Brian Carleton-Finance Director

Sherri St. Clair- City Clerk

Subject :	1.03 Public Comment
Meeting :	Dec 4, 2023 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	1. Opening Items
Type :	Procedural

Public Content

Commission meetings are primarily structured to permit Membersto arrive at the decisions necessary to make recommendations to the City Council.

Meeting Protocol for Public Comment:
When submitting public comments, include the following information regardless of the manner you are using: Note that there are deadlines for writtencomments to be included in the meeting documents.

- Your Name
- Your Address

WrittenPublic comments may be provided by submitting comment to Clerk@cpwa.usno later than 4:30PMon the meeting date to be included in the record.(If typewritten, no less than 11 pt font).
VerbalPublic Comments may be made during the meeting:

- In-person at the meeting location - provided at the beginning of each agenda.
- Telephone comment - Call1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raise your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.
- Virtual comment -Join using theZoom Attendee link (provided at beginning of agenda) and raise your hand when comments are requested.

Once recognized, you will have five minutes to speak on any subject that is under the control of the Commission.

2. Consent Agenda

Subject :	2.01 Approve Agenda for December 4, 2023
Meeting :	Dec 4, 2023 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	2. Consent Agenda
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 November 6, 2023
Meeting :	Dec 4, 2023 - College Place Economic Development,

	Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	2. Consent Agenda
Type :	Action (Consent), Minutes

File Attachments

2023-11-6_EDTEC_Meeting_Minutes_Draft_BoardDocs® Plus.pdf (764 KB)

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 :	2.03 Excuse the Absences of Commission Members Case and Leen
Meeting :	Dec 4, 2023 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	2. Consent Agenda
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 :	Dec 4, 2023 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	2. Consent Agenda
Type :	Action (Consent)
Recommended Action :	Motion to approve the 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.

3. Guest Presentations - None

4. Action Agenda - None

5. Staff Reports

Subject :	5.01 2023 College Place Winterfest Presented by Columbia Rea - Mrs. St. Clair
Meeting :	Dec 4, 2023 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	5. Staff Reports
Type :	Discussion, Information

Public Content

Information for Consideration:

The College Place Winterfest is coming up on Thursday, December 7th, 2023. We will have vendors and Santa at the Fire Station from 4 to 6 PM. A lighted parade will go on College Avenue northbound from 10th Street to Whitman Drive at 6:00 PM. The firework show is coming back at 7:15 PM at the Old Rogers Site (4th, 6th, Bade, and Davis)

File Attachments

2023 City of College Place Winterfest.jpg (123 KB)

Subject :	5.02 Downtown Parking Lot Discussion - Mr. Rizzitiello
Meeting :	Dec 4, 2023 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	5. Staff Reports
Type :	Discussion, Information

Public Content

Historical Perspective:

The lack of public parking lots along the College Avenue Downtown corridor has led to multiple redevelopment projects not occurring. In May 2023 the City Council voted to create a Stone Creek-Downtown Tax Increment Financing District that would pay for the land acquisition, engineering, and development of two public parking facilities along the College Avenue corridor.

Information for Consideration:

Senior engineering students from Walla Walla University will be compiling a report to analyze and rank sites, develop preliminary engineering concepts, and cost estimates pertaining to public parking facilities along College Avenue. Once these are developed the parking requirement would be relaxed throughout the corridor. City staff would like to understand from this body what would be the sites we should prioritize. Also, once public parking facilities are developed should we also look into developing incubator space adjacent to these lots what City of Muskegon, Mi has done. We could submit a USDA Business Development Grant to pay for this work.

File Attachments

Low-Cost Pop Up Shops_MuskegonMi.pdf (2,293 KB)
ParkingConcept1.JPG (106 KB)
ParkingLot2.JPG (89 KB)
ParkingLot3.JPG (110 KB)
ParkingLot4.JPG (169 KB)
ParkingLot5.JPG (164 KB)
Rural Business Development Grants _ Rural Development.pdf (140 KB)

Subject :	5.03 BEAD Grant Money/Broadband Action Teams - Mr. Rizzitiello
Meeting :	Dec 4, 2023 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	5. Staff Reports
Type :	Discussion, Information

Public Content

Historical Perspective:

As part of the Federal Bipartisan Infrastructure Bill, a lot of grant money was remanded towards Broadband in areas not served or underserved.

Information for Consideration:

In the Broadband Action Plan, City Staff ensured that maps were included for the College Place geography to demonstrate areas underserved (such as around Tremont Area, Country Estates, Sunset Villa, SW 12th). The State will be getting BEAD Federal grant money soon. This money will then be remanded for regional projects. Ziply has offered a partnership opportunity where the if the City pursued BEAD funds of $316,800, Ziply would provide match of $741,769. The City would get Indefeasible Right of Use for these fiber runs. Thoughts?

File Attachments

BEAD Timeline_Nov2023 with notes.pdf (308 KB)
Internet Gaps.png (421 KB)

Subject :	5.04 Port of Walla Walla November 2023 Economic Development Indicators - Mr. Rizzitiello
Meeting :	Dec 4, 2023 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	5. Staff Reports
Type :	Discussion, Information

Public Content

Historical Perspective:

The Port provides bi-monthly economic indicators

File Attachments

Nov2023_EDIM_Indicators.pdf (8,604 KB)

Subject :	5.05 December 2023 Development Activity - Mr. Rizzitiello
Meeting :	Dec 4, 2023 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	5. Staff Reports
Type :	Discussion, Information

File Attachments

DevelopmentTrackSheet_December2023.pdf (135 KB)

6. Closing Items

Subject :	6.01 Next Meeting: Monday January 8, 2023
Meeting :	Dec 4, 2023 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	6. Closing Items
Type :	Information
Subject :	6.02 Conclude
Meeting :	Dec 4, 2023 - College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic)
Category :	6. Closing Items
Type :	Procedural

College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic) (Monday, November 6, 2023)
Generated by Sherri St Clair on Monday, November 6, 2023

1. Opening Items

Procedural: 1.01 Call To Order

Chair Morehead called the meeting to order at 5:00 PM.

Information: 1.02 Roll Call

PRESENT:

Commission Members		Tracy Warner; Doug Case; Chloe Congleton; Allison Peck; Bruce Morehead
Ex- Officio		Arlene Alen - Walla Walla Valley Chamber of Commerce City Administrator, Michael Rizzitiello
Staff		Finance Director, Brian Carleton; City Clerk, Sherri St. Clair

Also Present:

MEMBERS EXCUSED: Kelli Leen
MEMBERS ABSENT:

Procedural: 1.03 Public Comment - None

2. Consent Agenda

Action (Consent): 2.01 Approve Agenda for November 6, 2023
Action (Consent),Minutes: 2.02 Approve Minutes from October 9, 2023
Action (Consent): 2.03 Excusing the Absence of Commission Member 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.

Commission Member Peck made a motion to approve the consent agenda. Second by Member Case and the motion passed 5-0.

3. Guest Presentations - None

4. Action Agenda

Action: 4.01 Draft FY 2024 to 2029 Capital Facility Plan -
Mr. Rizzitiello provided an overview of the project prioritization within the Draft FY 2024-2029 Capital Facility Plan and outlined key upcoming projects.

Council Member Case made a motion to recommend the FY 2024 to 2029 Capital Facility Plan to Council. Second by Member Peck and the motion passed 5-0.

Action: 4.02 Letter of Support for Federal EDA Comprehensive Economic Development Strategy Grant -

Mr. Rizzitiello informed the commission that City would like to apply for Economic Development Administration grant funds. To qualify for the grant funds, the City must submit a letter of support for Comprehensive Economic Development Strategy (CEDS). The CEDS would be incorporated in to the next version of the Comprehensive Plan.

Discussion ensued.

Council Member Case made a motion to allow Chair to sign Letter of Support for Comprehensive Economic Development Strategy (CEDS) grant. Second by Member Peck and the motion passed 5-0.

5. Staff Reports

Discussion,Information: 5.01 Community Grant Program - FY 2024 -
Mr. Rizzitiello informed the Commission that the City offers a Community Grant Program that provides an opportunity for local organizations to apply for funds.

Discussion ensued.

Commission Member Morehead volunteered to be on the committee that reviews and rates the applications.

Discussion,Information: 5.02 Creative District -
Mr. Rizzitiello informed the Commission that ArtWalla has resubmitted a letter of interest to Arts Wa in regards to the Creative District. The Creative District map has had some amendments and now includes the Little Theatre in the district. The City intends to submit a new resolution to the City Council at the December 12, 2023 council meeting.

Information: 5.03 Winterfest -
Ms. St. Clair informed the Commission that Winterfest and the lighted parade will be on December 7, 2023. The Fire Department bay will be open with a bazaar from 4-6 PM, the tree lighting ceremony at 5:30 PM, the lighted parade at 6:00 PM, and a Columbia REA sponsored firework show at 7:15 PM.

Discussion,Information: 5.04 November 2023 Development Update -
Mr. Rizzitiello outlined the key commercial and residential projects in the November 2023 Development Update.

Information: 5.05 Veterans Day -
Mr. Rizzitiello informed the Commission that the City co-sponsors the Walla Walla Veterans Day Parade with the Downtown Walla Walla Association. In addition, Mr. Rizzitiello informed the Commission Mayor Hernandez has issued a Veterans Day Proclamation and encourages everyone to visit attend the parade at 11:11 AM on November 11, 2023 on Main Street in Walla Walla.

Information: 5.06 Walla Walla Valley Tourism Event -
Mr. Rizzitiello presented the Visit Walla Walla tourism flyer informing the Commission that Visit Walla Walla has received a grant and is requesting participation to help create a tourism plan. Mr. Rizzitiello encouraged commission members to attend one of the Visit Walla Walla Community Workshops.

6. Closing Items

Information: 6.01 Next Meeting: December 4, 2023

Procedural: 6.02 Conclude

Commission Member Case made a motion to conclude the meeting at 5:48 PM. Second by Member Peck and with no objection, the meeting concluded.

Approved:

Bruce Morehead - Chair

Attest:

Sherri St. Clair – City Clerk

The foregoing minutes are the official record of the Economic Development, Tourism, and Events Commission meeting that occurred November 6, 2023. Further detail may be obtained by reviewing the actual audio recording made during this session.

Winter Fest

& LIGHTED PARADE!

THURSDAY, DECEMBER 7TH, 2023

4-6PM

Vendors, Food, Activities, & Santa!
College Place Fire Station
629 S College Avennue

5:30PM

Tree Lighting with Mayor Hernandez!
College Place City Hall
625 S College Avenue

6:00PM

Lighted Parade!
College Avenue:
10th Street to Whitman Drive

7:15PM

Firework Display
The old Roger's School location
SW 6th and Bade

STRONG TOWNS

Low-Cost Pop-up Shops Create Big Value in Muskegon, Michigan

Rachel Quednau · February 20, 2018

Sometimes, all it takes is a little push to get a big thing rolling. That's what Muskegon, Michigan learned when they invested in low-cost, small-scale business spaces in their downtown.

An aerial shot of the row of chalets at Western Market

Like many American cities, Muskegon (population 38,000) chose to bulldoze much of its historic downtown to build a mall in the 1970s. Then in 2001, a new mall was constructed on the outskirts of the city, which led to the closure of the downtown mall. It's a dark story of waste and decline, but one piece of good came out of that: downtown Muskegon is coming back. The farmers market is booming and local businesses are coming up in the town center.

One small but very impactful way that the city of Muskegon has helped to make this happen is by constructing low-cost "chalets" on a vacant strip of land in the downtown dubbed, Western Market, and renting them to local businesses.

manage the construction of 12 wooden buildings ranging from 90-150 square feet at a cost of just $5,000-6,000 per chalet. Their simple design — a portable wooden structure with windows and doors (but no running water) — kept them very affordable. In May 2017, these buildings opened for business — filled with clothes, gifts, crafts and food. (See the photos below for a peak at some of the store interiors and owners.)

They have been a serious success, appealing to tourists and residents alike, and they stayed open well into the holiday season before shutting down for the winter. Now the city is in the process of constructing five more chalets to open later this year. The waiting list for business owners who hope to rent these spaces is already more than 25 names long.

To build the initial 12 structures, the city secured donations from the local chamber of commerce, a community foundation and other area organizations. But after that success, the value has been clear enough to residents that it makes sense to use municipal funds for construction of the new chalets, says Frank Peterson, City Manager of Muskegon and originator of the idea.

STRONG TOWNS

The chalets decked out and doing a roaring trade for the holiday season

The chalets have not just created initial opportunities for new businesses, they are also helping *existing* businesses grow and helping developers to fill *permanent* storefronts. Peterson explained that as new mixed-use developments go up downtown, the owners have struggled to find commercial tenants that were either a) able to afford the rent on a typically-sized first-floor storefront, or b) willing to take a leap on a downtown space with little commercial activity around it.

The chalets have changed that by activating the downtown area and allowing local businesses to test things on a small scale before renting a permanent storefront. One popular bakery which began its Muskegon operations in a chalet is now opening its own permanent downtown storefront (although they've decided to keep their chalet spot as well because of its success). Peterson also shared that some downtown developers are now choosing to build smaller spaces on the first floors of their new constructions because they have seen how that "micro-retail" size accommodates businesses more effectively.

Frank Peterson has a few tips for other communities looking to take on a small-scale, low cost initiative like this one:

1. **Offer something unique**. In reviewing the applications of businesses who want to rent the chalets, Peterson stresses, the application committee chose a diversity of businesses that would offer unique items for visitors and residents, not the sorts of things you could just

STRONG TOWNS

2. **Build unity among businesses.** As part of their rental terms, the businesses who occupy the chalets agree to maintain regular hours consistent with their neighbors. This keeps the downtown active at times when it might otherwise empty out and it also creates a lively street where shoppers can check out several stores in one visit. Peterson says that the city really wanted business owners to feel that "they sink or swim together." He mentioned that business owners now feel comfortable asking a neighbor to mind their shop if they need to step away briefly, and the proximity of the buildings facilitates that as well.
3. **Grow incrementally.** The step-by-step growth of this initiative has been key. Starting with a few simple, affordable chalets meant a low risk for the city and the chance to scale up as the project succeeds. "We don't want to put up 20 [chalets] tomorrow," says Peterson. "We want to keep adding them a few at a time." The portable nature of the chalets also means that down the road, if they're no longer needed or the space is transformed for another use, they can easily be sold off or moved to another location that could use a small business boost.

Nearly every town has vacant space and eager small business owners looking for affordable store fronts. Put the two needs together and you have the perfect opportunity to kickstart the local business community in your city.

(*All photos from Western Market Facebook page*)

Related

STRONG TOWNS

Battle of the Business Titans

A small, local, mixed-use business versus a new Amazon warehouse. Let's put these two business proposals before the Shark Tank (Winnipeg edition).

Sep 21, 2022 · Michel Durand-Wood

Laundromat Urbanism

A simple laundromat offers an unexpected reminder of the role urban design has to play in making us feel more connected with the people around us.

Jun 13, 2022 · Arian Horbovetz

The Magic of Legacy Shops Comes Back to Life in Buffalo

If you live in a city or town with old, abandoned storefronts, this one's for you!

May 17, 2022 · Bernice Radle

Hey, Starbucks: Your Drive-Thru Doesn't Belong in My Community

Or in anyone else's, for that matter! A strong neighborhood has businesses that keep money *in* the local economy, instead of siphoning money out.

May 9, 2022 · Rachel Quednau

Rachel Quednau

Rachel Quednau serves as **Program Director** at Strong Towns. Trained in dialogue facilitation and mediation, she is devoted to building understanding across lines of difference. Previously, Rachel worked for several organizations fighting to end homelessness and promote safe, affordable housing at the federal and local levels. Rachel also served as Content Manager for Strong Towns from 2015-2018. A native Minnesotan and honorary Wisconsinite, Rachel received a Masters in Religion, Ethics, and Politics from Harvard Divinity School and a Certificate in Conflict Transformation from the Boston Theological Interreligious Consortium, both in 2020. She currently lives in Milwaukee, Wisconsin, with her husband Jack and son Marshall. One of her favorite ways to get to know a new city is by going for a walk in it.

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Please read our Comment Policy before commenting.

Comments for this thread are now closed

14 Comments

Former IL Resident

Share

Best Newest Oldest

Ruben Anderson
6 years ago

NO BATHROOMS?!?

(sets hair on fire.)

2 Share ›

Larsen → Ruben Anderson
6 years ago

They put port-a-bathrooms right behind first Chalet, yet there are nice public bathrooms less then block away.

2 Share ›

HmrHed → Ruben Anderson
6 years ago

Yes there is a community area behind the strip of Chalets with a play area for children and has portable bathrooms.

0 Share ›

Mr. Flute
6 years ago

Thanks for the story. I have passed this along to my Chamber, business and community development leaders. Also to a property owner with a fair amount of large downtown parking areas and interstitial areas with good frontage and visibility.

