



HARNEY COUNTY, OREGON INVESTMENT PROSPECTUS:
Developing our Future, the Harney County Way

November 2021

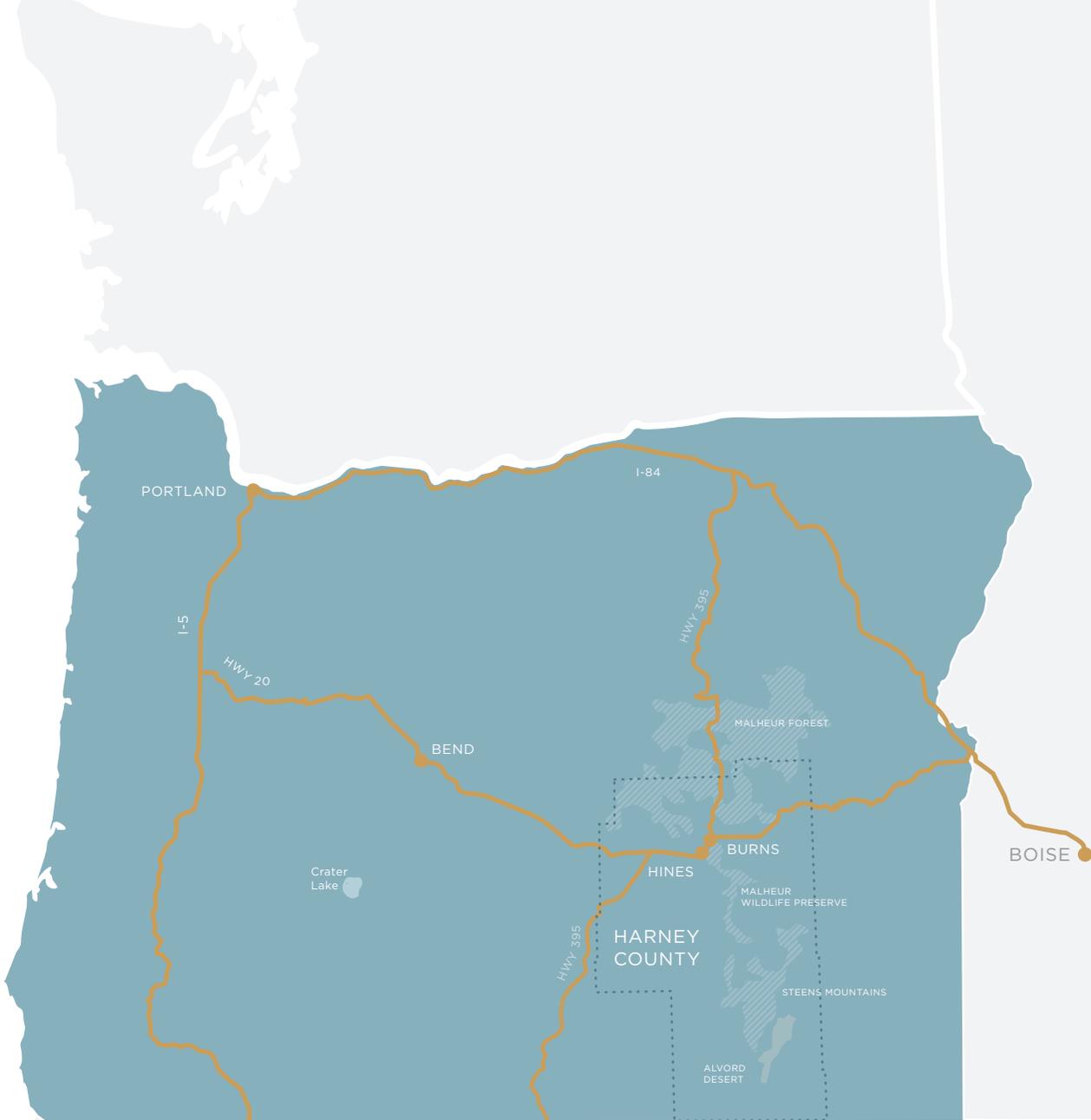
The Harney County Story

Harney County is about the people and the place. Collaboration is consistent and is a genuine theme as different perspectives are respected and aligned toward grounded action. The County's economic foundation of agricultural production and cattle ranching establishes the genuine character of grit and ingenuity that is pervasive throughout the community. For it is the farmers and ranchers working in remote locations, and often required immediate solutions to serious problems, that either adapted or did not survive. They are the original innovators. That inventiveness is now inspiring investments in areas such as biomass energy and value-added organic agriculture production.

