



Mid-Willamette Valley Council of Governments 2020 Annual Report

2020 Member Governments & Districts

Marion County
 Polk County
 Yamhill County
 Confederated Tribes of Grand Ronde
 City of Amity
 City of Aumsville
 City of Aurora
 City of Carlton
 City of Dallas
 City of Dayton
 City of Detroit
 City of Donald
 City of Dundee
 City of Falls City
 City of Gates
 City of Gervais
 City of Hubbard
 City of Idanha
 City of Independence
 City of Jefferson
 City of Keizer
 City of Lafayette

City of McMinnville
 City of Monmouth
 City of Mt. Angel
 City of Newberg
 City of St. Paul
 City of Salem
 City of Scotts Mills
 City of Sheridan
 City of Silverton
 City of Stayton
 City of Sublimity
 City of Turner
 City of Willamina
 City of Woodburn
 City of Yamhill
 Chehalem Park & Recreation District
 Chemeketa Community College
 Marion Soil & Water Conservation District
 Salem-Keizer School District
 Salem Area Mass Transit District (Cherriots)
 Willamette Education Service District
 Yamhill Soil and Water Conservation District

History & Mission of the Mid-Willamette Valley COG

The Mid-Willamette Valley Council of Governments is a voluntary association of 43 local governments. Members include Marion, Polk, and Yamhill counties, 33 cities, seven (7) special districts, and the Confederated Tribes of Grand Ronde.

The Council of Governments traces its origins back to 1957 with the formation of the Mid-Willamette Valley Planning Council. In 1959, the Mid-Willamette Valley Intergovernmental Cooperation Council was formed to achieve greater coordination among local governments and with the state to solve common problems. In 1967, both organizations were merged to form the Mid-Willamette Valley Council of Governments through an ORS 190 Intergovernmental agreement.

The Council of Governments today has the following primary functions:

1. To facilitate intergovernmental communication and issue resolution for member governments.
2. To provide technical and administrative support services to member governments or others as may be directed by the Council Board of Directors.
3. To initiate, conduct, or cause to be conducted, studies of regional issues.
4. To recommend action by public and private agencies for purposes of solving or alleviating regional problems.
5. To conduct and administer programs which, by law, must be administered by a regional agency, or at the request of the member government or governments who would otherwise be responsible for their administration.
6. To contract or subcontract with public and private agencies for performance of the foregoing functions.

The success of the Council of Governments is dependent upon the active participation and support of its members.

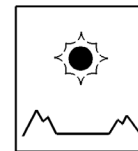
The MWVCOG logo over the years:

The 1960s



Mid-Willamette
Valley Council of
Governments

1980s



2015 – present



Our Mission:

- Expanding interaction and improving dialogue among local units of government.
- “Convenership” - enhancing collective awareness of major regional issues through seminars and workshops.
- Coordinating regional planning and development activities.
- Providing technical assistance and local services tailored to individual needs of member governments.

A Message from the Chair: Jackie Franke, Chemeketa Community College Board



2020 has been a year for the record books! Our region experienced incredible challenges. Highlighted below are a few accomplishments by our dedicated staff led by Acting Executive Director, Renata Wakeley. Under

her leadership she ensured that our existing member services continued, and new services and programs also expanded and while responding to a pandemic and devastating fires. A few of our 2020 accomplishments:

- Assisted member governments with more than \$12.2 million in community development projects.
- Worked with regional partners at Willamette Workforce Partnership, SEDCOR, and Oregon Community Foundation to develop a grant application. Initial grant of \$57,500, was followed by over \$2.9 million for eligible businesses in 2020.
- Provided support to members in pursuing COVID grant opportunities.
- Provided immediate response to communities affected by the devastating fires.
- Continued partnerships with SEDCOR, including providing financial support services, and service to the Governor's Office Regional Solutions Team, including appointment to the mid-valley CORE and Economic Revitalization Team in response to the coronavirus and wildfires.
- Achieved the highest reserve fund balance allowing COG to respond to opportunities and remain financially stable.
- Continued administrative support to the Mid-Willamette Valley Homeless Alliance, an intergovernmental coalition, while they formed and successfully achieved ORS 190

status and a Continuum of Care to address and eliminate homelessness and housing insecurity in our region; and

- We made the right decision to appoint Renata Wakeley as COG's Acting Executive Director. Amazingly she also continued as Community Development Director. Her leadership and commitment to our members allowed us to continue our important work and respond to emergency needs. We owe her a special thanks!
- Along the way we engaged in a national search and filled the Executive Director position.

Welcome: Scott Dadson - February 2021.



A special thanks to the COG Executive Committee and members who volunteered to assist with the recruitment.

During the recruitment, two future priorities were made clear:

- Strategic Planning with the COG Board and membership addressing increased services; and increased focus on Diversity, Equity, and Inclusion (DEI) both internally and externally as an organization.

It's been an honor and pleasure to serve as your 2020 Chair. We moved forward in building a Mid-Willamette Valley Council of Governments that is helping us all achieve success within our communities and the region. I know we will continue to thrive under the leadership of 2021 Chair Sal Peralta.



Jackie Franke, Chemeketa Community College Board member
COG Board Chair

A Message from the Acting Executive Director: Renata Wakeley



When our previous Executive Director announced his departure and the COG Board and staff prepared for the transition, none of us could have known what 2020 would

bring. While transitions between leadership can be difficult, our talented staff and our extraordinary Board and regional elected officials immediately went to work to transition us to a new Executive Director. And then 2020 threw one disaster after another our way, and we needed to respond and transition so many aspects of our day-to-day work lives; from supporting our members and staff in coordinating virtual meetings in order to ensure your work could continue forward, to the devastating smoke and tragic wildfires in the Santiam Canyon and other parts of Oregon, and the decimating impacts of COVID-19 to our local businesses, economy, and communities.

