

May 22, 2024
11:45 am – 1:30 pm
The Center
110 S. Main St.
Colfax, WA



**Port of
Whitman
County**

Whitman County Economic Development Informational Meeting (EDIM)

**Follow us on
social media:**



www.portwhitman.com



Core Elements of Work

- Small Business Development
- Economic Profiling
- Existing Business Retention/Expansion
- Business Recruitment, Marketing & Advertising
- Site and Infrastructure Development
- Economic Development Advocacy

* Elements of work are not listed in any order of importance. Each element is important in this economic development plan.

Small Business Development Center (SBDC)

- Aziz Makhani, Business Advisor



Port of
Whitman
County





Small Business Review Model

- Future vision of the company
- Achievements since the last review
- Rumblings on the streets
- Goals and initiatives
- Open discussion



How can AI help small businesses?

- What are some small business opportunities in SE WA?
- ADA Compliance for a lavender farm
- How can hospitals increase visitor experience for parking when it has limited number of spaces?
- Does today's sale divided by today's purchase of inventory determine cost of goods?

Economic Profiling



Port of
Whitman
County

- Whitman County Trends Site – Dr. Patrick Jones, Eastern Washington University

<https://whitmancountytrends.org/>

Existing Business Retention & Expansion

- Palouse Hills Driving Academy – Bryce Nebe



Port of
Whitman
County

Site & Infrastructure Development

- Willard Field Airport – Mike Hale, Tekoa City Council



Port of
Whitman
County

Tekoa / Willard Field / 73S



Communications		Navigation	
CTAF	122.9	Elevation	2520' MSL
PCL	122.8 (For MIRL)	TPA	3520' MSL (1000' AGL)
		Runway	04/22; 2261'x40'; ASPH
		Lights	Dusk-down, MIRL
		Latitude	N 47° 14.13'
		Longitude	W 117° 02.62'

