



# **Mid-Willamette Valley Council of Governments 2021 Annual Report**

## **2021 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:

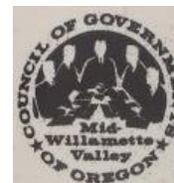
1. To facilitate intergovernmental communication and issue resolution for member governments.
2. To provide technical and administrative support services to member governments or others as may be directed by the Council Board of Directors.
3. To initiate, conduct, or cause to be conducted, studies of 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.

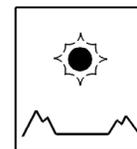
## The MWVCOG logo over the years:

The 1960s



Mid-Willamette  
Valley Council of  
Governments

1980s



2015 – present



## Our Mission:

- Expanding interaction and improving dialogue among local units of government.
- “Convenorship” - 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 our Chair: Sal Peralta, McMinnville City Councilor



2021 was a watershed year for the Council of Governments (COG).

With the State of Oregon receiving unprecedented funds

for federal disaster recovery assistance, our staff and volunteer officers have worked to help local governments facilitate historic infrastructure and economic development investments into our communities.

Every person in our region is indebted to previous chair, Jackie Franke, for the work she did seeing our region through crises that includes fires, homelessness and the pandemic. Our COG is indebted for her work in leading the successful search for our executive director, Scott Dadson.

Scott and the staff throughout the organization have worked to help local governments meet core challenges including meeting federal requirements for grant administration, staffing, transportation infrastructure and other economic development needs while also helping to raise the profile of the Mid-Willamette Valley with agencies and key policy makers.

Here are a few of our 2021 accomplishments:

- Assisted member governments with more than \$9 million in community development projects.
- Current projects that we are assisting with project development or grant administration that are nearing completion:
  - \$1.3 m in grants for Amity and Willamina on wastewater and sewer infrastructure

- \$500k for manufactured housing rehabilitation Marion County
- \$2 m for transportation projects in Salem-Keizer Transportation District.
- Taking a lead in disaster recovery for community redevelopment in the Santiam corridor in coordination with Marion County
  - Assisting Marion County and local governments in planning.
  - Hired a wildfire recovery specialist through a partnership with Pacific Power
  - Completing water and sewer for N. Santiam, Gates, Detroit
- Working on 80 regional projects ARPA projects and have received numerous requests from local governments for help with grant administration and grant writing.
- Currently offering planning services to 22 communities including McMinnville.
- Legislative and executive committees voted to prioritize transportation, grant administration and getting communities in Mid-Valley positioned to maximize “once in a half century” federal funding.

It’s been an honor and pleasure to serve as your 2021 Chair. I look forward to another year leading the Board of Directors as we move forward in sustaining a Mid-Willamette Valley Council of Governments that is helping us all achieve success within our communities and the region.

A handwritten signature in blue ink, appearing to read 'S. Peralta'.

Councilor Sal Peralta, City of McMinnville  
COG Board Chair

# A Message from the Executive Director: Scott Dadson



The Mid-Willamette Valley Council of Governments marks its 65 Year anniversary in 2022. We came together back then with the purpose of enabling the elected officials of

the member governments to jointly identify issues and needs which are regional in scope; achieve concurrence for cooperative actions; plan and recommend governmental action in areas of intergovernmental concern such as, health, safety, welfare and growth. This Mission and Purpose continues today. With challenges before us, it is good for us to remember that have, in many ways, been here before. And we have not only survived but we have thrived!

As we look back at the year 2021, we came together, albeit in Zoom format, but together we came to discuss regional issues and to serve our membership through their “extraordinary” year.

As the new Executive Director for this amazing organization, I am thankful for the opportunity to serve alongside committed leaders in this region who serve both their communities and on our Board of Directors who believe that through cooperation and the pooling of common resources, maximum efficiency and economy in governmental operations, to provide every citizen in Marion, Polk, and Yamhill Counties with the utmost value for every tax dollar.

And although 2021 continued to challenge each of us in our Region, it has been warming

to see the MWVCOG staff mobilize to support our members and regional partners. It has been a credit to the fine leaders and staff of our member communities to see them help out each other to build upon existing partnerships, to support each other, and to respond quickly and creatively to attain the greatest degree of intergovernmental cooperation possible in the Mid-Willamette Valley. To see them develop efforts to communicate and understand through cooperation and coordination of services, programs and facilities.

I wish to thank our Chair Salvador Peralta, the COG Executive Committee, and the entire COG Board for their support and dedicated service during 2021. The Board’s facilitation of intergovernmental communication with the member governments is a tribute to the resiliency of the Council of Governments’ continued commitment to a rational democratic process by joining with each other in voluntary cooperation to serve.

It is an honor to serve as your Director and to do so with a group of dedicated public servants, both as Directors and the wonderfully talented staff here at the COG, and to do so in service to our region.

I look forward to our continued work and to the coming year.

A handwritten signature in black ink, appearing to be 'S. Dadson', written in a cursive style.

Scott Dadson  
MWVCOG Executive Director

# Member Services

## **Convening and Collaboration – Developing Partnerships**

In 2021, 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, Regional Administrators Lunch meetings, and Polk County Breakfast both as virtual events, then in person and then again in hybrid. It's been that kind of a year. Convening, however, is an important part of our mission, so convene we did. We have even expanded our Convenings into topical areas for the benefit of the membership.

## **Topical Convenings and a Legislative Agenda**

In 2021, we hosted two convenings. The first convening was a report on the work of the Mid-Willamette Valley Homeless Alliance. The second convening was on Housing - the availability and affordability in the Mid-Willamette Region. Both convenings, held virtually, were well attended and informative. More convenings are planned for the upcoming year to include Emergency Management and Regional Transportation issues.

## **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 (M WVHA) Partnership – Facilitating a Regional Approach to an Increasing Regional Issue**

The COG continued to facilitate and provide administrative support to the Homeless Alliance throughout 2021. With our support, we are pleased to report the work of the MWVHA led to the successful creation of the Continuum of Care (CoC) for the Marion/Polk County area, 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 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. These services are provided by contracted consultants.

## **Executive Performance Evaluation and Recruitments– Promoting Professional Standards**

In 2021, we facilitated chief executive evaluations on behalf of three member governments. We have also engaged three administrator searches for our membership

and are engaged in more that will start in the 2022 year.

### **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 Monahan also started providing Code Enforcement Hearings Officer services for the City of **McMinnville** in 2020.