I am very proud of the support and attention our Chair Jackie Franke, the COG Executive Committee and the entire COG Board provided to the organization during 2020 while their attention

was pulled in so many directions needing to address the challenges and needs of their own communities and work responsibilities. With their engagement and insight, we were better able to evolve and respond as an organization to our region and member needs. I would like to thank and recognize them for their leadership.

MWVCOG staff mobilized to support our members, regional partners and we followed the truly remarkable leadership and examples you all set for us this year. I hope that you can see through the content of this report that your COG is working for you. This year was indeed one that required us to build upon our partnerships, support each other, and respond quickly and creatively.

It has truly been an honor to serve as your Acting Director over this past year and I know there is still more to come and more work to do *in service to our region*.

A handwritten signature in dark ink, appearing to read 'R. Wakeley'.

Renata Wakeley
MWVCOG Acting Executive Director/
Community Development Director

Member Services

Convening and Collaboration – Developing Partnerships

In 2020, we continued to support and assist in a variety of regional events that promote information sharing and partnership development among local governments, including the Mid-Willamette Valley Mayors Coalition, City/County Administrators lunch meetings, Polk County breakfast, and Yamhill County Local Government dinners - predominately as virtual events.

Intergovernmental Cooperation – Demonstrating Leadership on Regional Matters

COG staff served on several Regional Solutions Teams and Committees thru the Governor's Office; helped staff the North Santiam Sewer Authority (NSSA) - a new ORS 190 formed to help organize and advocate for Santiam Canyon interests; the Chemeketa Cooperative Regional Library Service (CCRLS) Advisory Council; the Oregon Economic Development Districts (OEDD) Board of Directors; and Oregon's Greenhouse Gas Modeling Subcommittee.

Mid-Willamette Valley Homeless Alliance (MWVHA) Partnership – Facilitating a Regional Approach to an Increasing Regional Issue

The COG continued to facilitate and provide administrative and staffing support to the Homeless Alliance throughout 2020. With our support, we are pleased to report the work of the MWVHA led to the successful creation of the Continuum of Care (CoC) and formal recognition of the Continuum by U.S. Housing and Urban Development, as well as the MWVHA formation as a separate ORS 190 entity in this past year.

Training/Education – Developing Local Leaders

The COG trained well over 100 elected officials, local volunteers, and staff by hosting the Oregon Chapter of the American Planning Association (OAPA) and Dept of Land Conservation and Development (DLCD) regional planning and networking event in February, as well as several Elected Official/Planning Commissioner training events throughout the year and region with support of Bill Monahan, General Counsel.

Goal Setting/Strategic Planning Facilitation – Building Communities

The COG facilitated goal setting and strategic planning services to several member governments via a negotiated fixed-fee contract available exclusively to our members.

Executive Performance Evaluation – Promoting Professional Standards

In 2020, the Acting Executive Director was able to facilitate chief executive evaluations on behalf of five (5) member governments.

Attorney Services – Filling a Critical Shortage

The COG provided attorney services, and currently serves as the City Attorney for **Amity, Detroit, Gates, Idanha, Lafayette, St. Paul, and the Marion Soil & Water Conservation District**. Bill also started providing Code Enforcement Hearings Officer services for the City of **McMinnville** in 2020.

Advocacy – Giving a Voice to the Region

In 2020, the COG Board adopted legislative positions to advocate for and represent topics of regional significance on behalf of our members. To ensure adequate regional representation, we also serve as the affiliate member of the Oregon State Data Center (OSDC) representing the tri-county region and periodically host Census Boundary and Annexation Survey (BAS) training workshops in our offices.

Fiscal Agent – Helping Non-Profits

The COG served as the fiscal agent for SEDCOR via an hourly services contract that has helped our local economic development partner reduce their administration costs. We look forward to expanding similar services to other members in 2021!

Communications – Keeping Members Informed

The COG continued to publish *COG Connections*, a bi-weekly e-newsletter that connects local officials with useful news and information to enable better decisions, and *COG Works*, a quarterly summary of special projects and accomplishments of COG and our region.

Transportation Planning

Mid-Willamette Area Commission on Transportation (MWACT)

The Mid-Willamette Valley Area Commission on Transportation is a 17-member advisory body chartered by the Oregon Transportation Commission (OTC). Its purpose is to apply the

statewide transportation goals to the specific needs of the mid-Willamette Valley area.

During the year, MWACT had six (6) meetings. COG and ODOT staff prepared the MWACT agendas, meeting materials and summaries, and draft letters from the MWACT to the Oregon Transportation Commission (OTC), as needed.

Highlights of MWACT activities by month included:

- February - MWACT received a presentation for the **Highway 99W Transit Feasibility Project**. This project was started to determine if there is enough demand for transit service along Highway 99W between Junction City and McMinnville, including stops in Corvallis and Monmouth as well as connections to Cherriots' Regional Transit Service and Yamhill County Transit. In October, MWACT heard a presentation of the draft report findings. (Note: in January 2021, MWACT reviewed a grant application from Yamhill County Transit and Benton County Transit for state funds to start this service in 2022).
- April - MWACT reviewed Polk County's request to ODOT **to realign a portion of Perrydale Road** so it will connect to OR22 at the Kings Valley Highway (Hwy 213) where ODOT plans to construct a roundabout. MWACT decided to submit a letter of support to the OTC for the Polk County proposal. There was also discussion of the **10-year Investment Strategy** being developed by the Oregon Transportation Commission (OTC).
- June - MWACT was provided with the list of ODOT projects under development in the three county area. ODOT has 21 projects in the area with a total cost of \$283 million. ODOT staff also updated MWACT members about the changing budget picture for ODOT, given reductions in gas tax revenues and the need to either reduce costs or increase revenues to maintain adequate road maintenance and operations.
- August - MWACT discussed the development of the next State Transportation Improvement Program (STIP) for the years 2024-2027. COG staff duplicated an ODOT survey about funding priorities so that MWACT members could collectively provide their funding priorities to the Oregon Transportation Commission. Also, in August, ODOT reported completing an Interchange Area Management Plan (IAMP) for the **I-5/Aurora-Donald Interchange**, leading to the

selection of a diverging diamond interchange as preferred interchange design, split into two phases (due to funding limitations).