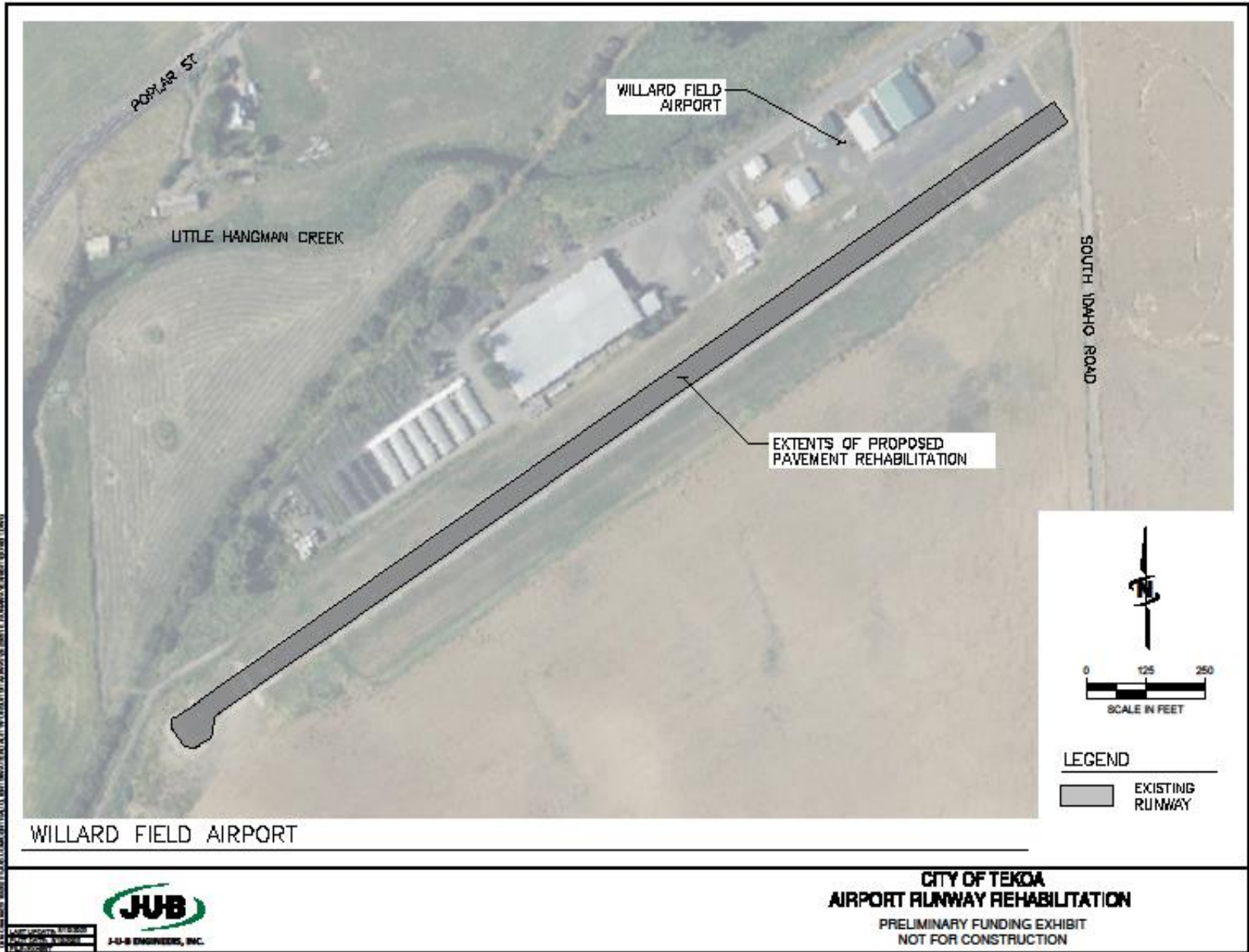


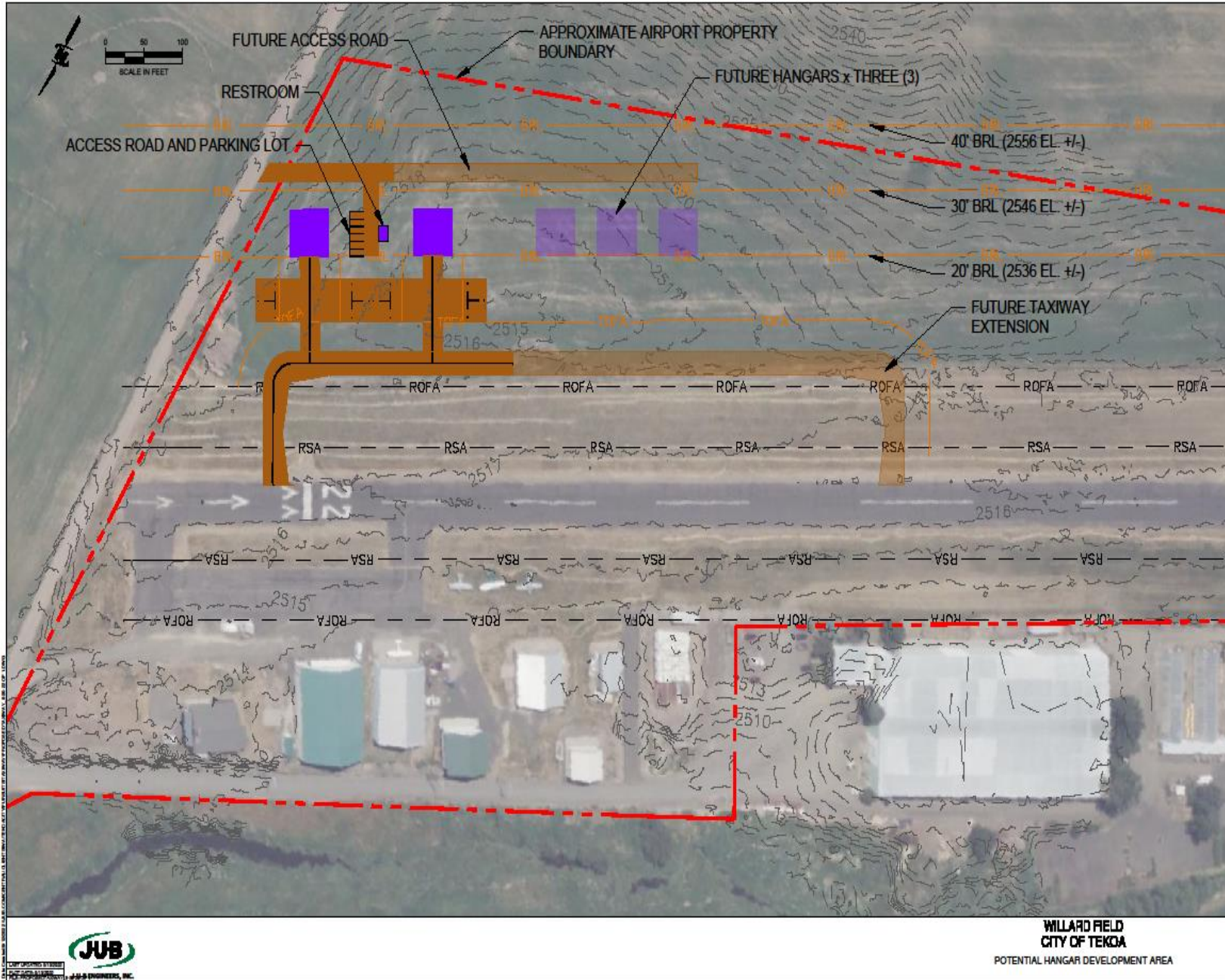
Services	
Fuel	100LL (24-hour credit card fuel services)