### **Advocacy – Giving a Voice to the Region**

In 2021, the COG Board adopted legislative positions to advocate for and represent topics

of regional significance on behalf of our members. The Board named a Legislative Committee that met throughout the Legislative Session. During the 2021 Legislative Session, Perseverance Strategies, Inc. tracked 19 bills designated as ‘of interest’ by the MWVCOG Legislative Subcommittee. Much effort was put into Bills that would benefit the Wildfire Recovery in the Santiam Canyon.

### **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.

## **Transportation Planning**

### **Mid-Willamette Area Commission on Transportation (MWACT)**

The Mid-Willamette Valley Area Commission on Transportation (MWACT) 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 seven meetings and reviewed a wide range of transportation issues, plans, and projects. COG and Oregon Department of Transportation (ODOT) staff prepared the MWACT agendas, meeting materials and summaries, and, when requested by MWACT, prepared letters to the OTC regarding policies and funding issues.

Highlights of MWACT activities by month:

**January** - Dallas City Councilor Ken Woods, Jr. was re-elected MWACT chair and Keizer Mayor Cathy Clark was re-elected Vice Chair. MWACT reviewed six transit-related

applications for **state Statewide Transportation Improvement Fund (STIF)/Statewide Transit Network (STN) grants** and recommended that all applications be funded with the notation that **Woodburn’s** Volunteer Out-of-Town Medical Transportation Program application is MWACT’s highest priority for funding. MWACT sent a letter to the OTC in support of additional funds to combine Phase 1 and Phase 2 of the **Aurora-Donald Interchange project**. The ACT began discussions (that continued throughout the year) on the “**ACT Reset**” proposal from ODOT and the OTC.

**February** – Members discussed their testimony in January to the OTC about the **Aurora-Donald Interchange project** (the OTC did not provide the requested additional funds); and ODOT staff presented the adopted **ODOT Strategic Action Plan**, which sets forth the state’s transportation goals and priorities over the next several years.

**May** – Reviewed MWACT coordination with the **Oregon Bicycle Pedestrian Advisory Committee**; review of crash statistics, and the list of completed and upcoming safety engineering projects on **Highway 99E in Marion County** between Aurora and Salem; and an update on progress on a **Facility Plan for OR 18 at OR 22W (Valley Junction** in Polk County near Grand Ronde).

**June** – Discussed potential projects in the MWACT area that should be considered for **ODOT’s Enhance Program in the 24-27 Statewide Transportation Improvement Program (STIP)**, recommending funding for the **Newberg-Dundee Bypass project**, the **I-5 southbound third lane project in south Salem**, and projects on **OR 22E (Mission Street SE)** in Salem; and a presentation of ODOT’s **Active Transportation Needs Inventory**, which is being used for selecting bicycle pedestrian infrastructure projects on the state roadway system.

**September** – ODOT’s program for spending \$45 million statewide along state highways for bicycle and pedestrian projects; update on the Enhance funds for the 2024-2027 STIP and projects in the MWACT area; initial list of preservation (aka Fix-It) projects proposed for 2024-2027 STIP; and reviewed the six concepts for reconstruction of the **I-5 at Brooklake Road interchange** (with planning level costs ranging from \$57 million to \$87 million).

**October** – Presentation of the draft **Facility Plan for the OR 18 at OR 22W (Valley Junction)**, which includes a re-alignment of OR 18, a new interchange, and other local roadway improvements to address safety, congestion, and mobility issues. The OTC is expected to adopt the facility plan in early 2022.

**December** – Cooper Brown, ODOT Assistant Director for Operations, presented information about the **Infrastructure Investment and Jobs Act (IIJA)** that will

provide \$1.2 billion in additional transportation funds to Oregon. MWACT members discussed project-level and program needs in the MWACT area that could benefit with the new funding. Presentation of ODOT’s “**Blueprint for Urban Design**” manual, and a case study using the manual for bicycle and pedestrian planning work on **Highway 99W through McMinnville**.

### **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 2021, major activities of the SKATS committees and staff included:

- Determined the allocation of \$1.9 million from the federal **Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA)** to jurisdictions in the SKATS area. (Note: ODOT provided CRRSAA funds to cities and counties outside of MPOs.)
- Assisted the city of **Keizer** with development of the **Wheatland Road Corridor Study**, including two online Open House events, which resulted in a plan for a multi-modal corridor along this 1.8-mile road in north Keizer. Keizer City Council received a presentation of the recommended design in January 2022.
- Supported **City of Salem** with their “**Our Salem**” Comprehensive Plan work by running the transportation model of their scenarios; and participated as a member

### on the **Salem Climate Action Plan Task Force**

- Coordinated of a scope of work and RFP for a **Regional Transportation Safety Action Plan (RTSP)**. A consultant team has been selected and work will begin in Spring 2022.
- Reviewed and coordinated a response to the Portland State University's Population Research Center (PRC) preliminary **long range population forecasts** for Marion and Polk counties and the Salem-Keizer urban growth boundary. PRC revised their forecasts based on this coordination.
- Adopted these two related documents: *SKATS Public Participation Plan* and *Consultation Process for Use During the Development of the SKATS RTSP and TIP*.
- Provided letters of support to local jurisdictions and agencies for project funding.
- Ongoing coordination with **Salem Area Mass Transit District** staff including data needs, and during the kick-off of their **Regional Long Range Transit Plan**.
- Participated in meetings and coordination regarding **proposed rulemaking** by the Land Conservation and Development Commission (LCDC) and Governor Brown's Executive Order 20-4, which directed state agencies to cooperatively **mitigate climate change and reduce transportation emissions** and proposed changes to how MPOs allocate funds based on adherence to the new rules.
- Began work on the *SKATS FY 2024-2029 Transportation Improvement Program (TIP) Update*, including developing the application materials and soliciting pre-application project descriptions.

- Coordination with ODOT and other MPOs on **next generation travel models** and the **Household Travel Surveys** planned for 2022 and 2023.
- Managed the programming, financial tracking, and obligation of federally funded projects in the SKATS TIP. In Fiscal Year 2021, requirements for obligating funds have been met, making SKATS eligible to receive redistribution funds in the future.
- During 2021, elected officials from SKATS and the other MPOs met periodically as a group called the **Oregon MPO Consortium (OMPOC)**.

