence, clause, phrase, provision, and portion of this Franchise shall be valid and enforceable to the fullest extent permitted by law.
- B. In the event that federal or state laws, rules or regulations preempt a provision or limit the enforceability of a provision of this Franchise, then the provision shall be read to be preempted to the extent and for the time required by law. In the event such federal or state law, rule or regulation is subsequently repealed, rescinded, amended or otherwise changed so that the provision hereof that had been preempted is no longer preempted, such provision shall thereupon return to full force and effect, and shall thereafter be binding on the parties hereto, without the requirement of further action on part of the Town or Franchisee, and any amendments to this Franchise negotiated as a result of such provision being preempted shall no longer be of any force or effect with respect to that provision.

SECTION 11. Venue.

Any action concerning a dispute arising under this Franchise shall be convened in Whitman County, Washington.

SECTION 12. Interpretation.

As a further condition of this Franchise, the parties acknowledge that this Franchise shall be deemed and construed to have been prepared mutually by both parties.

SECTION 13. Attorneys' Fees.

In the event that either party shall take action, whether judicial or otherwise, to enforce or interpret any of the provisions of this Franchise, the prevailing party shall be entitled to recover from the other party all expenses which it may reasonable incur in such action, including attorneys' fees and costs, whether incurred in a court of law or otherwise.

SECTION 14. Effective Date.

This Franchise shall be in full force and effect five (5) days after publication as required by law, and acceptance by the Franchisee.

PASSED BY THE TOWN COUNCIL OF THE TOWN OF SPANGLE, this _____ day of _____ 2011.

TOWN OF SPANGLE

Mayor

ATTEST:

Approved as to Form:

Town Attorney

Accepted this _____ day of _____ 2011, subject to applicable federal, state and local law.

PORT OF WHITMAN

By: Joseph R. Poire, Executive Director

STATE OF WASHINGTON

COUNTY OF WHITMAN

On _____, before me, a Notary Public in and for said State, personally appeared Joseph R. Poire, known to me to be the Executive Director of the Port of Whitman that executed the within Instrument, know to me to be the person who executed the within Instrument on behalf of the corporation therein named as Franchisee and acknowledged to me that such corporation executed the within Instrument pursuant to its by-laws or a resolution of its directors.

WITNESS my hand and official seal:

Notary Public In and for the State of Washington
Residing at: _____, Washington
My commission Expires: _____

Petrichor Broadband LLC

Petrichor Broadband LLC is a publicly owned corporation formed by six public port districts with over 20 years' experience creating open access networks. Petrichor works with other ports, tribes, counties, cities, public utility districts, industrial development zones and the Washington State Broadband Office to expand broadband access to underserved communities across Washington State. To accomplish this goal, we provide fiber optic planning and design, network management and local, state and federal policy development services.

We promote publicly owned, open-access, free trade platforms for the private sector to sell services. This public-owned infrastructure allows competition in markets where investments have not been made by the private sector, bringing urban-rate-priced services to all markets.

To serve rural customers, Petrichor members leverage public sector investment to build co-location and outside plant infrastructure for lease to telecommunications providers. Petrichor members also partner on joint builds with telecommunications service providers, lowering the costs to build and creating redundant networks in communities.



The founding members of Petrichor Broadband include Port of Kalama, Port of Ridgefield, Port of Bellingham, Port of Skagit County, Port of Pasco and Port of Whitman County.

This open-access model allows companies to choose between purchasing lit services or leasing dark fiber. In developing this model, ports learned repeatably that companies desire to own individual networks, which they control and maintain. The ability to lease dark fiber provides companies the control necessary to offer a service-level agreement to their customers. By leasing the dark fiber plant to retail service providers at a price point that allows competitive retail pricing to consumers, this model facilitates economic development. The private sector competes to sell services, while investing in employees and equipment to grow their business in unserved communities.

Petrichor performs feasibility and planning studies for all entities based on this model. Consulting services include funding applications, design services, project management and fiber mapping and management.

Attachment H - Sample Agreement for Fiber Management Services

INTERLOCAL COOPERATION AGREEMENT FOR TELECOMMUNICATION SERVICES

THIS INTERLOCAL COOPERATION AGREEMENT ("this AGREEMENT") entered into by PETRICHOR BROADBAND, LLC, a Washington interlocal limited liability company permitted by RCW 39.34.030, (hereinafter "PETRICHOR"), and the _____, a municipal corporation of the State of Washington, (hereinafter the "_____").

RECITALS

WHEREAS, PETRICHOR is a Washington interlocal limited liability company consisting of the following Ports as members: Port of Bellingham, Port of Kalama, Port of Pasco, Port of Ridgefield, Port of Skagit County, and Port of Whitman County; and

WHEREAS, the Port of Whitman County is the named Manager for PETRICHOR; and

WHEREAS, PETRICHOR contracts with public and private entities for the planning, development and operation of local and regional telecommunication facilities; and

WHEREAS, the PORT owns and operates telecommunication infrastructure ("the Facilities"), within and without its district for its own use and to provide wholesale telecommunication services within Asotin County; and

WHEREAS, the _____ has or intends to construct a fiber optic telecommunication network, which is the subject matter of this agreement (herein the "_____"); and

WHEREAS, this Agreement provides for certain services to be provided by PETRICHOR to the PORT in exchange for fees and revenue sharing as set forth below and the mutual benefits to be derived;

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

INTERLOCAL COOPERATION AGREEMENT
FOR TELECOMMUNICATION SERVICES

(_____)

1. Management, Services and Expenses:

a. PETRICHOR shall provide the following services for the Facilities which are subject to the revenue sharing provisions of this Agreement:

- (1) Fiber and facility mapping, including cut sheet documentation;
- (2) One-Call management services;
- (3) _____ Will or _____ will not contract for locate services in accordance with standards in the industry;
- (4) Emergency restoration management in accordance with standards in the industry;
- (5) Review of construction design; and
- (6) Oversight of Network Operations Center (NOC) contracted services.

PETRICHOR may contract with third parties for the services to be provided.

b. _____ shall provide the following services for the Facilities which are subject to the revenue sharing provisions of this Agreement:

- (1) Administration of billing and collection;
- (2) Collection and remittance of applicable leasehold tax as directed by the State of Washington and franchise fees; and
- (3) Provide financial reports displaying monthly invoiced amounts by customer.

c. Expenses for the Facilities subject to the Revenue Sharing provisions of this Agreement will be allocated as follows:

- (1) Fiber and facility mapping, including cut sheet documentation will be provided by PETRICHOR;
- (2) One-call and locate services expenses shall be paid by the PORT;

(3) Emergency restoration service charges and expenses shall be paid by the PORT;

(4) Administration, billing and collection will be provided by the PORT; and

(5) NOC contracted services will be overseen by PETRICHOR and expenses shall be paid by the PORT.

2. Revenue Sharing and Fees:

All revenue derived from the _____ Facilities shall belong to the _____ and payment therefrom shall be as follows:

a. Commencing January 1, _____, payment for services will be on a revenue share basis whereby PETRICHOR will receive fifteen percent (15%) of monthly revenue, or Ten Thousand and no/100ths Dollars (\$10,000.00) per year, whichever is greater, derived from the Facilities, payable within thirty (30) days of month end. If at the end of the year, the total revenue paid to PETRICHOR is less than Ten Thousand and no/100ths Dollars (\$10,000.00), the _____ shall pay the difference between the revenue paid and Ten Thousand and no/100ths Dollars (\$10,000.00) within thirty (30) days.

b. The term "Revenue" as used in the Revenue Sharing provisions of this Agreement shall mean the gross amount invoiced/derived from the wholesale lease or grant of use of fiber optic lines. Non-reoccurring fees, fees for power charges, co-location fees, leasehold taxes, and franchise fees, shall not be considered Revenue for purposes of Revenue Sharing.

3. Leases and Contracts:

a. This Agreement shall apply to the wholesale lease or grant of use of the _____'s Facilities.

b. Lease, contracts, and agreements, to which this Agreement applies, shall be leases, contracts, and agreements of the PORT. Said leases, contracts, and agreements shall conform to and be consistent with the Master Service Agreement attached as EXHIBIT "A,"

or such other agreement as mutually agreed upon by PETRICHOR and the PORT.

c. No lease or contract subject to this Agreement shall extend beyond a period of twenty years from the date of execution, except as expressly authorized in writing by both parties. The Revenue from any leases, contracts, or agreements made during the term hereof and subject to this Agreement that have a termination date extending beyond the termination of this Agreement shall, belong to the PORT.

d. All rates, fees and charges for the use the Facilities shall be as mutually agreed upon with the goal of meeting each entity's revenue expectations. The initial rate structure is set forth in EXHIBIT "B".

e. Nothing herein shall be deemed to require the PORT to enter any lease, contract, or agreement for the use of its telecommunication lines or facilities.

f. Nothing herein shall prohibit the _____ from charging non-reoccurring fees for construction, relocation, or capital improvements to its Facilities, which fees shall not be considered Revenue, but will belong to the PORT.

4. Taxes, Fees and Assessments: The collection and payment of all taxes, fees, and assessments shall remain the responsibility of the PORT.

5. Term: The term of this Agreement shall begin January 1, _____, and terminate on the 31st day of December _____ (the "Initial Term"). Upon expiration of the Initial Term, this Lease shall automatically and successively renew for additional terms of one (1) year each, unless either party notifies the other in writing of its intent to terminate this Lease by giving one hundred eighty (180) days' notice prior to the end of the Initial Term, or any renewal thereof.

6. Development of Additional Facilities: It is understood and agreed that the _____ may wish to add to or expand its telecommunication fiber system, and nothing herein shall be deemed or considered as a restriction or prohibition on future development. However, any subsequent Interlocal Agreements which result in the management of additional fiber not owned by the PORT will require PETRICHOR's written consent.

7. Ownership on Termination: Upon termination of this Agreement and its non-renewal, all lines and facilities within the Clarkston Network shall remain the sole property of the PORT.

8. Relocation: In the event relocation of the Facilities which are subject to the Revenue Sharing provision of this Agreement is necessary, relocation costs and expenses shall be the sole responsibility of the PORT.

9. Annual Meeting: The _____ and PETRICHOR shall meet annually in the month of _____ at a date, time and location mutually agreeable to discuss financial reports, planning and budgeting.

IN WITNESS WHEREOF, the parties enter into this Agreement the _____ day of _____, _____, and the undersigned represent that he or she is authorized to sign this Agreement.

PETRICHOR BROADBAND, LLC, a _____, a municipal Washington interlocal limited liability company: _____ corporation of Washington

By _____
Port of Whitman County, Manager

By _____,
Executive Director

INTERLOCAL COOPERATION AGREEMENT
FOR TELECOMMUNICATION SERVICES

(_____)

Attachment I - Sample Construction Oversight Services

AGREEMENT FOR PROJECT ADMINISTRATIVE SERVICES

THIS AGREEMENT ("this AGREEMENT") entered into by the PETRICHOR BROADBAND, LLC, a municipal corporation of the State of Washington, ("PETRICHOR"), and the ENTITY, a municipal corporation of the State of Washington, ("ENTITY").

RECITALS

WHEREAS, PETRICHOR owns and operates telecommunication facilities within and without its district for its own use and to provide wholesale telecommunication services within its district; and

WHEREAS, ENTITY owns and operates telecommunication facilities ("the Facilities"), within ENTITY County for its own use and to provide wholesale telecommunication services within its district; and

WHEREAS, ENTITY intends construct _____ ("the Project"); and

WHEREAS, this Agreement provides for certain services to be provided by PETRICHOR to ENTITY for a one-time fee as set forth below and the mutual benefits to be derived;

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. Management Services:

a. PETRICHOR shall provide the following services for the Project:

- (1) Design process overview and recommendations;
- (2) Assistance with permitting, pole contact agreements, and easement acquisition;
- (3) Invitation to bid documents and process management;
- (4) Construction oversight;
- (5) Mapping of the project as-built;
- (6) Public outreach guidance as needed; and
- (7) An annual average of twelve on-site meetings or visits by Port of Petrichor personnel.

b. Project Expenses

All project expenses shall be paid by ENTITY.

2. Fees:

a. Payment for services will be made in _____ payments of _____ due upon invoice.

3. Term: The term of this Agreement shall begin _____ and terminate upon completion of the services to be provided but no later than the _____.

4. Ownership: Petrichor shall acquire no ownership or property interest in the Project lines or facilities.

IN WITNESS WHEREOF, the parties enter into this Agreement the
_____ day of _____, _____, and the undersigned represent that
he or she is authorized to sign this Agreement.

PETRICHOR, a municipal
corporation of the State of
Washington:

By _____
Executive Director

ATTEST:

By _____

ENTITY, a municipal
corporation of the State of
Washington:

By _____
Executive Director

ATTEST:

By _____



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Washington State Dept. of Commerce
Community Economic Revitalization Board
Community Economic Revitalization Board (CERB)
2020 CERB - Planning Application
Deadline: 7/27/2020

Port of Walla Walla
Walla Walla County Broadband Feasibility Study

Jump to: [Please also provide the following:](#) [Application](#) [Tables](#) [Attachments](#)

\$ 35,000.00 Requested

\$ 15,000 Match

Submitted: 6/9/2020 11:09:08 AM (Pacific)

Project Contact

Patrick Reay

pr@portwallawalla.com

Tel: 5095253100

Additional Contacts

none entered

Port of Walla Walla

310 A Street
Walla Walla, 99362

Executive Director

Patrick Reay

pr@portwallawalla.com

Telephone 5095253100

Fax 5095253101

Web www.portwallawalla.com

EIN 91-0817738

Please also provide the following: [top](#)

1. Statewide Vendor Number (SWV #)

0006305 00

2. Legislative District

16th Legislative District

3. Congressional District

5th Congressional District

4. County

Walla Walla County

Application [top](#)

1. Project Description:

Describe the goals and/or issues to be addressed with the CERB Planning Grant.

The Port of Walla Walla will complete a Broadband Feasibility Study for Walla Walla County. The Port is a countywide organization and the diversity of potential accessibility to broadband access needs to be better understood. As the COVID-19 pandemic has brought the need and dependence on reliable and available fiber access to the residents and businesses of Walla Walla County. The county consists of very diverse and distinct areas of urban density (Cities of Walla Walla and

College Place) and rural communities (Waitsburg, Prescott, Burbank and Touchet). This feasibility study will assist the Port with identifying any deficiencies that may exist within the county.

2. Project Scope of Work:

List the key components of the study

The project will create a comprehensive Broadband Availability and Expansion Feasibility Study that will allow the Port and the current and future fiber providers to evaluate opportunities to develop the last-mile to make better connections to the existing NoaNet system or to identify locations that do not have adequate infrastructure to serve the communities and industries that rely on adequate capacity.

The scope of work will entail the following elements and discovery deliverables:

1. Evaluation of the existing infrastructure (Private and Publicly Owned)
2. Conduct a Broadband Needs Assessment (Public Outreach and Input)
3. Complete a Broadband Market Analysis to determine the demand deficiencies
4. Provide a strategy for providing improved fiber accessibility
5. Develop Policy Structure for Public Ownership and Participation in fiber improvements

3. Project Short-Term Benefits:

Describe the projected short-term economic benefits the planning project will have on the local community.

Short-term benefits will be to properly map and identify the current public and private facilities within Walla Walla County. This will assist with the current and potentially new broadband providers to identify areas that are under-served or lack service all together. In working with our project partners and the BAT, we will engage the various stakeholders to broaden the capabilities and accessibility of broadband service to the community. The Port of Walla Walla believes that this effort will allow for the broadband discussion to continue to be on the forefront of economic and community development. Broadband access is an essential public facility that needs to be made available to all Walla Walla County residents.

4. Project Long-Term Benefits:

Describe the projected long-term economic benefits the planning project will have on the local community.

The feasibility study will be the catalyst document to form solid public policy and investments regarding broadband services. As broadband service, reliability, availability and price competitiveness has been a key element to community and economic development success. This project will allow for the strategic and long-term investments necessary to improve access and improve broadband capacity in our community.

5. Accomplishments:

What will be accomplished as a result of the project?

As a result of the initiation and completion of the study will allow for sound public policy regarding the implementation and expansion of broadband accessibility to our community. This will result in a plan to make strategic investments and improvements to the network, by both private and public partnerships and efforts. The Port of Walla Walla completed a Broadband Feasibility Study in 2015. The

6. Community Impact:

Describe the impact on the community in the event the project is NOT funded by CERB.

Without completion of this study, the Port of Walla Walla or may other public partners would not make sound policy and financial investments to the regions broadband accessibility, capacity and capabilities. The need to have access, with adequate speeds and bandwidth is critical to community and economic development. The need has never been as urgent as the current time frame due to the COVID impact. More individuals, students and businesses are currently relying on technology to perform their everyday tasks from home.

7. Project Link with Economic Diversification:

Describe the project's link with the economic diversification strategy and goals of the community. Include whether this project is part of an economic development plan consistent with local and applicable state planning requirements.

As the Walla Walla County population and industry clusters are diverse and geographically isolated, the Port of Walla Walla has been the primary advocate for developing, fostering and achieving adequate broadband service. Broadband and technology services has been identified in the Port's 2020 Economic Development Plan and has been identified by the Port Commissioners as a target industry to recruit family wage professional technology bases businesses. In order to accomplish this recruitment effort, the community needs to understand what the current broadband capabilities and accessible is within the community and to develop a plan to develop an investment strategy to meet the needs of the communities within Walla Walla County and the businesses that we represent.

8. Infrastructure Construction Support:

If infrastructure construction is to be supported by the study, indicate estimated construction schedule and/or project time frame.

This project is a planning study and does not include any construction elements. As a result of the study, planning and budgeting can occur to move the project into the construction phase.

9. Private Investment Interest:

Indicate if there has been private investment interest, if so please describe.

The Port of Walla Walla believes that the results of this study will result in our private providers making strategic investments to improve access and capacity on their systems. It will also identify strategic investment opportunities for the public sector to provide investments to assist the private sector providers with delivering adequate access to the community.

10. Industry Clusters:

Does this project build on locally-identified industry clusters? If yes, please explain:

The clusters identified include community clusters of Waitsburg, Touchet, Prescott, Burbank and the urban area of Walla Walla and College Place. Within these community clusters are identified industry and community needs that will be focus upon:

1. Waitsburg will be Main Street Business and a Port owned Industrial Park
2. Touchet has several Agricultural Service businesses
3. Prescott is a rural community that has Agricultural and Community Access focus
4. Burbank has the large Heavy Industries of Walla Walla County
5. Cities of Walla Walla and College Place has the population with diverse business needs

The Port's 2020 Economic Development Plan has specifically identified the agricultural and technology services clusters as the Port's priority and targeted industries for recruitment and retention of jobs.

11. Consultant Selection Process

Has a consultant been chosen? If yes, who will be conducting the study?

☐ Yes, please explain:

☒ No

12. If an outside consultant has not yet been chosen, describe the selection process.

The Port of Walla Walla intends on working with PETRICHOR, LLC a local government owned Washington limited liability company to perform the feasibility study and provide assistance with the development of fiber policies for Port owned facilities.

13. Is this plan mandated or required by a statute, law, or regulatory agency?

☐ Yes

☒ No

Tables [top](#)

ESTIMATED Schedule for Public Project Completion

Task	Estimated Date (Month/Year)
Consultant Service Chosen	08/2020
Consultant Begin Work	09/2020
Consultant Draft Report	02/2021
Consultant Final Report	04/2021
Consultant End Work	05/2021
Project Complete	05/2021

Other Source Funding

Source	Researched/Applied	Outcome
CDBG Planning-Only Grant	☒	This application request
RCAC Planning	☐	
Department of Ecology Planning	☐	
Department of Health Planning	☐	
USDA Rural development Pre-Development Grant	☐	

Match Funding

Source	Date Approved	Amount (\$000,000)
Port of Walla Walla	05/2020	\$15,000
CERB	Pending	\$35,000
Total		

Attachments [top](#)

Documents Requested *

Attachment A: Resolution Authorizing CERB Application

Attachment B: Evidence of Public Notification

Attachment C: Evidence of local Support (statement of support from the local Associated Development Organization (ADO) or the governing body of a Federally Recognized Tribe)

Required? Attached Documents *



[Minutes from May 28, 2020 Port Commission Meeting](#)



[Public Notice from May 28, 2020 Port Commission Meeting](#)
[May 28, 2020 Port Commission Agenda](#)



[ADO Letter of Support](#)

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Application ID: 203463

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×

Plan colelgeplace

No costing data available.

Customer Points >

Network Points >

Fiber Cables >

CapEx / OpEx 

CapEx Range Min	\$2,736,374.00
-----------------	----------------

CapEx Range Max	\$3,522,556.00
-----------------	----------------

OpEx Range Min	\$454,208.00
----------------	--------------

OpEx Range Max	\$583,701.00
----------------	--------------

Area (sq. mi.)	3
----------------	---

Total Locations	3,738
-----------------	-------

Residential Locations	3,608
-----------------------	-------

Residential Population	8,875
------------------------	-------

Households	3,620
------------	-------

Housing Units	3,861
---------------	-------

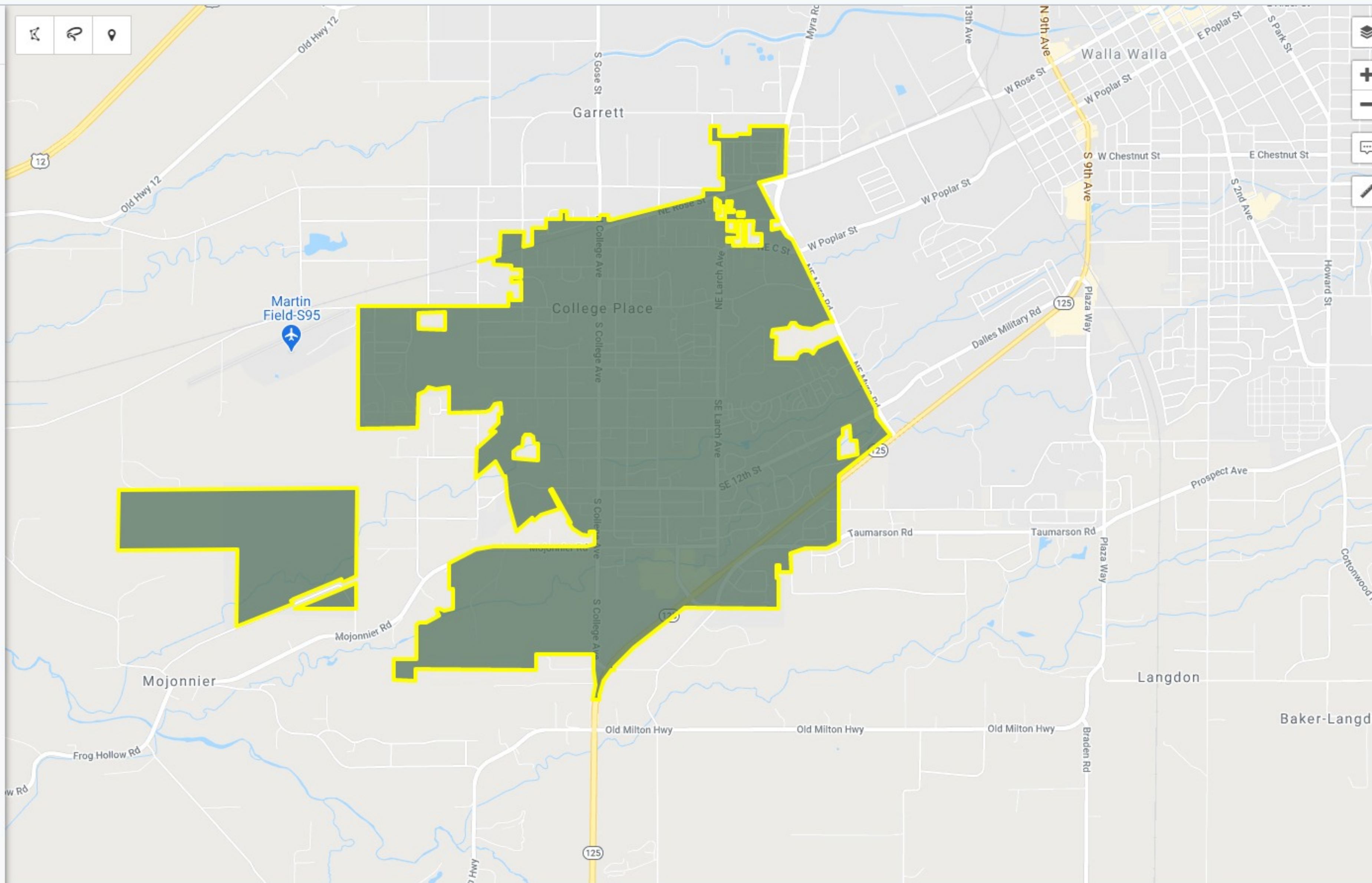
Business Locations 548

Wireless Towers	2
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Reset

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Layer Summary Data

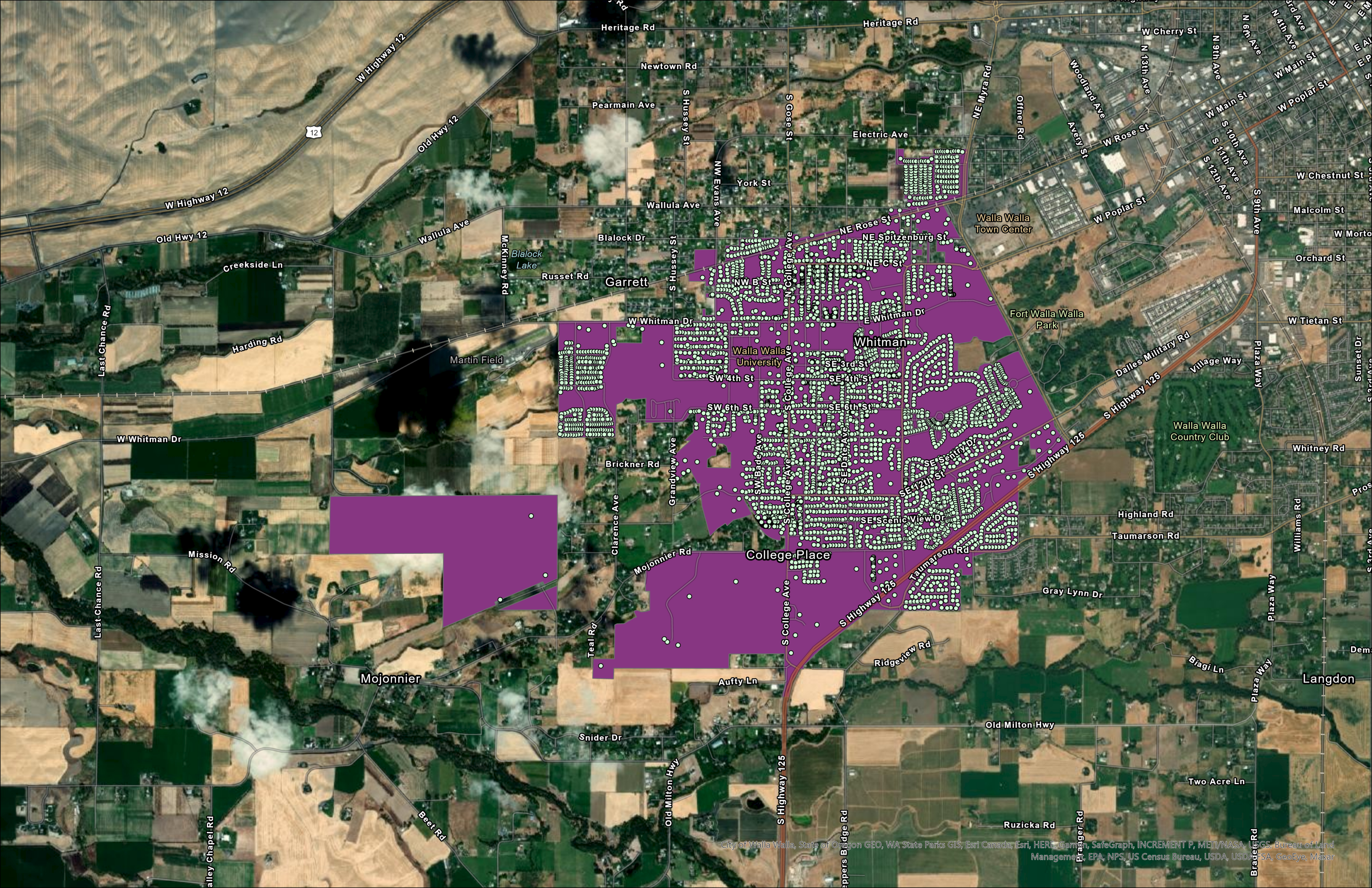


EDA BROADBAND EXPANSION

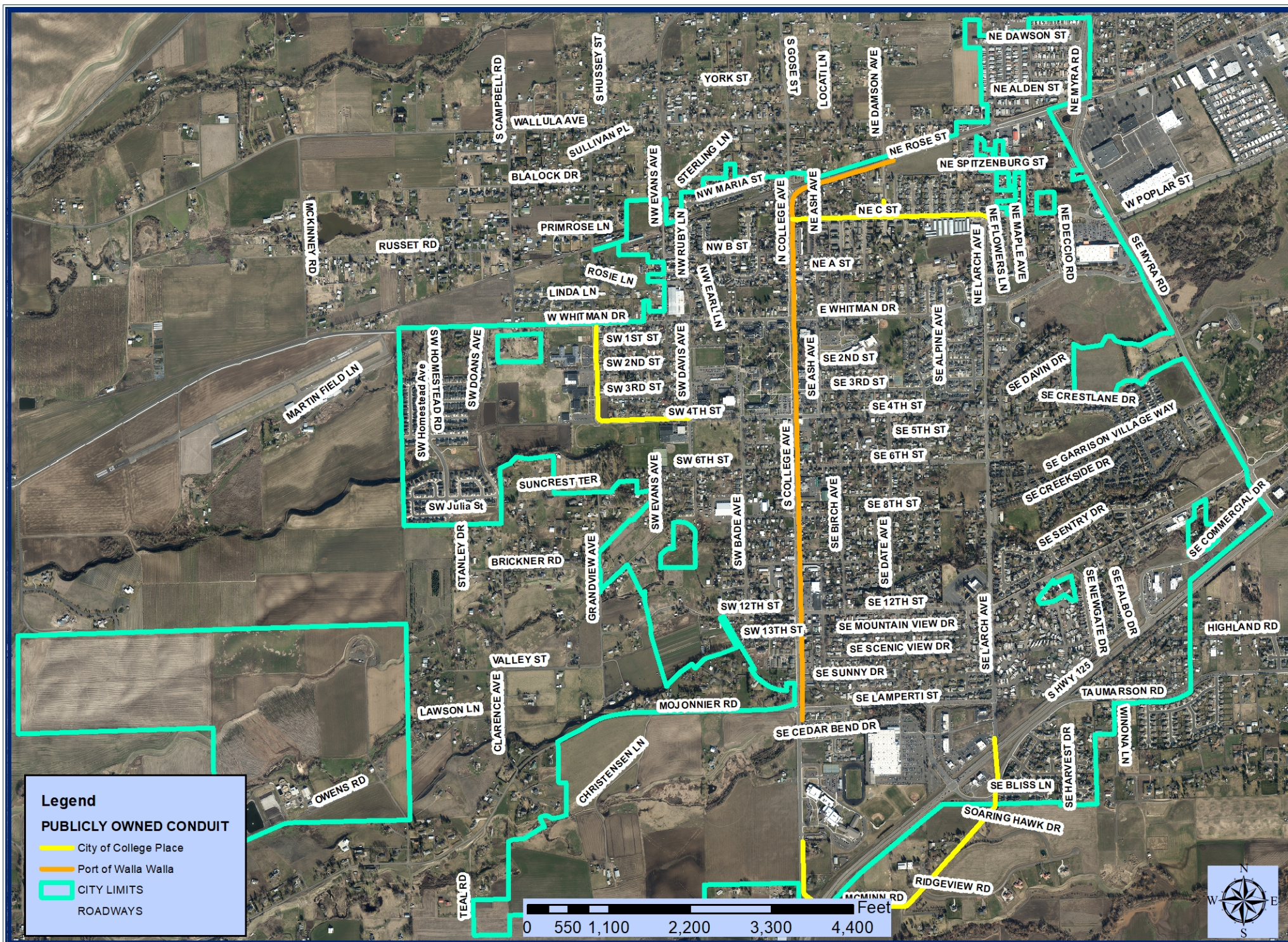


ST. JOSEPH COUNTY
ESTABLISHED 1830





PUBLICLY OWNED CONDUIT IN CITY OF COLLEGE PLACE



Introduction

The City of College Place is currently evaluating three (3) parcels to construct an industrial flex building. The purpose of this Economic Analysis is to support the Site Investigation Report prepared by J-U-B Engineers, Inc. to provide insight into economic drivers that will have the greatest potential for the City.

This analysis identifies unique factors within the regional economy and defines industry clusters and supporting industries that complement each site and have a strong opportunity to promote economic diversity and drive economic prosperity. The following have been identified as key industry clusters that represent opportunities for growth and diversification for the regional economy as well as opportunities for regional businesses to diversify their market base.

- Manufacturing
- Healthcare
- Food and Beverage
- High-tech
- Warehousing and Storage

Methodology

The data contained in this report was obtained by IMPLAN—an economic input-output modeling application—and confirmed by interviews from regional experts in the applied fields; Walla Walla County Comprehensive Development Strategy; and desktop research.

The methodology to determine the industry clusters listed above was initially vetted by the current industry mix within the County and their contribution to GRP. Industries within each industry cluster were extracted and analyzed further based on supply chain needs, regional met demand and grounded on regional trade flows. Those industries spending the highest value on exported goods took precedent coupled with the most growth opportunity. Industries were further vetted by desktop research and phone interviews with regional experts. To determine whether each industry was a good fit for each site option, the industry's use was evaluated, site size, and its conformity with adjacent land uses.

Table 1. Glossary of Terms

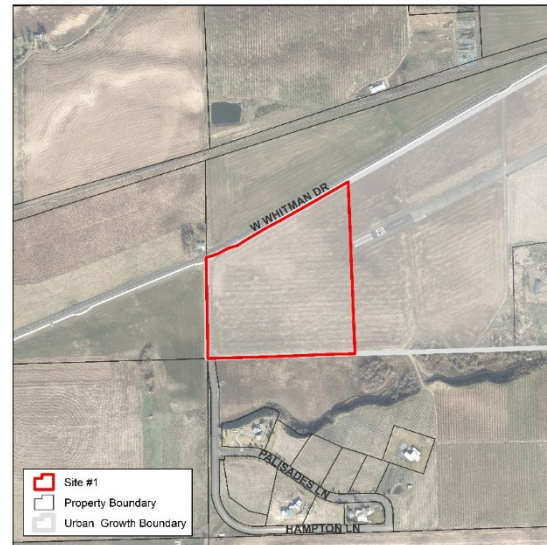
Target Industry Cluster	A broadly defined industry.
Supporting Industries	Group of industries representing the entire value chain of a broadly defined industry from suppliers to end products, including supporting services.
Output	The value of industry production; sales. For manufacturers, sales minus inventory.
GRP	The difference between an industry's or establishment's total output and the cost of its intermediate inputs; it is a measure of the contribution to GRP, Gross Regional Product.
Purchases	The amount an industry spends for the purchase of a given commodity.

Option 1

Current zoning, adjacent uses and sizeable location make Option 1 a prime site for commercial warehousing and light industrial uses. Using the above methodology, warehousing and storage; manufacturing; food and beverage; and high-tech industry clusters are most complementary uses for this site.

The warehousing and storage industry across Walla Walla County produced \$10M in output in 2019 and contributed 0.2% to the County's GRP.

The industries that have the greatest potential to support regional needs for the warehousing and storage industry cluster are listed below. The warehousing and storage industry cluster spends the most on these industries but are largely exported because these businesses are not completely accessible in the region and, in some cases, not accessible at all as indicated by a zero.



Option 1 Site

Table 2. Warehousing and Storage Target Industry Cluster and Supporting Industries

Target Industry Cluster and Supporting Industries	Jobs	Average Annual Wage	Output	GRP	Purchases
Warehousing and Storage	88	\$71,700	\$10,000,000	\$6,200,000	
Motor vehicle electrical and electronic equipment	0	---	\$0	\$0	\$81K
Wholesale services - professional and commercial equipment and supplies	12	\$89,000	\$3,000,000	\$1,500,000	\$78K
Other motor vehicle parts	191	\$134,000	\$106,000,000	\$34,500,000	\$49K
Couriers and messenger services	57	\$34,000	\$3,000,000	\$899,000	\$49K
Wholesale trade agents and brokers (wine barrel brokers, wine brokers)	0	---	\$0	\$0	---

Manufacturing is the third largest sector in Walla Walla County's economy. The manufacturing sectors that have the greatest economic growth potential in this analysis (listed in Table 3) contribute 5.4% to the region's GRP, collectively, and produced \$673M in goods and services in 2019.

The agricultural-centric economy spans from farm to table and relies on a variety of manufacturers and distributors to make it materialize. Frozen fruit manufacturing and paperboard container manufacturing are the largest contributors in manufacturing. Frozen fruit manufacturers, alone, produced \$340M in goods and services

in 2019 and contributed \$76.6M to the region's GRP, or 2.4%. While paperboard container manufacturing produced \$248M in goods and services and contributed \$69M to the region's GRP, or 2.2%. The following industries have the most potential to support existing manufacturing businesses around the region.

Table 3. Manufacturing Targeted Industry Clusters and Supporting Industries

Target Industry Cluster and Supporting Industries	Jobs	Average Annual Wage	Output	GRP	Purchases
Frozen fruits, juices manufacturing	734	\$59,200	\$340,700,000	\$76,600,000	
Wholesale services - Grocery and related product wholesalers	101	\$53,100	\$16,900,000	\$7,300,000	\$33M
Truck transportation services	157	\$67,000	\$26,000,000	\$14,000,000	\$18M
Wholesale services - Wholesale electronic markets and agents and brokers	69	\$73,400	\$6,300,000	\$5,000,000	\$8.5M
Plastics packaging materials and unlaminated films and sheets	0	---	\$0	\$0	---
Farm machinery and equipment manufacturing	117	\$122,700	\$62,800,000	\$15,300,000	
Other motor vehicle parts	191	\$134,000	\$106,000,000	\$34,500,000	\$3.3M
Motor vehicle transmission and power train parts	0	---	\$0	\$0	\$2.6M
Other engine equipment	0	---	\$0	\$0	\$2.2M
Wholesale services - Motor vehicle and motor vehicle parts and supplies	7	\$82,000	\$2,900,000	\$1,400,000	\$1.8M
Tires	0	---	\$0	\$0	\$1.8M
Crowned and stamped metals	0	---	\$0	\$0	\$1.4M
Paperboard container manufacturing	458	\$111,100	\$248,000,000	\$69,000,000	
Paperboard from pulp	0	---	\$0	\$0	\$46M
Paper from pulp	0	---	\$0	\$0	\$43M
Printing inks	0	---	\$0	\$0	\$6M
Wholesale services - Professional and commercial equipment and supplies	12	\$89,000	\$3,000,000	\$1,500,000	\$4M
Machine shops	12	\$31,000	\$1,600,000	\$578,000	\$3.2M
Food product machinery manufacturing	135		\$37,000,000	\$13,800,000	
Custom computer programming services	111	\$70,000	\$10,500,000	\$6,100,000	\$6M
Machine shops	12	\$31,000	\$1,600,000	\$578,000	\$1.7M
Wholesale services - Other durable goods merchant wholesalers	30	\$48,000	\$6,400,000	\$2,800,000	\$1.1M

Machine shops area A common thread in most manufacturing facilities and supply chains. Machined products are on of the top 10 products purchased in the region; however, less than one percent of the product is produced in the region. The region is prime for machine and assemble type jobs as the workforce is established.

The food and beverage industry plays a vital role in the region's culture and economy, particularly wineries and fruit farming. Wineries contribute \$54M to the region's total GRP, or 2%, and fruit farming nearly 4%.

Wholesale and truck transportation services would best serve this industry cluster. Additionally, because fruit farming is a key driver in the regional economy, fertilizer and pesticides manufacturing shows most potential to support this industry along with other ag producers in the region. Facilities such as McGregor, Wilbur-Ellis and Nutrien, located in Walla Walla, fulfill a portion of this demand, however, the data indicate more growth opportunities for existing suppliers or those outside the market area. The region currently demands roughly \$26M in fertilizer and pesticides each year—roughly \$6.6M of the total is spent in the fruit farming industry.

Table 4. Food and Beverage Targeted Industry Clusters and Supporting Industries

Target Industry Cluster and Supporting Industries	Jobs	Average Annual Wage	Output	GRP	Purchases
Wineries	721	\$51,100	\$210,700,000	\$54,000,000	
Wholesale services - Grocery and related product wholesalers	101	\$53,100	\$16,900,000	\$7,300,000	\$11.2M
Wholesale services - Machinery, equipment, and supplies	107	\$74,800	\$28,500,000	\$16,000,000	\$10.7M
Packaging machinery	0	---	\$0	\$0	\$10.5M
Glass containers	0	---	\$0	\$0	\$7.6M
Truck transportation services	157	\$67,000	\$26,000,000	\$14,000,000	\$6.1M
Machine shops	12	\$31,000	\$1,600,000	\$578,000	\$3M
Breweries	2	\$17,000	\$581,700	\$114,000	
Metal cans	0	---	\$0	\$0	\$75K
Glass containers	0	---	\$0	\$0	\$44K
Flour	0	---	\$0	\$0	\$26K
Truck transportation services	157	\$67,000	\$26,000,000	\$14,000,000	\$22K
Wholesale services - Other durable goods merchant wholesalers	30	\$48,000	\$6,400,000	\$2,800,000	\$12K
Fruit Farming	2,107	\$33,100	\$154,300,000	\$114,400,000	
Support activities for agriculture and forestry	204	\$42,800	\$9,700,000	\$8,000,000	\$18.3M
Pesticides and other agricultural chemicals	0	---	\$0	\$0	\$4.8M
Phosphatic fertilizer	0	---	\$0	\$0	\$1M
Nitrogenous fertilizer	0	---	\$0	\$0	\$800K
Wood containers and pallets	0	---	\$0	\$0	\$500K

Option 1 site has the ability to accommodate particular high-tech firms requiring larger building(s) and site. Due to its proximity to agricultural amenities, businesses that focus on R&D, biopharmaceuticals, biotechnology,

automation, data warehousing, etc. are feasible. Other, smaller, type of high-tech activity would be more suitable for Options 2 and 3.

Table 5. High-tech Targeted Industry Clusters and Supporting Industries

Target Industry Cluster and Supporting Industries	Jobs	Average Annual Wage	Output	GRP	Purchases
Scientific R&D	673	\$72,600	\$129,300,000	\$56,600,000	
Management consulting services	213	\$93,700	\$17,100,000	\$5,600,000	\$5.6M
Data processing, hosting, and related services	31	\$44,500	\$11,300,000	\$1,900,000	\$490K
Other computer related services	11	\$93,100	\$1,700,000	\$568,800	\$319K
Software publishers	22	\$152,300	\$6,700,000	\$6,000,000	\$286K

Options 2 and 3

Site Options 2 and 3 are significantly smaller than Option 1 (Option 2 is ~4.5 acres and Option 3 is ~2 acres) and are currently zoned for commercial and are situated adjacent to residential uses. These limiting factors are ideal for a mix of smaller businesses. Healthcare support services, smaller high-tech firms, and wine/beer tasting rooms or a brewery show great potential.



Option 2 Site



Option 3 Site

Following government, the healthcare industry is the second largest sector in Walla Walla County's economy. Hospitals, alone, contribute nearly \$144M to the region's GRP, 4.5%. Supporting healthcare services contribute similarly. The healthcare supply chain is diverse and provides a considerable amount of opportunity to a region. From pharmaceuticals to medical device manufacturing to cybersecurity, the industry cluster reaches all aspects of the economy. The industries listed below signify those with the greatest opportunity for growth in the region. Each industry listed are most demanded by the larger targeted industry cluster highlighted in grey, but are not satisfied in the region.

Table 6. Healthcare Targeted Industry Clusters and Supporting Industries

Target Industry Cluster and Supporting Industries	Jobs	Average Annual Wage	Output	GRP	Purchases
Hospitals	1,111	\$110,100	\$242,700,000	\$143,900,000	
Wholesale services - professional and commercial equipment sales	12	\$89,000	\$3,000,000	\$1,500,000	\$3.2M
Other ambulatory healthcare services	0	---	\$0	\$0	\$2.9M
In-vitro diagnostic substances	0	---	\$0	\$0	\$2.8M
Pharmaceuticals	7	\$68,000	\$7,500,000	\$1,800,000	\$2.8M
Wholesale services - drugs and druggists sundries	0	\$68,000	\$179,000	\$50,000	\$2.3M
Offices of Physicians and Dentists	939	\$69,000	\$114,000,000	\$76,300,000	
Medical and diagnostic laboratories	20	\$56,000	\$2,600,000	\$1,600,000	\$2.1M
Wholesale services - Professional and commercial equipment and supplies	12	\$89,000	\$3,000,000	\$1,500,000	\$1.2M
Pharmaceuticals	7	\$68,000	\$7,500,000	\$1,800,000	\$900K
Surgical appliance and supplies	0	---	\$0	\$0	\$472K
Healthcare Support Services					
Continuing care retirement communities and assisted living facilities for the elderly	840	\$43,000	\$66,600,000	\$37,700,000	---
Home healthcare services	172	\$34,000	\$8,600,000	\$6,400,000	---
Services for the elderly and persons with disabilities	292	\$47,000	\$20,900,000	\$13,500,000	---

The scientific research and development industry cluster employs over 670 people in Walla Walla County and accounts for nearly 2% of the region's GRP. Consulting and data processing and hosting services are of the top industries supporting the R&D space around the region. Such industries and those listed in Table 7 may prove to be a catalyst for R&D activities incubating in the region.

Initial conversations around creating space for startups or a makerspace have occurred in partnership with Walla Walla University, Port of Walla Walla, Walla Walla Chamber of Commerce and the City of College Place. An identified lead should take place in order to catapult such an initiative forward as site Options 2 and 3 are prime for such an ecosystem.

Table 7. High-tech Targeted Industry Clusters and Supporting Industries

Target Industry Cluster and Supporting Industries	Jobs	Average Annual Wage	Output	GRP	Purchases
Scientific R&D	673	\$72,600	\$129,300,000	\$56,600,000	
Management consulting services	213	\$93,700	\$17,100,000	\$5,600,000	\$5.6M
Data processing, hosting, and related services	31	\$44,500	\$11,300,000	\$1,900,000	\$490K
Other computer related services	11	\$93,100	\$1,700,000	\$568,800	\$319K
Software publishers	22	\$152,300	\$6,700,000	\$6,000,000	\$286K

As mentioned earlier, the food and beverage industry—particularly wine and fruit farming—are vital to the region. The smaller sites in Options 2 and 3 offer a different perspective. Wholesale services, such as a beer/wine store, tasting room, or equipment supplies has the potential to thrive in this space.

Table 8. Food and Beverage Targeted Industry Clusters and Supporting Industries

Target Industry Cluster and Supporting Industries	Jobs	Average Annual Wage	Output	GRP	Purchases
Wineries	721	\$51,100	\$210,700,000	\$54,000,000	
Wholesale services - Grocery and related product wholesalers	101	\$53,100	\$16,900,000	\$7,300,000	\$11.2M
Wholesale services - Machinery, equipment, and supplies	107	\$74,800	\$28,500,000	\$16,000,000	\$10.7M
Breweries	2	\$17,000	\$581,700	\$114,000	
Wholesale services - Other durable goods merchant wholesalers	30	\$48,000	\$6,400,000	\$2,800,000	\$12K
Fruit Farming	2,107	\$33,100	\$154,300,000	\$114,400,000	
Support activities for agriculture and forestry	204	\$42,800	\$9,700,000	\$8,000,000	\$18.3M

Conclusion

Table 9. Summary of Targeted Industry Clusters and Supporting Industries

	Warehousing and Storage	High Tech	HEALTHCARE	MANUFACTURING	FOOD AND BEVERAGE
Option 1	YES	YES	NO	YES	YES
Option 2	NO	YES	YES	NO	YES, SOME USES
Option 3	NO	YES	YES	NO	YES, SOME USES

Warehousing and Storage	Scientific R&D	Hospitals	Frozen fruits, juices Manufacturing	Wineries
(\$6.2M GRP / Output = \$10M)	(\$56.6M GRP / Output = \$129M)	(\$144M GRP / Output = \$243M)	(\$76.6M GRP / Output = \$341M)	(\$54M GRP / Output = \$211M)
Motor vehicle electrical and electronic equipment	Management consulting services	Wholesale services - professional and commercial equipment sales	Wholesale services - Grocery and related product wholesalers	Wholesale services - Grocery and related product wholesalers
Wholesale services - professional and commercial equipment and supplies	Data processing, hosting, and related services	Other ambulatory healthcare services	Truck transportation services	Wholesale services - Machinery, equipment, and supplies
Other motor vehicle parts	Other computer related services	In-vitro diagnostic substances	Wholesale services - Wholesale electronic markets and agents and brokers	Packaging machinery
Couriers and messenger services	Software publishers	Pharmaceuticals	Plastics packaging materials and unlaminated films and sheets	Glass containers
Wholesale trade agents and brokers (wine barrel brokers, wine brokers)		Wholesale services - drugs and druggists sundries		Truck transportation services
				Machine shops

Offices of Physicians and Dentists	Farm Machinery and Equipment Manufacturing	Breweries
(\$76M GRP / Output = \$114M)	(\$13.3M GRP / Output = \$63M)	(\$114K GRP / Output = \$582k)
Management of companies and enterprises	Other motor vehicle parts	Metal cans
Medical and diagnostic laboratories	Motor vehicle transmission and power train parts	Glass containers
Wholesale services - Professional and commercial equipment and supplies	Other engine equipment	Flour
Pharmaceuticals	Wholesale services - Motor vehicle and motor vehicle parts and supplies	Truck transportation services
Surgical appliance and supplies	Tires	Wholesale services - Other durable goods merchant wholesalers
	Crowned and stamped metals	

Healthcare Support Services	Paperboard Container Manufacturing	Fruit Farming
(Output = \$8.6M in home health and \$20.8M in mental health)	(\$69M GRP / Output = \$248M)	(\$114M GRP / Output = \$154M)
Continuing care retirement communities and assisted living facilities for the elderly	Paperboard from pulp	Support activities for agriculture and forestry
Home healthcare services	Paper from pulp	Pesticides and other agricultural chemicals
Services for the elderly and persons with disabilities	Printing inks	Phosphatic fertilizer
	Wholesale services - Professional and commercial equipment and supplies	Nitrogenous fertilizer
	Machine shops	Wood containers and pallets

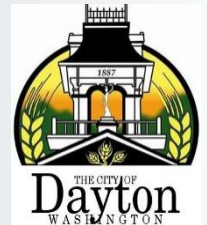
Food Product Machinery Manufacturing
(\$13.8M GRP / Output = \$37M)
Custom computer programming services
Machine shops
Wholesale services - Other durable goods merchant wholesalers

	Warehousing and Storage	High Tech	HEALTHCARE	MANUFACTURING	FOOD AND BEVERAGE
Option 1	YES	YES	NO	YES	YES
Option 2	NO	YES	YES	NO	YES, SOME USES
Option 3	NO	YES	YES	NO	YES, SOME USES
	Warehousing and Storage	Scientific R&D	Hospitals	Frozen fruits, juices Manufacturing	Wineries
	(\$6.2M GRP / Output = \$10M)	(\$56.6M GRP / Output = \$129M)	(\$144M GRP / Output = \$243M)	(\$76.6M GRP / Output = \$341M)	(\$54M GRP / Output = \$211M)
	Motor vehicle electrical and electronic equipment	Management consulting services	Wholesale services - professional and commercial equipment sales	Wholesale services - Grocery and related product wholesalers	Wholesale services - Grocery and related product wholesalers
	Wholesale services - professional and commercial equipment and supplies	Data processing, hosting, and related services	Other ambulatory healthcare services	Truck transportation services	Wholesale services - Machinery, equipment, and supplies
	Other motor vehicle parts	Other computer related services	In-vitro diagnostic substances	Wholesale services - Wholesale electronic markets and agents and brokers	Packaging machinery
	Couriers and messenger services	Software publishers	Pharmaceuticals	Plastics packaging materials and unlaminated films and sheets	Glass containers
	Wholesale trade agents and brokers (wine barrel brokers, wine brokers)		Wholesale services - drugs and druggists sundries		Truck transportation services
					Machine shops
			Offices of Physicians and Dentists	Farm Machinery and Equipment Manufacturing	Breweries
			(\$76M GRP / Output = \$114M)	(\$15.3M GRP / Output = \$63M)	(\$114K GRP / Output = \$582k)
			Management of companies and enterprises	Other motor vehicle parts	Metal cans
			Medical and diagnostic laboratories	Motor vehicle transmission and power train parts	Glass containers
			Wholesale services - Professional and commercial equipment and supplies	Other engine equipment	Flour
			Pharmaceuticals	Wholesale services - Motor vehicle and motor vehicle parts and supplies	Truck transportation services
			Surgical appliance and supplies	Tires	Wholesale services - Other durable goods merchant wholesalers
				Crowned and stamped metals	
			Healthcare Support Services	Paperboard Container Manufacturing	Fruit Farming
			(Output = \$8.6M in home health and \$20.8M in mental health)	(\$69M GRP / Output = \$248M)	(\$114M GRP / Output = \$154M)
			Continuing care retirement communities and assisted living facilities for the elderly	Paperboard from pulp	Support activities for agriculture and forestry
			Home healthcare services	Paper from pulp	Pesticides and other agricultural chemicals
			Services for the elderly and persons with disabilities	Printing inks	Phosphatic fertilizer
				Wholesale services - Professional and commercial equipment and supplies	Nitrogenous fertilizer
				Machine shops	Wood containers and pallets
				Food Product Machinery Manufacturing	
				(\$13.8M GRP / Output = \$37M)	
				Custom computer programming services	
				Machine shops	
				Wholesale services - Other durable goods merchant wholesalers	

Walla Walla Regional Housing Action Plan

*Cities of College Place,
Dayton, Waitsburg and
Walla Walla*

Draft Report
May 7, 2021



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GLOSSARY

Accessory Dwelling Unit (ADU): A small living space located on the same lot as a single-family house.

Buildable Lands Inventory (BLI): An assessment of the capacity of land to accommodate forecasted housing and employment needs.

Buildable Residential Land: Includes land that is designated for residential development that is vacant and part-vacant and not constrained by existing buildings or environmental issues.

Cost Burdened: Defined by US Department of Housing and Urban Development (HUD) as households who spend over 30% of their income on housing.

Cottages: Small, single-level, detached units, often on their own lots and sometimes clustered around pockets of shared open space. A cottage is typically under 1,000 square feet in footprint.

Density: Defined by the number of housing units on one acre of land.

Development density: Expected number of dwelling units (per acre) based on current zoning designations.

Family: A group two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together.

High Density: Lots with the average density of 12+ dwelling units per acre. Best suited for multifamily housing such as apartments and condos.

Housing Unit (or Dwelling Unit): A house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other person in the structure and there is direct access from the outside or common hall.

Household: Consists of all people that occupy a housing unit.

HUD: Acronym for US Department of Housing and Urban Development, the federal agency dedicated to strengthening and supporting the housing market.

Low Density: Lots with the average density of 3-4 dwelling units per acre. Best suited for family housing such as single-family detached homes.

Manufactured Housing: is a type of prefabricated home that is largely assembled of site and then transported to sites of use. The definition of the term in the United States is regulated by federal law (Code of Federal Regulations, 24 CFR 3280): "Manufactured homes are built as dwelling units of at least 320 square feet in size, usually with a permanent chassis to assure the initial and continued transportability of the home. The requirement to have a wheeled chassis permanently attached differentiates "manufactured housing" from other types of prefabricated homes, such as modular homes.

Median Family Income (MFI): The median sum of the income of all family members 15 years and older living in the household. Families are groups of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.

Medium Density: Lots with the average density of 6-12 dwelling units per acre. Best suited for small lot housing such as single family attached, townhomes, plexes and cottages.

Middle Housing: Housing types that is generally attainable for households earning less than 120% of the area median income level. Typically includes plexes (2-4 units per structure), townhomes, apartments, accessory dwellings, cottage homes and manufactured homes.

Mixed Use: Characterized as two or more residential, commercial, cultural, institutional, and/or industrial uses into one combined building or building(s) on the same parcel of land.

Multi-Family Housing: Stacked flats in a single buildings or groups of buildings on a single lot with 5 or more units per structure. Parking is shared, and entrance to units is typically accessed through a shared lobby.

Part-vacant land: Unconstrained land that has some existing development but can be subdivided to allow for additional residential development.

Plexes and Apartments: Multiple units inside one structure on a single lot. Usually each unit has its own entry.

Seasonal dwellings: These units are intended by the owner to be occupied during only certain seasons of the year. They are not anyone's usual residence. A seasonal unit may be used in more than one season; for example, for both summer and winter sports. Published counts of seasonal units also include housing units held for occupancy by migratory farm workers. While not currently intended for year-round use, most seasonal units could be used year-round.

Residual Land Value: The amount a developer would typically be willing to pay for the land/site in order to build a specific real estate improvement based on underlying assumptions and market conditions.

Severely Cost Burdened: Defined US Department of Housing and Urban Development (HUD) as households who spend over 50% of their income on housing.

Single Family Attached: Residential structures comprised of two to four housing units with a shared wall that separates each unit. "Attached" duplexes require a single building permit for both dwelling units.

Single Family Detached: Free standing residential building, unattached, containing separate bathing, kitchen, sanitary, and sleeping facilities designed to be occupied by not more than one family, not including manufactured and mobile homes.

Townhome (also known as duplexes, rowhouse, etc.): Attached housing units, each on a separate lot, and each with its own entry from a public or shared street or common area.

Vacant housing unit: A housing unit is vacant if no one is living in it at the time of enumeration unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant.

Vacant land: Vacant and part-vacant land identified within the local buildable land inventory that is not developed and unconstrained for future planned residential development.

SUMMARY

As we enter 2021, the demand for adequate, safe and affordably-priced housing continues to far outpace new housing production. This Walla Walla Regional Housing Action Plan provides a strategy for strengthening and enhancing the inventory of affordable and market-rate housing in south central Washington. This growing region includes a network of small and medium historic cities, that are rich in agricultural, viticulture, and education.

This Plan highlights existing housing conditions and issues and forecasts future needs based on changing demographic and socio-economic conditions. Using feedback from a dedicated project advisory committee and stakeholder committee and survey input from over 400 citizens, this plan reflects current attitudes regarding housing priorities. While significant steps have already been taken by the cities of College Place, Dayton, Waitsburg and Walla Walla, this Plan lists new housing policies and actions that can be taken for each city to further enhance housing opportunities.

As shown in the following graphic, the Housing Action Plan will be used to inform future Comprehensive Plans, Capital Facilities Plans and Land Use Policies. The Plan also guides decisions regarding implementation strategies that can affect development regulations, infrastructure spending priorities, permitting procedures, fee structures and other housing actions.



Source: Washington Dept. of Commerce and BERK, 2020.

Highlights of the Walla Walla Regional Housing Action Plan

Walla Walla Regional Housing Survey (over 400 respondents) lists the **top 5 housing issues** as:

1. Housing Cost/Affordability
2. Inadequate Housing Availability
3. Homelessness
4. Range of Housing Types
5. Housing Quality

The top 5 Housing Actions recommended by survey respondents include:

1. Development Partnerships
2. Multifamily Tax Incentives
3. Grants for First time Homebuyers
4. Housing Rehabilitation Grants
5. Increase Residential Land Inventory

The Walla Walla Region should plan to add approximately 4,685 net new housing units over the next 20 years. Future housing demand in the Region is likely to include 1,523 standard-lot single family detached homes; 1,104 small-lot detached homes; 732 townhomes/plexes; 894 multi-family units (includes some group quarters demand), and 443 affordable housing units, manufactured homes and/or ADUs.

While the overall land capacity within the Region appears to be adequate for addressing the long-term housing need for Waitsburg and Dayton, nearly half of new construction that is planned to occur in College Place and Walla Walla would need to occur on under-developed (part vacant) tax lots. If property owners do not wish to subdivide their tax lots, the likelihood of meeting housing needs through “infill” is unlikely.

These findings also indicate that the current zoning and related land capacity within the College Place and Walla Walla UGAs (combined) may not be sufficient to fully accommodate multi-family demand. This issue is particularly acute in College Place, where the housing demand for single family and middle housing (672 units) is expected to exceed its zoned land capacity by 412 dwellings.

Based on the residential capacity analysis and this housing needs assessment, the following conclusions are made:

- **College Place UGA:** the projected 20-year housing need of 747 dwelling units is far greater than the potential UGA capacity of 345 units, even after accounting for recent code changes and assuming 60% of net new housing will need to be constructed on infill and redevelopment lands.
- **Walla Walla UGA:** the projected 20-year housing need of 3,570 dwelling units is below the potential UGA capacity of 3,740 dwelling units. However, the current amount of land zoned for multi-family structures appears to be inadequate to meet overall housing needs, even after assuming 55% of the net new housing will be constructed on infill and redevelopment lands.
It is recommended that the cities of College Place and Walla Walla continue to work with Walla Walla County and regional housing advocates to ensure that new housing density can be optimized within current UGAs, and new areas be identified for potential UGA expansion.
- **Waitsburg and Dayton UGAs:** the combined projected housing demand of 200 dwellings for these two small cities can be accommodated by their existing UGAs if adequate water and wastewater infrastructure is provided.

Additional policy actions and housing program considerations are provided in Section III.

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I. INTRODUCTION

PURPOSE

Communities across the state of Washington are facing unprecedented challenges with providing safe and affordable housing. In response, the Washington state legislature passed a measure designed to encourage cities and counties to proactively work together to identify housing needs and implement local actions to preserve affordable housing and spur new housing development.

Within the Walla Walla Region, the Affordable Housing Community Council successfully combined public, private and non-profit resources to document regional housing issues, needs and local policy recommendations in a landmark report: *Community Council's Affordable Housing Study Report (A report to the residents of Columbia and Walla Walla counties and the Milton-Freewater area)*, 2019. That report raised local awareness about issues pertaining to housing affordability and spurred civic actions that resulted in local zone changes and public/private development initiatives. In recognition of this prior regional planning work, the Washington State Department of Commerce awarded Walla Walla a grant to prepare this regional housing action plan.

A regional Housing Action Plan (HAP) is intended to examine housing affordability, access and structural diversity issues, as well as strategies and actions to be taken to create a more equitable housing environment. The HAP process includes a review of the region's comprehensive plans, policies, past actions, partnerships, and current regulations to determine existing conditions of the housing ecosystem. Community input is obtained to identify and evaluate potential policy changes that can be implemented to increase production of affordable and market-rate housing.

At its core, the regional HAP identifies future housing needs to serve all economic segments of the community. Based on the 20-year growth target, the housing needs assessment identifies how many units of different types are needed to optimize housing affordability.

Housing Action Plans address the following questions:

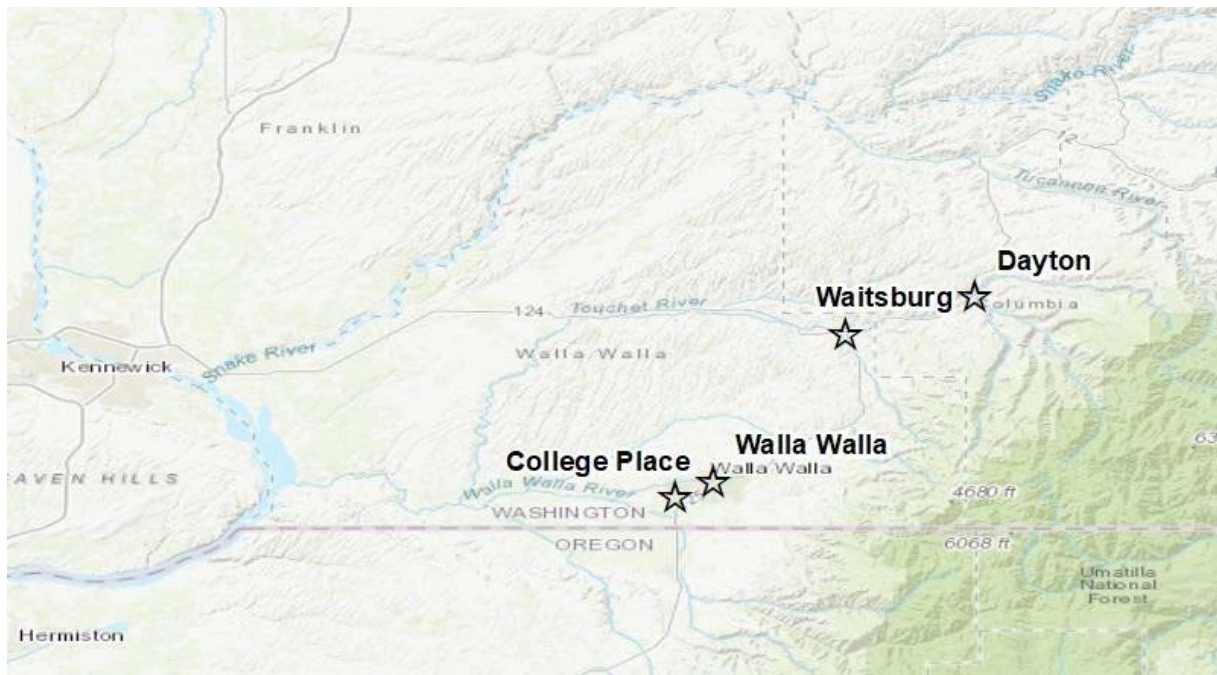
- *Who lives and works here and what are their socioeconomic characteristics?*
 - *What types of housing are available?*
 - *Are there any groups of people who are not able to find housing that is safe, affordable, and meets their household needs?*
 - *How much housing, and what types of housing, are needed to meet current and future housing needs?*
 - *Is there sufficient buildable land capacity to accommodate this growth and housing diversity?*
 - *What local policies and actions can be taken to produce additional affordable and market rate housing?*
-

REGIONAL CONTEXT

Because housing ecosystems are rarely contained within a single jurisdiction, regional analysis and coordination are necessary to understand market dynamics. For example, if safe and affordable housing is not sufficient in one community, residents are likely to search for housing in an adjacent jurisdiction rather than leave the region altogether.

The focus of this plan is on the Walla Walla Region, which includes the urban growth areas of Walla Walla, College Place, Dayton, and Waitsburg and the surrounding unincorporated areas of Walla Walla and Columbia counties (**Exhibit 1**). The cities of College Place and Walla Walla currently function as the business and regional service center for this region. Each of the four cities provide a unique mix of housing opportunities, growth potential and community character.

Exhibit 1: Walla Walla Region



Recent Accomplishments

Prior to undertaking this work, communities within the Walla Walla Region have made strides in advancing affordable housing. Efforts completed to date include the following:

Regional Planning Coordination (Walla Walla, College Place, Waitsburg and Dayton)

- The cities of Walla Walla, College Place and Waitsburg have coordinated with Walla Walla County to update their comprehensive plans with new growth forecasts and sections focused on housing policies.
- The city of Dayton has also coordinated with Columbia County and cities in Walla Walla County (through this planning effort) to evaluate their buildable land inventory.
- Community Council, a regional policy advocacy and education organization, convened civic, private and non-profit representation on the Affordable Housing Study Workgroup to identify housing issues and barriers to affordable housing, and to recommend policy strategies.