2 Share ›

Steve Pepple
6 years ago

I'm curious, how much is the rent?

STRONG TOWNS

6 years ago

Steve - my wife's family is from Muskegon and I've seen these firsthand - they are very cool. While I can't specifically answer your question (I'll try to find the answer), in commercial retail developments these small temporary/seasonal start-ups typically sign a license agreement (rather than a lease) and pay percentage rent based upon gross monthly sales (typically ranges from 10-15%). This tends to be a win/win agreement as the Tenant refines its business model and has low fixed operational costs and a short agreement term and the Landlord does well when the Tenant does well without suffocating them as they refine their product selection and selling chops. I would guess that it would be similar for these Tenants.

Just in case you or anyone else was wondering, I've attached a link to a white paper I wrote entitled 7 Tips Every Retailer Needs to Know - Before They Select a Space.

https://greeby.box.com/s/tl...

0 Share ›

Steve Pepple → Michael Greeby
6 years ago

Thanks for the response, Michael.

0 Share ›

Michael Greeby → Steve Pepple
6 years ago

It's about $15/sf in rent for one of the three sizes of chalets. You rent by the season and it ranges from $1,325 - $2,125. I enlisted the help of my mother-in-law who is highly knowledgable about Muskegon and other MI philanthropies (she was a professor at GVSU on the topic before retiring) - she deserves all the credit.

1 Share ›

Steve Pepple → Michael Greeby 6 years ago

This would be a cool concept in Detroit. Thanks again.

1 Share ›

Steve Harper
6 years ago

STRONG TOWNS

Mr. Flute Steve Harper

6 years ago

This project in Muskegon was developed and implemented by the City itself, so there is a presumption that the 'inspectors' are on board.

4 Share ›

Michael Greeby Steve Harper

6 years ago edited

Steve - I read that article and as an engineer that has been in the commercial real estate business for 20 years, I'm missing something - why was the building raised?

0 Share ›

Steve Harper Michael Greeby

6 years ago

"The county building department insisted that the structure have a permanent foundation of a certain type."

Evidently the county said it had to be on a permanent foundation.

0 Share ›

Michael Greeby Steve Harper

6 years ago

Fair enough, but jacking up a building is extreme and really unnecessary for this use. A simple mat foundation or piers, should have done the trick and it could have remained at grade requiring no additional ADA compliance upgrades. The whole structure could have been easily shifted once completed. If the owner had an architect, they should be responsible for this error / omission.

0 Share ›

STRONG TOWNS

NEXT

5 Days to Nominate Your Town for the Strongest Town Contest

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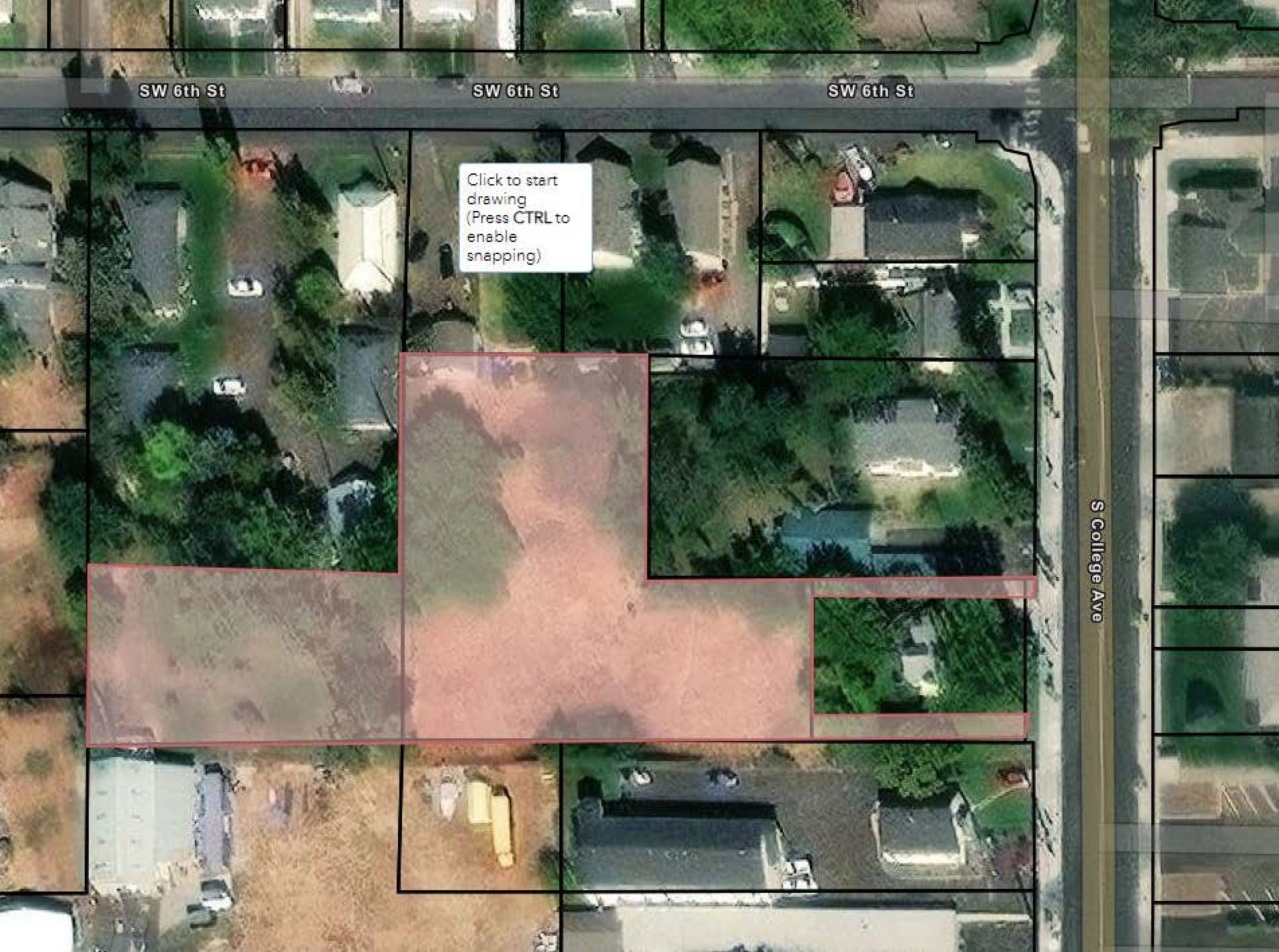
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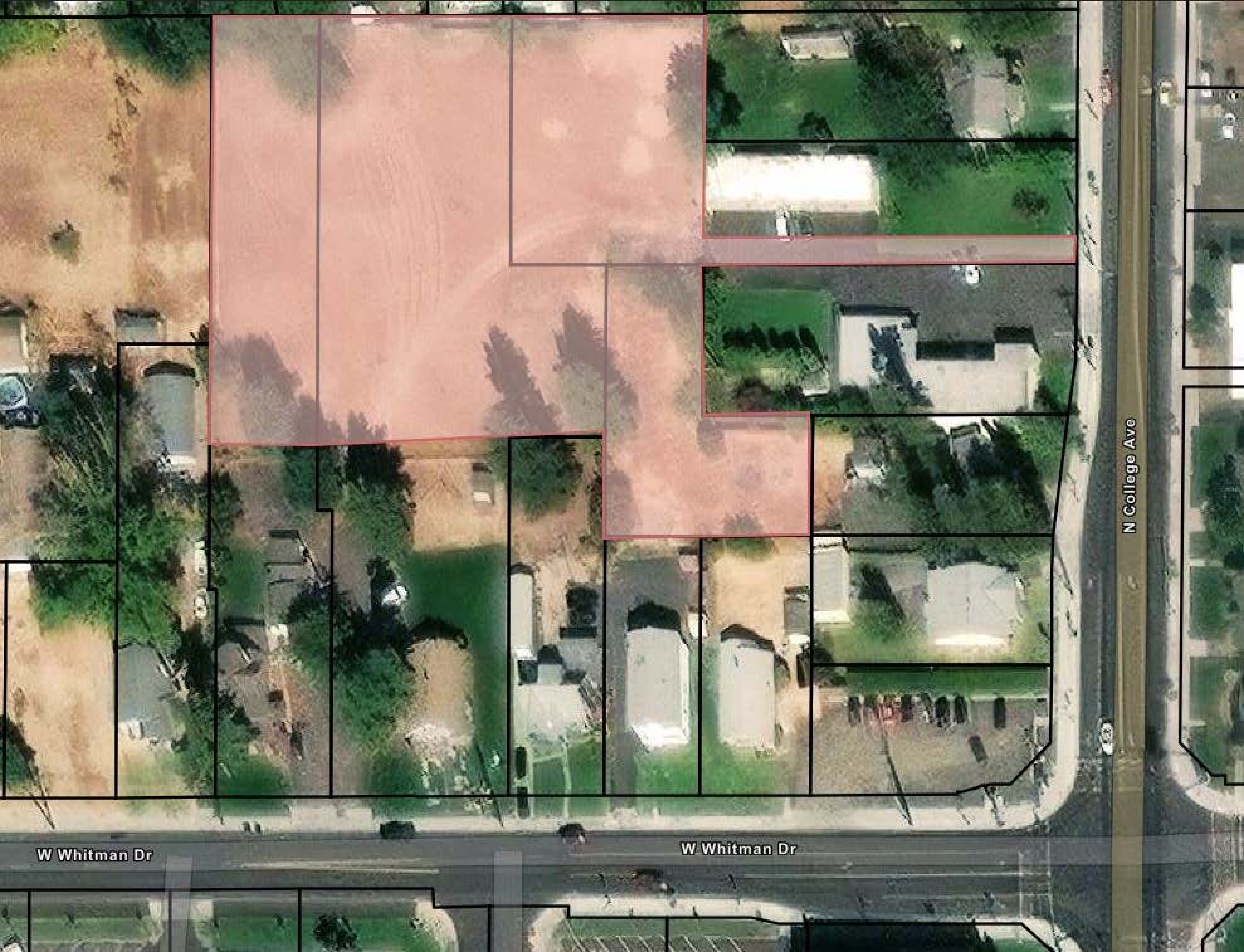
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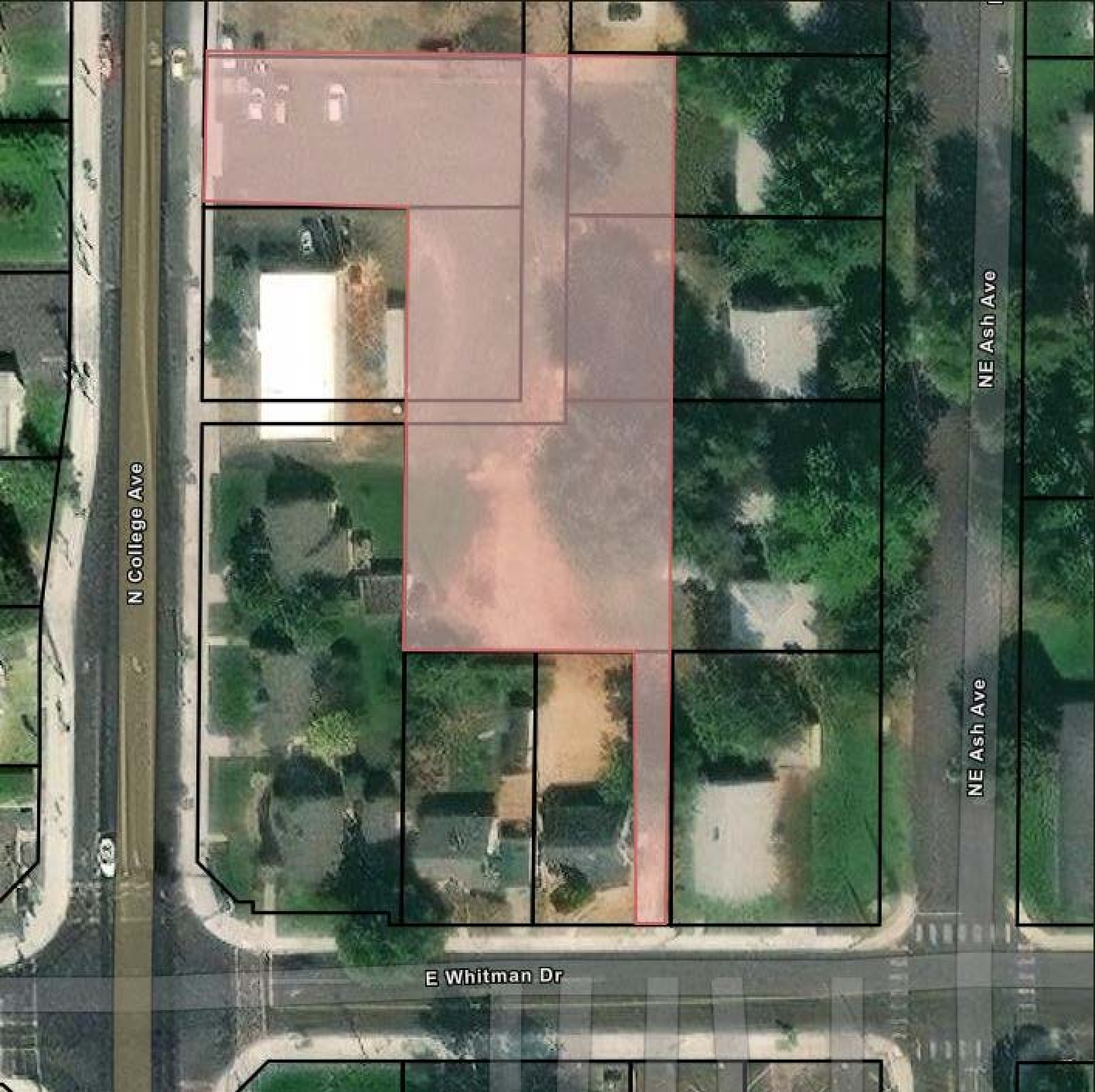
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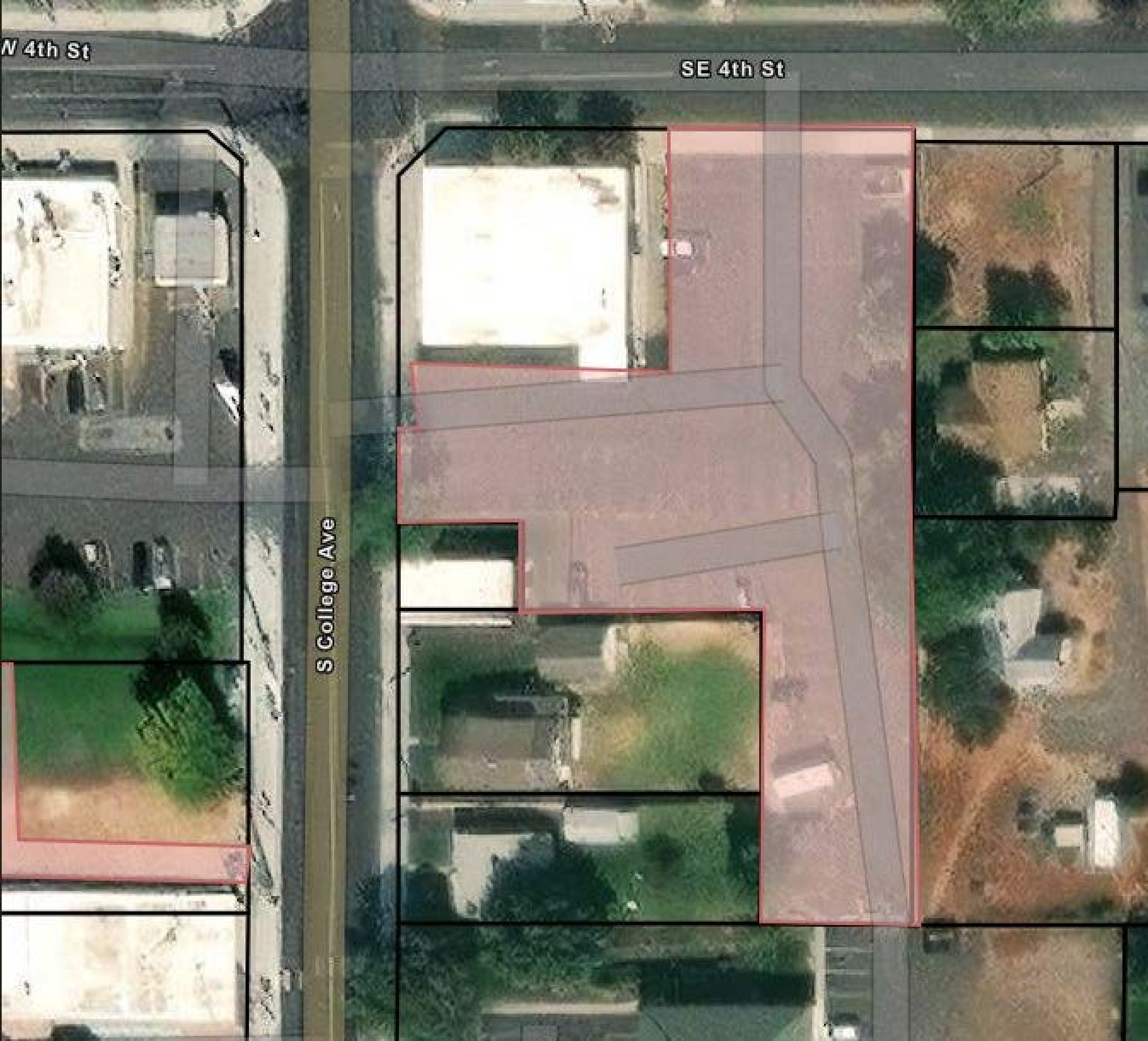
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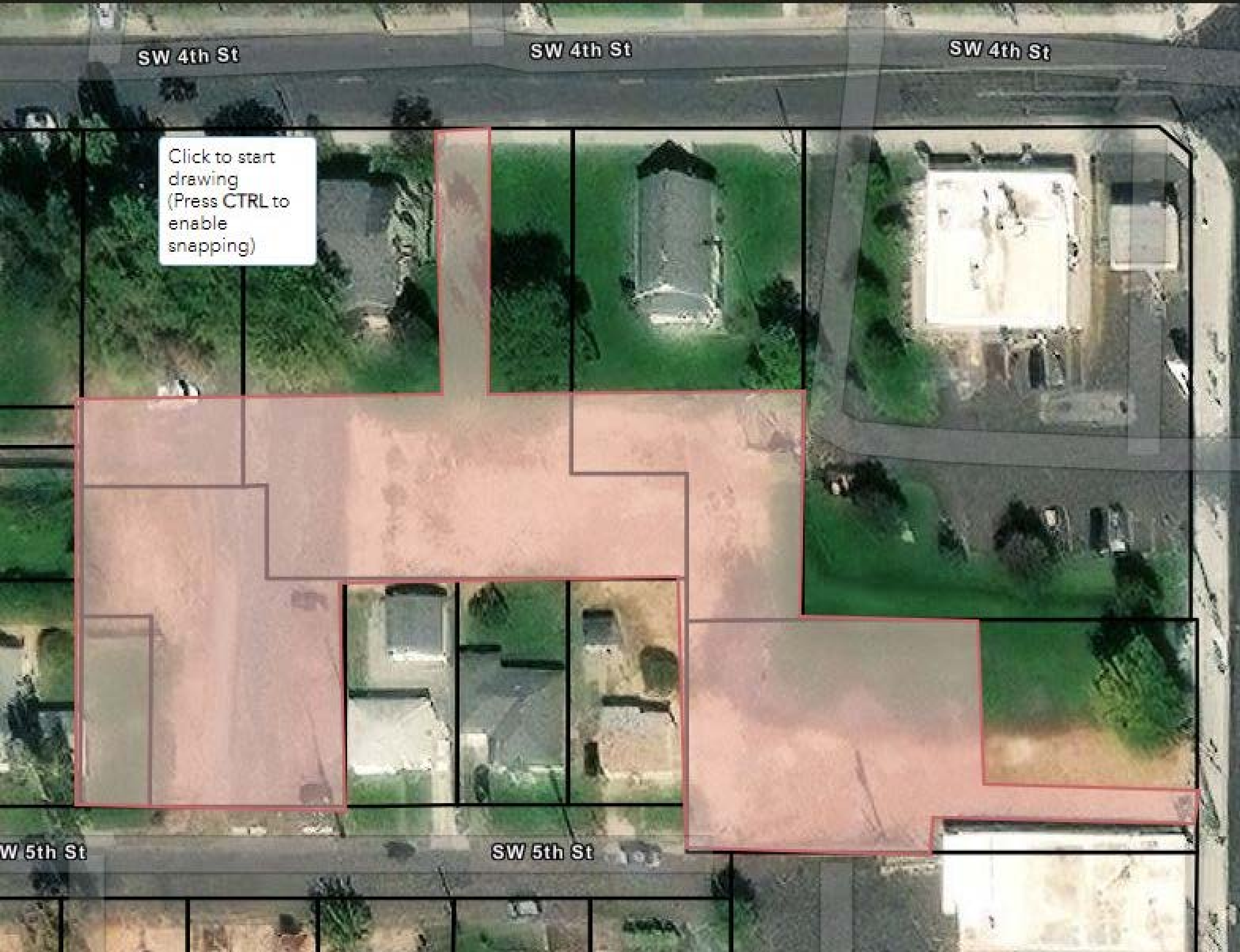
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Rural Business Development Grants