### **Safe Route to School Program**

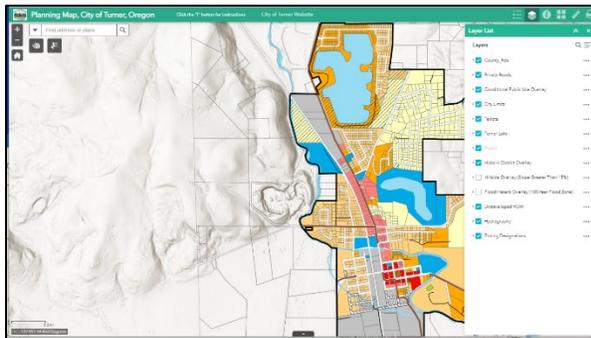
Safe Route to School (SRTS) is a program with the objective of educating and encouraging students to safely walk, bike, and roll to school more often. This promotes physical activity and healthy habits, students who are more ready to learn, better attendance, lower costs for school districts and families, less vehicle congestion around schools, and students' understanding of safety. MWVCOG finished the second year of a three-year ODOT grant for the program. We continued our encouragement activities: Walk and Roll events in October and March, calendar art contest, bicycle repair events at several community locations, an information booth at the Salem Saturday Market; completed 13 walking to school maps; and worked with the Salem-Keizer School District's site assessment team about conditions at individual schools. Due to COVID we were unable to begin programs within the schools, although are preparing to do these activities once conditions improve at the schools.

## Geographic Information Systems (GIS) and Census Services

The GIS section has continued to expand our technical services and develop new and innovative products and services for members. Many of our completed projects can be viewed on the MWVCOG'S ArcHub page: <https://tinyurl.com/mwvcog-gis>.

Projects in 2021 included:

- **Zoning and/or Comprehensive Plan maps** - for **Aumsville, Jefferson, Mt. Angel, Sheridan, Sublimity, and Willamina.**
- Completed address map updates for the cities of **Mt. Angel and Willamina.**
- Provided mapping services for **Aumsville's** Buildable Land Inventory project.

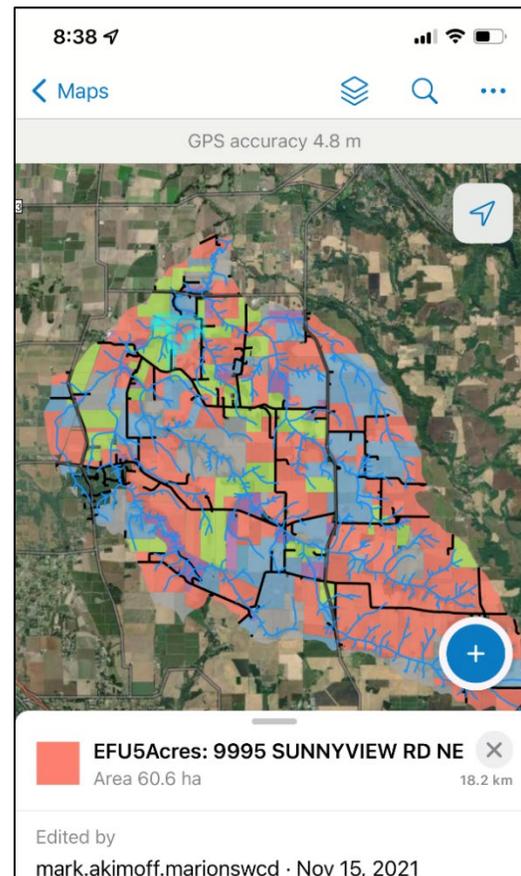


*Zoning Map for City of Turner*

- **Online GIS Applications** - Development of three web map applications for the **city of Turner**, including a general city map, a planning map, and a utility map. Users can query data, click on map features to get information, and print maps. Links to the maps are on the city of Turner's website at <https://www.cityofturner.org/maps>. Staff also created an online web map application for the **city of Sheridan.**
- **GIS technical support** - Provided technical support to the **city of Silverton's** Engineering Technician to

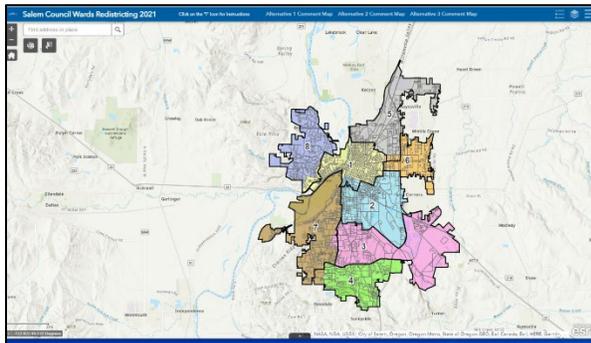
trouble-shoot their current GIS, as well as provided training to Silverton staff on conversion of CAD utility data to GIS format.

- Working with **Yamhill County** on developing an enterprise server environment for GIS.
- **Custom Field Maps** - Assisted the **Marion Soil and Water Conservation District (MSWCD)** in setting up a custom Field Maps mobile data collection application for field workers to collect and edit land cover information. The application allows the MSWCD crew to go to remote locations to collect and edit data on site and return to the office to create maps and share the collected data. After developing the mobile app, GIS staff provided user training on using the application to collect and manage the data.



*Field Map developed for MSWCD*

- **Redistricting** - Provided redistricting services to several members, including the cities of **Woodburn, Salem, and Newberg**, and the **Salem-Keizer School District**. Redistricting is necessary every ten years following the decennial census for cities or districts that elect their representatives by representative areas (not at large). Redistricting work for the **Salem Area Mass Transit District (SAMTD)** will occur between January and May of 2022.



*Updated Ward Map for City of Salem*

- **Salem-Keizer School District’s Student Density Study (2021)**. The first density study was developed in the early 1990s and has been updated by COG staff twice since then, in 2006 and 2014. The study’s objective is to produce student density ratios by housing type. This information is used by district staff to forecast school enrollment growth based on new housing development. School district staff used the forecasts to plan staff, equipment and facility needs for the future.

Maps, reports, links, and other information about GIS projects that the MWVCOG GIS section has done for our members can be found on our ArcHUB website at <https://gis-services-of-the-mwvcog-mwvcog.hub.arcgis.com/>.

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. MWVCOG warehouses electronic Census information, population estimates, population 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 2021, Census-related projects included:

- Assisted the cities of **Mt. Angel, Sublimity, and Jefferson** with their submissions to the 2021 Boundary and Annexation Survey (BAS) program. 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.