With the increasing collaboration with Burns Paiute Tribe and the welcoming of new residents, the County continues to diversify and expand opportunities. Artists and musicians bring families and the community together downtown for new experiences, while outdoor enthusiasts embrace the renowned birding, mountain biking, ATViing and hunting. It is not for everybody, just those that embrace the Harney County Way.

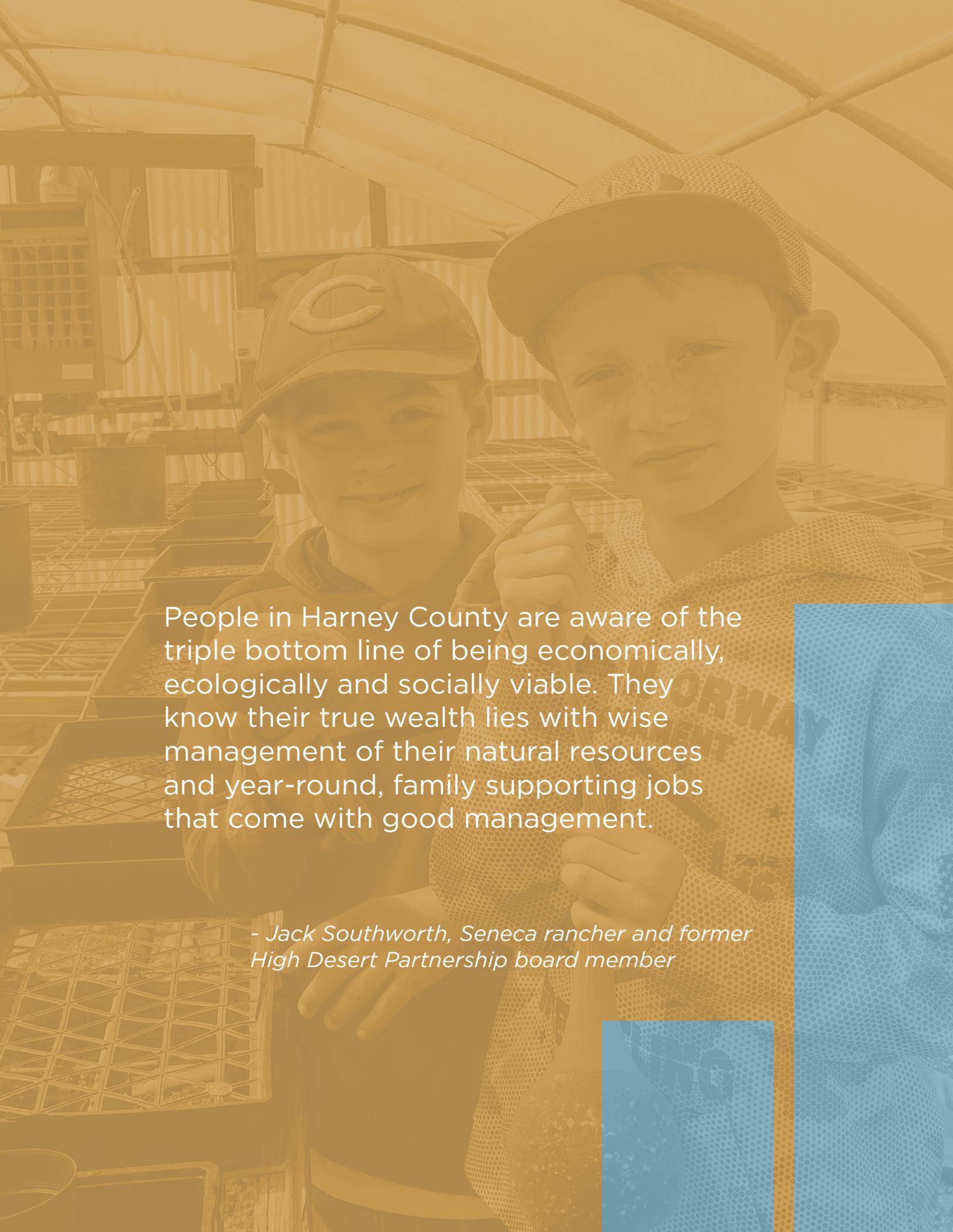






Location

Harney County is essentially halfway between two of the fastest growing cities in the nation: Boise, Idaho and Bend, Oregon. The high-desert region and “sagebrush