- October & November - COG staff provided additional information on the OTC's development of the initial funding assumptions and funding categories analyzed for the **next State Transportation Improvement Program (STIP) for the years 2024-2027**. (Note: in December, the OTC selected their preference for the funding categories for Fix-It, Non-Highway, Safety, and Enhanced projects). Other topics discussed at MWACT included the **Oregon ARTS (All-Road Transportation Safety) program; the Oregon Transportation Safety Action Plan** update and ODOT's progress on construction of ADA ramps. (It is anticipated that the more than 25,000 curb ramps along state-owned facilities will be ADA compliant by 2032.)

Salem-Keizer Area Transportation Study (SKATS)

As the federally designated Metropolitan Planning Organization (MPO) for the Salem-Keizer urbanized area, the Salem-Keizer Area Transportation Study (SKATS) continues its role in coordinating and supporting comprehensive, multi-jurisdictional and multi-modal transportation planning in the Salem-Keizer-Turner area. MWVCOG staff are responsible for the operation of the SKATS MPO.

In 2019, SKATS started the process for developing FY 2021-2026 Transportation Improvement Program (TIP), and the associated Air Quality Conformity Determination (AQCD) with a draft TIP completed at the beginning of 2020. Public participation for the draft TIP was slated for March 2020, but because of COVID we were unable to do the normal open house events or group presentations. Instead, SKATS staff quickly created an online Open House that incorporated background information, pictures, links to documents and brochures, and an interactive project map where comments could be entered about the projects in the proposed TIP.

Staff used mailings to interested parties, Facebook posts, the COG website, and email blasts to notify the public about the Open House and other information about the TIP. Following the public comment period, the 2021-2026 TIP and AQCD were adopted by the SKATS Policy Committee in May 2020. The TIP contains more than 70 projects and program to be constructed or operated in the SKATS area, totaling \$181 million from federal, state, and local funding sources.

In 2020, COG transportation staff assisted in the scoping and development of several corridor and area plans:

- Staff assisted with population and employment data, travel demand modeling, and other technical assistance for two studies in Keizer: the **Keizer Revitalization Plan** and the **Keizer Growth Transportation Impacts Study**. COG staff assisted in the consultant selection and the project management team for the Wheatland Road study, which began in November and will continue into 2021.
- SKATS staff continue to assist the city of Salem with their “**Our Salem**” **planning project**, providing modeling of their year 2043 scenarios as well as being a member of the technical advisory committee.
- Staff assisted Marion County and Salem develop the scope of work for **Cordon Road Corridor Study and Management Plan**, which will examine transportation project alternatives for this circumferential corridor, from I-5/Hazelgreen Road on the north to I-5/Kuebler Boulevard on the south. A request for proposal for this study should be out by February 2021.

In January 2020, MWVCOG **hired a Safe Routes to Schools (SRTS) Coordinator to initiate a SRTS program in the Salem-Keizer School District area**. SRTS is a program to educate and encourage students to safely walk, bike, and roll to school. This position is funded for three years by a \$300,000 ODOT grant, with additional funding from SKATS, the Salem-Keizer School District, and Cherriots. In

February, the coordinator began working with five Salem-Keizer Title 1 elementary schools: Auburn, Cummings, Hallman, Hoover, and Kennedy. However, with the school closures that started in March due to COVID, we needed to make significant adjustments to the program. During the summer we began work on a new SRTS website; hired a part-time assistant to work on bicycle repair events at several community locations and at Auburn Elementary in the fall; sponsored a “Walk and Roll” event in the fall; coordinated with the school district’s site assessment team about conditions at individual schools; began creating walking maps for our five pilot elementary schools; and initiated a poster contest on the theme of “I like walking, biking rolling because...” that will go to all the elementary schools in Salem Keizer this Winter for students to submit artwork. Once students can return to school, the SRTS program will work with school on in-class and after-school SRTS activities.

Other transportation work of interest this year included:

- The first version the **SKATS regional sidewalk inventory was completed**, which identified sidewalk gaps on the regional system. Several of these major gaps will be addressed by projects included in the SKATS 2021-26 Transportation Improvement Program (TIP).
- Earlier in 2020, ODOT started subscribing to **RITIS** (the Regional Integrated Transportation Information System) that contains comprehensive travel time on all the major roads in the U.S. SKATS staff have been learning this system in order to better report on travel time (and delays from congestion) in the SKATS area.
- SKATS continued to collect, update, and summarize crash data within the SKATS area on our website. This year, SKATS staff began work for a **regional Transportation Safety Action Plan**.
- Cherriots received a \$3.57 million FTA grant to **purchase five (5) electric buses and charging facilities**. Cherriots will provide an additional \$3,452,444 in local match for a total project funds of \$7,026,025.