City of Walla Walla

- As mentioned above, the city of Walla Walla undertook a significant update of its comprehensive plan, with a new housing policy section that includes objectives aimed at expanding housing opportunities.
- 2018 Code Updates: this resulted in changes to local zoning that collapsed three single family residential zones into one zone called Neighborhood Residential. This new zone supports additional housing density in low density zone by allowing development of (up to) fourplexes on a single lot. The city also relaxed road access standards for short plats to permit private lanes to serve up to 9 dwelling units. Other changes included permitting multifamily units outright and removing the owner occupancy requirement for accessory dwelling units.
- Utility Rate Discounts: the city provides a program for providing water and sewer utility rate discounts to low-income citizens.
- The city is using Community Development Block Grant funds to provide micro-grants for property owners to complete home repair projects through a contract with the Blue Mountain Action Council.

City of College Place

- Recent Code Updates:
 - College Place created a new single-family residential zoning district and reduced minimum single-family residential lot sizes to 6,000 square feet.
 - The city increased flexibility in short plat standards.
 - Accessory dwelling units are now permitted in all residential zones.
 - Cottage and co-housing are now permitted in the Single-Family and Multi-Family Zoning Districts.
 - The City now permits dwelling units in commercial developments in both the Downtown Mixed-Use and General Commercial Zoning Districts
 - Three or more single-family dwelling units may be attached as townhomes or zero-lot line developments and the City may waive the minimum lot size and width requirement. Tiny Homes Permitted
 - Tiny homes, also known as Park Model Recreation Vehicles, are now permitted for temporary or recreational use in mobile home and RV parks and may be approved for use as a dwelling unit subject to conditions.
 - Manufactured homes, mobile homes, RV's, park models, tiny homes, and campers are now permitted for residential use in mobile home parks, manufactured housing communities, and manufactured/mobile home communities.
 - Recreational Vehicles may now be used as a residence in RV and Mobile Home Parks subject to conditions.
- Dwelling Units of 600SF or less now qualify for reduced wastewater & water capital facility charges. This includes all categories of dwelling units.

City of Dayton

- Recent code updates:
 - Removed minimum lot size requirement for all residential development, although minimum lot size dimensions are still required.
 - Increased residential use capacity within the commercial zones.
 - Developed surplus procedures for processing publicly owned land that are obsolete and may

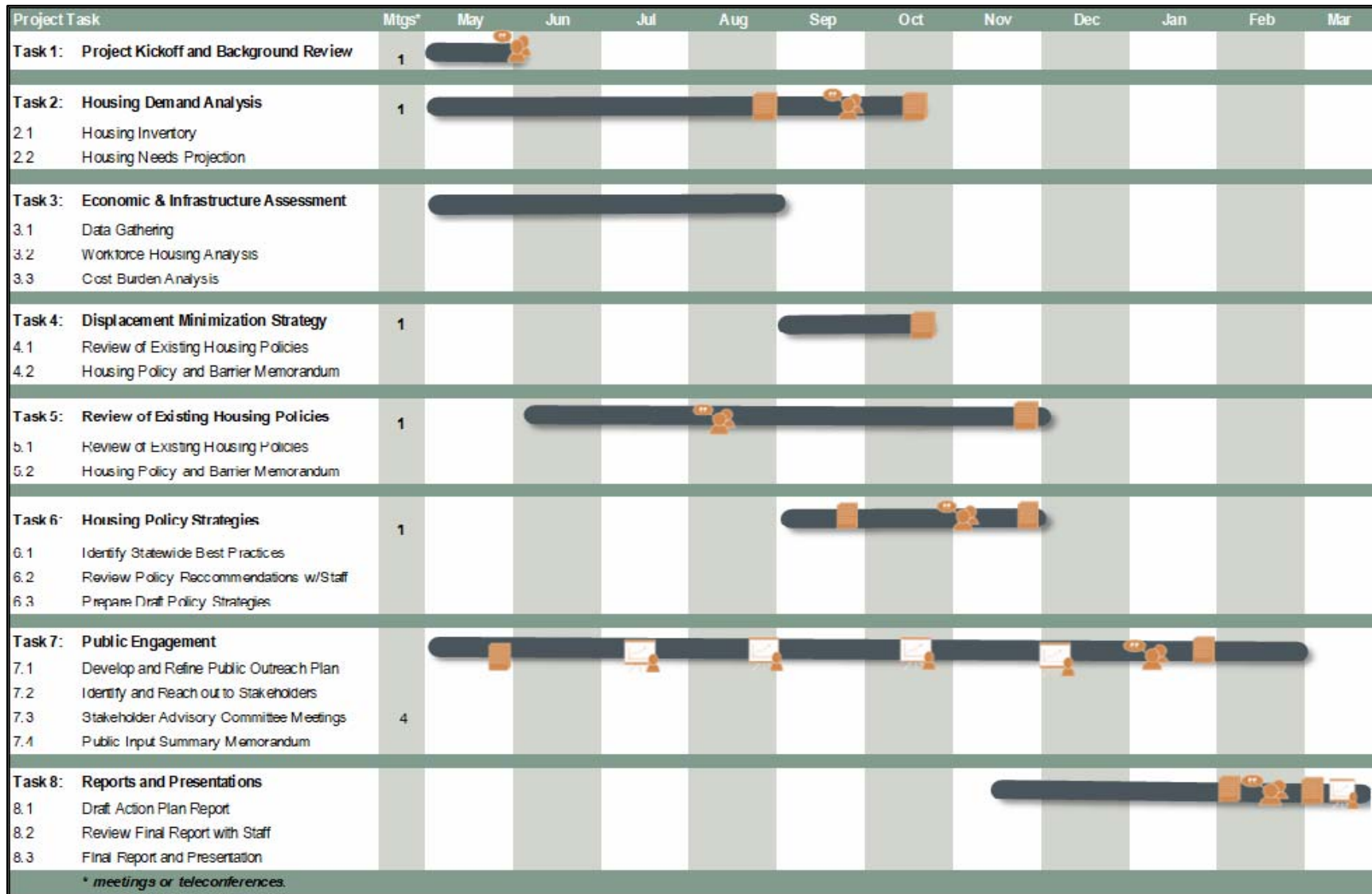
- Buildable lands analysis completed in 2019.
- Actively considering and establishing policy related to multifamily tax incentives.
- Allows tiny-homes in compliance with the International Building Code.
- Developed policies enabling cottage developments in the urban residential zone.
- Decreased off-street parking requirements for all residential development.
- Established the Affordable Housing Commission to consider additional policies that will drive affordable housing development.

APPROACH

The overall project approach/schedule is shown in **Exhibit 2**. Key steps taken to create this report include the following:

- Project coordination meetings: Interim findings were shared with the HAP Plan Advisory Team (PAT) and a Stakeholder Advisory Committee (SAC) made up of regional civic leaders.
- Housing trends and forecasts: the consultant team analyzed most recent available data from a mix of sources, such as the U.S. Census Bureau, American Community Survey, Washington Office of Financial Management to confirm the existing housing inventory, quantify market gaps in housing products, and to establish baseline housing demand forecast.
- Housing gentrification and displacement risk assessment: included analysis of the availability of naturally occurring affordable housing as well as income-restricted housing in context with local demographic and socio-economic data. Locations where the risk of housing displacement are relatively high were mapped for each community in the region.
- Review of existing housing policies and draft policy recommendations: this included a synthesis of the current housing policies for each community, and identification of potential housing policies and actions that can be taken to address issues identified the HAP.
- Community engagement: the HAP process included stakeholder interviews, PAT and TAC meetings and public surveys with the broader community to identify and evaluate housing issues and policy actions.

Exhibit 2: Project Approach



COMMUNITY ENGAGEMENT PROCESS

Public Engagement Plan and Groups Contacted

The Public Engagement Plan (provided in **Appendix A**) for this regional plan is consistent with local and state requirements and reflects best practices. In light of the global Covid-19 pandemic that was in-place during the planning process, the community outreach process utilized virtual video conference meetings/presentations and interactive surveys to evaluate housing affordability, availability and local policies. At the outset of the HAP, a draft Public Engagement Plan was developed and refined based on input from the Project Advisory Team. The engagement plan had four objectives:

1. To provide a forum to share, develop and refine useful information and data,
2. To ensure a shared understanding of current conditions, issues, concerns, and opportunities,
3. To provide avenues for the public, applicable committees, and supporting agencies to be involved,
4. To build support for eventual adoption and implementation.

Project Advisory Team (PAT) Meetings (4): PAT members were comprised of planning staff from the cities of Walla Walla, College Place, Waitsburg, and Dayton, and Walla Walla County and the consultant team. The PAT directed and reviewed the research, outreach, and work products in support of the Walla Walla Regional Housing Action Plan. The PAT met four times from May to November 2020

Stakeholder Advisory Committee Meetings (3): The Stakeholder Advisory Committee represented a range of informed and committed stakeholder interests. It included representatives of city and county agencies, direct service providers, and other public agencies, along with local property owners, residents, and community organizers. The Committee provided recommendations on key project issues and decisions, helped to shape housing policy options, guided stakeholder and community engagement strategies, and encouraged community members to participate in the planning process. The SAC met three times from July to November 2020.

Input regarding housing issues, goals and objectives

Two housing surveys were conducted during the HAP planning effort, with input from the PAT and the SAC. The initial Housing Policy Survey was distributed to local planners, developers and housing experts in the region. The survey focused on housing development issues, barriers and policy preferences. Survey respondents were asked to identify the most effective housing policies in their jurisdiction (city and county) and were asked to identify housing actions suggested within HB 1923.

The Housing Policy Survey received five responses. The top housing issues and policies identified for the Walla Walla region included:

- Overall need for additional construction of quality market-rate housing, additional vacant developable land, the need for less development regulations, and the need for new housing development incentives.
- Survey respondents supported local implementation actions regarding: use of cluster zoning (such as lot size averaging with reduced setbacks for new buildings), a shortened subdivision

approval process, clear and objective accessory dwelling unit standards, and increased categorical exemptions for multifamily developments.

Public Input

The second survey included an electronic Regional Housing Action Plan Survey that was also developed with input from the PAT and TAC and provided in both English and Spanish. The survey focused on the identification of community-defined housing issues, housing affordability perceptions, and barriers to renting or owning a home. Survey respondents were asked to identify actions local officials could take to address housing issues in their community.

The English survey received 419 responses and the Spanish survey received 3 responses. Survey responses were primarily from residents living in the Walla Walla zip code 99362 (80%), the College Place zip code 99324 (11%), and the Dayton zip code 99328 (4%). Detailed survey results are included in **Appendix B** and are summarized below.

Top 5 Perceived Housing Issues

1 Housing Cost / Affordability

2 Inadequate Housing Availability

3 Homelessness

4 Range of Housing Types

5 Housing Quality

Top 5 Housing Actions

1 Development Partnerships

2 Multifamily Tax Incentives

3 Grants for First-time Homebuyers

4 Housing Rehabilitation Grants

5 Increase Residential Land Inventory

Top Barriers to Homeownership

Barriers to Home Ownership	Count	Percent
Limited Housing Supply	249	21.9%
Availability of Living Wage Jobs	290	25.5%
Affordability of Available Homes	371	32.6%
Programs for Homeowners	124	10.9%
Lack of Resources/Education on Home Ownership	63	5.5%
Other	40	3.5%
Total	1,137	100.0%

Top Barriers to Rental Housing

	Count	Percent
Low Vacancy Rates	298	30.0%
Lack of Affordable Rentals	351	35.3%
Strict Rental Requirements	196	19.7%
Confusing Rental Application Process	48	4.8%
Other	101	10.2%
Total	994	100.0%

II. HOUSING MARKET OVERVIEW

Housing demand is driven by a combination of population growth, household formations and regional economic activity. Population within the Walla Walla Region (includes the cities of Walla Walla, College Place, Dayton and Waitsburg) reached a record high of 47,695 year-round residents in 2019 (*according to the WA Office of Financial Management*).

Population within the Region has been increasing at an annual average rate of 0.68% between 2010-2018, which is three times faster than unincorporated Walla Walla County, but only half the statewide average (**Exhibit 3**).

Exhibit 3: Population Trends

Population Trends			
	2010	2018	AGR
Washington	6,561,297	7,294,336	1.33%
Columbia County	3,957	4,001	0.14%
Dayton	2,463	2,682	1.07%
Walla Walla County	57,585	60,236	0.56%
College Place	8,502	9,136	0.90%
Waitsburg	1,194	1,188	-0.06%
Walla Walla	31,177	32,731	0.61%
Walla Walla Region	43,336	45,737	0.68%
Unincorp. Walla Walla County	14,249	14,499	0.22%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates (Table B01003)

AGR: average annual growth rate.

Household income and housing price/rent levels are good indicators of housing attainability. Median household income in Walla Walla County (\$56,533) is currently well below the Washington average (\$70,116). However, overall income levels in Walla Walla County and the city of Walla Walla recorded a slightly faster growth rate than the state average between 2010 and 2018 (**Exhibit 4**).

Exhibit 4: Median Income Trends, 2010-2018

	2010	2018	AGR
Washington	\$57,244	\$70,116	2.6%
Walla Walla County	\$45,575	\$56,533	2.7%
College Place	\$40,137	\$47,525	2.1%
Dayton	\$39,861	\$44,524	1.4%
Waitsburg	\$45,568	\$48,403	0.8%
Walla Walla	\$39,397	\$48,678	2.7%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates (Table B25119)

AGR: average annual growth rate.

To meet HUD guidelines for housing affordability, no more than 30% of income should be allocated to housing. Hence, middle-income families earning 80% to 120% of the median household income (MHI) should be able to afford monthly rents at \$1,131 to \$1,696; or homes priced between \$194,000

and \$291,000. If middle-income households pay more than this, they would be “cost burdened” to some degree. As indicated in **Exhibit 5**, using current statistics, affordable monthly housing cost for low-income families is as follows:

- Low Income, \$707 to \$1,131
- Very Low Income, \$424 to \$707
- Extremely Low Income, \$424 or less

Exhibit 5: Analysis of Attainable Housing Prices/Rents

Walla Walla County Median Household Income (2018)*		\$56,533
Market Segment by Income Level		Lower-end Upper-End
Upper (120% or more of MHI)		120%
Middle (80% to 120% of MHI)	80%	120%
Low (50% to 80% of MHI)	50%	80%
Very Low (30% to 50% of MHI)	30%	50%
Extremely Low (less than 30% of MHI)	30%	
Qualifying Income Level		Lower-range Upper-range
Upper (120% or more of MHI)	\$67,840	or more
Middle (80% to 120% of MHI)	\$45,226	\$67,840
Low (50% to 80% of MHI)	\$28,267	\$45,226
Very Low (30% to 50% of MHI)	\$16,960	\$28,267
Extremely Low (less than 30% of MHI)		\$16,960
Attainable Monthly Rent or Payment (@30% of income level)		Lower-range Upper-range
Upper (120% or more of MHI)	\$1,696	or more
Middle (80% to 120% of MHI)	\$1,131	\$1,696
Low (50% to 80% of MHI)	\$707	\$1,131
Very Low (30% to 50% of MHI)	\$424	\$707
Extremely Low (less than 30% of MHI)		\$397
Approximate Attainable Home Price**		Lower-range Upper-range
Upper (120% or more of MHI)	\$291,000	or more
Middle (80% to 120% of MHI)	\$194,000	\$291,000
Low (50% to 80% of MHI)	\$116,000	\$185,000
Very Low (30% to 50% of MHI)	\$69,000	\$116,000
Extremely Low (less than 30% of MHI)	n/a	n/a

Notes:

* based on current U.S. Census estimates of household income for Walla Walla County.

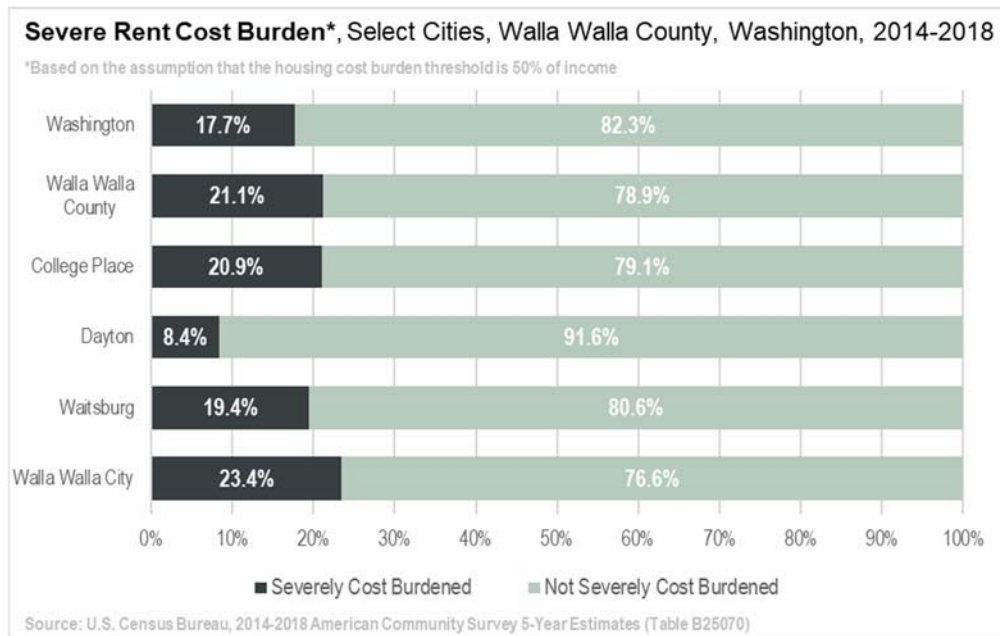
** assumes 5% down (zero down payment for low income purchasers) on 30-yr mortgage @ 3.6% interest; and 1.89% for taxes and insurance.

Source: analysis by FCS GROUP using U.S. Census, American Community Survey data.

According to the U.S. Housing and Urban Development (HUD), households are considered “cost burdened” if they pay over 30% of their gross income on housing and utilities. Households are “severely cost burdened” if they pay over 50% of their gross income on housing and utilities.

As of 2018, just over 1 in 5 renters (21.1%) in Walla Walla County were severely cost burdened by housing expenses alone (**Exhibit 6**). If housing costs continue to rise faster than income levels, the share of severely cost burdened households will continue to increase.

Exhibit 6: Severe Housing Cost Burden by Locality



Measures of Economic Hardship

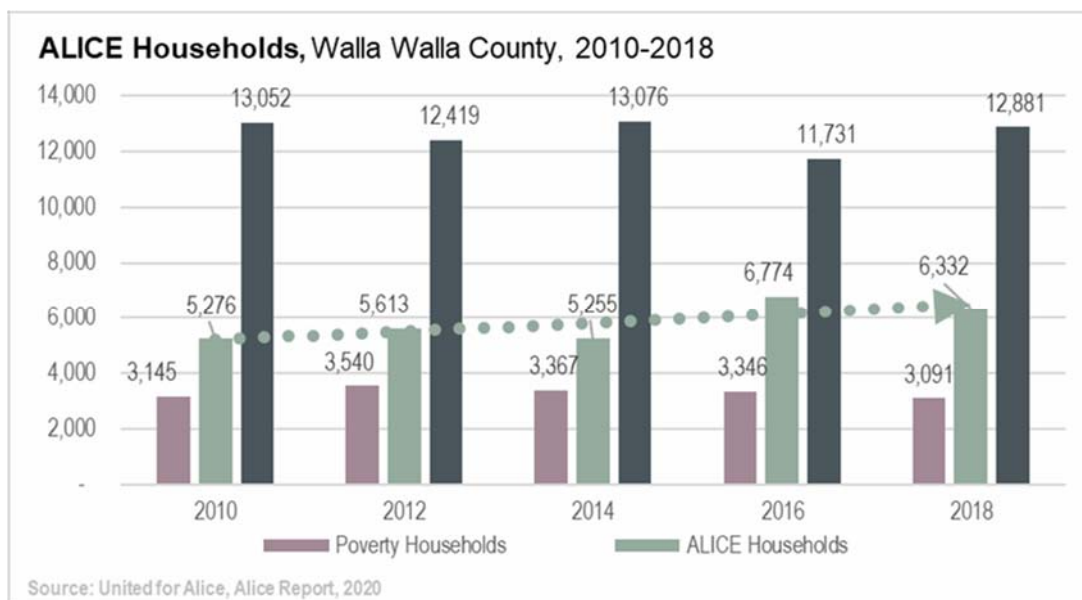
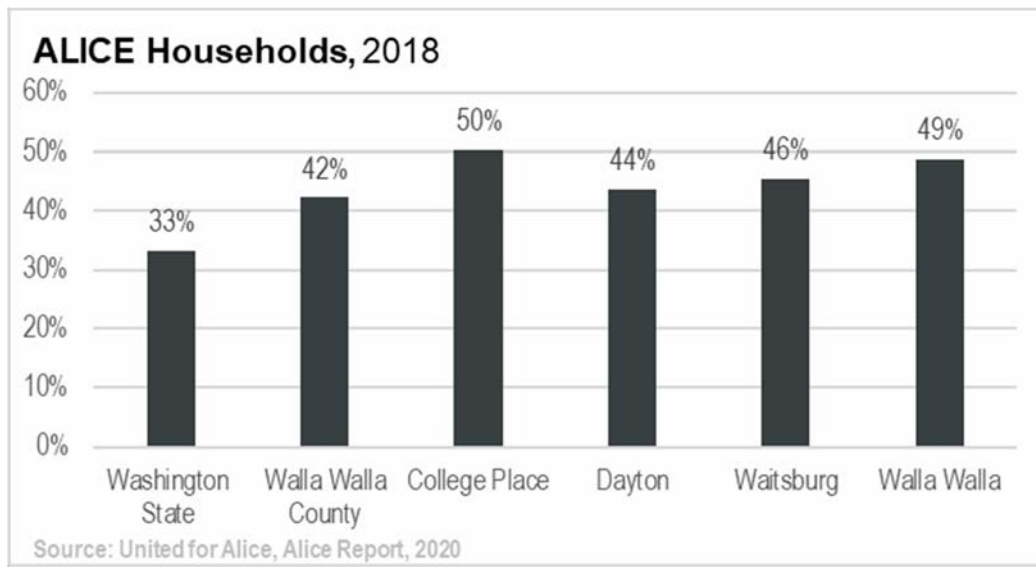
Like many rural communities across the U.S., an increasing share of households in the Region are experiencing economic hardship as the cost of living rises faster than income levels.

Since the War on Poverty began in 1965, the Federal Poverty Level (FPL) has provided a standard for determining the proportion of people living in poverty in the U.S. Despite the FPL's benefit of providing a nationally recognized income threshold for determining who is poor, its shortcomings include the fact that the FPL is not based on the current cost of basic household necessities, and except for Alaska and Hawaii, it is not adjusted to reflect cost of living differences across the U.S. In fact, federal poverty statistics indicate that the number of Walla Walla County households living in poverty decreased by 54 between 2010 and 2018.

In recognition of the short comings associated with federal poverty statistics, the United Way now provides a new measure of economically distressed households struggling in each county in a state. This effort provides a framework, to measure households that do not earn enough to afford basic necessities, with a population segment called **ALICE (Asset Limited, Income Constrained, Employed)**. The ALICE methodology takes into account the total cost of household essentials – housing, child care, food, transportation, technology, and health care, plus taxes and a 10 percent contingency. ALICE data are calculated separately for each county, and for six different household types. For more information check out: <https://www.unitedforalice.org/methodology>

In 2018, 42% of the households in Walla Walla County were either in poverty or in the ALICE category, which is well above the Washington statewide average of 33%. Within the Walla Walla Region, the share of households in poverty and ALICE categories ranged from 44% in Dayton to 50% in College Place (**Exhibit 7**).

Exhibit 7: ALICE Household as Share of Total Households



Employment

Employment in the cities of the Walla Walla region has been on a steady upward trajectory since 2002, with an estimated 13,281 jobs in 2002 and 14,006 jobs in 2017 (latest available data). Job gains varied by sector, with industries such as Transportation and Utilities, Industrial Trades, and Agriculture recording job losses, while Health Care, Services and Education sectors recording the most job gains during this time frame (**Exhibit 8**).

Exhibit 8: Employment Trends: 2002-2017

Segment	2002 - 2017 Job Growth	2002	2010	2017	Change
Agriculture, Forestry, Fishing and Hunting		230	184	150	(80)
Transportation, Communications & Utilities		700	509	427	(273)
Industrial Trades & Construction		1,978	1,642	1,594	(384)
Retail Trade		2,392	2,911	2,337	(55)
Other Services, Restaurants & Lodging		3,673	4,129	4,022	349
Educational Services		1,042	1,033	1,288	246
Health Care and Social Assistance		3,083	3,396	4,012	929
Public Administration		183	173	176	(7)
Total		13,281	13,977	14,006	725

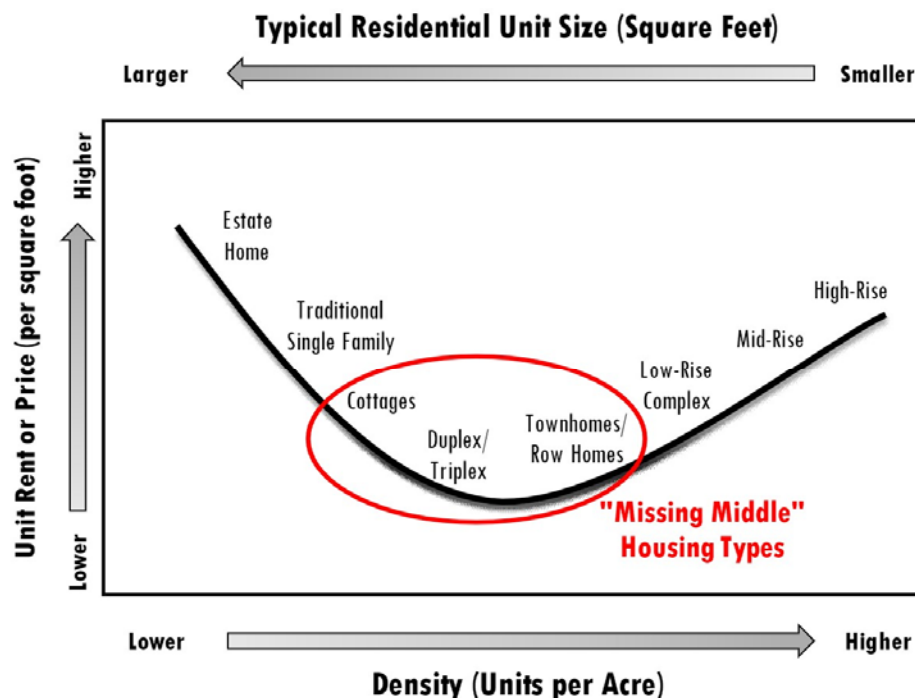
Source: US Census Bureau, On the Map.com. Region includes four cities: Walla Walla, College Place, Waitsburg and

HOUSING NEEDS FORECAST

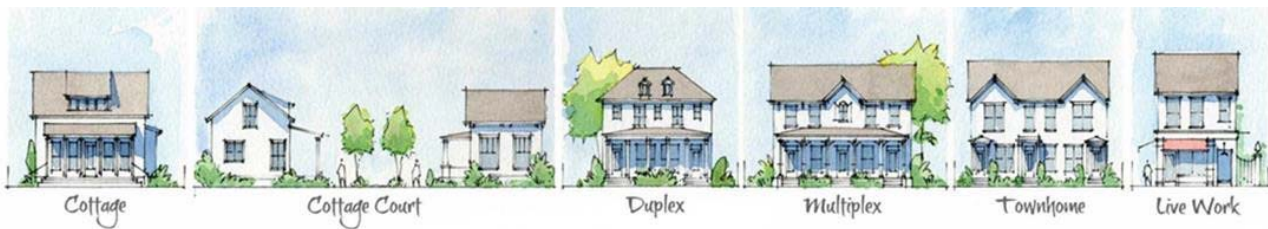
Representatives from public agencies have expressed concern over the lack of attainable and good quality housing for middle income families and local workers. To find attainable housing, some workers must travel long distances between their homes and their jobs to find attainable housing.

The Region would benefit from development of “middle income” housing types, such as apartments, duplexes, townhomes, cottages, manufactured homes and accessory dwelling units (ADUs). These housing types can be delivered at a lower cost and rent level per square foot than standard single family detached and mid-rise housing types (**Exhibit 9**).

Exhibit 9: Middle Housing Types



Source: Washington Department of Commerce Housing Memorandum (PNW Economics and LDC)



Housing Market Gaps

Low vacancy rates and rising home prices have resulted in deficiencies in the regional housing inventory that could largely be addressed by new housing construction. The regional *Community Council's Affordable Housing Study Report*, Summer 2019, found that median income levels in the City of Walla Walla and College Place would need to increase by at least \$5,400 to enable families to purchase a home at 2018 prices.

The housing affordability gap within the region does vary significantly by location. As shown in **Exhibit 10**, regional home prices are highest in College Place (\$281,000) and lowest in the cities of Dayton (\$152,000) and Waitsburg (\$230,000). As a result of this wide disparity in home prices, approximately 69% of the region's households could likely afford to buy a home in Dayton, but less than half of the households can afford to buy a median priced home in College Place.

Exhibit 10: Median Home Price Sales Trends & Affordability

	5/19/2019	5/20/2020	Change from prior year %	Min. Income Needed to purchase median priced home*	Share of Regional HHs that qualify based on income**
Washington	\$403,000	\$425,000	5.5%	\$83,332	
Columbia County	\$186,400	\$208,300	11.7%	\$40,842	63.1%
Dayton	\$149,000	\$152,000	2.0%	\$29,803	69.3%
Walla Walla County	\$268,000	\$273,000	1.9%	\$53,528	49.5%
College Place	\$276,000	\$281,000	1.8%	\$55,097	48.9%
Waitsburg	\$226,000	\$230,000	1.8%	\$45,097	60.4%
Walla Walla City	\$268,000	\$273,000	1.9%	\$53,528	49.5%

Source: Zillow, (6/1/2020), Compiled by FCS GROUP.

* Assumes 30-year mortgage, 3.6% interest, 1.89% property tax & insurance; 5%

** Assumes 30% of household income dedicated to payments.

The Region's housing gap is most prevalent for long-term rentals as well as affordable for sale housing. In other words, there is an inadequate supply of deed-restricted rental housing as well as high-quality market rate apartments and for-sale housing priced under \$300,000. As reflected in **Exhibit 11**, the lack of affordable rental housing (priced at \$707/month or lower) has resulted in 791 households living in higher-cost housing than they can afford, which leads to severe rent burdens.

If we assume that 33% of the housing gap can be addressed by new policies that encourage near term housing construction, we expect the Region could absorb nearly 240 market rate rentals units and at least 261 deed-restricted rental units within 1 or 2 year (**Exhibit 11**).

Exhibit 11: Rental Housing Market Gaps, Walla Walla Region, 2017

Median Household Income Range	Lower-end	Upper-End	Renter Households Counted	Affordable Monthly Rent Costs *	Level of subsidy required	Estimated Rental Units Counted	Year 2017 Housing (Gap) or Surplus
Upper (120% or more of MFI)	\$67,840 or more		1,304	\$1,696 & Above	Zero	580	(400)
Middle (80% to 120% of MFI)	\$45,226	\$67,840	1,173	\$1,131-\$1,686	Zero	1,497	
Low (50% to 80% of MFI)	\$28,267	\$45,226	1,518	\$707-\$1,131	Low	2,709	1,191
Very Low (30% to 50% of MFI)	\$16,960	\$28,267	1,177	\$424-\$707	Medium	1,541	(791)
Extremely Low (less than 30% of MFI)	\$16,960 or less		1,830	Less than \$424	High	674	
Total			7,001			7,001	

Source: US Census Bureau 2013-2017 ACS, analysis by FCS GROUP.

* Calculated at 30% of Walla Walla County median family income based on HUD guidelines

Analysis of Pent-Up Rental Housing Demand, Walla Walla Region

Median Household Income Range	Renter Households in 2017	Rental Units in 2017	Housing (Gap)	Potential Capture Rate	Pent-up Housing Demand Capture
Upper (120% or more of MFI)	1,304	580	(724)	33%	239
Middle (80% to 120% of MFI)	1,173	1,497	324		
Low (50% to 80% of MFI)	1,518	2,709	1,191		
Very Low (Less than 50% of MFI)	3,006	2,215	(791)	33%	261

Source: US Census Bureau 2013-2017 ACS, analysis by FCS GROUP.

Regional Housing Need

The 20-year regional housing demand forecast takes into account a share of the current market gap for rental housing along (noted in the preceding section) plus the amount of housing required to address demand from the projected changes in population for cities and unincorporated areas of Walla Walla and Columbia counties. Population growth rates are consistent with the adopted comprehensive plans for Walla Walla County and the cities of College Place, Walla Walla, Dayton and Waitsburg.

These plans anticipate a population increase of approximately 9,668 year-round residents by 2040 within Walla Walla County. According to the Walla Walla County Comprehensive Plan, the vast majority of population (and housing) growth is expected to occur within the Walla Walla, College Place and Waitsburg urban areas. Unincorporated areas of the county are projected to add 2,802 people. Since that forecast also reflects unincorporated portions of UGAs for the cities, we expect the majority of new population growth to occur within future annexation areas of local cities.

To estimate urbanization requirements for the four-city region, this regional housing action plan assumes that 70% of the housing growth and 90% of the group quarters population growth within unincorporated Walla Walla County will occur within the UGAs of Walla Walla, College Place, and Waitsburg. As indicated in **Exhibit 12**, this allocation of county growth equates to approximately 107 group quarters residents and 657 dwelling units. A more detailed breakdown of this analysis can be found in **Appendix C**.

Exhibit 12: Projected Regional Housing Capture of Unincorp. Walla Walla County, 2020 to 2040

	Walla Walla County	Unincorp. Walla Walla County**	Regional Housing Capture of Unincorp. County %	Regional Housing Capture of Unincorp. County
Net New Population	9,668	2,802		
New Pop in Group Quarters*	773	119	90%	107
Population in Households	8,894	2,683		
Housing Need for Permanent Residents (dwellings)	3,601	865		
Seasonal & Vacancy Allowance (@9.4 %)	358	74		
Growth-related Housing Demand (dwelling units)	3,959	939	70%	657

Source: FCS GROUP based on local pop. growth forecasts and current ACS data for local areas. *Group quarters reflects people in dormitories, group homes, institutions, etc. ** Includes unincorporated areas within urban growth areas of local cities.

The baseline housing demand forecast converts future population growth into housing needs. To address changing demographic and householder preferences, the baseline housing demand forecast also takes into account the following assumptions:

- Future population growth forecasts for each city within the Walla Walla Region will be consistent with adopted local comprehensive land use plan forecasts (extrapolated).
- The tenancy mix and rate of homeownership will increase slightly overtime to the Washington statewide average (63% owners and 37% renters). Note, this results in a modest increase in homeownership rates within the Region from 60% currently to 63% by year 2040.
- Housing needs reflect increasing demand for attainably-priced middle housing types consistent with 30% of household income allocated to rent or mortgage (principal and interest).
- The housing needs forecast assumes a moderate shift toward middle housing types, including townhomes, plexes, apartments, ADUs and manufactured housing.

Given these assumptions, the Walla Walla Region should plan to add approximately 4,685 net new housing units over the next 20 years. Future housing demand in the Region is likely to include 1,523 standard-lot single family detached homes; 1,104 small-lot detached homes; 732 townhomes/plexes; 894 multi-family units (includes some group quarters demand), and 443 affordable housing units, manufactured homes and/or ADUs (**Exhibit 13**).

Exhibit 13: Walla Walla Region Housing Needs Forecast, 2020 to 2040

	Walla Walla City	College Place	Waitsburg	Dayton	Region Total
Projected Baseline Housing Demand	2,362	494	153	11 +	3,021
Plus Share of Housing Within Unincorp. UGAs	514	107	33	2 +	657
Plus Demand to Address 33% of Housing Gap	414	87			500
Total Housing Need	3,290	688	187	13 +	4,178
Plus Group Quarters Housing Units (@1.5 people per unit)*	420	88			762
Grand Total (units)	3,710	776	187	13 +	4,685
percent of total	79%	17%	4%	0.3%	100%

Source: FCS GROUP based on local pop. growth forecasts and current ACS data for local areas. *Group quarters reflects people in dormitories, group homes, institutions, etc.

Projected Housing Need by Housing Type

Projected 2040 Housing Needs						
Housing Type	Walla Walla UGA	College Place UGA	Waitsburg UGA	Dayton UGA	Walla Walla Region	Remainder of Walla Walla County
Single-Family Detached						
Standard Lots	1,142	261	112	9 +	1,523	225
Small Lots, cottages, mfg. homes (lots)	899	205	-	-	1,104	-
Townhouses / Plexes (units)	556	155	19	1 +	732	-
Multi-family units (5+ units per structure)	816	78 +	-	-	894	-
Mobile homes/ADUs/other (units)	297 +	78 +	56 +	3 +	433	56 +
Total Dwelling Units	3,710	776	187	13 +	4,685	282

Projected Housing Need by Income Level

Family Income Level	Owner- Occupied	Renter- Occupied	Total	Dist. %	Attainable Housing Products
Upper (120% or more of MI)	2,361	260	2,621	56.0%	Single Family Lots
Upper Middle (80% to 120% of MI)	384	347	730	15.6%	Cottage Homes, Townhomes, Apartments
Lower Middle (50% to 80% of MI)	207	693	900	19.2%	Townhomes, Mfgd. Homes, Plexes, Apartments
Low (less than 50% of MI)	0	433	433	9.3%	ADUs, Govt. Assisted Apts.
Total	2,952	1,734	4,685	100.0%	

*Derived from Appendix A.

A more detailed analysis of group quarters housing demand indicates that the majority of this segment is likely to be supported by seniors that desire assisted living facilities, and to a lesser extent university students and special needs population segments (including inmates at the correctional center). As indicated in **Exhibit 14**, the senior housing segment is projected to account for about three quarters of the overall group quarters demand, with the need for almost 380 units of shared senior housing required by year 2040.

Exhibit 14: Projected Senior Housing Demand: Walla Walla Region

	Region Total within UGAs
Current Population	48,363
Proj. Net New Population within Region UGAs (@2.3 persons/HH)	8,485
Future Population year 2040	56,848
Population over Age 65	20%
Share of pop. over Age 65 in Nursing Homes	5.0%
Avg. Household Size within Nursing Homes	1.50
Proj. Net New Population in Nursing Homes	568
Proj. Senior Housing Need (dwelling units)	379

Source: population estimates and forecasts based on WA Office of Financial Management data; nursing home capture rates based on National Institute of Aging estimates, 2015.

Land Sufficiency Findings

According to the June 2019 Walla Walla County buildable land inventory and development capacity study, Walla Walla, College Place and Waitsburg UGAs had the potential to accommodate over 4,100 net new dwellings at full utilization (**Exhibit 15**). Note, the City of Dayton was included in a separate land capacity study for Columbia County.

Exhibit 15: Land Capacity Analysis (2019)

	Minimum Lot Size (SF)	Net Res. Land Inventory (acres)	Vacant percent	Under-developed percent	Net New Pop. Capacity	Net New Dwelling Capacity	Infill & redevelopment Dwellings	Dwellings on Vacant Land	% infill & redevelopment
Waitsburg					1,466	621	284	337	46%
R96 Suburban Residential	9,600	50.7	62%	38%	538	228	86	142	
Residential (incorporated)	10,000	92.7	49%	51%	875	371	189	182	
Flexible Comm./Res (Incorp.)	10,000	5.6	61%	39%	53	22	9	13	
College Place					588	249	139	110	56%
Multiple Family Residential	n/a	2.1			59	25	-	25	
R-60 Single Family Residential*	6,000	21.6	30%	70%	361	153	107	46	
R-72 Single Family Residential*	7,200	0.3			4	2	-	2	
R-96 Suburban Residential (incorp.)	9,600	6.3	58%	42%	67	28	12	16	
R-96 Suburban Residential (area 2B)**	9,600	39.8	75%	25%	425	180	46	134	
R-96 Suburban Residential (area 2C)	9,600	9.2	51%	49%	97	41	20	21	
Walla Walla City					7,641	3,238	1,632	1,606	50%
Multiple Family Residential	n/a	-			-	-			
R-60 Single Family Residential ***	6,000	-			-	-			
R-72 Single Family Residential ***	7,200	54.7	21%	79%	813	344	271	73	
R-96 Suburban Residential (incorp.)	9,600	569.0	51%	49%	6,116	2,592	1,260	1,332	
R-96 Suburban Residential (other)	9,600	60.8	67%	34%	712	302	101	201	

Source: Revised Land Capacity Analysis, Technical Memorandum, June 2019, the Watershed Company. Note, this analysis was completed prior to the City of Walla Walla creating a Neighborhood Residential zone to allow reduced lot sizes.

* After 2019, College Place combined zones R-60/R-72/R-75 into a one SF District zone and allows up to two dwellings per lot.

** Area 2B urban growth area expansion request was denied after 2020.

*** After 2019, Walla Walla changed code to allow 2-4 unit structures and ADUs in all single family zones.

In the years since the aforementioned land capacity analysis was conducted, the cities of Walla Walla and College Place amended their respective zoning codes to allow development of plexes (up to 4 units per structure) within their low density zones. The estimated residential land capacity for the Walla Walla Region assumes there will be a moderate increase in housing density on single family zones in the cities of College Place and Walla Walla, and reflects significant growth potential for the city of Dayton.

As indicated **Exhibit 16**, the Walla Walla Region is now be expected to accommodate nearly 5,058 dwelling units, including 4,611 dwellings with 1 to 4 units per structure, and approximately 447 multi-family dwellings with 5+ units per structure.

Exhibit 16: Regional Residential Land Capacity and Housing Need (2021)

	Infill & Dwelling redevelop- ment Dwellings	on Vacant Land	Total Dwelling Capacity	Projected 20-Year Housing Need	Net Housing Surplus or (Gap)
College Place	206	140	345	747	(402)
1 to 4 units per structure *	146	115	260	672	(412)
5 or more units per structure	60	25	85	75 +	10
Walla Walla City	2,054	1,686	3,740	3,570	170
1 to 4 units per structure *	1,714	1,686	3,400	2,785	615
5 or more units per structure **	340		340	785	(445)
Waitsburg	306	367	673	178	495
1 to 4 units per structure	298	353	651	124 +	527
5 or more units per structure	9	13	22	53	(31)
Dayton	100	200	300	12	288
1 to 4 units per structure ***	100 +	200 +	300 +	12 +	288 +
5 or more units per structure			-	-	-
Region Total	2,665	2,393	5,058	4,507	552
1 to 4 units per structure	2,257	2,354	4,611	3,593	1,018
5 or more units per structure	409	38	447	913	(466)

Findings are derived from prior tables and input provided by project advisory and stakeholder committees, Washington Dept. of Commerce staff, and the following notations.

** Assumptions for College Place and Walla Walla take into account recent code changes; assumes 5% of the land zoned for single family will be utilized by plexes or ADUs.*

*** Multi-family capacity analysis (5+ units per structure) for Walla Walla reflects current development applications.*

**** Dayton capacity analysis derived from City of Dayton Buildable Land Inventory maps.*

While the overall land capacity within the Region appears to be adequate for addressing the long-term housing need for Waitsburg and Dayton, the analysis cited above indicates that nearly half of new construction would need to occur on under-developed (part vacant) tax lots. If property owners do not wish to subdivide their tax lots, the likelihood of meeting housing needs through “infill” is unlikely.

These findings also indicate that the current zoning and related land capacity within the College Place and Walla Walla UGAs (combined) may not be sufficient to fully accommodate multi-family demand. This issue is particularly acute in College Place, where the housing demand for single family and middle housing (672 units) is expected to exceed its zoned land capacity by 412 dwellings.

Based on the residential capacity analysis and this housing needs assessment, the following conclusions are made:

College Place UGA: the projected 20-year housing need of 747 dwelling units is far greater than the potential UGA capacity of 345 units, even after accounting for recent code changes and assuming 60% of net new housing will need to be constructed on infill and redevelopment lands.

Walla Walla UGA: the projected 20-year housing need of 3,570 dwelling units is below the potential UGA capacity of 3,740 dwelling units. However, the current amount of land zoned for

multi-family structures may be inadequate to meet overall housing needs, even after assuming 55% of the net new housing will be constructed on infill and redevelopment lands (including residential and commercial housing zones).

It is recommended that the cities of College Place and Walla Walla continue to work with Walla Walla County and regional housing advocates to ensure that new housing density can be optimized within current UGAs, and new areas be identified for potential UGA expansion.

Waitsburg and Dayton UGAs: the combined projected housing demand of 200 dwellings for these two small cities can be accommodated by their existing UGAs if adequate water and wastewater infrastructure is provided.

Additional policy actions and housing program considerations are provided in the next section.

III. HOUSING POLICY, PROGRAMS & ACTIONS

The Walla Walla Region is facing unprecedented challenges to its ability to provide safe and affordable housing. Like many areas across the USA, housing costs are rising faster than income levels and there is a limited supply of skilled workers, inadequate supply of developable lots, and restrictions attributed to development regulations.¹ Local policies and actions aimed at reducing barriers to new construction can help. It is more important than ever for local jurisdictions to work together with public, private and non-profit developers, homeowners and land trusts to identify lasting solutions.

This section identifies potential code changes, affordable housing programs, and strategies to mitigate housing displacement for the most vulnerable population segments. A summary of strategies that can increase the housing supply is provided in **Exhibit 17**.

STRATEGIES TO INCREASE HOUSING SUPPLY

Code-Related Policies

In general, development regulations need to be clear and objective, and less restrictive code requirements can lower development costs and lead to a greater variety of housing types. In the Walla Walla Region, the need for code amendments varies by city. While Walla Walla and College Place have already implemented many of the state recommendations regarding increased flexibility in the types of housing allowed in low-density zones, Dayton and Waitsburg may benefit from additional code updates.

It is recommended that cities within the region consider reducing or eliminating minimum lot size requirements and removing parking and owner occupancy requirements for accessory dwelling units. All cities can strive to improve the efficiency of their permitting process.

¹ American Planning Association. "APA Policy Guide on Housing" (2019). Guide available at <https://www.planning.org/publications/document/9178529/>

Some code-related best practices include the following:

1. Single Family Zones
 - o Authorize cluster zoning or lot size averaging in all zoning districts that permit single-family residences to allow developers to incorporate natural features into their site plans and minor partitions.
2. Accessory Dwelling Units
 - o Remove owner occupancy requirements related to accessory dwelling units.²
 - o Remove minimum residential parking requirements related to accessory dwelling units.³
3. Middle Housing Types
 - o Ensure that local zoning ordinances do not unduly hinder the functioning and placement of manufactured homes.
 - o Reduce the minimum lot size for duplex and multifamily developments to 7,500 square feet or less or eliminate minimum lot size requirements to promote the development of greater diversity of housing types.
 - o Adopt other permit process improvements where it is demonstrated that the code, development regulation, or ordinance changes will result in a streamlined and more efficient permit process to attract interest from developers.⁴

Development Incentive Programs

To better understand the feasibility of developing multifamily apartments in the Region, FCS Group conducted a supplemental analysis of two prototypical multifamily developments (garden apartments and flats) in the city of Walla Walla, which is summarized in **Appendix D**. The analysis evaluated financial feasibility from the perspectives of either a for-profit or a non-profit developer. Key conclusions from the financial analysis are:

- The current housing market is strong enough to attract for-profit developers
- Garden apartments are viable without incentives
- Market rate flats over parking will likely require some form of development incentive (see list below)
- Affordable housing developments and mixed-income housing by a for-profit developer, will also require incentives to be market feasible, such as:
 - 12-year tax abatement (for affordable housing element)

² RCW 36.70A.600. (2020). Washington State Legislature. <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.600>

³ RCW 36.70A.600. (2020). Washington State Legislature. <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.600>

⁴ RCW 36.70A.600. (2020). Washington State Legislature. <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.600>.

- Impact fee reduction (e.g. utility connection charges) (for affordable housing element)
 - Land write-down
 - Parking reductions
- The use of a non-profit developer for a 100% affordable development could make the development “pencil” with fewer incentives than would be required with a for-profit developer.

There are specific strategies that can be considered to increase the production of affordable housing and to reduce the cost of owning or renting a home:

1. Incentives for affordable housing:
 - Multifamily Tax Exemption (applies to City of Walla Walla only) is currently allowed for cities with over 15,000 people and is now a policy that applies in downtown Walla Walla. This program includes an 8 or 12-year property tax exemption based on the value of improvements for 4+ housing units, depending on the share of units that are to be set aside for low-income families. This program is designed to promote needed housing development in targeted areas of the urban core by directly addressing the financial feasibility gap.
 - It is recommended that Walla Walla consider expanding this program by including areas outside downtown that have proximity to public transit and community services.
 - Consider allowing bonus density increases for any deed-restricted affordable housing development, including single-family or multifamily residences located on real property owned or controlled by a religious organization.⁵
2. Incentives for home ownership:
 - Enhance and promote existing programs that supply down payment assistance and application support a matching grant program for first-time homebuyers.

Other Actions that can help lower development costs and housing costs

1. **Sponsor Construction-related Workforce Training:** Economic development strategies that improve local resiliency through workforce training bolster opportunity for existing residents. Each city in the region can work with higher and secondary educational institutions to take advantage of sector-based partnerships. Construction-related training and volunteer programs (such as Habitat for Humanity) that deliver housing improve the supply of low-income housing and improve skills for workers. The goal is to create programs that offer training/apprenticeships and future job opportunities that improve the quality of jobs in the area.
2. **Pursue Public/Private Developments:** Cities and county governments can leverage private or non-profit development of under-utilized public lands. Typically formulated as private

⁵ 2019-2020 Housing Laws. Washington State Department of Commerce.
<https://deptofcommerce.app.box.com/s/uvqd9297a8tisplk0jjulwe97fnr66px>

construction of housing and/or commercial space on public land public/private partnerships can lead generate both market rate and affordable housing in the region.

3. **Create a Regional Affordable Housing Land Trust:** Community land trusts create additional affordable home ownership opportunities by removing land from the costs of real estate. In a traditional Community Land Trust model, the homeowner owns the home (and the value of any improvements), but a nonprofit owns the land. Developments that are constructed on land trust parcels tend to have more stable housing values, which are somewhat insulated from the overall real estate market and reflective of the local cost of living.

Community land trusts can be granted the right of first offer or right of first refusal to allow them to purchase homes in specifically vulnerable communities to provide homeownership opportunities to households with low-income households. Right of first offer places very minimal requirements on property owners. Notice would be sent that a property will be for sale and either the trust or the owner sets and offer price depending on the program framework.

DISPLACEMENT MINIMIZATION STRATEGIES

Many of the policy measures and programs listed above will help increase the housing supply while enhancing housing affordability. Additional measures are needed to address displacement that tends to occur with major redevelopment. Displacement occurs when households or businesses are involuntarily forced out of an area due to increasing housing prices/property taxes or due to economic and demographic changes that alter the neighborhood's character. Gentrification, a well-documented housing issue since the 1960s, has traditionally been associated with urban cores, but rural gentrification is now an issue in light of the ever-expanding digital workforce and access to goods online.

Gentrification typically occurs in areas with relatively low property values and nearby amenities. As demand in the region grows, areas with relatively low rents/home values and/or areas perceived as having lower-quality housing become more attractive and profitable for redevelopment. Some housing experts expect that the recent global pandemic will only increase gentrification in smaller communities.

Findings for Walla Walla Region

Vulnerability is calculated using factors closely associated with an increased probability of redevelopment coupled with the evaluation of local demographic conditions. US Census data depicting housing tenure, poverty rates, educational attainment, median home value, median gross rent, and race/ethnicity are considered in order to identify specific Census Block Groups that may be most vulnerable to displacement. While Walla Walla was the only city in the region with vulnerability on five out of six data variables, each jurisdiction in the region contains populations vulnerable to displacement. Please refer to the detailed analysis provided in **Appendix E**.

Strategies to Address Physical Displacement

- Require a displacement impact assessment to be provided by the applicant for major redevelopment projects. An impact assessment is a method of tracking how many net new housing units are being developed in a specific location after accounting for existing housing units (and households) that are likely to be displaced.

- Partner with groups offering weatherization and energy efficiency services for low-income homeowners and seniors.

Strategies to Address Economic Displacement

Strategies to improve housing outcomes for economically vulnerable populations and seniors:

- Support programs that provide emergency rental assistance for families facing eviction and/or homelessness due to temporary economic hardship.
- Consider adoption of a resolution to extend the notice period for no-cause evictions to 60 days for landlords with five or more units to allow renters additional time to plan, contact services, and hopefully relocate without a disruption in adequate housing.
- Address the causes of homelessness by working with local agencies and non-profits that provide direct services to this community.⁶
- Encourage the development and retrofitting of housing for seniors and people living with disabilities that is physically accessible and adheres to Universal Design Principles.⁷

Strategies to Address Cultural Displacement

Locating rental opportunities and completing multiple applications with individual documentation requirements and fees is often listed as a major barrier to obtaining adequate housing. This is particularly true for families facing unforeseeable displacement and possible homelessness and is compounded in rural areas often overlooked by statewide databases and national tenant resource websites. As regional population grows and rents increase, local government agencies can become more directly involved in the rental market and application process. As with other recommendations, this involvement exists on a spectrum depending on the severity of housing issues and the success of initial programs.

Strategies to Streamline Rental Application Process

A registration program would create a consolidated database of available affordable housing units in the region, along with cost estimates. Cities like Seattle have instituted a Rent Registration and Inspection Ordinance (RIIO)⁸ that requires all rental properties to register with the City and demonstrate adequate habitability. A similar database could also serve as a resource for families searching for housing.

⁶ Walla Walla Comprehensive Plan Update. (2018). City of Walla Walla.
<https://www.wallawallawa.gov/home/showdocument?id=854>.

⁷ Universal Design in Housing. (2006). The Center for Universal Design.
https://projects.ncsu.edu/ncsu/design/cud/pubs_p/docs/UDinHousing.pdf.

⁸ City of Seattle, Rental Registration and Inspection Ordinance, accessed March 25, 2021 via
<https://www.seattle.gov/sdci/codes/licensing-and-registration/rental-registration-and-inspection-ordinance>

Searchable databases of available rentals in the region could also be linked to websites providing tenant information on applications and screening. A small fee per unit could be established to fund the program, which could include a streamlined application process.

The King County Housing Authority website⁹ contains housing listings for various government subsidized apartments at different eligibility requirements and market rate housing at different price points. Market rate housing listings are included by linking to Apartments.com, which appears to have a streamlined tenant screening and application process. While not a requirement, inclusion of Apartments.com serves as a powerful incentive for local landlords to list their apartments on the website.¹⁰ New York City has created a similar searchable database called NYC Housing Search¹¹ and a streamlined application process for all available government subsidized housing, called NYC Connect.¹²

A streamlined and affordable mechanism for locating available housing in the region would mitigate the impacts of displacement by aiding families in locating alternative housing within their existing community. Partnering with housing groups in the area could help mitigate initial program costs. For example, Tenants Union of Washington State has a variety of resources online regarding the screening process and fees.¹³

⁹ King County Housing Authority Apartment Search Resource <https://www.kcha.org/>

¹⁰ Online Rental Application for Apartments.com: https://www.apartments.com/rental-manager/features/online-rental-applications?gclid=Cj0KCQjwo-aCBhC-ARIsAAkNQiuOFW_vSyyGBrtVpNem93vueHCgD_FTlwTVBQYigk6flvC50vJQ2w0aAkFpEALw_wcB&gclsrc=aw.ds

¹¹ New York City Housing Search database: <https://www.nyhousingsearch.gov/index.html>

¹² New York City Housing Connect centralized government housing application process and fee schedule: <https://www1.nyc.gov/site/hpd/services-and-information/housing-connect-rentals.page>

¹³ Tenants Union of Washington State, Tenant Screening Information Hub: <https://tenantsunion.org/rights/tenant-screening>

Exhibit 17: Housing Action Plan Policy Recommendations

FOCUS AREA	POLICY/ACTION	DETAILS	CITIES
Code Changes	Authorize cluster zoning or lot size averaging in all zoning districts that permit single-family residences. (RCW 36.70A.600)	Allows developers to navigate around natural features and reduces development costs. May be most appropriate for large subdivisions or planned urban developments.	ALL
Code Changes	Allow for the division or redivision of land into the maximum number of lots through the short subdivision process. (RCW 36.70A.600)	"The legislative authority of any county planning under RCW 36.70A.040 that has adopted a comprehensive plan and development regulations in compliance with chapter 36.70A RCW may by ordinance increase the number of lots, tracts, or parcels to be regulated as short subdivisions to a maximum of nine in any urban growth area" (RCW 58.17.020 Definitions)	Dayton, Waitsburg
Code Changes	Adopt increase in categorical exemptions for residential or mixed-use development. (RCW 36.70A.600)	Categorically exempts government action related to development proposed to fill in an urban growth area, designated according to RCW 36.70A.110, where current density and intensity of use in the area is roughly equal to or lower than called for in the goals and policies of the applicable comprehensive plan. (RCW 43.21C.229)	ALL
Code Changes	Authorize at least one duplex, triplex, quadplex, six-plex, stacked flat, townhouse, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure or physical constraint that would make this requirement unfeasible for a particular parcel. (RCW 36.70A.600)	Creates more housing options.	All cities in the region allow duplexes in single family zones; College Place and Walla Walla allow up to 4-units
Code Changes	Authorize a minimum net density of six dwelling units per acre in all residential zones, where the residential development capacity will increase within the city. (RCW 36.70A.600)	For purposes of this subsection, the calculation of net density does not include the square footage of areas that are otherwise prohibited from development, such as critical areas, the area of buffers around critical areas, and the area of roads and similar features	ALL
Code Changes	Remove minimum residential parking requirements related to accessory dwelling units. (RCW 36.70A.600)	Reduces barriers to ADU development.	ALL
Code Changes	Remove owner occupancy requirements related to accessory dwelling units (RCW 36.70A.600)	Creates more flexibility for owners who may wish to rent their ADU. Provides additional rental housing.	Dayton, Waitsburg

Code Changes	Adopt other permit process improvements where it is demonstrated that the code, development regulation, or ordinance changes will result in a more efficient permit process for customers (RCW 36.70A.600)	Streamlining can generate development interest.	ALL
Code Changes	Reduce the minimum lot size for duplexes and multifamily development to 7,500 square feet or less or eliminate minimum lot size requirements.	Reducing or eliminating lot sizes promotes the development of a greater diversity of housing types.	Waitsburg
Code Changes	Reduce the required minimum lot area for new platted lots to 7,500 square feet or less or eliminate minimum lot size requirements.	Reducing or eliminating lot sizes promotes the development of a greater diversity of housing types.	Waitsburg
Code Changes	Remove "are compatible with the neighborhood characteristic" from the definition of Neighborhood Residential or clearly define how to achieve this in the code.	Best practices support using terms that are clearly defined. "Neighborhood character" may be interpreted in many different ways.	Walla Walla
Code Changes	Reduce the minimum lot size for multifamily development from 3,600 square feet per unit to less than 2,000 square feet per unit.	Reducing or eliminating lot sizes promotes the development of a greater diversity of housing types.	Dayton
Code Changes	Remove guest parking space requirements for multifamily dwelling units.	Reduces barriers to the development of multifamily housing.	Waitsburg
Code Changes	Remove conditional use permit requirements for manufactured homes.	This creates an additional cost burden for a type of home that is valued for its affordability.	Waitsburg
Anti-Displacement	Integrate displacement into the analysis and review of potential policies, programs, and development applications by creating a standardized assessment of potentially unintended consequences upfront and enforcing reasonable mitigation efforts directly connected to the proposal.	An impact assessment tracks how many affordable units are being developed and at the cost of how many existing units. The assessment can be conducted by the applicant or city staff.	ALL
Anti-Displacement	Create a rental registration program to track available units in the region and rental costs. (Affordable Housing Report)	This program would work to improve access to rental information and reduce the burden of multiple applications, fees, and credit checks.	Regional Effort
Anti-Displacement	Extend the notice period for no cause evictions to 60 days for landlords with five or more units.	Provides renters with time to plan, contact services, and relocate.	ALL
Anti-Displacement	Enhance and promote existing programs that supply down payment assistance and application support to first time homebuyers.	Washington offers the Home Advantage Needs Based Downpayment Assistance Loan Program to eligible homebuyers.	ALL

Anti-Displacement	Identify job training partnerships to foster local opportunities and prosperity through improved workforce development initiatives.	Economic development strategies that improve local resiliency through workforce training bolster opportunity for existing residents. Focus on both higher and secondary educational institutions in the region to take advantage of sector-based partnerships. Construction based partnerships in particular are likely to improve the supply of low-income housing.	ALL
Anti-Displacement	As neighborhoods change, work to eliminate the displacement of those who are under-served or under-represented.	Promotes equitable housing practices.	ALL
Anti-Displacement Affordable Housing	Support existing programs that provide emergency rental assistance for families facing homelessness due to temporary economic hardship.	Many state and county programs offer emergency rental assistance.	ALL
Anti-Displacement Affordable Housing	Identify and acquire sites suitable for affordable housing.	Cities can work with state agencies and an affordable housing land trust to identify “surplus property” and acquire tax lots in foreclosure. Sites should be evaluated based on cost, density, environmental quality, access to transportation, community services, and housing types that can be produced.	ALL
Anti-Displacement Affordable Housing	Establish a community land trust to create additional affordable home ownership opportunities.	In a traditional Community Land Trust model, the homeowner owns the home (and the value of any improvements), but a nonprofit owns the land. Thus, creating additional affordable opportunities for homebuyers by removing land from the cost of real estate.	College Place, Dayton, Waitsburg
Anti-Displacement	Create a right of first offer/refusal program for the community land trust.	Community land trusts can be granted the right of first offer or right of first refusal to allow them to purchase homes in specifically vulnerable communities to provide homeownership opportunities to households with low-income households.	ALL
Anti-Displacement Energy Efficiency	Partner with groups offering weatherization and energy efficiency services.	Weatherization and energy efficiency services can reduce housing costs, increasing the affordability of owning a home.	College Place, Dayton, Waitsburg
Affordable Housing	Work with the state to identify opportunities for affordable housing on public land.	Washington state (through RCW 43.63A.510 and RCW 39.33.015) directs specific state agencies to inventory under-utilized or surplus state-owned land, which can be used to develop housing for low- and moderate-income households (up to 115% of AMI).	ALL

Affordable Housing	Multifamily tax exemption	Promotes the development of multifamily housing.	Walla Walla
Energy Efficiency	Encourage residential development that conserves water, reduces energy use, and uses sustainable materials.	Energy efficiency services can reduce housing costs and sustainable materials reduce the home's environmental impact.	ALL
Accessibility and Seniors	Encourage the development and retrofitting of housing for seniors and people living with disabilities that is physically accessible and adheres to Universal Design Principles.	Accessible homes provide seniors and people living with disabilities independence.	ALL
Accessibility and Seniors	Allow for housing types and designs that allow seniors to age in place.	Neighborhoods with diverse housing types allow seniors to age in place by remaining in their home or moving to a smaller home in the same neighborhood.	ALL
Homelessness	Address the causes of homelessness by working with local agencies and non-profits that provide services to this community (Walla Walla City policy 1.2)	Example policy that addresses underlying causes of homelessness.	Waitsburg, Dayton
Homelessness	Allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization. (2019-2020 Housing Laws)	Provides a density bonus for affordable housing on religious organizations' land.	ALL

Sources:

RCW 36.70A.600. (2020). Washington State Legislature. <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.600>.

Affordable Housing Community Council Report. (2019). Community Council. https://res.cloudinary.com/dpmykpsih/image/upload/ww-community-council-site-354/media/1125/affordable-housing-study-report_2019.pdf.

Walla Walla Comprehensive Plan Update. (2018). City of Walla Walla. <https://www.wallawallawa.gov/home/showdocument?id=854>.

2019-2020 Housing Laws. Washington State Department of Commerce. <https://deptofcommerce.app.box.com/s/uvqd9297a8tisplk0jjulwe97fnr66px>

APPENDIX A: PUBLIC OUTREACH PLAN

Walla Walla Regional Housing Action Plan Public Outreach Plan August 2020

1. Overview: FCS GROUP and Fregonese Associates will assist local staff in executing a public outreach strategy that is consistent with local and state requirements and best practices. The outreach process will:
 - Assist local communities of College Place, Walla Walla, Dayton and Waitsburg with identifying current and future housing needs.
 - Consider housing policies to improve housing availability and affordability.
2. Objective: To provide opportunities for community participation throughout the planning process.
 - The community participation process is designed to meet the following objectives:
 - i. Provide a forum to share, develop and refine ideas and data.
 - ii. Develop a shared understanding of current housing conditions, issues, concerns, and opportunities.
 - iii. Provide avenues for the public, applicable committees, and supporting agencies to be involved during the planning process.
 - iv. Build support for adoption of local housing policies.
3. Activities:
 - Stakeholder Advisory Committee: The Advisory Committee will represent a range of informed housing perspectives. The committee will include representatives of city and county agencies, housing providers, and other public agencies, along with local property owners, residents, and community organizers.
 - i. The Committee will assist local planning staff and consultants with reviewing housing issues and helping to shape housing policy options, guiding community engagement strategies, and encouraging community members to participate in the planning process.
 - ii. The Committee will meet up to four (4) times during the project at regular intervals consistent with significant milestones in the project.
 1. July 2020: Introductory Goal Setting & Outreach Strategies
 2. September 2020: Housing Gaps and Needs Assessment
 3. November 2020: Draft Housing & Displacement Minimization Strategies
 4. February 2021: Existing Policy Barriers & Final Recommendations for Housing Strategies
 - iii. Consultants will conduct survey of committee members and other identified stakeholders prior to the first meeting to frame discussion of existing and suggested housing policies.
 - Stakeholder Interviews (August -September 2020)

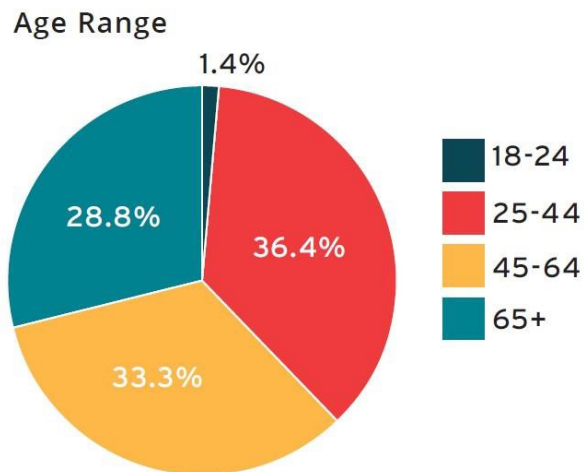
- i. Consultants will interview local, regional, and state housing experts regarding housing conditions, barriers, opportunities, and potential policy solutions. Developers of both affordable housing and higher market rate units will provide insight into existing tools they use to make projects ‘pencil’ and the regulatory barriers that can preempt new housing development.
 - ii. A mix of virtual meetings and telephone interviews are planned.
 - iii. Specific stakeholder groups are to be identified by City staff and include, but are not limited to:
 1. Walla Walla Housing Authority,
 2. Blue Mountain Action Council,
 3. Identified local community or neighborhood groups
 4. Housing developers and real estate brokers.
 - In addition, any input received from the public during the development and adoption of the regional housing action plan will be summarized by local city representatives as part of the public record.
4. Potential Additional Tools:
 - Email blasts from mailing list
 - Project website(s) with infographics, reports, and presentation summaries
5. Adoption Outreach (April to March 2021)
 - Public Comment via websites

APPENDIX B: WALLA WALLA REGIONAL HOUSING ACTION PLAN SURVEY RESULTS

Question 1: What is Your Home ZIP Code?