## Community Development

### Community Investment Projects

In 2021, COG staff assisted member governments with over \$9 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, and compliance with state and federal regulatory requirements. An overview of community development projects is provided below.

**Amity:** COG is assisting with administration of a water improvements project which will increase treatment capacity, replace the existing water intake which can no longer draw sufficient water to meet the needs of the community, and improve the distribution system for the city. The project is funded with Community Development Block Grant and USDA- Rural Development funding.

**Falls City:** A \$538,000 Community Development Block Grant (CDBG) will aid in final design engineering needed for future construction of the city's expanded wastewater system. COG staff assisted with the funding application and is currently providing grant administration and property acquisition assistance in conformation with Federal Uniform Relocation Act (URA) rules. Staff also assisted the city in securing additional CDBG and Clean Water Revolving Loan Fund (CWRLF) grants for the upcoming construction project, estimated to be over \$4 million.

**Independence:** Staff provided assistance with wage monitoring requirements related to a wastewater improvements project funded by the Clean Water State Revolving Loan Fund (CWRLF) program.

**Jefferson:** Staff provided assistance with wage monitoring requirements related to a water improvements project funded by the Safe Drinking Water Revolving Loan Fund (SDWRLF) program.

**Willamina:** The city secured \$873,000 in CDBG funding assistance to help in final design of a much-needed water improvements project to help move the existing water intake. Staff is also assisting with additional funding applications for

CDBG CARES Act and Safe Drinking Water Revolving Loan funding Application, estimated to be over \$2.2 million.

**Woodburn:** MWVCOG provided assistance to city staff in drafting the environmental assessment (EA) related to an emergency funding program through Business Oregon to provide rental assistance grant funds to income qualifying persons impacted by the coronavirus pandemic.

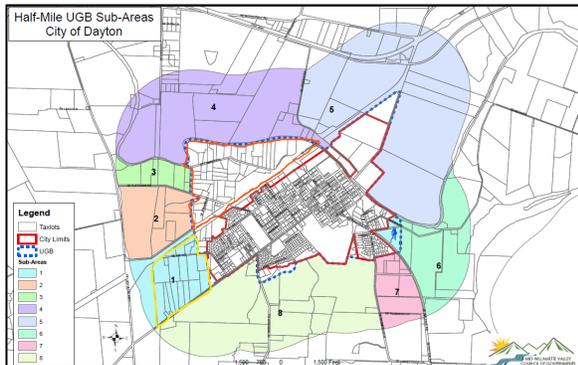
### **Land Use Planning**

In 2021, the COG provided land use planning services to 22 communities in the Mid-Willamette Valley region including **Amity, Aumsville, Aurora, Carlton, Dayton, Detroit, Donald, Falls City, Gates, Gervais, Hubbard, Idanha, Independence, Jefferson, Lafayette, Mt. Angel, Scotts Mills, Sheridan, St. Paul, Sublimity, Turner, and Willamina**, with short-term planning assistance to the cities of **Dundee** and **McMinnville** during staff transitions.

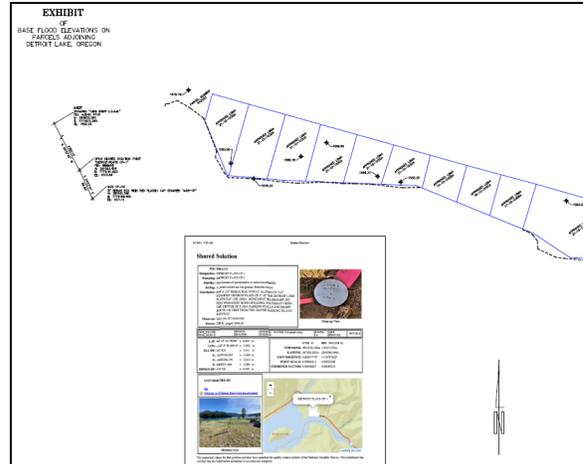
In addition to providing current land use planning services, COG planning staff assisted with the following long-range economic development and planning projects in 2021:

- **Aumsville Parks Plan Update and Buildable Lands Inventory** – MWVCOG staff is completing a Housing Needs Assessment (HNA), Buildable Land Inventory (BLI) and Parks Plan update for the city of **Aumsville** to incorporate new Portland State University population projections in order to assess the potential need for rezoning or urban growth boundary (UGB) expansions in order to meet identified population growth and future land needs.

- **Dayton** – MWVCOG staff is completing the first in our region potential Urban Growth Boundary (UGB) land swap to remove over 150 acres of very low density residential land constrained by the inability to readily serve with infrastructure for other lands that are more readily developable and serviceable to meet their population growth and need for additional residential lands.



- **Development Code Amendments** – MWVCOG helped the cities of **Aurora, Carlton, Dayton, , Detroit, Donald** and **Gates** prepare amendments to local development codes to address a variety of development issues, including higher housing densities, accessory dwelling units, expanding permitted uses in the commercial and industrial zones, and sign code update.
- **Santiam Canyon Wildfire Recovery** – MWVCOG staff provides land use planning services to the cities of **Detroit, Gates, and Idanha**. As wildfire recovery and rebuilding efforts continue, staff provided immediate and long-term planning support to these communities, in partnership with **Marion County**. In 2021, we were able to secure funding from the Department of Land Conversation Development (DLCD) to contract with local surveyor’s to challenge FEMA floodplain elevation mapping in the Santiam Canyon that was hindering rebuilding efforts. We have



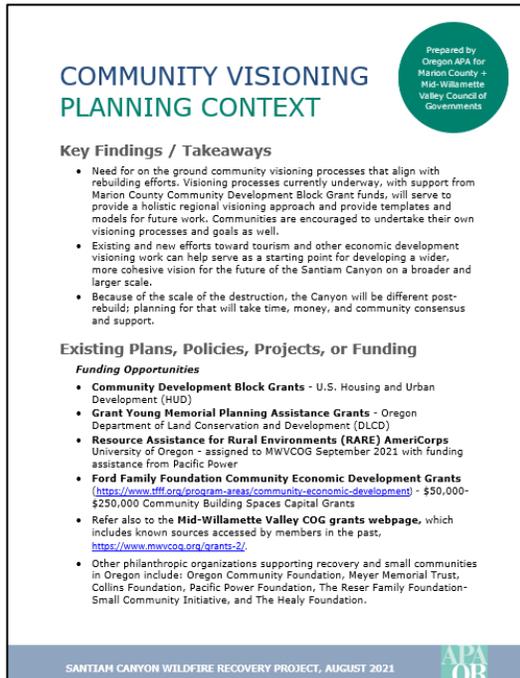
also secured DLCD funding assistance to complete development code audits for these communities in 2022.