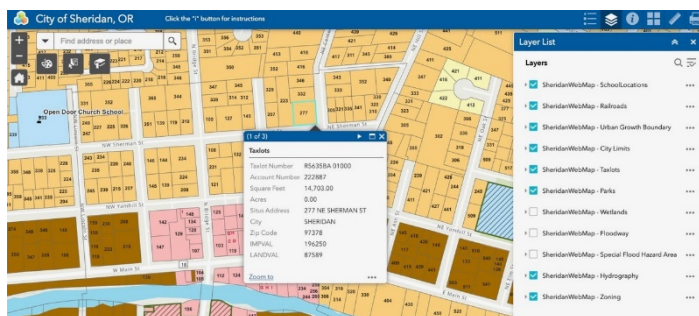
- During 2020, elected officials from SKATS and the other MPOs meet periodically as a group called the **Oregon MPO Consortium (OMPOC)**.

Geographic Information Systems (GIS) and Census Services

It has been a revolutionary year for the GIS section of the COG, developing new and innovative products and services for our members. To showcase these projects, we constructed an **ArcHub website** to show land use maps, address maps, interactive maps, school boundary maps, and other GIS services, maps, and products available from the COG's GIS section. The site can be viewed at <https://gis-services-of-the-mwvcog-mwvcog.hub.arcgis.com/>.

If you have a project that can be served or improved by using the COG's GIS services and talents, contact Lesley Hegewald at lhegewald@mwvcog.org or 503- 540-1622.

Examples of how GIS technology has been used for projects in transportation, land use planning, utilities, natural resource management, and demographic analyses in 2020 for our COG members include:

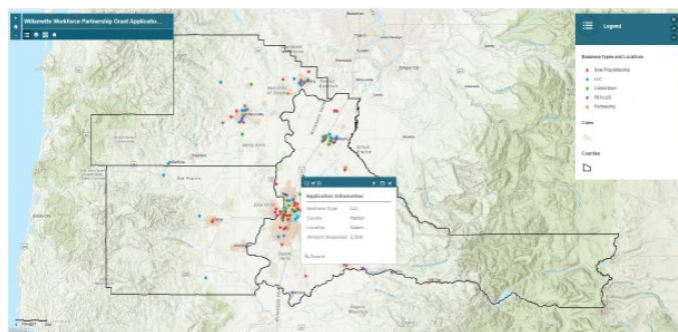


New online GIS map created in 2020 by COG for the City of Sheridan. Users can click on any land use property to get information or do a search for a property. Users can also select multiple properties by drawing a box or polygon, calculate statistics on selected records, draw shapes on the map, and print a customized map. Layers include UGB, city limits, taxlots, parks, zoning, wetlands, hydrography, floodway, special flood hazard areas, school locations, and railroads.

- Development of an **online web mapping applications for the cities of Dundee and Sheridan**. These applications are customized

for each city to include data layers such as taxlots, zoning, flood areas, wetlands, parks, and property addresses. Users can query data, click on map features to get information, and print maps. Links to the applications are available on the COG's ArcHub website (see link above).

- Developed two **GIS-centric mobile applications** that will assist the mowing and herbicide sprayer crews in **Yamhill County** to avoid protected habitat areas. The mobile application tracks the crew's vehicle location in real time and highlights the protected areas as the crew moves. Initial development has been completed, and enhancements are ongoing as crew testing continues.



An example of the interactive map for the WWP project.

- As part of the COVID-related relief funding, COG providing mapping support to assist the MWVCOG and Willamette Workforce Partnership (WWP) with **processing grant applications** associated with the Emergency Business Assistance grant program awards from Business Oregon. Created or updated **address maps** for several cities, including **Willamina, Hubbard, Donald, and Turner**.
- Assisted several cities in Yamhill County with providing **situs address data** to the **Yamhill County Assessor's office** for their situs standardization and verification project. Cities assisted were **Amity, Dayton, Dundee, Lafayette, Sheridan, and Willamina**.
- Produced maps for the **Salem Area Mass Transit District's Title VI report**.
- Completed a **sidewalk inventory** of the Salem-Keizer urban growth boundary that shows where sidewalks exist, when they were built (after 2005), and where there are gaps in

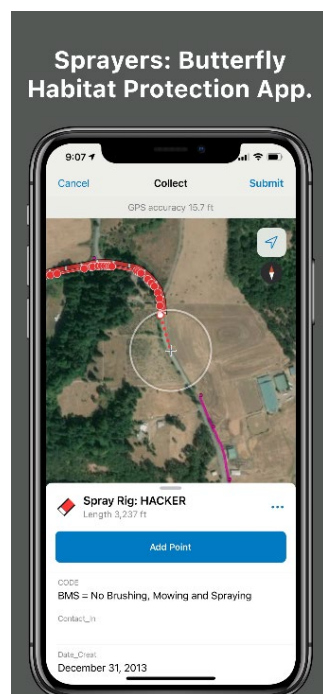
the sidewalk network. This will help the SKATS committees and staff determine the priority of future sidewalk projects.

- Developed **the online map of projects** in the draft SKATS Transportation Improvement Program so the public could view and comment on the proposed projects.

The **MWVCOG Census Data Center** assists agencies in Marion, Polk, and Yamhill Counties with the analysis of Census and Census-related information and custom demographic studies. The COG warehouses electronic Census information, population estimates, projections, and other related demographic data. COG staff are able to combine Census expertise and data access with GIS mapping technology for special project requests.

In 2020, Census-related projects included:

- Hosted a **Census Boundary and Annexation Survey (BAS)** training workshop, presented by Census Bureau geographers from Washington D.C. headquarters. BAS is an annual program in which local, state, and tribal governments provide boundary verification and corrections to the Census Bureau to ensure accurate tabulation of population from their various surveys and estimate programs.
- Assisted the cities of **Aurora, Gervais, Sheridan, and Willamina** with their submissions to the 2020 BAS program. This was the final opportunity for cities to submit boundary changes to the Census Bureau for tabulation of the 2020 decennial Census.