Notes Unattended. Parachute Jumping. Grass areas not avbl for adlt ops.



Port of
Whitman
County





THE INFORMATION CONTAINED HEREIN IS FOR REFERENCE ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.



JUB ENGINEERS, INC.



**Port of
Whitman
County**



Contact Information:

Mike Hale,

tekoacitycouncilposition4@gmail.com

Economic Development Advocacy



Port of
Whitman
County

- Affordable Housing – Jeff Guyett, Community Action Center
- Comprehensive Economic Development Strategy – Erika Stricker, Southeast Washington Economic Development Association (SEWEDA)



Port of
Whitman
County

An Overview of Housing in Whitman County

- High-level walk-through: housing & housing services in Whitman County
- Data is data—shared perspectives and insights are from Community Action Center and housing partners
- Some good news
Some bad news
Some challenges



And an exciting opportunity!

- Data is data—people & households are not “one size fits all”—or even “most”





Any Good News in the Data?

Some positive trends:

- Significant drop in the poverty rate in the county:
32% in 2015 down to 24.7% (<18% adjusting for WSU population)
- Food insecurity rate is down from ~20% in 2016 to ~12% now
- Vacancy rates are higher, rent prices *may* start flattening

Flip that coin:

- Homelessness trending up, especially doubling up and living in cars
- After adjusting Poverty Rate remains double the state's 9%
- Food bank visits at CAC have increased 50% since 2020
- Rents flattening, but shortage of 1 & 2 BR rentals



What does “affordable housing” mean in Whitman County?

Look: Housing Data Story

OUT OF REACH 2023

[Source: National Low Income Housing Coalition]

WASHINGTON

FY23 HOUSING WAGE HOUSING COSTS

	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³
Skagit County	\$27.06	\$1,407	\$56,280	1.7
Skamania County	\$35.37	\$1,839	\$73,560	2.2
Snohomish County	\$47.21	\$2,455	\$98,200	3.0
Spokane County	\$23.04	\$1,198	\$47,920	1.5
Stevens County	\$17.88	\$930	\$37,200	1.1
Thurston County	\$28.00	\$1,456	\$58,240	1.8
Wahkiakum County	\$18.90	\$983	\$39,320	1.2
Walla Walla County	\$23.94	\$1,245	\$49,800	1.5
Whatcom County	\$26.06	\$1,355	\$54,200	1.7
Whitman County †	\$20.42	\$1,062	\$42,480	1.3
Yakima County	\$21.87	\$1,137	\$45,480	1.4

Here in Whitman County:

To afford 2 BR at fair market, **min. hourly wage: \$20.42**
(1.3 FT jobs at min. wage)

Top Occupations in Whitman County (source: Economic Innovation Group, 2023)