- **Other** - MWVCOG provided two Planning Commission trainings in 2021, led by COG’s General Counsel Bill Monahan. Staff also helped coordinate Elected Official trainings in our region, led by League of Oregon Cities (LOC) staff.

### Additional Community and Economic Development Activities

- **Economic Development Administration (EDA)** – MWVCOG provides application and administration assistance to EDA program funds, including American Rescue Plan Act (ARPA) funding opportunities. In 2021, we assisted **Business Oregon** and **Polk County** with coronavirus relief funding applications to assist our region in responding to and recovering from impacts of the pandemic.

- **Oregon Chapter of the American Planning Association (OAPA)** – In March 2021, COG contracted with OAPA for a Community Assistance Planning Program (CAPP) project that would provide free planning assistance to local governments and community-based organizations in wildfire recovery planning. The products and reports created through the CAPP program are available for review on the MWVCOG website.



- **Regional Economic Development Planning** – MWVCOG continues to partner with **Marion County** and the North Santiam Sewer Authority (NSSA) to help support development, economic opportunities, and jobs in this distressed and wildfire impacted area. MWVCOG will also assist **Marion County** and the NSSA by contracting with a project engineer for

final design and engineering master plans for future wastewater services in the Santiam Canyon.

- **Regional Solutions Team** – The MWVCOG continues to participate with the Oregon Regional Solution Team (RST) and Advisory Committees appointed by the Governor’s Office. The RST boundaries are aligned with the 11 federally designated Economic Development Districts (EDDs) in Oregon and include state agency representation along with representation from the Governor’s office.
- **Resource Assistance for Rural Environments (RARE)** – With funding support from Pacific Power, MWVCOG was a successful applicant in securing a wildfire recovery coordinator from the RARE AmeriCorps program through the University of Oregon. Over her 11-month tenure, the RARE participant will assist Santiam Canyon communities with: the Oregon Main Street (OMS) program; development of informational materials and resources related to wildfire resiliency, hazard mitigation, and energy efficiency in rebuilding efforts; and supporting planning staff in code assessment and audit work to local development codes. Please see the article on page 15 for more information on the RARE program and our RARE participant.

# 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, Silverton, 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 a low-interest, deferred payment loan program to mitigate health and safety concerns, improve deficiencies, increase efficiency and improve accessibility. 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 more than 400 households maintain and/or repair their homes, and has brought in over \$1.2 million in new funds to serve the region.

Program highlights from 2021 are shown on the table below. COG also assisted the City of **Silverton**, in partnership with **Hubbard** and **Stayton**, with an application for \$500,000 in Community Development Block Grant (CDBG) Coronavirus Relief funds (CV-2) to assist income eligible persons in manufactured home parks or persons ineligible under current housing rehabilitation program rules. The project is estimated to serve over thirty (30) area residents with maintenance, repair and weatherization of their homes.

Location	Services Provided in 2021	Loan amount
Aumsville	Installing ADA accessible garage platform, new ADA toilet, back patio ADA ramp, front ADA ramp extension, & heat pump installation	\$16,988
Jefferson	Window replacement & ductless heat system installation	\$21,109
Jefferson	Roof & gutter replacement, shower/tub & bathroom flooring replacement, new back patio. & back door ADA ramp	\$23,746
Jefferson	Gutter replacement, door replacement, flooring replacement, & re-piping	\$23,091
Jefferson	Window replacement, door replacement, new kitchen faucet, & exterior painting	\$10,748
Marion County	New foundation for rebuilding a house & garage destroyed by wildfire, new windows	\$25,000
Marion County	New residential well	\$15,336
Marion County	Flooring, gutters, fascia, interior doors, skirting, front & back screen doors, new bathroom exhaust fan, shower/tub replacement, & front porch repair	\$22,959

Location	Services Provided in 2021	Loan amount
Turner	New flooring, roof replacement, new kitchen cabinets & countertops, & re-piping	\$23,138
Turner	New siding & windows, roof replacement	\$12,406
<b>Total</b>		<b>\$194,521</b>



*Pictured above: Before and after of new exterior paint and windows for a home in Jefferson.*



*Pictured left: Before and after of new kitchen flooring for a home in Jefferson with dry rot issues.*

*Pictured right: Before and after of front porch steps and structural repair for a home in Marion County.*



# Resource Assistance for Rural Environments (RARE): Sarah Allaben



In September of this year, I joined the Mid-Willamette Valley Council of Governments (MWVCOG) Community Development team as part of the

Resource Assistance for Rural Environments (RARE) program. RARE is an AmeriCorps program that places graduate-level members throughout the state of Oregon to serve rural communities for eleven months, working on projects ranging from economic development to renewable energy implementation. After recently graduating from Carleton College in Minnesota with a degree in biology, I decided to pursue the RARE program to gain experience with local government and planning work while I think about the next steps in my career. I was matched with the MWVCOG to assist Marion County and the cities of Gates and Detroit in their economic and community recovery efforts following the 2020 Labor Day fires.

Throughout my tenure, I will be helping these communities and the region implement recently released wildfire recovery recommendations and will assist with land use planning work, including code audits and updates for Gates and Detroit. I've also been working on compiling and distributing resources related to hazard mitigation, energy efficiency, and wildfire resiliency measures. Some of my time is also spent with the North Santiam Sewer Authority, producing informational materials and conducting research to support their efforts

to install municipal wastewater systems in the Santiam Canyon.