Application Window:

CLOSED

Program Application Period:
Open Date: November 23, 2022. Applications are accepted year-round.
Close Date: February 28, 2023, 4:30 p.m. local time. Applications must be received by February 28, 2023, 4:30 p.m. local time.

For state specific information:

-- Select State --

Fact Sheet **(/sites/default/files/fact-sheet/508_RD_FS_RBS_RBDG.pdf)**

Federal Register Notice **(https://www.govinfo.gov/content/pkg/FR-2022-12-20/pdf/2022-27567.pdf)**

Overview

Grants To Provide Technical Assistance for Rural Transportation (RT) Systems

USDA is inviting applications for grants to provide Technical Assistance for passenger Rural Transportation (RT) systems under the Rural Business Development Grant (RBDG) program and the terms for such funding. Federal Register Notice (https://www.govinfo.gov/content/pkg/FR-2023-01-19/pdf/2023-00895.pdf) (https://www.govinfo.gov/content/pkg/FR-2022-01-14/pdf/2022-00653.pdf)

Application Dates Open Date: January 19, 2023
Close Date: April 19, 2023, 4:30 p.m. local time

What does this program do?

This program is designed to provide technical assistance and training for small rural businesses. Small means that the business has fewer than 50 new workers and less than $1 million in gross revenue.

Who may apply for this program?
Rural public entities including, but not limited to:

- Towns.
- Communities.
- State agencies.
- Authorities.
- Nonprofit corporations.
- Institutions of higher education.
- Federally-recognized tribes (https://www.bia.gov/service/tribal-leaders-directory).
- Rural cooperatives (if organized as a private nonprofit corporation).

What is an eligible area?

Rural Business Development Grant money must be used for projects that benefit rural areas or towns outside the urbanized periphery of any city with a population of 50,000 or more. Check eligible areas (https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do?pageAction=RBSmenu).

What kind of funding is available?
There is no maximum grant amount; however, smaller requests are given higher priority. There is no cost sharing requirement. There are two types of RBDG projects, Opportunity grants and Enterprise grants. Opportunity type grants are limited to up to 10 percent of the total Rural Business Development Grant annual funding. Enterprise type grants must be used on projects to benefit small and emerging businesses in rural areas as specified in the grant application.

How may Enterprise type funds be used?

- Training and technical assistance, such as project planning, business counseling and training, market research, feasibility studies, professional or/technical reports, or producer service improvements.

- Acquisition or development of land, easements, or rights of way; construction, conversion, renovation of buildings; plants, machinery, equipment, access for streets and roads; parking areas and utilities.
- Pollution control and abatement.
- The capitalization of revolving loan funds, including funds that will make loans for start-ups and working capital.
- Rural distance learning for job training and advancement for adult students.
- Rural transportation improvement.
- Community economic development.
- Technology-based economic development.
- Feasibility studies and business plans.
- Leadership and entrepreneur training.
- Rural business incubators.
- Long-term business strategic planning.

How may Opportunity type funds be used?

- Community economic development.
- Technology-based economic development.
- Feasibility studies and business plans.
- Leadership and entrepreneur training.
- Rural business incubators.
- Long-term business strategic planning.

How are applications evaluated?
All applications are evaluated based on:

- Evidence showing job creation at local businesses.
- Percent of non-federal funding committed to the project.
- Economic need in the area to be served.
- Consistency with local economic development priorities.
- Experience of the grantee with similar efforts.

Other factors are described in the Notice of Solicitation of Applications (NOSA).

How do we get started?

- Applications are accepted through USDA Rural Development's local or state offices (https://www.rd.usda.gov/contact-us/state-offices). Applicants are advised to view program information specific to your local or state office (https://www.rd.usda.gov/contact-us/state-offices) to learn about local application timelines, concept paper requirements, etc.
- Grant awardees will need to complete required paperwork and comply with the terms and conditions of the award. Contact your local or state office (https://www.rd.usda.gov/contact-us/state-offices) for details.

Who can answer questions?

- Contact your local office (https://www.rd.usda.gov/contact-us/state-offices).

What law governs this program?
Citations and other information may be subject to change, please always consult the program instructions listed in this section.

This program is authorized by the Consolidated Farm and Rural Development Act (ConAct). Basic Program – 7 CFR Part 4280, Subpart E (https://www.federalregister.gov/documents/2015/03/25/2015-06489/rural-business-development-grant).

What governed the predecessor programs of Rural Business Enterprise Grants (RBEG) and Rural Business Opportunity Grants (RBOG), as well as all awards given before FY 2015?

- RBEG Basic Program - RD Instruction 1942-G (https://www.rd.usda.gov/files/1942-G.pdf).
- RBOG Basic Program - 7 CFR Part 4284 (https://www.rd.usda.gov/files/RDRBOGCFR-2014-T7Vol15Part4284.pdf).
- These programs were authorized by the Consolidated Farm and Rural Development Act (ConAct).

Why does USDA Rural Development do this?
This program provides grant money to assist with economic development planning and/or the financing or expansion of rural businesses.

To Apply

NOTE: If state specific forms are not shown above, please refer to the application materials listed below to start the process of applying. Please ensure that your state is selected in the dropdown menu above to find the State Office contact information (/contact-us/state-offices) for this program and speak to a Business Programs Specialist before attempting to fill out any forms or applications. This will save you valuable time in the process.

Preliminary Actions Required

To complete an application for this program, you must be pre-registered with the System for Award Management (SAM) (https://www.sam.gov/SAM/). Neither of these applications cost money, but they can take time so be sure to get this taken care of right away. If you are already registered with these systems, you do not need to do it again.

- **RBCS How-To Apply Video Series for Applicants (https://www.youtube.com/playlist?list=PLwtRQQ0pVhiWcZ6cQi0fKcpNssfZUcGwB)**

Special Alert for SAM Registrants

Last year, we alerted our vendor community (https://www.ams.usda.gov/content/attention-usda-foods-contractors-system-award-management-sam-email-notifications-third-party) to third party companies offering to help you update information contained within the System for Award Management (www.SAM.gov (http://www.sam.gov/)) website, for a fee. Your SAM registration contains sensitive business information, including your banking information and other sensitive information, so your login and password should not be shared with anyone outside your company. As a reminder, the use of the System for Award Management website is free to use and update, and the Commodity Procurement Staff does not see a reason to pay anyone to provide that service.

Secondly, we have just become aware of a couple of scam emails that offer to “help companies start the renewal process online” or suggest that “Your Federal Profile is Almost Complete. Immediate Action Required!” In both cases, your free access to SAM.gov will resolve any questions you may have regarding your registration in SAM.gov. As you know SAM.gov requires an annual recertification and sends out email reminders prior to the expiration, and again, updates should be handled by company employees. Furthermore, if your registration is not complete, you may login to SAM.gov (http://www.sam.gov/) to make that determination for yourself.

Please remember that SAM.gov (http://www.sam.gov/) is not affiliated with the USDA and is a government-wide website not maintained by our Agency. If you have any questions regarding access or how to use SAM, please contact their help desk at 866-606-8220, option #1.

Other Requirements

There are no additional requirements at the national level. If there are additional state-specific requirements, they will be listed above.

Contact

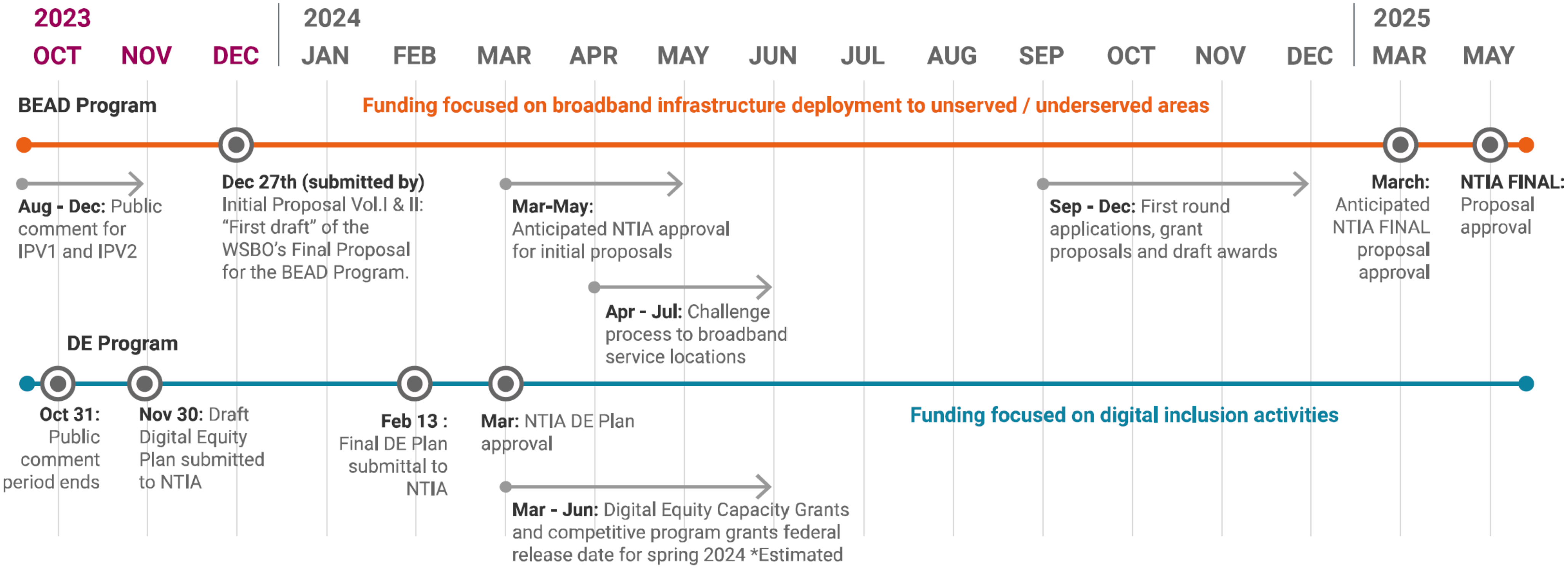
Please select your state above for a list of contacts.

Events

There are no events scheduled.