sea” grounds the community through solitude and open space. There is a mutual understanding that people in Harney County embrace the social values of a healthy landscape: clear water, clean air, healthy soils and an abundance of wildlife.



People in Harney County are aware of the triple bottom line of being economically, ecologically and socially viable. They know their true wealth lies with wise management of their natural resources and year-round, family supporting jobs that come with good management.

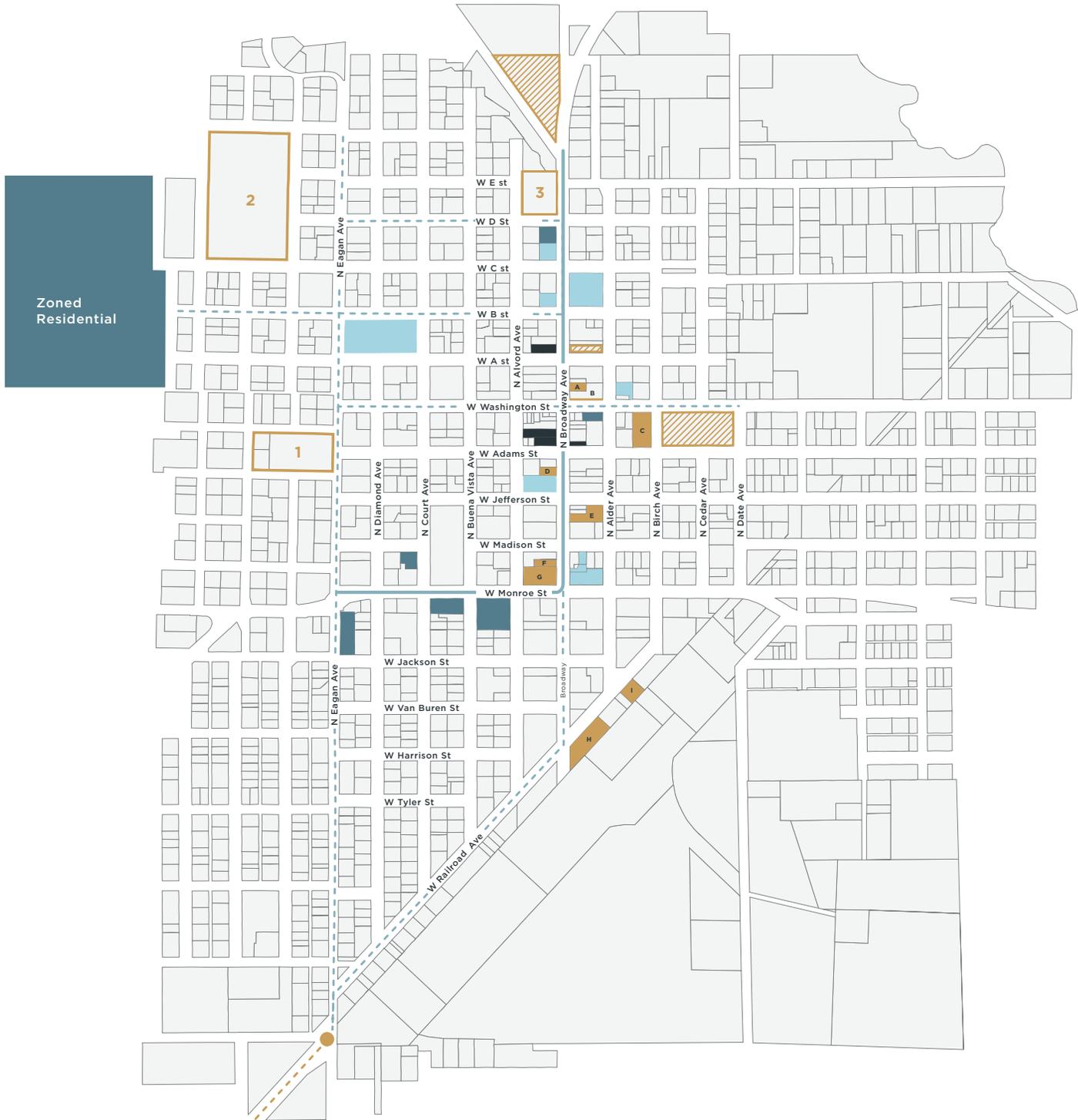
- Jack Southworth, Seneca rancher and former High Desert Partnership board member