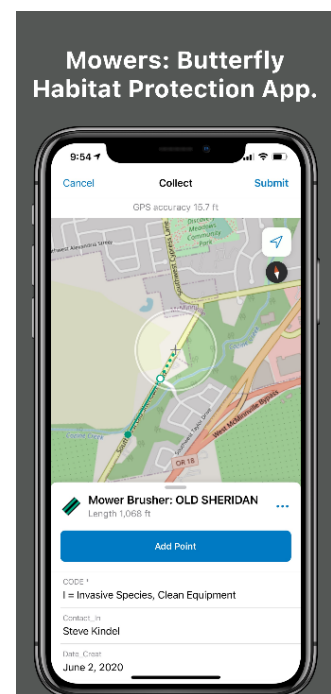


At left: The application allows the public work sprayer crew to track their vehicle location in real time and warns them of areas that have been designated as protected for butterfly habitat. The application also identifies areas with invasive species that require the vehicles to be cleaned to avoid spread.

At right: The mower and brusher crews are also able to track their location in real time to avoid butterfly habitat protected areas as well as areas that are under private management.

Both applications allow the users to add and edit the underlying data, measure distances and areas and display different base maps including satellite images, aerial photos, taxlots, streets, etc.

Both applications work on mobile devices including tablets and phones running Apple IOS or Android OS. We are planning to pair the mobile devices with external GNSS GPS receivers to improve accuracy at the centimeter level.



Community Development

Community Investment Projects

In 2020, COG staff assisted member governments with more than \$12.2 million in community development projects involving public infrastructure, engineering studies and community facilities. COG services range from preparing grant/loan applications, project management and administration, environmental assessments, property acquisition, to compliance with state and federal regulatory requirements. An overview of community development projects is provided below.

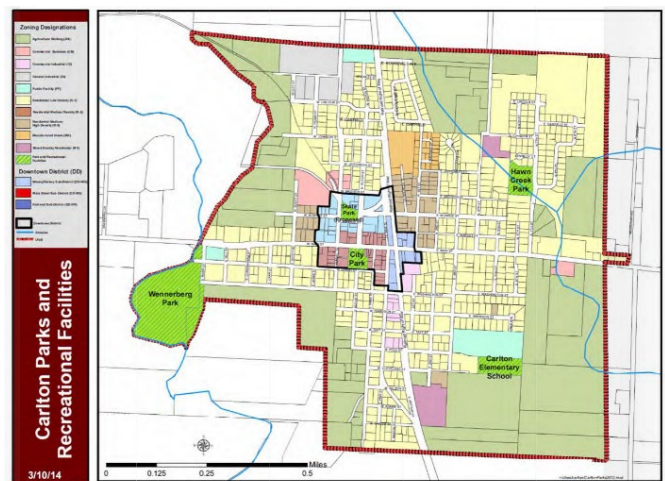
- **Amity**: Water System Improvements and land acquisition
- **Carlton**: Water System Intertie - wage monitoring
- **Dayton**: Sewer System Improvements -wage monitoring
- **Detroit**: Water System improvements - easement acquisition and planning
- **Falls City**: Wastewater Improvements
- **Idanha**: Water System Improvements
- **Independence**: Water Improvements - wage monitoring
- **Jefferson**: Water Treatment Plant Improvements - wage monitoring
- **Willamina**: Water Improvements final design
- **Woodburn**: Family Resource Center

Land Use Planning

In 2020, the COG provided land use planning services to 23 communities in the Mid-Willamette Valley region including **Amity, Aumsville, Aurora, Carlton, Dayton, Detroit, Donald, Dundee, Falls City, Gates, Gervais, Hubbard, Idanha, Independence, Jefferson, Lafayette, Mt. Angel, Scotts Mills, Sheridan, St. Paul, Sublimity, Turner, and Willamina.**

In addition to providing current land use planning services, COG planning staff assisted with the following long-range economic development and planning projects in 2020:

- **Carlton Parks Plan Update 2020** - including an updated inventory and mapping of park lands and updated population forecasts to align with Statewide Comprehensive Outdoor Recreation Plan (SCORP) and National Recreation and Parks Association (NRPA) standards.



The updated Carlton Parks and Recreational Facilities map.

- **Development Code Amendments** - COG staff assisted the cities of **Aurora, Dayton, Detroit, Donald, Hubbard, Scotts Mills, and Willamina** prepare amendments to local development codes, including increased housing density, accessory dwelling units, expanding permitted uses in commercial and industrial zones, and sign code updates.
- **Walking Maps** - Recognizing that community engagement and tourism can be important economic drivers, COG staff continues to provide assistance to members in development of walking maps and brochures to encourage residents and visitors to pursue alternative transport means and get to know their communities better. In FY2020, we completed maps for the communities of **Dallas, Detroit,**

Gervais, Independence, Lafayette, and Willamina.