Program submission requirements and timeline

Broadband Equity, Access and Deployment (BEAD) Program and Digital Equity (DE) Program – complementary programs running in parallel



Definition of Roles

Funding Entity – NTIA

Eligible Entity – States

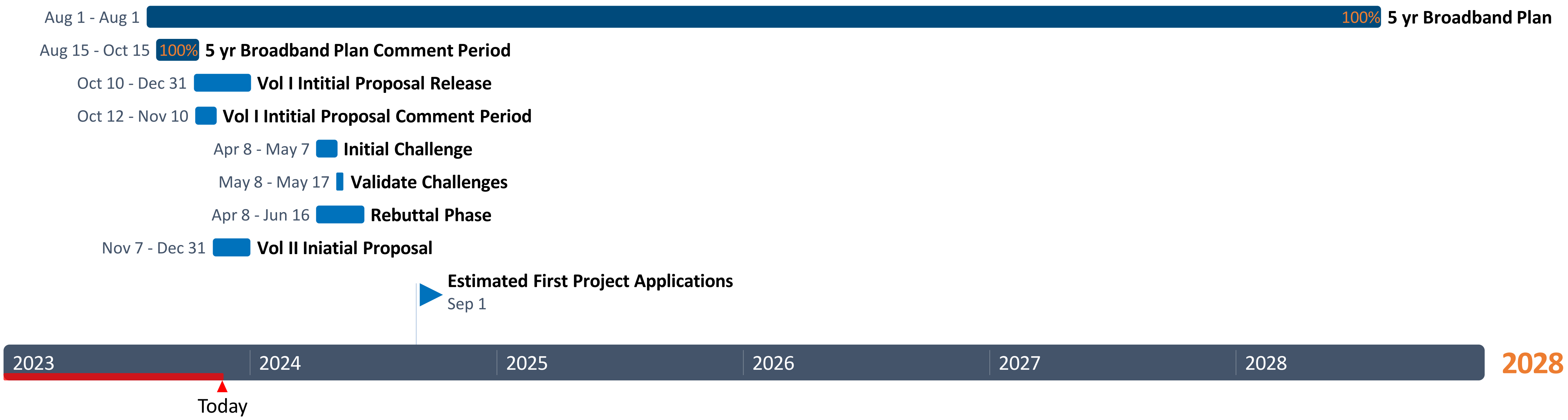
Subgrantees – Tribes, Public Entities, Internet Services Providers (ISPs)

Match (25% Minimum of Proposal Total)

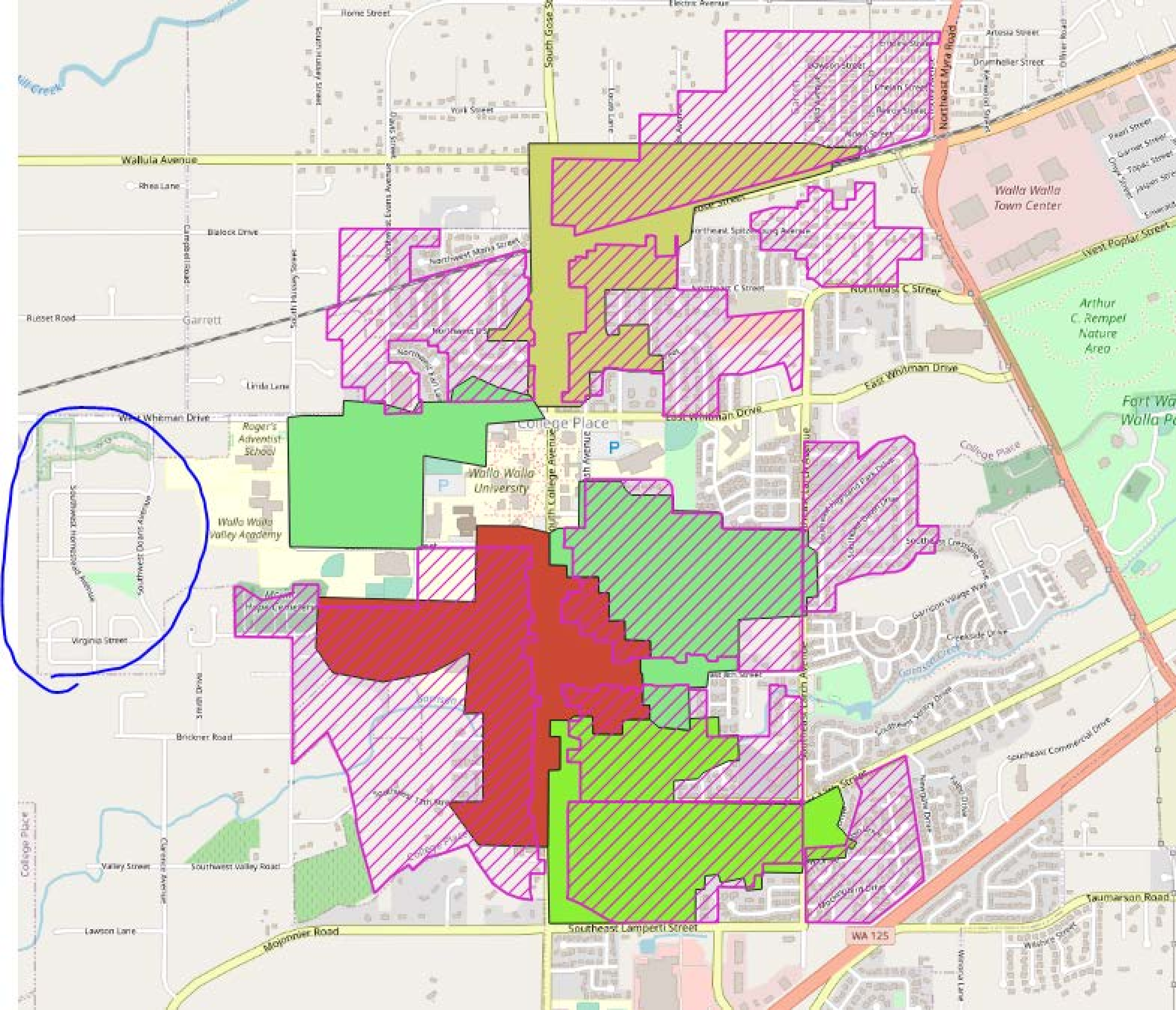
Washington State Tribes and Public Entities (only) - $50 Million (2024) $150 Million (through 2028 anticipated)

ARP SLFRF Broadband Match Eligible Category (5.21) – per county direction

- Obligation requirement by 12/31/2024
- Expenditure requirement by 12/31/2026



Aug 1 - Aug 1
100%
5 yr Broadband Plan
Aug 15 - Oct 15
100%
5 yr Broadband Plan Comment Period
Oct 10 - Dec 31
Vol I Intitial Proposal Release
Oct 12 - Nov 10
Vol I Intitial Proposal Comment Period
Apr 8 - May 7
Initial Challenge
May 8 - May 17
Validate Challenges
Apr 8 - Jun 16
Rebuttal Phase
Nov 7 - Dec 31
Vol II Iniatial Proposal
Estimated First Project Applications
Sep 1
2023
2024
2025
2026
2027
2028
2028
Today



Electric Avenue
Rome Street
Artesia Street
Drumheller Street
York Street
Wallula Avenue
Rhea Lane
Blalock Drive
Russet Road
Garrett
Linda Lane
West Whitman Drive
Roger's Adventist School
Walla Walla University
Walla Walla Valley Academy
College Place
East Whitman Drive
Northeast C Street
Walla Walla Town Center
West Poplar Street
Arthur C. Rempel Nature Area
Virginia Street
Brickner Road
Valley Street
Southwest Valley Road
Lawson Lane
Mojonnier Road
Southeast Lamperti Street
WA 125
Southeast Commercial Drive
Garrison Village Way
Creekside Drive
Northeast Myra Road
South College Avenue
South Gose Street
Pearl Street
Garnet Street
Topaz Street

Monthly Economic Indicators
November 2023

The Monthly Employment Report

Washington 3.8% **United States 3.9%**

Seasonally adjusted

October 2023

Employment Security Department
WASHINGTON STATE

For workers and businesses affected by COVID-19, Employment Security has updated information on the website at esd.wa.gov. For labor market information questions, please send your emails to data@esd.wa.gov.

Employment estimates in this report are generated by the U.S. Bureau of Labor Statistics (BLS). Monthly employment estimates are subject to revision in subsequent months when more sample data become available. BLS data in this report are rounded to the nearest 100.

On a seasonally adjusted basis, preliminary estimates from the federal Bureau of Labor Statistics (BLS) indicate nonfarm employment in Washington rose by 7,900 in October 2023.[1] BLS estimates the private sector gained 4,800 jobs during the month and the public sector gained 3,100 jobs.

On a not seasonally adjusted basis, estimates for October 2022 through October 2023 indicate an increase in employment of 59,100 for the state. The private sector gained 36,200 jobs while the public sector gained an estimated 22,900 jobs over the year.

Washington's preliminary seasonally adjusted unemployment rate for October 2023 was 3.8 percent. The revised estimated unemployment rate for September 2023 was 3.6 percent. The October 2022 unemployment rate was 4.6 percent.

BLS estimates of monthly job gains and losses are based on a survey of businesses. Preliminary estimates are subject to revision. The September 2023 preliminary estimated gain of 7,900 jobs was revised to a gain of 4,900 jobs.

For more information, call Anneliese Vance-Sherman at 564-900-0748

Resident civilian labor force and unemployment, seasonally adjusted

The resident civilian labor force is the total number of people in the workforce, employed and unemployed, ages 16 and up.

The number of unemployed is the estimated number of people who currently do not have a job, are available for work and have actively looked for work in the last four weeks.

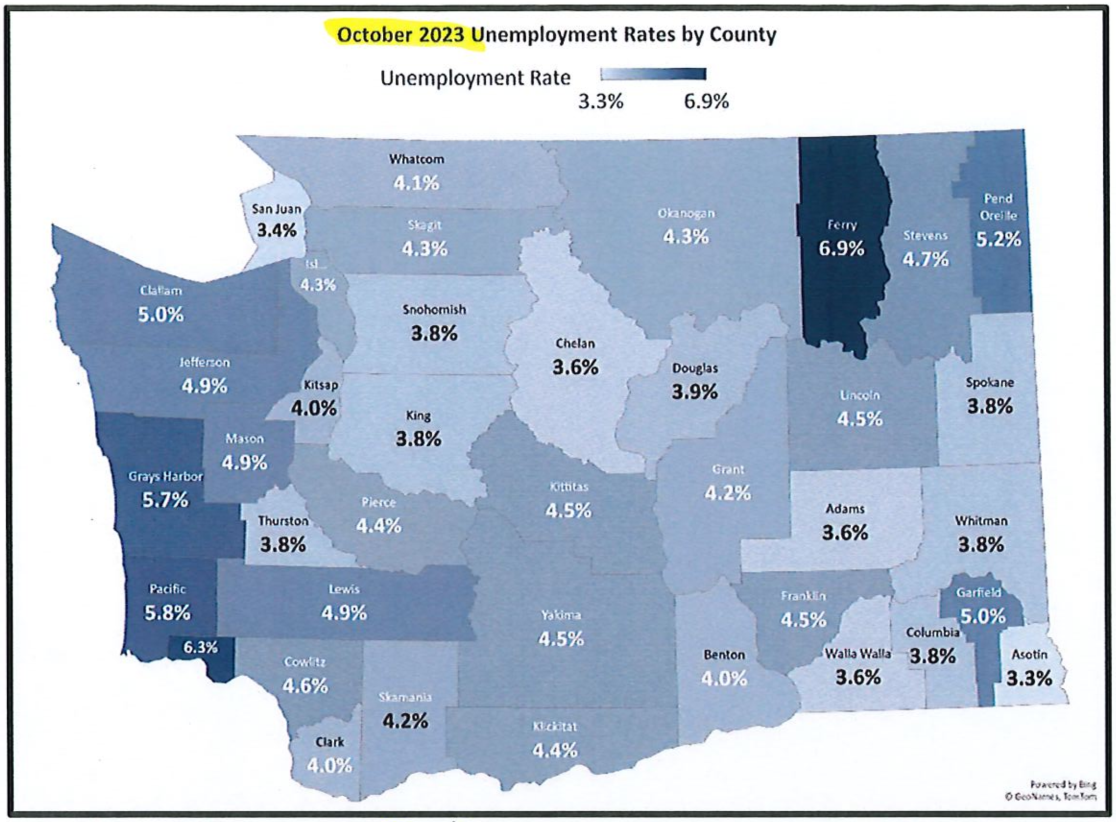
The unemployment rate is the ratio of the estimated number of unemployed divided by the civilian labor force.

Resident civilian labor force and unemployment, seasonally adjusted
United States and Washington state, September and October 2022 and 2023
Source: Employment Security Department/DATA Division; U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics

	October 2023 (Preliminary)	September 2023 (Revised)	October 2022 (Revised)	September 2022 (Revised)
United States				
Unemployment rate	3.9%	3.8%	3.7%	3.5%
Seasonally adjusted				
Washington				
Unemployment rate	3.8%	3.6%	4.6%	4.4%
Resident labor force	4,056,188	4,061,138	4,014,624	4,007,520
Unemployed	153,526	146,934	183,083	177,698
Seattle/Bellevue/Everett				
Unemployment rate	3.4%	3.2%	3.2%	3.2%
Resident labor force	1,817,332	1,821,214	1,781,071	1,779,028
Unemployed	61,194	59,162	57,648	56,474

[1]Most of the employment numbers discussed in this report refers to jobs, not people. For example, if a person holds two positions, these positions are counted as two jobs in the employment series. In the section titled "Unemployment," these positions refer to individuals, not jobs. In this case, a person holding two jobs is counted only once.

Data Architecture, Transformation and Analytics Division
October 2023

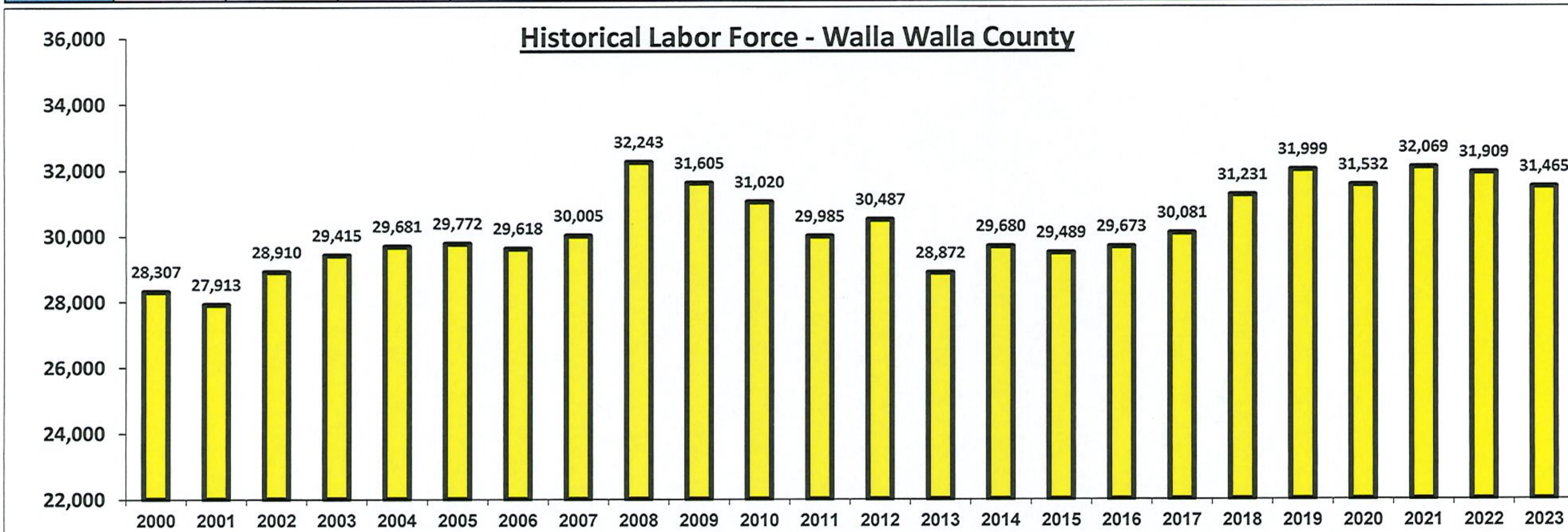


Walla Walla County tied for 3rd lowest unemployment rate out of 39 counties.