Burns

Community Gathering District

A great place is crucial for modern communities to thrive. Community leaders in downtown Burns are already forging this vision. With a concentrated and intentional focus on this specific area, new investments and projects will build upon each other to quickly realize the obvious opportunity.





LEGEND

OPPORTUNITIES

- Tax Lots
- Vacant Lots
- Business Opportunities
- Brownfield Investment Opportunities
- Full Street Highway Improvement w/ Sidewalk & Bike lanes
- Sidewalk Improvements

ASSETS

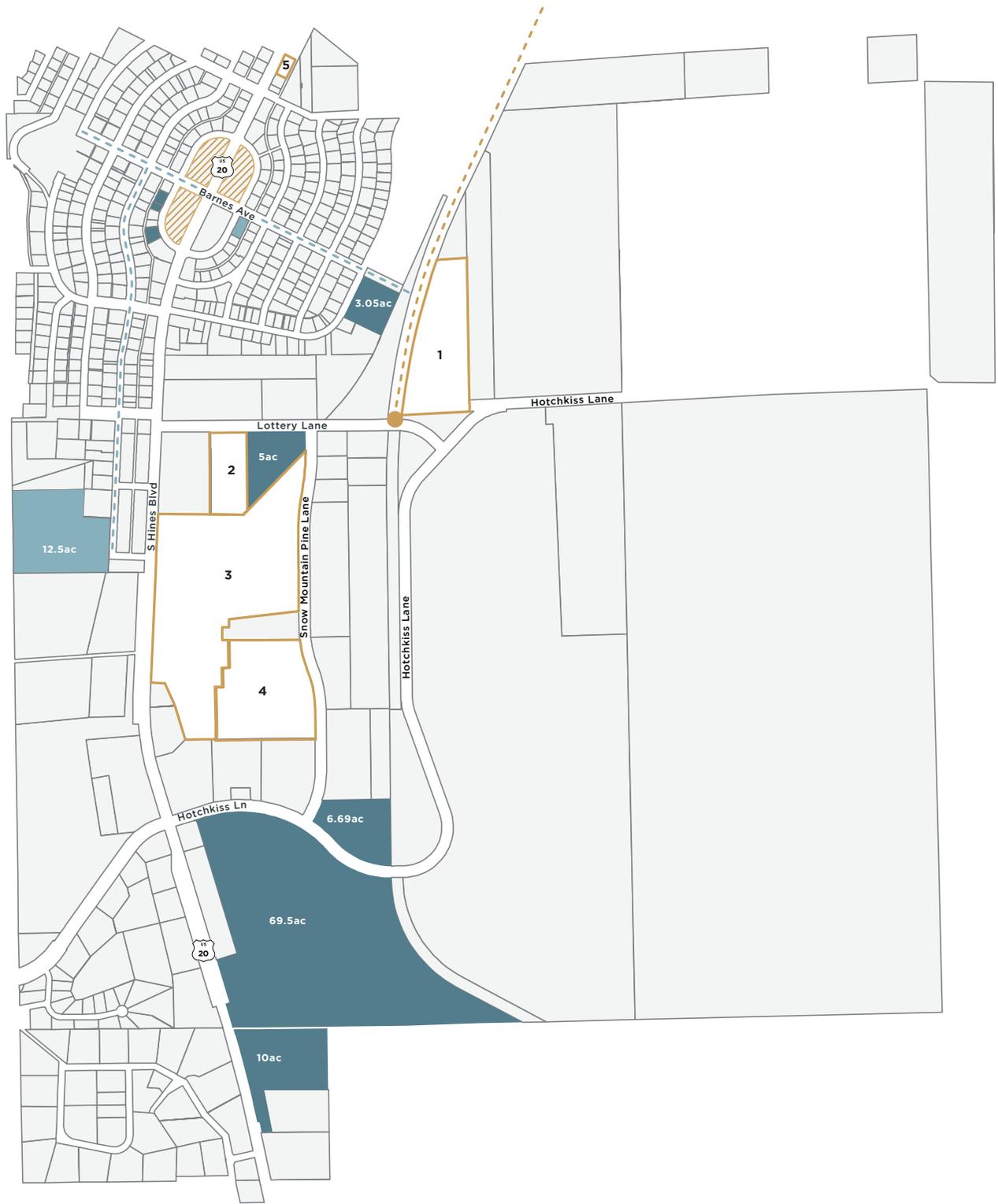
- 1 Harney District Hospital
- 2 Henry L Slater School
- 3 Library
- Recent Investments
- Park
- Trailhead
- Wildlife Trail
- A Spark Collective and Co-Working Space
- B Wings Mural
- C Kids Club Community Center
- D The Palace Restaurant
- E Central Hotel
- F Movie Theater
- G Bontemps Hotel
- H Crossroads Healing Horse Ranch
- I Ecosource Native Seed Hub