Occupation	# Jobs (2023)	2022 Median Hourly Pay
Educational Instruction & Library	3,358	\$27.49
Office & Administrative Support	2,567	\$20.62
Food Preparation & Serving	1,841	\$15.48
Production	1,623	\$20.36
Sales	1,364	\$16.51

WHITMAN COUNTY

Progress Indicators

These indicators measure progress towards housing goals since approximately 2015



Port of
Whitman
County

Goal	Indicator	Progress
Reduce Housing Insecurity	Percentage of households experiencing housing cost-burden	→
	Homeless persons per capita	↓
Reduce Housing Disparities	Racial and ethnic disparities in housing cost burden	↗
	Racial and ethnic disparities in homeownership rate	↗
Increase Housing Production & Housing Diversity	Annual total housing unit production	↑
	Annual middle housing production	↗
	Annual multifamily unit production	↘
	Annual units built with MFTE incentive	❖
Support Housing Affordability	Affordable and available units per renter household with income 50% of MFI	↓
	Homeownership Affordability Index	↓
	Transitional Renter Affordability Index	↗
	Subsidized Affordable Housing Supply Compared to Need	↓

↑	Significant Improvement
↗	Moderate Improvement
→	No Change / Insufficient Progress
↘	Conditions have Worsened
↓	Conditions Worsened Significantly

- High Margin of Error
- ❖ No Usage of Program
- ☒ Data Unavailable

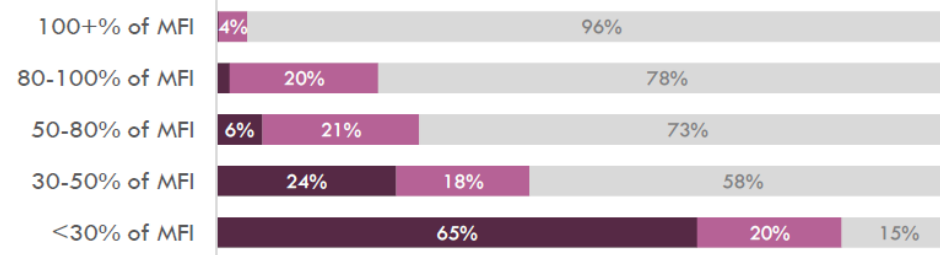
WHITMAN COUNTY



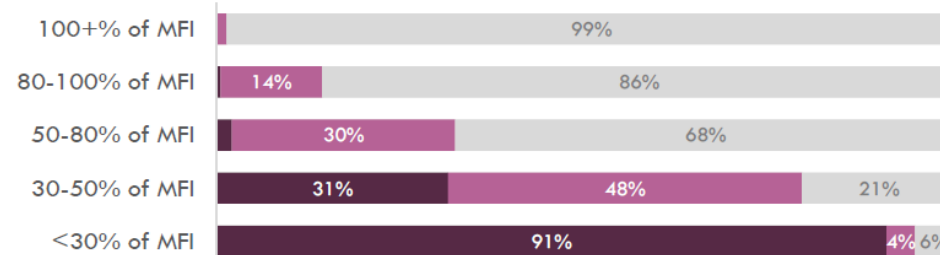
Port of
Whitman
County

Cost-Burdened Share by Income Level

Owner-Occupied Households



Renter-Occupied Households



Severely Cost-Burdened Moderately Cost-Burdened Not Cost-Burdened

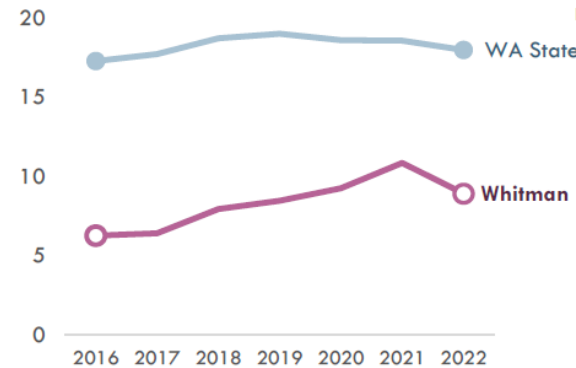
Severely Cost-Burdened: Housing is **>50% of Income**
 Moderately Cost-Burdened: Housing is **30-50% of Income**



Renter Households at lower incomes may see reduction assistance available over time

Homeless Persons

Homeless Residents per 1,000 Population



Roughly 426 homeless individuals reside in Whitman County, a 134-person increase since 2016.