#	County	Civilian labor force	Employment	Unemployment	Unemployment rate
	October 2023 Washington state resident civilian labor force and employment*				
1	Asotin	10,781	10,422	359	3.3%
2	San Juan	8,619	8,325	294	3.4%
3	Adams	9,378	9,043	335	3.6%
4	Chelan	43,980	42,391	1,589	3.6%
5	Walla Walla	31,465	30,346	1,119	3.6%
6	Columbia	1,773	1,706	67	3.8%
7	King	1,339,390	1,288,210	51,180	3.8%
8	Snohomish	455,036	437,712	17,324	3.8%
9	Spokane	270,132	259,966	10,166	3.8%
10	Thurston	153,747	147,843	5,904	3.8%
11	Whitman	23,860	22,962	898	3.8%
12	Douglas	21,661	20,820	841	3.9%
13	Benton	109,205	104,853	4,352	4.0%
14	Clark	256,149	245,961	10,188	4.0%
15	Kitsap	132,076	126,826	5,250	4.0%
16	Whatcom	115,867	111,114	4,753	4.1%
17	Grant	48,216	46,207	2,009	4.2%
18	Skamania	5,684	5,444	240	4.2%
19	Island	38,113	36,485	1,628	4.3%
20	Okanogan	19,459	18,619	840	4.3%
21	Skagit	62,563	59,882	2,681	4.3%
22	Klickitat	9,540	9,118	422	4.4%
23	Pierce	465,422	444,957	20,465	4.4%
24	Franklin	44,041	42,052	1,989	4.5%
25	Kittitas	22,996	21,959	1,037	4.5%
26	Lincoln	4,621	4,411	210	4.5%
27	Yakima	127,769	121,996	5,773	4.5%
28	Cowlitz	49,886	47,593	2,293	4.6%
29	Stevens	19,451	18,538	913	4.7%
30	Jefferson	12,684	12,065	619	4.9%
31	Lewis	35,646	33,906	1,740	4.9%
32	Mason	26,125	24,835	1,290	4.9%
33	Clallam	29,308	27,832	1,476	5.0%
34	Garfield	796	756	40	5.0%
35	Pend Oreille	5,245	4,974	271	5.2%
36	Grays Harbor	29,117	27,451	1,666	5.7%
37	Pacific	8,436	7,944	492	5.8%
38	Wahkiakum	1,379	1,292	87	6.3%
39	Ferry	2,294	2,136	158	6.9%

Historical Monthly Labor Force - Walla Walla County

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Average
2000	26,333	26,987	27,413	27,512	27,775	28,383	27,999	27,270	27,017	28,307	28,490	27,214	27,558
2001	27,506	27,936	27,712	27,506	27,687	28,311	27,551	27,044	27,097	27,913	28,620	27,617	27,708
2002	27,302	27,971	27,921	28,282	28,343	29,225	28,923	28,451	27,810	28,910	28,652	28,480	28,356
2003	28,108	28,538	28,679	28,878	28,400	30,040	29,143	28,592	28,498	29,415	28,913	28,880	28,840
2004	28,057	28,795	28,880	28,916	28,983	29,863	29,636	28,830	29,189	29,681	29,762	28,821	29,118
2005	27,833	28,610	28,953	28,656	28,726	29,618	29,515	28,777	28,559	29,772	29,737	28,260	28,918
2006	27,980	28,320	28,520	28,393	28,487	29,394	29,379	28,913	28,579	29,618	28,952	28,300	28,736
2007	28,504	28,564	28,741	28,630	28,993	29,911	29,965	28,932	29,395	30,005	29,376	28,616	29,136
2008	28,692	29,164	29,580	29,604	29,904	30,758	31,488	30,902	30,973	32,243	31,952	29,868	30,427
2009	29,793	30,335	30,353	29,950	30,191	31,837	31,056	30,195	30,658	31,605	30,872	29,369	30,518
2010	28,883	29,206	29,838	29,634	29,693	31,127	30,577	29,678	29,853	31,020	31,158	29,034	29,975
2011	28,781	28,993	29,590	28,999	29,119	30,569	29,867	28,569	29,002	29,985	30,261	28,851	29,382
2012	28,644	29,212	29,449	29,252	29,410	30,398	29,624	28,951	29,249	30,487	30,406	28,704	29,482
2013	28,048	28,083	28,260	28,250	28,684	29,243	28,781	28,118	28,102	28,872	28,938	27,471	28,404
2014	27,421	27,958	28,298	28,132	28,975	28,902	28,746	27,906	28,051	29,680	29,245	27,718	28,419
2015	27,457	27,778	27,943	27,667	28,436	28,343	27,983	27,279	27,542	29,489	28,728	28,018	28,055
2016	28,003	28,359	28,622	28,394	28,710	28,934	29,216	28,644	28,738	29,673	29,401	28,118	28,734
2017	27,286	28,401	28,624	28,603	28,813	29,420	29,462	29,214	29,481	30,081	30,102	28,390	28,990
2018	27,581	28,370	28,717	28,710	29,003	30,016	29,902	29,675	30,100	31,231	30,901	29,742	29,496
2019	29,235	29,683	30,042	30,063	29,910	30,647	30,840	30,646	30,868	31,999	31,456	30,191	30,465
2020	30,582	30,967	31,022	31,585	31,033	30,948	31,371	31,103	30,908	31,532	30,897	30,329	31,023
2021	30,197	30,496	30,726	30,331	30,623	31,223	31,362	30,872	31,122	32,069	31,942	30,686	30,971
2022	29,574	30,157	30,499	30,383	30,827	30,995	31,164	31,238	31,007	31,909	31,658	30,613	30,835
2023	30,363	31,217	31,031	30,763	30,803	30,885	31,257	30,997	31,112	31,465			30,989



# Change - Month to Month	+ 353
# Change - Year to Year	- 444

Source: Washington State Employment Security

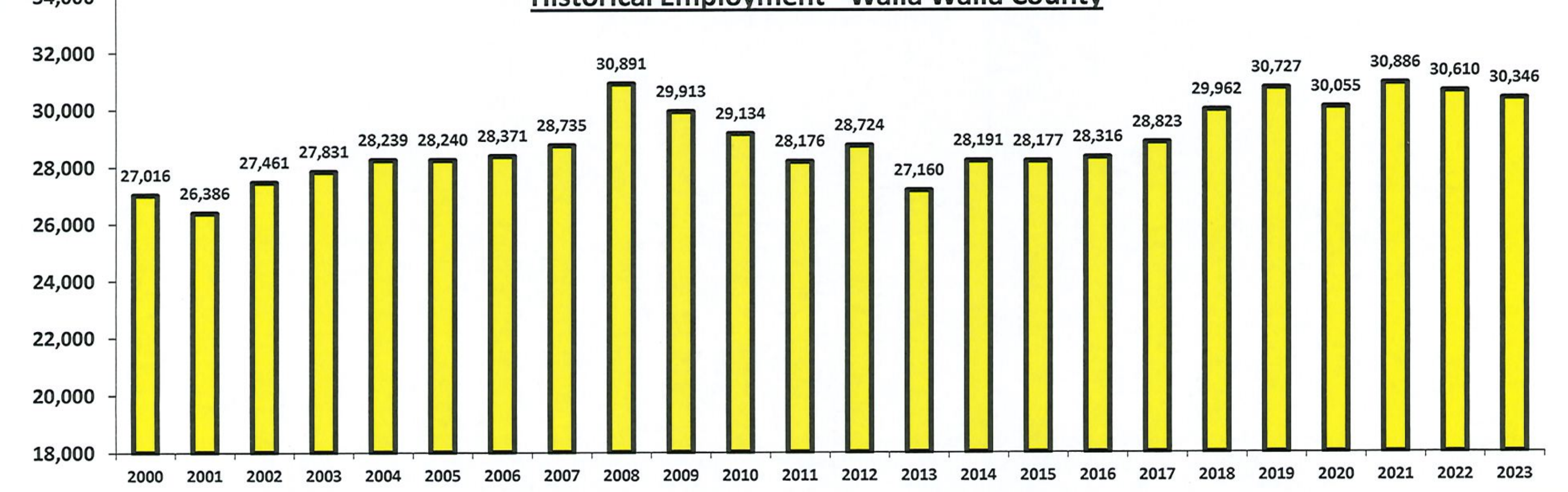
Chart 3

Chart 4

Historical Monthly Employment - Walla Walla County

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Average
2000	24,171	24,751	25,324	25,837	26,294	26,893	26,524	25,770	25,715	27,016	26,872	25,323	25,874
2001	25,148	25,649	25,532	25,545	26,246	26,761	26,049	25,472	25,740	26,386	26,698	25,487	25,893
2002	24,669	25,538	25,629	25,961	26,660	27,508	27,206	26,823	26,365	27,461	26,830	26,462	26,426
2003	25,572	26,059	26,377	26,681	26,615	28,084	27,403	26,835	26,886	27,831	26,847	26,563	26,813
2004	25,505	26,294	26,574	27,078	27,370	28,020	27,971	27,274	27,824	28,239	27,973	26,820	27,245
2005	25,551	26,326	27,004	26,815	27,110	27,996	27,886	27,222	27,053	28,240	27,987	26,476	27,139
2006	25,783	26,146	26,625	26,674	26,810	27,786	27,784	27,416	27,192	28,371	27,441	26,674	27,059
2007	26,481	26,639	27,108	27,136	27,545	28,512	28,453	27,607	28,058	28,735	27,885	27,039	27,600
2008	26,793	27,280	27,869	28,168	28,389	29,269	29,999	29,497	29,673	30,891	30,517	28,232	28,881
2009	27,575	28,003	28,102	28,028	28,371	29,942	29,366	28,466	29,054	29,913	29,034	27,238	28,591
2010	26,373	26,682	27,352	27,481	27,548	29,046	28,557	27,609	27,947	29,134	29,072	26,928	27,811
2011	26,218	26,476	27,201	26,934	26,980	28,440	27,850	26,558	27,177	28,176	28,411	26,867	27,274
2012	26,339	26,849	27,245	27,350	27,477	28,407	27,561	26,971	27,460	28,724	28,625	26,650	27,472
2013	25,571	25,688	26,033	26,285	26,724	27,234	26,841	26,338	26,441	27,160	27,204	25,586	26,425
2014	25,413	25,781	26,329	26,565	27,377	27,397	27,146	26,293	26,613	28,191	27,606	25,951	26,722
2015	25,420	25,881	26,250	26,145	26,861	26,768	26,455	25,879	26,226	28,177	27,210	26,230	26,459
2016	26,182	26,567	26,915	26,879	27,331	27,438	27,689	27,179	27,401	28,316	28,012	26,564	27,206
2017	25,391	26,676	27,099	27,340	27,581	28,121	28,150	27,879	28,239	28,823	28,756	26,863	27,577
2018	25,905	26,673	27,184	27,379	27,828	28,705	28,627	28,402	28,960	29,962	29,528	28,136	28,107
2019	27,417	27,756	28,207	28,623	28,608	29,116	29,320	29,160	29,626	30,727	30,143	28,809	28,959
2020	29,037	29,564	29,395	27,813	27,992	28,684	29,077	29,187	29,204	30,055	29,212	28,338	28,963
2021	28,187	28,478	28,995	28,876	29,287	29,801	29,908	29,430	29,850	30,886	30,770	29,411	29,490
2022	27,943	28,569	29,088	29,101	29,561	29,586	29,896	29,739	29,742	30,610	30,216	28,967	29,418
2023	28,607	29,278	29,619	29,690	29,920	29,927	30,261	29,812	30,157	30,346			29,762

Historical Employment - Walla Walla County



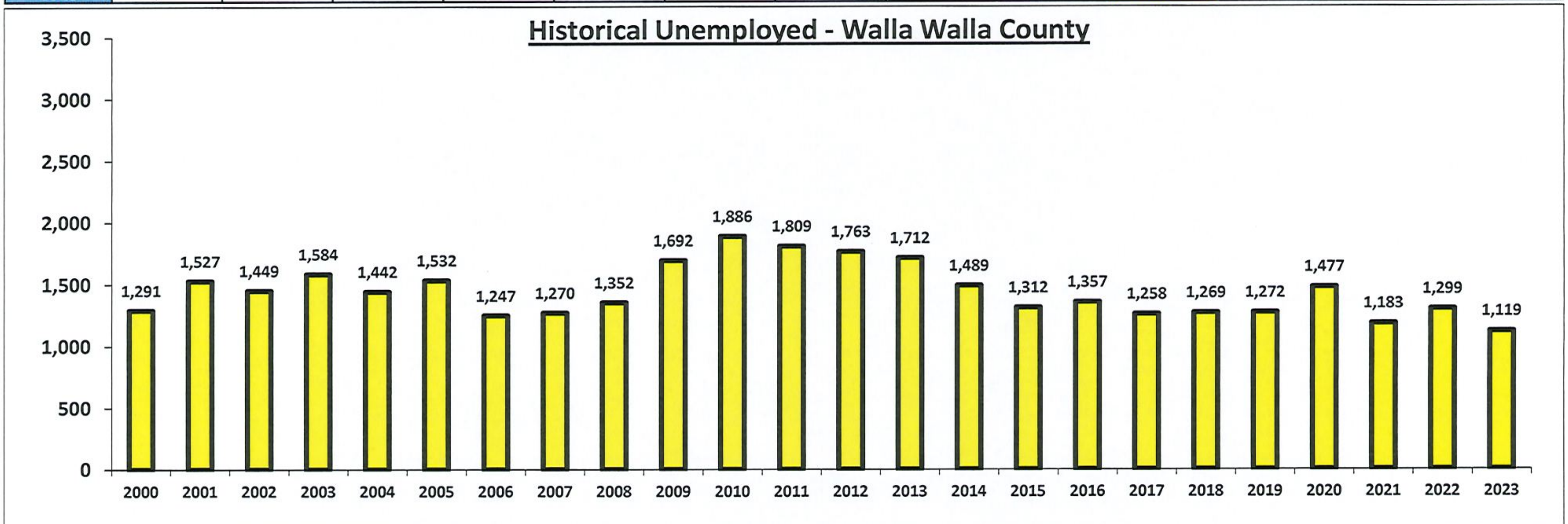
# Change - Month to Month	+ 189
# Change - Year to Year	- 264

Source: Washington State Employment Security

Chart 5

Historical Monthly Unemployed - Walla Walla County

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Average
2000	2,162	2,236	2,089	1,675	1,481	1,490	1,475	1,500	1,302	1,291	1,618	1,891	1,684
2001	2,358	2,287	2,180	1,961	1,441	1,550	1,502	1,572	1,357	1,527	1,922	2,130	1,816
2002	2,633	2,433	2,292	2,321	1,683	1,717	1,717	1,628	1,445	1,449	1,822	2,018	1,930
2003	2,536	2,479	2,302	2,197	1,785	1,956	1,740	1,757	1,612	1,584	2,066	2,317	2,028
2004	2,552	2,501	2,306	1,838	1,613	1,843	1,665	1,556	1,365	1,442	1,789	2,001	1,873
2005	2,282	2,284	1,949	1,841	1,616	1,622	1,629	1,555	1,506	1,532	1,750	1,784	1,779
2006	2,197	2,174	1,895	1,719	1,677	1,608	1,595	1,497	1,387	1,247	1,511	1,626	1,678
2007	2,023	1,925	1,633	1,494	1,448	1,399	1,512	1,325	1,337	1,270	1,491	1,577	1,536
2008	1,899	1,884	1,711	1,436	1,515	1,489	1,489	1,405	1,300	1,352	1,435	1,636	1,546
2009	2,218	2,332	2,251	1,922	1,820	1,895	1,690	1,729	1,604	1,692	1,838	2,131	1,927
2010	2,510	2,524	2,486	2,153	2,145	2,081	2,020	2,069	1,906	1,886	2,086	2,106	2,164
2011	2,563	2,517	2,389	2,065	2,139	2,129	2,017	2,011	1,825	1,809	1,850	1,984	2,108
2012	2,305	2,363	2,204	1,902	1,933	1,991	2,063	1,980	1,789	1,763	1,781	2,054	2,011
2013	2,477	2,395	2,227	1,965	1,960	2,009	1,940	1,780	1,661	1,712	1,734	1,885	1,979
2014	2,008	2,177	1,969	1,567	1,598	1,505	1,600	1,613	1,438	1,489	1,639	1,767	1,698
2015	2,037	1,897	1,693	1,522	1,575	1,575	1,528	1,400	1,316	1,312	1,518	1,788	1,597
2016	1,821	1,792	1,707	1,515	1,379	1,496	1,527	1,465	1,337	1,357	1,389	1,554	1,528
2017	1,895	1,725	1,525	1,263	1,232	1,299	1,312	1,335	1,242	1,258	1,346	1,527	1,413
2018	1,676	1,697	1,533	1,331	1,175	1,311	1,275	1,273	1,140	1,269	1,373	1,606	1,388
2019	1,818	1,927	1,835	1,440	1,302	1,531	1,520	1,486	1,242	1,272	1,313	1,382	1,506
2020	1,545	1,403	1,627	3,772	3,041	2,264	2,294	1,916	1,704	1,477	1,685	1,991	2,060
2021	2,010	2,018	1,731	1,455	1,336	1,422	1,454	1,442	1,272	1,183	1,172	1,275	1,481
2022	1,631	1,588	1,411	1,282	1,266	1,409	1,268	1,499	1,265	1,299	1,442	1,646	1,417
2023	1,756	1,939	1,412	1,073	883	958	996	1,185	955	1,119			



# Change - Month to Month	+ 164
# Change - Year to Year	- 180

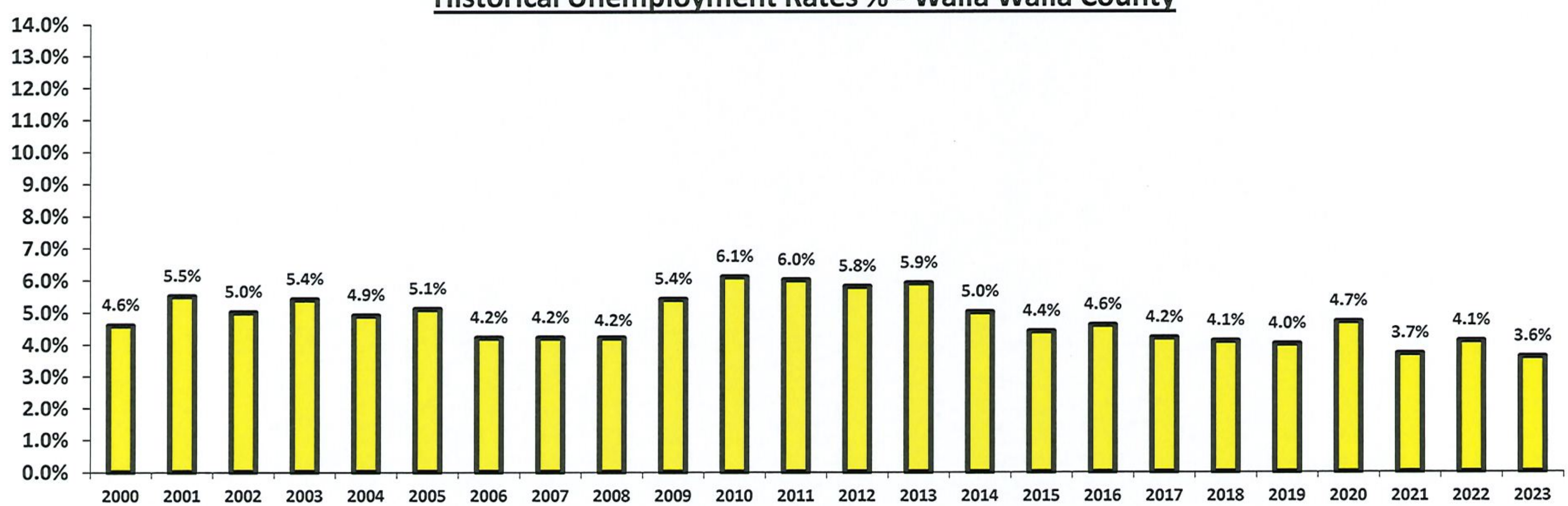
Source: Washington State Employment Security