Zip Code	Count	Percent
87505	1	0%
97862	1	0%
99323	1	0%
99324	44	11%
99328	15	4%
99348	1	0%
99352	1	0%
99360	1	0%
99361	3	1%
99362	322	81%
99363	2	1%
98188	1	0%
89119	1	0%
90009	1	0%
98204	1	0%
85737	1	0%
99205	1	0%
98146	1	0%
99365	1	0%
Total	400	100%

Question 2: What is Your Age Range?



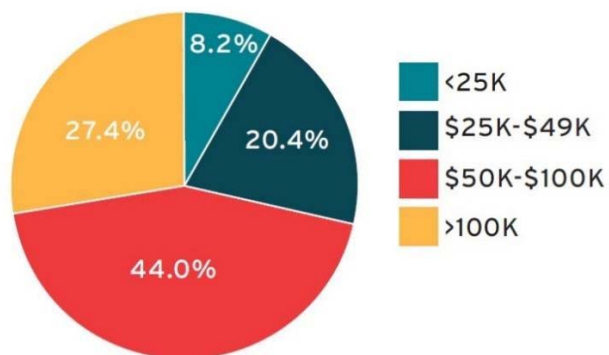
423 Total Responses

Question 3: How do you identify your race or ethnicity? (check all that apply)?

Race or Ethnicity	Count	Percent
Hispanic Latino/a/x	38	8%
White	362	80%
Native Hawaiian or Other Pacific Islander	1	0%
Multiracial or Multiethnic	10	2%
Middle Eastern or North African	2	0%
American Indian or Alaskan Native	9	2%
Asian	8	2%
Black or African	3	1%
Other	17	4%
Total	450	100%

Question 4: What is the annual income range of your household?

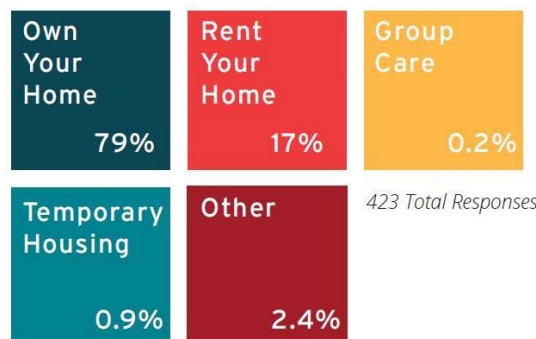
Annual Household Income



416 Total Responses

Question 5: Do you currently:

Living Situation



423 Total Responses

Question 6: What type of building do you currently live in?

Housing Type	Count	Percent
ADU/Tiny Home	2	0.5%
Apartment	22	5.2%
Attached house (duplex, triplex, townhouse)	27	6.4%
Condominium	1	0.2%
Group quarters	1	0.2%
I am currently unhoused	1	0.2%
Manufactured home	9	2.1%
Other	2	0.5%
Single family house detached	358	84.6%
Total	423	100.0%

Question 7: Please Rank the Top Five Housing Issues in the Region

Top 5 Housing Issues

1 Housing Affordability

2 Housing Availability

3 Homelessness

4 Range of Housing Types

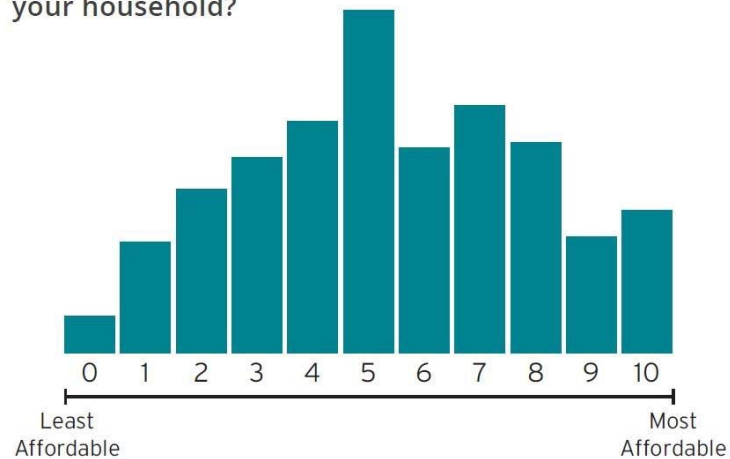
5 Housing Quality

Question 8: If you selected "Other in the question above, please describe the housing issue or issues below:



Question 9: How affordable do you thinking housing is for you and your household?

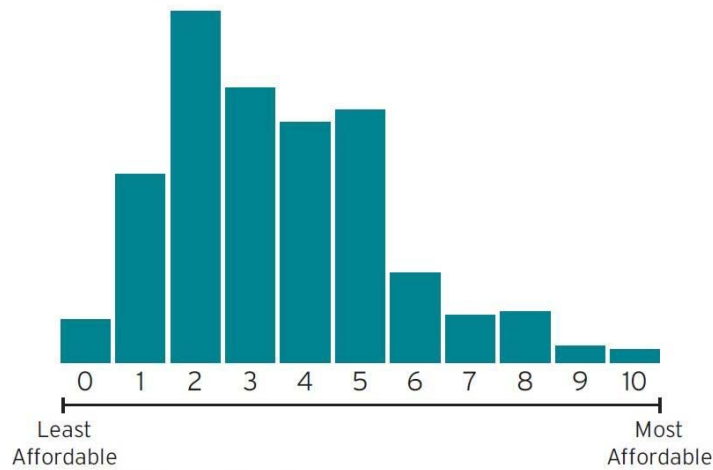
How affordable do you think housing is for you and your household?



Responses: 378 English, 2 Spanish

Question 10: How affordable do you think housing is for the larger community?

How affordable do you think housing is for the larger community?



Responses: 364 English, 2 Spanish

Question 11: What are the top three barriers to affordable housing development in your community?

	Count	Percent
Regulations	112	10.4%
Construction Costs	246	22.7%
Lack of Incentives for Developers	151	14.0%
Cost of Infrastructure	200	18.5%
Cost of Land	257	23.8%
Other	116	10.7%
Total	1,082	100.0%

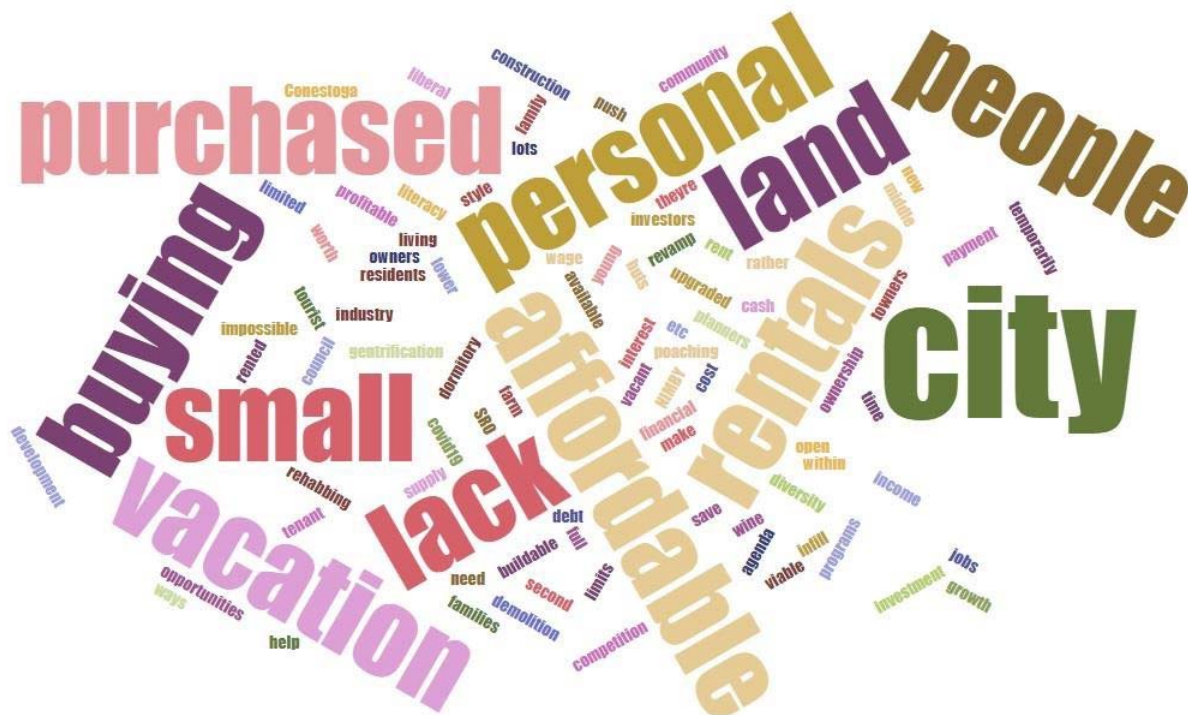
Other Responses:



Question 12: What are the top three barriers to home ownership in your community?

Barriers to Home Ownership	Count	Percent
Limited Housing Supply	249	21.9%
Availability of Living Wage Jobs	290	25.5%
Affordability of Available Homes	371	32.6%
Programs for Homeowners	124	10.9%
Lack of Resources/Education on Home Ownership	63	5.5%
Other	40	3.5%
Total	1,137	100.0%

Other Responses:



Question 13: What are the top three barriers to renting in your community?

	Count	Percent
Low Vacancy Rates	298	30.0%
Lack of Affordable Rentals	351	35.3%
Strict Rental Requirements	196	19.7%
Confusing Rental Application Process	48	4.8%
Other	101	10.2%
Total	994	100.0%

Other Responses:



Question 14: Please identify up to three actions officials should consider in addressing the housing issues you noted above.

Housing Actions	Count	Percent
Increase the supply of land for housing within the urban growth area	94	8.3%
Encourage construction of accessory dwellings by offering "how to" programs for local property owners	62	5.5%
Encourage local home ownership by providing a \$5,000 matching down payment for first time homebuyers	150	13.3%
Create low interest loan or grant matching programs for homeowners that invest over \$5,000 in qualifying improvements to their homes	124	11.0%
Provide tax incentives for developers that build apartments, townhomes, and plexes (eg. duplex)	52	4.6%
Provide new tax incentives for developers that build affordable housing specifically for low-income households (at/below 80% area median income)	155	13.7%
Change development standards (e.g. building height, minimum parking, setbacks)	27	2.4%
Create public-private partnerships to attract affordable housing development through a Community Housing Trust	190	16.8%
Change zoning requirements to make it easier to construct townhomes, plexes (eg. duplex), and cottage clusters in areas with low housing density	136	12.0%
Change zoning to create new opportunities for multifamily apartments	85	7.5%
Other	56	5.0%
Total	1,131	100.0%

Other Responses



APPENDIX C: HOUSING NEEDS

ASSESSMENT MEMORANDUM

To: Project Advisory Team: Elizabeth Chamberlain, City of Walla Walla; Jon Rickard, City of College Place; Meagan Bailey, City of Dayton; Randy Hinchliffe, City of Waitsburg; Nikki Sharp, Walla Walla County

Date: October 23, 2020 (Revised)

From: Todd Chase & Tim Wood, FCS GROUP

CC: Violet Brown & Scott Fregonese, Fregonese & Associates

RE: **Walla Walla Regional Housing Action Plan, Task 2: Housing Needs Assessment**

This memorandum describes the existing housing inventory, evaluates market trends and establishes a baseline housing needs forecast for the Walla Walla Region.

Demographic Trends

The Region is growing! Population within the Walla Walla Region (includes the cities of Walla Walla, College Place, Dayton and Waitsburg) reached a record high of 47,695 year-round residents in 2019 (*according to the WA Office of Financial Management*). Population within the Walla Walla Region has been increasing at an annual average rate of 0.68% since 2010, which is three times faster than unincorporated Walla Walla County, but almost half the statewide average (**Figure 1**).

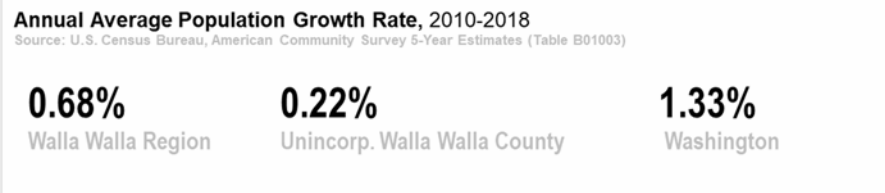


Figure 1. Population Trends

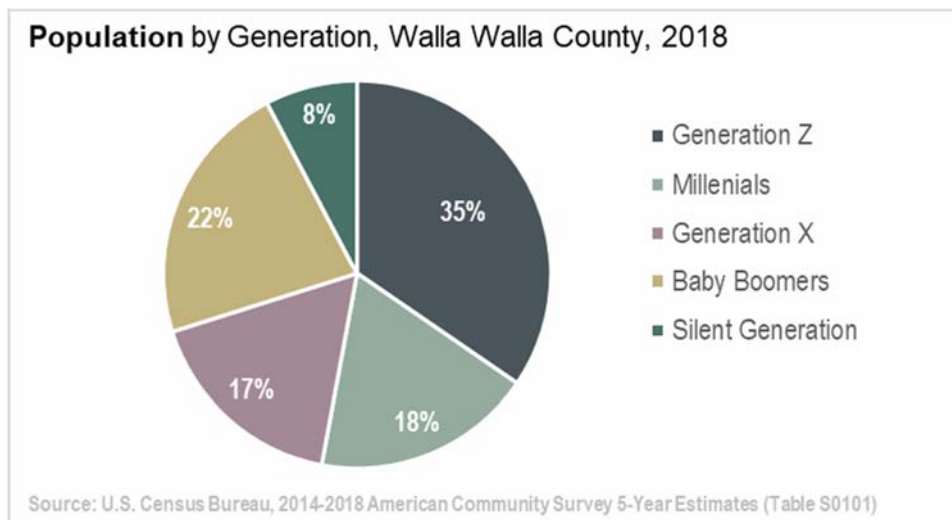
Population Trends			
	2010	2018	AGR
Washington	6,561,297	7,294,336	1.33%
Columbia County	3,957	4,001	0.14%
Dayton	2,463	2,682	1.07%
Walla Walla County	57,585	60,236	0.56%
College Place	8,502	9,136	0.90%
Waitsburg	1,194	1,188	-0.06%
Walla Walla	31,177	32,731	0.61%
Walla Walla Region	43,336	45,737	0.68%
Unincorp. Walla Walla County	14,249	14,499	0.22%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates (Table B01003)

AGR: average annual growth rate.

The relationship between demographic changes, income levels and housing preferences can shed light on future housing needs for the Walla Walla Region. The primary demographic age cohorts are shown in **Figure 2** and described below.

Figure 1. Population by Age Cohort Generation



Overall, the Region has a relatively younger (Generation Z) and older (Silent Generation) share of population than the statewide average, and a lower share of Millennials, Generation X and Baby Boomers.

Silent Generation (those born before 1925 to 1945)

This includes retirees over age 75, who were raised during the Great Depression or World War II. This cohort currently accounted for 8% of the Region's population in 2018 and is projected to be one of the fastest growing segment over the next 20 years. As people reach their 80s, a large share desire to move into assisted living or senior housing facilities with nearby health care and transit access.

Baby Boom Generation (born 1946 to 1964)

Baby boomers (currently age 56 to 75) accounted for 22% of the Region's residents. The boomer segment has been growing more rapidly than the other cohorts over the past 10 years and many are now entering their retirement years. Boomers prefer to "age in place" until after age 80, then may downsize or move in with family members (sometimes opting to reside in accessory dwellings).

Generation X (born 1965 to 1980)

Gen X is the demographic cohort following the baby boomers and preceding the Millennials. This cohort (currently includes people between age 40 to 55) accounts for 17% of the Region's residents and is expected to overtake the baby boom cohort in numbers within the next decade. GenX households often include families with children, and many prefer to live in single family detached dwellings.

Millennials (born 1980 to early 2000s)

Millennials (currently in their twenties or thirties) account for 18% of the Region's residents and is expected to increase moderately in the near future. Younger millennials tend to rent as they establish their careers and/or payback student loans. However, working millennials in their thirties often become first-time homebuyers, opting to purchase smaller single family detached homes or townhomes.

Generation Z (born mid-2000s or later)

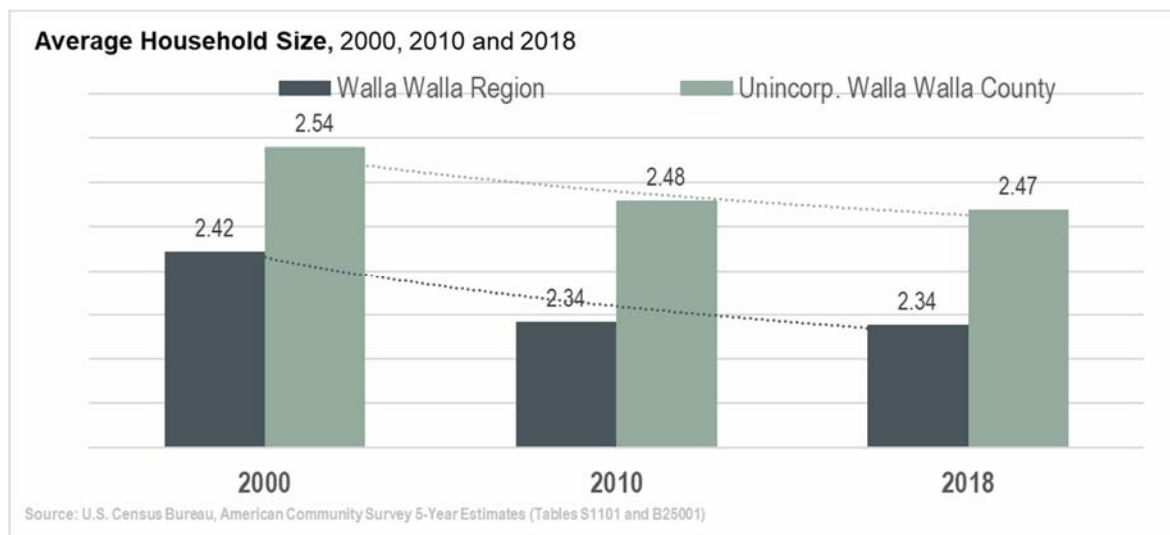
GenZ includes residents under age 20. This is the Region's largest demographic segment with 35% of the overall population. It includes people studying at Whitman and other higher education institutions and those living with GenXers and Baby Boomers. This segment has been increasing in over the past several years, but growth will likely slow down as people delay starting families and now tend to have fewer children than past generations.

Hispanic and other ethnic groups

The largest ethnic group in the Region includes the Hispanic/Latino segment, which is spread among all demographic cohorts. Hispanic/Latino population accounts for 21% of all residents within the Region compared with 12% statewide. While overall growth in this group may slow in comparison to the past, it is still projected to be the fastest growing racial/ethnic group over the next few decades.

These trends reflect a need for a mix of housing types to support demand from young families as well as aging seniors. Consistent with national trends, the average household size is also falling, as people delay starting families, families have fewer children, and seniors reach their lifespans (**Figure 3**).

Figure 1. Trends in Declining Average Household Size



Employment Trends

Long-term employment growth is also positive within the Walla Walla Region. As indicated in **Figure 4**, the region added 725 net new jobs between 2002 and 2017. Most new Regional job growth has occurred within the health care and social assistance sector (929 jobs added) followed by the service and education sectors (595 jobs added). The largest declines in employment occurred within the industrial and construction sectors (384 jobs lost) and the transportation, communications and utilities sectors (373 jobs lost).

Figure 1. Employment Trends

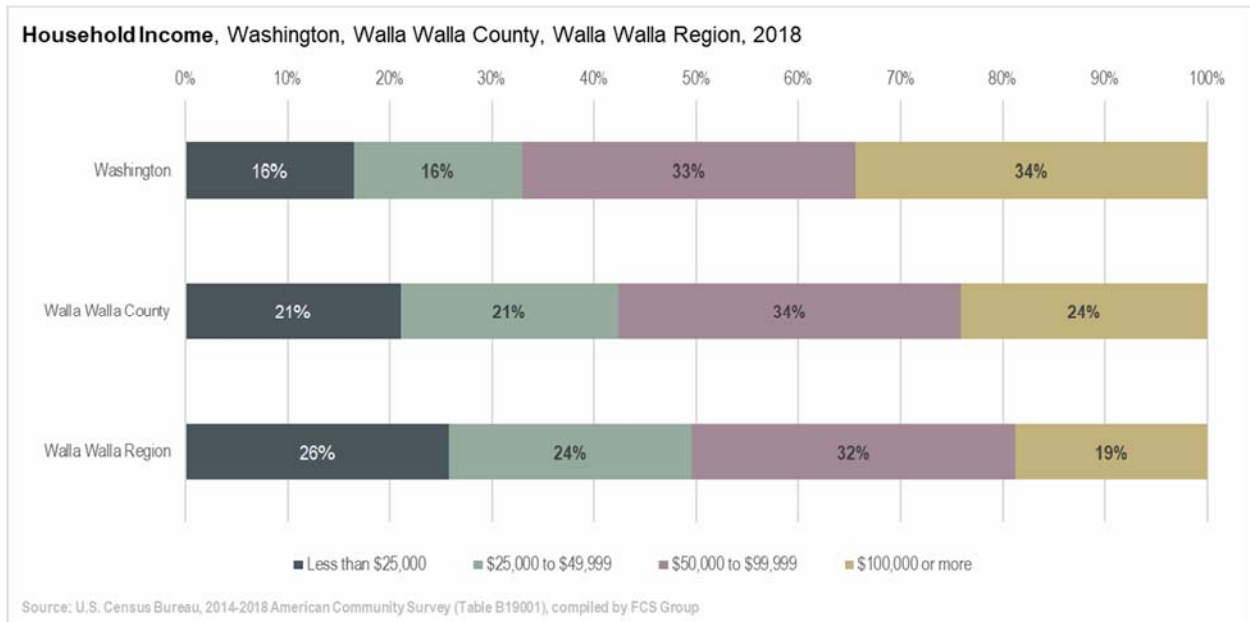
Walla Walla Region Employment Trends (at place of work employment)

Segment	2002 - 2017 Job Growth	2002	2010	2017	Change
Agriculture, Forestry, Fishing and Hunting		230	184	150	(80)
Transportation, Communications & Utilities		700	509	427	(273)
Industrial Trades & Construction		1,978	1,642	1,594	(384)
Retail Trade		2,392	2,911	2,337	(55)
Other Services, Restaurants & Lodging		3,673	4,129	4,022	349
Educational Services		1,042	1,033	1,288	246
Health Care and Social Assistance		3,083	3,396	4,012	929
Public Administration		183	173	176	(7)
Total		13,281	13,977	14,006	725

Source: US Census Bureau, On the Map.com. Region includes four cities: Walla Walla, College Place, Waitsburg and Dayton.

If the Region continues to shift away from higher paying industrial jobs to lower paying service jobs, income levels will remain well below statewide averages. Currently, the median income for Walla Walla County was \$56,533 in 2018, which compares to \$70,116 for Washington state. As shown in **Figure 5**, during 2018, half of all workers within the Region received under \$50,000 per year.

Figure 5. Household Income

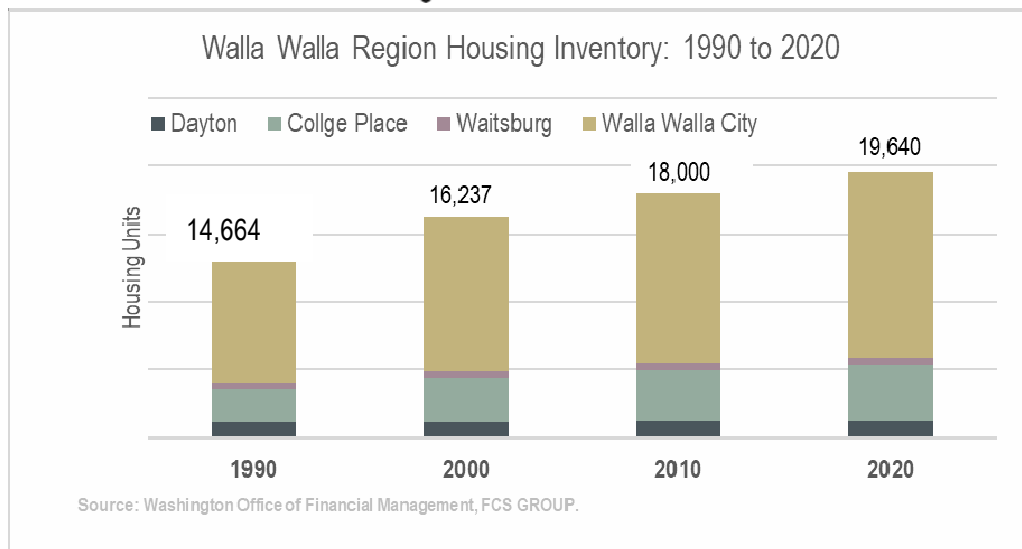


Housing Inventory

As of 2020 Q1, the four-city Region had a total housing inventory of 19,640 dwelling units. In comparison, there were 25,205 dwelling units in Walla Walla County and 2,219 units in Columbia County (**Figure 6**).

The Region's housing inventory is primarily comprised of single family detached homes (65%). Townhomes, duplexes and multifamily structures make up 29% of the inventory, followed by mobile homes with 6% of the inventory.

Figure 1.



In order to address gaps in the current housing inventory, and meet future demand for attainable housing prices, the Walla Walla Region's housing inventory will need to accommodate a wide variety of housing types. The current mix of housing types is depicted in **Figure 7**.

Figure 5. Current Housing Mix by Location, 2018

Housing Types	Walla Walla County	College Place	Dayton	Waitsburg	Walla Walla City	Walla Walla Region
Single Family Detached	70%	59%	81%	66%	65%	65%
Townhouses / Plexes	11%	26%	11%	4%	11%	14%
Multi-family (5+)	12%	7%	5%	0%	19%	15%
Mobile homes/other	7%	9%	2%	30%	5%	6%
Total	100%	100%	100%	100%	100%	100%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates (Table B25024)

Housing growth in the Walla Walla Region has been driven by a combination of in-migration, natural increases in population, university student housing, second home investors and seasonal rentals. Between 2000 and 2018, the Region added 2,246 households and the average household size fell from 2.42 to 2.34 people per household (**Figure 8**).

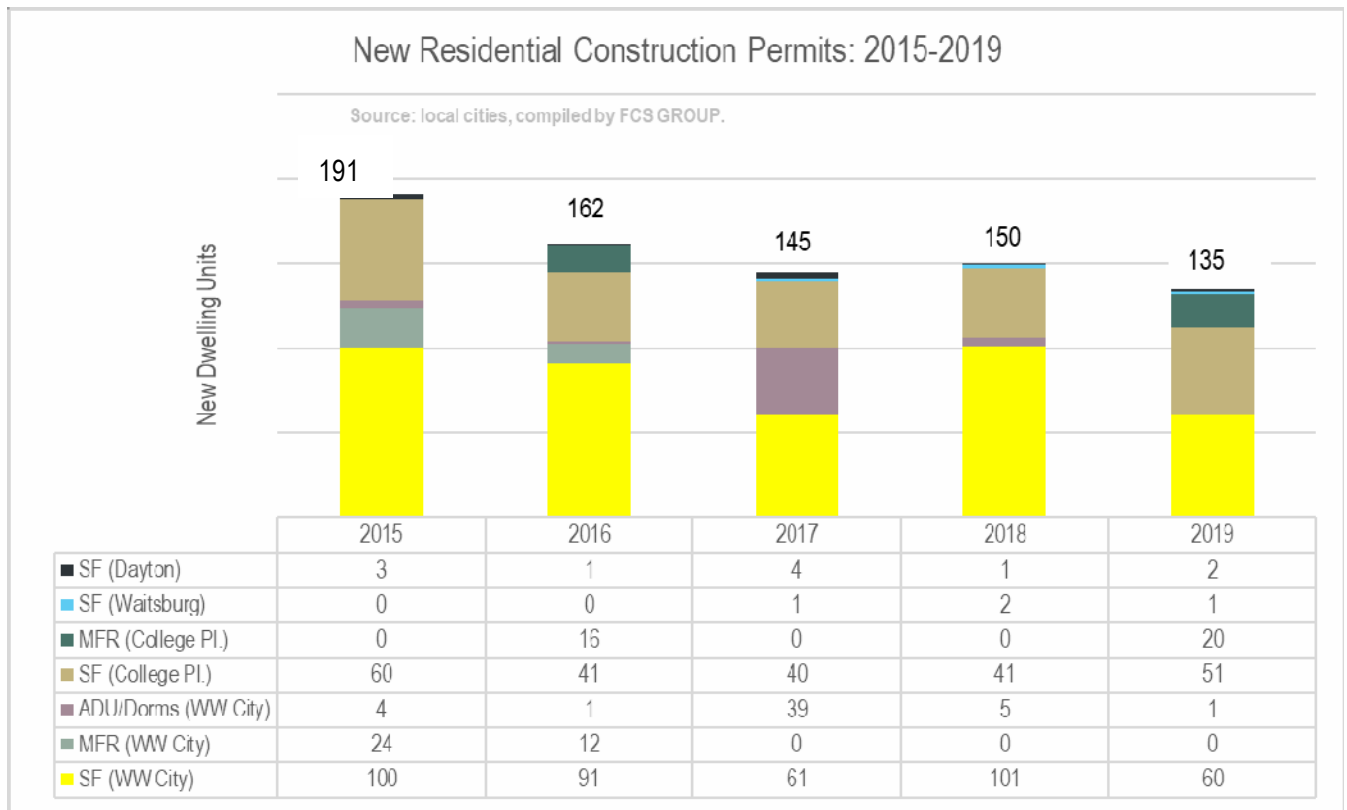
Figure 1. Trends in Household Formations and Occupied Housing Units, Walla Walla Region

	2000	2010	2018	Change: 2000-18	Annual Change
Households	15,076	16,528	17,322	2,246	125
Average household size	2.42	2.34	2.34		
Occupied Dwelling Units	16,237	18,032	19,092	2,855	159

Source: U.S. Census Bureau, 2000 Census (Tables P015, P017, H001), American Community Survey 5-Year Estimates (Tables S1101 and B25001)

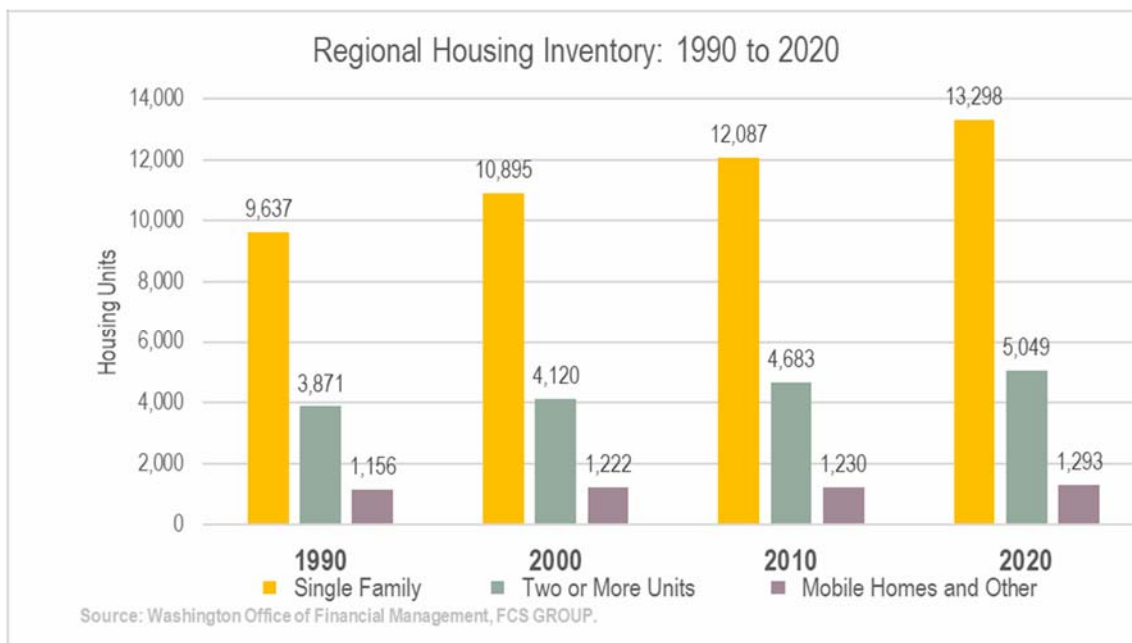
In recent years, housing production has not kept pace with housing demand. As shown in **Figure 9**, new residential construction within the Region declined from 191 permits issued in 2015 to 135 permits in 2019.

Figure 1. New Residential Construction Permits, Walla Walla Region, 2015 to 2019



Housing inventory data provided by the Washington Office of Financial Management indicates that there have been net increases in all housing types within the Region over the past two decades (**Figure 10**).

Figure 10. Housing Inventory Trends, Walla Walla Region, 1990 to 2020



Unfortunately, not all new construction has occurred without displacement of some existing housing. As indicated in **Figure 11**, the Region recorded a net increase of 1,159 single family detached homes and 62 townhomes/plexes, between 2010 and 2018, but displaced at least 80 multifamily units and 81 mobile homes during that time.

Figure 10. Net Change in Housing, Walla Walla Region, 2010 to 2018

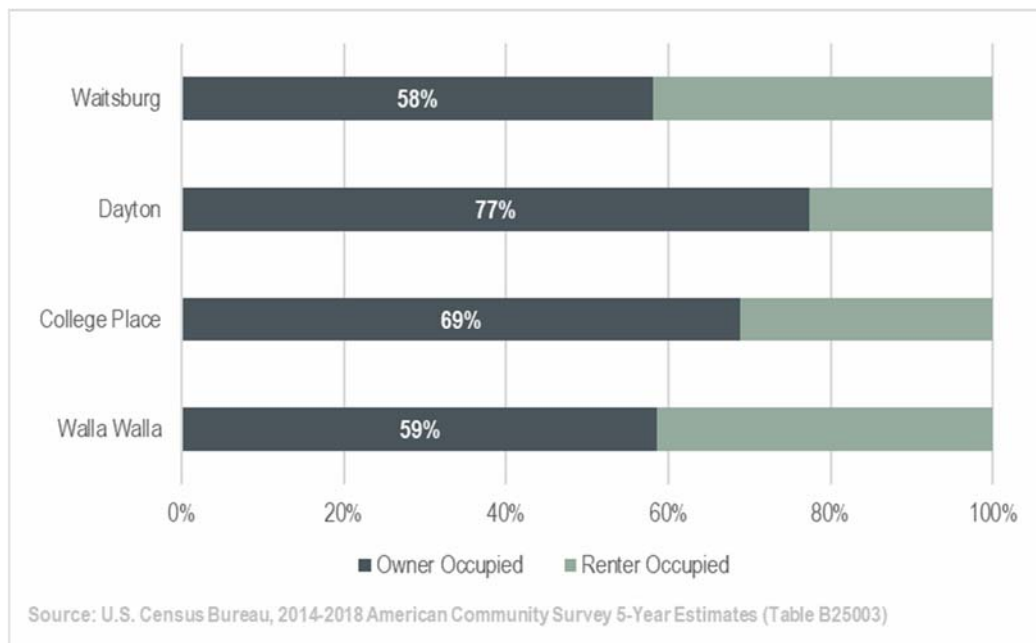
Housing Type	2010 Est. (2006-2010 ACS)	2018 Est. (2014-2018 ACS)	Change
Single Family Detached	11,235	12,394	1,159
Townhouses / Plexes	2,631	2,693	62
Multi-family (5+)	2,936	2,856	(80)
Mobile homes/other	1,230	1,149	(81)
Total	18,032	19,092	1,060

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates (Table B25024).

Tenancy and Vacancy Levels

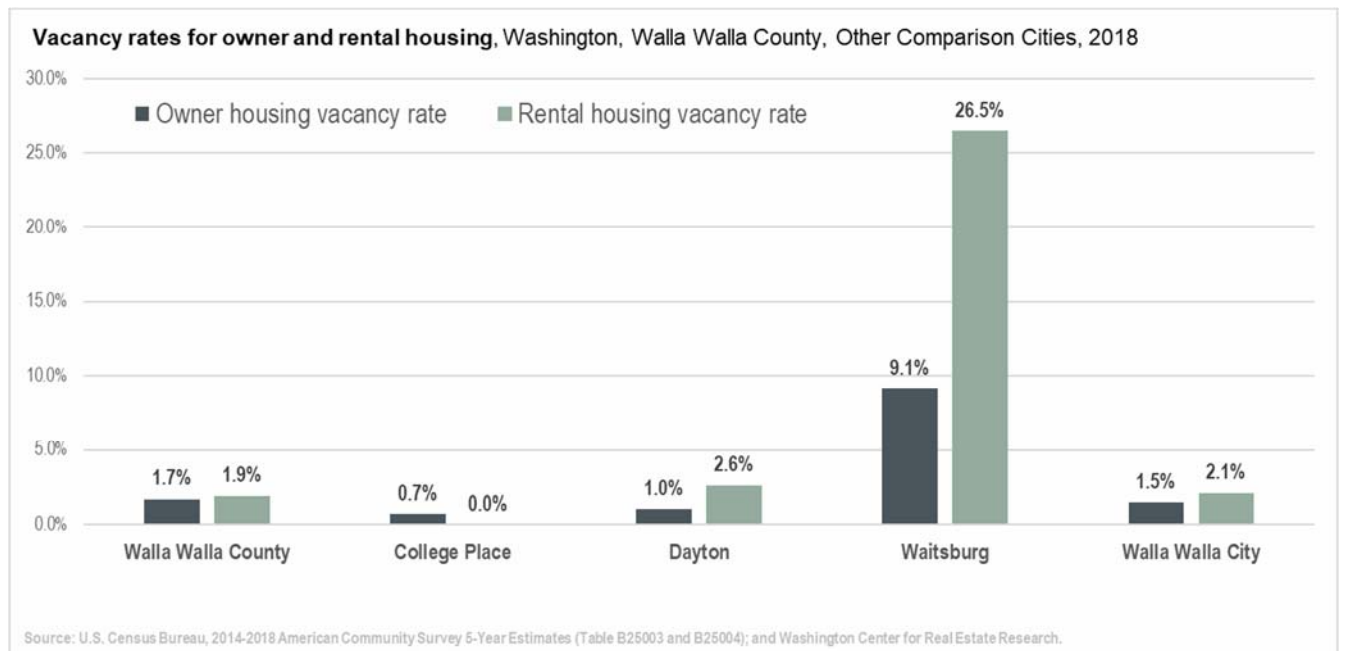
The Region's tightening housing supply is impacting homeowners and renters. Overall tenancy within the Region is comprised of 60% owners and 40% renters. As shown in **Figure 12**, the rate of homeownership varies significantly among the region's four cities.

Figure 10. Tenancy Characteristics, ACS 2014-2018



Housing vacancy rates were below 3% in 2018 within the cities of College Place, Dayton and Walla Walla, and are reported to be lower today (**Figure 13**). Within the Region, the highest vacant rates are in Waitsburg, which is located approximately 20 miles from the Walla Walla city center.

Figure 10. Housing Vacancy Rates, 2018



Home Prices and Rents

As vacancy rates decline, home prices and rent levels are increasing. Median home prices have increased steadily over the past several years within the Region to record levels (**Figures 14 and 15**).

Figure 10. Median Home Prices

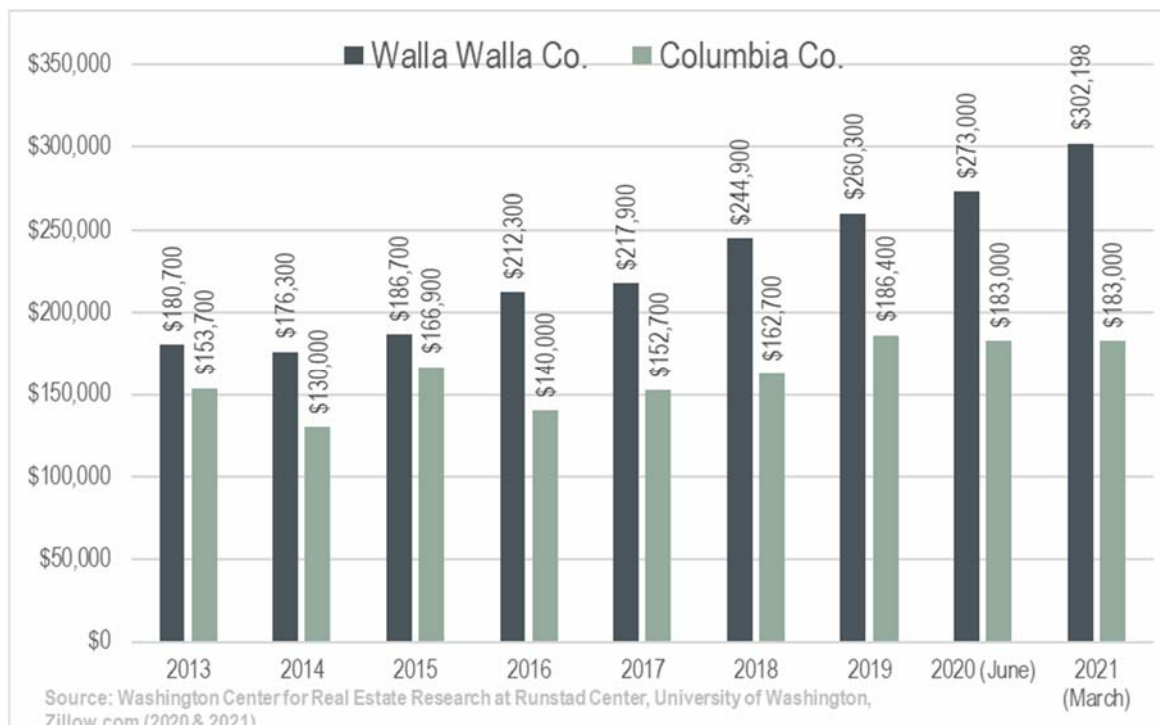


Figure 10. Median Home Prices

	3/1/2020	3/1/2021	Change from prior year %
Washington	\$429,000	\$488,000	13.8%
Columbia County	\$182,000	\$183,000	0.5%
Dayton	\$172,000	\$171,000	-0.6%
Walla Walla County	\$283,000	\$302,000	6.7%
College Place	\$289,000	\$309,000	6.9%
Waitsburg	\$235,000	\$250,000	6.4%
Walla Walla City	\$283,000	\$301,000	6.4%

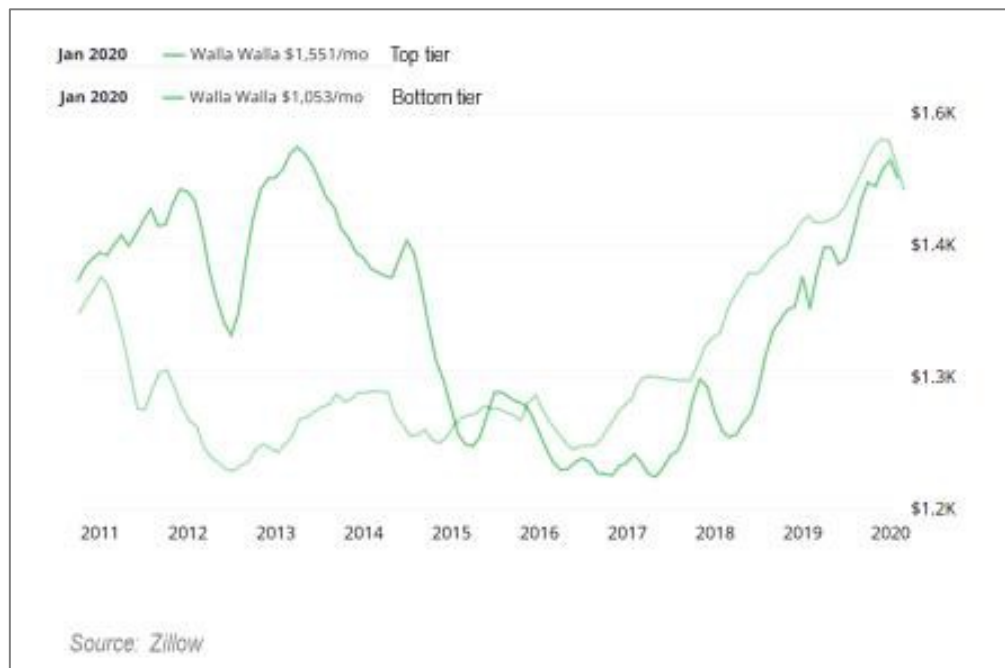
Source: Zillow, (6/1/2020), Compiled by FCS GROUP.

* Assumes 30-year mortgage, 3.6% interest, 1.89% property tax & insurance; 5% downpayment.

** Assumes 30% of household income dedicated to payments.

Monthly rents have also increased to record levels. As shown in **Figure 16**, the median rent within the Region is currently \$1,486, and the price difference between the top quality and lowest quality rental housing units has narrowed considerably.

Figure 10. Median Housing Rent, Walla Walla Region, 2011 to 2020



By comparison, the current U.S. Housing and Urban Development (HUD) Fair Market Rents in Walla Walla County range from \$680 for an efficiency to \$1,509 for a four-bedroom unit, as shown below. According to input received from stakeholders, there are very few (if any) non-government subsidized properties that would meet HUD fair market rents in the Walla Walla Region.

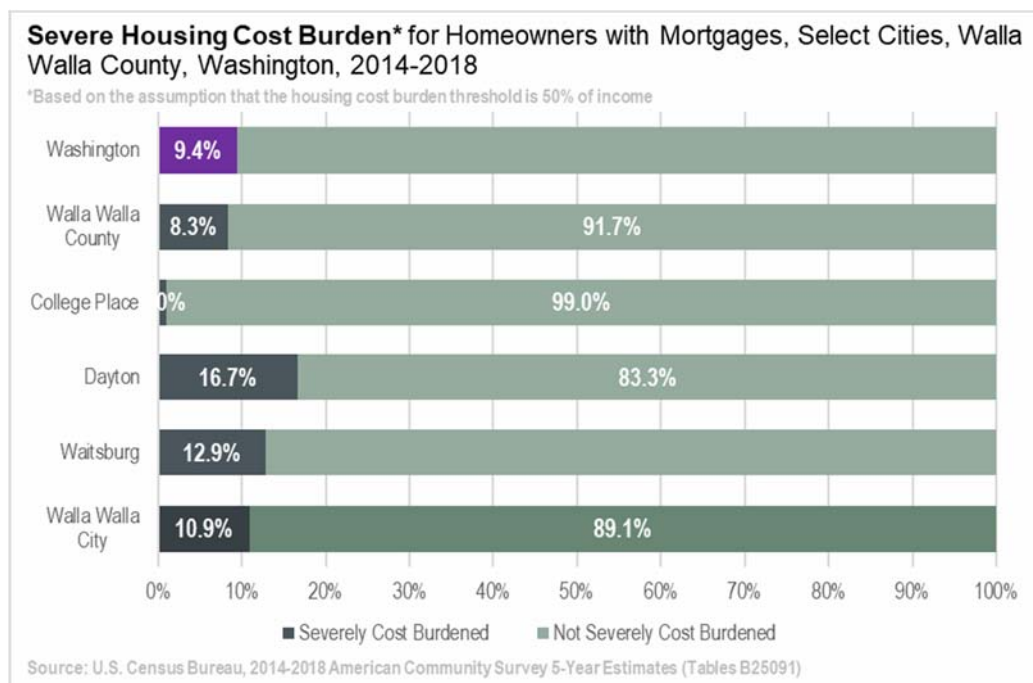
HUD Fair Market Rent (FMR) by Unit Type, Walla Walla County, 2020				
Source: U.S. Department of Housing and Urban Development				
\$680	\$792	\$1,043	\$1,505	\$1,509
Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom

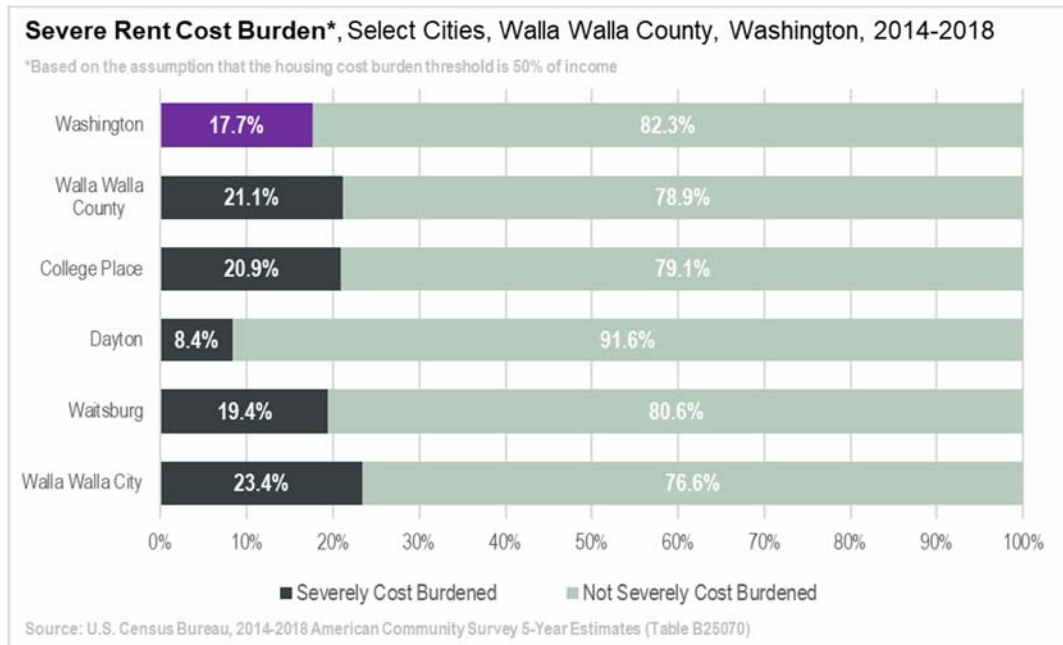
Housing Attainability

According to the U.S. Housing and Urban Development (HUD), households are considered “cost burdened” if they pay over 30% of their gross income on housing and utilities. Households are “severely cost burdened” if they pay over 50% of their gross income on housing and utilities.

As of 2018, approximately 8.3% of homeowners and 21.1% of the renters in Walla Walla County were severely cost burdened by housing expenses alone (**Figure 17**). If housing costs continue to rise faster than incomes, the share of severely cost burdened households will continue to increase.

Figure 10. Severe Housing Cost Burden by Locality





To help gauge housing attainability, FCS GROUP examined median household income (MHI) data for selected cities within Walla Walla and Columbia counties. Median household income in Walla Walla County (\$56,533) is currently well below the Washington average (\$70,116). However, income levels for households in Walla Walla County have been increasing slightly faster than the state average (**Figure 18**).

Figure 10. Median Income Trends, 2010-2018

	2010	2018	AGR
Washington	\$57,244	\$70,116	2.6%
Walla Walla County	\$45,575	\$56,533	2.7%
College Place	\$40,137	\$47,525	2.1%
Dayton	\$39,861	\$44,524	1.4%
Waitsburg	\$45,568	\$48,403	0.8%
Walla Walla	\$39,397	\$48,678	2.7%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates (Table B25119)

AGR: average annual growth rate.

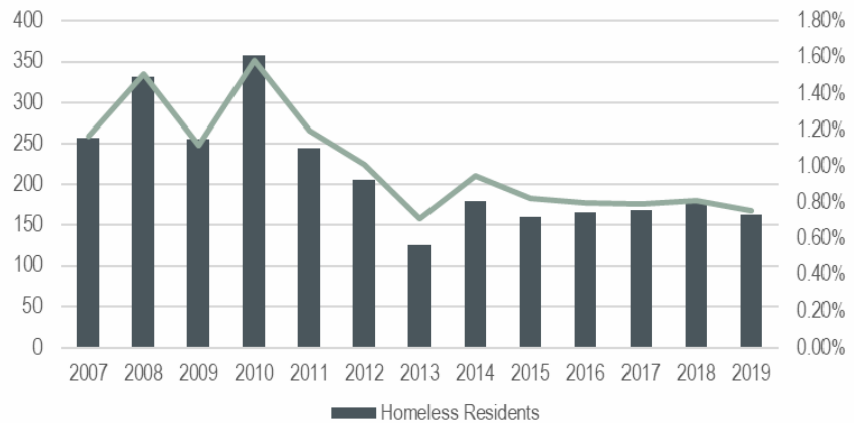
To meet HUD guidelines for housing affordability, no more than 30% of income should be allocated to housing. Hence, middle-income families earning 80% to 120% of the median household income (MHI) should be able to afford monthly rents at \$1,131 to \$1,696; or homes priced between \$194,000 and \$291,000. If middle-income households pay more than this, they would be “cost burdened” to some degree. As indicated in **Exhibit 19**, using current statistics, affordable monthly housing cost for low-income families is as follows:

- Low Income, \$707 to \$1,131
- Very Low Income, \$424 to \$707
- Extremely Low Income, \$424 or less

Point in Time Homeless Residents

The homeless population in Walla Walla County has fluctuated between 126 and 358 over the past decade. In 2019, Walla Walla County's homeless population included an estimated 163 people or about 0.75% of the statewide homeless count, which is less than the county's 0.82% overall share of statewide population. Stakeholder input indicates that the number of homeless residents appears to have increased since the global Covid-19 pandemic began in 2020.

Homeless Residents, Walla Walla County, 2007-2019



Source: Washington State Department of Commerce Annual Point in Time Count

Figure 10. Analysis of Attainable Housing Prices/Rents

Housing Attainability Analysis

Walla Walla County Median Household Income (2018)*		\$56,533
Market Segment by Income Level		Lower-end Upper-End
Upper (120% or more of MHI)		120%
Middle (80% to 120% of MHI)	80%	120%
Low (50% to 80% of MHI)	50%	80%
Very Low (30% to 50% of MHI)	30%	50%
Extremely Low (less than 30% of MHI)	30%	
Qualifying Income Level		Lower-range Upper-range
Upper (120% or more of MHI)	\$67,840	or more
Middle (80% to 120% of MHI)	\$45,226	\$67,840
Low (50% to 80% of MHI)	\$28,267	\$45,226
Very Low (30% to 50% of MHI)	\$16,960	\$28,267
Extremely Low (less than 30% of MHI)		\$16,960
Attainable Monthly Rent or Payment (@30% of income level)		Lower-range Upper-range
Upper (120% or more of MHI)	\$1,696	or more
Middle (80% to 120% of MHI)	\$1,131	\$1,696
Low (50% to 80% of MHI)	\$707	\$1,131
Very Low (30% to 50% of MHI)	\$424	\$707
Extremely Low (less than 30% of MHI)		\$397
Approximate Attainable Home Price**		Lower-range Upper-range
Upper (120% or more of MHI)	\$291,000	or more
Middle (80% to 120% of MHI)	\$194,000	\$291,000
Low (50% to 80% of MHI)	\$116,000	\$185,000
Very Low (30% to 50% of MHI)	\$69,000	\$116,000
Extremely Low (less than 30% of MHI)	n/a	n/a

Notes:

* based on current U.S. Census estimates of household income for Walla Walla County.

** assumes 5% down (zero down payment for low income purchasers) on 30-yr mortgage @ 3.6% interest; and 1.89% for taxes and insurance.

Source: analysis by FCS GROUP using U.S. Census, American Community Survey data.

Measures of Economic Hardship

Like many rural communities across the U.S., an increasing share of Walla Walla Region's households are experiencing economic hardship as the cost of living rises faster than income levels.

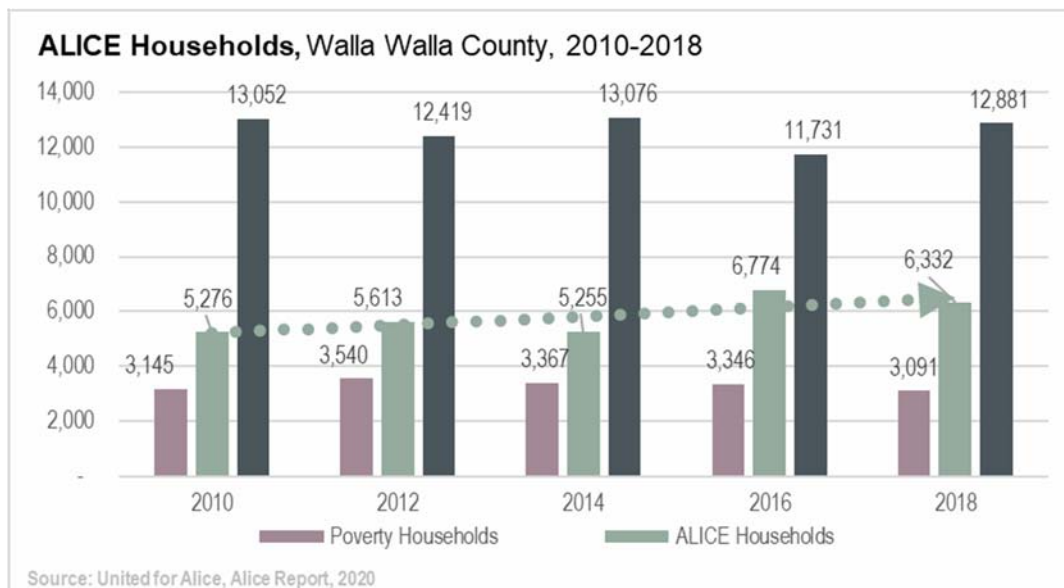
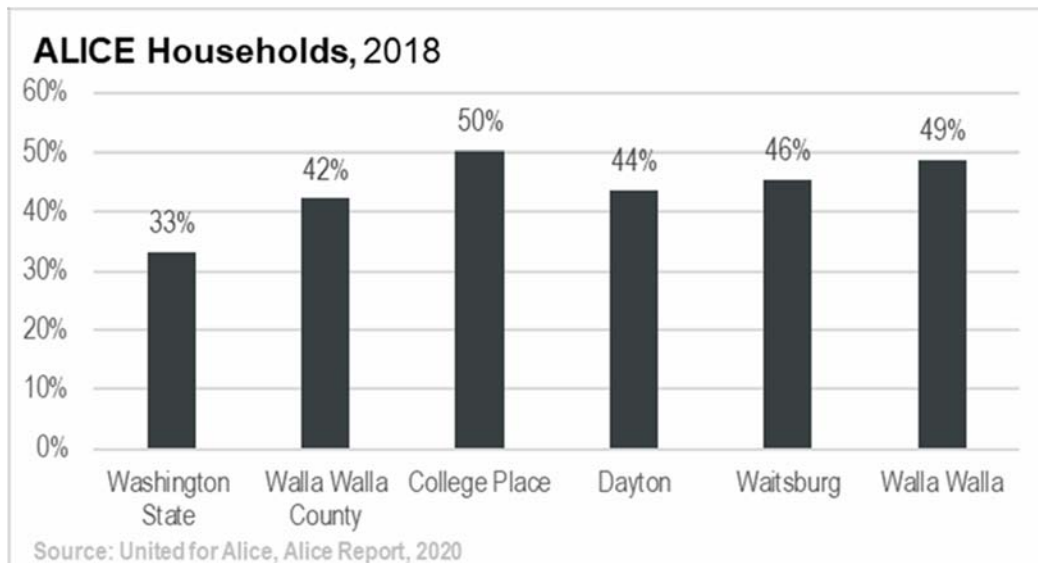
Since the War on Poverty began in 1965, the Federal Poverty Level (FPL) has provided a standard for determining the proportion of people living in poverty in the U.S. Despite the FPL's benefit of providing a nationally recognized income threshold for determining who is poor, its shortcomings include the fact that the FPL is not based on the current cost of basic household necessities, and except for Alaska and Hawaii, it is not adjusted to reflect cost of living differences across the U.S. In fact, federal poverty statistics indicate that the number of Walla Walla County households living in poverty decreased by 54 between 2010 and 2018.

In recognition of the short comings associated with federal poverty statistics, the United Way now provides a new measure of economically distressed households struggling in each county in a state. This

effort provides a framework, to measure households that do not earn enough to afford basic necessities, with a population segment called ALICE (Asset Limited, Income Constrained, Employed). The ALICE methodology takes into account the total cost of household essentials – housing, child care, food, transportation, technology, and health care, plus taxes and a 10 percent contingency. ALICE data are calculated separately for each county, and for six different household types. For more information please check out: <https://www.unitedforalice.org/methodology>

In 2018, 42% of the households in Walla Walla County were either in poverty or in the ALICE category, which is well above the Washington statewide average of 33%. Within the Walla Walla Region, the share of households in poverty and ALICE categories ranged from 44% in Dayton to 50% in College Place (Figure 20).

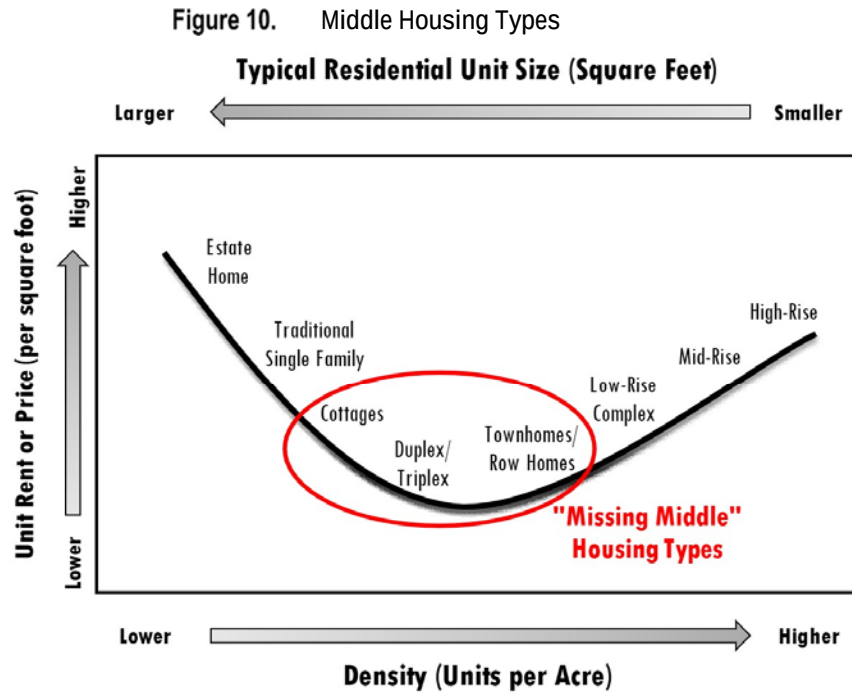
Figure 10. ALICE Household as Share of Total Households



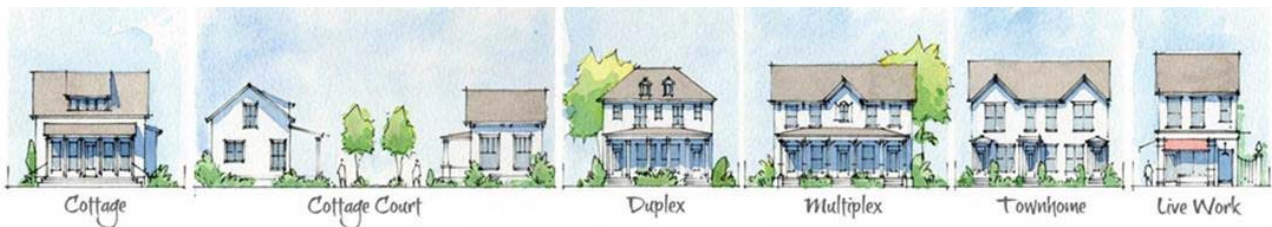
Housing Supply Gaps

Representatives from public agencies have expressed concern over the lack of attainable and good quality housing for middle income families and local workers. To find attainable housing, some workers must travel long distances between their homes and their jobs to find attainable housing.

Given the need for workforce housing, the Region would benefit from development of “middle income” housing types, such as apartments, duplexes, townhomes, cottages, manufactured homes and accessory dwelling units (ADUs). These housing types can be delivered at a lower cost and rent level per square foot than standard single family detached and mid-rise housing types (**Figure 21**).



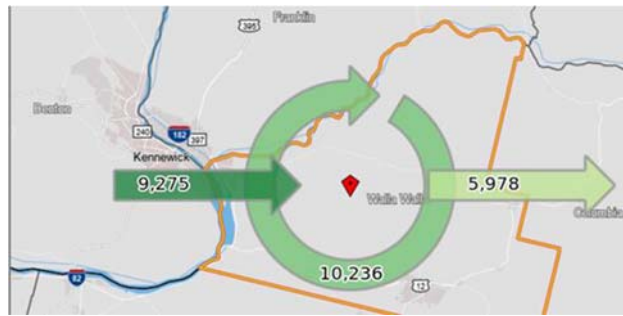
Source: Washington Department of Commerce Housing Memorandum (PNW Economics and LDC)



Transportation Considerations

Long commutes into the Walla Walla Region may represent potential pent-up demand for new housing. According to U.S. Census On-the-Map data, in 2017 there were 9,275 workers who commuted to work in Walla Walla County and 5,978 county residents who commuted to work outside the County (**Figure 22**). **One in five workers in the County commute over 100 miles per day; which is 55% higher than the statewide average.**

Figure 10. Commute Patterns, Walla Walla County, 2017



Affordability and Current Market Gaps

Low vacancy rates and rising home prices have resulted in market gaps that could be filled only by new housing construction. The regional *Affordability Housing Community Council Report*, Summer 2019, found that median income levels in the City of Walla Walla and College Place would need to increase by at least \$5,400 to enable families to purchase a home at 2018 prices. This affordability gap has increased since.

The Region's rental housing gap is most prevalent at the highest and lowest income levels. In other words, there is currently an inadequate supply of quality market rate apartments (at \$1,131/month or higher) or for-sale housing (at \$279,000+). This is partially the reason why 400 middle and upper income households currently live in lower-quality *middle-income* rental housing. And the lack of affordable housing (at \$707/month or lower) has resulted in 791 households living in higher-cost housing which leads to severe rent burdens. This analysis assumes that 33% of the current housing gap can be addressed by new policies that help stimulate near-term housing construction with 239 market rate units and 261 affordable units (**Figure 23**).

Figure 10. Rental Housing Market Gaps, Walla Walla Region, 2017

Median Household Income Range	Lower-end	Upper-End	Renter Households Counted	Affordable Monthly Rent Costs *	Level of subsidy required	Estimated Rental Units Counted	Year 2017 Housing (Gap) or Surplus
Upper (120% or more of MFI)	\$67,840 or more		1,304	\$1,696 & Above	Zero	580	(400)
Middle (80% to 120% of MFI)	\$45,226	\$67,840	1,173	\$1,131-\$1,686	Zero	1,497	
Low (50% to 80% of MFI)	\$28,267	\$45,226	1,518	\$707-\$1,131	Low	2,709	1,191
VeryLow (30% to 50% of MFI)	\$16,960	\$28,267	1,177	\$424-\$707	Medium	1,541	(791)
Extremely Low (less than 30% of MFI)	\$16,960 or less		1,830	Less than \$424	High	674	
Total			7,001			7,001	

Source: US Census Bureau 2013-2017 ACS, analysis by FCS GROUP.

* Calculated at 30% of Walla Walla County median family income based on HUD guidelines

Analysis of Pent-Up Rental Housing Demand, Walla Walla Region

Median Household Income Range	Renter Households in 2017	Rental Units in 2017	Housing (Gap)	Potential Capture Rate	Pent-up Housing Demand Capture
Upper (120% or more of MFI)	1,304	580	(724)	33%	239
Middle (80% to 120% of MFI)	1,173	1,497	324		
Low (50% to 80% of MFI)	1,518	2,709	1,191		
VeryLow (Less than 50% of MFI)	3,006	2,215	(791)	33%	261

Source: US Census Bureau 2013-2017 ACS, analysis by FCS GROUP.

Regional Housing Needs Forecast

The Regional housing needs forecast takes into account the potential to capture a share of the current market gap for rental housing along with the projected population growth based on the adopted comprehensive plans for Walla Walla County and the cities of College Place, Walla Walla, Dayton and Waitsburg.