Meanwhile, the per-capita homeless rate has increased.

WHITMAN COUNTY



Port of
Whitman
County

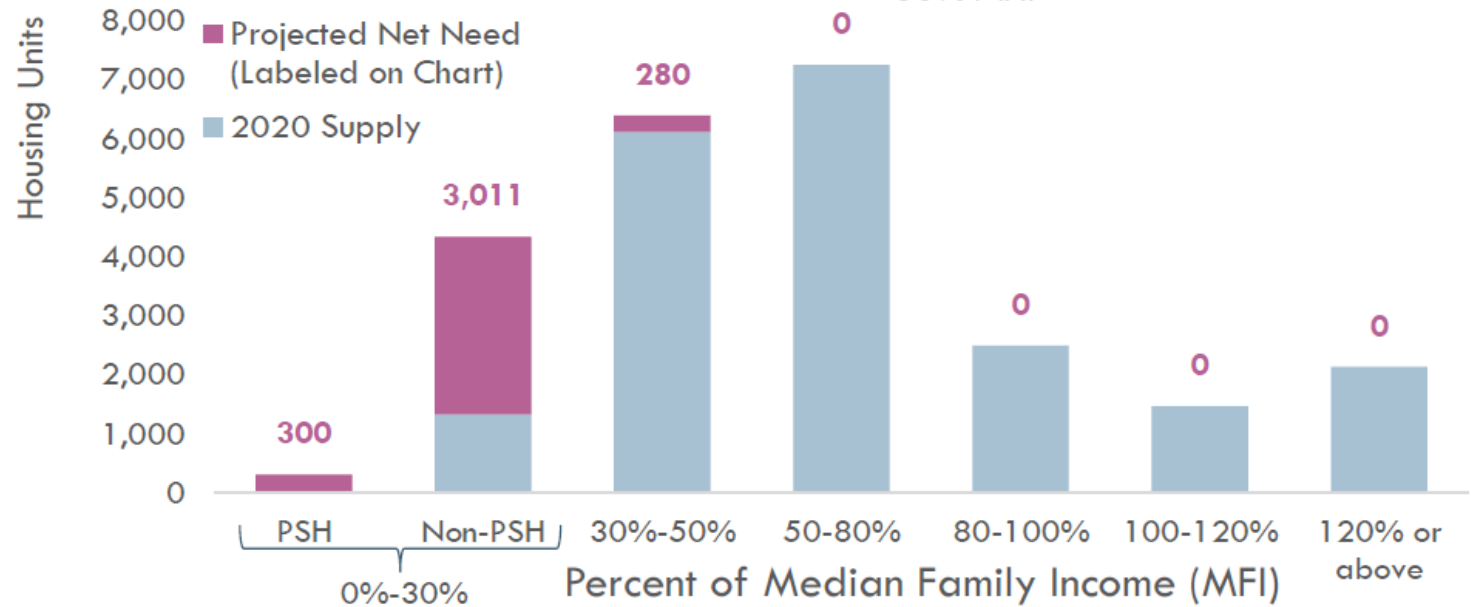
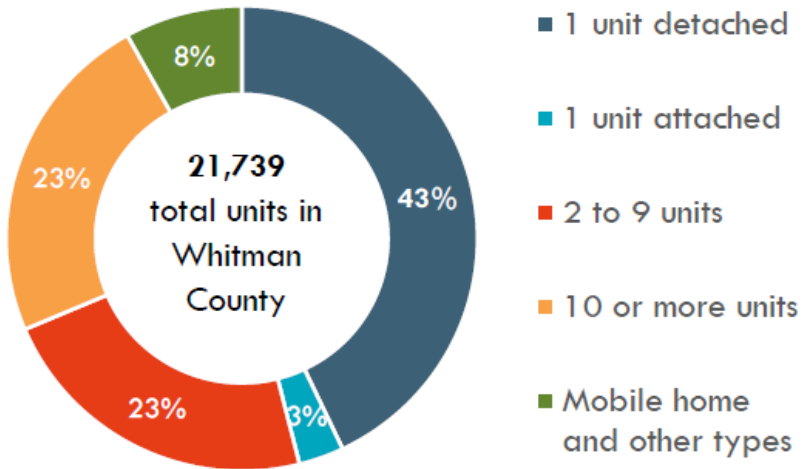
More units needed *at affordable for 50% or below MFI*
Challenge: Permanent Supportive Housing need is growing