Additional Community and Economic Development Activities

- Emergency Business Assistance Match (EBAM) grant - When Business Oregon announced the availability of EBAM funding to assist business impacted by the coronavirus pandemic, COG staff worked with our regional partners at Willamette Workforce Partnership (WWP), SEDCOR, and the Oregon Community Foundation (OCF) to develop a grant application that would build upon. After an initial grant of \$57,500, COG was ultimately able to secure over \$2.9 million in grant funds to eligible area businesses in 2020. See example interactive map on page 8 for award distributions throughout the region.
- Economic Development Administration (EDA) - In May 2020, the EDA announced allocation of CARES Act funding directly to the Economic Development Districts for planning work needed to help the region respond to the impacts of COVID-19, including development of a regional disaster recovery and resiliency plan and support for teleconferencing upgrades to support COG staff and partners in the region.
- North Santiam Sewer Authority (NSSA) - COG staff continued to support the NSSA, a newly formed ORS 190, including completing the RFQ for preliminary sewer design engineering services and general project management.
- Regional Solutions and Oregon Economic Development Districts - MWVCOG continues to serve on the Regional Solutions Team (RST), appointed by the Governor's Office. The RST boundaries align with the 11 federally designated Economic Development Districts (EDDs) in Oregon, which we also serve on, in order to ensure representation of our members to state and federal agencies and staff.
- Wildfire recovery - While COG continues to serve as the contracted planning and attorney services for the incorporated communities within the Santiam Canyon, we quickly realized more work and support was needed to provide immediate response and eventual recovery assistance. While work is just starting, we have dedicated a 0.5 FTE land use planner to centralize and convene all land use matters to one source. COG staff continues to support the cities and Marion County in accessing federal and state resources to support their existing staffing needs and to identify barriers and opportunities. There is much more work to come and we hope to serve as an extension and resource for our members in leveraging and accessing funding assistance to support their important work in the years to come, including strategic planning and visioning, construction administration and management, and general staff and council support.

Housing Rehabilitation Services

COG assists with administration and management of housing rehabilitation services in rural **Marion County** and the following cities: **Aumsville, Aurora, Detroit, Gates, Gervais, Hubbard, Idanha, Jefferson, Mt. Angel, Scotts Mills, Silvertown, Stayton, Turner and Woodburn.**

Valley Development Initiatives (VDI), a non-profit affiliate of COG, manages the program on behalf of our members.

The program provides financial assistance to income qualifying property owners in need of home repairs via low-interest, deferred payment loans to mitigate health and safety concerns, increase energy efficiency, and construct accessibility improvements. As clients repay

loans, the money can then be re-lent to other eligible property owners in the county.

Since creation of the program in 1999, VDI has helped over 400 households maintain/repair their homes and has brought in over \$1.2 million in new funds to serve the region.

VDI program highlights from 2020 include:

Location	Services Provided	Loan amount
Marion County	Windows and Siding Replacement. Heat Pump Installation. Home exterior painted.	\$23,448
Marion County	Flooring Replacement.	\$11,585
Marion County	Well Replacement.	\$6,756
Jefferson	Roof and Windows Replacement. Home exterior painted.	\$17,711
Jefferson	Roof and Flooring Replacement. Heat Pump Installation.	\$23,748
Jefferson	Patio Door, Laundry Room Door, Flooring, Drywall, and Furnace Replacement.	\$12,203
Jefferson	Windows, Roof, and Gutters Replacement. Insulation installed under House.	\$19,801
Jefferson	Porch (front and back), Flooring, Gutters, Back Door, Ceiling Fan/Lights, and Shower-Bathtub Replacement.	\$21,701
Woodburn	Furnace, Front Porch, and Window Replacement. Patio Cover Installation.	\$19,461
Mt. Angel	Flooring Replacement.	\$8,297
Total		\$164,711

In addition, COG staff assisted the City of Stayton in a new Community Development Block Grant (CDBG) housing rehabilitation grant award of \$400,000 to provide grants to

manufactured home parks or persons ineligible under current housing rehabilitation loan program rules. In 2020, approximately 85% of the \$400,000 CDBG has been granted to residents in **Marion County** including thirteen (13) homeowners in **Stayton**, four (4) in **Mt. Angel**, five (5) in **Aumsville**, seven (7) in unincorporated **Marion County**, two (2) in **Sublimity**, three (3) in **Hubbard**, and one (1) in **Silverton**.

In 2021, COG staff and our VDI program are looking into innovative ways we can build upon our existing fund base and staffing to support Marion County and the Santiam Canyon in wildfire recovery and rebuilding efforts, such as serving as a land bank and creation of a septic grant program for homeowners hoping to return to properties damaged or destroyed by the September 2020 fires.



Before (above) and after picture (below) of a new front porch and steps for a manufactured home in Jefferson.



COG Staff & Milestones

Milestones

New Hires

Leann Walker, Accounting Clerk – December 2020

Kiel Jenkins, Associate Planner – November 2020

Emily Loberg, Safe Routes to Schools Program Assistant – August 2020

Amber Mathiesen, Finance Director – January 2020

Resignations

Ragan McHone, Loan Documentation & Servicing Specialist – September 2020

Ed Howard, Loan Officer – September 2020

Lisa Brosnan, Associate Planner – July 2020

Sean O'Day, Executive Director – January 2020

Retirements

Greg Smith, Finance Director – February 2020

Deaths

Ed Howard – November 2020

Anniversaries

John Safstrom, Small Business Financing Program Manager – 30 years

Lori Moore, Administration Specialist II – 25 years

Juan Carlos Torres, Associate GIS Analyst – 20 years

Staff List

Administration

Renata Wakeley, Acting Executive Director
Amber Mathiesen, Finance Director
Darnell Caruth, Fiscal Assistant
Leann Walker, Accounting Clerk
Denise VanDyke, Administration Specialist II

Community Development

Renata Wakeley, Program Director
John Schmidt, Grant Administration Specialist/Housing Rehabilitation Program
Jim Jacks, Senior Planner
Holly Byram, Associate Planner
Amy Dixon, Associate Planner
McRae Carmichael, Associate Planner
Kiel Jenkins, Associate Planner

Small Business Financing

John Safstrom, Program Manager

Transportation/GIS

Mike Jaffe, Program Director
Ray Jackson, Senior Planner – Transportation
Karen Odenthal, Senior Planner – Transportation
Lesley Hegewald, Associate Planner – Data/GIS
Juan Carlos Torres, Associate Planner – Data/GIS
Kim Sapunar, Associate Planner
Kindra Martinenko, Associate Planner
Lori Moore, Admin. Specialist II
McRae Carmichael, Safe Routes to School (SRTS) Coordinator
Emily Loberg, SRTS Program Assistant

Small Business Financing

During this difficult year, the COG lending staff received three loan approvals, and funding for \$1.1 million of loans. The total of COG loans was matched with \$2 million of private investment with creation of 14 new jobs. Three

construction loans are in process and will be funded in 2021.