These plans anticipate a population increase of approximately 9,668 year-round residents by 2040 within Walla Walla County. According to the Walla Walla County Comprehensive Plan, the unincorporated areas of the county are projected to add 2,802 people. Since that forecast also reflects unincorporated portions of UGAs for the cities, we expect the majority of new population growth to occur within future annexation areas of local cities.

This analysis assumes that 70% of the housing growth and 90% of the group quarters population growth within unincorporated Walla Walla County will occur within the UGAs of Walla Walla, College Place, Waitsburg and Dayton. As indicated in **Figure 24**, this allocation of county growth equates to approximately 107 group quarters residents and 657 dwelling units.

Figure 10. Projected Regional Housing Capture of Unincorp. Walla Walla County, 2020 to 2040

	Walla Walla County	Unincorp. Walla Walla County**	Regional Housing Capture of Unincorp. County %	Regional Housing Capture of Unincorp. County
Net New Population	9,668	2,802		
New Pop in Group Quarters*	773	119	90%	107
Population in Households	8,894	2,683		
Housing Need for Permanent Residents (dwellings)	3,601	865		
Seasonal & Vacancy Allowance (@9.4 %)	358	74		
Growth-related Housing Demand (dwelling units)	3,959	939	70%	657

Source: FCS GROUP based on local pop. growth forecasts and current ACS data for local areas. *Group quarters reflects people in dormitories, group homes, institutions, etc. ** Includes unincorporated areas within urban growth areas of local cities.

To address changing demographic and householder preferences, the baseline housing demand forecast also takes into account the following assumptions:

- Future population growth forecasts for each city within the Walla Walla Region will be consistent with adopted local comprehensive land use plan forecasts (extrapolated).
- The tenancy mix and rate of homeownership will increase slightly overtime to the Washington statewide average (63% owners and 37% renters). Note, this results in a modest increase in homeownership rates within the Region from 60% currently to 63% by year 2040.
- Housing needs reflect more attainably priced housing types consistent with attainability levels with 30% of income allocated to rent or mortgage (principal and interest).
- The housing needs forecast assumes a moderate demand shift to middle income housing types, including townhomes, plexes, apartments, ADUs and manufactured housing.

To address future housing growth, the Walla Walla Region should plan to add approximately 4,685 net new housing units over the next 20 years. Future housing demand is likely to include 1,523 standard lot single family detached homes; 1,104 small lot detached homes; 732 townhomes/plexes; 894 multi-family

units (includes some group quarters demand) and 443 government-assisted housing units, manufactured homes and/or ADUs (**Figure 25**).

Figure 10. Walla Walla Region Housing Needs Forecast, 2020 to 2040

	Walla Walla City	College Place	Waitsburg	Dayton	Region Total
Projected Baseline Housing Demand	2,362	494	153	11 +	3,021
Plus Share of Housing Within Unincorp. UGAs	514	107	33	2 +	657
Plus Demand to Address 33% of Housing Gap	414	87			500
Total Housing Need	3,290	688	187	13 +	4,178
Plus Group Quarters Housing Units (@1.5 people per unit)	420	88			762
Grand Total (units)	3,710	776	187	13 +	4,685
percent of total	79%	17%	4%	0.3%	100%

Source: FCS GROUP based on local pop. growth forecasts and current ACS data for local areas. *Group quarters reflects people in dormitories, group homes, institutions, etc.

Projected Housing Need by Housing Type

Projected 2040 Housing Needs	Walla Walla UGA	College Place UGA	Waitsburg UGA	Dayton UGA	Walla Walla Region	Remainder of Walla Walla County
Housing Type						
Single-Family Detached						
Standard Lots	1,142	261	112	9 +	1,523	225
Small Lots, cottages, mfg. homes (lots)	899	205	-	-	1,104	-
Townhouses / Plexes (units)	556	155	19	1 +	732	-
Multi-family units (5+ units per structure)	816	78 +	-	-	894	-
Mobile homes/ADUs/other (units)	297 +	78 +	56 +	3 +	433	56 +
Total Dwelling Units	3,710	776	187	13 +	4,685	282

Projected Housing Need by Income Level

Family Income Level	Owner-Occupied	Renter-Occupied	Total	Dist. %	Attainable Housing Products
Upper (120% or more of MI)	2,361	260	2,621	56.0%	Single Family Lots
Upper Middle (80% to 120% of MI)	384	347	730	15.6%	Cottage Homes, Townhomes, Apartments
Lower Middle (50% to 80% of MI)	207	693	900	19.2%	Townhomes, Mfgd. Homes, Plexes, Apartments
Low (less than 50% of MI)	0	433	433	9.3%	ADUs, Govt. Assisted Apts.
Total	2,952	1,734	4,685	100.0%	

*Derived from Appendix A.

The group quarters demand generated by 762 residents accounts for demand generated by seniors in group homes and to a lesser extent university students and special needs population segments (including inmates at the correctional center). As indicated in **Figure 26**, the senior housing segment is projected to account for about three quarters of the overall group quarters demand, with the need for almost 380 units of shared senior housing required by year 2040.

Figure 10. Projected Senior Housing Demand

	Region Total within UGAs
Current Population	48,363
Proj. Net New Population within Region UGAs (@2.3 perso	8,485
Future Population year 2040	56,848
Population over Age 65	20%
Share of pop. over Age 65 in Nursing Homes	5.0%
Avg. Household Size within Nursing Homes	1.50
Proj. Net New Population in Nursing Homes	568
Proj. Senior Housing Need (dwelling units)	379

Source: population estimates and forecasts based on WA Office of Financial Management data; nursing home capture rates based on National Institute of Aging estimates, 2015.

Please refer to **Appendix A** for a Regional forecast of owner and renter housing needs by income level.

Reconciliation of Housing Needs and Land Supply

According to the June 2019 Walla Walla County buildable land inventory and development capacity study, Walla Walla, College Place and Waitsburg UGAs had the potential to accommodate over 4,100 net new dwellings at full utilization (**Exhibit 27**). Note, the City of Dayton was included in a separate land capacity study for Columbia County.

Figure 10. Land Capacity Analysis

	Minimum Lot Size (SF)	Net Res. Land Inventory (acres)	Vacant percent	Under-developed percent	Net New Pop. Capacity	Net New Dwelling Capacity	Infill & redevelopment Dwellings	Dwellings on Vacant Land	% Infill & redevelopment
Waitsburg					1,466	621	284	337	46%
R96 Suburban Residential	9,600	50.7	62%	38%	538	228	86	142	
Residential (incorporated)	10,000	92.7	49%	51%	875	371	189	182	
Flexible Comm./Res (Incorp.)	10,000	5.6	61%	39%	53	22	9	13	
College Place					588	249	139	110	56%
Multiple Family Residential	n/a	2.1			59	25	-	25	
R-60 Single Family Residential*	6,000	21.6	30%	70%	361	153	107	46	
R-72 Single Family Residential*	7,200	0.3			4	2	-	2	
R-96 Suburban Residential (incorp.)	9,600	6.3	58%	42%	67	28	12	16	
R-96 Suburban Residential (area 2B)**	9,600	39.8	75%	25%	426	180	46	134	
R-96 Suburban Residential (area 2C)	9,600	9.2	51%	49%	97	41	20	21	
Walla Walla City					7,641	3,238	1,632	1,606	50%
Multiple Family Residential	n/a	-			-	-	-	-	
R-60 Single Family Residential ***	6,000	-			-	-	-	-	
R-72 Single Family Residential ***	7,200	54.7	21%	79%	813	344	271	73	
R-96 Suburban Residential (incorp.)	9,600	569.0	51%	49%	6,116	2,592	1,260	1,332	
R-96 Suburban Residential (other)	9,600	60.8	67%	34%	712	302	101	201	

Source: Revised Land Capacity Analysis, Technical Memorandum, June 2019, the Watershed Company. Note, this analysis was completed prior to the City of Walla Walla creating a Neighborhood Residential zone to allow reduced lot sizes.

* After 2019, College Place combined zones R-60/R-72/R-75 into a one SF District zone and allows up to two dwellings per lot.

** Area 2B urban growth area expansion request was denied after 2020.

*** After 2019, Walla Walla changed code to allow 2-4 unit structures and ADUs in all single family zones.

While the overall land capacity within the Region appears to be adequate for addressing the long-term housing need for Waitsburg and Dayton, the analysis cited above indicates that nearly half of new construction would need to occur on under-developed (part vacant) tax lots. If property owners do not wish to subdivide their tax lots, the likelihood of meeting housing needs through “infill” is unlikely.

These findings also indicate that the current zoning and related land capacity within the College Place and Walla Walla UGAs (combined) may not be sufficient to fully accommodate multi-family demand. This issue is particularly acute in College Place, where the housing demand for single family and middle housing (672 units) is expected to exceed its zoned land capacity by 412 dwellings.

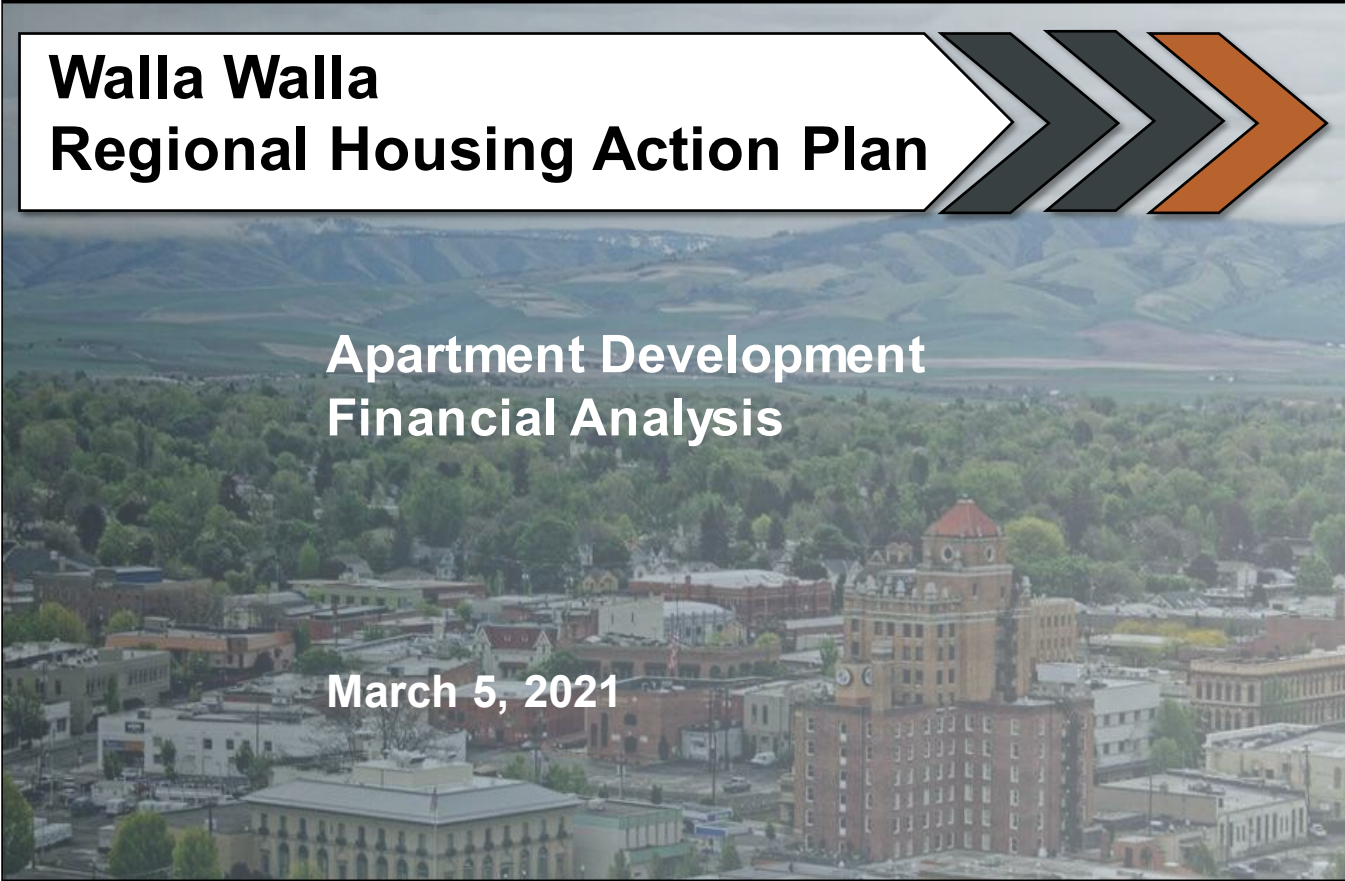
Based on the residential capacity analysis and this housing needs assessment, the following conclusions are made:

College Place UGA: the projected 20-year housing need of 776 dwelling units is far greater than the potential UGA capacity of 429 units, even after assuming 43% of net new housing will be constructed on infill and redevelopment lands.

Walla Walla UGA: the projected 20-year housing need of 3,710 dwelling units is greater than the potential UGA capacity of 3,238 dwelling units, even after assuming 50% of the net new housing will be constructed on infill and redevelopment lands.

Waitsburg and Dayton UGAs: the combined projected 20-year housing need of 200 or more dwelling can be accommodated by their existing UGAs, since Waitsburg alone is presumed to have the UGA capacity to add 621 dwelling units, after assuming 46% of the net new growth occurs on infill and redevelopment lands.

APPENDIX D: FINANCIAL ANALYSIS



**Walla Walla
Regional Housing Action Plan**

**Apartment Development
Financial Analysis**

March 5, 2021

 **FCS GROUP**
Solutions-Oriented Consulting

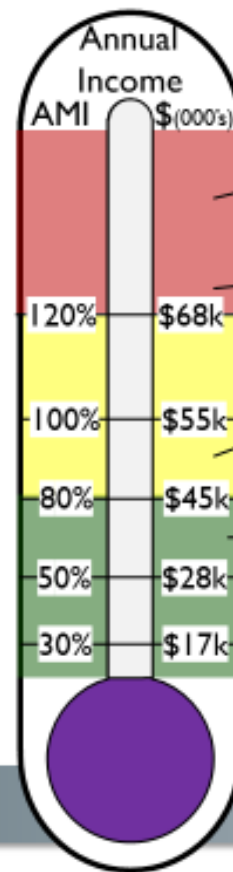
Financial Feasibility Objectives

- ◆ Test financial viability from developer's perspective
- ◆ With and without affordable housing
 - Scenario 1: 3-level garden apartments
 - Scenario 2: 5-level flats (over parking)
- ◆ Evaluate incentives
 - 12-year property tax abatement
 - Impact fee reduction
 - Land write-downs
 - Parking reductions



Housing Affordability Thermometer

- HUD uses median income to measure affordability
- HUD bases affordability on household size
- Affordability Thermometer conveys prices or rents based on expected payments
- Helps determine the market need for various housing types



Local Labor Force Demographics Example:

- **Manager**
\$96,000 (max rent: \$2,600)
(168% of AMI if HH size = 2)
- **Teacher (middle school)**
\$68,000 (max rent: \$1,800)
(121% AMI if HH size = 2)
- **Industrial worker**
\$55,511 (max rent: \$1,500)
(98% AMI, low income if HH size = 2)
- **Medical Assistant**
\$37,690 (max rent: \$1,000)
(67% AMI if HH size = 2)
- **Average SSA recipient:**
\$19,251 (max rent: \$500)
(33% AMI HH size = 1)

Regional Housing Needs

Walla Walla Region will need 4,500+ dwellings over next 20 years

- ♦ Range of dwelling types needed
- ♦ Need for more affordable units for owners and renters
- ♦ Residual Land Value Analysis: how much would a developer be willing to pay for the land for the right to build this project?



Garden
Apartments



Flats

Apartment Proforma Assumptions

	Scenario 1A	Scenario 1B	Scenario 1C	Scenario 2A	Scenario 2B	Scenario 2C
Particulars	Apts. (100% market rate)	Apts. (mixed income)	Affordable Apts.	Flats (100% market rate)	Flats (mixed income)	Affordable Flats
Site Size (acres)	2.0	2.0	2.0	2.0	2.0	2.0
Building Levels (above grade)	3	3	3	5	5	5
Dwelling Units	107	107	107	167	167	167
Affordable Units (@80% to 110% AMI)	0	15	107	0	30	167
Parking stalls	128	128	128	249	249	249
Parking Ratio (stalls per dwelling unit)	1.2	1.2	1.2	1.2	1.2	1.2
Dwellings per Acre	53	53	53	84	84	84
Est. Construction Cost*	\$23 M	\$23 M	\$23.5 M	\$41 M	\$41 M	\$40.6 M
Cost per Dwelling, excl. land	\$ 219,615	\$ 219,615	\$ 219,615	\$ 242,559	\$ 242,559	\$ 242,559
Targeted Developer Return on Equity (annual)						
with private developer	7.0%	7.0%		7.0%	7.0%	
with non-profit developer			4.0%			4.0%

Project Income Assumptions	Units	Scenario 1	Scenario 2
Market-rate units under 900 SF	per SF/month	\$1.71	\$2.00
Market-rate units over 900 SF	per SF/month	\$1.71	\$1.85
Affordable dwellings (@90% AMI)	per SF/month	\$1.71	\$1.74
Parking charge	per Stall/month	\$0	\$0

Financial Analysis: Findings

Scenario	Developer	Dwellings	Residual Land Value Per Dwelling Unit		Relative Financial Feasibility	Annual Prop. Tax Revenue to City after abatement	Cumulative Prop. Tax Revenue to City Years 1-20
			no incentives	w/ tax abatement			
1A Apts. (100% market rate)	For Profit	107	\$7,921		Good	\$56,387	\$1,127,736
1B Apts. (mixed income)	For Profit	107	(\$3,926)	\$12,255	Excellent after incentives	\$56,387	\$451,094
1C Affordable Apts.	Non Profit	107		\$48,950	Excellent		
2A Flats (100% market rate)	For Profit	167	(\$8,882)	\$8,984	Good after incentives	\$97,517	\$1,950,337
2B Flats (mixed income)	For Profit	167	(\$15,951)	\$1,915	Fair after incentives	\$97,517	\$780,135
2C Affordable Flats	Non Profit	167		\$22,988	Excellent		

* R.O.E. denotes estimated annual rate of targeted return on developer equity investment after debt service and before income taxes and depreciation.

- ♦ **Currently: only the market rate apartments are financially viable without incentives**
- ♦ **Non-profit developer greatly helps with affordable housing**
- ♦ **Tax Incentives plus land write-downs needed to create mixed-income apts.**

Summary

- ◆ **Housing market is strong enough to attract for-profit developers**
- ◆ **Garden apartments are viable without incentives**
- ◆ **Market rate flats over parking is not viable without some type of incentive**
- ◆ **Affordable or mixed-income housing requires incentives with for-profit developer, such as**
 - 12-year tax abatement (for affordable housing only)
 - Impact fee reduction (for affordable housing only)
 - Land write-down
 - Parking reductions
- ◆ **Non-profit developer could make affordable housing “pencil” with fewer incentives**
- ◆ **Recommend pilot program of multifamily incentives for next 3 years**
- ◆ **Identify public-owned potential catalyst site(s) for future developments**

APPENDIX E: DISPLACEMENT MINIMIZATION STRATEGY

To: Project Advisory Team: Elizabeth Chamberlain, City of Walla Walla; Jon Rickard, City of College Place; Meagan Bailey, City of Dayton; Randy Hinchliffe, City of Waitsburg; Nikki Sharp, Walla Walla County

Date: September 28, 2020

From: Violet Brown & Scott Fregonese, Fregonese Associates

CC: Todd Chase & Tim Wood, FCS GROUP

RE: Walla Walla Housing Action Plan Task 4 Anti-Displacement Best Practices

The purpose of this memorandum is to analyze the risk of displacement and gentrification in the region and to summarize best practices strategies to mitigate the impacts on local households and businesses. It builds on the findings included in FCS Group's Task 1 Issues Memo and Task 2 & 3 Trends and Needs Memo and on the work previously published in the Affordable Housing Community Council Report.ⁱ

SUMMARY

Housing Action Plans must, in accordance with HB1923, “encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes” and “should consider strategies to minimize displacement of low-income residents resulting from redevelopment.” This is particularly true in neighborhoods with communities at high risk of displacement.

As growth trends in the region predict significant opportunities for future development, that development will likely exacerbate existing issues of affordability and result in market and socioeconomic shifts linked to displacement of households and businesses in vulnerable communities.

Each jurisdiction in the Walla Walla region contains populations vulnerable to displacement. However, this memo identifies individual block groups particularly susceptible to these forces. It also recommends mitigation strategies. These recommendations represent a three-pronged approach to anti-displacement strategies:

1. Mitigation for Individuals and Families Experiencing Displacement,
2. Land Use & Development Strategies to Increase Production of Affordable Housing, and
3. Economic Strategies to Increase Opportunity.

Combating displacement requires cities to proactively apply a variety of different approaches, each supported by best practices research. The strategies are organized as a three-prong approach to anti-displacement to address the different aspects of displacement. Various action steps or programs appear

under each prong. The concept is to move forward on all three fronts in ways that are customizable for each jurisdiction.

VULNERABILITY ASSESSMENT

Displacement occurs when households or businesses are involuntarily forced out of an area due to increasing housing prices or due to economic and demographic changes that alter the neighborhood's character. Gentrification, a well-documented housing issue since the 1960s, has traditionally been associated with the urban core, but rural gentrification is gaining ground in the face of an ever-expanding digital workforce and access to goods online. These changes allow what is a traditionally urban workforce to work remotely from rural and suburban areas, benefitting from the amenities and relative affordability these areas have to offer. Gentrification typically occurs in areas with relatively low property values with amenities that have become attractive or trendy.

As demand in the region grows, areas with relatively low rent/home value or perceived as lower quality housing become more attractive and profitable for redevelopment opportunities, and thus more vulnerable to displacement of existing residents. Some experts expect that the recent pandemic will only increase the pressure on smaller communities as families seek the “suburbs and rural periphery”.ⁱⁱ This post-Covid-19 migration to rural areas and small towns will be driven by a number of factors: increase remote work opportunities, perceptions of increased safety in less-dense communities, and a desire to live in rural areas for their scenery, access to nature, and other amenities.

Vulnerability calculations compare local geographies to regional averages across six variables reported by the US Census. The analysis below uses ACS 2014-2018 (five-year estimates) via Social Explorer reported by state, county, city, census tract, and block group:

- Percent of households that are renters
- Percent of households that are low-income
- Percent of adults (25 or older) without a four-year degree
- Percent of population who identify with a community of color
- Median home value
- Median gross rent

These factors are closely associated with an increased probability of redevelopment coupled with an increased difficulty in weathering rising housing costs and a higher susceptibility to involuntary displacement for both households and small business. This analysis has been adapted from work published by Dr. Lisa Bates of Portland State University for the Portland Bureau of Planning and Sustainability in 2012 and their subsequent *2018 Gentrification and Displacement Neighborhood Typology Assessment*ⁱⁱⁱ. Changes to the methodology are designed to reflect concerns regarding smaller sample sizes and promoting easy replicability as local jurisdictions continue to monitor these variables into the future with readily available data sets.

For the purposes of this report, geographies with 5 or 6 of the variables reporting higher figures than regional thresholds are identified as areas vulnerable to displacement.

Thresholds	Walla Walla County
% People of Color	>28%
% Without College Degree	>71%
% Rentals	>35%
Poverty Status: % Doing Ok	<66%
Median Home Value	<\$209,800
Median Gross Rent	<\$893

Thresholds	State
% People of Color	>31%
% Without College Degree	>65%
% Rentals	>37%
Poverty Status: % Doing Ok	<73%
Median Home Value	<\$311,700
Median Gross Rent	<\$1,194

Vulnerability Levels	
High	>5 indicators
Moderate	3-4 indicators
Low	<3 indicators

Cities

Indicators	Walla Walla	Waitsburg	College Place	Dayton	Walla Walla County
Poverty Status: % Doing OK	60%	64%		68%	62%
% Rentals	42%	23%		41%	31%
Median Home Value	\$ 190,000	\$150,000	\$ 190,000	\$ 156,200	\$ 209,800
Median Gross Rent	\$ 919	\$ 688	\$ 890	\$ 775	\$ 893
% Without Degree	74%	80%	65%	77%	71%
% POC	33%	10%	25%	16%	28%
Total Indicators	5	4	3	4	

Table 1a. Vulnerability Analysis: Walla Walla County Cities to County Comparison.

Indicators	Walla Walla	Waitsburg	College Place	Dayton	Washington
Poverty Status: % Doing OK	60%	64%		68%	62%
% Rentals	42%	23%		41%	31%
Median Home Value	\$ 190,000	\$150,000	\$ 190,000	\$ 156,200	\$ 311,700
Median Gross Rent	\$ 919	\$ 688	\$ 890	\$ 775	\$ 1,194
% Without Degree	74%	80%	65%	77%	65%
% POC	33%	10%	25%	16%	31%
Total Indicators	6	4	4	4	

Table 1b. Vulnerability Analysis: Walla Walla County Cities to State Comparison.

All cities show vulnerability to displacement when compared to the region, which increases when compared to the state. This is particularly true for poverty rates and educational attainment, where county figures differ significantly from the state. City of Walla Walla has the highest vulnerability score when compared to both county and state thresholds. City of Walla Walla has the lowest percentage of people “doing ok”, the highest percentage of rentals, and the highest percentage of people of color when compared to other cities.

Census Tracts

City	Census Tract	Poverty Status: % Doing OK	% Rentals	Median Home Value	Median Gross Rent	% Without Degree	% POC	Total Indicators
	9204	100%	0%	NA	NA	97%	57%	2
	9205	46%	54%	\$ 102,600	\$ 851	87%	66%	6
	9206	54%	51%	\$ 134,200	\$ 891	84%	45%	6
Walla Walla	9207.01	67%	53%	\$ 198,800	\$ 878	67%	20%	3
	9207.02	68%	28%	\$ 224,100	\$ 1,023	56%	21%	0
	9208.01	48%	42%	\$ 186,500	\$ 1,000	76%	20%	4
	9208.02	49%	55%	\$ 208,500	\$ 831	65%	24%	4
Waitsburg	9201	80%	17%	\$ 254,300	\$ 870	70%	12%	2
College Place	9203	69%	41%	\$ 190,000	\$ 890	66%	25%	3
Dayton	9602	68%	31%	\$ 170,800	\$ 740	75%	14%	3

Table 2. Vulnerability Analysis: Census Tract to County Comparison. Bolded data indicates the highest or lowest value for the category.

Census Tract analysis reveals two highly vulnerable tracts for City of Walla Walla (9205 and 9206). Tract 9205 has the lowest percentage of people “doing ok”, the lowest median home value, and the highest percentage of people of color when compared to all census tracts in the study area. Census tracts that may become more vulnerable overtime (moving from a rank of moderate to high), include tract 9208.01 and 9208.02. These tracts exceed county thresholds for poverty, rentals, and home value.

Census tracts in the remaining cities have vulnerability ranks of low to moderate when compared to the county. No tract in the remaining cities exceeds three total indicators.

Block Groups

City	Block Group	Poverty Status: % Doing OK	% Rentals	Median Home Value	Median Gross Rent	% Without Degree	% POC	Total Indicators
Walla Walla	BG1 T9204	100%	0%	NA	NA	97%	57%	2
	BG1 T9205	37%	53%	\$ 90,000	\$ 867	91%	63%	6
	BG2 T9205	54%	60%	\$ 99,200	\$ 1,009	89%	79%	5
	BG3 T9205	50%	48%	\$ 134,900	\$ 775	78%	52%	6
	BG1 T9206	69%	43%	\$ 73,800	NA	93%	41%	4
	BG2 T9206	14%	63%	\$ 90,900	\$ 709	88%	72%	6
	BG3 T9206	60%	40%	\$ 119,100	NA	89%	69%	5
	BG4 T9206	64%	32%	\$ 191,800	\$ 900	75%	37%	4
	BG5 T9206	50%	74%	\$ 260,100	\$ 1,051	74%	14%	3
	BG1 T9207.01	60%	78%	\$ 193,100	\$ 714	46%	19%	4
	BG2 T9207.01	57%	41%	\$ 162,200	\$ 880	82%	33%	6
	BG3 T9207.01	65%	38%	\$ 196,600	\$ 955	60%	12%	3
	BG4 T9207.01	81%	53%	\$ 218,900	\$ 1,269	74%	15%	2
	BG1 T9207.02	71%	23%	\$ 254,900	\$ 1,291	53%	28%	0
	BG2 T9207.02	73%	17%	\$ 196,100	\$ 828	65%	17%	2
	BG3 T9207.02	55%	38%	\$ 213,900	\$ 786	40%	13%	3
	BG4 T9207.02	73%	35%	\$ 175,000	\$ 820	69%	27%	2
	BG1 T9208.01	58%	7%	\$ 233,300	NA	76%	12%	2
	BG2 T9208.01	52%	52%	\$ 164,900	\$ 1,127	76%	33%	5
	BG3 T9208.01	58%	47%	\$ 172,900	\$ 845	69%	13%	4
	BG4 T9208.01	30%	45%	\$ 183,800	\$ 999	83%	16%	4
Waitsburg	BG1 T9208.02	35%	67%	\$ 165,400	\$ 897	77%	26%	4
	BG2 T9208.02	69%	38%	\$ 238,500	\$ 788	55%	19%	2
College Place	BG4 T9201	66%	20%	\$ 154,700	\$ 688	80%	10%	3
	BG1 T9203	73%	34%	\$ 192,700	\$ 657	71%	34%	3
	BG2 T9203	63%	66%	\$ 190,400	\$ 861	67%	29%	5
	BG3 T9203	44%	69%	\$ 99,500	\$ 828	76%	20%	5
Dayton	BG4 T9203	79%	26%	\$ 200,900	\$ 1,125	60%	19%	1
	BG2 T9602	56%	27%	\$ 139,300	\$ 795	72%	21%	4
	BG3 T9602	70%	34%	\$ 226,800	\$ 914	81%	13%	1
	BG4 T9602	67%	27%	\$ 158,300	\$ 752	77%	14%	3

Table 3. Vulnerability Analysis: Bolded data indicates the highest or lowest value for the category.

Block group analysis reveals more detailed trends in vulnerability. Overall, ten block groups are considered highly vulnerable. These block groups are in City of Walla Walla and College Place.

For City of Walla Walla, seven block groups (30.4% of all block groups in City of Walla Walla and 22.6% of all block groups in the study area) have high vulnerability rankings. Out of the seven block groups, BG2 T9206 has the lowest poverty status (14% of people “doing ok”) out of all block groups in the study area. BG1 T9206 has the lowest median home value (\$73,800) out of all block groups in the study area. For moderate ranking block groups, it is important to consider which indicators exceed county thresholds. Block groups that exceed thresholds for poverty, percentage of rentals, and home value (BG3-BG4 T9208.01, BG1 T9208.02) may be more vulnerable than block groups that exceed thresholds for education and people of color but have higher median home values and low poverty. A total of 20% of Walla Walla residents live within block groups that have high vulnerability ratings.

The remaining three cities include block groups with moderate to high vulnerability rankings. City of College Place has two block groups that rank high for vulnerability (BG2 T9203, BG3 T9203). BG3 has the lowest poverty score, highest percentage of rentals, lowest median home value, and highest percentage of people without a college degree for the city. A total of 35% of College Place residents live in block groups that have high vulnerability rankings.

City	Block Group	Population	% City Pop
Walla Walla	BG1 T9205	1,144	3%
	BG2 T9205	957	3%
	BG3 T9205	584	2%
	BG2 T9206	948	3%
	BG3 T9206	1,027	3%
	BG2 T9207.01	968	3%
	BG2 T9208.01	1,503	5%
College Place	BG2 T9203	1,800	20%
	BG3 T9203	1,384	15%

Table 4. High Vulnerability Block Group Population.

In response to concerns raised by the Stakeholder Advisory Committee for this project and in furtherance of state guidelines for specific consideration of vulnerable populations, the below chart includes the percentage of seniors within each population listed by block group and that block groups vulnerability index. Most of the areas with the highest concentration of seniors are not within block groups considered the most vulnerable. While this analysis does not indicate any alarming patterns, it is important that anti-displacement strategies take special note of seniors and recognize that displacement can occur across the region.

City	Block Group	% 65+	Total Indicators
Walla Walla	BG1 T9204	4%	2
	BG1 T9205	8%	6
	BG2 T9205	4%	5
	BG3 T9205	8%	6
	BG1 T9206	39%	4
	BG2 T9206	10%	6
	BG3 T9206	21%	5
	BG4 T9206	6%	4
	BG5 T9206	43%	3
	BG1 T9207.01	22%	4
	BG2 T9207.01	8%	6
	BG3 T9207.01	18%	3
	BG4 T9207.01	35%	2
	BG1 T9207.02	17%	0
	BG2 T9207.02	21%	2
	BG3 T9207.02	18%	3
	BG4 T9207.02	12%	2
	BG1 T9208.01	24%	2
	BG2 T9208.01	14%	5
	BG3 T9208.01	13%	4
	BG4 T9208.01	8%	4
	BG1 T9208.02	15%	4
	BG2 T9208.02	27%	2
Waitsburg	BG4 T9201	20%	3
College Place	BG1 T9203	28%	3
	BG2 T9203	5%	5
	BG3 T9203	18%	5
	BG4 T9203	21%	1
Dayton	BG2 T9602	24%	4
	BG3 T9602	35%	1
	BG4 T9602	23%	3

Table 5. Percent Seniors (65+) by block group.

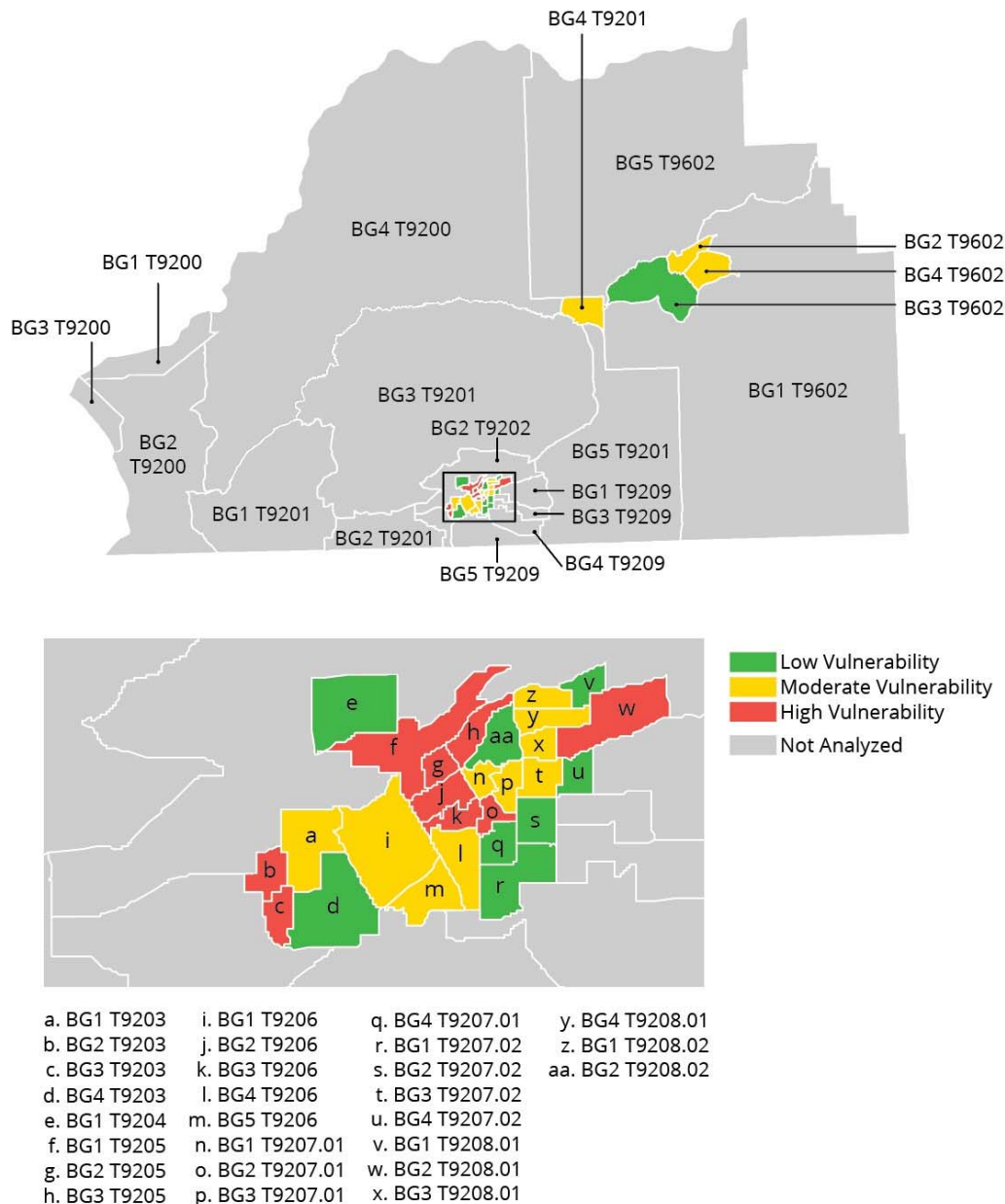


Figure 1. Block Group Map for Study Area with inset of Walla Walla and College Place.

Recommended Strategies to Mitigate Displacement

While the City of Walla Walla has the highest number of residents and blocks groups experiencing displacement vulnerability, all four cities in this study have either areas of high vulnerability or meet metrics that indicate increased susceptibility to displacement. Each of the cities should pursue a three-pronged approach to reducing displacement risk:

1. Mitigation for Individuals and Families Experiencing Displacement,
2. Land Use & Development Strategies to Increase Production of Affordable Housing, and
3. Economic Strategies to Increase Opportunity.

Each city does not necessarily need to carry out each of the strategies below. Instead, the recommended strategies should be viewed as a “menu” of policy and program choices to be implemented based on each community’s risk level and the viability of the strategy based on local conditions. Reducing displacement risk should be a regional effort, but the specific approach taken can (and should) differ on the local level.

1. Create Stability for Local Residents by Mitigating the Impact of Displacement:
 - o Anti-Displacement Impact Assessments

Integrate displacement into the analysis and review of potential policies, programs, and development applications by creating a standardized assessment of potentially unintended consequences upfront and enforcing reasonable mitigation efforts directly connected to the proposal.^{iv} Anti-Displacement measure must include a reliable way to track the impact new development has on Naturally Occurring Affordable Housing (NOAH). While increased production of new housing is essential to preserving supply, NOAH is frequently seen as ripe for redevelopment as soon as market rates surpass current value to create a ‘rent gap’ making redevelopment profitable. An impact assessment is one tool to track how many affordable units are being developed and at the cost of how many existing units. This option can function on a range of intensities with the obligation and cost either assigned applicants or city staff and the weight of the assessment varying depending on the severity of the issue within each jurisdiction and the viability of the requirement within local markets.

- o Rental Registration Program

A registration program would create a consolidated database of available units in the region, rental costs, and local practices. A small fee per unit could be set to fund the program, which could include a streamlined application process. The costly and time-consuming housing application process is often listed as a practical barrier to housing access. Multiple application forms, with slightly different requirements, and compounded credit check fees are prohibitively onerous. While some local service organizations provide some assistance, a streamlined process eases the burden on renters and landlords alike and help jurisdictions track relevant data.

- o Tenant Protection Enhancements

As vacancy rates decrease, an ordinance extending the notice period for no cause evictions to 60 days for landlords with five or more units would allow renters additional time to plan, contact services, and hopefully relocate without a disruption in adequate housing. Washington State already requires a 60-day period for tenants facing eviction because the owner lost the building in a foreclosure.

- o Emergency Rental Assistance

Aiding families facing homelessness due to temporary economic hardship in the form of Emergency Rental Assistance. Washington State Department of Social & Human Services (DSHS) offers one-time cash payment to get or keep safe housing or utilities in emergency situations to families eligible for the Additional Requirements for Emergent Needs (AREN) or the Diversion Program. The Eviction Rent Assistance Program (ERAP) Grant is part of Washington State’s short-term response to the COVID-19 disaster and offers three months of rent payment to prevent evictions.^v

- o Home Ownership Assistance

Enhance and promote existing programs that supply down payment assistance and application support to first time homebuyers. Washington offers the Home Advantage Needs Based Downpayment Assistance Loan Program with up to \$10,000 to eligible homebuyers.^{vi}

- o Utility Payment Financial Assistance & Homeowner Assistance

Homeowners are also subject to raising housing costs as property taxes, maintenance, heating, and cooling costs increase. This is particularly true for seniors on fixed incomes. Partnering with groups such as BMAC/The Healthy Homes Program, which provides weatherization and energy efficiency services, can reduce the burden on seniors. Washington State Department of Commerce's Home Rehabilitation Loan Program provides low-interest loans to low-income homeowners for repairs and necessary improvements.

2. Protect Regional Housing Stock: Increase Production of Affordable Housing Options

- o Affordable Housing Fund

In 2016, Vancouver voters authorized the use of property tax revenue (residential and commercial) to create an Affordable Housing Fund that can be used "for the purpose of buying, building and preserving low-income rental housing and preventing homelessness through rental assistance and housing services."^{vii} The tax is capped at \$6 million and expected to generate \$43M dollars before it expires in 2023. At which point, Vancouver City Council can seek an extension or let it expire. Property tax exemptions are included for seniors and people with disabilities who earn less than \$40,000 a year.

- o Land Banking

Cities can reserve or 'bank' land for affordable housing, similar to a popular program created in Eugene, Oregon.^{viii} Sites being considered for purchase should be evaluated based on cost, density, environmental quality, and access transportation, community services, and jobs. Gentrification in more rural areas often results in lower-income households moving further away from city centers with longer commutes to jobs and services. Priority areas should be based on a combination of community vulnerability, recent Anti-Displacement Impact Assessments, and on the area's potential for offering meaning opportunities for safe and affordable housing close to jobs and services.

- o Community Land Trusts

Community land trusts create additional affordable home ownership opportunities by removing land from the costs of real estate. In a traditional Community Land Trust model, the homeowner owns the home (and the value of any improvements), but a nonprofit owns the land. Thus, creating additional affordable opportunities for homebuyers by removing land from the cost of real estate. Resale value is not determined by the real estate market but set based on the local cost of living.

- o Right of First Offer/Refusal Program

Community land trusts can be granted the right of first offer or right of first refusal to allow them to purchase homes in specifically vulnerable communities to provide homeownership opportunities to households with low-income households. Right of first offer places very minimal requirements on property owners. Notice would be sent that a property will be for sale and either the trust or the owner sets and offer price depending on the program framework. Funding assistance for this program could come from an Affordable Housing Fund.^{ix}

- o Affordable Housing on Public Land

Washington state (through RCW 43.63A.510 and RCW 39.33.015) directs specific state agencies to inventory under-utilized or surplus state-owned land, which can be used to develop housing for low- and moderate-income households (up to 115% of AMI).

- o Zoning Protection for Manufactured Dwelling Parks

For many families, manufactured homes are an affordable housing option. They are built in a factory and transported to either a leased plot within a manufactured home park or on private property. It is important to ensure that local zoning ordinances do not unduly hinder the functioning and placement of manufactured homes. Protecting existing parks will increase affordable housing supply and mitigate involuntary displacement.

- o Multifamily Tax Exemption

The Multifamily Tax Exemption (MFTE) is a tool that incentivizes the development of multifamily housing, described in depth in the Community Council Affordable Housing Report.

Cities with a population of at least 15,000 can use the MFTE to exempt property taxes for 12 years on new multifamily construction (with at least four units), provided 20% of the units are affordable to low- and moderate-income households (up to 115% of the median family income). In this case, the public funds go to the developer in the form of a tax break, not in the form of a rental payment. If the owner of the property decides to increase rates above the established affordability threshold, the tax exemption is cancelled, and the property is subject to additional tax penalties. Cities with populations of less than 15,000 can use this tool, provided they are the largest urban area in a county planning under the Growth Management Act. Small cities, however, may not have the financial resources to feasibly offer a property tax exemption. Another provision to the rule allows cities to exempt property taxes for multifamily development for eight years with no requirement that a percentage of the units be set aside for low-income renters. The area designated for the MFTE is determined by the local governing authority, and the intention of the legislation is to increase mixed-income residential opportunities, including affordable housing, in urban centers. Expansion of the targeted area within the urban core can open additional opportunities for incentivizing multifamily development.

3. Protect the Local Economy: Job Training Partnerships to foster local opportunities and prosperity through improved workforce development initiatives

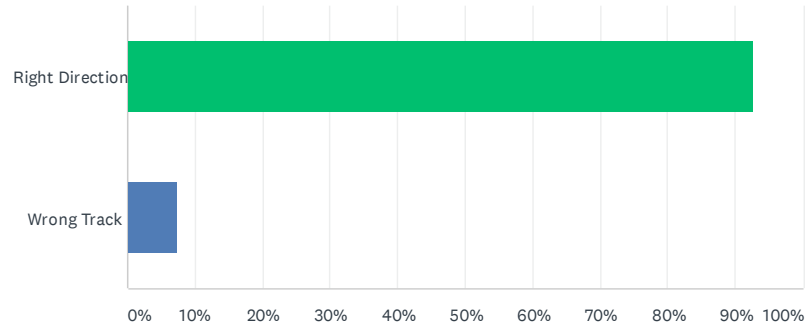
Economic development strategies that improve local resiliency through workforce training bolster opportunity for existing residents. Focus on both higher and secondary educational institutions in the region to take advantage of sector-based partnerships. Construction based partnerships in particular are likely to improve the supply of low-income housing. The goal is to create programs that offer training/apprenticeships and future job opportunities that improve the quality of jobs in the area.

ⁱ Community Council Report: Affordable Housing (April 2019) via
https://www.wcommunitycouncil.org/media/1125/affordable-housing-study-report_2019.pdf

- ⁱⁱ Florida, Richard. "How Coronavirus Will Reshape U.S. Cities." *Bloomberg.com*, Bloomberg, 2 July 2020, www.bloomberg.com/news/features/2020-07-02/how-coronavirus-will-reshape-u-s-cities.
- ⁱⁱⁱ 2018 Gentrification and Displacement Neighborhood Typology Assessment, Key Findings and Methodology Report, Bureau of Planning and Sustainability, City of Portland, Oregon, via https://www.portland.gov/sites/default/files/2020-01/gentrification_displacement_typology_analysis_2018_10222018.pdf
- ^{iv} King County Washington Equity Impact Review Process Overview (March 2016) via https://www.kingcounty.gov/~media/elected/executive/equity-social-justice/2016/The_Equity_Impact_Review_checklist_Mar2016.ashx?la=en
- ^v Washington State Department of Commerce, Homeless Assistance via <https://www.commerce.wa.gov/serving-communities/homelessness/>
- ^{vi} Washington State Housing Finance Commission, Home Advantage Program via <https://www.wshfc.org/buyers/HomeAdvantage.htm>
- ^{vii} *Affordable Housing Fund | City of Vancouver Washington*, Community Development Programs, May 2020, www.cityofvancouver.us/ced/page/affordable-housing-fund.
- ^{viii} Landbanking Program for Affordable Housing, Government Innovators Network, Harvard Kennedy School Ash Center for Democratic Governance and Innovation, 2007 Finalist, <https://www.innovations.harvard.edu/landbanking-program-affordable-housing>
- ^{ix} Kim, Jihyeon; Knapp-Rossi, Malia; Lance, Jeff; Meyers, Joseph; Moulton, Aster; and Stone, Tay, "Reside Vancouver: An Anti-Displacement Plan" (2019). *Master of Urban and Regional Planning Workshop Projects*. 170. <https://archives.pdx.edu/ds/psu/29217>

Q1 Do you feel things in College Place are generally going in the right direction, or do you feel things have gotten off on the wrong track?

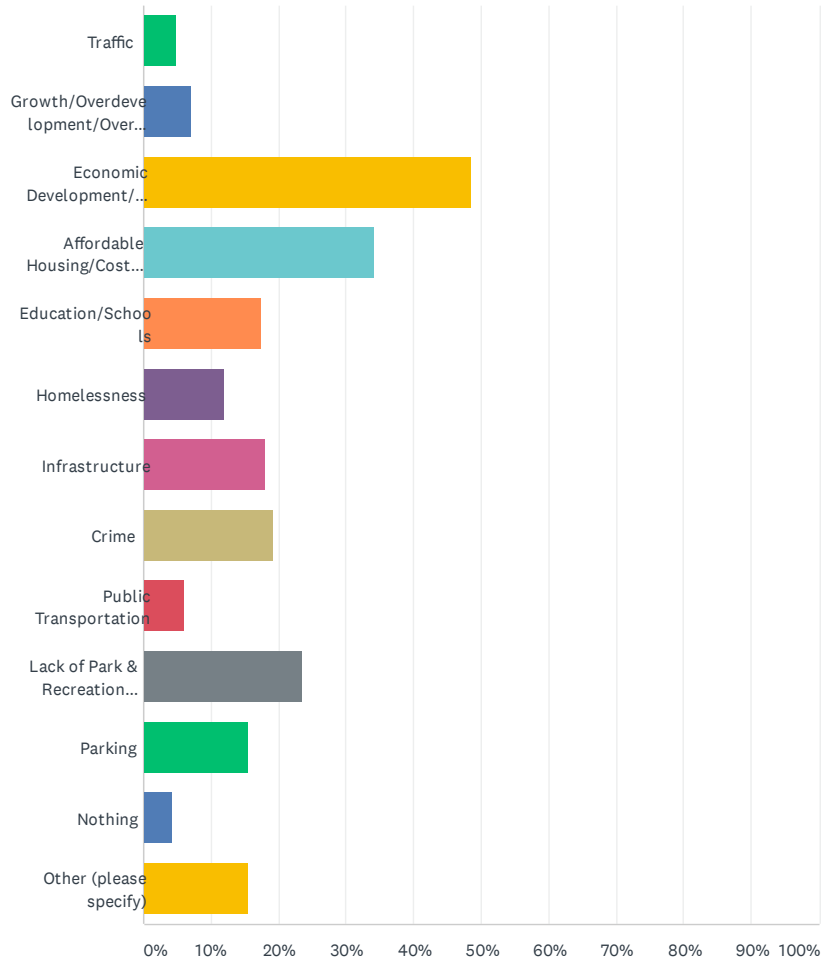
Answered: 166 Skipped: 3



ANSWER CHOICES	RESPONSES	
Right Direction	92.77%	154
Wrong Track	7.23%	12
TOTAL		166

Q2 What do you think is the most important problem facing the City of College Place today? (Pick up to three)

Answered: 167 Skipped: 2



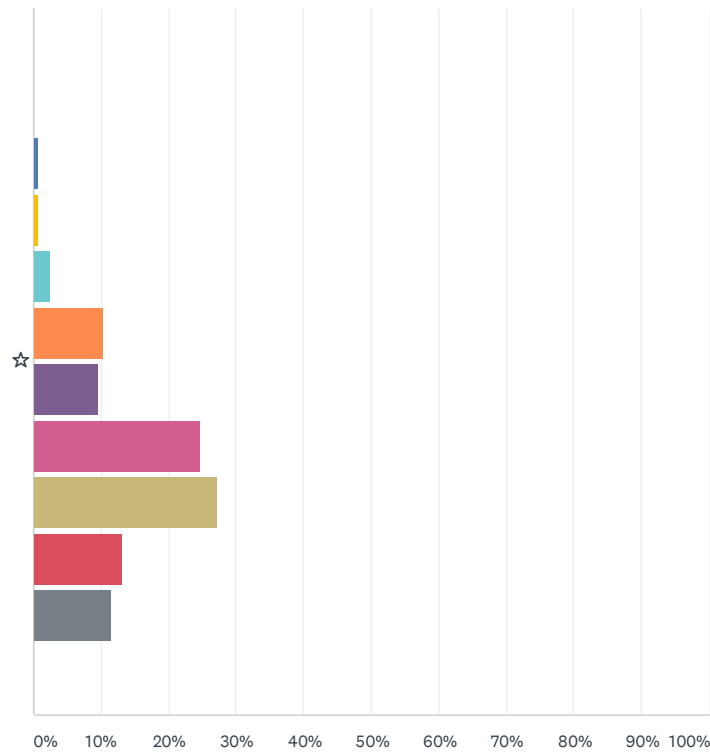
ANSWER CHOICES	RESPONSES	
Traffic	4.79%	8
Growth/Overdevelopment/Overpopulation	7.19%	12
Economic Development/Lack of a Diverse Tax Base/Encouraging Small and Medium Sized Businesses to Open Here	48.50%	81
Affordable Housing/Cost of Living	34.13%	57
Education/Schools	17.37%	29
Homelessness	11.98%	20
Infrastructure	17.96%	30
Crime	19.16%	32
Public Transportation	5.99%	10
Lack of Park & Recreation Programs	23.35%	39
Parking	15.57%	26
Nothing	4.19%	7
Other (please specify)	15.57%	26
Total Respondents: 167		

City of College Place - 2020 City Services / Budget Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	Bad roads!	7/22/2020 7:57 PM
2	Things to do around town. Ice skating, mini golf, roller skating, dancing	7/15/2020 6:49 AM
3	People driving too fast near the schools	7/14/2020 9:18 PM
4	Roads	7/13/2020 11:18 PM
5	A method of slowing traffic on Larch.	7/13/2020 7:52 PM
6	Lack of enforcement of 4th of July regulations	7/13/2020 7:09 PM
7	Areas of fun for Young Adults	7/13/2020 3:47 PM
8	Police Bias	7/13/2020 2:57 PM
9	loud and unruly neighbors living next to neighbors who would like to live a quiet lifestyle and no solution	7/13/2020 2:37 PM
10	I am not a good judge of what C.P. needs yet. After being gone for 40 plus years. I have been back for only 1 1/2 years.	7/13/2020 2:08 PM
11	We need Chick Fil A	7/13/2020 1:46 PM
12	Lack of sidewalks	7/13/2020 12:27 PM
13	The local nursing homes are inept, they call the fire dept too often. This takes up valuable resources that could be prepared for actual issues in the community.	7/13/2020 12:23 PM
14	COVID-19 safety	7/13/2020 11:02 AM
15	College Ave. is a mess. The fact bike lanes and parking is messy. The toad looks lovely and welcoming but the post office needs parking. Far too often individuals, (especially elderly) are trying to cross or open their doors and I pray nothing dangerous comes from it. There really needs to be a parking installation there.	7/13/2020 11:01 AM
16	Get a snowplow	7/13/2020 10:58 AM
17	The street remodeling is bad because it takes many already smooth road replacing them with graveled not even securely on road but only place on road that are harder on motorcycle, bikes, skates, and seem less safe. creat dust, gravel to go on people's yard.	7/12/2020 10:36 AM
18	Would love to buy a home, but taxes are off the chart. Can't afford the high taxes!	7/10/2020 5:41 PM
19	Covid-19	7/8/2020 11:34 PM
20	Fiscal responsibility	7/7/2020 7:22 PM
21	High water and sewer costs	7/7/2020 7:14 PM
22	Keeping escalating homeowner fees under control.(Even though we appreciate all of the services.)	7/7/2020 3:26 PM
23	Lack of recycling/zero waste programs	7/7/2020 1:45 PM
24	I am really concerned about high density low quality housing becoming part of our community.	7/7/2020 1:00 PM
25	Lions park needs updating	7/6/2020 11:27 PM
26	encourage businesses, repave roads, green spaces	7/6/2020 9:29 PM

Q3 How would you rate the quality of life in College Place?

Answered: 166 Skipped: 3

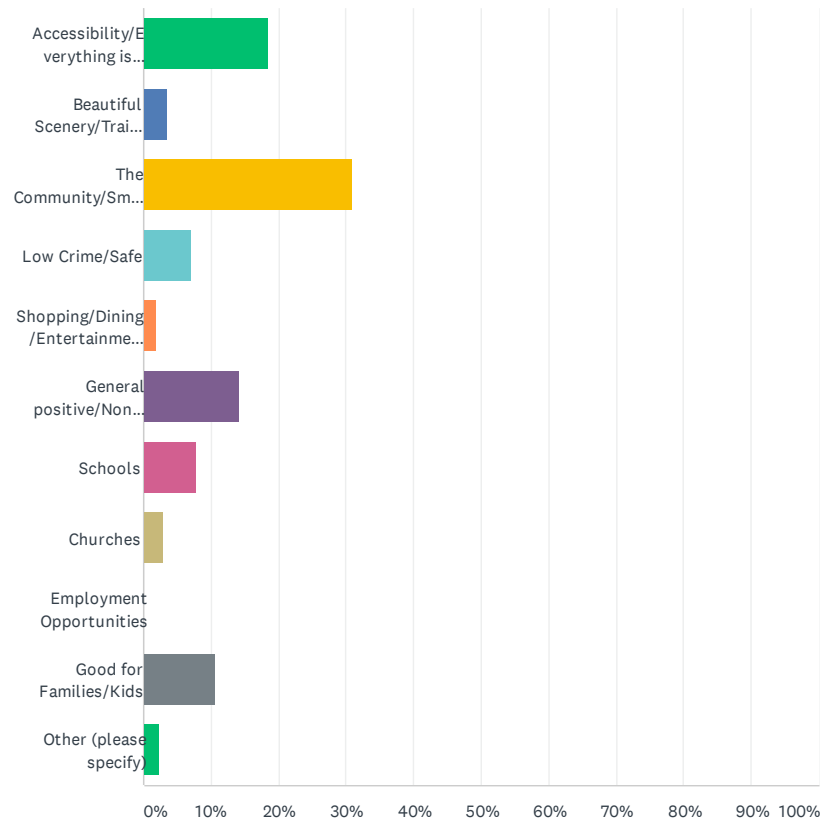


■ Very Poor
 ■ (no label)
 ■ (no label)
 ■ (no label)
 ■ Satisfactory
 ■ (no label)
 ■ (no label)
 ■ (no label)
 ■ (no label)
 ■ Excellent

	VERY POOR	(NO LABEL)	(NO LABEL)	(NO LABEL)	SATISFACTORY	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	0.00%	0.60%	0.60%	2.41%	10.24%	9.64%	24.70%	27.11%	13.25%	11.45%	166	7.45
	0	1	1	4	17	16	41	45	22	19		

Q4 What is the best thing about living in College Place?

Answered: 168 Skipped: 1



ANSWER CHOICES		RESPONSES	
Accessibility/Everything is Close		18.45%	31
Beautiful Scenery/Trails and Parks		3.57%	6
The Community/Small Town Feel		30.95%	52
Low Crime/Safe		7.14%	12
Shopping/Dining/Entertainment Options		1.79%	3
General positive/Non-specific		14.29%	24
Schools		7.74%	13
Churches		2.98%	5
Employment Opportunities		0.00%	0
Good for Families/Kids		10.71%	18
Other (please specify)		2.38%	4
TOTAL			168

#	OTHER (PLEASE SPECIFY)	DATE
1	None, It feels old	7/13/2020 8:51 PM
2	The people here have an obvious interest in their community and want to better it. They are trying to do so thoughtfully.	7/10/2020 7:31 PM
3	Mostly quiet	7/7/2020 7:14 PM
4	(relatively) Low Property Tax	7/7/2020 6:01 PM

Q5 How have COVID-19 and the "Stay Home, Stay Safe" order affected you, your community, and the city as a whole?

Answered: 127 Skipped: 42

City of College Place - 2020 City Services / Budget Survey

#	RESPONSES	DATE
1	We have done fine with these orders only frustrating item is we cant shop Andys Market even if we wear a mask between 7-8. I have tried to shop locally on my way to work only to be told I cannot enter the store. I don't spend money there anymore and I live two blocks away.	7/30/2020 9:54 AM
2	I now work from home. My husband is now unemployed. We do not go out. No vacations	7/29/2020 6:39 PM
3	More restrictions and less community	7/22/2020 7:57 PM
4	It has been very detrimental to my business and income.	7/22/2020 7:08 AM
5	A lot of small businesses have had trouble staying sufficient, lack of business because of college students. Not having school has affected me but not greatly.	7/21/2020 1:40 PM
6	Working from home, homeschooling	7/15/2020 7:37 PM
7	I'm less social, and don't go out as much, but try to.	7/15/2020 6:58 PM
8	I'm pretty much a stay at home sort of person , so I haven't really noticed much	7/15/2020 4:48 PM
9	Quality of school has greatly diminished. There's nothing to do. Prices have increased.	7/15/2020 1:56 PM
10	People seem frustrated with each other. It is hurting our community	7/15/2020 11:32 AM
11	None	7/15/2020 11:08 AM
12	Need more people to take it seriously so we can beat it.	7/15/2020 8:11 AM
13	Being at home is boring. And it was especially bad in the beginning when people cleared out the shelves of all the grocery stores. A friend of mine had to steal toilet paper from the school to get by.	7/15/2020 6:49 AM
14	Not too bothered by it. I noticed that more people are out and about, it makes me think that we need to have better recreational opportunities for walkers, hikers, and bicyclists.	7/14/2020 9:18 PM
15	Closed businesses	7/14/2020 8:45 PM
16	Limited work and shopping access	7/14/2020 7:57 PM
17	Online school	7/14/2020 1:08 PM
18	Same as everybody else: be careful, be respectful, hang in there.	7/14/2020 12:24 PM
19	Could not come back to WWU for spring quarter...	7/14/2020 12:07 PM
20	It has been very difficult to continue working.	7/14/2020 11:15 AM
21	It seems like almost every small business has been hit hard, I'm worried only the big chains will be left once this is over	7/14/2020 10:36 AM
22	It's scary and minus some assholes refusing to wear masks/making it political we have helped each other out.	7/14/2020 8:46 AM
23	Very little	7/13/2020 11:18 PM
24	I left College Place for the quarter because Walla Walla University canceled in-person classes. I moved home because the university did not charge me rent if I left, otherwise I might have stayed.	7/13/2020 11:06 PM
25	It has made both school and work more of a struggle than they would otherwise be.	7/13/2020 9:45 PM
26	It has made me more appreciative of my home/yard/neighborhood	7/13/2020 9:22 PM
27	I'm glad it exists. We're safer because of it.	7/13/2020 8:51 PM
28	It has reduced employment and socialization.	7/13/2020 8:05 PM
29	Not affected us all that much. One family member is an essential worker. The other two are retired. Main change has been online church rather than in person.	7/13/2020 8:00 PM
30	Has limited going out into the community, so I am sure businesses have suffered.	7/13/2020 7:52 PM
31	It has been very worth while. As a retired person our income has not been affected. We get along quite well. Andy's market giving special hours to high risk folks is great.	7/13/2020 7:09 PM
32	Hard on the kiddos:(	7/13/2020 7:05 PM
33	All the families have spent more time outside walking and playing together! It's been lovely and shows that the community maybe could do with more walking trails	7/13/2020 6:55 PM
34	Not that much. Have tried to enjoy a simplistic life style	7/13/2020 5:52 PM
35	More staying and working/schooling from home. Bored kids. No camping...	7/13/2020 5:30 PM
36	It was quite boring and inconvenient but hopefully it was worth it in decreasing the spread of the virus.	7/13/2020 4:58 PM
37	Many store are shut down and will be prementaly shut down because of the restrictions	7/13/2020 4:40 PM
38	one parent is without work, other parent on varied work schedule while kids were still in school (essential worker), hard to stay away from playgrounds, concern about so many people without income not able to pay rent or bills and the impact that has on our city	7/13/2020 3:51 PM
39	Makes it harder to find jobs and relax	7/13/2020 3:47 PM

City of College Place - 2020 City Services / Budget Survey

40	I had to move back home to Oregon.	7/13/2020 2:57 PM
41	I have had to move home to Southern California for school because of COVID-19.	7/13/2020 2:39 PM
42	hasn't affected me much	7/13/2020 2:37 PM
43	Not much	7/13/2020 2:26 PM
44	yes	7/13/2020 2:14 PM
45	It has slowed down my becoming reacquainted with the community. I feel for the small business owners who have been majorly impacted by "stay at home" Otherwise, a I still volunteer being a substitute driver delivering meals on wheels, I am lucky, I had a valid excuse for being out and about occasionally. In my other volunteer endeavor I noticed many non profit social services for people with clothing needs, homeless needs, social services, etc. were limited or stopped. Not because workers or volunteers wanted to stop, but because many workers were in job training programs, AARP work programs, supplemented by grants, and government programs were all sent home. I wonder how this has really impacted the homeless?	7/13/2020 2:08 PM
46	COVID-19 has been especially hard on my 3 year old because she can't go to the park or sabbath school and therefore is stuck inside most of the week.	7/13/2020 2:05 PM
47	Horrible, the city took down the rims for basketball, no one is friendly it seems anymore, the mass panic and hysteria from the media and Inslee has ruined what has made College Place great.	7/13/2020 1:46 PM
48	COVID-19 is a scourge on our society at large, to be sure, but I find people violating the "Stay Home, Stay Safe" order and mask recommendations to be more of a negative impact than the order itself.	7/13/2020 1:41 PM
49	Of course, life has changed due to COVID-19. However, I feel safe in our community and I appreciate the support of small/local businesses. My biggest concern is for the small/local businesses because they are a big part of what makes College Place special, and I hope they are able to succeed despite these challenging times.	7/13/2020 1:29 PM
50	Confusion and hurting small businesses.	7/13/2020 1:18 PM
51	None	7/13/2020 12:37 PM
52	It's been generally supportive. Most in the community understand what needs to be done to keep people safe. We need more education for those who still resist.	7/13/2020 12:35 PM
53	I had to leave school	7/13/2020 12:29 PM
54	When visiting college place, it feels a lot more empty	7/13/2020 12:28 PM
55	It has made my education experience harder to manage and enjoy. It is hard to find a safe public space to study, studying alone is hard.	7/13/2020 12:27 PM
56	It's been devastating to my business (private music teacher), I don't think forcing the young and healthy to isolate was the correct approach.	7/13/2020 12:27 PM
57	I am trying to get employed as a teacher and the confusion of how classes will be conducted is stalling a lot of hiring, I think.	7/13/2020 12:26 PM
58	My husband's business folded and he did not get the PPP due to his business not being around long enough. We've enjoyed our neighborhood and neighbors on daily walks and we do feel safe in CP.	7/13/2020 12:26 PM
59	I guess so. I usually don't leave my house unless I'm shopping though	7/13/2020 12:23 PM
60	n/a	7/13/2020 12:17 PM
61	I lost a lot of work hours and don't eat out as much	7/13/2020 12:13 PM
62	It feels that we have not been able to do anything at all, and it was the reason I had to leave the university. For some it made costs go up with no option to make money.	7/13/2020 11:58 AM
63	I have lost work opportunities.	7/13/2020 11:52 AM
64	It has affected me very negatively and has put a pause on my education.	7/13/2020 11:41 AM
65	I lost my job at the University but am doing good now that I have other work. I feel like the city as a whole has not taken the virus seriously and I'm concerned that our numbers wont go down.	7/13/2020 11:30 AM
66	Not much. The main changes are working from home now and getting food to go rather than dining out. We appreciate College Place's retailers' focus on health and safety throughout the experience.	7/13/2020 11:30 AM
67	It revealed how many stupid conspiracy theorists are out there.	7/13/2020 11:17 AM
68	i've had to deal with being unemployed for months and struggled handling school online	7/13/2020 11:17 AM
69	Lack of human interaction is terrible	7/13/2020 11:09 AM
70	Using parks and outdoor spaces more	7/13/2020 11:06 AM
71	Shut things down, pay cuts	7/13/2020 11:02 AM
72	State regulations have been difficult but it's made little to no difference in my lifestyle.	7/13/2020 11:01 AM

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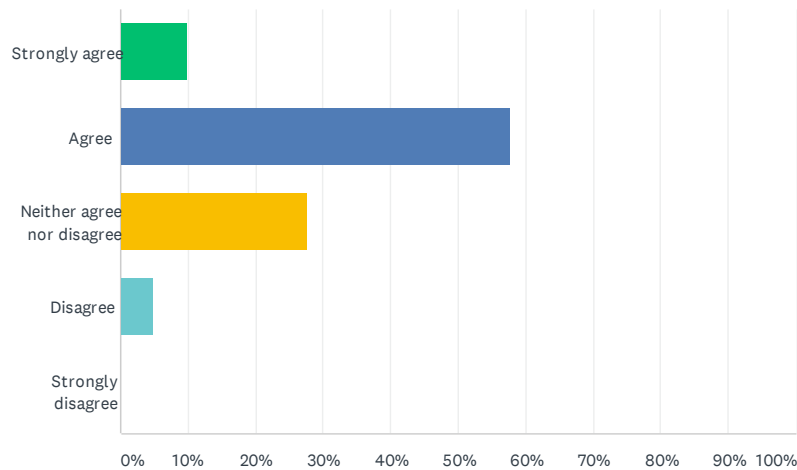
73	It has postponed my employment	7/13/2020 11:01 AM
74	Unfortunately due to the virus my wife and I had to move because I lost my job.	7/13/2020 11:00 AM
75	It doesn't seem that much has changed other than the mild but bearable inconvenience of adjusted business operating hours.	7/13/2020 10:59 AM
76	Well I can't be at school anymore	7/13/2020 10:58 AM
77	not really	7/13/2020 10:58 AM
78	Roughly	7/13/2020 10:57 AM
79	Isolation, lack of work for many	7/13/2020 10:56 AM
80	People are less friendly when I am in public	7/13/2020 10:56 AM
81	I want to get back to school in Walla Walla!	7/13/2020 10:53 AM
82	We could do more, but we are fortunate to live in a rural area that hasn't been hit as hard as the more densely populated cities.	7/13/2020 8:38 AM
83	People have lost their jobs	7/12/2020 10:36 AM
84	N/A	7/11/2020 2:31 PM
85	Not much, I am restricting my outings but I can pick up food at Walmart, get to all my Doctor's appointments etc.	7/11/2020 2:58 AM
86	There is a political undertone that should never have been part of the whole situation. The Governor handled the situation incorrectly. His directives have divided the community and hurt our economy	7/10/2020 11:18 PM
87	It's a complete failure! Death rate is 99.?! What we are going through as a country is just plain wrong on so many levels. Educate us and let us make educated choices.	7/10/2020 10:26 PM
88	Closed businesses	7/10/2020 9:07 PM
89	NA	7/10/2020 8:40 PM
90	Restrictions have limited people from doing the things that are important in their life	7/10/2020 8:36 PM
91	It hurt the economy but was nessessary to keep people safe	7/10/2020 8:32 PM
92	It sucks! Specially the mask order!☹	7/10/2020 8:31 PM
93	Hurt local business	7/10/2020 8:22 PM
94	I now have less discretionary income than before COVID-19	7/10/2020 8:17 PM
95	I have been working the entire time. There has been tension, worry and stress. We always have plenty to keep us busy at home, so I don't find staying at home much of an issue. I have watched it bring out the good, the bad and the ugly in people. I am amazed at just how self centered and childish most Americans have become. I'm quite ashamed of that. We are a nation of people who descend from strong, hard working and determined people. I consider what I need to do to impress older values upon my child for his own good.	7/10/2020 7:31 PM
96	It hasn't. People need to be less selfish	7/10/2020 6:42 PM
97	I honestly think the whole thing is so blown out of proportion and it has absolutely created a divide in the community. Too many people living outside the community are trying to create problems within it.	7/10/2020 5:47 PM
98	Think things should not be closed	7/9/2020 4:31 PM
99	Economic growth has slowed due to construction restraints, fears.	7/9/2020 10:56 AM
100	It feels a lot less friendly in the world now. People not listening to CDC guidelines, following rules in stores, etc.	7/9/2020 6:39 AM
101	It hasn't.	7/8/2020 11:34 PM
102	School closures	7/8/2020 1:30 PM
103	Negatively, over reaction in my mind	7/8/2020 10:32 AM
104	Negative to business	7/7/2020 10:06 PM
105	I think it has cause people to act out negatively out of fear and frustration	7/7/2020 7:46 PM
106	I think the shutdown is going to be an economic disaster. I'd rather shop online instead of dealing with the "mandates" from King Inslee, so that is a lot of dollars I'm not spending in the community	7/7/2020 7:22 PM
107	It has not really affected me because I have been working the entire time.	7/7/2020 7:14 PM
108	We stay home more and spend less.	7/7/2020 6:01 PM
109	OK	7/7/2020 5:03 PM
110	Depressing. Feeling of isolation. Need sense of community again.	7/7/2020 4:55 PM
111	It is certainly not the worst thing that can happen, and we all should be thankful to have the opportunity to "hang low" without complaint until this passes.	7/7/2020 3:26 PM

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112	Reduction in socialization has been tough, but this has been necessary.	7/7/2020 3:04 PM
113	It has not affected my household that much as we were able to work from home and feel we can get around our neighborhood while maintaining social distancing.	7/7/2020 1:45 PM
114	It's been challenging. The lack of social interaction leads to isolation, and that contributes to other issues, e.g., depression.	7/7/2020 1:39 PM
115	Pivoted our business, in general more isolation is challenging	7/7/2020 1:00 PM
116	Job loss and stay at home.	7/7/2020 12:28 PM
117	Not as many people going out to spend money.	7/7/2020 12:06 PM
118	We are not supporting local businesses because they do not have curbside pick up for groceries or other alternatives.	7/7/2020 11:58 AM
119	The impact on local small businesses is evident; how the city/state will decide to handle school attendance is a challenge yet to be tackled.	7/7/2020 11:56 AM
120	Sucks not being able to go to school or church.	7/7/2020 11:54 AM
121	Happy police are not ticketing people for not wearing a mask. Ready to have everything open, including schools! All business have been amazing , putting up with all the restrictions.	7/6/2020 11:27 PM
122	negatively. losing businesses	7/6/2020 9:29 PM
123	Understand the initial need to stay sheltered, but this has gone on too long. All for masking up but things need to open back up. Its causing an enormous toll on community mental health.	7/6/2020 9:11 PM
124	It's one of the safest places to live. It is easy to find stores that are not crowded and people are respectful of each other's space needs.	7/6/2020 8:49 PM
125	A major annoyance, but nothing more than that.	7/6/2020 8:39 PM
126	Not. Blown way out of proportion and has become a political issue. Has brought out the truly insane.	7/6/2020 8:24 PM
127	I think it has been carried to far and is creating many hardships for families and business's.	7/6/2020 8:08 PM

Q6 The City currently uses five priorities (detail is located here: http://www.cpwa.us/document_center/Admin/Ord_No_19-005_Strategic_Plan_2017-2026_Update_2019-02-12.pdf) when determining how your tax dollars should be spent. They are: Infrastructure Investment, Planning for Prosperity, Optimal Operations, Resource Development, and Cooperation and Connection. Do you agree or disagree?