Chart 6

Historical Monthly Unemployment Rates - Walla Walla County

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Average
2000	8.2%	8.3%	7.6%	6.1%	5.3%	5.2%	5.3%	5.5%	4.8%	4.6%	5.7%	6.9%	6.1%
2001	8.6%	8.2%	7.9%	7.1%	5.2%	5.5%	5.5%	5.8%	5.0%	5.5%	6.7%	7.7%	6.6%
2002	9.6%	8.7%	8.2%	8.2%	5.9%	5.9%	5.9%	5.7%	5.2%	5.0%	6.4%	7.1%	6.8%
2003	9.0%	8.7%	8.0%	7.6%	6.3%	6.5%	6.0%	6.1%	5.7%	5.4%	7.1%	8.0%	7.0%
2004	9.1%	8.7%	8.0%	6.4%	5.6%	6.2%	5.6%	5.4%	4.7%	4.9%	6.0%	6.9%	6.5%
2005	8.2%	8.0%	6.7%	6.4%	5.6%	5.5%	5.5%	5.4%	5.3%	5.1%	5.9%	6.3%	6.2%
2006	7.9%	7.7%	6.6%	6.1%	5.9%	5.5%	5.4%	5.2%	4.9%	4.2%	5.2%	5.7%	5.9%
2007	7.1%	6.7%	5.7%	5.2%	5.0%	4.7%	5.0%	4.6%	4.5%	4.2%	5.1%	5.5%	5.3%
2008	6.6%	6.5%	5.8%	4.9%	5.1%	4.8%	4.7%	4.5%	4.2%	4.2%	4.5%	5.5%	5.1%
2009	7.4%	7.7%	7.4%	6.4%	6.0%	6.0%	5.4%	5.7%	5.2%	5.4%	6.0%	7.3%	6.3%
2010	8.7%	8.6%	8.3%	7.3%	7.2%	6.7%	6.6%	7.0%	6.4%	6.1%	6.7%	7.3%	7.2%
2011	8.9%	8.7%	8.1%	7.1%	7.3%	7.0%	6.8%	7.0%	6.3%	6.0%	6.1%	6.9%	7.2%
2012	8.0%	8.1%	7.5%	6.5%	6.6%	6.5%	7.0%	6.8%	6.1%	5.8%	5.9%	7.2%	6.8%
2013	8.8%	8.5%	7.9%	7.0%	6.8%	6.9%	6.7%	6.3%	5.9%	5.9%	6.0%	6.9%	7.0%
2014	7.3%	7.8%	7.0%	5.6%	5.5%	5.2%	5.6%	5.8%	5.1%	5.0%	5.6%	6.4%	6.0%
2015	7.4%	6.8%	6.1%	5.5%	5.5%	5.6%	5.5%	5.1%	4.8%	4.4%	5.3%	6.4%	5.7%
2016	6.5%	6.3%	6.0%	5.3%	4.8%	5.2%	5.2%	5.1%	4.7%	4.6%	4.7%	5.5%	5.3%
2017	6.9%	6.1%	5.3%	4.4%	4.3%	4.4%	4.5%	4.6%	4.2%	4.2%	4.5%	5.4%	4.9%
2018	6.1%	6.0%	5.3%	4.6%	4.1%	4.4%	4.3%	4.3%	3.8%	4.1%	4.4%	5.4%	4.7%
2019	6.2%	6.5%	6.1%	4.8%	4.4%	5.0%	4.9%	4.8%	4.0%	4.0%	4.2%	4.6%	5.0%
2020	5.1%	4.5%	5.2%	11.9%	9.8%	7.3%	7.3%	6.2%	5.5%	4.7%	5.5%	6.6%	6.6%
2021	6.7%	6.6%	5.6%	4.8%	4.4%	4.6%	4.6%	4.7%	4.1%	3.7%	3.7%	4.2%	4.8%
2022	5.5%	5.3%	4.6%	4.2%	4.1%	4.5%	4.1%	4.8%	4.1%	4.1%	4.6%	5.4%	4.6%
2023	5.8%	6.2%	4.6%	3.5%	2.9%	3.1%	3.2%	3.8%	3.1%	3.6%			

Historical Unemployment Rates % - Walla Walla County



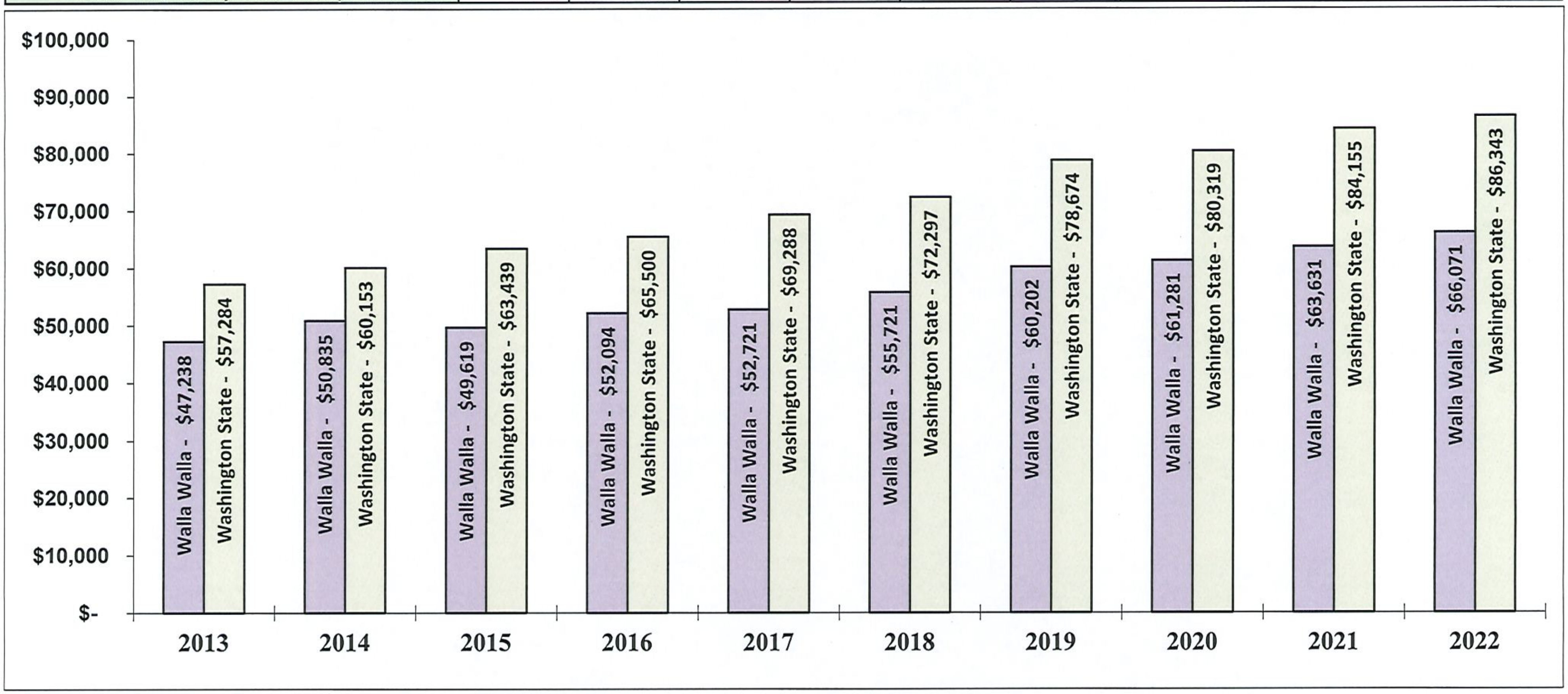
# Change - Month to Month	0.5%
# Change - Year to Year	-0.5%

Source: Washington State Employment Security

Chart 7

WALLA WALLA COUNTY
MEDIAN HOUSEHOLD INCOME (MHI)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Walla Walla County	$ 47,238	$ 50,835	$ 49,619	$ 52,094	$ 52,721	$ 55,721	$ 60,202	$ 61,281	$ 63,631	$ 66,071
State of Washington	$ 57,284	$ 60,153	$ 63,439	$ 65,500	$ 69,288	$ 72,297	$ 78,674	$ 80,319	$ 84,155	$ 86,343
MHI Dollar Difference between County & State	$ (10,046)	$ (9,318)	$ (13,820)	$ (13,406)	$ (16,567)	$ (16,576)	$ (18,472)	$ (19,038)	$ (20,524)	$ (20,272)
Walla Walla County's MHI % compared to State	82.5%	84.5%	78.2%	79.5%	76.1%	77.1%	76.5%	76.3%	75.6%	76.5%



2021 Estimate & 2022 Projection

*In addition to the state personal income data published by BEA, the payroll data compiled by the state Employment Security Department are used in the Preliminary estimates of 2010 median household income.

Money income, as defined by the Bureau of the Census, includes wage or salary income, self-employment income, interest, dividend, rental income, social security or other public assistance income, retirement, and disability income; etc. It excludes some components of personal income defined by the BEA. For example, employer-paid pension and medical benefits are included in personal income but not in money income. The median measures the point at which half of all households have more income and half have less.

Source: Office of Financial Management; Prepared by: Port of Walla Walla (509) 525-3100   (Updated 10/11/2023)

Chart 8

Alphabetical
MEDIAN HOUSEHOLD INCOME (MHI)
2021 Compared 2022

	County	2021	2022	% Change
1	Adams	$57,405	$58,406	1.74%
2	Asotin	$56,438	$59,675	5.73%
3	Benton	$77,339	$78,824	1.92%
4	Chelan	$64,700	$68,016	5.12%
5	Clallam	$62,623	$65,652	14.46%
6	Clark	$83,790	$87,397	8.92%
7	Columbia	$59,650	$61,115	2.46%
8	Cowlitz	$70,104	$76,364	8.93%
9	Douglas	$64,932	$65,096	0.25%
10	Ferry	$50,565	$53,577	5.96%
11	Franklin	$79,532	$85,877	7.98%
12	Garfield	$61,268	$66,083	7.86%
13	Grant	$61,815	$65,593	12.90%
14	Grays Harbor	$55,018	$56,020	1.82%
15	Island	$76,729	$76,494	-0.31%
16	Jefferson	$61,548	$63,641	-7.29%
17	King	$110,351	$118,664	7.53%
18	Kitsap	$86,826	$91,737	13.03%
19	Kittitas	$62,721	$60,777	-3.10%
20	Klickitat	$61,542	$65,896	7.07%
21	Lewis	$63,828	$67,910	16.95%
22	Lincoln	$64,692	$68,236	5.48%
23	Mason	$73,696	$77,936	15.54%
24	Okanogan	$55,233	$57,422	12.77%
25	Pacific	$58,715	$60,936	10.12%
26	Pend Oreille	$55,060	$52,989	-3.76%
27	Pierce	$85,492	$91,092	6.55%
28	San Juan	$71,678	$68,932	-3.83%
29	Skagit	$72,831	$67,316	-7.57%
30	Skamania	$75,158	$82,462	9.72%
31	Snohomish	$99,650	$106,104	6.48%
32	Spokane	$65,571	$70,685	7.80%
33	Stevens	$60,180	$63,241	18.10%
34	Thurston	$81,544	$83,358	2.23%
35	Wahkiakum	$64,777	$67,570	4.31%
36	**Walla Walla**	**$63,631**	**$66,071**	**3.83%**
37	Whatcom	$71,739	$73,038	1.81%
38	Whitman	$53,140	$54,236	2.06%
39	Yakima	$60,058	$64,007	6.57%
	Washington State	**$84,155**	**$86,343**	**2.60%**

% Change
MEDIAN HOUSEHOLD INCOME (MHI)
2021 Compared 2022

	County	2021	2022	% Change
1	Stevens	$50,958	$60,180	18.10%
2	Lewis	$54,578	$63,828	16.95%
3	Mason	$63,785	$73,696	15.54%
4	Clallam	$54,712	$62,623	14.46%
5	Kitsap	$76,814	$86,826	13.03%
6	Grant	$54,753	$61,815	12.90%
7	Okanogan	$48,979	$55,233	12.77%
8	Pacific	$53,319	$58,715	10.12%
9	Skamania	$68,501	$75,158	9.72%
10	Cowlitz	$64,357	$70,104	8.93%
11	Clark	$76,929	$83,790	8.92%
12	Franklin	$73,656	$79,532	7.98%
13	Garfield	$56,804	$61,268	7.86%
14	Spokane	$60,827	$65,571	7.80%
15	King	$102,620	$110,351	7.53%
16	Klickitat	$57,476	$61,542	7.07%
17	Yakima	$56,353	$60,058	6.57%
18	Pierce	$80,236	$85,492	6.55%
19	Snohomish	$93,589	$99,650	6.48%
20	Ferry	$47,722	$50,565	5.96%
21	Asotin	$53,377	$56,438	5.73%
22	Lincoln	$61,332	$64,692	5.48%
23	Chelan	$61,546	$64,700	5.12%
24	Wahkiakum	$62,099	$64,777	4.31%
25	**Walla Walla**	**$61,281**	**$63,631**	**3.83%**
26	Columbia	$58,220	$59,650	2.46%
27	Thurston	$79,769	$81,544	2.23%
28	Whitman	$52,066	$53,140	2.06%
29	Benton	$75,882	$77,339	1.92%
30	Grays Harbor	$54,034	$55,018	1.82%
31	Whatcom	$70,463	$71,739	1.81%
32	Adams	$56,421	$57,405	1.74%
33	Douglas	$64,768	$64,932	0.25%
34	Island	$76,965	$76,729	-0.31%
35	Kittitas	$64,727	$62,721	-3.10%
36	Pend Oreille	$57,212	$55,060	-3.76%
37	San Juan	$74,533	$71,678	-3.83%
38	Jefferson	$66,386	$61,548	-7.29%
39	Skagit	$78,798	$72,831	-7.57%

Rank 2021 to 2022

#	2021	#	2022
1	King	1	King
2	Snohomish	2	Snohomish
3	Kitsap	3	Kitsap
4	Pierce	4	Pierce
5	Clark	5	Clark
6	Thurston	6	Franklin
7	Franklin	7	Thurston
8	Benton	8	Skamania
9	Island	9	Benton
10	Skamania	10	Mason
11	Mason	11	Island
12	Skagit	12	Cowlitz
13	Whatcom	13	Whatcom
14	San Juan	14	Spokane
15	Cowlitz	15	San Juan
16	Spokane	16	Lincoln
17	Douglas	17	Chelan
18	Wahkiakum	18	Lewis
19	Chelan	19	Wahkiakum
20	Lincoln	20	Skagit
21	Lewis	21	Garfield
22	**Walla Walla**	**22**	**Walla Walla**
23	Kittitas	23	Klickitat
24	Clallam	24	Clallam
25	Grant	25	Grant
26	Jefferson	26	Douglas
27	Klickitat	27	Yakima
28	Garfield	28	Jefferson
29	Stevens	29	Stevens
30	Yakima	30	Columbia
31	Columbia	31	Pacific
32	Pacific	32	Kittitas
33	Adams	33	Asotin
34	Asotin	34	Adams
35	Okanogan	35	Okanogan
36	Pend Oreille	36	Grays Harbor
37	Grays Harbor	37	Whitman
38	Whitman	38	Ferry
39	Ferry	39	Pend Oreille

It excludes some components of personal income defined by the BEA. For example, employer-paid pension and medical benefits are included in personal income but not in money income. The median measures the point at which half of all households have more income and half have less.