**WILDFIRE RISK MITIGATION**  
A QUICK GUIDE TO DEFENSIBLE SPACE

**Immediate Zone: 0-5 feet**

- Most critical zone to manage regularly
- Remove debris from roof and gutters
- Remove flammable material (mulch, plants, leaves or needles, firewood) from wall exteriors
- Consider installing a metal/tile/clay roof, double-paned windows, and metal mesh vent coverings

**Intermediate Zone: 5-30 feet**

- Remove vegetation under trees that could help ignite canopy fires
- Use driveways, patios, and walkways as fuel breaks
- Make sure mature tree canopy is >10 feet from your home

**Extended Zone: 30-100 feet**

- Remove dead plant and tree material
- Remove vegetation adjacent to accessory buildings (e.g., sheds)
- Space out trees and vegetation

For more information, visit **Firewise USA**  
[nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Firewise-USA](https://nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Firewise-USA)

**ENERGY EFFICIENCY**  
Energy Trust of Oregon

- Wide array of cash incentives and DIY resources for home projects that improve energy efficiency and save costs
- Contact: [energytrust.org/residential/incentives](https://energytrust.org/residential/incentives)

**FLOODS & LANDSLIDES**  
Burned areas face a greater risk of flooding and landslides. Assess your property for landslide potential and consider planting ground cover on slopes or building retaining walls in high-risk areas.  
More info: [oregongeology.org/Landslide/homeowners-landslide-guide.pdf](https://oregongeology.org/Landslide/homeowners-landslide-guide.pdf)

*Community Resources*

**Community Resource Network**

- Join the collaborative network of organizations and community members in Marion County that share pooled resources for mutual aid
- Contact: 503-585-7975 or [co.marion.or.us/CS/Pages/CommunityResourceNetwork.aspx](https://co.marion.or.us/CS/Pages/CommunityResourceNetwork.aspx)

**Community Emergency Response Team (CERT)**

- Free 21-hour hands-on course trains you to prepare for a disaster, understand the hazards most likely to affect your community, identify and reduce fire hazards, work in a team setting, learn the Incident Command System, apply fire suppression strategies, and more
- Contact: 503-585-5108 or [mccem@co.marion.us](mailto:mccem@co.marion.us)

*A section from a brochure I created for Santiam Canyon residents which compiles information/financial resources supporting hazard mitigation and community resiliency.*

Finally, I have been working to bring the Oregon Main Street (OMS) program to the Canyon. I recently attended the OMS training conference online and gave presentations to introduce the program to the Detroit Planning Commission and City Council. I hope to soon help develop a community-led working group to support downtown rebuilding efforts.

Throughout my work so far, I have kept in close contact with RARE members working on wildfire recovery in other regions of the state, including weekly meetings to workshop ideas and discuss roadblocks. In November, I organized a tour of the Santiam Canyon for these RARE members. As we journeyed through Detroit, Gates, and Mill

City, we met with key players in the Canyon recovery process to hear about their work and forge connections.



*Detroit Mayor Jim Trett hosts RARE members in front of Kane's Marina in Detroit as one of many stops on our Santiam Canyon tour in November. Along with elected officials and city staff, we met with representatives from the Long-Term Recovery Group and Marion County to discuss their recovery work in the Canyon.*

As I've spent the last three months getting to know these communities, I have been inspired by the tireless efforts of elected officials, residents, volunteers, and staff working on wildfire recovery in the Canyon—but am also reminded of how much work still needs to be done. I look forward to contributing to these efforts as much as possible and am grateful for the MWVCOG for hosting my position and providing endless guidance and assistance. Thank you as well to Pacific Power, which offered to fund my RARE placement in the Santiam Canyon and continues to provide me with support.

I am happy to further discuss the RARE program and my current efforts supporting the Santiam Canyon. I can be reached at [sallaben@mwvcog.org](mailto:sallaben@mwvcog.org).

## COG Staff & Milestones

### Milestones

#### New Hires

**Scott Dadson**, Executive Director – February 2021

**Linda Lind**, Accounting Clerk – June 2021

#### Retirements

**John Safstrom**, Small Business Financing Program Manager – June 2021

#### Anniversaries

**Kim Sapunar**, Associate Planner – 15 years

### Staff List

#### Administration

Scott Dadson, Executive Director  
Amber Mathiesen, Finance Director  
Currently Recruiting, Finance Analyst  
Linda Lind, Accounting Clerk  
Denise VanDyke, Admin. Specialist II

#### Small Business Financing

Currently Recruiting, Senior Loan Officer

#### Community Development

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

## **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**

As the coronavirus pandemic continued into its second year, the COG lending staff maintained our support and assistance to area business needs in responding to evolving circumstances and demands.

Our long time Business Lending Officer John Safstrom retired after serving the MWVCOG Business Lending Program for 30 years. The Search for a replacement began in mid to late 2021 and continues into the new year. During this time, former Loan Officer Alison Boswell took the helm and, with a partnership with the Lane Council of Governments, CCD, and Oregon Cascades West Council of Governments' Business Lending Divisions assisting, we were able to continue to assist in lending activities until a permanent replacement is named.

We have created a modified balance sheet that shows our current cash on hand for the Business Lending Program, Current outstanding Loan Balances, and Fiscal year to date Receivables from Loans. The modified part of this Balance Sheet is the addition of the overhead cost of managing the Business Lending Program (the Program).

**COG Revolving Loan Fund (RLF):** As of October 31, 2021, there are 15 Loans outstanding with a value of \$2,389,356. The yearly Revenue/Payments to the three RLF

Loan Programs are \$228,996, which allows for up to 50% available for overhead/administrative cost in the estimated amount of \$114,000. Available for future lending is a defederalized amount of \$584,002 (as of October 31, 2021). In addition to this amount, there is \$1.34 million of EDA CARES Act funding available for lending into 2022.

**VDI Loans:** The VDI Loan Pool has five funds with a total amount of Funds Available for lending purposes of \$1,582,174 (as of October 31, 2021). There are currently 17 Loans outstanding with a value of \$1,987,354. The yearly Revenue/Payments to the five VDI Loan Programs is \$230,340. The VDI obligations to the COG for Personnel Lending and Support Services is \$154,000, of which there are two of the five Small Business Administration (SBA) programs that are charged against. Both are underperforming Funds with current Revenues of \$133,380. The \$20,620 shortfall is made up by current revenues from two older US Department of Agriculture (USDA) programs and the SBA Intermediary Lender Program (ILP).

### **Business Lending Program Overhead:**

The budgeted funds to run the Business Lending Program is \$577,000 per year. These costs include overhead and personnel in the amount of \$377,613 if the program

employs three people. Actual yearly costs for FY 20-21, were \$216,000. This is due to only one (1) employee being on payroll and the current Fiscal Year (FY21-22) position is filled part time by former Loan Officer to the Business Lending Program Alison Boswell. We currently utilize the CCD of Roseburg/Coos Bay for SBA Administration of the 504 Program and the services of the Lane COG and OR Cascades West COG for assistance in Loan Servicing for the other program to include the defederalized portion of SBA IRP and ILP funds, as well as RLF funds with EDA for a split in Loan Costs.