Answered: 163 Skipped: 6



ANSWER CHOICES	RESPONSES	
Strongly agree	9.82%	16
Agree	57.67%	94
Neither agree nor disagree	27.61%	45
Disagree	4.91%	8
Strongly disagree	0.00%	0
TOTAL		163

Q7 What should the City do to create a more equitable city?

Answered: 111 Skipped: 58

City of College Place - 2020 City Services / Budget Survey

#	RESPONSES	DATE
1	this question is too vague	7/29/2020 6:39 PM
2	No comment	7/22/2020 7:57 PM
3	I don't believe it is the responsibility of the government to create equity. Attempts to do so have been responsible for some of the greatest atrocities in history.	7/22/2020 7:08 AM
4	more/better support for small business and struggling families	7/21/2020 3:53 PM
5	More modes of transportation, more coffee shops, restaurants, nature paths.	7/21/2020 1:40 PM
6	nothing	7/16/2020 11:12 AM
7	Nothing. We do not need to focus funds on diversity and inclusion. Our city does not have race issues and we don't need to create problems that don't exist. CP is already one of the more affordable communities in the valley. We don't need to change anything.	7/15/2020 7:37 PM
8	More activities	7/15/2020 6:58 PM
9	I'm pretty satisfied	7/15/2020 4:48 PM
10	More rehabilitation programs	7/15/2020 1:56 PM
11	Continue to show support to our police	7/15/2020 11:32 AM
12	Not sure	7/15/2020 11:08 AM
13	I'm not sure	7/15/2020 6:49 AM
14	Get better food options! Cugini's and Happy Wanderer are great, more amazing food options would be better.	7/14/2020 9:18 PM
15	Lower taxes	7/14/2020 8:45 PM
16	Defund the police	7/14/2020 1:08 PM
17	Help to ensure affordable housing options.	7/14/2020 12:24 PM
18	Public transport to the nearest airports	7/14/2020 12:07 PM
19	I think it's already fairly equitable, I don't know what more can be done.	7/14/2020 11:15 AM
20	demilitarize the police plz	7/14/2020 10:36 AM
21	Ensure affordable housing for small families	7/14/2020 10:04 AM
22	Better rent control, more affordable housing, and less catering to the Adventist crowd.	7/14/2020 8:46 AM
23	It's fine as is.	7/13/2020 11:18 PM
24	The city could be more bike-able (more smooth asphalt) and more run-able (gravel or asphalt - concrete is hard on joints). The city could also encourage more small business to come and turn College Ave into a more small-town, homey feeling gathering place than Walla Walla's Main Street.	7/13/2020 11:06 PM
25	Continue to develop infrastructure and transportation so that the city is more physically accessible.	7/13/2020 9:45 PM
26	Take a fresh look at systems in place, ensure that built in racism is addressed. What percentage of our community is non white? What percentage of non whites own property? Etc.	7/13/2020 9:22 PM
27	First, create an actual city. Not a town in the middle of nowhere that has nothing cause everyone can drive an hour away to another one. Some of us don't have the gas money for that.	7/13/2020 8:51 PM
28	Not sure what this means.	7/13/2020 7:52 PM
29	Seems to be OK now.	7/13/2020 7:09 PM
30	Improve roads, fines for houses with trash, sofas in front.	7/13/2020 7:05 PM
31	I am unsure	7/13/2020 6:55 PM
32	Water resources that are more economical. More businesses and growth economically. Advanced resources for new housing.	7/13/2020 5:30 PM
33	I don't like taxes	7/13/2020 5:19 PM
34	I believe it already is an equitable place.	7/13/2020 4:58 PM
35	embed equity into each priority - keep resources available in Spanish as you have been doing (social media posts, etc) - develop a local Hispanic advisory committee (similar to City of Hermiston) would be very important step	7/13/2020 3:51 PM
36	make more things available for young adults, there are many universities and many young adult people that need to do something.	7/13/2020 3:47 PM
37	Affordable housing	7/13/2020 2:57 PM
38	Affordable housing	7/13/2020 2:26 PM
39	scholarships	7/13/2020 2:14 PM

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40	I don't know	7/13/2020 2:05 PM
41	Not follow regulations for western WA when we're hundreds of miles from them.	7/13/2020 1:46 PM
42	Listen to and uplift Latino voices and include those in poverty in decision making processes.	7/13/2020 1:41 PM
43	Invest in the future.	7/13/2020 1:18 PM
44	Double police coverage	7/13/2020 12:37 PM
45	Fund community programs, low income housing, and more social services...especially those that the police try to fill.	7/13/2020 12:35 PM
46	Join with the Walla Walla library so we could check out books there too.	7/13/2020 12:29 PM
47	I am not sure	7/13/2020 12:27 PM
48	I'm not sure the City government should feel compelled to belabor the concept of equity.	7/13/2020 12:27 PM
49	Get citizen involvement from all age groups and socio economic groups.	7/13/2020 12:26 PM
50	(Not sure)	7/13/2020 12:23 PM
51	not sure	7/13/2020 12:17 PM
52	More businesses	7/13/2020 12:13 PM
53	More sidewalks, more businesses.	7/13/2020 12:12 PM
54	I'm not sure	7/13/2020 11:58 AM
55	We need to educate our children on race, racism, class, and classism its history, its effect, and its origin.	7/13/2020 11:52 AM
56	Nothing	7/13/2020 11:41 AM
57	More social work type help for the poor and homeless	7/13/2020 11:30 AM
58	Truly listen to people of color's concerns rather than shutting them down.	7/13/2020 11:17 AM
59	create a more financially stable environment for all	7/13/2020 11:17 AM
60	N:a	7/13/2020 11:09 AM
61	It's good as is.	7/13/2020 11:06 AM
62	N/A	7/13/2020 11:01 AM
63	I'm not sure. The only thing I can think of is to encourage a producer or major company to set up headquarters. Something other than a university.	7/13/2020 11:00 AM
64	No comment	7/13/2020 10:59 AM
65	Have a snowplow	7/13/2020 10:58 AM
66	Have a target	7/13/2020 10:57 AM
67	Community outreach programs	7/13/2020 10:56 AM
68	Unsure	7/13/2020 10:56 AM
69	Affordable businesses	7/13/2020 10:53 AM
70	More growth. More businesses, restaurants etc	7/13/2020 8:38 AM
71	Don't have Halloween celebrated in College Place. Let Walla Walla take care of that. Instead of promoting resentment to be escalated against the companies or people that do not want to participate or be involved in.	7/12/2020 10:36 AM
72	City is doing a good job as it is.	7/11/2020 2:31 PM
73	Plan for another out break like Covid-19. We should be ahead rather than playing catch-up. Until a treatment is put in place this virus will return and flare up.	7/11/2020 2:58 AM
74	Have City meetings in the evenings when most residents can attend, advertise dates and times through multiple avenues, and allow residents to have more of a voice	7/10/2020 11:18 PM
75	Attract small businesses.	7/10/2020 10:26 PM
76	More business opportunities	7/10/2020 9:07 PM
77	Bring more businesses.	7/10/2020 8:40 PM
78	Build infrastructure to allow opportunities for small businesses and big businesses to build in the city of College Place	7/10/2020 8:36 PM
79	nothing	7/10/2020 8:32 PM
80	More gas stations in town would be nice.	7/10/2020 8:31 PM
81	?	7/10/2020 8:18 PM
82	I am very pleased with the way things are going in the 10 yrs I've lived here. My main concern is the housing market. I keep a weary eye on it. We wish to buy here for many reasons. Both of us have had our jobs for over 15 yrs. in lower management positions. Because of the min wage increases our yrs and wage mean less now. Real estate is higher, by far here than in the	7/10/2020 7:31 PM

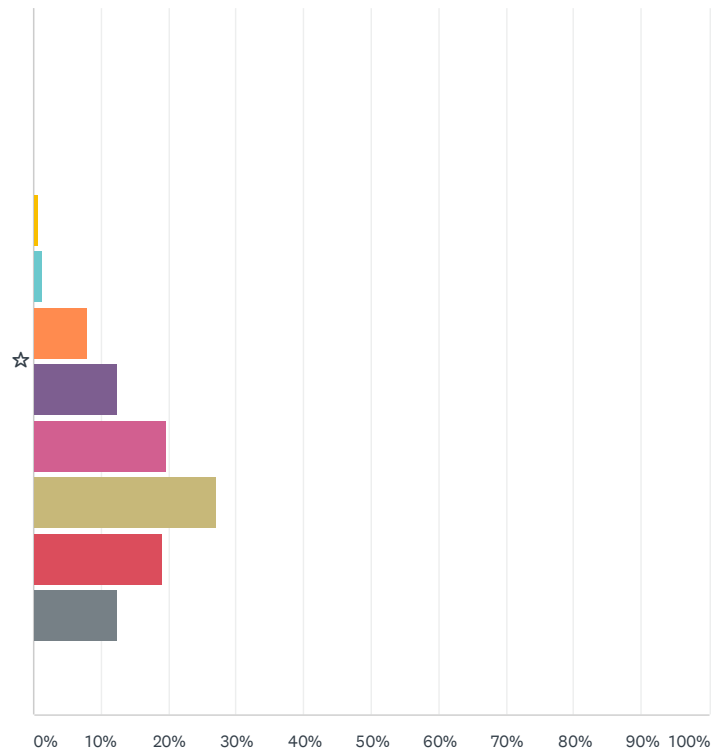
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neighboring communities. We simply cannot afford a descent home here for our child. We struggle with deciding whether to buy elsewhere where we can afford or continue to throw our money into the endless abyss of ever increasing rent to stay in a community that we like.

83	Affordable housing	7/10/2020 6:42 PM
84	Strive for diversity	7/9/2020 9:02 PM
85	Make it more appealing for african Americans and less red neck	7/9/2020 4:31 PM
86	More community events that are inclusive of culture.	7/9/2020 10:56 AM
87	I think it's pretty good the way it is.	7/9/2020 6:39 AM
88	I don't know.	7/8/2020 11:34 PM
89	The world is not equitable	7/7/2020 10:06 PM
90	Well having a Latina Mayor is an excellent start! Maybe bring businesses here that offers services and products that the young and POC could support.	7/7/2020 7:46 PM
91	I don't know what this means. If the city is doing something inequitable, they should stop. If you think government should be involved in social engineering, I would vote no.	7/7/2020 7:22 PM
92	No thoughts on this right now	7/7/2020 7:14 PM
93	Encourage more economic diversity. A college town with no night life and Adventist insistance on restrictive hours and days just concentrates business (and intoxicated driving) in nearby towns.	7/7/2020 6:01 PM
94	Acknowledge all	7/7/2020 5:03 PM
95	City seems fairly equitable to me.	7/7/2020 4:55 PM
96	Provide opportunities for cultural/racial sensitivity training for city employees so they can lead the effort. Start by hosting listening sessions for the public to learn their concerns. It will take time to develop trust.	7/7/2020 3:04 PM
97	Recruit and hire more diverse candidates for employment positions in the city	7/7/2020 1:45 PM
98	Not sure	7/7/2020 1:39 PM
99	Make it easier and more attractive to do business in CP. Have heard from other businesses the extensive time permitting and other compliance issues have taken when new construction is in the works. Also should have scalable fees for empty property, rather than having to carry full utilities load when not in use.	7/7/2020 1:00 PM
100	Nothing	7/7/2020 12:28 PM
101	Not sure???	7/7/2020 12:06 PM
102	Provide information in both English and Spanish. Strive for diversity in their hiring of city employees.	7/7/2020 11:58 AM
103	I wasn't aware that the City was currently inequitable.	7/7/2020 11:56 AM
104	Nothing, I've lived here for nearly two decades, this city has been a very welcoming city to all, we don't need to cave to the liberal whiners who are offended by everything.	7/7/2020 11:54 AM
105	I think we are a very caring community. We are diverse in most areas. I don't feel we need to cater to any special movement just because of biased reporting by news agencies.	7/6/2020 11:27 PM
106	encourage small businesses	7/6/2020 9:29 PM
107	Minority/Disadvantaged Procurement Policy.	7/6/2020 9:11 PM
108	The high school has made some critical changes in personnel, which makes it more inclusive and safe. We have a fantastic mayor who is a member of the Latinx community. Let's keep attracting and welcoming people of color in our government and public schools	7/6/2020 8:49 PM
109	Unsure	7/6/2020 8:39 PM
110	focus on infrastructure, Police, and fire.	7/6/2020 8:24 PM
111	Not push tax increases for worthless things like a branch library.	7/6/2020 8:08 PM

Q8 Overall Feeling of Safety?

Answered: 163 Skipped: 6



■ Not Safe at all
 ■ (no label)
 ■ (no label)
 ■ (no label)
 ■ (no label)
 ■ (no label)
 ■ (no label)
 ■ (no label)
 ■ (no label)
 ■ Very Safe

	NOT SAFE AT ALL	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	VERY SAFE	TOTAL	WEIGHTED AVERAGE
☆	0.00%	0.00%	0.61%	1.23%	7.98%	12.27%	19.63%	26.99%	19.02%	12.27%	163	7.67
	0	0	1	2	13	20	32	44	31	20		

Q9 What should the City do to make you (and your community) feel safer?

Answered: 122 Skipped: 47

City of College Place - 2020 City Services / Budget Survey

#	RESPONSES	DATE
1	Police Department needs to be more friendly - A smile and a wave goes a long way.	7/30/2020 9:54 AM
2	keep homeless and pan handlers off the streets. Reduce drug use. Talk about the dangerous sex offenders living here	7/29/2020 6:39 PM
3	No comment	7/22/2020 7:57 PM
4	I'm not sure there's a whole lot more to be done in this regard.	7/22/2020 7:08 AM
5	better/more accessible social services	7/21/2020 3:53 PM
6	Have the police not target college students to meet their quota.	7/21/2020 1:40 PM
7	Better street lighting	7/17/2020 12:50 PM
8	living in college place, i have never ever felt safer in my life	7/16/2020 11:12 AM
9	Proactive policing which they already do. Maintain the strength and funding of our police force and public services.	7/15/2020 7:37 PM
10	Be more aware and have the community more aware.	7/15/2020 6:58 PM
11	There are some sex offenders living in town. And we are a college town. Seems like that is something that shouldn't go together.	7/15/2020 4:48 PM
12	More street lamps	7/15/2020 1:56 PM
13	Make sure our police department is fully staffed and make sure they are getting all the proper training.	7/15/2020 11:32 AM
14	Not sure	7/15/2020 11:08 AM
15	Additional police interaction with schools & parents about current trends and protecting kids, community.	7/15/2020 8:11 AM
16	I think I'll always feel a little unsafe with the prison next to us. But I approve at all the city lights around town to keep it lit.	7/15/2020 6:49 AM
17	Community wide events so that neighbors can meet one another.	7/14/2020 9:18 PM
18	Stronger police presence	7/14/2020 8:45 PM
19	Defund the police and put the funding towards other underfunded community needs	7/14/2020 1:08 PM
20	Develop programs of appropriate intervention with non-police resources.	7/14/2020 12:24 PM
21	Involve social workers with the police force.	7/14/2020 12:07 PM
22	Keep funding for police officers, ensure that they are better trained to handle mental health issues. Develop or attract more services to help with poverty, mental health, homelessness.	7/14/2020 11:15 AM
23	vet the cops better	7/14/2020 10:36 AM
24	Fix the roads in all neighborhoods, build sidewalks in neighborhoods and improve ones that are crumbling	7/14/2020 8:46 AM
25	Gangs and drugs are the worst problem.	7/13/2020 11:18 PM
26	I'm not a big fan of bright street lights or of cops constantly patrolling streets and harassing people, and I don't think they are the best way to stop crime in College Place either. Most of the crime in College Place seems to be theft - much of it on the small scale - so increasing the penalty for theft so that it was not worth it for people to steal stuff would make College Place feel safer for me. Obviously this won't stop all theft, and it will only harm the most vulnerable, there should be more support given to helping the vulnerable in our community so that theft and crime is not their only/best option to make ends meet.	7/13/2020 11:06 PM
27	Continue to foster trust between the citizens the police force and other security personnel.	7/13/2020 9:45 PM
28	Consider starting a program like Eugene OR CAHOOTS	7/13/2020 9:22 PM
29	I feel uncomfortable with all the Christian religion integrated into a lot of the community. Maybe be more obvious about being more open to those who are different. Such as LGBTQ groups or people of different religious beliefs?	7/13/2020 8:51 PM
30	More steel lights on some streets, more side walks	7/13/2020 8:00 PM
31	Doing a pretty good job at this time.	7/13/2020 7:09 PM
32	More police presence	7/13/2020 7:05 PM
33	More evening hours patrols. The homeless seem to target during the night time hours.	7/13/2020 5:30 PM
34	seems like it is less safe in spring/summer months. For some reason I notice more bums walking around/sleeping in bus stops.	7/13/2020 5:19 PM
35	It seems quite safe to me.	7/13/2020 4:58 PM
36	I feel very safe compared to other city I have lived in	7/13/2020 4:40 PM
37	keep an eye and be proactive in addressing drug houses - preventative outreach geared at issues like DV and gangs - promote suicide prevention groups at CPHS like Sources of Strength (prevention the earlier the better always)	7/13/2020 3:51 PM

City of College Place - 2020 City Services / Budget Survey

38	There is already a lot of patrol, so i feel pretty genuinely safe.	7/13/2020 3:47 PM
39	More police bias training.	7/13/2020 2:57 PM
40	The intersection where E whitman and Larch pass. The bushes on the southEast side of Larch block the view of whitman traffic going westbound. This is dangerous and these bushes need to be removed or significantly cut back and maintained. And on NE C street and college avenue, you cannot see if it is safe to go when trying to make a left turn from C street onto n college avenue. Possibly a mirror put diagonally would help, so that traffic could be seen.	7/13/2020 2:37 PM
41	Police walking units	7/13/2020 2:26 PM
42	??	7/13/2020 2:08 PM
43	I don't know	7/13/2020 2:05 PM
44	Police the drugs especially heroin	7/13/2020 1:46 PM
45	Create a community accountability board for the police department.	7/13/2020 1:41 PM
46	I appreciate the cameras at intersections and public areas, and I really value the good lighting that has been put up on the main streets. Those are things I'd like to continue to see!	7/13/2020 1:29 PM
47	more police and citizen interaction	7/13/2020 1:27 PM
48	More community outreach and education about safety measures. Seeing the cops drive around through neighborhoods is helpful.	7/13/2020 1:18 PM
49	Be openly supportive of LGBTQIA+ residents	7/13/2020 12:59 PM
50	Minimum two patrol officers on shift at a time (excluding the admin staff, detectives, SRO)	7/13/2020 12:37 PM
51	A trace team working with Providence Hospital to further help mitigate. If everyone wore masks and we did the tracing, we wouldn't be so shut down.	7/13/2020 12:35 PM
52	Reduce petty theft rates	7/13/2020 12:29 PM
53	Improve lighting system for night pedestrians. Maybe using more bright LED lights	7/13/2020 12:27 PM
54	Not sure.	7/13/2020 12:27 PM
55	Make sure the LO don't hang out on Whitman road open field "waiting" for someone to do something wrong. It's eerie to drive to Home Depot and see two cop cars just chilling in that open field. Stop creeping up on people on 4th and Larch intersection...we see you parked in that person's driveway. Be accessible and friendly. Hang out with kids, do a chili cook off with the fire department...be human.	7/13/2020 12:26 PM
56	(Not sure)	7/13/2020 12:23 PM
57	more street lights	7/13/2020 12:17 PM
58	It's pretty good already	7/13/2020 12:13 PM
59	Invest in the police department	7/13/2020 12:12 PM
60	There are already enough police, but maybe parking lots that have more lights, girls don't usually feel as safe walking back to the university dorms or house omg as much	7/13/2020 11:58 AM
61	More events	7/13/2020 11:52 AM
62	Nothing	7/13/2020 11:41 AM
63	I'm concerned about those who are struggling financially and stuck doing drugs.	7/13/2020 11:30 AM
64	Get the pandemic under control	7/13/2020 11:17 AM
65	do something about homelessness and just sketchy people in general	7/13/2020 11:17 AM
66	More lights	7/13/2020 11:09 AM
67	more street lights on the roads besides college ave	7/13/2020 11:06 AM
68	Gatherings between police and communities. Getting to know the people behind the badge on a 1 to 1 level	7/13/2020 11:01 AM
69	Brighten up darker streets with lights	7/13/2020 11:01 AM
70	I can't think of anything.	7/13/2020 11:00 AM
71	Stop staring when I walk down the street	7/13/2020 10:59 AM
72	Have snow free roads	7/13/2020 10:58 AM
73	Not sure	7/13/2020 10:57 AM
74	Community connections outside of social classes	7/13/2020 10:56 AM
75	I feel like the city is doing well but there are always places that do not feel safe at night.	7/13/2020 10:56 AM
76	Fire racist cops	7/13/2020 10:53 AM
77	Not much	7/13/2020 8:38 AM
78	Keep going in the route we are going.	7/11/2020 2:31 PM
79	More mental health resources	7/11/2020 2:58 AM

City of College Place - 2020 City Services / Budget Survey

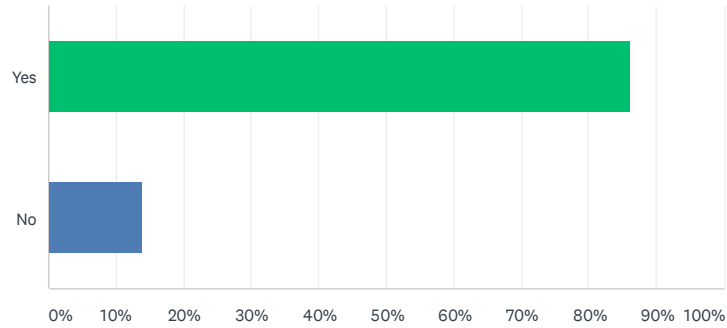
80	Have an officer drive down our street once in a while. In the 6+ years I've owned my home and payed city taxes there has never once been an officer patrol our street. When I had some criminal break into my vehicle, I reported it and when the officer returned my call I was at Walmart, so he met me there. I was told by the officer that the police department doesn't patrol our street because it's a deadend with only a few houses and it isn't important. That wasn't very comforting, especially after just being a crime victim.	7/10/2020 11:18 PM
81	Where I live I feel very safe.	7/10/2020 10:26 PM
82	Keep our police Department funded!	7/10/2020 9:07 PM
83	Invest in our police department. They deserve a more secure building. Especially for what's going on in this country. They probably feel less safe at their department than on the streets.	7/10/2020 8:40 PM
84	Employee more police officers. Mandate 2 patrol officers on shift at all times	7/10/2020 8:36 PM
85	keep a strong police department and invest in it	7/10/2020 8:32 PM
86	More Police Officers on the street. And more full-time Firefighters at the Fire Department.	7/10/2020 8:31 PM
87	Hire more police	7/10/2020 8:22 PM
88	?	7/10/2020 8:18 PM
89	Perhaps do a monthly summary of public events, including arrests, number of speeding tickets issues, etc.	7/10/2020 8:17 PM
90	More lighting, enforce junk ordinance	7/10/2020 8:16 PM
91	Hire more police	7/10/2020 8:01 PM
92	I think street lights might possibly help. Police visability has always been a deterrent. I do like the posts on Facebook. It increases the awareness of the efforts being made.	7/10/2020 7:31 PM
93	Police who don't spend all their time at Walmart, home depot	7/10/2020 6:42 PM
94	Keep the police department fully funded!!!! Do not take away anything from them!!!	7/10/2020 5:47 PM
95	More community events (if/when possible) to strengthen community ties	7/9/2020 9:02 PM
96	Nothing	7/9/2020 4:31 PM
97	This city does as good of a job as I have seen	7/9/2020 10:56 AM
98	Crack down on gangs, not allow panhandling.	7/9/2020 6:39 AM
99	I don't know.	7/8/2020 11:34 PM
100	keep or add more police	7/8/2020 10:32 AM
101	Continue to be tough on criminals	7/7/2020 10:06 PM
102	I would like to see the police driving around more	7/7/2020 7:46 PM
103	Support your police and fire departments.	7/7/2020 7:22 PM
104	More cops, including beat cops—you know, establish a neighborhood rapport. Offer subsidies to home and business owners willing to install and maintain security cameras of sufficient quality to support law enforcement and investigation? Police should not be allowed to go more than a speed reasonably (or specifically) higher than posted limits through narrow residential streets that have stop signs. There are enough wide streets free of stops to go around. It's just a tragedy waiting to happen...	7/7/2020 6:01 PM
105	Patrol	7/7/2020 5:03 PM
106	More neighborhood patrols. Specifically C Street and 12th/Date areas.	7/7/2020 4:55 PM
107	Could hardly feel safer anywhere else.	7/7/2020 3:26 PM
108	Continue to work on gangs and illegal drug selling activities.	7/7/2020 3:04 PM
109	Advocate for safer gun laws.	7/7/2020 1:45 PM
110	Have just lived through the 4th of July and the tremendous amt of noise, people/property being threatened by fireworks, people coming from the Tri-Cities and Walla Walla to buy was is for them illegal fireworks, seen disingenuous on the part of CP. It does not feel safe around the 4th. People and animals suffer.	7/7/2020 1:39 PM
111	I really appreciate Chief Tomaros and his team. He is approachable, visible, a good communicator, and really attempts to build community in his work. Full support for the blue in College Place! It is the failed prosecution of criminals that is concerning. May be some value of organizing communities to engage in the work of paying attention to what is happening in their areas.	7/7/2020 1:00 PM
112	Require masks.	7/7/2020 12:28 PM
113	Unsure	7/7/2020 12:06 PM
114	City is safe.	7/7/2020 11:56 AM
115	Lean on county prosecutor to be harder on criminals	7/7/2020 11:54 AM
116	I really like the regular patrols I see. It would be nice if officers could bike or walk through neighborhoods. If they could get out of their vehicles and talk to people socially would be nice	7/6/2020 11:27 PM

City of College Place - 2020 City Services / Budget Survey

	community policing!	
117	encourage and show appreciation for our police officers which will help them to do their jobs better, knowing we support them.	7/6/2020 9:29 PM
118	Patrol neighborhoods more often. Not just Walmart/Home Depot/College Ave area.	7/6/2020 9:11 PM
119	I'm worried about the increase in gang activity in CP., but have no idea of how to make living here less attractive for gangs. Landlord education? Passing a law that makes landlords legally culpable when illegal activity occurs at their rental homes? I also think the police department should keep up their good work in code compliance.	7/6/2020 8:49 PM
120	More street lighting!	7/6/2020 8:39 PM
121	More night patrols. Seeing more gang tags and vandalism recently.	7/6/2020 8:35 PM
122	Continue to root out corruption and make amends to those who were wronged by the Police Department.	7/6/2020 8:24 PM

Q10 Are you able to find housing in the City that meets the needs of you and your family?

Answered: 159 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	86.16%	137
No	13.84%	22
TOTAL		159

Q11 What should the City do to support housing needs?

Answered: 110 Skipped: 59

City of College Place - 2020 City Services / Budget Survey

#	RESPONSES	DATE
1	N/A	7/30/2020 9:54 AM
2	Idk	7/29/2020 6:39 PM
3	Strive to lower property taxes	7/22/2020 7:08 AM
4	some for of aid for young adults and college students looking to get into the housing market	7/21/2020 3:53 PM
5	More apartments	7/21/2020 1:40 PM
6	nothing	7/16/2020 11:12 AM
7	Nothing. Housing is already affordable and we need to be cautious against urban sprawl. Encourage gentrification of older properties and perhaps build more duplexes or apartments on empty lots within city limits. Tear down older run down properties and use those.	7/15/2020 7:37 PM
8	Be more diverse, open-minded and more accommodating.	7/15/2020 6:58 PM
9	I like the way the city embraced home owners adding an apartment to their homes or garages for college kids. Homey atmosphere and yet private for the kids too. I'd like to see this continue	7/15/2020 4:48 PM
10	Unsure	7/15/2020 1:56 PM
11	Build more housing	7/15/2020 11:32 AM
12	Not sure	7/15/2020 11:08 AM
13	Nothing	7/15/2020 6:49 AM
14	Rent-control	7/14/2020 9:18 PM
15	Have more low cost housing available	7/14/2020 1:08 PM
16	Promote affordable housing development for those struggling to find it.	7/14/2020 12:24 PM
17	Go back to growing onions	7/14/2020 12:07 PM
18	While I'm able to find housing that meets my needs, and which I can afford it is still fairly expensive. I don't know how families with smaller incomes manage.	7/14/2020 11:15 AM
19	I think you're good	7/14/2020 10:36 AM
20	Create affordable housing units	7/14/2020 10:04 AM
21	Not sure how but we need more affordable housing. The housing prices are ridiculous.	7/14/2020 8:46 AM
22	Annex as much county land as the GMA allows. Zone as much for housing as pissible. We're squeezed by the border on one side, WW on another, and the county on the others.	7/13/2020 11:18 PM
23	Encouraging the building of townhouses instead of suburban housing will encourage middle-class citizens to drive less, shop at businesses within walking distances from their homes, and fit more people in a smaller area to help keep that rural town feel. More apartments would help serve the lower-income households of the community:	7/13/2020 11:06 PM
24	Develop accessible housing	7/13/2020 9:45 PM
25	I'm ignorant of the needs of those seeking housing.	7/13/2020 9:22 PM
26	NA	7/13/2020 8:51 PM
27	Seems to be working fine as it is.	7/13/2020 7:09 PM
28	.	7/13/2020 7:05 PM
29	Affordable housing	7/13/2020 6:01 PM
30	We need more housing to meet the continued growth	7/13/2020 5:30 PM
31	not sure	7/13/2020 5:19 PM
32	Continue building new housing when appropriate	7/13/2020 4:58 PM
33	keep development fees reasonable & keep a quick turnaround for review/approval process - make sure there is a good stock of land for multifamily development (similar to what has been done thus far).	7/13/2020 3:51 PM
34	Make more available for Young adults that don't have the greatest income or those that are barely graduating from college and want to stay and find a job.	7/13/2020 3:47 PM
35	Affordable	7/13/2020 2:57 PM
36	Infrastructure hook up credits	7/13/2020 2:26 PM
37	talk to WWU to stop making moving off campus mandatory	7/13/2020 2:14 PM
38	??	7/13/2020 2:08 PM
39	I think the city is doing well to support housing needs.	7/13/2020 2:05 PM
40	Provide clean water	7/13/2020 1:46 PM
41	Ensure that affordable housing is prioritized over economic growth of the ruling class.	7/13/2020 1:41 PM

City of College Place - 2020 City Services / Budget Survey

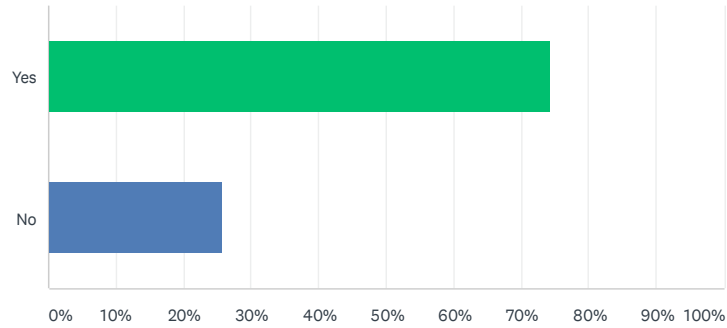
42	I think that having more available and affordable housing is a goal the city should pursue.	7/13/2020 1:29 PM
43	Better built and more affordable housing developments	7/13/2020 1:18 PM
44	None	7/13/2020 12:37 PM
45	An investment into a tiny house village would probably be of great benefit. It gives college students a cheaper option that frees up valuable apartment space for local workers. Plus it would be a source of revenue for the city. You could partner with the schools on it.	7/13/2020 12:35 PM
46	I'm not sure	7/13/2020 12:29 PM
47	Try to keep property taxes low.	7/13/2020 12:27 PM
48	Keep up the good work. Stay away from Hayden homes.	7/13/2020 12:26 PM
49	(Not sure)	7/13/2020 12:23 PM
50	not sure	7/13/2020 12:17 PM
51	Idk	7/13/2020 12:13 PM
52	Annex in more property and lower prices	7/13/2020 12:12 PM
53	The housing seems to be fine	7/13/2020 11:58 AM
54	N/A	7/13/2020 11:52 AM
55	Nothing	7/13/2020 11:41 AM
56	Make sure this is affordable housing. Most apartments are overpriced for the area.	7/13/2020 11:30 AM
57	Build affordable housing	7/13/2020 11:17 AM
58	make it affordable. PERIOD	7/13/2020 11:17 AM
59	more small to medium businesses	7/13/2020 11:06 AM
60	N/A	7/13/2020 11:01 AM
61	Allow for more affordable housing, especially for college students throughout the school year.	7/13/2020 11:01 AM
62	Encourage more affordable housing in the form of apartments. It's hard for students that want to live alone it find off campus housing that is affordable.	7/13/2020 11:00 AM
63	No comment	7/13/2020 10:59 AM
64	More housing and more affordable housing	7/13/2020 10:58 AM
65	Have lower housing costs for those in need	7/13/2020 10:57 AM
66	NA	7/13/2020 10:56 AM
67	N/A	7/13/2020 10:53 AM
68	N/A	7/13/2020 8:38 AM
69	Clean up the middle of the city and get some more housing going.	7/11/2020 2:31 PM
70	Build more affordable housing, even modular-mobile homes for families not just seniors. My mobile home is one of the newer homes in CP and it was set up in 1995. That's 25 years since any really affordable homes have been built.	7/11/2020 2:58 AM
71	Nothing. Housing is fine in College Place. It is more affordable than Walla Walla. I think there should be less duplexes. It actually brings down house values	7/10/2020 11:18 PM
72	Don't build apartments. We have enough!	7/10/2020 10:26 PM
73	More house developments	7/10/2020 9:07 PM
74	Continue to annex in county for commercial and residential areas.	7/10/2020 8:40 PM
75	annexing more property into the city of College Place, creating opportunity for new construction	7/10/2020 8:36 PM
76	Encourage new housing . Bring in new business to draw people	7/10/2020 8:32 PM
77	N/a	7/10/2020 8:31 PM
78	the cost of housing in our area is to expensive for most families to afford a decent home.	7/10/2020 8:18 PM
79	Don't build apartment buildings.	7/10/2020 8:17 PM
80	Get someone better than hayden homes, take a look at Greenstone Homes	7/10/2020 8:16 PM
81	Yes and no. Our living situation is adaquit but not ideal. I wish there was more homes for sale in the lower price range that have an actual yard or don't require 10s of thousands just to make clean, safe and livable. The prices here always feel just out of reach or the houses are dilapidated, are quickly snapped up and flipped. I don't know how one addresses the issue. I wish I could offer ideas.	7/10/2020 7:31 PM
82	Rent control	7/10/2020 6:42 PM
83	Lower taxes!	7/10/2020 5:41 PM
84	Compiling housing options in one location (where can I look for more/different housing)	7/10/2020 10:09 AM

City of College Place - 2020 City Services / Budget Survey

85	Shut down Welcome Home Properties and keep rents affordable	7/9/2020 9:02 PM
86	Flexible zoning	7/9/2020 4:31 PM
87	Increased range of homes at varying costs.	7/9/2020 10:56 AM
88	I didn't know that was a problem in college place.	7/9/2020 6:39 AM
89	I don't know.	7/8/2020 11:34 PM
90	More apartments and entry level housing	7/8/2020 10:32 AM
91	Find more ways to promote housing developments and keep the costs down	7/7/2020 10:06 PM
92	Encourage new multi family housing; do something about all the unkept, falling apart, and neglected housing around here. Maybe if people would buy them who want to turn them into something nice, the owners would be willing to sell	7/7/2020 7:46 PM
93	Again, government involvement is about the worst solution possible, and I do not support it. The market will always dictate housing. If you really want to help, maybe a program to teach people the importance of saving money, staying out of debt, and understand dull things like APR.	7/7/2020 7:22 PM
94	Get going on the apartment complex next to Home Depot. There are a lot of slumlords in CP (landlords who take advantage of poor tenants without doing anything to maintain their properties). So, bring in better quality competition for low income rentals. If they have options, tenants will enforce rental codes and norms by taking their money to better property owners.	7/7/2020 6:01 PM
95	Develop high end condos	7/7/2020 5:03 PM
96	Figure out ways to quicken the permitting process.	7/7/2020 4:55 PM
97	You got me on that one.	7/7/2020 3:26 PM
98	Entice developers to produce apartment complexes and other multifamily units.	7/7/2020 3:04 PM
99	Invest in multi-use buildings (apartments/condos with business or work space on ground floor). Suburban sprawl is not the answer.	7/7/2020 1:45 PM
100	Nothing	7/7/2020 1:39 PM
101	Allow Hayden to build more homes.	7/7/2020 12:28 PM
102	unsure	7/7/2020 12:06 PM
103	Any improvement here probably starts in the City Planning Department.	7/7/2020 11:56 AM
104	Promote building of apartments from out of town developers like Walla Walla is doing. Don't let a developer drag their butt in delaying a project, do all you can to see it gets done on time.	7/7/2020 11:54 AM
105	Allow zoning to continue as mixed	7/6/2020 11:27 PM
106	make permitting and inspections user friendly	7/6/2020 9:29 PM
107	Upzone. More density. Provide incentives. Private-public partnerships, EB5.	7/6/2020 9:11 PM
108	Attract builders that create affordable developments and subsidized apartments.	7/6/2020 8:49 PM
109	Unsure	7/6/2020 8:39 PM
110	Allow building. of any type because supply and demand will give you "affordable housing" WW county over the last 20 years is now over 2,000-4,000 housing units behind. That shortage makes housing more expensive	7/6/2020 8:24 PM

Q12 Are livable wage jobs (enough income to comfortably afford what you need) accessible to you?

Answered: 159 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	74.21%	118
No	25.79%	41
TOTAL		159

Q13 What should the City do to create more access to livable wage jobs?

Answered: 97 Skipped: 72

City of College Place - 2020 City Services / Budget Survey

#	RESPONSES	DATE
1	not retail	7/29/2020 6:39 PM
2	Try to create a business-friendly environment.	7/22/2020 7:08 AM
3	Open more stores.	7/21/2020 1:40 PM
4	Boost the economy by encouraging the state to end the lockdown.	7/15/2020 7:37 PM
5	Not sure	7/15/2020 6:58 PM
6	We need to make the jobs that are available known to residents. And encourage cottage industry.	7/15/2020 4:48 PM
7	Unsure	7/15/2020 1:56 PM
8	Bring in more business in our community. Need more opportunities	7/15/2020 11:32 AM
9	Stay focused on a diversified job market as much as possible	7/15/2020 8:11 AM
10	Nothing	7/15/2020 6:49 AM
11	Community wide job fair Free English as a Second Language Classes Free support and job center Free training to learn new skills	7/14/2020 9:18 PM
12	Defund the police and put the funding towards other underfunded community needs/ jobs	7/14/2020 1:08 PM
13	Promote general economic development / opportunities	7/14/2020 12:24 PM
14	Attract greater diversity in the types of businesses that are here.	7/14/2020 11:15 AM
15	encourage more local businesses	7/14/2020 10:36 AM
16	Encourage business growth and when a business does open frequently encourage people to go to them, no matter what kind of business it is.	7/14/2020 8:46 AM
17	Not much the city can do other than grease the wheels for perhaps new retail or service businesses.	7/13/2020 11:18 PM
18	Encourage more small businesses to come to College Place.	7/13/2020 11:06 PM
19	NA	7/13/2020 9:45 PM
20	Create an incentive for green business' to base here.	7/13/2020 9:22 PM
21	I'll be honest I haven't looked for any.	7/13/2020 8:51 PM
22	Seems OK now. There are usually job opportunities in the Valley. Doesn't have to be directly in CP.	7/13/2020 7:09 PM
23	.	7/13/2020 7:05 PM
24	Encourage commercial growth that has needs for workers above minimum wages	7/13/2020 5:30 PM
25	not sure	7/13/2020 5:19 PM
26	You shouldn't increase the hourly wage but encourage prices to be dropped.	7/13/2020 4:40 PM
27	support small businesses and promote business incubator idea for start-ups in tech sector or manufacturing. more space for manufacturing businesses would be a huge plus and those are good living wage jobs	7/13/2020 3:51 PM
28	Open up more areas for work, cleaning, park managing, you name it, there's a lot of opportunities to open up more jobs, look to small businesses and areas that could use people to be hired.	7/13/2020 3:47 PM
29	Economic development	7/13/2020 2:26 PM
30	I think there is good accessibility to livable wage jobs.	7/13/2020 2:05 PM
31	N/A	7/13/2020 1:46 PM
32	I don't know. College Place is not exempt from the statewide and, indeed, nation-wide unemployment crisis.	7/13/2020 1:41 PM
33	Continue to encourage local/small businesses to grow, or a few more food/entertainment industries to come to the community.	7/13/2020 1:29 PM
34	Encourage business growth	7/13/2020 1:18 PM
35	None	7/13/2020 12:37 PM
36	Improved infrastructure.	7/13/2020 12:35 PM
37	I'm not sure	7/13/2020 12:29 PM
38	Foster a business-friendly environment.	7/13/2020 12:27 PM
39	We manage even though we lost a business.	7/13/2020 12:26 PM
40	(Not sure)	7/13/2020 12:23 PM
41	look to bring in more companies	7/13/2020 12:17 PM
42	More businesses coming to our town	7/13/2020 12:12 PM

City of College Place - 2020 City Services / Budget Survey

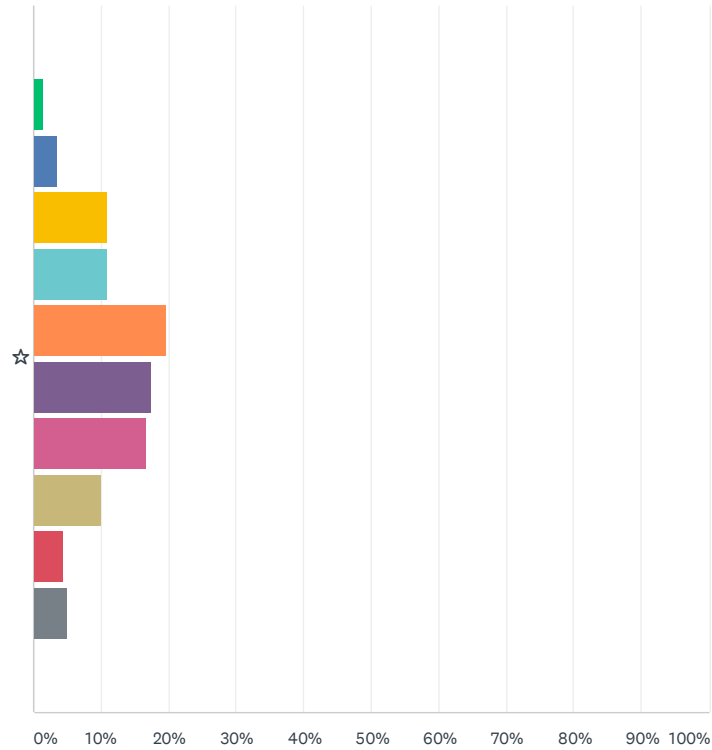
43	Be more open with hiring, and pay the workers their worth	7/13/2020 11:58 AM
44	Green New Deal, cultivate a green economy and create environmentally friendly infrastructure.	7/13/2020 11:52 AM
45	Nothing	7/13/2020 11:41 AM
46	Have jobs more easy to apply to and get as college students	7/13/2020 11:30 AM
47	Work to recruit more manufacturing firms to the city.	7/13/2020 11:30 AM
48	Have an official directory where you can find jobs	7/13/2020 11:17 AM
49	not sure	7/13/2020 11:17 AM
50	again more businesses would be nice	7/13/2020 11:06 AM
51	N/a	7/13/2020 11:01 AM
52	Bring in more fast food or jobs that are part time work for students	7/13/2020 11:00 AM
53	No comment	7/13/2020 10:59 AM
54	Not sure	7/13/2020 10:57 AM
55	Better platform to find job opportunities in one place	7/13/2020 10:56 AM
56	NA	7/13/2020 10:56 AM
57	More affordable businesses	7/13/2020 10:53 AM
58	More businesses	7/13/2020 8:38 AM
59	Get some restaurants and grocery shopping choices.	7/11/2020 2:31 PM
60	Encourage businesses (tax incentives) to open up enterprises that offer a living wage be it hospitality, or factory sectors.	7/11/2020 2:58 AM
61	Attract more businesses with an emphasis on manufacturing type of businesses that will employee larger number of people. We need employers beyond retail.	7/10/2020 11:18 PM
62	More business opportunities leads to more jobs and more competition	7/10/2020 9:07 PM
63	Bring more businesses to the area. Reduce the price of commercial property so that it is even more desirable than walla walla.	7/10/2020 8:40 PM
64	Again, create opportunities for new businesses small/med/large to come to college place	7/10/2020 8:36 PM
65	new business	7/10/2020 8:32 PM
66	More tax base. (more restaurants/stores)	7/10/2020 8:31 PM
67	?	7/10/2020 8:18 PM
68	Wrk with the local employers, including the Adventist institutions.	7/10/2020 8:17 PM
69	Livable, yes. Do they offer one the ability to improve ones situation? Hmmmm.. I would look at trying sort out what type of employers are showing sustainable success while taking care of their employees. I would want a mix of them on the small to medium size. You don't want your towns success to be so fully dependant on a single employer that if something happens your citizens must leave or struggle. I would think success as a community of employers would be better. For example the current wine situation. How long will that last?? Who knows? Remember it was once canneries, once apples, once livestock. Try to position yourself to be able to pivot when the time comes. It's not just resilience it's also long term realistic planning that will make long term success.	7/10/2020 7:31 PM
70	Bring business that pay a living wage. \$15 hour minimum wage	7/10/2020 6:42 PM
71	Increase minimum wage ? -unsure if this is the best answer but it's the only thing I can think of	7/10/2020 10:09 AM
72	I don't know	7/9/2020 9:02 PM
73	Invite more businesses with tax breaks	7/9/2020 4:31 PM
74	We already have Work Source in Walla Walla, I don't think we need one here.	7/9/2020 6:39 AM
75	I don't know.	7/8/2020 11:34 PM
76	Make it easier for more business build and come into town.	7/8/2020 10:32 AM
77	Bring new businesses to town	7/7/2020 10:06 PM
78	Attract businesses that will pay a living wage. And I hate to say it this way, but not SVA owned businesses because they tend to be very cheap with their employees	7/7/2020 7:46 PM
79	Again, government can't do this effectively. What are you going to do, give tax breaks to the businesses to encourage them to establish themselves here? Enforce the law of the land consistently, and they will come.	7/7/2020 7:22 PM
80	Compete for businesses, organizations, and new residents. Growth is always the fastest path to better wage opportunities. Especially businesses that produce stuff.	7/7/2020 6:01 PM
81	Creative and foster enterprises zones	7/7/2020 5:03 PM
82	Get additional industries in the Valley besides the Wine industry.	7/7/2020 4:55 PM

City of College Place - 2020 City Services / Budget Survey

83	The city is doing well with space available. Hard to put much industry among so much much peaceful residential. Very good progress has been made along the hiway, and near Schwabs.	7/7/2020 3:26 PM
84	Attract clean industry	7/7/2020 3:04 PM
85	Provide grants to locally owned business.	7/7/2020 1:45 PM
86	Nothing. We already pay the nations highest minimum wage in Washington State. And, our main businesses are the University, Andys, Home Depot, and WalMart. They pay competitive wages for the position they have.	7/7/2020 1:39 PM
87	Business-friendly policies that attract businesses.	7/7/2020 1:00 PM
88	Create more jobs allow more businesses to come to town	7/7/2020 12:28 PM
89	Bring more small business opportunities	7/7/2020 12:06 PM
90	Focus on marketing, and possible incentive to attract new business.	7/7/2020 11:56 AM
91	Allow more businesses to come into community -- stop letting Walla Walla bully you -- if someone wants to come into College Place, that's Walla Walla's loss.	7/7/2020 11:54 AM
92	Encourage businesses to locate here with incentives, whatever that may be.	7/6/2020 11:27 PM
93	encourage businesses to locate here	7/6/2020 9:29 PM
94	Need more industrial buildings and zoned land.	7/6/2020 9:11 PM
95	Attract more business development, especially in the hospitality industry that serves tourists.	7/6/2020 8:49 PM
96	Unsure	7/6/2020 8:39 PM
97	Nothing. Allow more housing.	7/6/2020 8:24 PM

Q14 On a scale of one to ten, how do you rate your overall sense of connection to the College Place community?

Answered: 138 Skipped: 31

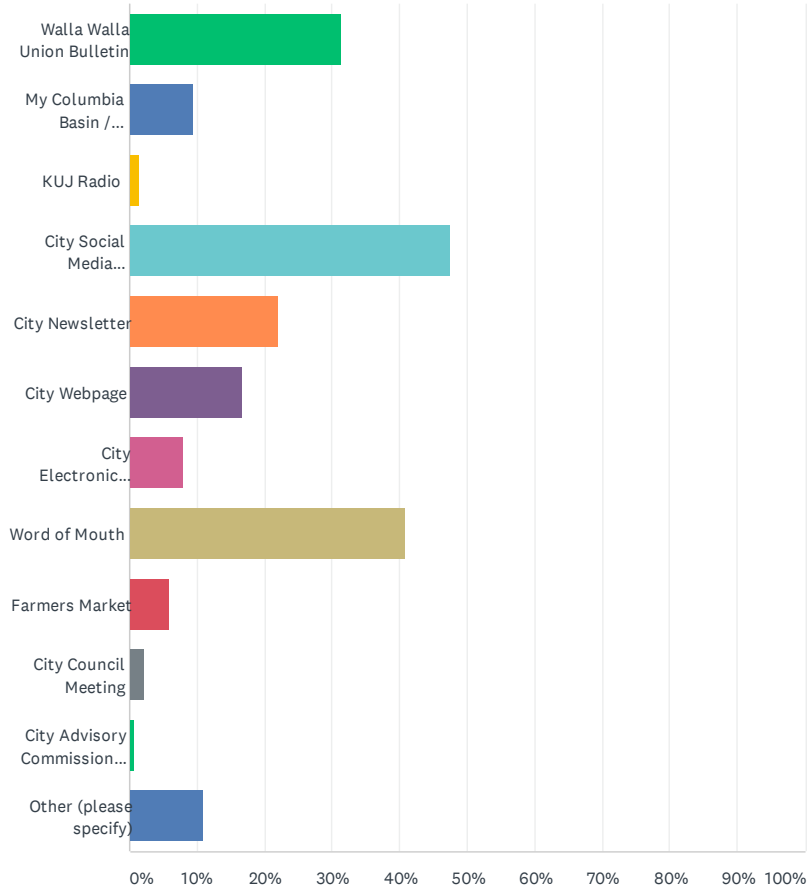


■ Not Connected At All
 ■ (no label)
 ■ (no label)
 ■ (no label)
 ■ (no label)
 ■ (no label)
 ■ (no label)
 ■ (no label)
 ■ (no label)
 ■ Very Connected

	NOT CONNECTED AT ALL	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	VERY CONNECTED	TOTAL	WEIGHT AVERAGE
☆	1.45%	3.62%	10.87%	10.87%	19.57%	17.39%	16.67%	10.14%	4.35%	5.07%	138	5
	2	5	15	15	27	24	23	14	6	7		

Q15 What is your primary source of information for finding out what is going on with College Place City government?

Answered: 137 Skipped: 32



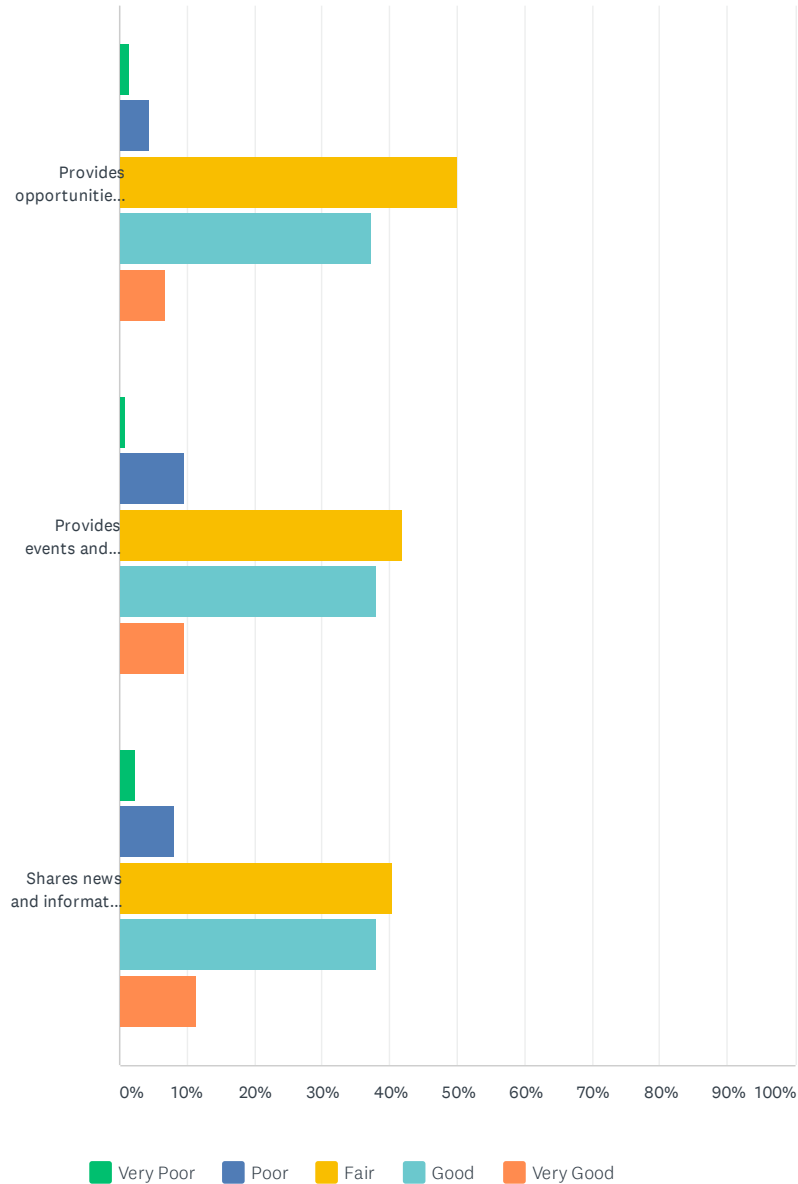
ANSWER CHOICES	RESPONSES	
Walla Walla Union Bulletin	31.39%	43
My Columbia Basin / Grapevine Podcast	9.49%	13
KUJ Radio	1.46%	2
City Social Media (Facebook, Nextdoor, Instagram, Twitter, Youtube)	47.45%	65
City Newsletter	21.90%	30
City Webpage	16.79%	23
City Electronic Readerboard Outside of City Hall	8.03%	11
Word of Mouth	40.88%	56
Farmers Market	5.84%	8
City Council Meeting	2.19%	3
City Advisory Commission Meeting	0.73%	1
Other (please specify)	10.95%	15
Total Respondents: 137		

City of College Place - 2020 City Services / Budget Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	I have an app on my phone for College Place	7/15/2020 4:54 PM
2	None	7/13/2020 8:53 PM
3	The email received from the Mayor	7/13/2020 7:12 PM
4	Instagram	7/13/2020 3:07 PM
5	WWU	7/13/2020 1:28 PM
6	Nextdoor app	7/13/2020 12:38 PM
7	I work at the Fire Dept. I get updates every now and again	7/13/2020 12:35 PM
8	School-related emails	7/13/2020 11:03 AM
9	Walla Walla University	7/13/2020 10:59 AM
10	Facebook non city affiliated, Next Door	7/11/2020 3:03 AM
11	Facebook	7/10/2020 8:18 PM
12	My husband	7/9/2020 6:41 AM
13	Facebook	7/8/2020 11:37 PM
14	Facebook	7/7/2020 7:25 PM
15	I've lived here for over 30 years and am glad the city is improving its fire and police. the corruption of the police was mind boggling. I hear about things in the paper at times and haven't opened the city news letter in years.	7/6/2020 8:29 PM

Q16 Please rate how you feel the City does with outreach and engagement in the following areas:

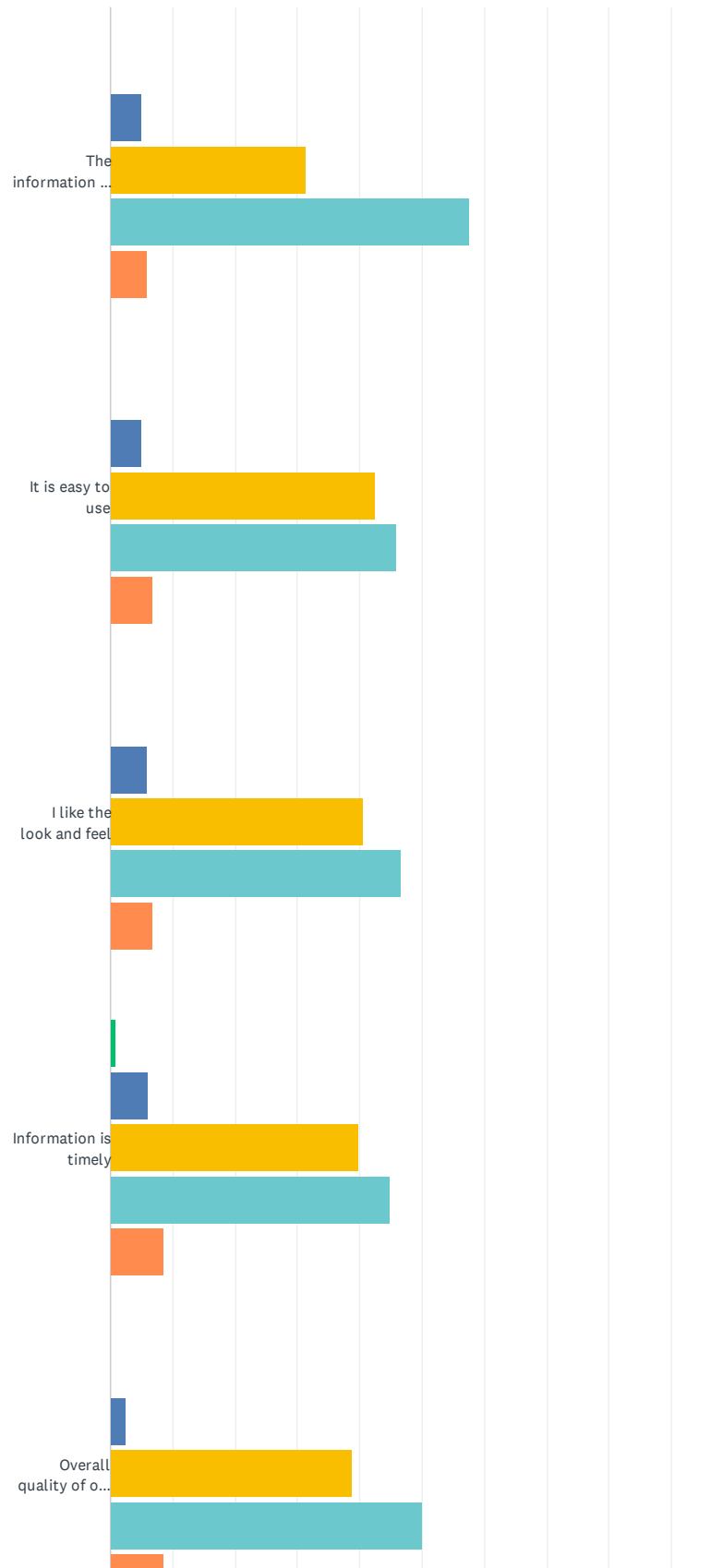
Answered: 134 Skipped: 35



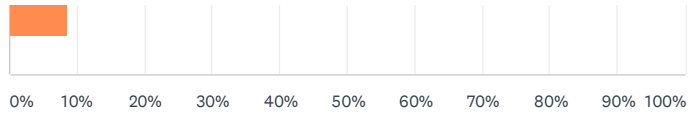
	VERY POOR	POOR	FAIR	GOOD	VERY GOOD	TOTAL	WEIGHTED AVERAGE
Provides opportunities for residents to participate in community matters	1.49% 2	4.48% 6	50.00% 67	37.31% 50	6.72% 9	134	3.43
Provides events and programs that engage residents	0.75% 1	9.70% 13	41.79% 56	38.06% 51	9.70% 13	134	3.46
Shares news and information with the community	2.24% 3	8.21% 11	40.30% 54	38.06% 51	11.19% 15	134	3.48

Q17 Please rate each of the following characteristics of the City's website (www.cpwa.us)

Answered: 118 Skipped: 51



City of College Place - 2020 City Services / Budget Survey

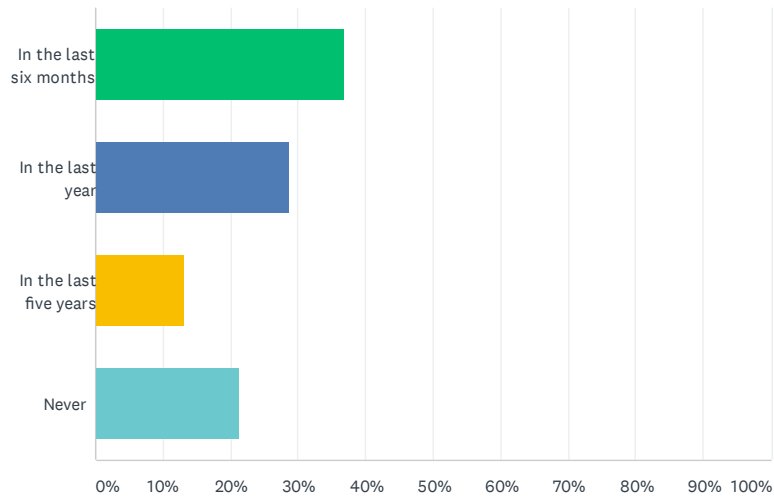


■ Very Poor
 ■ Poor
 ■ Fair
 ■ Good
 ■ Very Good

	VERY POOR	POOR	FAIR	GOOD	VERY GOOD	TOTAL	WEIGHTED AVERAGE
The information is useful	0.00% 0	5.08% 6	31.36% 37	57.63% 68	5.93% 7	118	3.64
It is easy to use	0.00% 0	5.08% 6	42.37% 50	45.76% 54	6.78% 8	118	3.54
I like the look and feel	0.00% 0	5.93% 7	40.68% 48	46.61% 55	6.78% 8	118	3.54
Information is timely	0.86% 1	6.03% 7	39.66% 46	44.83% 52	8.62% 10	116	3.54
Overall quality of our website	0.00% 0	2.59% 3	38.79% 45	50.00% 58	8.62% 10	116	3.65

Q18 Have you attended City-run or sponsored events such as Farmers Market, Freedom Festival, Winterfest, etc?