Chart 9

Alphabetical

County Taxable Retail Sales Comparing

2Q 2022 Compared to 2Q 2023

	County	2Q 2022	2Q 2023	% Change
1	Adams County	$ 100,283,795	$ 113,180,960	12.9%
2	Asotin County	$ 121,230,795	$ 123,722,388	2.1%
3	Benton County	$ 1,481,737,601	$ 1,539,257,939	3.9%
4	Chelan County	$ 769,352,209	$ 790,033,989	2.7%
5	Clallam County	$ 475,349,532	$ 497,448,637	4.6%
6	Clark County	$ 2,902,931,079	$ 2,998,748,571	3.3%
7	Columbia County	$ 22,847,390	$ 26,041,745	14.0%
8	Cowlitz County	$ 675,986,342	$ 769,375,489	13.8%
9	Douglas County	$ 396,806,027	$ 355,179,050	-10.5%
10	Ferry County	$ 28,951,888	$ 25,248,467	-12.8%
11	Franklin County	$ 695,826,735	$ 664,395,384	-4.5%
12	Garfield County	$ 10,414,396	$ 9,934,273	-4.6%
13	Grant County	$ 768,307,055	$ 977,381,084	27.2%
14	Grays Harbor County	$ 431,952,398	$ 458,500,027	6.1%
15	Island County	$ 442,024,104	$ 466,086,269	5.4%
16	Jefferson County	$ 193,593,089	$ 208,664,448	7.8%
17	King County	$ 21,611,228,554	$ 22,418,163,787	3.7%
18	Kitsap County	$ 1,711,842,317	$ 1,739,037,920	1.6%
19	Kittitas County	$ 440,984,131	$ 453,223,883	2.8%
20	Klickitat County	$ 139,800,675	$ 132,104,795	-5.5%
21	Lewis County	$ 562,705,618	$ 591,071,781	5.0%
22	Lincoln County	$ 55,475,044	$ 73,501,251	32.5%
23	Mason County	$ 299,186,563	$ 311,817,989	4.2%
24	Okanogan County	$ 251,430,525	$ 273,581,674	8.8%
25	Pacific County	$ 114,559,660	$ 113,855,952	-0.6%
26	Pend Oreille County	$ 59,861,852	$ 59,557,670	-0.5%
27	Pierce County	$ 6,022,709,237	$ 5,933,897,962	-1.5%
28	San Juan County	$ 220,844,873	$ 222,017,408	0.5%
29	Skagit County	$ 1,070,189,908	$ 1,129,626,602	5.6%
30	Skamania County	$ 56,732,105	$ 66,250,228	16.8%
31	Snohomish County	$ 5,402,410,353	$ 5,569,822,076	3.1%
32	Spokane County	$ 3,789,172,275	$ 3,885,814,138	2.6%
33	Stevens County	$ 216,053,708	$ 220,989,639	2.3%
34	Thurston County	$ 2,015,673,302	$ 2,065,269,891	2.5%
35	Wahkiakum County	$ 14,835,700	$ 13,263,538	-10.6%
36	**Walla Walla County**	**$ 408,067,254**	**$ 401,375,616**	**-1.6%**
37	Whatcom County	$ 1,579,185,983	$ 1,631,677,152	3.3%
38	Whitman County	$ 239,829,653	$ 263,137,202	9.7%
39	Yakima County	$ 1,395,782,163	$ 1,444,498,560	3.5%
	Total	**$57,196,155,888**	**$59,036,755,434**	**3.2%**

% Change

County Taxable Retail Sales Comparing

2Q 2022 Compared to 2Q 2023

	County	2Q 2022	2Q 2023	% Change
1	Lincoln County	$55,475,044	$73,501,251	32.5%
2	Grant County	$768,307,055	$977,381,084	27.2%
3	Skamania County	$56,732,105	$66,250,228	16.8%
4	Columbia County	$22,847,390	$26,041,745	14.0%
5	Cowlitz County	$675,986,342	$769,375,489	13.8%
6	Adams County	$100,283,795	$113,180,960	12.9%
7	Whitman County	$239,829,653	$263,137,202	9.7%
8	Okanogan County	$251,430,525	$273,581,674	8.8%
9	Jefferson County	$193,593,089	$208,664,448	7.8%
10	Grays Harbor County	$431,952,398	$458,500,027	6.1%
11	Skagit County	$1,070,189,908	$1,129,626,602	5.6%
12	Island County	$442,024,104	$466,086,269	5.4%
13	Lewis County	$562,705,618	$591,071,781	5.0%
14	Clallam County	$475,349,532	$497,448,637	4.6%
15	Mason County	$299,186,563	$311,817,989	4.2%
16	Benton County	$1,481,737,601	$1,539,257,939	3.9%
17	King County	$21,611,228,554	$22,418,163,787	3.7%
18	Yakima County	$1,395,782,163	$1,444,498,560	3.5%
19	Whatcom County	$1,579,185,983	$1,631,677,152	3.3%
20	Clark County	$2,902,931,079	$2,998,748,571	3.3%
21	Snohomish County	$5,402,410,353	$5,569,822,076	3.1%
22	Kittitas County	$440,984,131	$453,223,883	2.8%
23	Chelan County	$769,352,209	$790,033,989	2.7%
24	Spokane County	$3,789,172,275	$3,885,814,138	2.6%
25	Thurston County	$2,015,673,302	$2,065,269,891	2.5%
26	Stevens County	$216,053,708	$220,989,639	2.3%
27	Asotin County	$121,230,795	$123,722,388	2.1%
28	Kitsap County	$1,711,842,317	$1,739,037,920	1.6%
29	San Juan County	$220,844,873	$222,017,408	0.5%
30	Pend Oreille County	$59,861,852	$59,557,670	-0.5%
31	Pacific County	$114,559,660	$113,855,952	-0.6%
32	Pierce County	$6,022,709,237	$5,933,897,962	-1.5%
33	**Walla Walla County**	**$408,067,254**	**$401,375,616**	**-1.6%**
34	Franklin County	$695,826,735	$664,395,384	-4.5%
35	Garfield County	$10,414,396	$9,934,273	-4.6%
36	Klickitat County	$139,800,675	$132,104,795	-5.5%
37	Douglas County	$396,806,027	$355,179,050	-10.5%
38	Wahkiakum County	$14,835,700	$13,263,538	-10.6%
39	Ferry County	$28,951,888	$25,248,467	-12.8%
	Total	**$57,196,155,888**	**$59,036,755,434**	**3.2%**

Walla Walla County Taxable Retail Sales Comparing 2Q 2022 Compared to 2Q 2023 By Industry

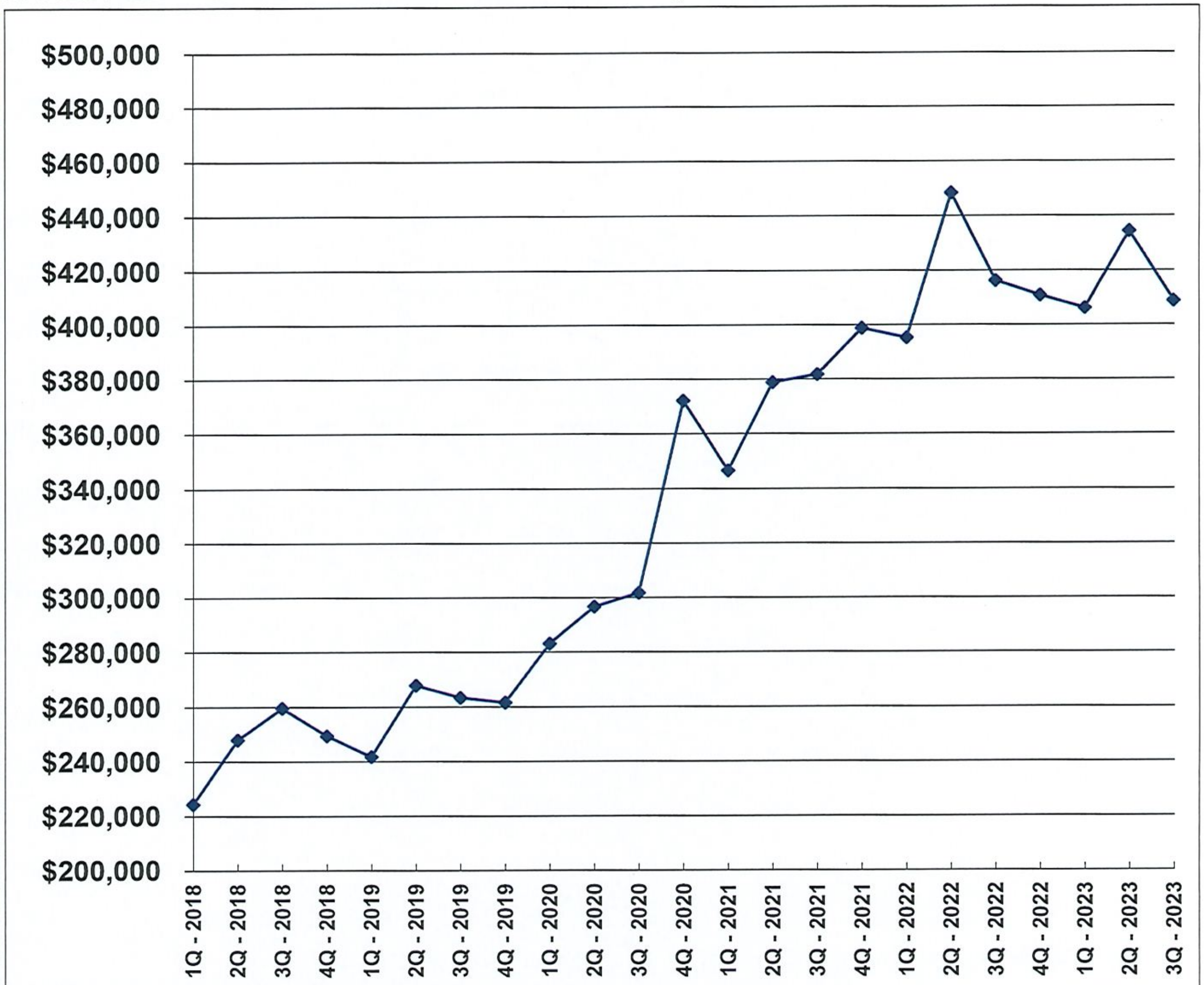
	2Q 2022	2Q 2023	% Change
Retail Trade 44-45	**$ 170,192,200**	**$ 169,116,712**	**-0.6%**
Motor Vehicles & Parts 441	$ 30,366,278	$ 28,960,924	-4.6%
New & Used Auto Dealers 4411	$ 21,154,072	$ 19,648,083	-7.1%
Rv, Boat, Motorcycle Dealers 4412	$ 3,163,578	$ 3,084,944	-2.5%
Automotive Parts & Tire 4413	$ 6,048,628	$ 6,227,897	3.0%
Building Materials, Garden Equip & Supplies 444	$ 26,914,185	$ 27,639,299	2.7%
Building Materials 4441	$ 22,194,603	$ 22,822,130	2.8%
Lawn & Garden Supplies & Equip 4442	$ 4,719,582	$ 4,817,169	2.1%
Food & Beverage Stores 445	$ 14,401,179	$ 15,431,172	7.2%
Grocery & Convenience Stores 4451	$ 11,419,437	$ 12,364,769	8.3%
Other Food & Beverage Stores 4452, 4453	$ 2,981,742	$ 3,066,403	2.8%
Furniture, Home Furnishings, Electronics, And Appliance 449	$ 15,990,449	$ 13,127,694	-17.9%
General Merchandise Stores 455	$ 26,385,524	$ 27,788,760	5.3%
Department Stores 4522	$ 3,651,603	$ 3,900,968	6.8%
General M. Stores, Inc. Warehouse Clubs & Supercenters 4523	$ 22,733,921	$ 23,887,792	5.1%
Drug/health Retailers 456	$ 8,027,327	$ 7,536,654	-6.1%
Gas Stations & Convenience Stores W/pumps 457	$ 5,013,000	$ 4,983,345	-0.6%
Apparel & Accessories 458	$ 5,107,373	$ 4,919,058	-3.7%
Clothing & Shoe Retailers 4581, 4582	$ 4,277,576	$ 4,231,620	-1.1%
Jewelry & Luggage Stores 4583	$ 829,797	$ 687,438	-17.2%
Sporting Goods, Hobby, Musical Instrument, Book, Misc Retailers	$ 37,986,885	$ 38,729,806	2.0%
Sporting Goods, Hobby Music, Misc Retailers 4591	$ 5,689,754	$ 5,223,537	-8.2%
Book/periodical/music Retailers 4592	$ 596,964	$ 642,846	7.7%
Miscellaneous Retailers 4593-4599	$ 31,700,167	$ 32,863,423	3.7%
Agriculture, Forestry, Fishing 11	**$ 314,715**	**$ 440,688**	**40.0%**
Mining 21	**D**	**D**	**D**
Utilities 22	**$ 364,680**	**$ 335,797**	**-7.9%**
Construction 23	**$ 93,883,371**	**$ 81,767,313**	**-12.9%**
Construction Of Buildings 236	$ 50,544,937	$ 42,143,738	-16.6%
Heavy Construction & Highways 237	$ 13,831,759	$ 5,510,918	-60.2%
Special Trade Contractors 238	$ 29,506,675	$ 34,112,657	15.6%
Manufacturing 31-33	**$ 16,578,090**	**$ 16,680,970**	**0.6%**
Wholesale Trade 42	**$ 27,315,905**	**$ 26,874,246**	**-1.6%**
Durable Goods 423	$ 19,923,089	$ 20,488,322	2.8%
Nondurable Goods 424	$ 7,185,889	$ 6,192,311	-13.8%
Electronic Markets, Agents & Brokers 425	$ 206,927	$ 193,613	-6.4%
Transportation & Warehousing 48-49	**$ 2,901,551**	**$ 2,861,177**	**-1.4%**
Information 51	**$ 7,981,185**	**$ 9,182,604**	**15.1%**
Finance, Insurance 52	**$ 2,416,218**	**$ 2,314,245**	**-4.2%**
Real Estate, Rental/leasing 53	**$ 8,055,700**	**$ 9,118,679**	**13.2%**
Professional, Scientific & Technical Services 54	**$ 6,262,687**	**$ 6,701,746**	**7.0%**
Management, Education & Health Services 55-62	**$ 16,687,401**	**$ 18,980,898**	**13.7%**
Arts, Entertainment & Recreation 71	**$ 2,794,090**	**$ 3,065,222**	**9.7%**
Accommodations & Food Services 72	**$ 43,565,970**	**$ 43,532,034**	**-0.1%**
Accommodations 721	$ 12,326,528	$ 10,840,426	-12.1%
Restaurants, Food Services & Drinking Places 722	$ 31,239,442	$ 32,691,608	4.6%
Other Services 81	**$ 8,135,578**	**$ 9,305,151**	**14.4%**
Repair & Maintenance 811	$ 6,501,191	$ 7,413,572	14.0%
Personal Service 812	$ 1,384,934	$ 1,690,044	22.0%
Religious, Civic & Other Organization 813, 814	$ 249,453	$ 201,535	-19.2%
Public Administration, Other 92,00	**$ 561,818**	**$ 1,007,487**	**79.3%**
Grand Total	**$ 408,067,254**	**$ 401,375,616**	**-1.6%**

Chart 11

WALLA WALLA COUNTY
MEDIAN RESALE HOME PRICES 2018-2023 - Quarters

Quarters	Median Resale Home Price	% Change per Quarter
1Q - 2018	$224,400	
2Q - 2018	$247,900	10.47%
3Q - 2018	$259,600	4.72%
4Q - 2018	$249,300	-3.97%
1Q - 2019	$241,700	-3.05%
2Q - 2019	$267,800	10.80%
3Q - 2019	$263,300	-1.68%
4Q - 2019	$261,500	-0.68%
1Q - 2020	$283,100	8.26%
2Q - 2020	$296,600	4.77%
3Q - 2020	$301,600	1.69%
4Q - 2020	$372,100	23.38%
1Q - 2021	$346,600	-6.85%
2Q - 2021	$378,800	9.29%
3Q - 2021	$381,700	0.77%
4Q - 2021	$398,900	4.51%
1Q - 2022	$395,300	-0.90%
2Q - 2022	$448,400	13.43%
3Q - 2022	$416,200	-7.18%
4Q - 2022	$410,900	-1.27%
1Q - 2023	$406,200	-1.14%
2Q - 2023	$434,400	6.94%
3Q - 2023	$408,800	-5.89%
4Q - 2023	$0	0.00%

Annual % Change Quarter to Quarter: 3Q 2022 to 3Q 2023	-1.78%
% Change QTR to QTR	-5.89%



Median resale home prices are Washington Center for Real Estate Research at Runstad Center estimates.