Housing Supply & Future Need

Whitman needs an additional 3,591 housing units by 2044, an average of 150 per year (a 2.9% increase in rate of production compared to recent trend). 100% of the net need is for homes affordable at or below 50% MFI.

2020 Housing Stock by Units in Structure





Port of
Whitman
County

Whitman County Housing Overview

- No surprise, TOP RANKED NEED in 2022 CHNA:
“affordable options for places to live”
- Affordable = __ % of available income.
In 2022, 36% were “ cost-burdened” (23% in WA overall)
- 56% of renter households cost-burdened
- **More units needed, higher costs to develop/build**



Tools at Hand to Help



Port of
Whitman
County

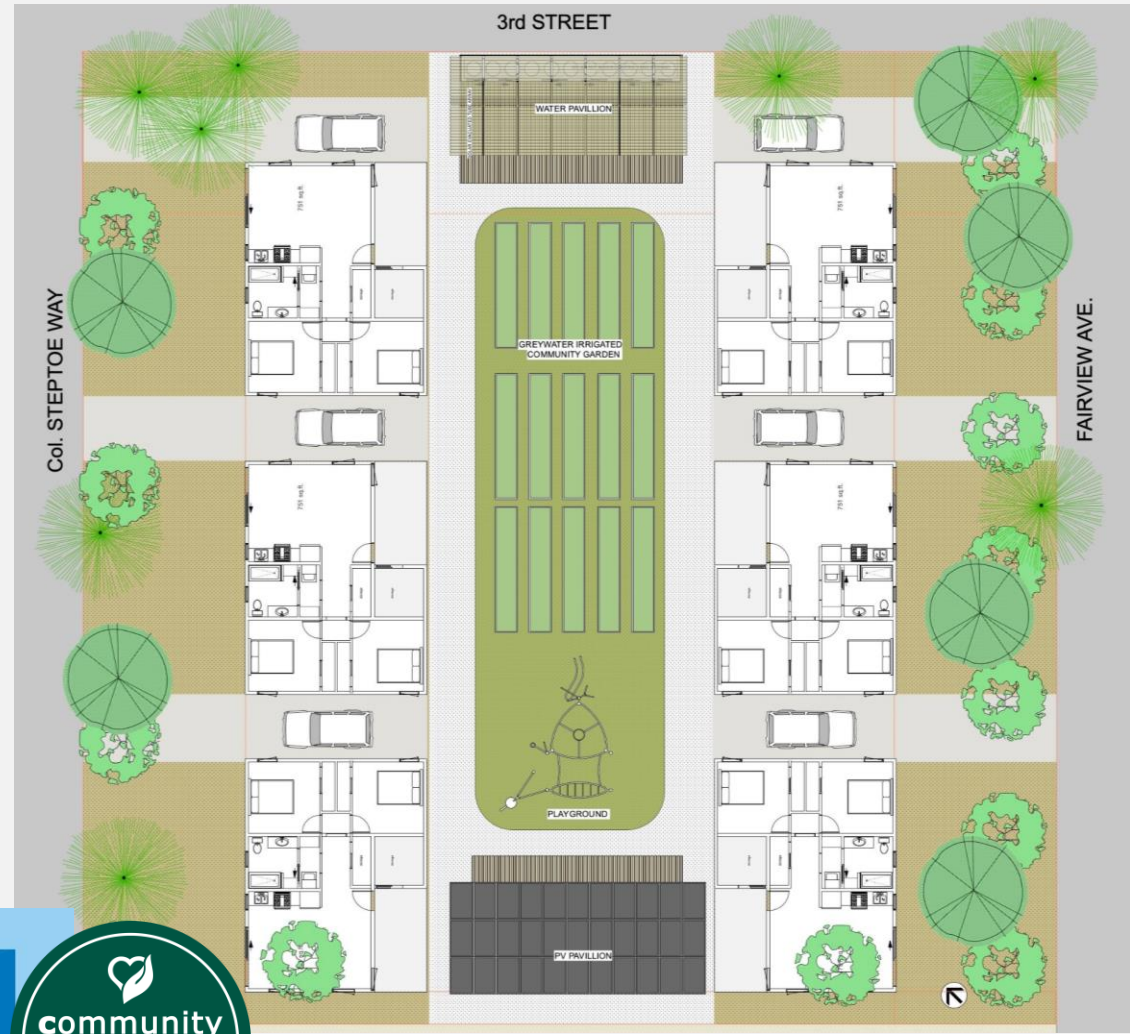


- Rental assistance:
 - Eviction prevention
 - Housing Choice Vouchers
 - HUD “project-based”
& LIHTC subsidized housing units
- Housing Development:
 - WA Housing Trust Fund
 - SHB 1406 in Pullman & County
- Challenges to development and rental operations (utilities/labor/insurance)
- Profitability continues to drive multifamily, 3-5 BR units
- Missing incentive to create affordable rentals & homes for sale

Looking for Alternatives

Rosalia “Steptoe Village”

- Home ownership
- “outside the box”
- Courtyard high density
- “Small Homes” ~800 SF
- Innovative building & heating
- Partnerships to Pilot Avista & UI
- Possible grants, pilot funding
- Next steps...



Port of
Whitman
County





An Overview of the
**Comprehensive Economic
Development Strategy**



Overview

- The CEDS is a public/private collaboration to develop a strategy-driven plan for regional economic development.
- SEWEDA is responsible for the preparation and administration of the CEDS for our district.
- Our EDA-designated Economic Development District (EDD) is Asotin, Columbia, Garfield, and Whitman counties.



Purpose

- The purpose of the CEDS is to bring together the public and private sectors to develop a strategic plan to diversify and strengthen the Region's economy.
- Developing a CEDS and earning designation as an EDA Economic Development District makes our region eligible for support from other EDA grant programs.



Guiding Principles