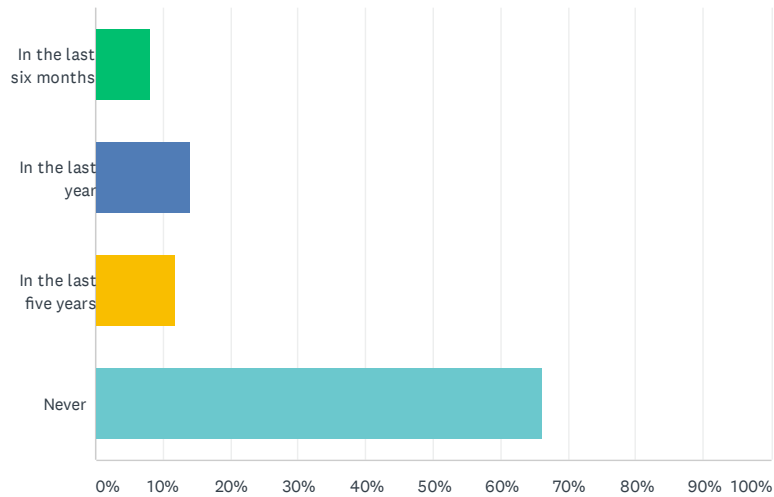
Answered: 136 Skipped: 33



ANSWER CHOICES		RESPONSES	
In the last six months		36.76%	50
In the last year		28.68%	39
In the last five years		13.24%	18
Never		21.32%	29
TOTAL			136

Q19 Have you attended a City Council or Advisory Commission/Board Meeting?

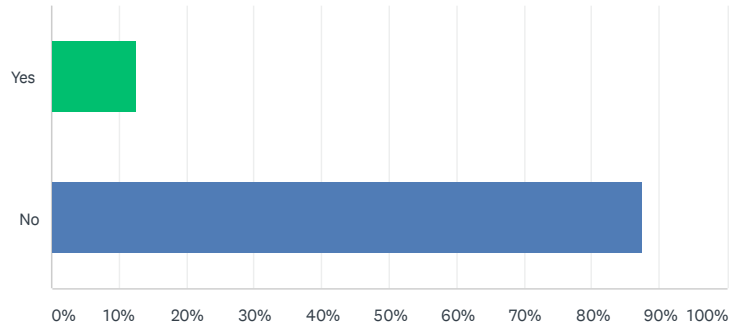
Answered: 136 Skipped: 33



ANSWER CHOICES		RESPONSES	
In the last six months		8.09%	11
In the last year		13.97%	19
In the last five years		11.76%	16
Never		66.18%	90
TOTAL			136

Q20 Would you attend a City Council/Advisory Commission Meeting if a Language Interpretation was made available?

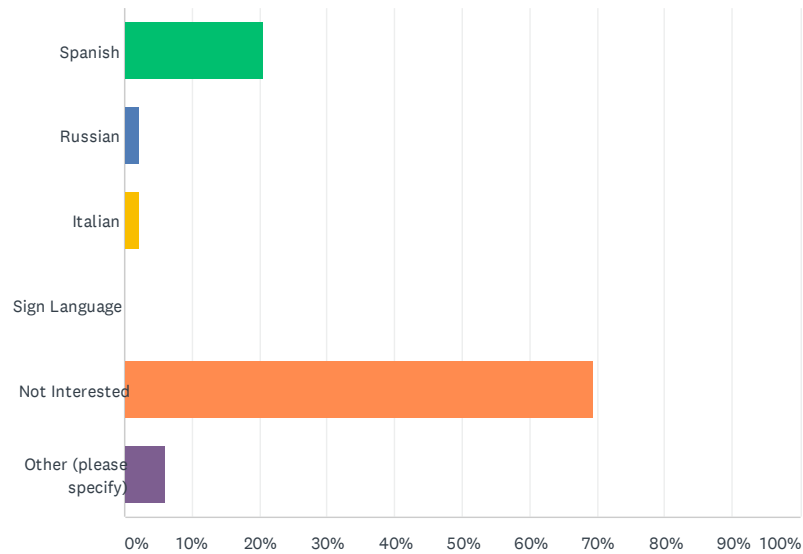
Answered: 127 Skipped: 42



ANSWER CHOICES	RESPONSES	
Yes	12.60%	16
No	87.40%	111
TOTAL		127

Q21 If Yes, what Language would you want interpreted?

Answered: 98 Skipped: 71



ANSWER CHOICES	RESPONSES	
Spanish	20.41%	20
Russian	2.04%	2
Italian	2.04%	2
Sign Language	0.00%	0
Not Interested	69.39%	68
Other (please specify)	6.12%	6
TOTAL		98

#	OTHER (PLEASE SPECIFY)	DATE
1	not needed	7/29/2020 6:43 PM
2	I don't need another language, but I know many of my neighbors would be encouraged if Spanish was available	7/7/2020 7:48 PM
3	english-ok	7/7/2020 3:29 PM
4	Question #20 probably needs a 'not applicable' answer selection, or a working change.	7/7/2020 11:58 AM
5	I speak English, not needed	7/6/2020 11:31 PM
6	none	7/6/2020 9:31 PM

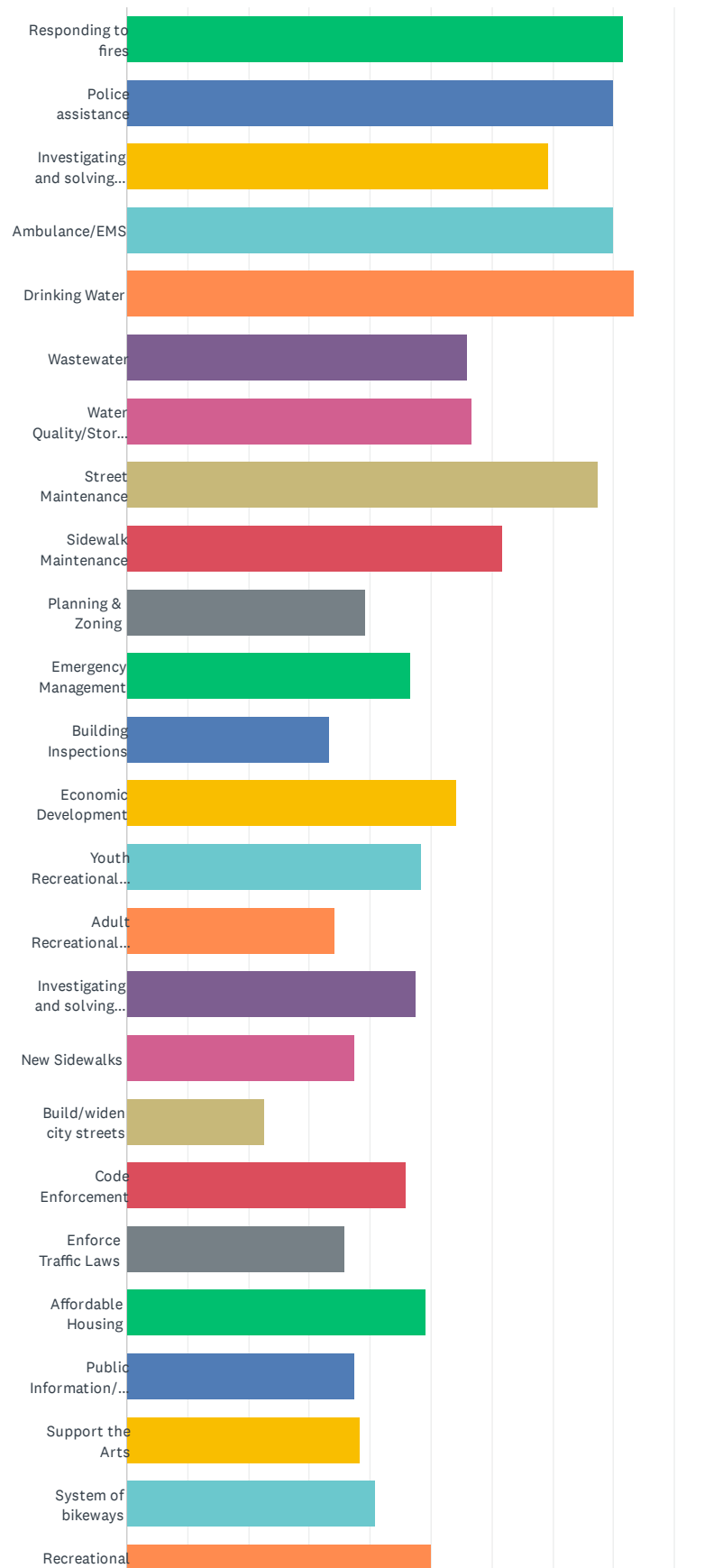
Q22 The City has many boards and commissions that help give direction and effect changes throughout the City. If you are interested in serving on a board or commission, please add your name, address, phone number or email address, and area of interest to the text box.

Answered: 19 Skipped: 150

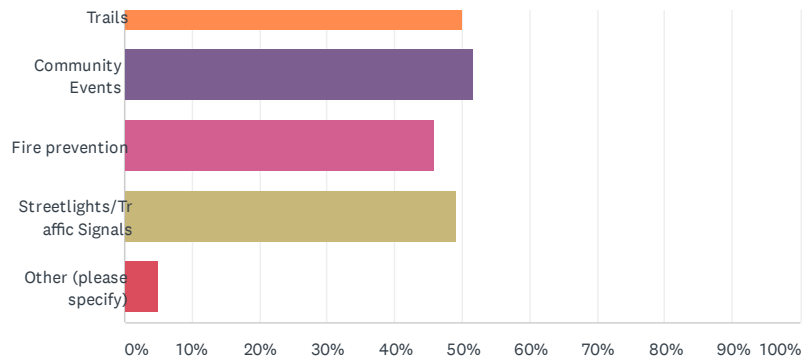
#	RESPONSES	DATE
1	na	7/29/2020 6:43 PM
2	Hans Klein 301 SW 10th St. College Place, WA 99324 klein.hr@gmail.com If there is a board or commission for such I'd be interested in providing input and direction on Music and the Arts in our city. I am a career musician who has served on 2 regional symphony boards in the Puget Sound area.	7/22/2020 7:12 AM
3	Donna Martin 921 SE Date Ave College Place Wa 99324 5096290233	7/15/2020 4:54 PM
4	No thanks	7/15/2020 1:57 PM
5	NA	7/13/2020 8:53 PM
6	.	7/13/2020 7:11 PM
7	NA	7/13/2020 5:00 PM
8	Linda Bradbrook P.O. Box 630 College Place, WA 99324 509-876-7561 L.dar733@gmail.com History, Education/Library,	7/13/2020 2:27 PM
9	Agnes Wooters awooters@wwps.org 206-304-0736 339 SE Davin Drive	7/13/2020 12:28 PM
10	Brandon Graham 804 Grandview Ave 253-878-8379 Economics and development	7/13/2020 11:09 AM
11	N/A	7/13/2020 8:40 AM
12	N/A	7/10/2020 8:35 PM
13	Erik Borges 215 SE California Ave College place 5597078208 eandkborges@yahoo.com	7/9/2020 4:33 PM
14	N/A	7/9/2020 6:41 AM
15	Steve Dixon 608 W Whitman Dr College Place, WA 99324 member99362@gmail.com 509-540-1339	7/7/2020 7:25 PM
16	I am getting a little old and out of steam for that.	7/7/2020 3:29 PM
17	Nina Woodburn 951 SE Sentry Dr College Place, WA 99324 ninawoodburn@gmail.com (509)520-6459	7/6/2020 11:31 PM
18	don't go out at night, which limits participation	7/6/2020 9:31 PM
19	We still live here part-time. When we retire fully, it will be in CP. Until we do that, I cannot commit to the time requirement needed.	7/6/2020 8:52 PM

Q23 Please choose all city services that are important to you?

Answered: 120 Skipped: 49



City of College Place - 2020 City Services / Budget Survey



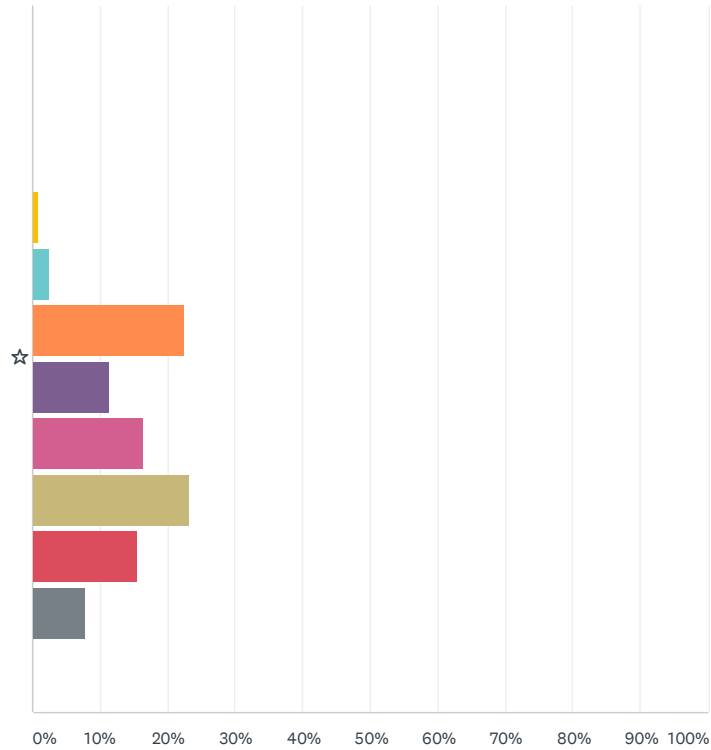
ANSWER CHOICES	RESPONSES	
Responding to fires	81.67%	98
Police assistance	80.00%	96
Investigating and solving felony crimes	69.17%	83
Ambulance/EMS	80.00%	96
Drinking Water	83.33%	100
Wastewater	55.83%	67
Water Quality/Stormwater	56.67%	68
Street Maintenance	77.50%	93
Sidewalk Maintenance	61.67%	74
Planning & Zoning	39.17%	47
Emergency Management	46.67%	56
Building Inspections	33.33%	40
Economic Development	54.17%	65
Youth Recreational Programming	48.33%	58
Adult Recreational Programming	34.17%	41
Investigating and solving misdemeanor crimes	47.50%	57
New Sidewalks	37.50%	45
Build/widen city streets	22.50%	27
Code Enforcement	45.83%	55
Enforce Traffic Laws	35.83%	43
Affordable Housing	49.17%	59
Public Information/Outreach	37.50%	45
Support the Arts	38.33%	46
System of bikeways	40.83%	49
Recreational Trails	50.00%	60
Community Events	51.67%	62
Fire prevention	45.83%	55
Streetlights/Traffic Signals	49.17%	59
Other (please specify)	5.00%	6
Total Respondents: 120		

City of College Place - 2020 City Services / Budget Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	I'd like a recycling service	7/15/2020 6:53 AM
2	Mental Health Recycling/green waste/ waste management	7/14/2020 11:20 AM
3	Citywide recycling	7/13/2020 11:06 AM
4	Infrastructure	7/7/2020 6:09 PM
5	I wish a better job was done of enforcing codes. There are some terrible properties on the avenue and in other places that negatively impact the city.	7/7/2020 1:03 PM
6	Covid-19 is putting a damper on group activities indoors. This may go on for a long time.	7/6/2020 8:56 PM

Q24 Please rate the City's overall municipal government performance in the last year?

Answered: 116 Skipped: 53

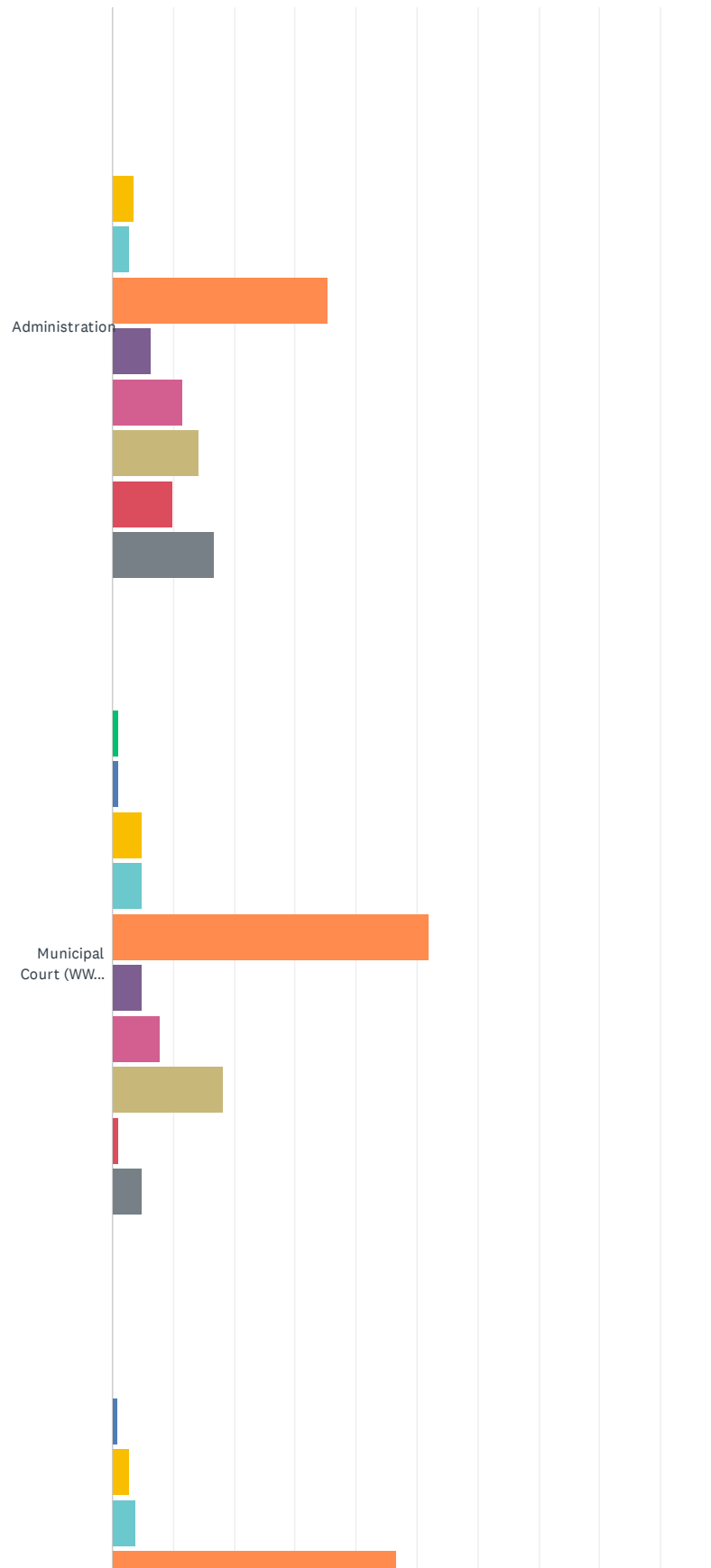


■ Very Poor
 ■ (no label)
 ■ (no label)
 ■ (no label)
 ■ Satisfactory
 ■ (no label)
 ■ (no label)
 ■ (no label)
 ■ (no label)
 ■ Excellent

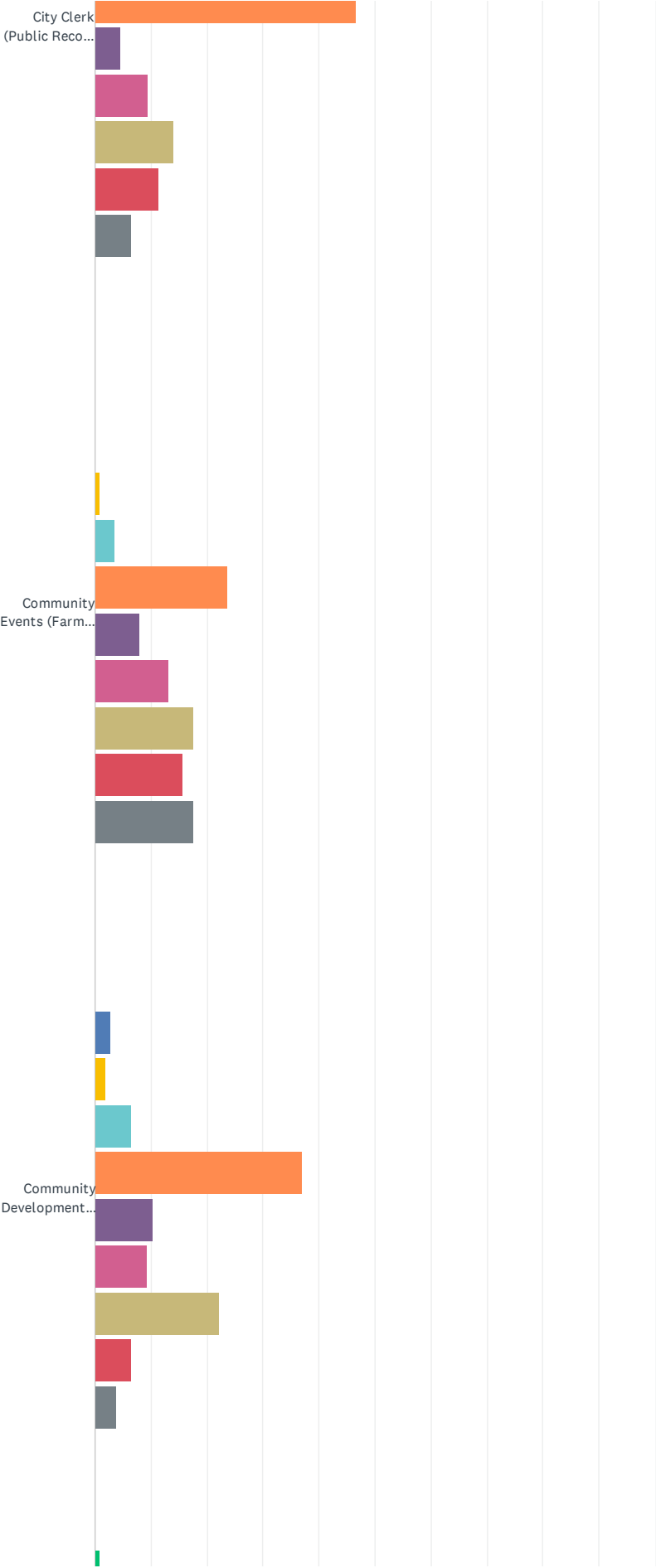
	VERY POOR	(NO LABEL)	(NO LABEL)	(NO LABEL)	SATISFACTORY	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXCELLENT	TOTAL	WEIGHTED AVERAGE
☆	0.00%	0.00%	0.86%	2.59%	22.41%	11.21%	16.38%	23.28%	15.52%	7.76%	116	7.10
	0	0	1	3	26	13	19	27	18	9		

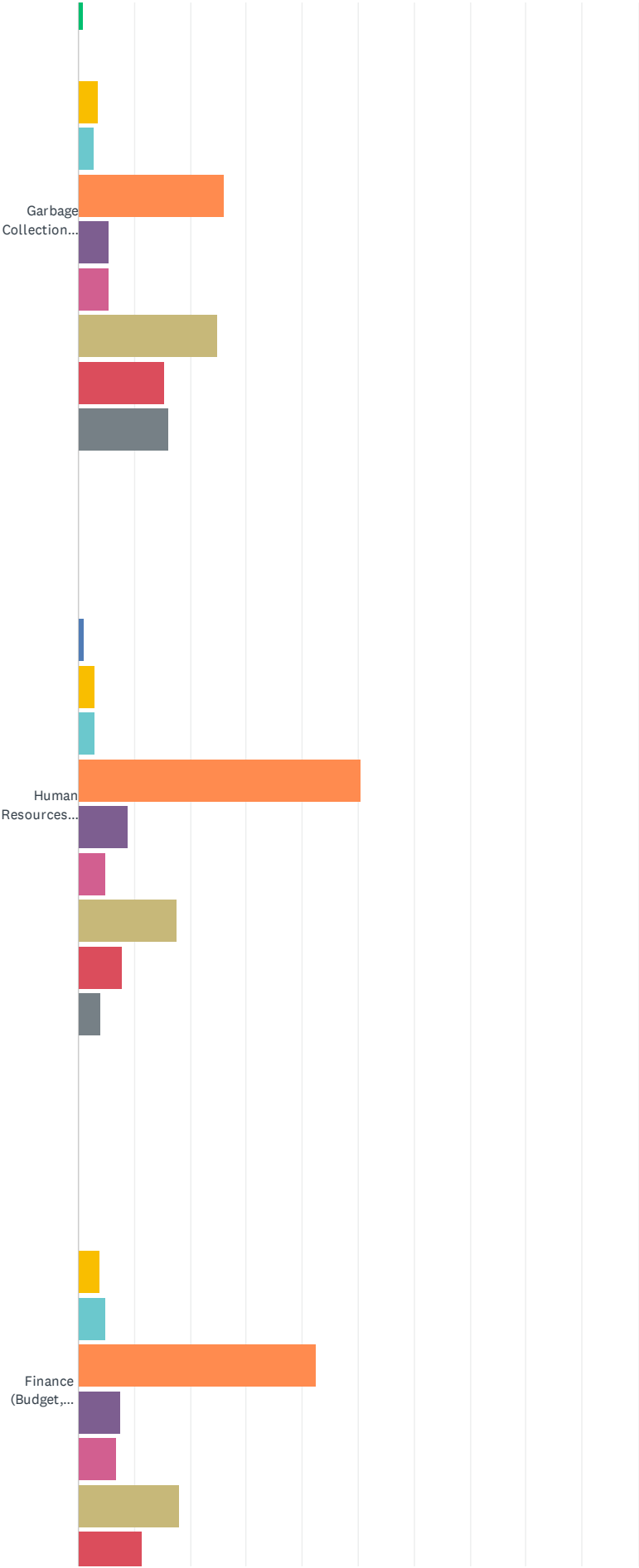
Q25 Please rate your satisfaction with the following city services?

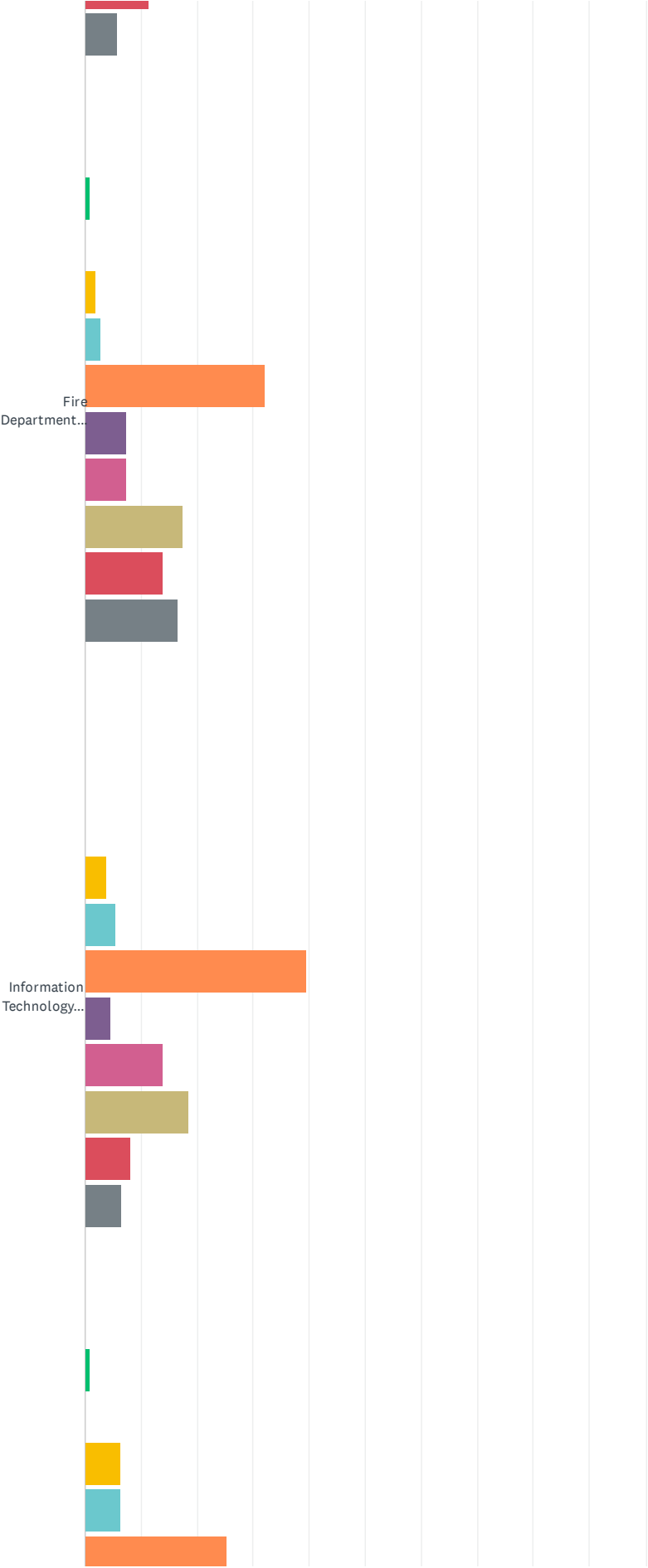
Answered: 117 Skipped: 52



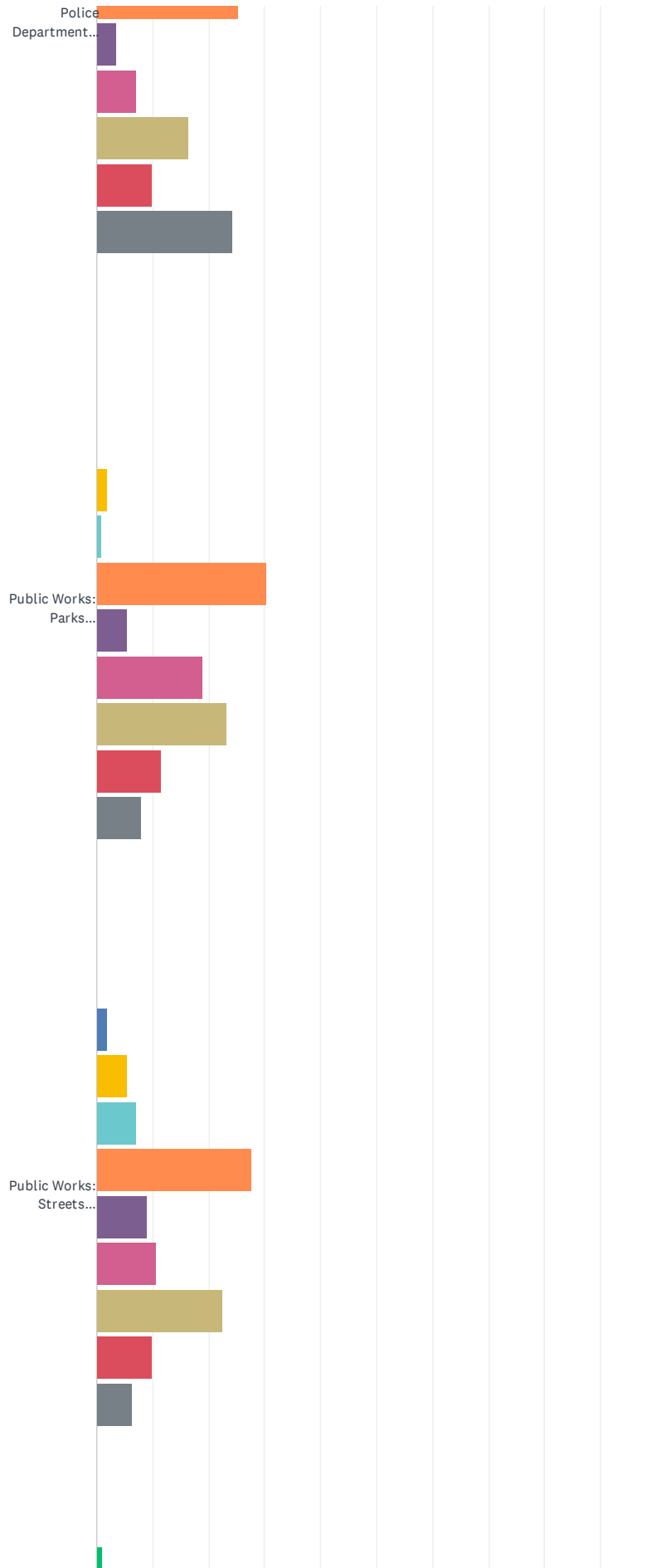
City of College Place - 2020 City Services / Budget Survey

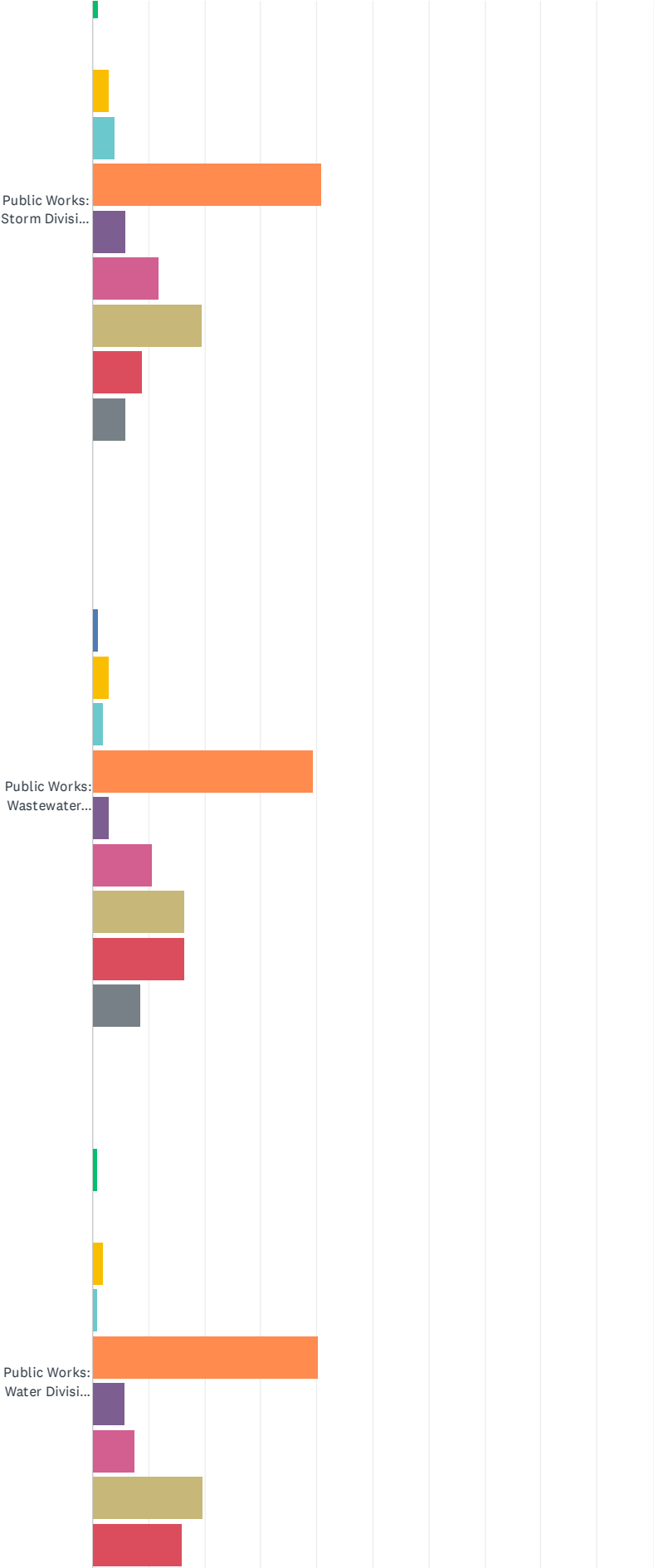




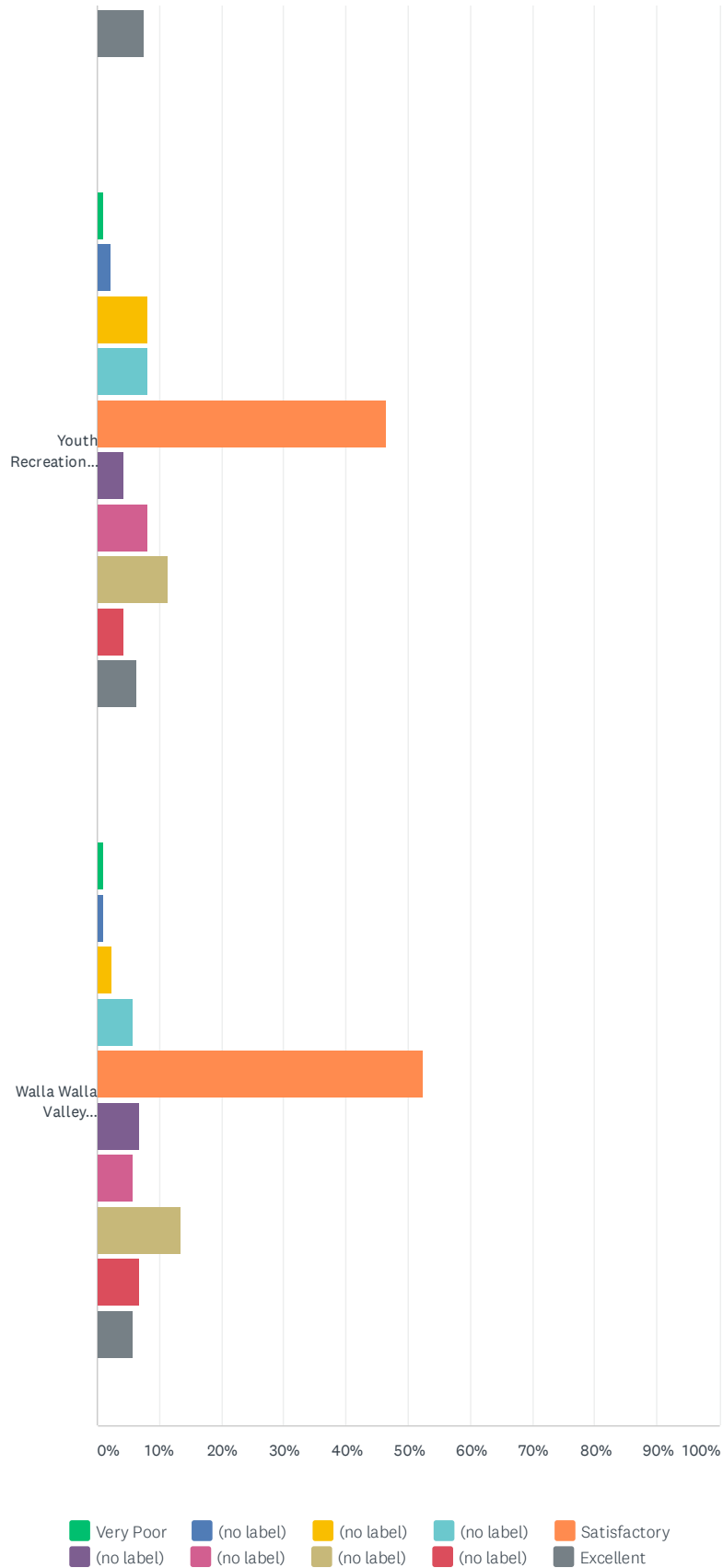


City of College Place - 2020 City Services / Budget Survey





City of College Place - 2020 City Services / Budget Survey

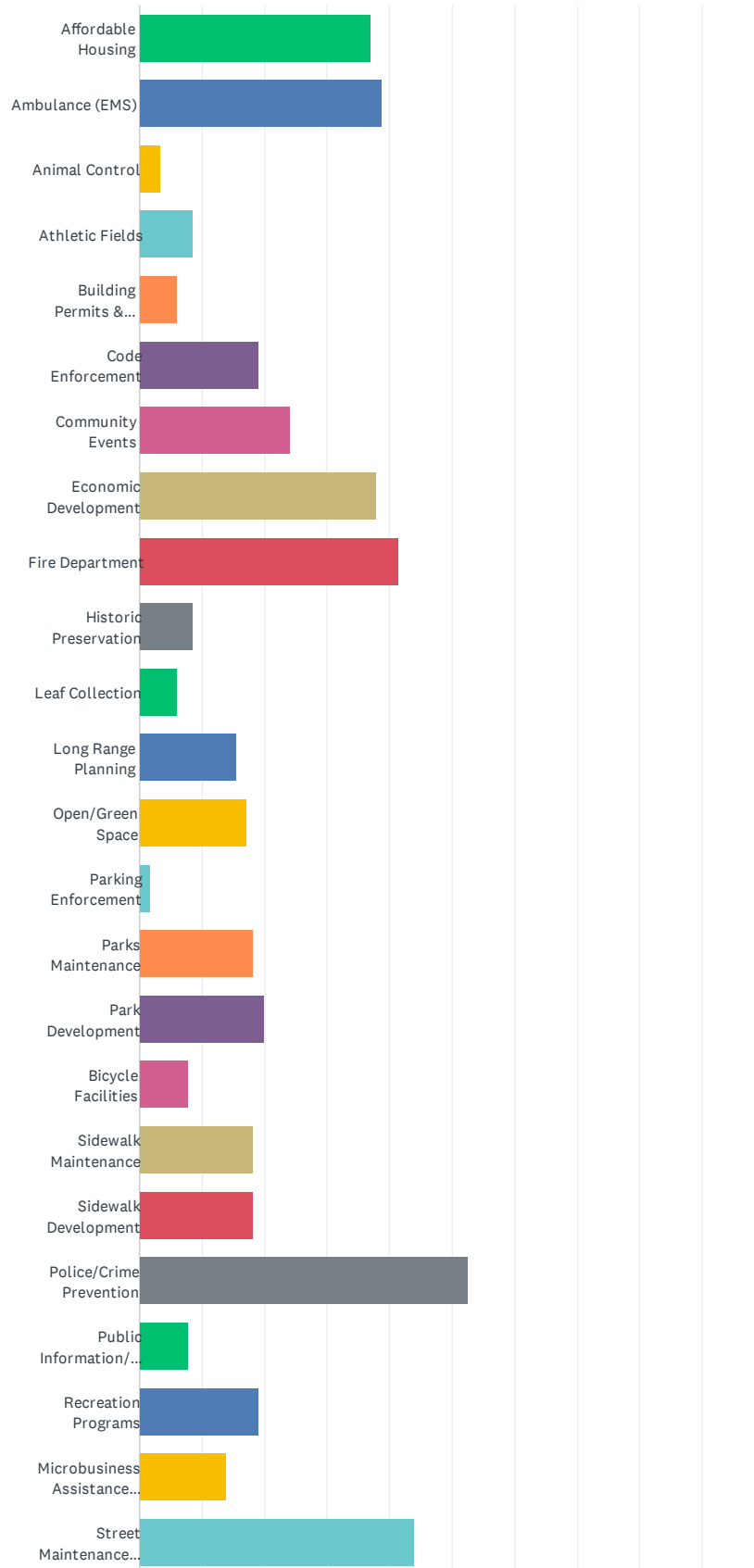


City of College Place - 2020 City Services / Budget Survey

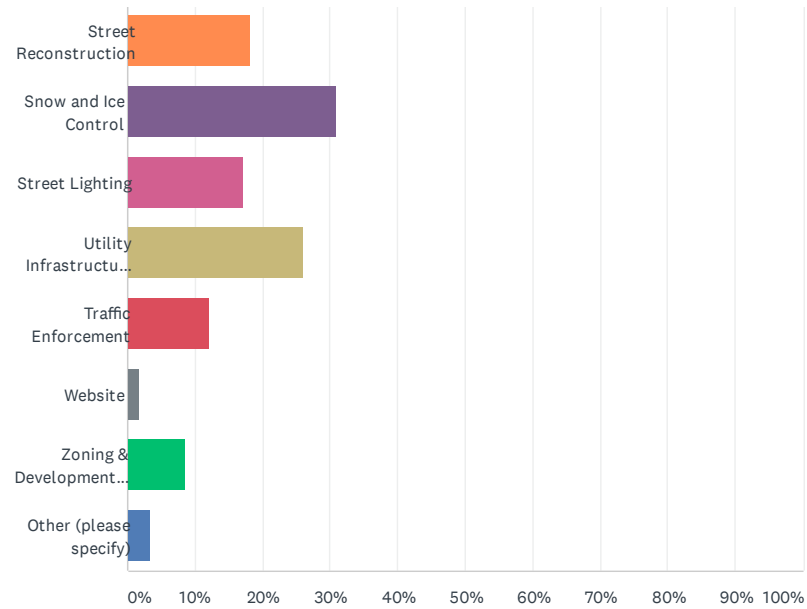
	VERY POOR	(NO LABEL)	(NO LABEL)	(NO LABEL)	SATISFACTORY	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	EXCELLENT	TOT.
Administration	0.00% 0	0.00% 0	3.54% 4	2.65% 3	35.40% 40	6.19% 7	11.50% 13	14.16% 16	9.73% 11	16.81% 19	1
Municipal Court (WW County District Court)	0.96% 1	0.96% 1	4.81% 5	4.81% 5	51.92% 54	4.81% 5	7.69% 8	18.27% 19	0.96% 1	4.81% 5	1
City Clerk (Public Records Requests, Municipal Code, City Meetings)	0.00% 0	0.93% 1	2.80% 3	3.74% 4	46.73% 50	4.67% 5	9.35% 10	14.02% 15	11.21% 12	6.54% 7	1
Community Events (Farmers Market, Freedom Fest, Fall Festival, Winterfest)	0.00% 0	0.00% 0	0.88% 1	3.51% 4	23.68% 27	7.89% 9	13.16% 15	17.54% 20	15.79% 18	17.54% 20	1
Community Development (Building, Planning)	0.00% 0	2.78% 3	1.85% 2	6.48% 7	37.04% 40	10.19% 11	9.26% 10	22.22% 24	6.48% 7	3.70% 4	1
Garbage Collection (Basin Disposal)	0.89% 1	0.00% 0	3.57% 4	2.68% 3	25.89% 29	5.36% 6	5.36% 6	25.00% 28	15.18% 17	16.07% 18	1
Human Resources (Hiring, Risk Management, etc)	0.00% 0	0.97% 1	2.91% 3	2.91% 3	50.49% 52	8.74% 9	4.85% 5	17.48% 18	7.77% 8	3.88% 4	1
Finance (Budget, Utility Billing, Accounts Payable/Receivable)	0.00% 0	0.00% 0	3.77% 4	4.72% 5	42.45% 45	7.55% 8	6.60% 7	17.92% 19	11.32% 12	5.66% 6	1
Fire Department (Fire, Weed Abatement, Ambulance)	0.92% 1	0.00% 0	1.83% 2	2.75% 3	32.11% 35	7.34% 8	7.34% 8	17.43% 19	13.76% 15	16.51% 18	1
Information Technology (Website, Social Media, Online Payment)	0.00% 0	0.00% 0	3.67% 4	5.50% 6	39.45% 43	4.59% 5	13.76% 15	18.35% 20	8.26% 9	6.42% 7	1
Police Department (Police, Code Enforcement, Animal Control, School Resource Officer)	0.90% 1	0.00% 0	6.31% 7	6.31% 7	25.23% 28	3.60% 4	7.21% 8	16.22% 18	9.91% 11	24.32% 27	1
Public Works: Parks Maintenance	0.00% 0	0.00% 0	1.79% 2	0.89% 1	30.36% 34	5.36% 6	18.75% 21	23.21% 26	11.61% 13	8.04% 9	1
Public Works: Streets Division (Maintenance, Street Sweeper, Signs, Snow Plowing)	0.00% 0	1.79% 2	5.36% 6	7.14% 8	27.68% 31	8.93% 10	10.71% 12	22.32% 25	9.82% 11	6.25% 7	1
Public Works: Storm Division (Stormwater System Maintenance and Operations)	0.97% 1	0.00% 0	2.91% 3	3.88% 4	40.78% 42	5.83% 6	11.65% 12	19.42% 20	8.74% 9	5.83% 6	1
Public Works: Wastewater Division (Wastewater System Maintenance and Operations)	0.00% 0	0.96% 1	2.88% 3	1.92% 2	39.42% 41	2.88% 3	10.58% 11	16.35% 17	16.35% 17	8.65% 9	1
Public Works: Water Division (Water System Maintenance and Operations)	0.93% 1	0.00% 0	1.87% 2	0.93% 1	40.19% 43	5.61% 6	7.48% 8	19.63% 21	15.89% 17	7.48% 8	1
Youth Recreation Programming (Campfire, YWCA)	1.03% 1	2.06% 2	8.25% 8	8.25% 8	46.39% 45	4.12% 4	8.25% 8	11.34% 11	4.12% 4	6.19% 6	
Walla Walla Valley Microbusiness Assistance Program	1.11% 1	1.11% 1	2.22% 2	5.56% 5	52.22% 47	6.67% 6	5.56% 5	13.33% 12	6.67% 6	5.56% 5	

Q26 Please select your top budget priorities for Fiscal Year 2020 (up to five may be selected)

Answered: 116 Skipped: 53



City of College Place - 2020 City Services / Budget Survey



City of College Place - 2020 City Services / Budget Survey

ANSWER CHOICES		RESPONSES
Affordable Housing	37.07%	43
Ambulance (EMS)	38.79%	45
Animal Control	3.45%	4
Athletic Fields	8.62%	10
Building Permits & Inspections	6.03%	7
Code Enforcement	18.97%	22
Community Events	24.14%	28
Economic Development	37.93%	44
Fire Department	41.38%	48
Historic Preservation	8.62%	10
Leaf Collection	6.03%	7
Long Range Planning	15.52%	18
Open/Green Space	17.24%	20
Parking Enforcement	1.72%	2
Parks Maintenance	18.10%	21
Park Development	19.83%	23
Bicycle Facilities	7.76%	9
Sidewalk Maintenance	18.10%	21
Sidewalk Development	18.10%	21
Police/Crime Prevention	52.59%	61
Public Information/Outreach	7.76%	9
Recreation Programs	18.97%	22
Microbusiness Assistance Program	13.79%	16
Street Maintenance (Pothole Repair, Street Sweeping, Chip Seal)	43.97%	51
Street Reconstruction	18.10%	21
Snow and Ice Control	31.03%	36
Street Lighting	17.24%	20
Utility Infrastructure (Water, Wastewater, and Stormwater Systems)	25.86%	30
Traffic Enforcement	12.07%	14
Website	1.72%	2
Zoning & Development Review	8.62%	10
Other (please specify)	3.45%	4
Total Respondents: 116		

#	OTHER (PLEASE SPECIFY)	DATE
1	mental health	7/14/2020 11:22 AM
2	Mental Health Services	7/13/2020 11:09 AM
3	Fix the storm water drain on NW Destito!	7/10/2020 10:35 PM
4	Continuous pothole and street crack maintenance. I do not know if the city needs to be in the housing business,other than possibly designating a new area for prefab homes.	7/7/2020 3:42 PM

Q27 What street improvement should be the highest priority?

Answered: 84 Skipped: 85

City of College Place - 2020 City Services / Budget Survey

#	RESPONSES	DATE
1	Highland Park Drive	7/29/2020 6:56 PM
2	Some of the east west streets have really bad stretches. 10th St. for example.	7/22/2020 7:21 AM
3	Cedar	7/17/2020 11:45 AM
4	12th	7/17/2020 11:39 AM
5	lighting	7/16/2020 11:18 AM
6	6th street	7/15/2020 7:47 PM
7	Pot holes	7/15/2020 5:09 PM
8	Sidewalks	7/15/2020 2:36 PM
9	S. College through N. College speed should be 25 mph. Se Larch ave and Whitman should have stop signs	7/15/2020 11:47 AM
10	Whitman Drive between Larch and College Avenue.	7/15/2020 9:15 AM
11	Pothole filling	7/15/2020 6:56 AM
12	None	7/14/2020 3:43 PM
13	Snow and Ice	7/14/2020 3:25 PM
14	Bike lanes	7/14/2020 12:15 PM
15	Redoing roads! And not just around the church, college, and Walmart. Nor the "rich" neighborhoods only (and you know where I'm talking about).	7/14/2020 9:17 AM
16	Broadway Ave.	7/13/2020 11:28 PM
17	Bike access (bike lanes, smooth pavement)	7/13/2020 11:20 PM
18	Side streets are rough driving	7/13/2020 9:33 PM
19	Painted lines. They tend to be very faded and it's confusing to drive on.	7/13/2020 9:00 PM
20	Sw bade, was over used During college ave re do	7/13/2020 8:09 PM
21	Bade street	7/13/2020 7:22 PM
22	Weed removal aka 3rd street	7/13/2020 7:18 PM
23	not sure	7/13/2020 5:30 PM
24	Working on potholes and bumps in the road that are broken	7/13/2020 3:54 PM
25	Side streets	7/13/2020 2:35 PM
26	Sidewalks/Bike Lanes	7/13/2020 1:32 PM
27	Patching potholes/repaving	7/13/2020 1:32 PM
28	Main roadways	7/13/2020 1:23 PM
29	Low income housing. Rent is getting ridiculous and will soon cause workers to move.	7/13/2020 12:48 PM
30	Maintenance	7/13/2020 12:43 PM
31	Quality on roads	7/13/2020 12:40 PM
32	Community events	7/13/2020 12:31 PM
33	All the neighborhoods close to parks. 8th st, 6th st	7/13/2020 12:20 PM
34	College avenue	7/13/2020 12:14 PM
35	Snow/ice in the winter and the copious amount of leaves in the fall	7/13/2020 12:08 PM
36	N/A	7/13/2020 11:59 AM
37	The streets in the part of the city between the west end of 6th Street and the west end of 12th Street are narrow and lack sidewalks. The recent improvements on the curved section of SW 12th are appreciated.	7/13/2020 11:58 AM
38	N	7/13/2020 11:49 AM
39	Maintaining roads	7/13/2020 11:22 AM
40	fixing rough sections in the road	7/13/2020 11:19 AM
41	Sidewalks	7/13/2020 11:19 AM
42	Pothole management	7/13/2020 11:09 AM
43	SE Elm, SW Bade	7/11/2020 2:40 PM
44	Making the intersection of Larch and Whitman a roundabout or 4 way stop. So many accidents have ocured here.	7/11/2020 5:31 AM
45	Potholes, ada wheelchair accessible intersections.	7/11/2020 3:41 AM

City of College Place - 2020 City Services / Budget Survey

46	I would like to see SE 8th with more sidewalks. Too many people walk this street to go to Lyons park.	7/11/2020 12:21 AM
47	Unsure	7/10/2020 11:49 PM
48	Storm drain	7/10/2020 10:35 PM
49	Wider roads with sidewalks	7/10/2020 9:14 PM
50	SE 6th street	7/10/2020 9:10 PM
51	rough roads	7/10/2020 8:49 PM
52	4 way stop at Whitman and larch	7/10/2020 8:47 PM
53	Get someone in charge of public works who can keep big projects organized. I'm a C St resident. Communication was a joke during that project	7/10/2020 8:34 PM
54	?	7/10/2020 8:29 PM
55	SE 8th	7/10/2020 8:28 PM
56	Evans	7/10/2020 8:26 PM
57	4th street	7/10/2020 8:09 PM
58	What makes a street impassable, avoided or dreaded? For me winter at the lights on the hill. I have been stuck, had to blow the light to get up or down and been in a wreck their. I dread having to go through those lights when the road has anything on it.	7/10/2020 7:50 PM
59	Re paving streets	7/10/2020 6:47 PM
60	Resurfacing and NOT chip seal	7/10/2020 6:43 PM
61	Those that need rrpair	7/9/2020 4:36 PM
62	Potholes	7/9/2020 6:49 AM
63	Make sure street drains are not plugged.	7/8/2020 11:42 PM
64	Spitzenburg	7/8/2020 10:38 AM
65	12th	7/7/2020 10:47 PM
66	Maintenance	7/7/2020 10:14 PM
67	Sign visibility and adding greenery to our roads. Trees, shrubs, Ornamental grasses, and even nice rockery really makes a difference	7/7/2020 7:55 PM
68	Replacement instead of terrible chip seal.	7/7/2020 7:25 PM
69	6th ST (esp. SE) [College Place's favorite unofficial E/W highway]	7/7/2020 6:32 PM
70	12th	7/7/2020 5:01 PM
71	Chip seal SE Highland Park and SE Davin Drive.	7/7/2020 3:42 PM
72	chip seal	7/7/2020 3:12 PM
73	Bike lanes and sidewalks	7/7/2020 2:21 PM
74	College Avenue was disastrous and now is downright dangerous. What were they thinking? The roads that are more heavily traveled, and then neighborhood roads., Davin Dr. that is now coming to be a lot of speed bumps due to Water lines being updated.	7/7/2020 1:53 PM
75	Potholes and curbs	7/7/2020 12:12 PM
76	Larch	7/7/2020 12:03 PM
77	Made safe for children to use	7/6/2020 11:39 PM
78	fix holes	7/6/2020 9:36 PM
79	12th Street	7/6/2020 9:25 PM
80	Partnering with Walla Walla to create a safer crossing at Myra Road and Garrison Village Way. Partnering with southside of Garrison Creek owners to connect Villages of Garrison Creek walking trail to Lions Park and Fort Walla Walla. The public is using is now anyway. If the city acquired that property from the owners, it would be a win/win.	7/6/2020 9:04 PM
81	Light at 12th and Larch	7/6/2020 8:47 PM
82	Lighting	7/6/2020 8:45 PM
83	maintenance then rebuild failing infrastructure- water, sewer, road	7/6/2020 8:35 PM
84	Several intersections on Larch should be controlled by a traffic signal	7/6/2020 8:16 PM

Q28 What area needs sidewalks the most?

Answered: 67 Skipped: 102

City of College Place - 2020 City Services / Budget Survey

#	RESPONSES	DATE
1	none	7/29/2020 6:56 PM
2	The areas that don't have any!	7/22/2020 7:21 AM
3	Streets between Academy and Davis	7/17/2020 11:45 AM
4	Birch	7/17/2020 11:39 AM
5	nowhere	7/16/2020 11:18 AM
6	3rd street	7/15/2020 7:47 PM
7	The roads that are most traveled that children walk to school on	7/15/2020 5:09 PM
8	Anywhere there isnt	7/15/2020 2:36 PM
9	Rose	7/15/2020 11:47 AM
10	all areas of town I frequent have good sidewalk coverage. maybe along the numbered streets between college avenue and larch	7/15/2020 9:15 AM
11	The housing areas surrounding WWU	7/15/2020 6:56 AM
12	None	7/14/2020 3:43 PM
13	Between Andy's market and village church	7/14/2020 12:15 PM
14	I'm sure all the "basic" neighborhoods need them. Is there a street with houses but no sidewalk? There you go!	7/14/2020 9:17 AM
15	Wallula Ave between College Ave and Worm Ranch.	7/13/2020 11:20 PM
16	Along bus routes, shopping and schools	7/13/2020 9:33 PM
17	Unknown	7/13/2020 9:00 PM
18	Almost any street with none	7/13/2020 8:09 PM
19	unknown	7/13/2020 7:22 PM
20	.	7/13/2020 7:18 PM
21	not sure	7/13/2020 5:30 PM
22	everywhere that there is a college, and near parks	7/13/2020 3:54 PM
23	Old neighborhoods	7/13/2020 2:35 PM
24	School zones	7/13/2020 1:23 PM
25	I am not sure	7/13/2020 12:43 PM
26	Sidewalks get pretty bad on the way down to downtown Walla Walla from WWU	7/13/2020 12:40 PM
27	Areas where we have high traffic and that connect to the downtown	7/13/2020 12:31 PM
28	High traffic walked streets near parks	7/13/2020 12:20 PM
29	West Whitman street between the WWU and Rogers elementary	7/13/2020 12:14 PM
30	Not sure	7/13/2020 12:08 PM
31	N/A	7/13/2020 11:59 AM
32	Residential areas west of College Avenue, as the roads are narrow.	7/13/2020 11:58 AM
33	N	7/13/2020 11:49 AM
34	Don't know	7/13/2020 11:22 AM
35	roads adjacent to college ave	7/13/2020 11:19 AM
36	Suburban streets	7/13/2020 11:09 AM
37	W Whitman. Between college and Rogers	7/11/2020 2:40 PM
38	Myra rd	7/11/2020 3:41 AM
39	SE 8th Street	7/11/2020 12:21 AM
40	?	7/10/2020 11:49 PM
41	?	7/10/2020 10:35 PM
42	8th Street	7/10/2020 9:14 PM
43	SE 3rd Street and SW 6th st	7/10/2020 9:10 PM
44	not sure	7/10/2020 8:49 PM
45	?	7/10/2020 8:29 PM
46	SE 8th	7/10/2020 8:28 PM
47	SW 1st, 2nd, 3rd	7/10/2020 8:26 PM

City of College Place - 2020 City Services / Budget Survey

48	Any main or direct routes to the schools, parks or businesses. I would focus on the ones with the most traffic. That's where you don't want pedestrians in the way of vehicles.	7/10/2020 7:50 PM
49	None. Work on fixing existing sidewalks. The city put them in, the city would fix them	7/10/2020 6:47 PM
50	Along Whitman would probably nice for WWU kids to go for a walk.	7/9/2020 6:49 AM
51	I don't know	7/8/2020 11:42 PM
52	Busy streets	7/7/2020 10:14 PM
53	The business area from Les Schwab to Chase Bank. Walking between those establishments is an adventure, especially for people with physical disabilities! Second: residential streets with intermittent sidewalks.	7/7/2020 6:32 PM
54	Side street Main Street	7/7/2020 5:21 PM
55	Streets between Academy and Davis.	7/7/2020 5:01 PM
56	NE Damson Drive, and NE Spitzenburg	7/7/2020 3:42 PM
57	C Street	7/7/2020 2:21 PM
58	None that I can think of. College Ave sidewalks are way too wide.	7/7/2020 1:53 PM
59	Blalock area	7/7/2020 12:12 PM
60	Routes to all schools	7/6/2020 11:39 PM
61	areas around schools	7/6/2020 9:36 PM
62	Highland Park/Davin	7/6/2020 9:25 PM
63	I don't know enough to answer that.	7/6/2020 9:04 PM
64	8th st	7/6/2020 8:47 PM
65	Ash, Birch, 3rd, 2nd, 6th, etc.	7/6/2020 8:45 PM
66	east 4th.	7/6/2020 8:35 PM
67	mid town between College Ave and Larch	7/6/2020 8:16 PM

Q29 What is one thing do you wish the City would start doing?

Answered: 77 Skipped: 92

City of College Place - 2020 City Services / Budget Survey

#	RESPONSES	DATE
1	na	7/29/2020 6:56 PM
2	Recycling	7/22/2020 9:38 PM
3	Summer concerts in the park (once allowed)	7/22/2020 7:21 AM
4	Build sidewalks	7/17/2020 11:45 AM
5	Creating more baseball/softball fields. Hosting soccer matches and bmgsa softball games. Walla Walla parks and rec teams comprised of College Place players should have their games hosted at home in College Place. Lions park would be ideal for that. This helps bring people into College Place to spend money at local businesses.	7/15/2020 7:47 PM
6	I think the city is doing a great job really. We need to do better on building a sense of community here. There isn't much that makes the community feel like we are actually a city on our own. We end up feeling like Walla Walla's step children! Also keep courting great businesses to do business here!!	7/15/2020 5:09 PM
7	Events for collegiate age	7/15/2020 2:36 PM
8	Build a police department that is more accessible to the community. No one knows where it is located. Hard to find	7/15/2020 11:47 AM
9	continue outreach efforts in Spanish - for example if this survey is available in Spanish or not?	7/15/2020 9:15 AM
10	Four way stop at larch & Whitman	7/15/2020 8:18 AM
11	Recycling	7/15/2020 6:56 AM
12	Look for ways to move social service responses outside the police force.	7/14/2020 3:43 PM
13	Plowing/sanding the roads in winter	7/14/2020 3:25 PM
14	Caring about the working class neighborhoods like they do the wealthier ones. And plan for the future better in regards to the infrastructure! You knew the water wells would need to be replaced but the city waited until things were critical to replace them and then charge us an arm and a leg for really awful water.	7/14/2020 9:17 AM
15	Food Truck Night. Why should the Walla Walla Airport have all the fun?	7/13/2020 11:20 PM
16	Recycling	7/13/2020 9:33 PM
17	Stop hyper enforcing speed limits.	7/13/2020 9:00 PM
18	Enforcing code for houses that are junk heaps. For one a house almost directly back of the fire department.	7/13/2020 7:22 PM
19	Enforcing removal of trash/sofas in people's front yards. Fines	7/13/2020 7:18 PM
20	not sure	7/13/2020 5:30 PM
21	making more things and recreational activities for Young Adults age 18 through 26	7/13/2020 3:54 PM
22	Move police funding to different areas of the city budget.	7/13/2020 3:10 PM
23	Meet n Greet with police officers. There is a bad reputation of officers by students and community members.	7/13/2020 3:04 PM
24	Plan	7/13/2020 2:35 PM
25	City app for updates and easy payments	7/13/2020 1:23 PM
26	More social services for the mentally ill, especially when it comes to children.	7/13/2020 12:48 PM
27	Helping lower tuition costs at universities or help students with their tuition directly	7/13/2020 12:43 PM
28	Establish more quality water fountains to encourage using reusable water bottles, and quality water as well.	7/13/2020 12:40 PM
29	Work on a downtown that we can enjoy as families	7/13/2020 12:31 PM
30	A recycling program	7/13/2020 12:20 PM
31	I'm not sure	7/13/2020 12:08 PM
32	Block Parties	7/13/2020 11:59 AM
33	Once it's allowed, having live music in a park would be great.	7/13/2020 11:58 AM
34	Less	7/13/2020 11:49 AM
35	Don't know	7/13/2020 11:22 AM
36	more parks and waking trails	7/13/2020 11:19 AM
37	More public events	7/13/2020 11:19 AM
38	Focus on mental health programs and raise speed limits on open roads	7/13/2020 11:09 AM
39	Getting more food options for the city	7/11/2020 2:40 PM
40	Collecting recycling	7/11/2020 5:31 AM
41	Dedicated yard sale weekend.	7/11/2020 12:21 AM

City of College Place - 2020 City Services / Budget Survey

42	Not sure at this time	7/10/2020 11:49 PM
43	Take care of the storm drain before it damages houses!	7/10/2020 10:35 PM
44	Main Street development	7/10/2020 9:14 PM
45	Send out free dump passes twice a year to College Place residences. It would help clean up the City.	7/10/2020 9:10 PM
46	work to bring new businesses into city	7/10/2020 8:49 PM
47	Build a new police department	7/10/2020 8:47 PM
48	Enforcing junk related and similar ordinances	7/10/2020 8:34 PM
49	?	7/10/2020 8:29 PM
50	Expand the school district boundaries so I have more real estate options.	7/10/2020 7:50 PM
51	Recycling	7/10/2020 6:47 PM
52	Bring a Winco to this area or Fred Meyers	7/10/2020 5:52 PM
53	Public health information drives	7/9/2020 9:08 PM
54	More rec leagues year round	7/9/2020 4:36 PM
55	Getting a Costco.	7/9/2020 6:49 AM
56	Growing city	7/7/2020 10:14 PM
57	Forcing property owners to clean up and maintain their structures.	7/7/2020 7:55 PM
58	Encourage dining out businesses	7/7/2020 7:25 PM
59	Plow the sidewalks. Expecting tenants to do it makes no sense. Many can't. Many don't. Many are vacant. Some are empty lots. You don't have us plow the streets. Samey-same.	7/7/2020 6:32 PM
60	????	7/7/2020 5:21 PM
61	Rec programs	7/7/2020 5:01 PM
62	Street Sweeping on a more regular basis.	7/7/2020 3:42 PM
63	Increase partnerships and consolidations to enhance services to citizens.	7/7/2020 3:12 PM
64	Recycling or consider becoming a zero waste city	7/7/2020 2:21 PM
65	Getting rid of fireworks, or modifying what can be sold. Aside from that, I'd have to think on it and study up on our infrastructure needs.	7/7/2020 1:53 PM
66	Getting College Avenue businesses together to vision for the future, and create some goals that would attract other businesses and tourists	7/7/2020 1:07 PM
67	business outreach	7/7/2020 12:12 PM
68	Streaming city council and commission meetings on social media or on the city website.	7/7/2020 12:03 PM
69	Stop letting Walla Walla University own so much land and do nothing with it.	7/7/2020 12:03 PM
70	Community policing	7/6/2020 11:39 PM
71	animal control	7/6/2020 9:36 PM
72	Recreation Programs	7/6/2020 9:25 PM
73	Initiate a "neighbors on watch" program with community members and the police department. These volunteers, when properly trained, can assist the police department in crime reduction.	7/6/2020 9:04 PM
74	More code enforcement	7/6/2020 8:47 PM
75	Unsure	7/6/2020 8:45 PM
76	focus on basics. we don't need events of programs funded by the city.	7/6/2020 8:35 PM
77	run street sweeper during the summer	7/6/2020 8:16 PM

Q30 What is one thing do you wish the City would do differently?