Hines

Business Opportunity District

Available land and buildings are an important asset for supporting a manufacturing and warehousing base. Hines is a hub for New Natural Resource Economy (NNRE) production entrepreneurs, setting it apart from other communities in eastern Oregon.





LEGEND		
OPPORTUNITIES	ASSETS	
Tax Lots	County Incubator	Park
Vacant Lots	Fed Ex	Trailhead
Brownfield Investment Opportunities	Silver Sage	Wildlife Trail
Sidewalk Improvements	Cattle Company (Oregon Transport Company)	
	High Desert Partnership	

By the Numbers

Harney County has a population of 7,495 while the City of Burns is 2,730 and Hines is 1,645. The population in the cities has remained relatively consistent with overall positive growth in the county since 2010.

Table1: Census 2020 Population and Change since Census 2010

Place	2020	2010	Change 2010-2020	% Change 2010-2020
Hines	1,645	1,563	82	5.2%
Burns	2,730	2,806	-76	-2.7%
Harney County	7,495	7,422	73	1.0%
Oregon	4,237,256	3,831,074	406,182	10.60%

Source: Population Research Center, PSU

Per the following table, Harney County has a larger population of persons over 65 years and older than the state average. The median age is 45.9 years. For context, the median age for nearby Grant County is 52.9 years and for Lake County 48.9 years. The median age in Oregon is 39.7 years.

Table 2: Harney County Population by Age

	Ages 0-17 % of Total Population	Ages 18-64 % of Total Population	Ages 65+ % of Total Population	Median Age
Oregon	20.3%	61.1%	18.6%	39.7
Harney County	19.1%	54.4%	26.4%	45.9

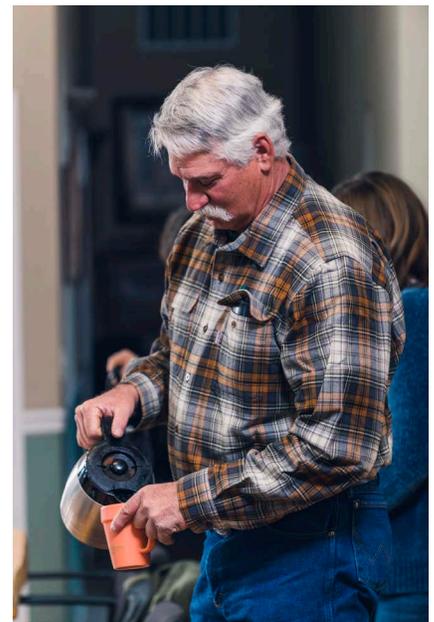
Source: Population Research Center, PSU, April 2020

There is a direct correlation between education attainment and income. As the education attainment in Harney County has been increasing, so is the median income. This is an important factor for attracting new investment into the region. The increased wages and education can be attributed to government employees and growth within transportation and warehousing.