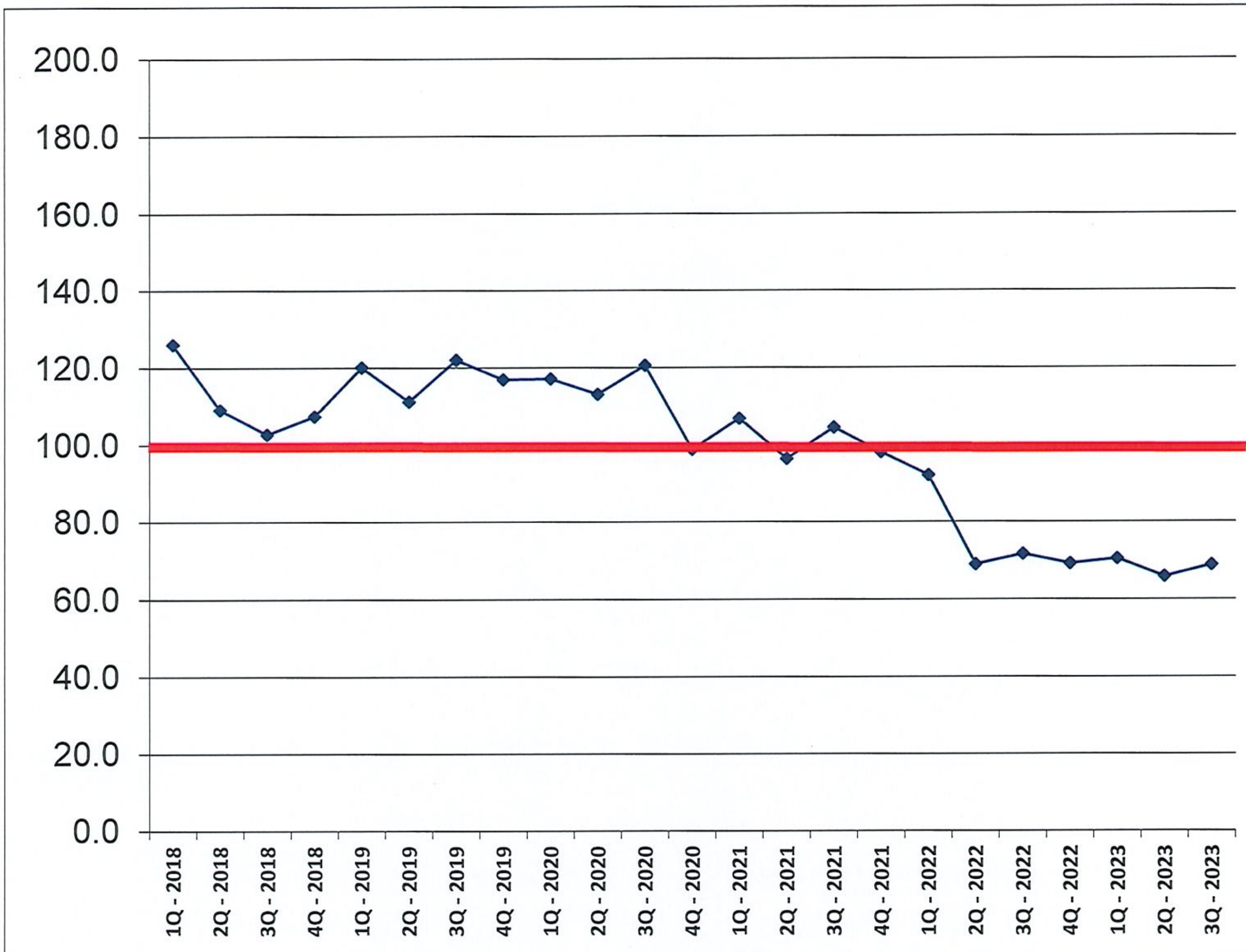
Median resale home price is that half the homes sold at a higher prices and half the homes sold at a lower price.

Chart 12

WALLA WALLA COUNTY

HOUSING AFFORDABILITY INDEX 2018-2023 - Quarters

Quarters	Housing Affordability Index
1Q - 2018	126.0
2Q - 2018	109.1
3Q - 2018	102.7
4Q - 2018	107.4
1Q - 2019	120.1
2Q - 2019	111.2
3Q - 2019	122.0
4Q - 2019	116.9
1Q - 2020	117.1
2Q - 2020	113.1
3Q - 2020	120.6
4Q - 2020	98.8
1Q - 2021	106.8
2Q - 2021	96.4
3Q - 2021	104.5
4Q - 2021	98.1
1Q - 2022	92.1
2Q - 2022	69.0
3Q - 2022	71.7
4Q - 2022	69.2
1Q - 2023	70.5
2Q - 2023	65.9
3Q - 2023	68.9
4Q - 2023	0.0



Source: Washington Center for Real Estate Research at Runstad Center / University of Washington Prepared by: Port of Walla Walla (509) 525-3100

* Housing Affordability Index measures the ability of a middle income family to carry the mortgage payments on a median price home. When the index is **100** there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

* All loans are assumed to be 30 year loans. All buyer index assumes 20% down payment. First-time buyer index assumes 10% down.

* It is assumed 25% of income can be used for principal and interest payments.

State of Washington Counties
Time Trend - Median Resale Home Prices

#	County	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	% Change by year
1	Adams	$318,700	$310,000	$297,700	$355,600	$313,800	-1.5%
2	Asotin	$284,500	$289,900	$293,200	$288,500	$300,000	5.4%
3	Benton	$444,800	$417,000	$425,500	$429,000	$433,600	-2.5%
4	Chelan	$582,600	$584,400	$486,500	$565,000	$561,500	-3.6%
5	Clallam	$469,600	$436,500	$433,900	$513,900	$471,000	0.3%
6	Clark	$553,200	$503,400	$502,600	$555,800	$564,200	2.0%
7	Columbia	$259,700	$258,500	$263,100	$277,100	$270,800	4.3%
8	Cowlitz	$389,900	$373,600	$389,300	$400,000	$408,300	4.7%
9	Douglas	$485,000	$442,900	$436,800	$462,500	$438,700	-9.5%
10	Ferry	$232,900	$252,900	$245,400	$248,700	$265,000	13.8%
11	Franklin	$444,800	$417,000	$425,500	$429,000	$433,600	-2.5%
12	Garfield	$202,600	$201,300	$233,300	$245,800	$260,800	28.7%
13	Grant	$363,000	$335,200	$318,100	$330,800	$357,400	-1.5%
14	Grays Harbor	$357,200	$330,200	$326,500	$361,400	$351,300	-1.7%
15	Island	$571,700	$567,400	$543,700	$577,900	$657,800	15.1%
16	Jefferson	$615,600	$595,000	$558,300	$636,500	$650,000	5.6%
17	King	$893,800	$860,100	$821,300	$913,200	$908,100	1.6%
18	Kitsap	$541,600	$504,700	$503,900	$544,900	$552,700	2.0%
19	Kittitas	$565,300	$587,500	$550,000	$561,800	$489,300	-13.4%
20	Klickitat	$416,700	$342,900	$400,000	$481,200	$464,300	11.4%
21	Lewis	$396,500	$397,000	$390,800	$396,800	$410,900	3.6%
22	Lincoln	$312,500	$233,200	$220,200	$218,500	$237,000	-24.2%
23	Mason	$419,000	$383,300	$384,000	$402,100	$414,000	-1.2%
24	Okanogan	$357,100	$347,500	$285,000	$380,000	$385,700	8.0%
25	Pacific	$321,100	$309,400	$318,700	$350,000	$327,600	2.0%
26	Pend Oreille	$311,000	$313,000	$275,000	$315,800	$344,400	10.7%
27	Pierce	$554,900	$521,700	$524,100	$542,600	$545,200	-1.7%
28	San Juan	$950,000	$943,700	$850,000	$890,000	$970,000	2.1%
29	Skagit	$545,200	$504,800	$518,400	$569,600	$566,700	3.9%
30	Skamania	$388,500	$416,700	$466,700	$450,000	$500,000	28.7%
31	Snohomish	$742,300	$702,600	$693,600	$761,500	$735,100	-1.0%
32	Spokane	$436,600	$411,500	$407,100	$440,500	$444,700	1.9%
33	Stevens	$311,000	$313,000	$275,000	$315,800	$344,400	10.7%
34	Thurston	$493,000	$486,400	$490,400	$508,000	$516,300	4.7%
35	Wahkiakum	$398,300	$405,800	$412,300	$437,300	$430,300	8.0%
36	**Walla Walla**	**$416,200**	**$410,900**	**$406,200**	**$434,400**	**$408,800**	**-1.8%**
37	Whatcom	$597,700	$572,200	$580,800	$603,300	$584,100	-2.3%
38	Whitman	$403,600	$359,400	$392,300	$419,600	$387,500	-4.0%
39	Yakima	$359,200	$341,400	$335,800	$356,700	$354,300	-1.4%
	Statewide	***$628,900***	***$567,400***	***$572,900***	***$654,900***	***$636,400***	***1.2%***

WCRER Estimates

#	County with Largest % Change over 1 YR	% Change by year
1	Garfield	28.7%
2	Skamania	28.7%
3	Island	15.1%
4	Ferry	13.8%
5	Klickitat	11.4%
6	Pend Oreille	10.7%
7	Stevens	10.7%
8	Wahkiakum	8.0%
9	Okanogan	8.0%
10	Jefferson	5.6%
11	Asotin	5.4%
12	Thurston	4.7%
13	Cowlitz	4.7%
14	Columbia	4.3%
15	Skagit	3.9%
16	Lewis	3.6%
17	San Juan	2.1%
18	Kitsap	2.0%
19	Pacific	2.0%
20	Clark	2.0%
21	Spokane	1.9%
22	King	1.6%
23	Clallam	0.3%
24	Snohomish	-1.0%
25	Mason	-1.2%
26	Yakima	-1.4%
27	Adams	-1.5%
28	Grant	-1.5%
29	Grays Harbor	-1.7%
30	Pierce	-1.7%
31	**Walla Walla**	**-1.8%**
32	Whatcom	-2.3%
33	Benton	-2.5%
34	Franklin	-2.5%
35	Chelan	-3.6%
36	Whitman	-4.0%
37	Douglas	-9.5%
38	Kittitas	-13.4%
39	Lincoln	-24.2%
	Statewide	***1.2%***

City of College Place: Development Activity - December 2023				
Project Name	**Use**	**Location**	**Status**	**Lead Generated**
Commericial/Industrial				
Project Inspire	Fast Food Restaurant	Meadowbrook	- Sept 2023 Another fast food sandwich tenant will go in space next to Chipotle. - Dec 2023 Awaiting building permit app.	ICSC Las Vegas
Burger King	Fast Food restaurant	Tamaurson	- May 2022 Yakima area franchisee is looking at rescuing plans and continuing project. - May 2023 Going over final plans. Franchisee has incentives. On fast track. Planning to open by end of year. - June 2023 Will get built and operating by end of the year. - Sept 2023 Project should be open by the holidays. - Nov 2023 Building under construction. - Dec 2023 Should be open by next month.	Cold Call
Project Cobble	Hotel	Whitman & Myra	- November 2023 Hotelier working out development agreement with property owner. Still trying to hammer out road access. - December 2023 Still working out development agreement.	ICSC Las Vegas

Project Bullseye	Big Box	Whitman & Myra	- November 2023 Option purchased on site by a big box retailer. - December 2023 Option agreement exists.	ICSC Las Vegas
Project OPH	Breakfast Restaurant	Whitman & Myra	- November 2023 Option for breakfast restaurant. Dependent upon hotel. - December 2023 No update.	Property Owner.
Project Q	Fast Food Restaurant	WWU Area	- November 2023 National mexican fast food franchise is looking at entering area adjacent to WWU Campus. - December 2023 No Update	WWU Contact
Project Y	Grocer	Whitman & Myra	- December 2023 option for regional grocer at play.	Cold Call
Project MP	Hotel	Meadowbrook	- December 2023 National hotel brand looking at going adjacent to HopThief. Should have plans turned in by Summer.	ICSC Las Vegas
Project Red	Big Box Power Center Developer	Stone Creek & Myra Rd Areas	- April 2022 Meeting at ICSC. Interested in doing joint development deal with Hemmingson on Stone Creek and sole deal on Price site. -Nov 2022 No change. - June 2023 Continue site negotiations with land owner. - Dec 2023 Continued negotiations with land owner.	ICSC Las Vegas

Project FM	Medium sized grocery and general merchandise store.	College Avenue, across from College Place High School.	- Jan 2019 This site is shortlisted with another site at end of Myra Rd in Walla Walla. User would like to open up by 2021/2022. -Dec 2022 Awaiting if Feds will approve merger of Kroger/Safeway. WIll have impact on viability of this deal. - Dec 2023 Continue monitoring progress of Lakeside development before making decision.	ICSC Las Vegas
Project C	Large Wholesaler	Myra	- Nov 2022 Commercial retailer had deal in Pasco that went south. Trying to woo them to our market. - Feb 2023 No Change. - May 2023 ICSC meeting requested by organization. - June 2023 Hermiston fell out of running. Between us and West RIchland Dallas Rd Site. - June 2023 West Richland getting a location. Potentially still in running for a smaller one. - Dec 2023 No update.	Cold Call
Project Flight	Aerospace	Martin Airfield	- Nov 2023 Project is now annexed into the City. Working with property owner on future planning. - Dec 2023 No Update.	Property owner.
Residential				

Homestead Subdivision Phase 3C, 3D, and 3E.	Residential subdivision constructed by Hayden Homes.	Homestead and Doans Street south of Fourth Street.	- December 2021 Reviewing plans for wisesize. - April 2022 No change. - October 2022 Planning to break ground this Fall. - Dec 2022 Wise size development got moved to next Spring. - Dec 2023 No Change.	Hayden Homes has owned property for the last decade.
Villages at Fort Walla Walla	180 multi-family apartment units.	South side of Whitman Drive/Deccion intersection.	- Jan 2019 Plan submittal is being reviewed by development staff. Spring 2019 construction. - Nov 2022 Revizing development plans. Likely will develop in 2023. - Feb 2023 Developer paid us bill due. Will turn in new, different plans. Likely will petition for MFTE. - May 2023 Continue going through permitting. Getting near end. - June 2023 Working through energy code issues. - Sept 2023 Getting through final civil site plan. Issuing permits shortly. - Dec 2023 Grading underway. Planned for full groundbreaking in March.	Port of Walla Walla was approached by Farran Group about property and was directed to Bob Price and the City.

Sirmon Development	Multi-family apartments.	942 NE Spitzenburg St	- Jan 2019 Plan submittal is being reviewed by development staff. - November 2019 Planning to develop next Summer. - April 2021 Still planning on doing this development this year. - April 2021 Awaiting final engineering drawings. - August 2021 Final edits to drawings underway. - October 2021 One plat developed. Getting ready for development. - Dec 2022 Project appears to be on ice for now. Tad asked about vesting rights. - Dec 2023 No Change.	Property owner.
Lakeside/College Holdings Development	Single & Multi-Family	197 Mojonnier Rd	- Feb 2019 SW Trunk Line MOU contents agreed upon with property owners. MOU needed to make this property and others developable. - May 2023 Expecting application under Master Planned Development sometime this summer. Negotiating development agreement to protect City for TIF. -Dec 2023 Expecting Master Planned Development proposal soon.	Property owner.

Villages at Garrison Creek Phase 11 and 13	Single Family	Villages at Garrison Creek development.	- December 2021 Received submittal for 72 lot single family in vacant middle donut hole to finish up development. - May 2023 Planning on installing site infrastructure this Summer. Actual houses next Summer. - Sept 2023 Engineer for developer is working on site issues. - Dec 2023 Expecting infrastructure to go in soon.	Property developer.
VESPR	Mixed-Use	8th & College	- February 2022 Still in due diligence. - April 2022 Developer out of Prosser closed on property. Plans to construct mixed-use building. - December 2022 Incentive granted. Going through final permitting. Expected to break ground early 2023. - Feb 2023 Expecting to break ground by Q2. - May 2023 Broke ground. Plumbing and foundation is in. - June 2023 Foundation is in. - Nov 2023 Construction Continues. - Dec 2023 SHould be complete in Q1 2024.	Property owner.

Deer Meadows Subdivision	Townhome	SW 12th	- December 2021 Developer Jeff Kelly out of Tri Cities is planning townhomes for site purchased from Marc Maiuri - Sept 2022 SEPA out now. 13 lot subdivision proposed by Jeff Kelly out of Pasco. - October 2022 Hearing Examiner meeting held. - December 2022 Going through final entitlements. - February 2023 Planning for a Summer start. - Dec 2023 Construction to start soon.	Developer
Martin Airfield/Tarrgon Development	Airfield Update, Flex Facilities, Residential	West Whitman Drive	- Nov 2023 Project is now annexed into the City. Working with property owner on future planning.	Developer
Salerno Estates	Single Family Homes	359 SW 12th	- May 2023 Had public comment period for this development. 8 homes on approximately half acres. Reviewing comments and finalizing conditions of approval. - June 2023 Site plans approved. Past appeal period. - Dec 2023 Working with developer engineer on issues.	Developer