Additional loan program highlights include:

- COG lending staff received U.S. Small Business Administration (SBA) approval to

be a Loan Service Provider to banks in the region for the SBA 7a loan program in 2019 which proved fortuitous in 2020 during a crisis.

- Early in 2020, Pioneer Trust Bank contacted the lending staff to collaborate as an SBA Loan Service Provider, assisting the bank and their customers with access to two rounds of the Paycheck Protection Program (PPP) funding. Approximately 400 loans were approved and over \$90 million of PPP loans were funded by Pioneer Trust Bank using the COG lending program loan software and staffing assistance. We are very pleased to have assisted in this program to ensure our regions businesses had access to the PPP program.
- As part of the CARES Act funding, the Economic Development Administration (EDA) invited the COG lending program to apply for a noncompetitive grant of \$2,340,000 to relend to businesses in the COG region. The funds are to be lent within 24 months with the first 12 months of any loans eligible for some lending requirement waivers and eased requirements. Additionally, the EDA invited the loan program to apply for a \$234,000 program administration grant to help cover program expenses, including salaries and other program operating costs.
- The COG's nonprofit entity, Valley Development Initiatives (VDI), approved and funded the first two Community Advantage loans during the early weeks of the COVID-19 shutdown.
- Working with our federal partners and other Economic Development Districts, we are pleased to report the COG's historic EDA Revolving Loan Program (RLF) was defederalized by Congress in 2020 which allows for expanded lending opportunities for our business borrowers. We are grateful

for the support of the COG and VDI Board in advocating for this momentous change.

- Staff has participated in regular Federal agencies' training webinars as policies and procedures, including portfolio reporting.

Featured Loan Project



Borrower: Ochoa's Queseria, LLC

Loan: \$2,418,000 Project

Funding: Willamette Valley Bank, City of Salem Urban Renewal District, and SBA 504 Loan.

Creating: 16 jobs (in 2021)

Location: 3350 Portland Road, Salem

Product: Ochoa's makes cheese using milk sourced from local organic dairies.

Status: Building is finished and occupied with permanent loans to fund in first quarter of 2021.