- **Collaboration:** *Embrace the interconnectedness of Southeast Washington and build partnerships across the region.*
- **Resiliency:** *Prioritize policies that prepare the region to avoid, withstand, and recover from economic and environmental disruption.*
- **Inclusivity:** *Foster communities that embrace diversity and create and inclusive region.*
- **Sustainability:** *Commitment to developing both economic and environmentally resilient communities.*



Project Leadership

Steering Committee

Core group engaged in the planning process. This group is the principal facilitator for economic development planning and implementation, and is responsible for developing, updating, or replacing a strategy.

Advisory Committee

Broader leadership group responsible for developing vision, establishing community priorities, identifying issues, and providing input and feedback on strategies.



Program Timeline

Project Year 1 | July 2023 – March 2024

- Online Survey/Community Assessment *(January-March 2023)*
- CEDS Public Comment Period *(June 2023)*
- Steering Committee Formed *(March 2024)*

Project Year 2 | April 2024 – March 2025

- Advisory Committee Formed *(May 2024, ongoing)*
- Surveys and Community Input *(May-November 2024)*
- CEDS Annual Update *(January 2025)*

Project Year 3 | April 2025 – March 2026

- Surveys and Community Input *(May-November 2025)*
- CEDS Annual Update *(January 2026)*



What's Next?

Surveys and Community Forums

- Partner with Port of Whitman to work on community-specific input

Formation of Advisory Committee

- Looking for a wide range of representation from each municipality
 - Mayors, Councilmembers
 - City Managers
 - Public Works, Public Utilities
 - Police, Fire, Sheriff
 - Higher Education
 - School Districts
 - Hospital Districts
 - Community Organizations (Chambers, United Way, Downtown Associations)

**Interested in participating?
Contact me!**

Contact Information

Erika Stricker, Executive Director, SEWEDA

- **Email:** director@seweda.org
- **Phone:** 509.751.9144



**Port of
Whitman
County**

Closing

Follow us on
social media:



Email:

ado@portwhitman.com

Next EDIM: July 10, 2024



Port of
Whitman
County

www.portwhitman.com