**Five-Year Historical Loan Activity:** We have included in this report, a five-year historical look at our loan portfolio. In total, since 1990, we have lent over \$25 million dollars with a total of 189 Loans. For the past five years, we have funded 21 loans for a five-year-total dollars loaned of \$3,193,000. We have had 10 loans re-paid for a total \$1,005,709. Of loans outstanding, we have received 21 loans paid off early for a total amount of \$2,266,944 of a total Loan Amount of \$3,292,074.

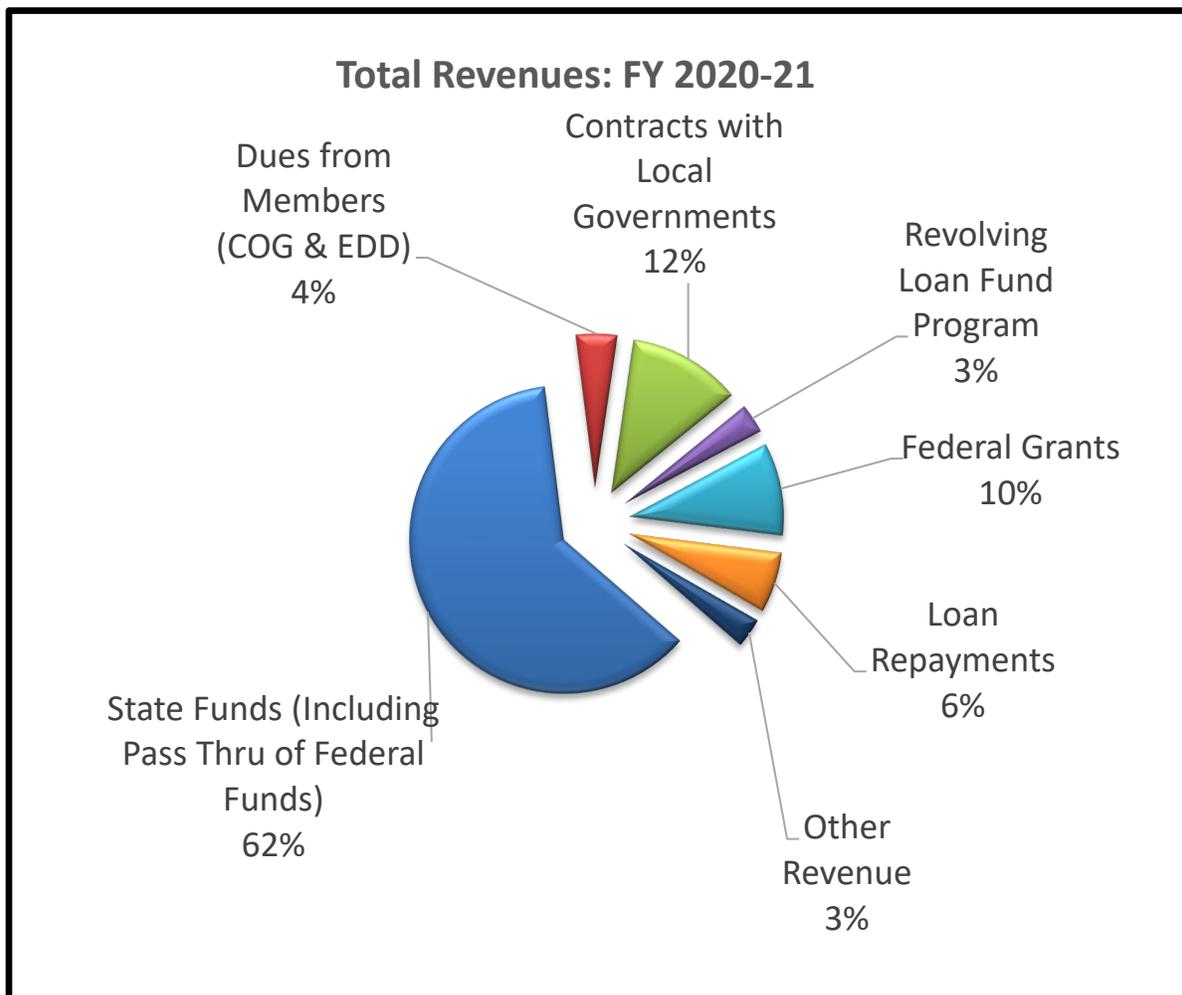
COG and VDI Loan Programs														
Loan Program	COG				Valley Development Initiatives						Grand Totals	VDI	VDI LLC	
	Admin Costs	EDA CARES Revolving Loan Fund	EDA Combined Revolving Loan Fund	Marion County Revolving Loan Fund	Loans Subtotal	SBA Community Advantage Fund CA	SBA Intermediate Lending Program ILP	USDA Rural Business Enterprise Grant RBEG	USDA Railroad Fund	USDA Intermediary Relending Program IRP				Loans Subtotal
Outstanding # Loans		3	10	2	15	1	3	1	2	10	17	32	138	1
Value of Outstanding Loans		626,369	1,591,806	171,182	2,389,357	235,673	606,666	100,640	503,103	791,272	2,237,354	4,626,711	2,357,859	454,600
Available for Lending 10/31/2021		329,993	254,009		584,002	64,861	343,048	37,929	177,766	958,570	1,582,174	2,166,176	945,723	0
Available to Borrow for Lending		1,340,000										-		
Annual Re-Payments		28,896	179,940	20,160	228,996	37,308	40,812	9,300	46,848	96,072	230,340	459,336		0
Contribution to Loan Admin	216,000		62,000			53,250				100,750	154,000	216,000		
Annual Cost of Admin for Loan Program														
Loan Assistant	78,000													
Loan Officer	117,000													
Material and Services	21,000													
	216,000													
Difference	-													
* Loan from IRP Program- not included in IRP Loan total														