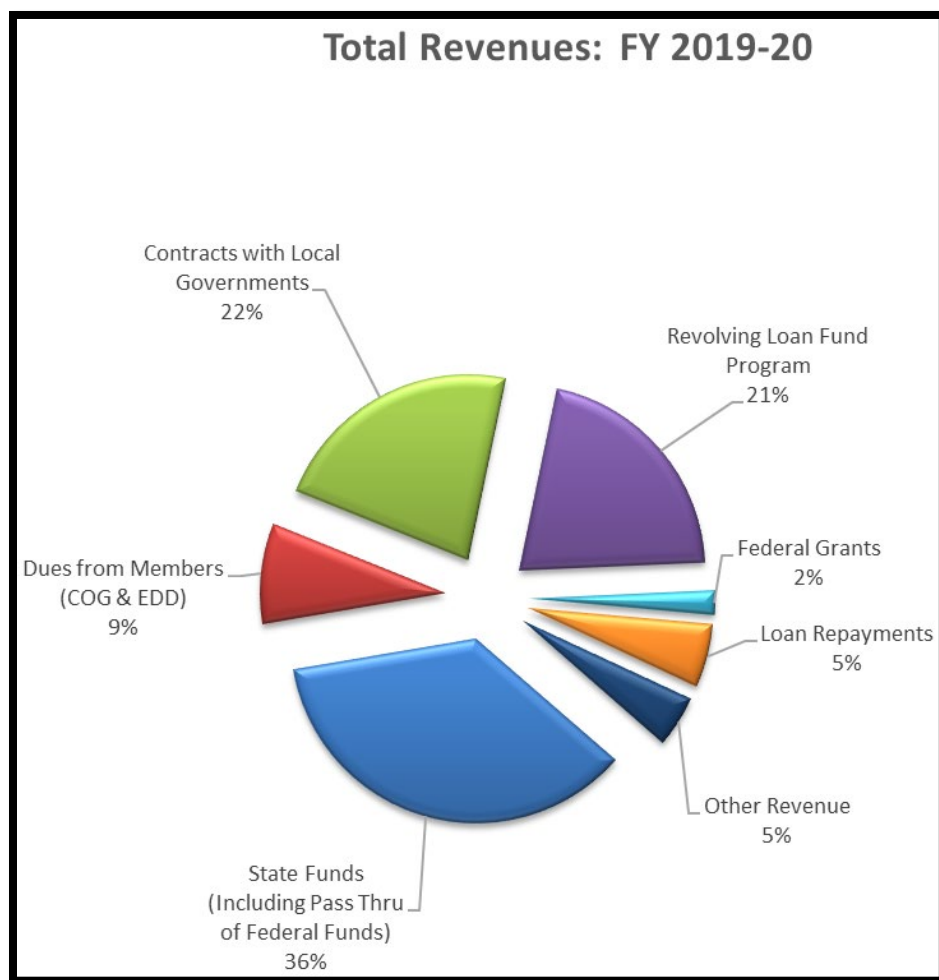


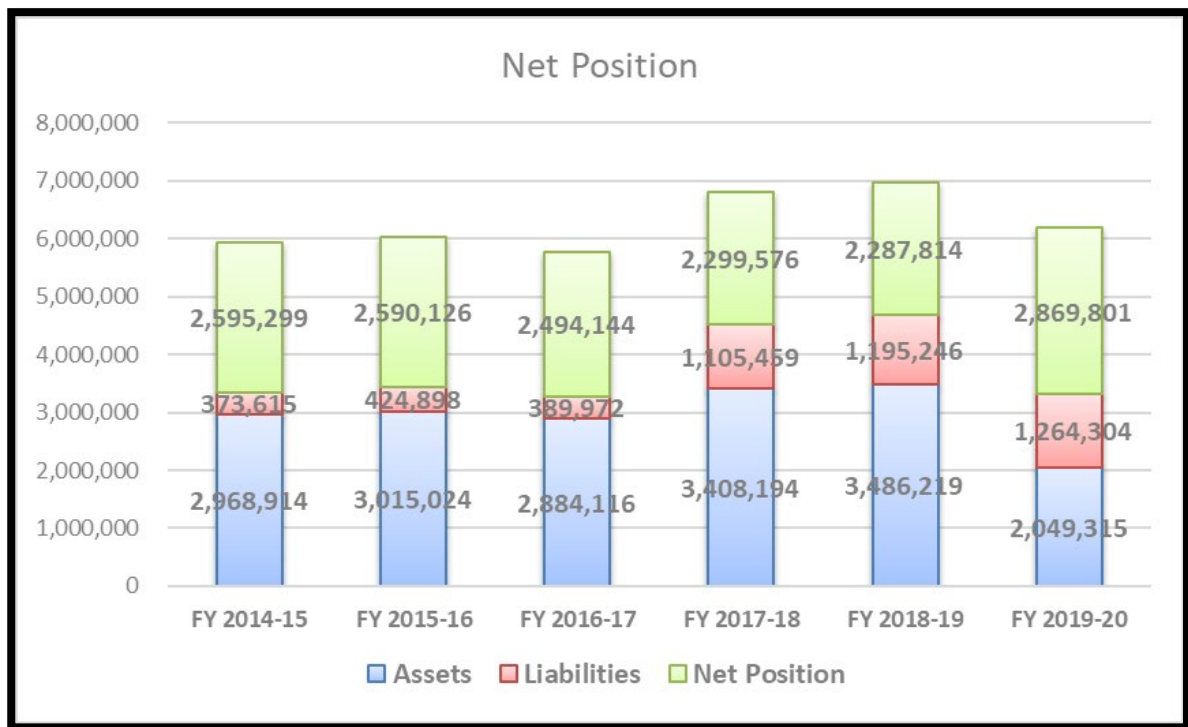
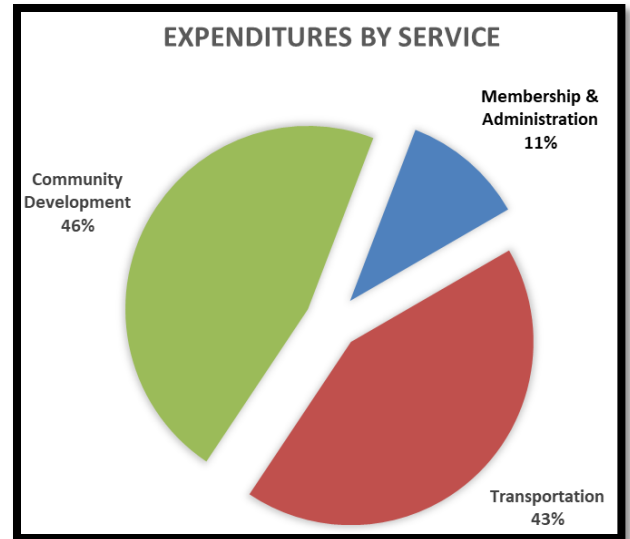
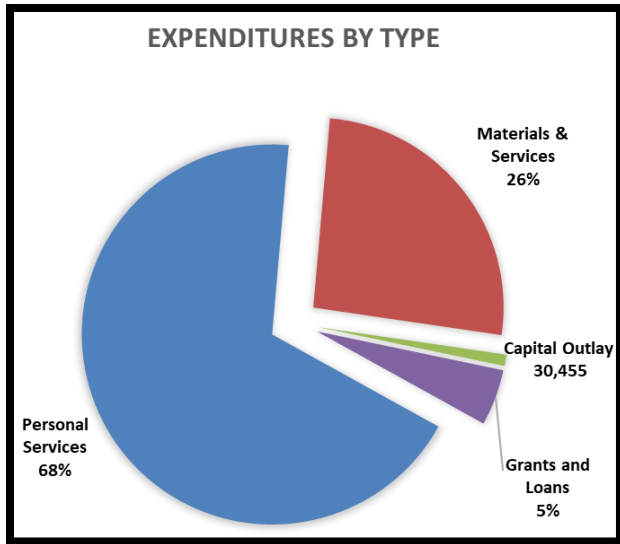
Financial Services

The COG operated with a budget of \$5.82 million and an FTE staff of 20.3 during fiscal year 2019-20. Actual Expenditures were \$3.17 million.

Major sources of revenue include dues from member governments, contracts with member governments for services, grants or contracts with state and federal agencies for a variety of services, pass through money from state and

federal programs distributed to our members and partners, and fees earned from small businesses for loans. The chart below illustrates the various sources of COG funding. The single most important source of revenue to the COG are dues from our member governments that provide for our basic operating costs and are also used as match to ensure access to state and federal grants and programs for COG and our members.







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** members of the Executive Committee*