Answered: 59 Skipped: 110

City of College Place - 2020 City Services / Budget Survey

#	RESPONSES	DATE
1	don't raise taxes	7/29/2020 6:56 PM
2	Yellow light duration seems designed for revenue generation rather than safety. They are too short.	7/22/2020 7:21 AM
3	Street maintenance	7/17/2020 11:45 AM
4	Utilize College Avenue for more small business. There are several empty lots there or run down houses that could be acquired for small business and re-zoned commercial.	7/15/2020 7:47 PM
5	Publish the fact there is a webpage!! I had no idea and I've been here for years!!!	7/15/2020 5:09 PM
6	Communication with temporary residents	7/15/2020 2:36 PM
7	Have more business available Sunday through Monday	7/15/2020 11:47 AM
8	Recycling more	7/15/2020 6:56 AM
9	Reduce firework windows, especially over the 4th (reduce days and hours).	7/14/2020 3:43 PM
10	Planning for the future better	7/14/2020 9:17 AM
11	Asphalt trails instead of concrete. Concrete hurts my joints when I run on it.	7/13/2020 11:20 PM
12	Limit fireworks	7/13/2020 9:33 PM
13	NA	7/13/2020 9:00 PM
14	Accept maintenance of streets in Planned Unit Developments. I pay the same tax as residents outside of PUD's and I still have to pay to maintain our streets.	7/13/2020 7:22 PM
15	.	7/13/2020 7:18 PM
16	not sure	7/13/2020 5:30 PM
17	Involve young adults in decisions about how to make the city work as a community more	7/13/2020 3:54 PM
18	What will the City of College Place look like in 15-20 years... forward thinking	7/13/2020 2:35 PM
19	Better quality of social media posts.	7/13/2020 1:23 PM
20	Its traffic infraction system is known to be strict. If it could be a little more lenient, there would be less stress while driving through town.	7/13/2020 12:43 PM
21	Clean up and pavement of roads	7/13/2020 12:40 PM
22	N/a	7/13/2020 12:31 PM
23	I'm not saying to defund the police, but many times I see that there are unnecessarily multiple police vehicles when enforcing traffic laws.	7/13/2020 12:08 PM
24	N/A	7/13/2020 11:59 AM
25	Adjust the timing on the traffic signals at College Avenue and Whitman Drive. When you're on College Avenue and a car approaches on Whitman and the light turns red for that other car, the wait until green seems a bit too long. I presume the controller is programmed based on traffic data, and I don't claim to know better than traffic engineers, but as a driver, if you get that light red, it's just a pretty long wait.	7/13/2020 11:58 AM
26	Less	7/13/2020 11:49 AM
27	Be more welcoming to those who aren't right-wing	7/13/2020 11:22 AM
28	na	7/13/2020 11:19 AM
29	Citywide recycling along with garbage disposal	7/13/2020 11:09 AM
30	I like the way we are going	7/11/2020 2:40 PM
31	Nothing	7/11/2020 12:21 AM
32	I wish the City would not allow fireworks at all. But if you will continue to then you should not permit them for as long as you do, they should just be permitted on the fourth of July. Not for 3 days prior and not from 9am- 10pm during that time. Most residents have to work, there are animals who have a hard time with fireworks and then there are veterans with PTSD. It is just inconsiderate and selfish to continue to allow fireworks for 4 days from 9am-10pm. It's a mistake on the city's part . There should also be restrictions on what can be set off. There were too many fires and our emergency services were overwhelmed. There were 2 fires caused by fireworks that ended up causing damage to 3 homes this year. That's 3 houses too many. Fireworks need to be banned	7/10/2020 11:49 PM
33	?	7/10/2020 10:35 PM
34	N/A	7/10/2020 9:14 PM
35	?	7/10/2020 9:10 PM
36	more community events	7/10/2020 8:49 PM
37	Utilize their snow equipment, plow the roads and salt	7/10/2020 8:47 PM
38	I mentioned the public works thing before but really have a look at it. Ask PBS, Culbert, and citizens for their genuine feedback. Poor poor leadership, very slow decision making,	7/10/2020 8:34 PM

City of College Place - 2020 City Services / Budget Survey

	ultimately at the expense of the residents in one form or another.	
39	?	7/10/2020 8:29 PM
40	Hold events on Saturdays	7/10/2020 8:09 PM
41	Traffic enforcement.	7/10/2020 7:50 PM
42	Recycling	7/10/2020 6:47 PM
43	Lower taxes so home owning isn't so high	7/10/2020 5:52 PM
44	Not charge so much for storm water	7/9/2020 4:36 PM
45	Normal roads, not chip seal.	7/9/2020 6:49 AM
46	Grow	7/7/2020 10:14 PM
47	Better way of charging for water and sewer. I think it is ridiculously expensive.	7/7/2020 7:25 PM
48	Make better use of the city website. If people are calling with the same questions, put the answers on the website. Examples: more detailed building permit info. Local fireworks regs. Put the non-emergency police numbers up front. Since the UB doesn't really report anything about local development, put that.	7/7/2020 6:32 PM
49	Street maintenance. Figure out how to repave. The rocky surface stuff stinks. Its hard to drive on.	7/7/2020 5:01 PM
50	Only allow fireworks for one day during 4th of July (not four days)	7/7/2020 2:21 PM
51	Right now with COVID, nothing. But later on, encourage a larger Farmer's Market.	7/7/2020 1:53 PM
52	Retain and attract businesses that fit our community	7/7/2020 1:07 PM
53	?	7/7/2020 12:12 PM
54	Find a way for community recycling	7/6/2020 11:39 PM
55	?	7/6/2020 9:36 PM
56	Economic Development	7/6/2020 9:25 PM
57	If the city could add pet licensing fee payments online, you might get more compliance. It's difficult sometimes going to the police department to purchase a yearly license.	7/6/2020 9:04 PM
58	More outreach to the community so we can know who you are and become partners with you for a better City	7/6/2020 8:45 PM
59	Stop trying to be more than just a bedroom community.	7/6/2020 8:35 PM

Q31 What is one thing do you wish the City would stop doing?

Answered: 53 Skipped: 116

City of College Place - 2020 City Services / Budget Survey

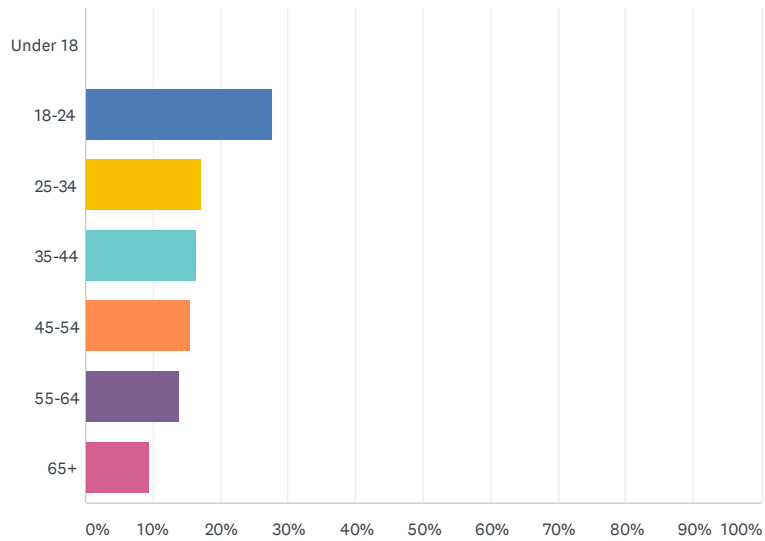
#	RESPONSES	DATE
1	Na	7/29/2020 6:56 PM
2	I wish the City would stop charging so much for stormwater.	7/22/2020 7:21 AM
3	Can't think of anything	7/15/2020 5:09 PM
4	Unsure	7/15/2020 2:36 PM
5	Closing things down on certain days	7/15/2020 11:47 AM
6	Not recycling	7/15/2020 6:56 AM
7	Issuing any fireworks permits outside ordinance windows.	7/14/2020 3:43 PM
8	Catering to the Adventist crowd. They aren't the only religion that calls CP home.	7/14/2020 9:17 AM
9	Waiting to maintain icy roads until it is too late.	7/13/2020 11:20 PM
10	NA	7/13/2020 9:00 PM
11	Can't think of anything.	7/13/2020 7:22 PM
12	.	7/13/2020 7:18 PM
13	not sure	7/13/2020 5:30 PM
14	not letting young adults express themselves and allowing housing to be so bad for those that can't afford it.	7/13/2020 3:54 PM
15	Lying on police bias reports	7/13/2020 3:04 PM
16	Excuses	7/13/2020 2:35 PM
17	Giving people who refuse to wear a mask a pass.	7/13/2020 12:48 PM
18	I am not sure	7/13/2020 12:43 PM
19	Spending too much money on the police force	7/13/2020 12:40 PM
20	N/a	7/13/2020 12:31 PM
21	Nothing bothers me to the point where I wish they would stop doing, it's actually a very nice little town	7/13/2020 12:08 PM
22	N/A	7/13/2020 11:59 AM
23	Nothing. I think everything you're doing is great.	7/13/2020 11:58 AM
24	More	7/13/2020 11:49 AM
25	Elevate terrible views uncritically	7/13/2020 11:22 AM
26	na	7/13/2020 11:19 AM
27	Nothing	7/11/2020 12:21 AM
28	Allowing fireworks! They should be banned all together	7/10/2020 11:49 PM
29	?	7/10/2020 10:35 PM
30	N/A	7/10/2020 9:14 PM
31	Code Enforcement on the weekend.	7/10/2020 9:10 PM
32	Fireworks	7/10/2020 8:34 PM
33	?	7/10/2020 8:29 PM
34	Worrying about dogs barking. Dogs bark it's what they do.	7/10/2020 6:47 PM
35	Putting armed police in schools. They're literally down the street. We don't need guns in school.	7/9/2020 9:08 PM
36	Over charging storm water	7/9/2020 4:36 PM
37	Chip seal roads	7/9/2020 6:49 AM
38	Increasing taxes	7/7/2020 10:14 PM
39	Putting in traffic signals where they aren't needed.	7/7/2020 7:28 PM
40	Chip sealing streets instead of replacing.	7/7/2020 7:25 PM
41	Pay attention to demographics. It's not an Adventist town anymore. There are a LOT of Hispanics. There are a lot of poor people and couch surfers here. And ferrel cats.	7/7/2020 6:32 PM
42	Catering to the University.	7/7/2020 5:01 PM
43	Allowing large housing developments instead of thoughtfully designed urban development	7/7/2020 2:21 PM
44	See above...Stop selling fireworks that are illegal in other communities. It really gives CP a reputation of indifference.	7/7/2020 1:53 PM
45	I love living here	7/7/2020 12:12 PM

City of College Place - 2020 City Services / Budget Survey

46	Stop ignoring the need to manage landscaping along Taumaron in front of the Harvest Meadows subdivision	7/7/2020 12:03 PM
47	Listening to outside influences on how to run our city	7/6/2020 11:39 PM
48	?	7/6/2020 9:36 PM
49	Catering to the Adventists. Other people exist here.	7/6/2020 9:25 PM
50	I'm not a fan of fireworks and realize that I am in the minority opinion on that. I live part-time in a city that has banned ALL fireworks ALL year and the fires and accidents have diminished considerably.	7/6/2020 9:04 PM
51	Backflow testing annually	7/6/2020 8:47 PM
52	Unsure	7/6/2020 8:45 PM
53	social programs.	7/6/2020 8:35 PM

Q32 What is your age?

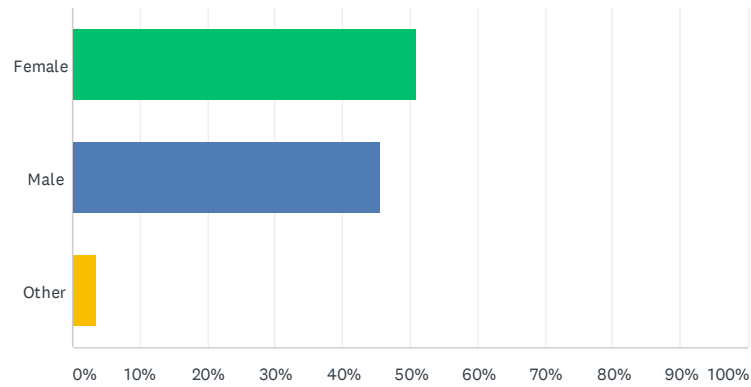
Answered: 116 Skipped: 53



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	27.59%	32
25-34	17.24%	20
35-44	16.38%	19
45-54	15.52%	18
55-64	13.79%	16
65+	9.48%	11
TOTAL		116

Q33 What is your gender?

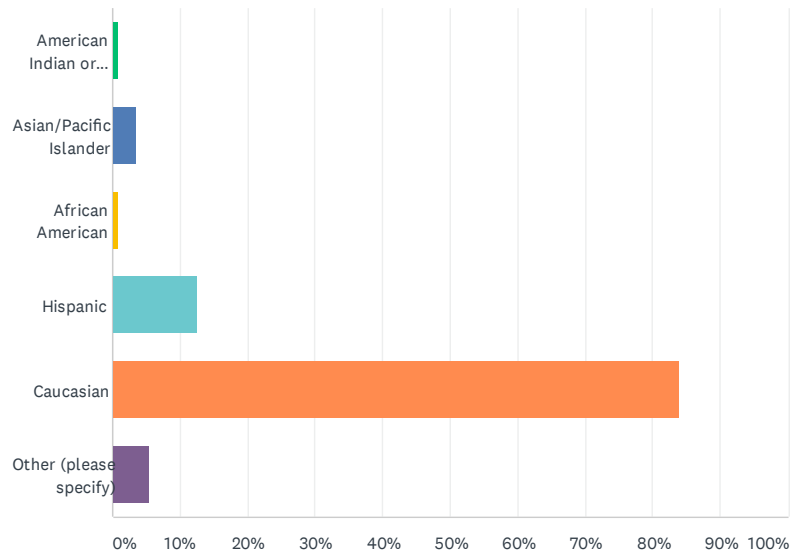
Answered: 114 Skipped: 55



ANSWER CHOICES	RESPONSES	
Female	50.88%	58
Male	45.61%	52
Other	3.51%	4
TOTAL		114

Q34 Which race/ethnicity best describes you? (Please choose only one)

Answered: 112 Skipped: 57

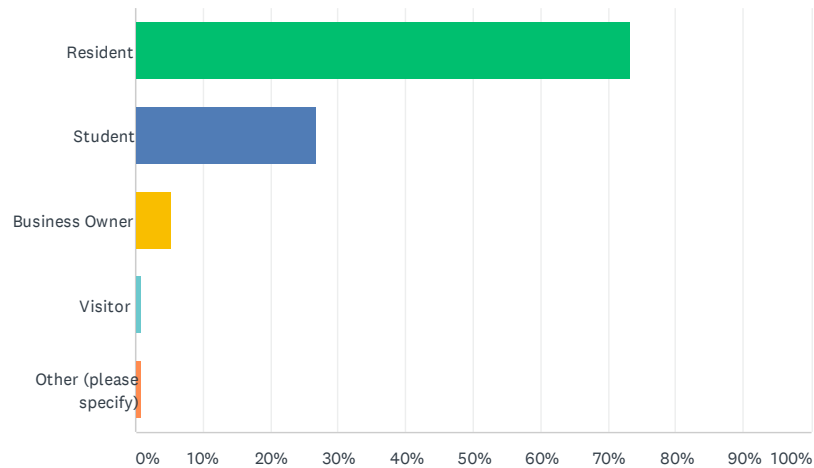


ANSWER CHOICES	RESPONSES
American Indian or Alaskan Native	0.89% 1
Asian/Pacific Islander	3.57% 4
African American	0.89% 1
Hispanic	12.50% 14
Caucasian	83.93% 94
Other (please specify)	5.36% 6
Total Respondents: 112	

#	OTHER (PLEASE SPECIFY)	DATE
1	Human	7/14/2020 3:44 PM
2	.	7/13/2020 5:31 PM
3	Mixed	7/13/2020 12:40 PM
4	Do not wish to disclose	7/10/2020 11:50 PM
5	Two or more races	7/10/2020 8:10 PM
6	None of your business	7/10/2020 6:47 PM

Q35 What best describes you? (check all that apply)

Answered: 116 Skipped: 53

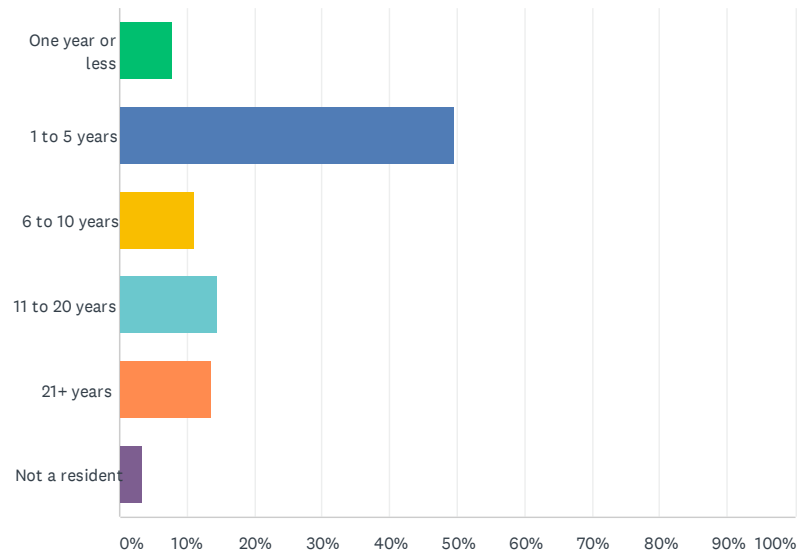


ANSWER CHOICES		RESPONSES	
Resident		73.28%	85
Student		26.72%	31
Business Owner		5.17%	6
Visitor		0.86%	1
Other (please specify)		0.86%	1
Total Respondents: 116			

#	OTHER (PLEASE SPECIFY)	DATE
1	City employee.	7/10/2020 9:12 PM

Q36 Length of Residency in the City?

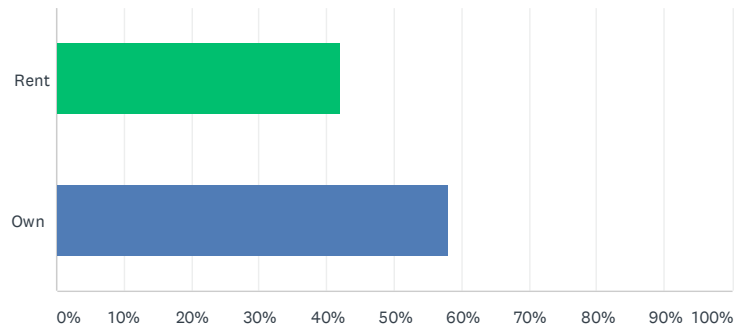
Answered: 117 Skipped: 52



ANSWER CHOICES	RESPONSES	
One year or less	7.69%	9
1 to 5 years	49.57%	58
6 to 10 years	11.11%	13
11 to 20 years	14.53%	17
21+ years	13.68%	16
Not a resident	3.42%	4
TOTAL		117

Q37 Do you rent or own your place of residence?

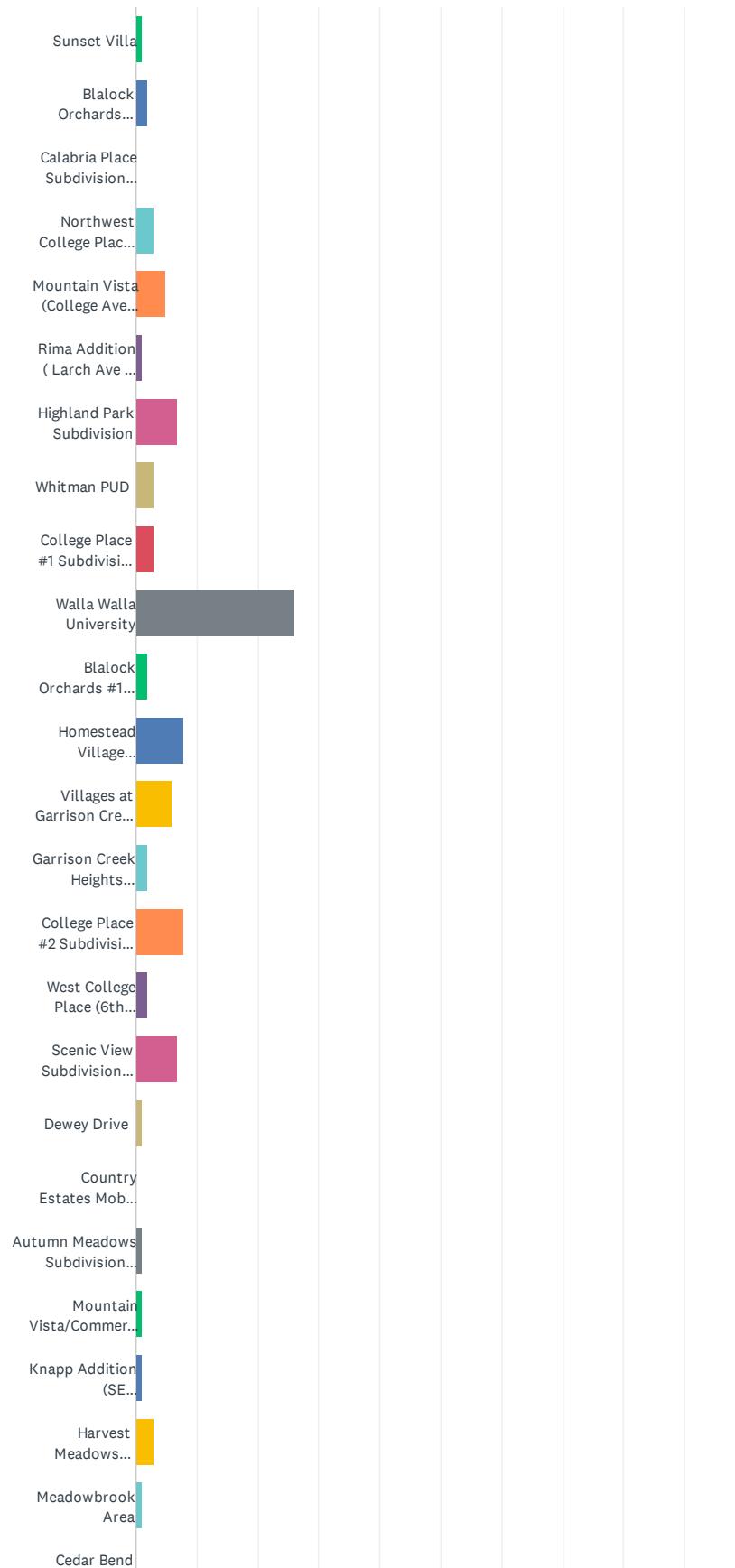
Answered: 114 Skipped: 55



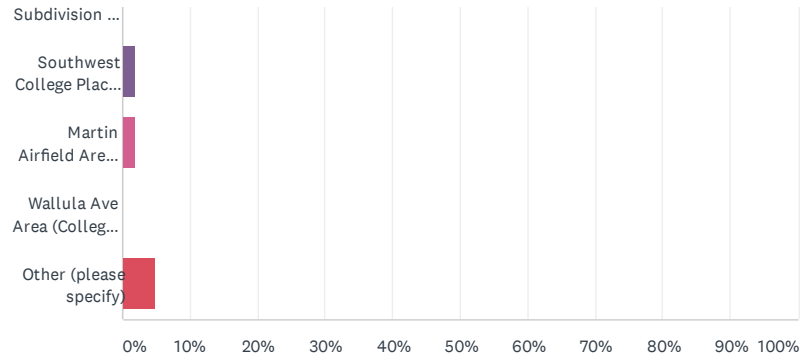
ANSWER CHOICES	RESPONSES	
Rent	42.11%	48
Own	57.89%	66
TOTAL		114

Q38 What neighborhood of the City do you live in?

Answered: 104 Skipped: 65



City of College Place - 2020 City Services / Budget Survey



ANSWER CHOICES	RESPONSES	
Sunset Villa	0.96%	1
Blalock Orchards (Wallula to the North, Myra to the east, C Street to the south, College Ave to the west)	1.92%	2
Calabria Place Subdivision (Blalock Dr to the north, College Ave to the east, RR Tracks to the south)	0.00%	0
Northwest College Place (RR tracks to the north, College Ave to the east, Whitman Dr to the south, Hussey St to the west)	2.88%	3
Mountain Vista (College Ave to the west, C Street to the north, Larch Ave to the east, Whitman Dr to the south)	4.81%	5
Rima Addition (Larch Ave to the west, C Street to the north, Myra Rd to the east, Bluff to the south)	0.96%	1
Highland Park Subdivision	6.73%	7
Whitman PUD	2.88%	3
College Place #1 Subdivision (Whitman Dr to the north, Elm Street to the east, 4th Street to the south, College Ave to the west)	2.88%	3
Walla Walla University	25.96%	27
Blalock Orchards #1 Subdivision (Whitman Dr to the north, Davis Ave to the east, 4th Street to the south, Academy Way to the west)	1.92%	2
Homestead Village Subdivision (Homestead/Doans Ave area)	7.69%	8
Villages at Garrison Creek Subdivision (Area around Garrison Village Way)	5.77%	6
Garrison Creek Heights Subdivision (Sentry/Marine Dr Area)	1.92%	2
College Place #2 Subdivision (4th Street to the north, Larch Ave to the east, 12th Street to the south, College Ave to the west)	7.69%	8
West College Place (6th Street to the north, College Ave to the east, Mojonner Rd to the south, city limits to the west)	1.92%	2
Scenic View Subdivision (12th Street to the north, Larch Ave to the east, Lamperti St to the south, College Ave to the west)	6.73%	7
Dewey Drive	0.96%	1
Country Estates Mobile Home Park (Scenic View Dr/Mockingbird Dr)	0.00%	0
Autumn Meadows Subdivision (Scenic View Dr/Newgate Area)	0.96%	1
Mountain Vista/Commercial Drive Area (12th Street to the north, Myra Rd to the east, SR 125 to the south, Autumn Meadows to the west)	0.96%	1
Knapp Addition (SE Constitution/Independence Drive Area)	0.96%	1
Harvest Meadows Subdivision (SE Harvest/Larch Ave)	2.88%	3
Meadowbrook Area	0.96%	1
Cedar Bend Subdivision (SE Pepperridge/SE Cedar Bend Drive Area)	0.00%	0
Southwest College Place (Southwest of the College Avenue/Mojonnier Rd Intersection)	1.92%	2
Martin Airfield Area (College Place UGA)	1.92%	2
Wallula Ave Area (College Place UGA)	0.00%	0
Other (please specify)	4.81%	5
TOTAL		104

City of College Place - 2020 City Services / Budget Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	I dont know	7/15/2020 5:11 PM
2	Walla Walla Resident	7/14/2020 11:23 AM
3	Hawthorne Place	7/13/2020 7:18 PM
4	NW Destito Ct	7/10/2020 10:36 PM
5	Walla Walla	7/10/2020 9:12 PM

Q39 Any general comments or suggestions?

Answered: 37 Skipped: 132

City of College Place - 2020 City Services / Budget Survey

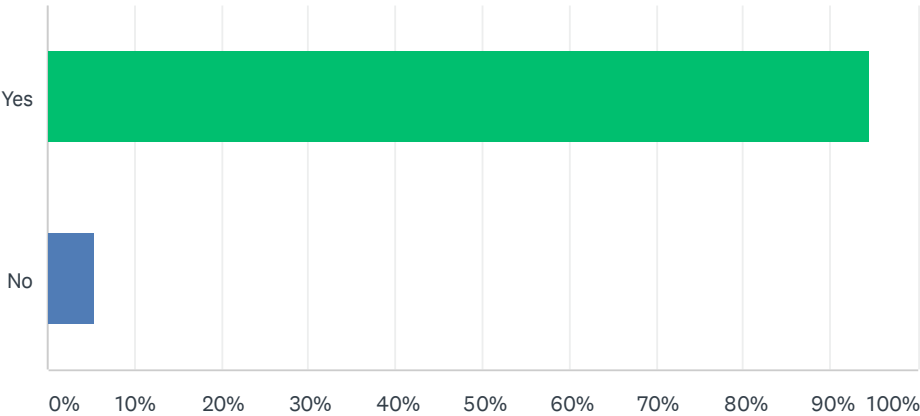
#	RESPONSES	DATE
1	na	7/29/2020 6:57 PM
2	Keep up the good work	7/15/2020 2:38 PM
3	Please support our police department. I see them out there and they seem very worn down. Please provide them the equipment and training they need to continue to make our community safe	7/15/2020 11:49 AM
4	No	7/15/2020 6:57 AM
5	Thank you for posting a survey.	7/14/2020 3:44 PM
6	I hate this middle of nowhere town so much.	7/13/2020 9:01 PM
7	Good job, enjoy living here.	7/13/2020 8:03 PM
8	.	7/13/2020 7:19 PM
9	n	7/13/2020 5:31 PM
10	Thank you for conducting this survey, it makes me feel a bit happier knowing that the city is actually trying to make things better.	7/13/2020 3:55 PM
11	I appreciate the overall feel of the town. It contrasts a lot with the city in Mexico I used to live in. Thank you for your hard work!	7/13/2020 12:43 PM
12	2 patrol officers minimum a shift	7/13/2020 12:41 PM
13	Do not defund the police!	7/13/2020 12:22 PM
14	This is a very nice city, there are not many changes that need to be made	7/13/2020 12:09 PM
15	N/a	7/13/2020 12:00 PM
16	Thank you for the opportunity to help shape College Place's future.	7/13/2020 12:00 PM
17	No	7/13/2020 11:50 AM
18	Just more parks trails. Also streetlights on the side streets.	7/13/2020 11:21 AM
19	When you asked about the City web site I have to confess about 4 yrs ago I tried to glean some info but found it not user friendly, so I haven't been back. So I really don't know about the website just the web site I didn't like to use. I am all most 70 but I am very computer literate.	7/11/2020 3:47 AM
20	Your survey is too long.	7/10/2020 10:36 PM
21	N/A	7/10/2020 9:15 PM
22	The City is doing great! This is the best time to ever work for the City of CP!!!	7/10/2020 9:14 PM
23	I feel it is very important that our police department gets recognized for the good work they do everyday. For safety - I believe 2 patrol officers should be on shift at all times. No officer should work a shift on patrol by themselves . They respond to high priority calls by themselves on a regular basis . I also believe their police department is outdated and not secure. It has been recently renovated but still does not accommodate the officers.	7/10/2020 8:51 PM
24	I really like our PD	7/10/2020 8:35 PM
25	Nope, thanks for doing this survey.	7/9/2020 6:50 AM
26	I do appreciate all the changes that have been happening over the last 2 to 3 years. There is improvement happening and it is quite noticeable thank you	7/7/2020 7:56 PM
27	It's a nice town. It's not a great town. Seems to be stagnating now. Overall, city government here is WAY BETTER than Walla Walla, which is why I'm here. Proximity to M-F seems like a missed opportunity. I hope you can attract more businesses. Keep at it:)	7/7/2020 6:54 PM
28	Stay the faith. Try to keep the citizens informed of long range plans. Keep hiring top notch people.	7/7/2020 5:27 PM
29	This too long	7/7/2020 5:23 PM
30	Consider additions and improvements to our city that will attract remote workers or digital nomads. They will live and contribute to the city economically but will not put a strain on the job market.	7/7/2020 2:30 PM
31	Focus on maintaining what we have and what we enjoy, rather than trying to find ways to expand it, bring in more businesses. Its the small town feeling that people seek most in CP.	7/7/2020 1:55 PM
32	I appreciate Mike's innovative and effective leadership. Keep up the good work!	7/7/2020 1:08 PM
33	Thank you for requesting citizen feedback and for making College Place such a wonderful city to live and raise a family in.	7/7/2020 12:04 PM
34	Find activities for children, our most valuable residents.	7/6/2020 11:41 PM
35	stick to the basics as we go into difficult times. don't try to do it all	7/6/2020 9:38 PM
36	I enjoy how accessible our government public servants are. Thank you!	7/6/2020 9:05 PM
37	Things are a whole lot better than 10-15 years ago. Take the brakes off development. Let clubs	7/6/2020 8:43 PM

City of College Place - 2020 City Services / Budget Survey

and groups use the parks for youth sports and festivals, charge a small fee. get the government out of it.

Q1 The mission statement of the City is "Our Mission is to provide leadership and effective, fiscally responsible services that achieve our community's vision". Do you feel that is still relevant?

Answered: 111 Skipped: 0



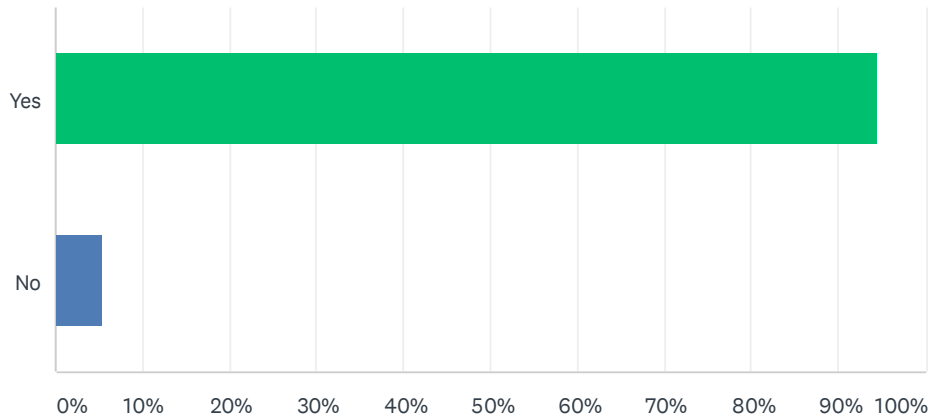
ANSWER CHOICES	RESPONSES	
Yes	94.59%	105
No	5.41%	6
TOTAL		111

Q2 If you feel the mission statement is no longer relevant, what should it be?

Answered: 22 Skipped: 89

Q3 The values in the adopted Strategic Plan are: Open and Honest, Cooperation, Respect, Service, and Diversity. Do you feel the values are still relevant?

Answered: 111 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	94.59%	105
No	5.41%	6
TOTAL		111

Q4 If no, what values should be added to the Strategic Plan?

Answered: 15 Skipped: 96

Q5 What are your greatest concerns for the future of the City?

Answered: 67 Skipped: 44

Q6 What should the City be doing more of?

Answered: 61 Skipped: 50

Q7 What does the City do well?

Answered: 65 Skipped: 46

Q8 What things does the City need to improve on?

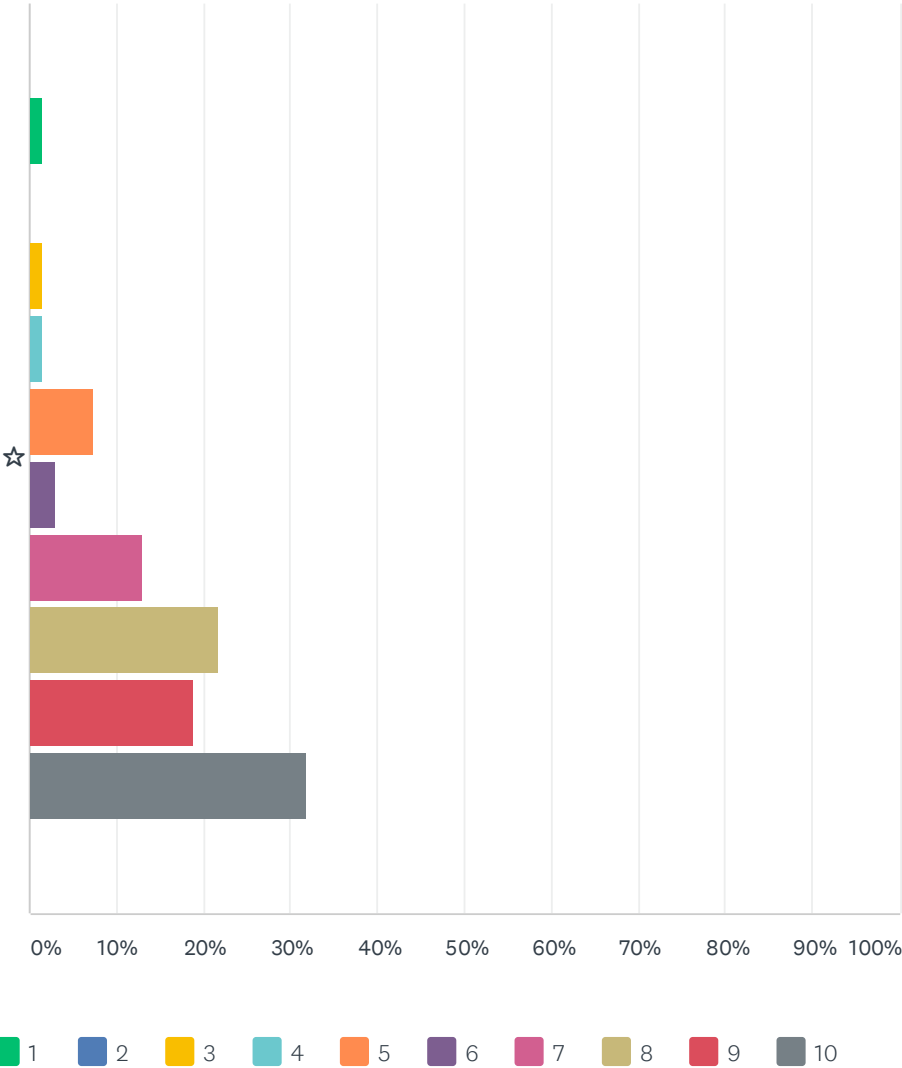
Answered: 61 Skipped: 50

Q9 If you could change one thing about the City, what would it be?

Answered: 57 Skipped: 54

Q10 Please indicate your satisfaction with the quality of City Administration services?

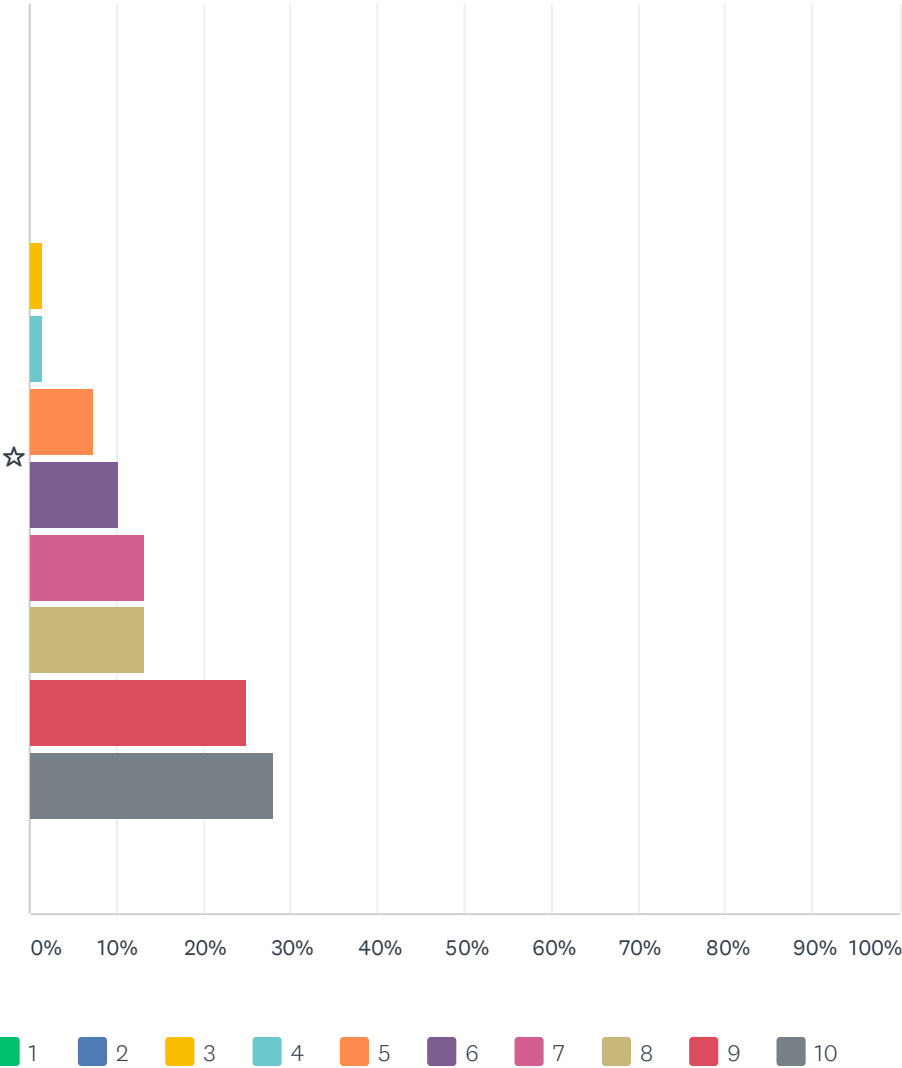
Answered: 69 Skipped: 42



	1	2	3	4	5	6	7	8	9	10	TOTAL	WEIGHTED AVERAGE
☆	1.45% 1	0.00% 0	1.45% 1	1.45% 1	7.25% 5	2.90% 2	13.04% 9	21.74% 15	18.84% 13	31.88% 22	69	8.19

Q11 Please indicate your satisfaction with the quality of City Clerk's office services?

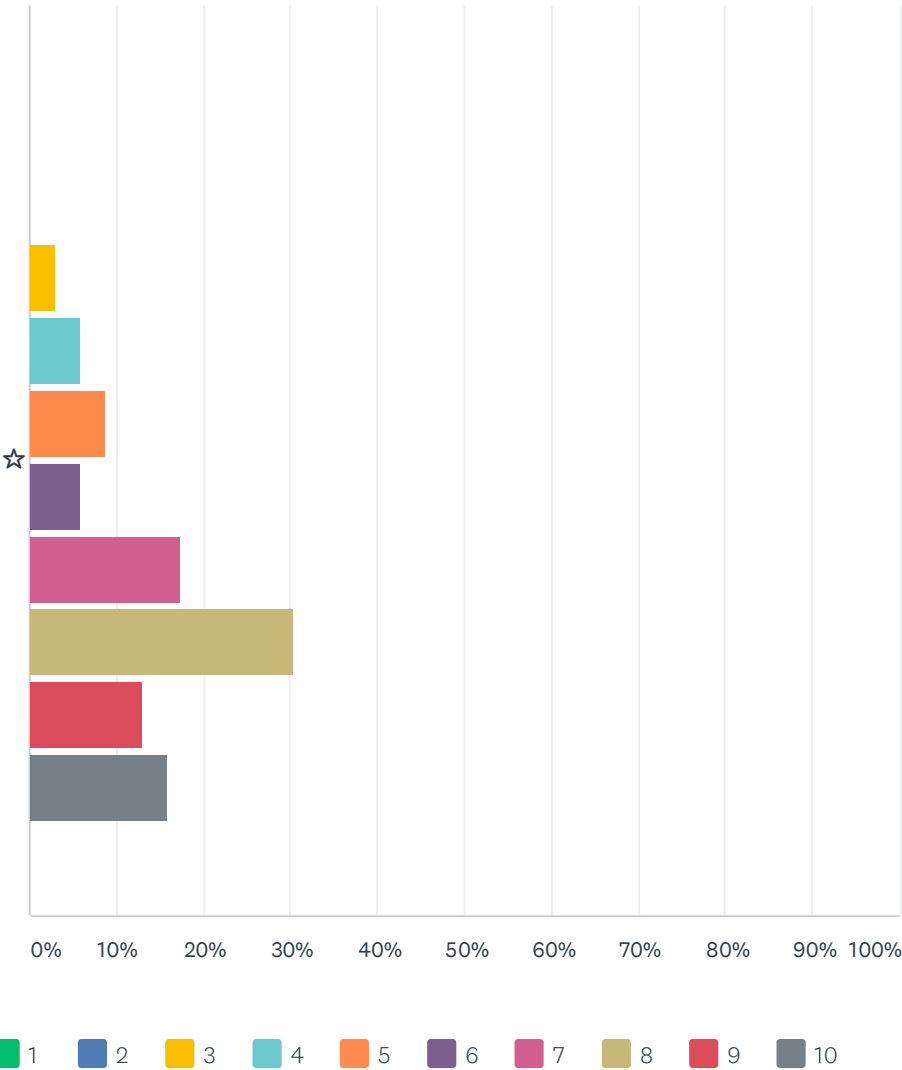
Answered: 68 Skipped: 43



	1	2	3	4	5	6	7	8	9	10	TOTAL	WEIGHTED AVERAGE
☆	0.00% 0	0.00% 0	1.47% 1	1.47% 1	7.35% 5	10.29% 7	13.24% 9	13.24% 9	25.00% 17	27.94% 19	68	8.12

Q12 Please indicate your satisfaction with the quality of Community Development Department services?

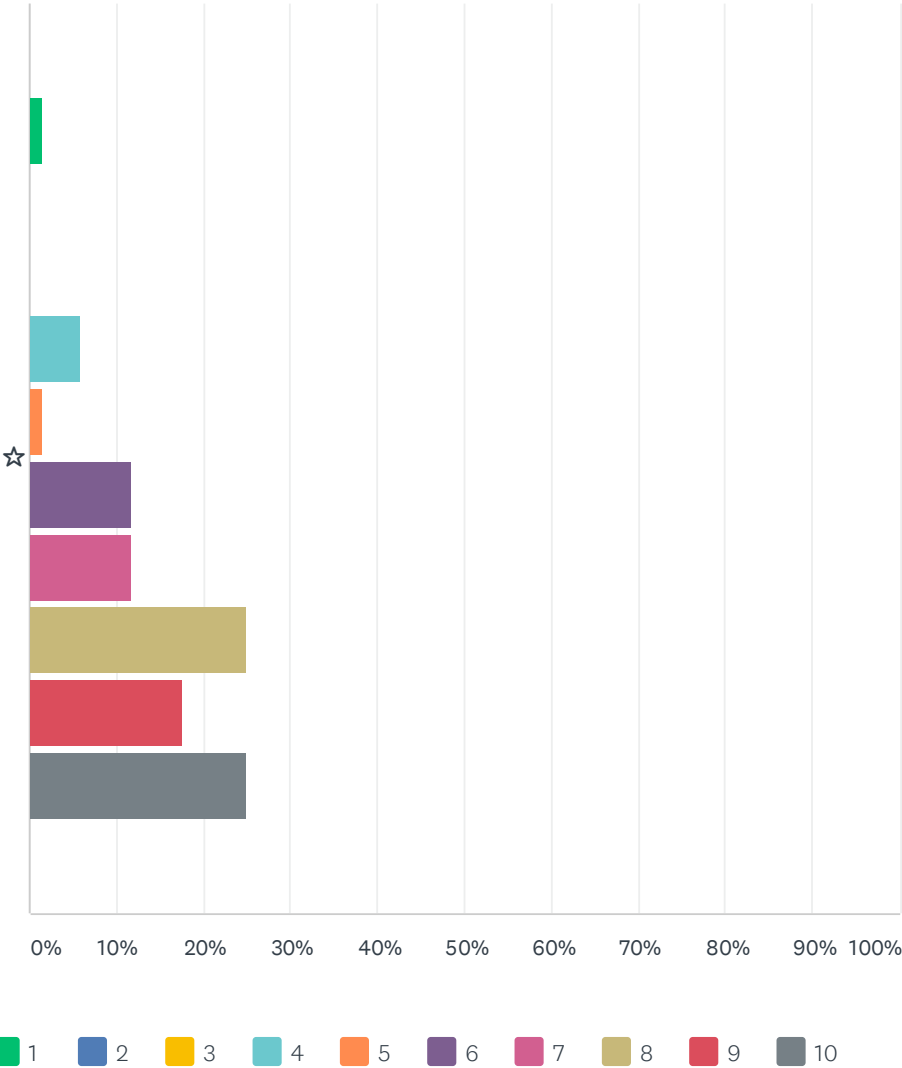
Answered: 69 Skipped: 42



	1	2	3	4	5	6	7	8	9	10	TOTAL	WEIGHTED AVERAGE
☆	0.00% 0	0.00% 0	2.90% 2	5.80% 4	8.70% 6	5.80% 4	17.39% 12	30.43% 21	13.04% 9	15.94% 11	69	7.52

Q13 Please indicate your satisfaction with the quality of Finance Department services?

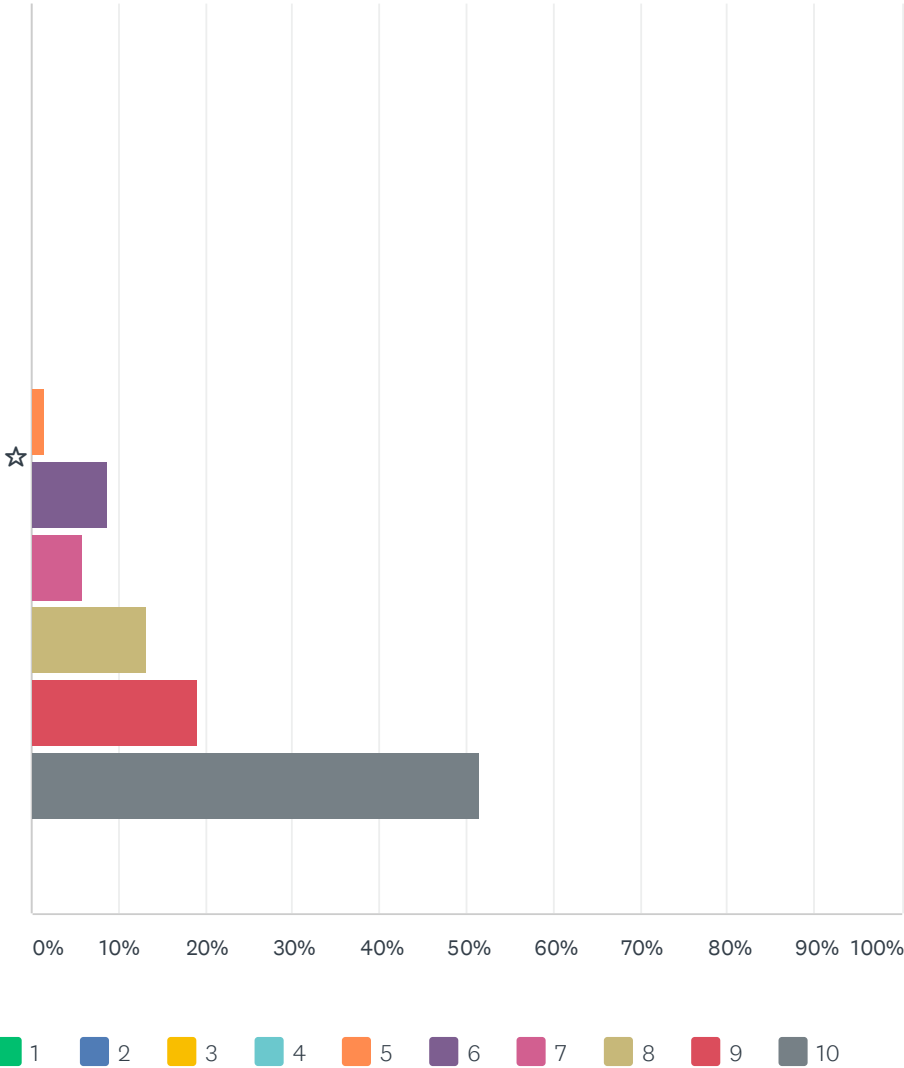
Answered: 68 Skipped: 43



	1	2	3	4	5	6	7	8	9	10	TOTAL	WEIGHTED AVERAGE
☆	1.47% 1	0.00% 0	0.00% 0	5.88% 4	1.47% 1	11.76% 8	11.76% 8	25.00% 17	17.65% 12	25.00% 17	68	7.94

Q14 Please indicate your satisfaction with the quality of Fire Department services?

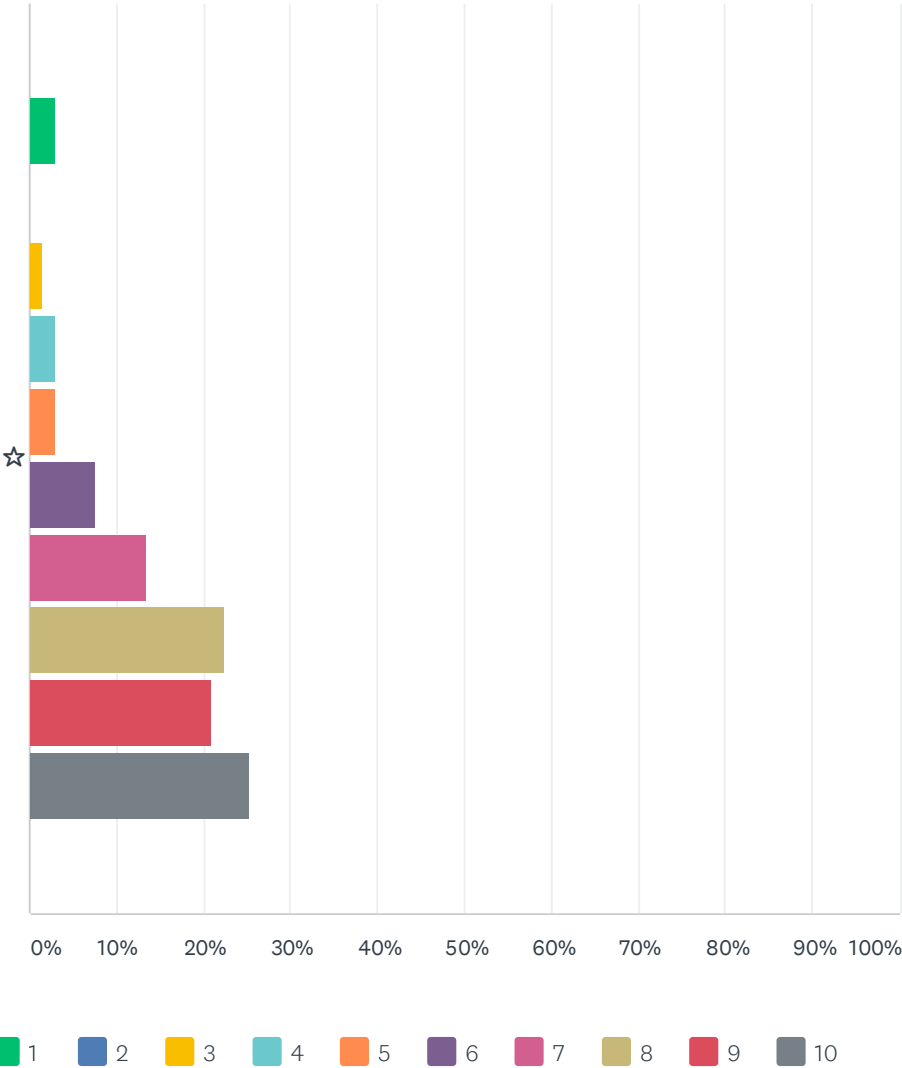
Answered: 68 Skipped: 43



	1	2	3	4	5	6	7	8	9	10	TOTAL	WEIGHTED AVERAGE
☆	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1.47% 1	8.82% 6	5.88% 4	13.24% 9	19.12% 13	51.47% 35	68	8.94

Q15 Please indicate your satisfaction with the quality of Human Resources Department services?

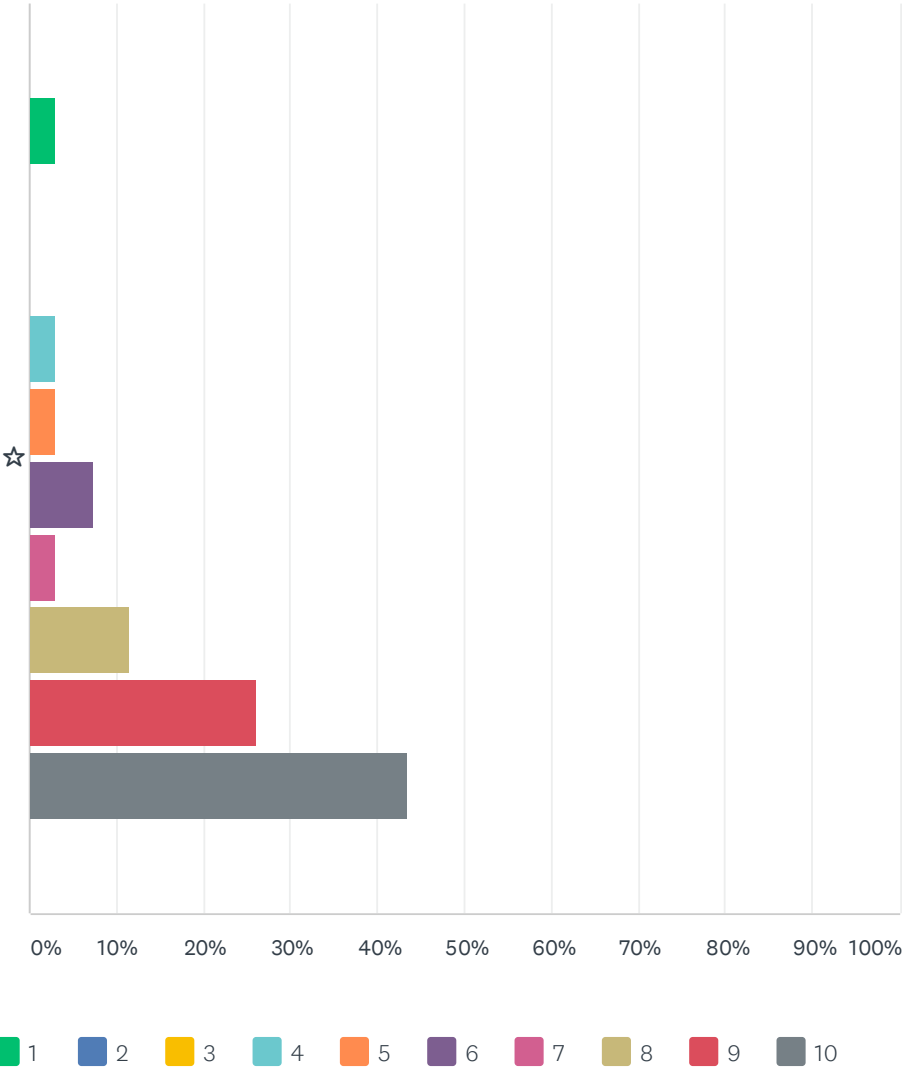
Answered: 67 Skipped: 44



	1	2	3	4	5	6	7	8	9	10	TOTAL	WEIGHTED AVERAGE
☆	2.99% 2	0.00% 0	1.49% 1	2.99% 2	2.99% 2	7.46% 5	13.43% 9	22.39% 15	20.90% 14	25.37% 17	67	7.94

Q16 Please indicate your satisfaction with the quality of Police Department services?

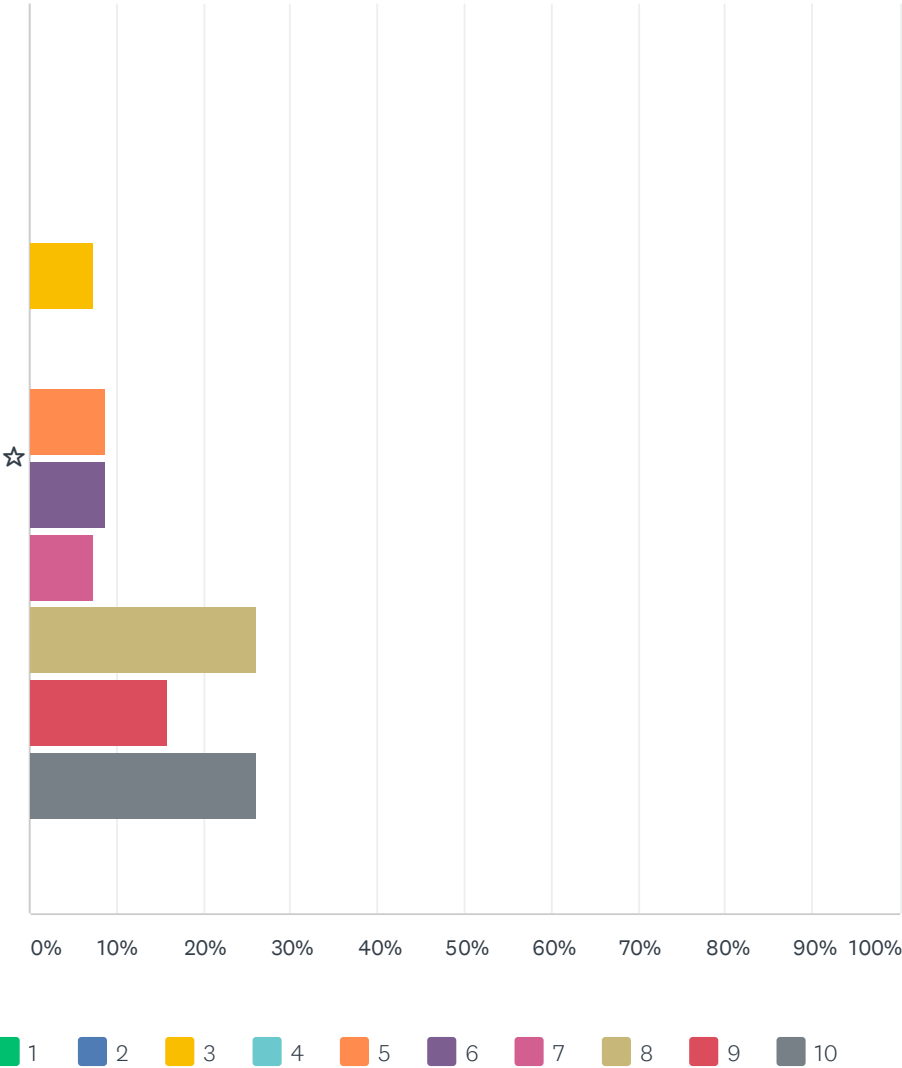
Answered: 69 Skipped: 42



	1	2	3	4	5	6	7	8	9	10	TOTAL	WEIGHTED AVERAGE
☆	2.90% 2	0.00% 0	0.00% 0	2.90% 2	2.90% 2	7.25% 5	2.90% 2	11.59% 8	26.09% 18	43.48% 30	69	8.55

Q17 Please indicate your satisfaction with the quality of Public Works Department services?

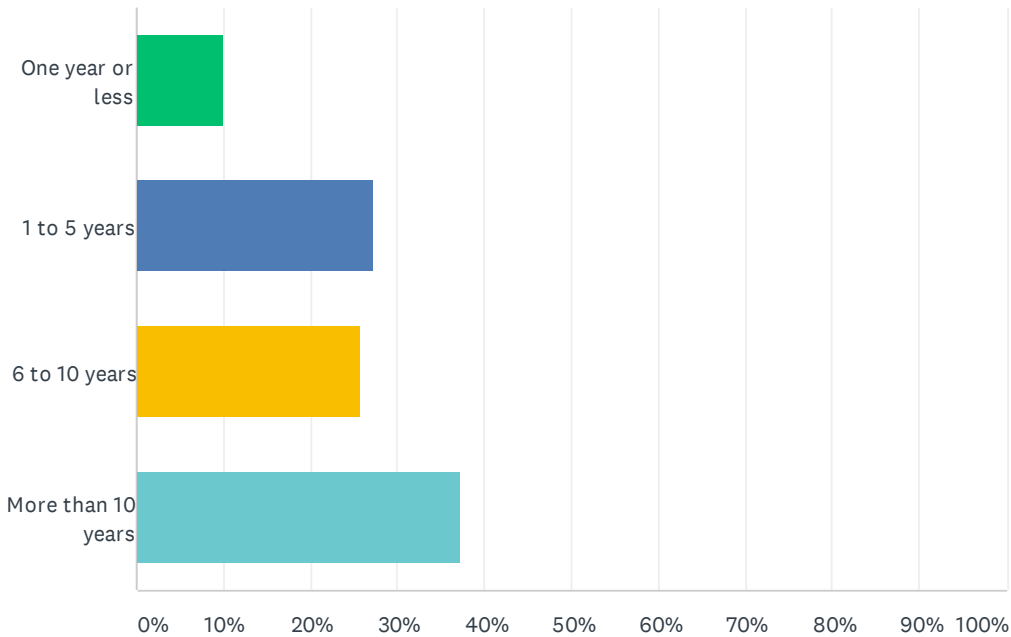
Answered: 69 Skipped: 42



	1	2	3	4	5	6	7	8	9	10	TOTAL	WEIGHTED AVERAGE
☆	0.00% 0	0.00% 0	7.25% 5	0.00% 0	8.70% 6	8.70% 6	7.25% 5	26.09% 18	15.94% 11	26.09% 18	69	7.81

Q18 Length of Residency in the City of College Place

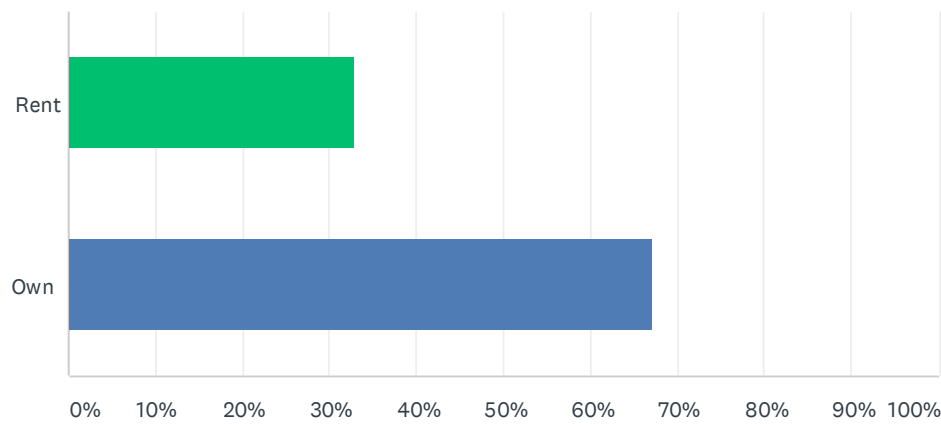
Answered: 70 Skipped: 41



ANSWER CHOICES	RESPONSES	
One year or less	10.00%	7
1 to 5 years	27.14%	19
6 to 10 years	25.71%	18
More than 10 years	37.14%	26
TOTAL		70

Q19 Rent or Own Place of Residence?