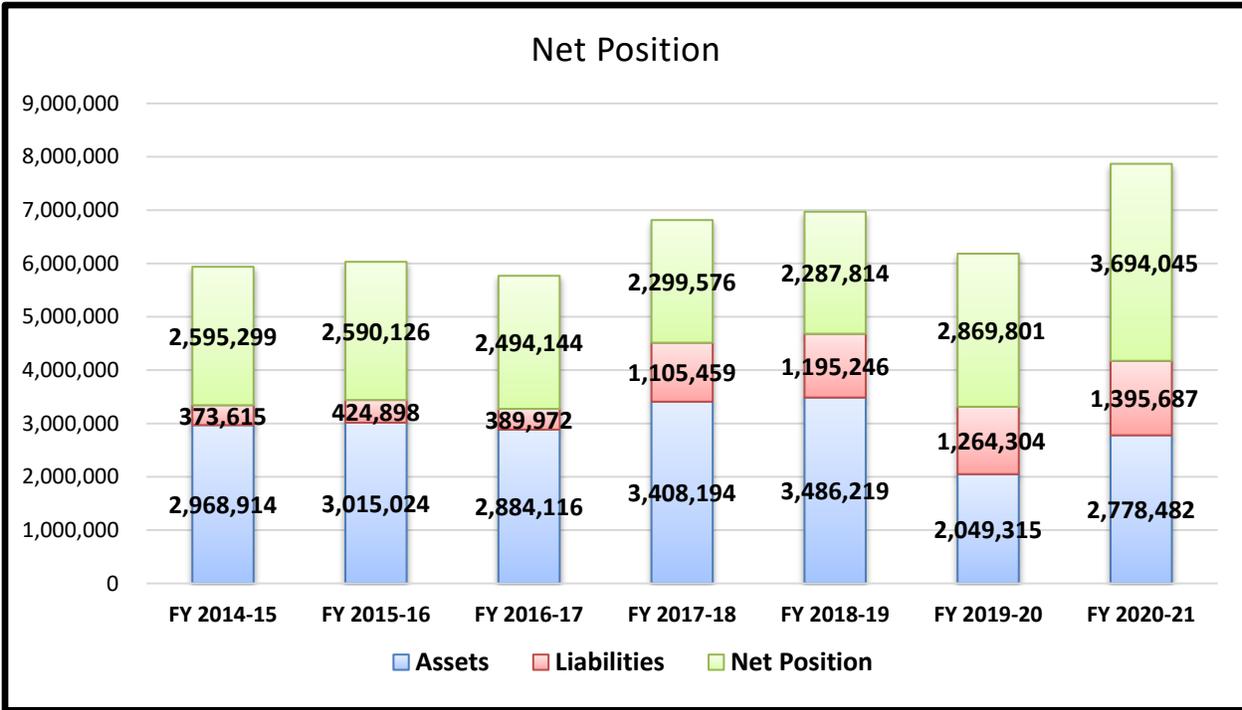
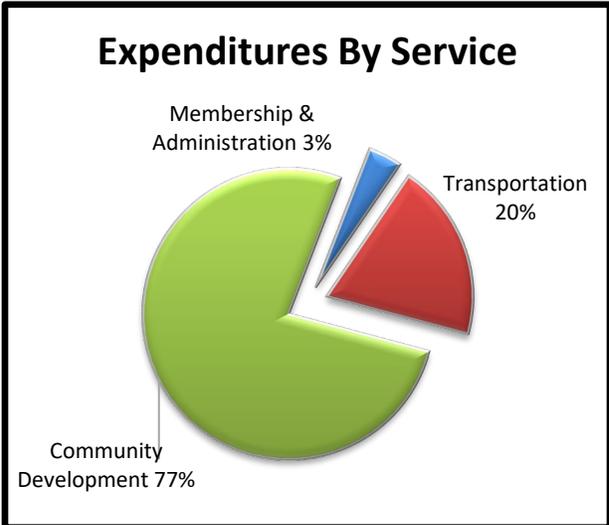
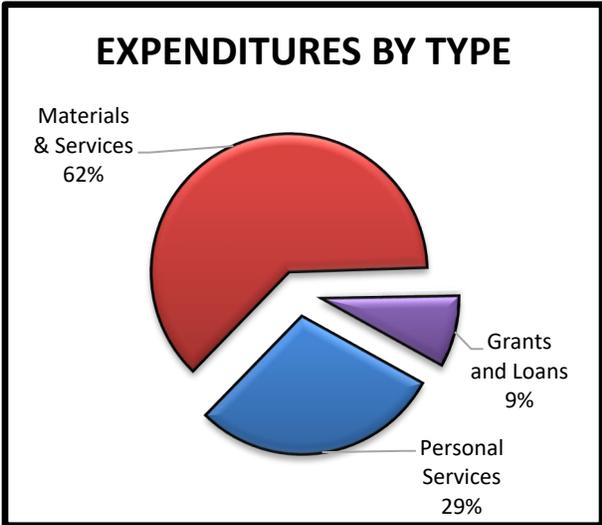
# Financial Services

The COG operated with a budget of \$7.52 million and an FTE staff of 21.55 during fiscal year 2020-21. Actual Expenditures were \$7.56 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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Website: [www.mwvcog.org](http://www.mwvcog.org)

## 2021 Board of Directors

**Chair** – Councilor Sal Peralta, McMinnville\*

**Vice Chair** – Lisa Leno, Tribal Council,  
Confederated Tribes of Grand Ronde\*

Commissioner Danielle Bethell, Marion  
County

Commissioner Jeremy Gordon, Polk County

Commissioner Casey Kulla, Yamhill County

Mayor Brian Dalton, Dallas

Mayor Cathy Clark, Keizer

Councilor Roxanne Beltz, Monmouth

Mayor Rick Rogers, Newberg

Mayor Chuck Bennett, Salem

Mayor Eric Swenson, Woodburn\*

Mayor Jim Kingsbury, Sublimity; Small  
Cities of Marion County (Aumsville, Aurora,  
Detroit, Donald, Gates, Gervais, Hubbard,  
Idanha, Jefferson, Mt. Angel, Scotts Mills,  
Silverton, St. Paul, Stayton, Sublimity, and  
Turner)

Mayor John McArdle, Independence; Small  
Cities of Polk County (Falls City, and  
Independence)

Mayor Linda Watkins, Carlton; Small Cities  
of Yamhill County (Amity, Carlton, Dayton,  
Dundee, Lafayette, Sheridan, Willamina and  
Yamhill)

Lisa Rogers, Board of Directors, Chehalem  
Park and Recreation District

Jackie Franke, Board of Education,  
Chemeketa Community College\*

Terry Hsu, Board of Directors, Marion Soil &  
Water Conservation District

Ian Davidson, Board of Directors, Salem  
Area Mass Transit District (Cherriots)

Sheronne Blasi/Maria Hinojos Pressey,  
School Board, Salem-Keizer School District

Frank W. Pender, Jr., Board of Directors,  
Willamette Education Service District

\* *members of the Executive Committee*