Table 3: Harney County Education Attainment and Median Income

	2010-2014	2015-2019
Age 25+ with a bachelor's degree or higher	61.1%	18.6%
Median household income (2019 dollars)	\$38,729	\$40,735

Source: PSU Research Center, U.S. Census Bureau, 2015-2019 and 2010-2014 American Community Survey 5-year estimates



The Necessary Infrastructure for Remote Work

The cities of Burns and Hines are served by multiple providers. The area is generally served by wireless internet access. Fiber-optic service is currently available within downtown Burns along Broadway Avenue. MiWave is in the process of building out a fiber network in the Burns-Hines area that will cover all residents in the city limits for both cities, as well as surrounding residents in the county who are just outside the city limits. The network will offer 100Mbps and 1Gbps service to the community, at affordable rates and with local service and support. The first section of the network is just completing the permitting process, and installation is projected to start in September, with service to customers starting toward the end of the year. The project will gain steam in 2022 and is projected to complete in the summer of 2023.

Additional service options are provided by Spectrum and LSN, which provide competing speeds and rates at the benefit of the community. For example, LSN is currently providing businesses service of 500Mbps according to a business owner on Broadway. For context, the industry standard for “future ready communities” new broadband projects would deliver 100 Mbps upload and 100 Mbps download speeds.¹

Investing in the Future

Harney County embraces the New Natural Resource Economy (NNRE), which is a complement to traditional natural resource enterprises that can help diversify local economies. It consists mostly of very small businesses that use natural resources in innovative ways to create new products (such as biomass fuels and lumber from juniper) and tap into new markets (such as farm-to-table agriculture and ecotourism). NNRE businesses contribute simultaneously to resilient local economies and a healthy environment by emphasizing stewardship and restoration principles.

Harney County businesses are already innovating in response to climate change. Silver Sage Farms is breaking ground with the use of biomass fuel in the production of their alfalfa pellets. In addition, the county developed a biomass fuel system that heats the Slater Elementary School and surrounding public and private buildings in the area. The system can be expanded to serve the Lincoln Junior High School, which could be a compelling asset for innovative developers seeking to repurpose the building. The hospital energy source is also utilizing wood pellets for heating. The county is proactively working together to resolve emerging groundwater restrictions to develop sustainable agriculture practices.

¹ Strategic Networks Group, Oregon Broadband Study Report, January 2020



Collaboration is the Oregon way, and time and again Harney County has been at the forefront of groundbreaking natural resources collaborations that are models for the nation.

- U.S. Senator Jeff Merkley



Natural Attractions

Harney County has important wildlife resources, such as the Malheur Wildlife Refuge and Harney Basin, which attracts visitors to the county for the Migratory Bird Festival. The Steens Mountains, Alvord Desert, and other natural areas also attract visitors for opportunities in outdoor recreation such as camping, hiking, biking, rock and game hunting, and night-sky viewing. These natural resources are key to attracting tourists that bring new revenue, with minimal service demands, into the county.

Continued investment in remarkable tourist amenities such as the Historic Central Hotel, downtown events, and specialty shops such as Robin's Closet, Andalusian and Spark Collaborative is important for sustained visitor attraction. Businesses know how to genuinely align the New Natural Resource Economy with tourism efforts, such as the Doverspike family hosting Skull 120 bike racers for a BBQ on their ranch the night before the event to share how they are ranching sustainability for future generations. In addition to the incredible natural amenities across the county, the location of Burns and Hines along Highway 20 serves as an important asset for tourists.



Proactive Leadership

Harney County leaders focus on the community needs and resolve important issues to encourage new investment. Harney County has been working with FEMA for over six years to resolve floodplain mapping that has burdened property owners with insurance costs and perceptions of risk that has deterred investment. New maps are significantly improved to remove encumbrances on properties. The City of Hines recently completed construction on entirely new water system to support quality of life for existing residents and encourage future growth. The City of Burns is exploring the adoption of urban renewal to incentivize much needed housing investments. Focusing on the fundamentals and foundational issues for community health is how Harney County leads.





Join Us

If you value grit, freedom, open space and pragmatic leadership, Harney County may be what you are looking for. We invite you to invest in the Harney County Way.



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