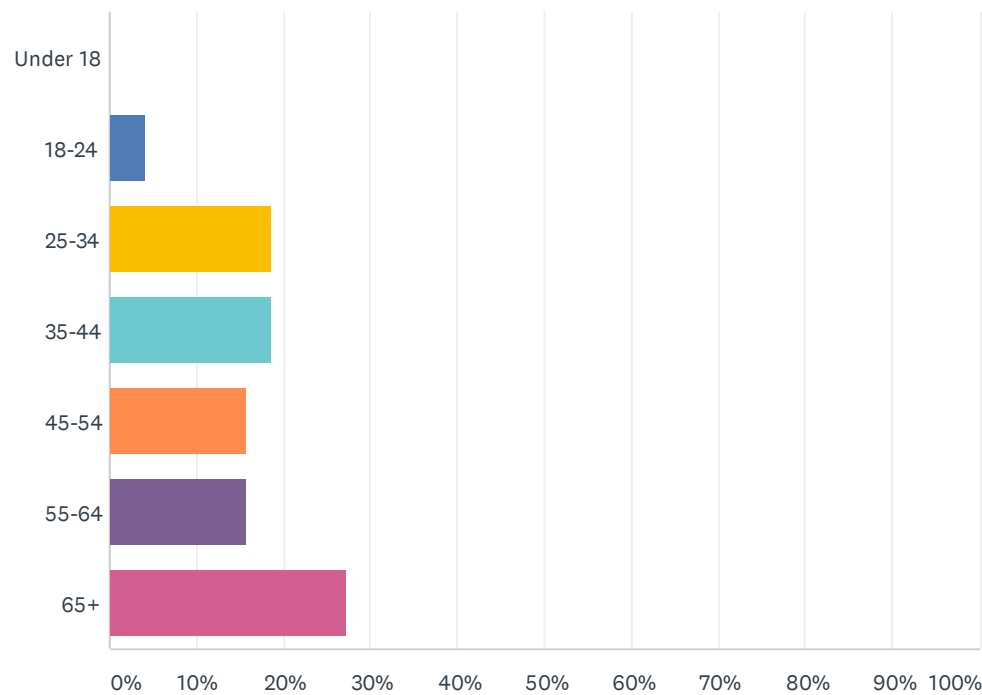
Answered: 70 Skipped: 41



ANSWER CHOICES	RESPONSES	
Rent	32.86%	23
Own	67.14%	47
TOTAL		70

Q20 Age

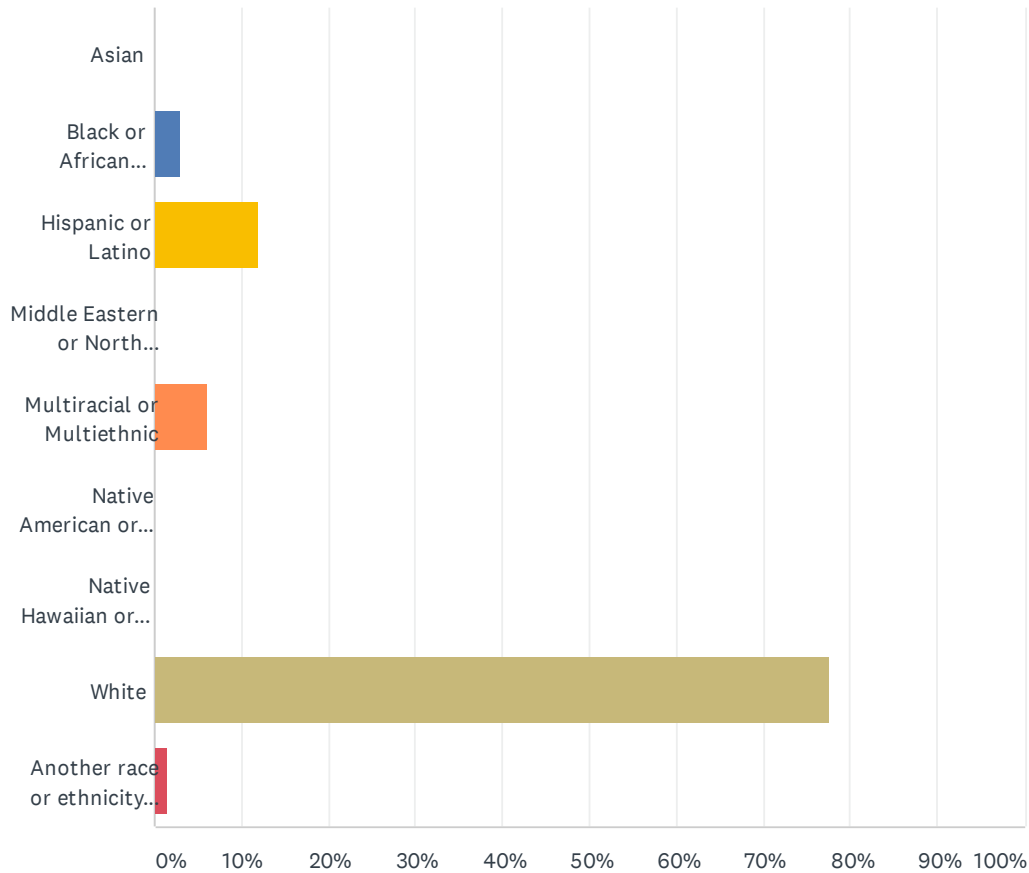
Answered: 70 Skipped: 41



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	4.29%	3
25-34	18.57%	13
35-44	18.57%	13
45-54	15.71%	11
55-64	15.71%	11
65+	27.14%	19
TOTAL		70

Q21 What is your race or ethnicity?

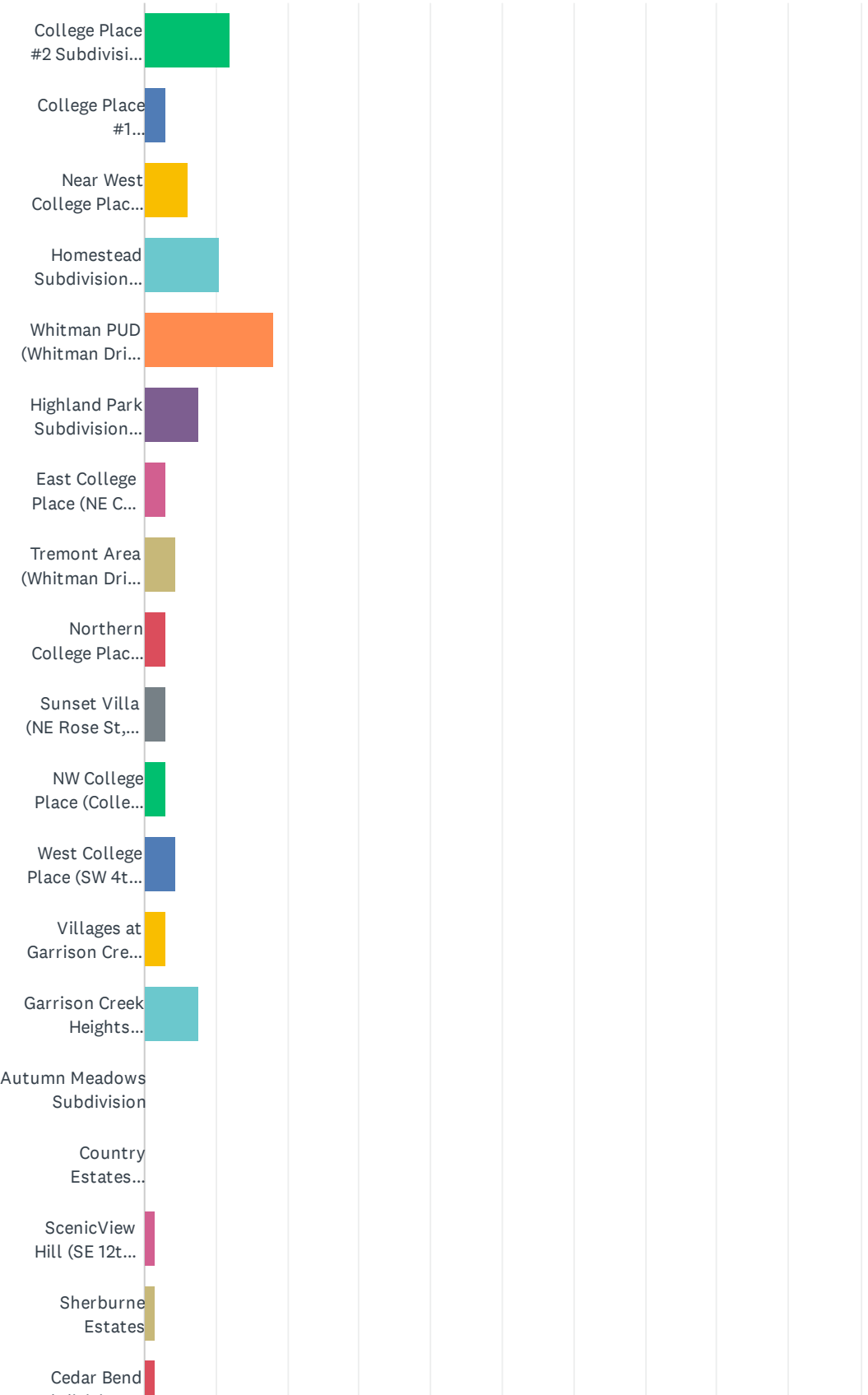
Answered: 67 Skipped: 44



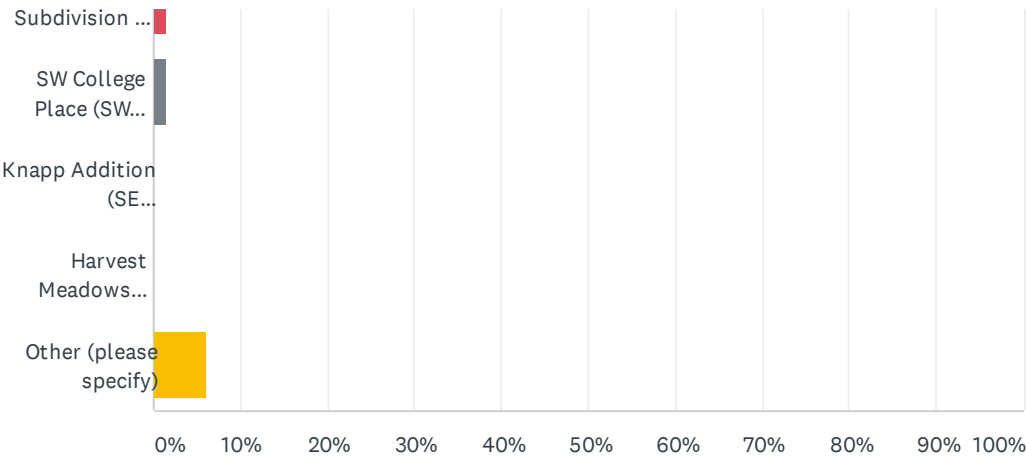
ANSWER CHOICES	RESPONSES	
Asian	0.00%	0
Black or African American	2.99%	2
Hispanic or Latino	11.94%	8
Middle Eastern or North African	0.00%	0
Multiracial or Multiethnic	5.97%	4
Native American or Alaska Native	0.00%	0
Native Hawaiian or other Pacific Islander	0.00%	0
White	77.61%	52
Another race or ethnicity, please describe below	1.49%	1
TOTAL		67

Q22 What neighborhood do you reside in within the City?

Answered: 67 Skipped: 44



City of College Place: Strategic Plan Update Survey



City of College Place: Strategic Plan Update Survey

ANSWER CHOICES	RESPONSES	
College Place #2 Subdivision (SE 4th, SE Larch, SE 12th, and S College Ave)	11.94%	8
College Place #1 Subdivision/Walla Walla University (Whitman Dr, SE Date Ave, SE 4th, SW Davis Ave)	2.99%	2
Near West College Place (Whitman Drive, SW Davis, SW 4th, SW Academy Way)	5.97%	4
Homestead Subdivision (Whitman Drive, SW Doans, SW Julia, SW Homestead)	10.45%	7
Whitman PUD (Whitman Drive, SE Larch, SE 4th, SE Date)	17.91%	12
Highland Park Subdivision (Highland Park, Davin)	7.46%	5
East College Place (NE C Street, NE Myra Rd, SE Tamarack, SE/NE Larch)	2.99%	2
Tremont Area (Whitman Drive, NE C Street, NE Larch, N College Ave)	4.48%	3
Northern College Place (NE C Street, N College Ave, NE Rose St, NE Myra Rd)	2.99%	2
Sunset Villa (NE Rose St, NE Dawson, NE Electric, NE Myra)	2.99%	2
NW College Place (College Avenue, Whitman Drive, NW Hussey, NW Blalock)	2.99%	2
West College Place (SW 4th, College Ave, SW Mojonier, SW Grandview)	4.48%	3
Villages at Garrison Creek Subdivision	2.99%	2
Garrison Creek Heights Subdivision	7.46%	5
Autumn Meadows Subdivision	0.00%	0
Country Estates Subdivision	0.00%	0
ScenicView Hill (SE 12th, SE Larch, SE Sunny, College Ave)	1.49%	1
Sherburne Estates	1.49%	1
Cedar Bend Subdivision (SE Lamperti, SE Meadowbrook, SR 125, College Ave)	1.49%	1
SW College Place (SW Mojonier, College Ave, Old Milton Hwy, SW Teal Rd)	1.49%	1
Knapp Addition (SE Independence, Constitution, Colonial, Justice)	0.00%	0
Harvest Meadows Subdivision (SE Larch, SE Harvest Meadows, SE Bliss Ln)	0.00%	0
Other (please specify)	5.97%	4
TOTAL		67



COLLEGE PLACE ARTISAN

& FARMERS MARKET

2021

COVID 19 PLAN

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COLLEGE PLACE FARMERS & ARTISAN MARKET 2021

COVID 19 PLAN

College Place Farmers & Artisan Market (CPFM) Plan

CPFM goal is to create a safe environment for customers to shop for farm fresh produce and allow area farmers businesses to succeed by selling produce grown for Farmers Market's.

Market Access

CPFM will be located at 801 SE Larch (Lions Park). CPFM will revise plans to limit the amount of vendors at the market related to the Healthy Washington phase the County is currently in. The number of vendor booths will be determined on space and hand washing station limitations. Vendor booths will be spaced as per guidelines - 6 feet of physical distancing between booths. In addition, 6 ft. of separation will be maintained between customers and vendors except for unavoidable, short-term exposures such as when taking orders, collecting payments and/or exchanging goods.

The access for the market will be on the south side of the Lions Club building, 8th Street will be barricaded and used for vendor parking. In addition, a barrier fence to ensure control of customer counts will be installed. Separate entrance/exit areas will be designated and CPFM staff will operate the entrance/exit.

Vendors

Vendors should not come to the market if they feel sick or have any of the COVID-19 symptoms: fever, dry cough, shortness of breath. Anyone who appears to be ill upon arrival to the market or becomes sick during the market day will be asked to pack their goods and exit the market. Vendors will self-screen for symptoms before setting up at CPFM.

All vendors will be allowed to participate, will be required to wear masks and asked to complete a safety plan for their booth. Two vendor workers shall be encouraged; one to collect and bag products chosen by customer and one to take payments at the front of the booth. Vendors handling money, tokens or vouchers should not handle food products until they have washed/sanitized their hands. Vendors shall have access to a handwashing/sanitize station at various locations throughout the market.

Vendors will demonstrate a good booth layout strategy. A good booth layout strategy example would be to put an empty table at the front of the booth, with the table containing products behind it, then the vendors behind that table. This will help with social distancing and putting products out of reach of customers. Vendors who are required to have handwashing stations available shall do so.

Customer

Customers will be allowed to enter through designated entrance point. Customers shall wear a face covering anytime they are not actively eating or drinking. Customers who choose to not wear masks will be notified that vendors “have the right to refuse service and are encouraged to not serve customers or visitors who are not wearing face coverings”. Customers who elect to eat at the market will do so outside the fenced area and separated as per outdoor restaurant dining guidelines.

Customers will be reminded regarding social distancing, handwashing, and asked to refrain from touching products for sale until the vendor has placed the items chosen on the separate table for purchase. Customers in line to enter market will maintain social distancing.

Market Staff

All Market Staff will be required to wear masks and encouraged to wear gloves. Market Manager will be moving about the market to ensure precautions, guidelines, cleanliness/sanitation, and oversight is completed. Market Staff (1-2) will attend booth at entrance to provide line flow direction, handouts, transact SNAP/EBT token distribution, and answer questions. Market Staff (1-5 depending on how many needed) will post station throughout market to ensure no customer traffic are entering at areas other than designated entrance and exit, and proper hygiene and handwashing stations are replenished. Market staff will be screened according to Recommended Guidance for Daily COVID-19 Screening of Employees and Visitors guidelines.

A daily log of all guests that voluntarily provide contact information, including customer names, phone/email and time/date there were attending the market will be kept. The log will be kept for 30 days to help with contact tracing.

Precautions

Vendors and staff will wipe down high touch areas, such as tables, screens and cash boxes, frequently. Handwashing stations will be positioned at interval areas in the market. 25 ft. from each vendor. Each station will have towels, soap, running, potable warm water and trash container. Antiseptic hand rubs will be available at stations. Barricades will be placed at entrance and exits to help direct flow of customers. CDC/WHO recommended signs related to COVID-19 will be placed at many places in the market.

Social distancing guidelines will be followed and chalk marks/tape will be placed on the ground to guide customers at each booth. Social distancing signs will be placed throughout the market.

Only approved vendor vehicles will be located by vendor booths behind booth, if it is necessary for stocking for specific vendors or for special circumstances. All other vendor vehicles will be parked on 8th Street.

Sampling

Will be allowed as per Department of Health guidelines related to phases. Phase 2 will only allow single portions offered in response to customers' requests.

Live Entertainment

CPFM is an outdoor market, as such, the market will maintain a minimum 20 feet of physical distancing between artist/performers and the audience. Stage equipment will be cleaned and sanitized between acts.

VENDOR

The following items are required to be acknowledged in order to vend at the CPFM. It is important you read, understand, and acknowledge the requirements.

- Vendors will be required to identify their Safety Plan. See attached Vendor Safety Plan sheet and use a separate sheet of paper to answer the questions on the form.
- Vendors will arrive at Lions Park and check in at the information booth for booth assignment. Vendors shall perform a self-health assessment. Vendors should not come to the market if they feel sick or have any of the COVID-19 symptoms: fever, dry cough, shortness of breath. Anyone who appears to be ill upon arrival to the market or becomes sick during the market should return home.
- Two Vendor workers per booth are recommended; one vendor will handle products for sale and one vendor will handle payment transactions.
- To maintain social distancing, an extra table will be placed in front of the table with products for sale. Material type tablecloths are not allowed, wipe able table covers are allowed and will be cleaned hourly with cleaner/disinfectant. Vendors will frequently wipe down tables with cleaner/disinfectant to ensure proper hygiene. Social distancing reminders/guides will be placed throughout the market. CPFM Staff asks that Vendors also help to monitor and maintain social distancing with customers. Encourage quick transactions.
- Customers may bring their own bags; however, vendors should not touch customer's bags. Customers will bag the items selected for purchase from the spacing table after the vendor has placed product selection on the spacing table.
- Vendors should help to encourage customer to purchase and move on.
- Vendors should allow, when possible, mobile, credit card, or other cash-free payment options. Encourage customers to pre-order/pre-pay whenever possible.
- Whenever possible, pre-package/pre-bag/pre-weigh products.
- Samples are allowed as per Department of Health guidelines related to phases. Phase 2 will only allow single portions offered in response to customers' requests.
- Service animals will be allowed.

In order to make CPFM a successful market, allowed to continue operating during this time, the precautions outlined should be taken very seriously and followed at all times. The CPFM Market Staff have the right to remove any vendor who does not comply with COVID-19 market mitigation strategies.

Thankfully yours,
CPFM Market Manager

Vendor signature

Date

COLLEGE PLACE FARMERS & ARTISAN MARKET
VENDOR SAFETY PLAN

Name: _____

Business: _____

1. What essential service are you are providing?

- ☐ Food
- ☐ Supplies needed to maintain health, safety, and sanitation

2. How do you plan to protect your own health and that of your employees?

- ☐ hand hygiene, hand washing station in booth
- ☐ barriers such as sneeze guards
- ☐ signs
- ☐ Remember to and remind employees to wash their hands or use hand gel often, and to avoid touching eyes, nose, and mouth.

3. How do you plan to protect customers from exposure while at your booth?

Reduce touchpoints in the booth:

- ☐ Keeping designated "Display Only" items for customers to view.
- ☐ Pre-bagging/pre-packaging/pre-weighing food when possible.
- ☐ Discontinuing all product sampling and self-serve areas.

Signed: _____

Date: _____ Time: _____

Payment Handling Guidelines from the Wa Department of Health (April 21, 2020)

After handling payment, a person should not touch their eyes, nose, or mouth until they have washed their hands.

When possible, allow mobile, credit card, or other cash-free payment options. Encourage customers to pre-order/pre-pay when possible.

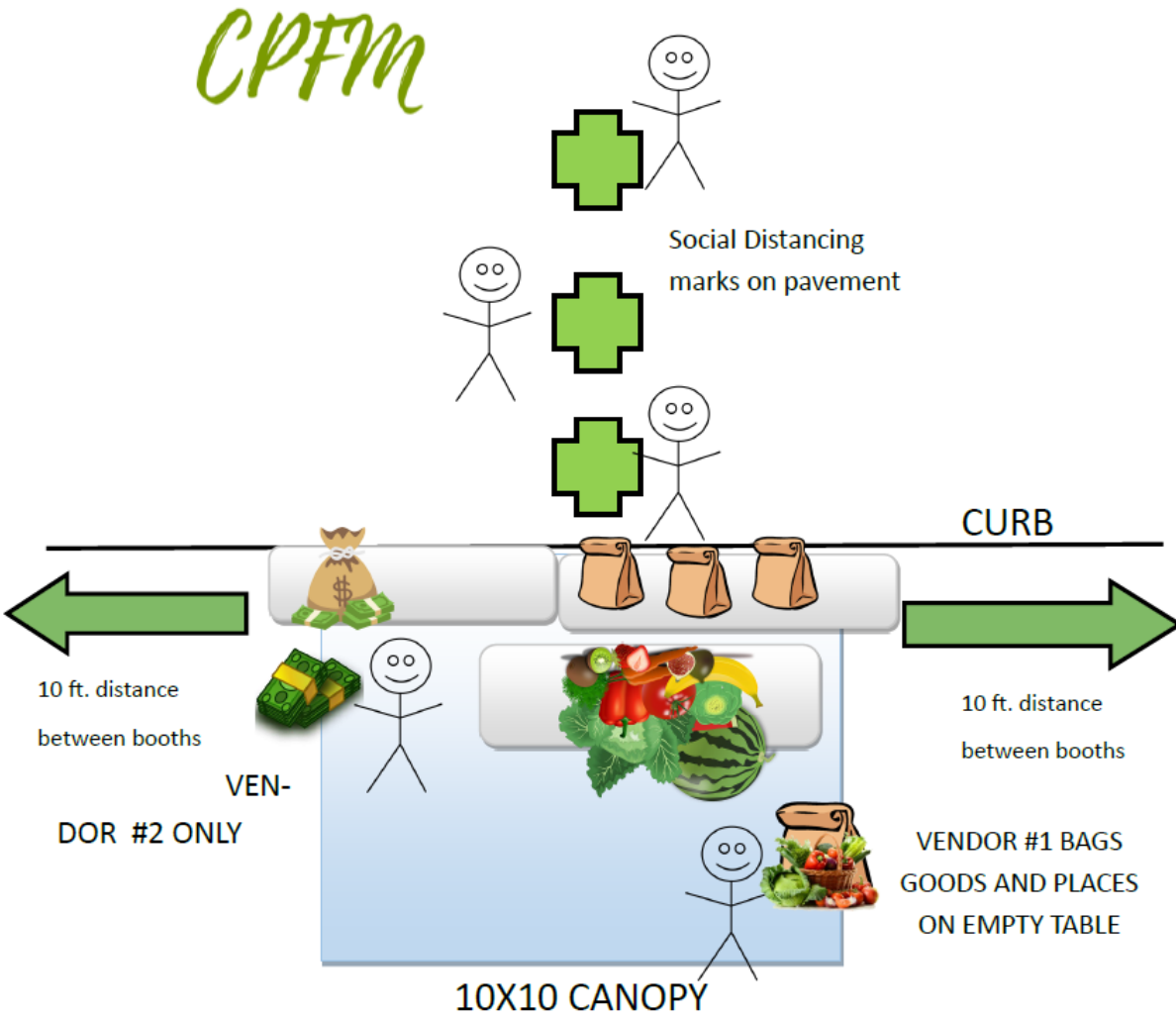
When handling cash, tokens, checks, or change:

- o Designate a money handler separate from the worker handling products.
- o Ask for exact change to help limit additional handling.
- o Collect payment in a container rather than directly into hands.

To disinfect wooden tokens, consider the following:

- o "Quarantine" tokens by holding in a container until the next week. Tokens held should not need additional disinfection for COVID-19.
- o Use a cloth wetted with disinfectant to clean wooden tokens or laminated paper, then air dry. Wash hands after disinfecting objects.

BOOTH LAYOUT



CPFM HEALTH STATUS ASSESSMENT EXAMPLE

To stop the spread of COVID-19, it is critical that anyone experiencing any of the symptoms should stay home or return home immediately. This includes farmers market staff, volunteers, vendors, shoppers, or other visitors.

DATE: _____

NAME: _____

1. Do you have a fever (100.4F or higher) or a sense of having a fever?	Yes	No
2. Do you have a new cough not caused by another health condition?	Yes	No
3. Do you have any new shortness of breath not caused by another health condition?	Yes	No
4. Do you have a new muscle ache not caused by another health condition or physical activity?	Yes	No

[] Self assessment. I attest that I have responded honestly to the above to the best of my knowledge:

Recommended Guidance for Daily COVID-19 Screening of Employees and Visitors

The Washington State Department of Health recommends that all employers put COVID-19 screening protocols in place.

You can help prevent the spread of COVID-19 in your facility by screening employees and visitors on a daily basis. The screening protocol outlined below is based on the following:

- A review of screening protocols from multiple agencies
- Recommendations by the CDC
- A literature review of the most common signs and symptoms of COVID-19

COVID-19 screening protocol: What to do

Screen **everyone** who enters your facility, including:

- All employees before the start of each work shift
- All visitors

Ask the following questions when you screen employees and visitors:

“YES or NO, since your last day of work, or since your last visit to this facility, have you had any of the following:”

- A new fever (100.4°F or higher), or a sense of having a fever?*
- A new cough that you cannot attribute to another health condition?*
- New shortness of breath that you cannot attribute to another health condition?*
- A new sore throat that you cannot attribute to another health condition?*
- New muscle aches (myalgias) that you cannot attribute to another health condition, or that may have been caused by a specific activity (such as physical exercise)?*

To request this document in another format, call 1-800-525-0127. Deaf or hard of hearing customers, please call 711 ([Washington Relay](#)) or email civil.rights@doh.wa.gov.

*If an employee or visitor answers **YES** to any of the screening questions, immediately activate your agency’s emergency protocol for COVID-19. The designated screener should consider:

- A review of the screening results
- Recommendations for possible exclusion of the employee or visitor from the facility
- Recommendations for medical follow-up

Additional COVID-19 Resources

- [DOH Coronavirus \(COVID-19\) webpage](#) – updated information and resources daily

2021 COLLEGE PLACE FARMERS & ARTISAN MARKET VENDOR APPLICATION FOR PERMIT TO SELL

VENDOR NAME:

OWNER NAME:

U.B.I#

MAILING ADDRESS:

CITY/STATE/ZIP:

EMAIL:

HOME PHONE#:

CELL PHONE#:

LIABILITY INSURANCE

☐

Check here if you have Liability Insurance and include a copy.

PROVIDE DESCRIPTION OF BUSINESS AND PRODUCTS YOU SELL.

*This information is the information that would be used in a brochure, on the website, or in a news article. If you need more space, please feel free to attach a sheet. Provide enough information to give the public a "snapshot" of your business.

*AUTHORIZATION FOR RELEASE OF INFORMATION (please initial)

VENDOR CATEGORY:

Indicate the category that your products will be sold under. Refer to the Handbook for category descriptions.

FARM FRESH PRODUCTS

☐

VALUE ADDED FARM FOODS

☐

HAND CRAFTED PRODUCTS

☐

PROCESSED FOODS

☐

PREPARED FOODS

☐

OTHER:

☐

Please select the days you plan to participate. Market members should choose 8 minimum.

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MAY 27

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JUNE 3

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10

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17

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24

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JULY 1

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8

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15

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22

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29

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AUGUST 5

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12

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19

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26

☐

SEPTEMBER 2

☐

9

☐

16

☐

23

☐

30

☐

SEE PAGE 2 OF APPLICATION FOR FEES.

MEMBER QTY.	NON MEMBER QTY		Member Pricing	Non-Member pricing	Total
		To qualify for membership, vendor <u>must commit and pay a minimum of 8 market dates to be selected at time of application.</u>			
		Membership applications are not accepted after June 15th.			
	X	Market Membership	\$ 50.00		\$ 0.00
X		Non-Market Membership application fee		\$ 10.00	\$ 0.00
			per day fee		
		Market row booth 10x10 (inner row in park) no onsite vehicle	\$ 10.00	\$ 20.00	\$ 0.00
		Treeline row booth 10x10 - 1 vehicle onsite	\$ 10.00	\$ 20.00	\$ 0.00
		Market/Treeline row booth 10x20 (Market-no vehicle; Treeline-1 vehicle)	\$ 15.00	\$ 25.00	\$ 0.00
		Clubhouse row booth 10x10 no vehicle onsite	\$ 10.00	\$ 20.00	\$ 0.00
		Clubhouse row booth 10x20 space for vehicle/food booth	\$ 15.00	\$ 25.00	\$ 0.00
		Standard Electrical (maximum of 2 outlets)	\$ 5.00	\$ 7.50	\$ 0.00
		Oversize Electrical 30/50 Amp (Maximum of 1 outlet)	\$ 7.50	\$ 10.00	\$ 0.00
X		Late fee-application received after 5/20/21	\$ 15.00	\$ 15.00	\$ 0.00
X		Non-profit booth- subject to space availability		\$ 5.00	\$ 0.00
X		Youth entrepreneur		\$ 5.00	\$ 0.00
		Applications/fees not received by May 20, 2021 will incur a \$15 late application fee and be considered on a first come basis and in relation to the needs of the Market.			\$ 0.00

I have read and understand the rules and regulations applicable to being a vendor with the College Place Farmers Market. I agree to the terms listed in the rules and regulations. I understand applications are accepted at the discretion of the Farmers Market Staff, and are subject to space availability. I understand that incomplete applications will be returned and not accepted.

Vendor signature

Date

2021 VENDOR HANDBOOK

COLLEGE PLACE

FARMERS & ARTISAN

MARKET



The College Place Farmers & Artisan Market is a community farmers market in beautiful Lions Park in the City of College Place. The goals of the Farmers Markets are to provide an outlet for Washington State's farming families to directly sell their farm products and to provide farm-fresh food for consumers. The market should also be a meeting place to celebrate the diversity of our community.

Goods and services encouraged at the market include:

Artisan Foods	Dairy & Eggs	Fibers
Flowers	Fruits & Berries	Grains
Herbs	Meat, Fish & Fowl	Nuts & Seeds
Specialty Products	Vegetables	Hand Crafted Goods

2021 MARKET DATES

THURSDAY AFTERNOONS

MAY 27TH - OPENING DAY	JULY 29TH
JUNE 3RD	AUGUST 5TH
JUNE 10TH	AUGUST 12TH
JUNE 17TH	AUGUST 19TH
JUNE 24TH	AUGUST 26TH
JULY 1ST	SEPTEMBER 9TH
JULY 8TH	SEPTEMBER 16TH
JULY 15TH	SEPTEMBER 23RD
JULY 22ND	SEPTEMBER 30TH

LIONS PARK,
801 SE LARCH AVENUE, 4:00 PM TO 7:00 PM

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Vendor Guidelines / Market Rules	Pg. 7
Vendor Compliance Checklist	Pg. 11
Licenses, Permits & Special Requirements	Pg. 11
Membership & Fees	Pg. 12
Application	Pg. 14

***Please read these regulations carefully before signing your application.
Keep this copy for your records. Failure to observe these policies may result in charges
or termination of your application/permit to sell***

Market Overview

The College Place Farmers and Artisan Market (CPFM) is a community farmers market in beautiful Lions Park in the City of College Place. The goals of the Farmers Markets are to provide an outlet for Washington State's farming families to directly sell their farm products and to provide farm-fresh food for consumers. The market should also be a meeting place to celebrate the diversity of our community.

Permits to sell and booth assignments are made based upon the Market's need to balance available produce with a well-rounded "market basket" for consumers. The Market intends to meet the needs of participating farmers/vendors without overloading the Market with particular products. All completed applications will be reviewed. The Market will respond within (14) days, with an answer on acceptance into the market.

Mailing Address

CPFM, 625 S College Ave, College Place, WA 99324

Physical Location

CPFM is located in Lions Park at 801 SE Larch (the corner of SE Larch Avenue and 8th Street) in College Place, Washington.

Market Dates and Times

Thursday afternoons from 4:00pm to 7:00pm, every Thursday beginning May 27, 2021 through September 30, 2021.

(Note: No market is held on September 2nd to allow our vendors to participate in other Walla Walla Valley events on that day. CPFM strives to work in cooperation with other organizations in the valley rather than in competition.)

Organization and Leadership

CPFM is a project of the City of College Place. The Market is run by the City Staff under the direction of the Deputy City Clerk/Events Coordinator (Market Manager). Many members of the staff contribute to the operation of the Market. Policy guidance and direction is received from the College Place Economic Development, Tourism, and Events Commission and the City Clerk.

Role of the Deputy City Clerk/Events Coordinator (Market Manager)

The Market Manager's job is to implement Market policies.

- This includes overseeing Market set-up, booth assignments, collection of fees, providing information on membership and Market policies, and assuring vendor compliance with all Market policies.
- The Market Manager will make booth assignment decisions based on available space in the Market and the need for specific products.
- The Market Manager will be responsible for public concerns and vendor complaints.

The Market Manager has complete authority to interpret and implement Market policy, including the authority to rescind booth/stall space for just cause. Any appeal of decisions made will be forwarded to the City Clerk.

Goods & Services Encouraged at the Market

Artisan Foods	Dairy & Eggs	Fibers
Flowers	Fruits & Berries	Grains
Herbs	Meat, Fish & Fowl	Nuts & Seeds
Specialty Products	Vegetables	Miscellaneous Goods

Regulations On Products Sold at the College Place Market

Products not covered under these guidelines will be given individual consideration by the Market Manager. All vendors must obtain any required licenses and/or permits required by the State of Washington and Walla Walla County Health Department.

1) Fresh Farm Products:

- a) Includes fresh fruits and vegetables, herbs, nuts, honey, dairy products, eggs, poultry, mushrooms, meats and fish. Also included in this category are fresh flowers, nursery stock, and plants. CPFM will allow the sale of Controlled Atmosphere (CA) or cold stored fruit and vegetables. The grower is responsible for full disclosure to the consumer using proper signage indicating that their product is not from that growing season.
- b) All fresh farm products must be grown or produced in Washington State or counties which border the state. All products must be grown or produced by the seller. Farmers must be able to prove they grow the products on land they own or lease. Vendor must be an active owner and operator of the farming operation and may not be operating the business under a franchise agreement. Only vendors selling as farmers may sell Fresh Farm Products from this category
- c) The vendor must propagate all plants and flowers from seed, cuttings or plugs, bulbs or plant division. All finished products offered for sale must have been grown by the vendor and have been under the vendor's control for a minimum of sixty (60) days.
- d) The vendor's application for a permit to sell shall state what is grown by vendor and what products will be sold at the Farmers Market. Any producer who sells produce that is not his or her own production while claiming that it is will be permanently expelled from the Market.

2) Value-added Farm Foods:

- a) Includes preserves, jams and jellies, cider, syrups, salsas, smoked meats or fish, dried fruit, flours, and salad dressings.
- b) All value added farm foods must be made from products/ingredients, *a majority of which are grown and produced by the seller*. Value added farm foods must be produced by the vendor from raw ingredients. Vendors in this category must have personally cooked, canned, baked, preserved, or otherwise treated the product they sell. All processed foods must have the proper permits and licenses required by the State of Washington, City of College Place and Walla Walla County Health Department and made in accordance to their specifications. Vendors must be an active owner and operator of the operation and may not be operating the business under a franchise agreement.
- c) The vendor's application for a permit to sell shall state what is grown by the vendor and what products the vendor will sell at the Farmers Market.

3) Hand-Crafted Products:

- a) Crafters are persons or entities who craft with their own hands the products they offer for sale. To qualify as a crafter, a majority of the tools and equipment used by the crafter to produce their products must require skills, personal handling and/or guidance by the crafter.
- b) Crafters should incorporate materials produced in Washington as much as possible. Crafters must create their craft products in Washington, or in counties which border the State of Washington.

4) Processed Foods:

- a) Processors are persons or entities offering fresh food products (such as meats, seafood*, ciders, baked goods, jams, etc.) that have added value to their product through some sort of "hands-on" processing (e.g., hand filleted fish, smoked or butchered meats, handmade candies, etc.). Includes juices, wines, preserved foods, jams, pastries, pasta, granola, cookies, muffins, breads, pies, and related take-home desserts, not prepared on site.
- b) Processed foods must be produced by the vendor from raw ingredients. Vendors in this category are those who have cooked, baked, or otherwise treated the product they sell. No commercially prepared dough mixes, crusts, shells, or fillings are allowed. It is expected that the vendor will use raw ingredients that are grown in Washington, as appropriate for the

product, and when possible, use products from the farmers market.

- c) All processed foods must have the proper permits and licenses required by the City of College Place, Walla Walla County Health Dept. and/ or the Washington State Dept. of Agriculture.
- d) Vendor must be an active owner/operator of the business and may not be operating under a franchise agreement. The vendor's application for a permit to sell shall state what is grown/processed or prepared by vendor, and what the vendor will sell at the Farmers Market.

** In the case of Seafood vendors, product must originate from the greater Pacific Northwest, which includes Washington, Oregon, Alaska, and British Columbia.*

5) Prepared Foods:

- a) Allowed are freshly made foods available for sale and immediate consumption on-site.
- b) Vendor must be active owner/operator of the business and may not be operating under a franchise agreement.
- c) When selecting prepared food vendors, priority will be given to vendors preparing food from raw ingredients and using ingredients grown and/or produced in Washington State and by participating market farmers. Vendor must have all required state, county and local food permits. The application for a permit to sell shall state what is grown/processed or prepared by the vendor and what will be sold at the Farmers Market.

6) Other:

- a) Vendors selling goods that do not fit into the "Hand-Crafted Products" category, see item three above. These applications will be considered on an individual basis. Limit of one vendor per type/category of non-hand crafted items. Note that imported or secondhand items (unless recycled into a new use), and those who have entered into an agreement or received a license to sell a company's products and/or use a company's packaging, logo, ingredients, and/or marketing tools under that license or any franchise agreement are not allowed.

Market Participation and Booth Assignments

- 1) The Market Manager will give first priority to returning member vendors who were in good standing the previous season and participated in the market either for a full season or the minimum membership requirement of 8 days.

- 2) The Market Manager will reassign booth/stall space to Member Vendors in good standing from year to year in their same location.
- 3) Non-Member Vendors are assigned on a random basis at the discretion of the Market Manager. Assignments are made with the attempt to balance the needs of the market, i.e. supplying customers with a complete, competitive selection of produce available in season, with the needs of new vendors applying to CPFM without overloading the market with particular products.
- 4) Market Assignments are based on:
 - a) Available space in the market
 - b) The need for a specific product and the ability to produce it
 - c) Number of booth/stalls required. The more space needed, the harder it is to place. Smaller vans and pick-ups are easier to accommodate.
 - d) Vendor performance at the market including:
 - i) Good product quality, display and signage
 - ii) Ability to follow CPFM rules and Market Manager's directions at market. (i.e. punctuality, clean up at end of day, prompt notification when canceling, etc.)
- 5) ***Sales reports are required from ALL Vendors*** – Reports are due the day of the market and must be submitted *no later than the following Tuesday*.
 - a) Reports may be placed in the sales report folders at the Market headquarters table or sent directly to The Market Manager at cpfm@cpwa.us or by phone/text at 509-386-4394.
- 6) Market fees are to be paid in full and on time.

Note: We will try our best to satisfy participants' booth requests. We will do our best to give returning, long-time vendors room to expand without closing the market to new vendors.

Vendor Guidelines / Market Rules

Quality of Products:

CPFM is a not wholesale market or an outlet for excess produce from large producers. The market was established to provide a space for local family farms to sell their produce, processed foods and baked goods to the community at retail pricing. CPFM reserves the right to establish a minimum pricing policy in

order to protect the sales of participating farmers. Vendors are expected to bring quality produce to market. Seconds or “culls” are not allowed.

Pricing:

Pricing of goods sold at the Market is the responsibility of the individual vendor. Vendors are expected to sell their goods at retail pricing. Vendors are not allowed to give produce or other items away for free or at below-cost pricing, thus undercutting potential sales of other vendors. **Vendors that sell their produce at a reduced rate - below fair retail rate - will be regarded as dumping their products.** The first violation will result in a verbal and/or written notice from the Market Manager. The second violation will result in a \$50 fine. The third violation will result in dismissal from the market for the remainder of the year.

Reporting:

Vendors are required to turn in sales reports for each market day. Reports may be placed in the sales report folders at the Market Information Booth or sent directly to the Market Manager at cpfm@cpwa.us or by phone/text at 509-386-4394. Reports are due the day of the market and must be submitted no later than the following Tuesday.

CPFM has a responsibility to the City to track gross market sales. Each Market participant is expected to cooperate with sales monitoring activity by Market management. Reported gross sales figures are strictly confidential. They are used only by CPFM to determine the Market's OVERALL success and comply with USDA reporting requirements for SNAP/EBT eligibility. Sales reporting is required for participation in the Market. Your reported figures are anonymous and confidential. They are totaled with all other vendor sales to provide a bottom line for the Market. They are used to create trending information to determine if and when we need additional promotions for the Market.

Who Can Sell at the Market?

The principal/majority owner must be present at the market at least two (2) Thursday's per month. Principal farmer/producer and majority owner may send family members, partners, or employees to the Market in their place, but are responsible for having their on-site representatives aware of all Market rules and violation policies.

Non-Profits at the Market

Non-Profit Organizations are allowed to have a booth at the market on a limited basis, to provide information to residents about their organization/services. The organization must complete a vendor application stating the intention of the booth. The Market Manager will schedule each approved non-profit booth in a manner to offer fair opportunity for others, while limiting this type of booth to no more than two or three per market day.

Youth Entrepreneur

CPFM offers a discounted rate for a booth to youth entrepreneurs. Youth entrepreneurs must follow the same guidelines as the vendor population. Youth Vendors shall adhere to the following:

1. Be the grower or producer of items for sale
2. Vendor registration form
3. Actively sell their goods and items without the assistance of a parent and/or chaperone where possible.
4. Have an adult chaperone present at the Market or be supervised by a parent and/or guardian.
5. Be limited to no more than three individual youths in the cases of group participation.

Parents/Guardians: Review the current Vendor Handbook with your interested youth vendor(s). This Handbook generally applies to Youth Vendors. Adults, chaperones, guardians, and/or other family members in attendance with a Youth Vendor shall also abide by this Handbook and subsequent policies, especially in decorum and etiquette. By signing the registration form, youth vendors and their parents agree to CPFM policies as set forth by the City of College Place.

CPFM reserves the right to prohibit anyone from selling or any product from being sold.

Setup Time:

2:15 PM to 3:45 PM Must be set up and ready to vend at 4:00 PM. Vendors arriving after 3:45 PM will be subject to a \$15.00 fee.

Vendors are required to stay until closing unless they have received permission from the Market Manager in *advance*. Vendors who sell-out early must post a

sign letting customers know they have sold-out and should not leave their booths and possessions unattended. Vendors will load up unsold merchandise; clean area/space/stall used, and vacate the Farmers Market site no later than one (1) hour after the Market is closed. Any exceptions must be cleared with the Market Manager.

Electrical:

Standard electrical connections and some 30 and 50 amp connections are available for an additional fee. **(Supply is limited.)** Please note electrical requirement on application.

Equipment:

Vendors need to provide tables, shade structures, and everything within the space. The City of College Place does not have equipment to rent.

Insurance:

The City of College Place will not insure the contents of the vendor booths.

Signage:

All vendors will post a sign identifying the name of the farm/business represented and where it is located. Signs should not be smaller than 24" wide by 8" high. Vendors will have their signs displayed before sales begin. Failure to have a sign will result in a first offense warning. The second offense will result in a \$10 fine.

Pricing Signage:

Produce and other allowable Market products should be clearly marked with their price. This can be done by individually tagging each item with a sign or by listing all produce and prices on a large sign or blackboard

Space Size:

10' x 10' standard or 10' x 20' oversized

The vendor sales area (where vendor produce is marketed) must not extend beyond the allotted boundaries of the stall/space.

Vendor Vehicles and Loading/Unloading:

Vendor stalls/spaces and/or vehicles must not extend beyond allotted space.

Some Market stalls/spaces have been designed with on-site vendor vehicles in

mind. If you have a second vehicle, please have it off the Market site no later than **½ hour before the Market starts.**

Vendor Music:

Vendors may play individual music in their booth space, but should be aware of the volume and your neighbor's ability to transact business without any audio interference. Remember, not everyone likes the same type of music. *Vendor music must not interfere with the live music performance at the market.*

Smoking:

Smoking is not allowed in the vendor sales areas.

Safety:

Producer vehicles, tables, and overhead shades must be maintained and used in a safe manner. Legs must be firmly locked into place on the shades. Tables must have smooth edges and remain stable when loaded with produce. Shades must be tied down or weighted. Tarp poles must not obstruct traffic flow and care must be taken when setting up or taking down displays. All vendors who wish to erect canopies on the Farmers Market site during a normal period of market operations, including the set up and break down period, are required to have their canopies sufficiently and safely weighted (25+ lbs per leg) to the ground from the time their canopy is put up to the time it is taken down. Any vendor who fails to properly weight their canopy legs will not be allowed to sell at the Farmers Market on that market day, unless that vendor chooses to take down and stow their canopy.

Children:

Vendors need to keep a watchful eye on their children at all times during the Market day. Set-up time can be an especially dangerous time for unattended children. Small children should not be allowed to wander the grounds without a parent or guardian with them. The Market cannot take responsibility for their safety or whereabouts.

Courtesy/Conduct:

Vendors and their representatives are expected to conduct themselves in a safe and courteous manner at the Market. Any language, behavior or conduct considered to be harmful to the normal operation of the Market will be grounds for termination of vendor's permit to sell. Smoking is not allowed in

the vendor sales areas. Illicit activities that take place at the Market or any other Market will be grounds for immediate expulsion from the Market.

Sampling:

Special Health Department guidelines and regulations must be followed by vendors for food demonstration and sampling. Please consult with the Walla Walla County Health Department regarding these regulations.

Other:

CPFM is not responsible for loss of property or damage. There will be no discrimination according to race, color, creed, sex, religion, sexual orientation, age, or nationality.



On-Site Vendor Compliance Checklist

On Market day, use this checklist to help remind you of some of the basic market operation rules and policies. All rules previously listed also apply.

- Vendor sets up where assigned
- Vendor unloads and removes vehicle **before** 3:30 p.m.
- Vendor parks in assigned area to allow adequate parking for customers
- Vendor returns vehicle and loads after 7:00 pm but before 8:00 pm
- Vendor does not leave booth unattended

- Vendor maintains booth space in safe, clean and sanitary manner and keeps products and displays within booth confines
- 25+ lbs. canopy weights on each leg if canopy is used
- Children are supervised
- Signage with the name and location of the business is clear and visible
- All product prices are posted
- Product claims are truthful/verified
- Any scales used are “legal for trade”
- Vendor conducts themselves in a courteous manner, including not smoking

Licenses, Permits and Special Requirements

Taxes:

Retail sales taxes and Business and Occupation taxes are the responsibility of the individual vendor. Vendors who are required by law to have a Washington State Master Business License Number must supply this number on their application to sell at the Market.

Insurance:

All vendors must show proof of current automobile insurance for on-site vehicles, and provide the Market with policy numbers, which will be kept on file.

Permits and Licenses:

All vendors shall provide at the time of application copies of any permits and licenses applicable to the sale of their products. These will include the vendor's Washington State tax number, and where applicable, the Washington State Nursery License, Washington State Dept. of Agriculture Food Processors License, Certification for Organically Grown Produce, Grade A Dairy Permits, Pesticide Applicator's License or Department of Fisheries Wholesale License. When applicable, sellers of plants, bulbs or seeds for planting must have a Nursery License, available from the Washington State Department of Agriculture.

Organic Products:

If a product is labeled “organic,” it must be certified as required by Federal Law. Verbal or written declarations of organic status not certified or verified, will result in termination of vendor's application/permit to sell. When an organic producer is also selling non-organic produce at the same stand, the non-organic produce must be clearly

separated from the organic produce and clearly labeled as non-organic or conventionally grown.

Processed Foods:

Must be licensed by the Department of Agriculture as a Food Processor. These foods include dried fruits, herbs, teas, baked goods, cider, preserves, salsas, and salad dressings. Beekeepers who process their own honey do not need a Food Processor's license.

Labeling:

Processed foods, including honey, have Washington State labeling requirements. Labels on processed foods must meet State requirements and include 1) The name of the product 2) Company name 3) Address (if not found in the phonebook) 4) Net weight on bottom 1/3 of label and 5) Ingredients listed in decreasing order of predominance.

Food Handler's Permits:

All prepared foods and baked goods vendors must have a current Walla Walla County Health Department Food Handler's Permit.

Market Membership, Fees* and Booth Types

Membership Vendors:

Vendors who commit to attendance at a minimum of 8 planned market dates can become a member vendor and receive member benefits. At least 8 dates must be selected at time of application. Membership fee is \$50.00 annually. [\(Note: The annual membership fee will be dedicated to marketing promotion of the CPFM and Member Vendors.\)](#)

Member benefits include:

- Reserved booth space – Same booth each day selected on vendor application. *(If you should choose to attend a date not originally planned, the Market Manager will make every effort to place you in the same location; however, we are unable to guarantee locations for those additional dates.)*
- Reduced daily and electrical fees
- 50% discount on vendor fees for all additional City events.
- Business name included in Market promotional advertisements.

Non-Member (Daily) Market Vendors:

Vendors unable to commit to attendance of at least 8 market dates are not eligible for member rates. An application fee of \$10.00 must accompany the application at time of submission. All other fees may be paid on Market day, *prior to the start of the Market*.

Daily Vendor Responsibilities:

- Must notify Market Manager no later than Tuesday of the week you want to attend. Market Manager will inform you of space availability.
- Dates selected at the time of application will ensure space availability on those dates.

*** Discount of 10% on Daily & Electricity fees that are paid at the time of application.**
(Dates must be selected, advance commitment benefits everyone involved.)

Booth Types:

- Tree line Row - Includes one 10x10 selling area and one on-site vehicle
- Clubhouse Row – Includes one 10x20 space for vehicle / food truck booth
- Market Row – Includes one 10x15 space selling area

Absences: All vendors must notify the Market Manager no later than Tuesday at 5:00 pm if they are going to be absent that Thursday market day. *Failure to notify Market Manager within the specified time may result in the forfeiture of your fees for that day.*

**For more information contact the Market
Manager at 509-386-4394 or email
cpfm@cpwa.us.**



2021 Vendor Application

Sunday, June 27 from 6:00—10:00 PM College Place High School

(Note: Space is limited, not all applications guaranteed)

PRINT OR TYPE CLEARLY— COMPLETE ALL SECTIONS

Name of Applicant / Primary Contact _____

Booth / Business Name _____

Address _____

Mailing Address (if different) _____

Phone # _____ Phone on Event Day _____

Email _____ Website _____

State of WA UBI# _____ You must have a UBI number in order to sell products at this event.

☐ Single Event Participant—\$20.00

☐ Farmers and Artisans Market *Membership* Vendor—\$10.00 (50% discount for members)

Type of Vendor Booth

☐ Food Truck* ☐ Food Booth* ☐ Produce ☐ Crafts ☐ Other _____

***Please include a copy of your Health Department Permit for this event.**

(Note: Electricity is not available at this venue.)

Provide a description of your booth and what you plan to sell/offer:

Deadline to apply is Wednesday, June 23, 2021

Please return both sides of form by email to swilliams@cpwa.us
or in person at 625 S. College Avenue



FESTIVAL RULES AND REGULATIONS

- Once your application is approved, a copy will be returned to you and payment will be due.
- Booth assignments will be made based upon the needs of the event.
- Returning vendors and CPFM Membership Vendors will receive first priority in considering space availability.
- Set up can begin as early as 3:00 PM and MUST be complete no later than 5:45 PM. All vendor vehicles must be out of the event area no later than 5:30 PM.
- Vendors must remain open for business during the entire 6:00 to 10:00 event time. No early breakdowns.
- Vendors are required to maintain their individual selling space in a clean, safe, and sanitary manner. Each vendor is responsible for keeping his/her booth space and display fixtures clean during the Event and for complete clean-up of their space at the close of the Event. This includes hauling away any trash that is generated in or around the booth and cleaning up any product debris left on the ground.
- All vendors who wish to erect canopies (including umbrellas) at the Event are required to have their canopies sufficiently and safely anchored to the ground with **a minimum of 24 lbs PER LEG**, from the time the canopy is put up to the time it is taken down. Vendors must supply their own weights. Any vendor who fails to properly anchor his or her canopy will not be allowed to sell at the Event, unless that vendor chooses to take down and stow their canopy and sell without it.
- Track restrooms will be open, and an additional sink units will be located in the vendor area. Detailed set up instructions will be provided the Wednesday before the event.

I hereby release and forever discharge the City of College Place, Washington, College Place School District, and all volunteers from any responsibility, personal liability, claims, loss or damage arising out of, or in conjunction with my participation in the College Place Freedom Festival. All of the aforementioned entities shall be held harmless from and against any and all liabilities, suits, claims, damages, injuries and actions, theft, costs and expenses of any kind or nature of anyone whatsoever relating to premises due to or arising out of any act, negligence, or neglect of the vendor, or any of their guests. Vendors assume all liability for stand and products sold. By signing this application form applicant agrees to abide by all policies and rules, and all amended policies and rules for individual events, set forth in this application. Payment to vend at Freedom Festival is final. No refunds. Please check with the Walla Walla County Department of Health pertaining to prepared food regulations.

Signature _____ Date _____

Save

OFFICE STAFF ONLY

Approved by Event Coordinator Y or N _____ Authorized Signature _____

Pay vendor fee to City of College Place, 625 S College Ave, College Place WA 99324.

Website: www.cpwa.us

For information please email: clerk@cpwa.us



**COLLEGE PLACE
FREEDOM FESTIVAL
2021
COVID 19 PLAN**

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COLLEGE PLACE FREEDOM FESTIVAL 2021 COVID 19 PLAN

College Place Freedom Festival Plan (CPFF)

CPFF goal is to create a safe environment for people to celebrate the holiday and our community by enjoying an afternoon of music, vendors, and activities in a COVID safe environment.

Event Access

CPFF will be located at 1755 S College Avenue (College Place High School). CPFF plans to limit the amount of vendors at the event related to the Healthy Washington phase the County is currently in. The number of vendor booths will be determined on space and hand washing station limitations. Vendor booths will be spaced as per guidelines, minimum 6 feet of physical distancing between booths. In addition, 6 ft. of separation will be maintained between customers and vendors except for unavoidable, short-term exposures such as when taking orders, collecting payments and/or exchanging goods.

The access for the event will be on the northwest side of the High School building and the exit will be on the southeast side. (As indicated in logistics map.) In addition, a barrier fence to ensure control of participant access will be installed. Separate entrance/exit areas will be designated and CPFF staff will operate the entrance/exit.

Vendors

Vendors should not come to the event if they feel sick or have any of the COVID-19 symptoms: fever, dry cough, shortness of breath. Anyone who appears to be ill upon arrival to the event or becomes sick during the event day will be asked to pack their goods and exit the Festival. Vendors will self-screen for symptoms before setting up at CPFF.

All vendors will be allowed to participate, will be required to wear masks if that is still the current guidelines, and asked to complete a safety plan for their booth. Two vendor workers shall be encouraged; one to collect and bag products chosen by customer and one to take payments at the front of the booth. Vendors handling money should not handle food products until they have washed/sanitized their hands. Vendors shall have access to a handwashing/sanitize station at various locations throughout the event.

Vendors will demonstrate a good booth layout strategy. A good booth layout strategy example would be to put an empty table at the front of the booth, with the table containing products behind it, then the vendors behind that table. This will help with social distancing and putting products out of reach of customers. Vendors who are required to have handwashing stations available shall do so.

Participants

Participants will be allowed to enter through designated entrance point. Participants shall wear a face covering anytime they are not actively eating or drinking if that is still the recommended

guidance. Customers who choose to not wear masks will be notified that vendors “have the right to refuse service and are encouraged to not serve customers or visitors who are not wearing face coverings”. Customers who elect to eat at the Festival will do so inside their specific zoned area and socially distanced from non-household participants in that zone.

Participants will be reminded regarding social distancing, handwashing, and asked to refrain from touching products for sale until the vendor has placed the items chosen on the separate table for purchase. Participants in line to enter the event will maintain social distancing.

Event Staff

All Event Staff will be required to wear masks if that is still the recommended guidance. Event Manager will be moving about the zones to ensure precautions, guidelines, cleanliness/sanitation, and oversight is completed. Event Staff will attend booth at entrance to provide line flow direction, zone wristband assignment and instruction, and answer questions. Festival Staff (5 to 10 depending on how many needed) will post station throughout Festival to ensure no customer traffic are entering at areas other than designated entrance and exit, and proper hygiene and handwashing stations are replenished. Festival staff will be screened according to Recommended Guidance for Daily COVID-19 Screening of Employees and Visitors guidelines.

A daily log of all guests that voluntarily provide contact information, including customer names, phone/email and time/date there were attending the Festival will be kept. The log will be kept for 30 days to help with contact tracing.

Precautions

Vendors and staff will wipe down high touch areas, such as tables, screens and cash boxes, frequently. Handwashing stations will be positioned at interval areas in the event area. Each station will have towels, soap, running, potable warm water and trash container. Antiseptic hand rubs will be available at stations. Barricades will be placed at entrance and exits to help direct flow of participants. CDC/WHO recommended signs related to COVID-19 will be placed at many places in the event area.

In addition to the restrooms at the track, there will be port a potties and sinks/sanitizer available on site.

Social distancing guidelines will be followed and social distancing signs will be placed throughout the event area.

Live Entertainment

CPFF is an outdoor event, as such, the event will maintain a minimum 20 feet of physical distancing between artist/performers and the audience. Only one band is scheduled to perform at this event.

VENDOR

The following items are required to be acknowledged in order to vend at the CPFF. It is important you read, understand, and acknowledge the requirements.

- Vendors will be required to identify their Safety Plan. See attached Vendor Safety Plan sheet and use a separate sheet of paper to answer the questions on the form.
- Vendors will arrive at CPHS and check in at the information booth for booth assignment. Vendors shall perform a self-health assessment. Vendors should not come to the Festival if they feel sick or have any of the COVID-19 symptoms: fever, dry cough, shortness of breath. Anyone who appears to be ill upon arrival to the Festival or becomes sick during the Festival should return home.
- Two Vendor workers per booth are recommended; one vendor will handle products for sale and one vendor will handle payment transactions.
- To maintain social distancing, an extra table will be placed in front of the table with products for sale. Material type tablecloths are not allowed, wipe able table covers are allowed and will be cleaned hourly with cleaner/disinfectant. Vendors will frequently wipe down tables with cleaner/disinfectant to ensure proper hygiene. Social distancing reminders/guides will be placed throughout the Festival. CPFF Staff asks that Vendors also help to monitor and maintain social distancing with customers. Encourage quick transactions.
- Customers may bring their own bags; however, vendors should not touch customer's bags. Customers will bag the items selected for purchase from the spacing table after the vendor has placed product selection on the spacing table.
- Vendors should help to encourage customer to purchase and move on.
- Vendors should allow, when possible, mobile, credit card, or other cash-free payment options. Encourage customers to pre-order/pre-pay whenever possible.
- Whenever possible, pre-package/pre-bag/pre-weigh products.
- Samples are allowed as per Department of Health guidelines related to phases. Phase 2 will only allow single portions offered in response to customers' requests.
- Service animals will be allowed.

In order to make CPFF a successful market, allowed to continue operating during this time, the precautions outlined should be taken very seriously and followed at all times. The CPFF Festival Staff have the right to remove any vendor who does not comply with COVID-19 Festival mitigation strategies.

Thankfully yours,
CPFF Festival Manager

Vendor signature

Date

COLLEGE PLACE FREEDOM FESTIVAL

VENDOR SAFETY PLAN

Name: _____

Business: _____

1. What essential service are you are providing?

- ☐ Food
- ☐ Supplies needed to maintain health, safety, and sanitation

2. How do you plan to protect your own health and that of your employees?

- ☐ hand hygiene, hand washing station in booth
- ☐ barriers such as sneeze guards
- ☐ signs
- ☐ Remember to and remind employees to wash their hands or use hand gel often, and to avoid touching eyes, nose, and mouth.

3. How do you plan to protect customers from exposure while at your booth?

Reduce touchpoints in the booth:

- ☐ Keeping designated "Display Only" items for customers to view.
- ☐ Pre-bagging/pre-packaging/pre-weighing food when possible.
- ☐ Discontinuing all product sampling and self-serve areas.

Signed: _____

Date: _____ Time: _____

Payment Handling Guidelines from the Wa Department of Health (April 21, 2020)

After handling payment, a person should not touch their eyes, nose, or mouth until they have washed their hands.

When possible, allow mobile, credit card, or other cash-free payment options. Encourage customers to pre-order/pre-pay when possible.

When handling cash, tokens, checks, or change:

- o Designate a money handler separate from the worker handling products.
- o Ask for exact change to help limit additional handling.
- o Collect payment in a container rather than directly into hands.

To disinfect wooden tokens, consider the following:

- o "Quarantine" tokens by holding in a container until the next week. Tokens held should not need additional disinfection for COVID-19.
- o Use a cloth wetted with disinfectant to clean wooden tokens or laminated paper, then air dry. Wash hands after disinfecting objects.

EVENT LAYOUT - OVERVIEW

Total Area 361,975 sq ft = 8.42 acres (CPFF plans to cap attendance at 4,000 people, not including vendors and staff.)



"Ticketing Process"

There will be different zones as indicated by colors on the map. Each area will be limited to a specific number of participants. We will use colored custom wristbands to identify which zone a person is assigned to. Staff will be at each gate to monitor that only people with that color band enter that area.

Zone	Sq. Ft. Area	Max People	Planned # of People	Wristband Color
Track	138,580	1924	1900	Neon Blue
Sponsor/VIP	27,385	380	350	Neon Green
Ballfield	50,000	694	680	Neon Purple
Open	75,316	1043	1020	Neon Orange
Vendor	49,524	687	160	Sky Blue
Kid	21,170	294	None assigned	NA
Totals:	361,975	5,022	4,110	

VENDOR DETAIL LAYOUT

Each vendor will be provided with 4 wristbands. The remainder of this space is reserved for people coming from other zones to shop and then return to their zone. (CP Boosters have 3 spaces so will have 12 wristbands.)



-  8 Food Trucks in roadway along sidewalk
 40' for CP Boosters at Commons Entrance
 Trash Container
 Portable Sink Unit
 30 Vendors 10x10 spaced at minimum 6' distance between with open space in front.

(Note – signs will be at entry asking if you have any of these symptoms. There will be a voluntary contact tracing form available. Police Officers will be on site and will respond if we have any incidents of participants being non-cooperative. Fire Department EMS Staff will also be onsite.)

CPFF HEALTH STATUS SELF ASSESSMENT EXAMPLE

To stop the spread of COVID-19, it is critical that anyone experiencing any of the symptoms should stay home or return home immediately. This includes Freedom Festival staff, volunteers, vendors, shoppers, or other participants.

1. Do you have a fever (100.4F or higher) or a sense of having a fever?	Yes	No
2. Do you have a new cough not caused by another health condition?	Yes	No
3. Do you have any new shortness of breath not caused by another health condition?	Yes	No
4. Do you have a new muscle ache not caused by another health condition or physical activity?	Yes	No

Recommended Guidance for Daily COVID-19 Screening of Employees and Visitors

The Washington State Department of Health recommends that all employers put COVID-19 screening protocols in place.

You can help prevent the spread of COVID-19 in your facility by screening employees and visitors on a daily basis. The screening protocol outlined below is based on the following:

- A review of screening protocols from multiple agencies
- Recommendations by the CDC
- A literature review of the most common signs and symptoms of COVID-19

COVID-19 screening protocol: What to do

Screen **everyone** who enters your facility, including:

- All employees before the start of each work shift
- All visitors

Ask the following questions when you screen employees and visitors:

“YES or NO, since your last day of work, or since your last visit to this facility, have you had any of the following:”

- A new fever (100.4°F or higher), or a sense of having a fever?*
- A new cough that you cannot attribute to another health condition?*
- New shortness of breath that you cannot attribute to another health condition?*
- A new sore throat that you cannot attribute to another health condition?*
- New muscle aches (myalgias) that you cannot attribute to another health condition, or that may have been caused by a specific activity (such as physical exercise)?*

To request this document in another format, call 1-800-525-0127. Deaf or hard of hearing customers, please call 711 ([Washington Relay](#)) or email civil.rights@doh.wa.gov.

*If an employee or visitor answers **YES** to any of the screening questions, immediately activate your agency’s emergency protocol for COVID-19. The designated screener should consider:

- A review of the screening results
- Recommendations for possible exclusion of the employee or visitor from the facility
- Recommendations for medical follow-up

Additional COVID-19 Resources

- [DOH Coronavirus \(COVID-19\) webpage](#) – updated information and resources daily