

Silver Falls State Park
Image by Mike Jaffe

Mid-Willamette Valley Council of Governments 2018 Annual Report

2018 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
Salem-Keizer School District
Salem Area Mass Transit District (Cherriots)
Willamette Education Service District

History & Mission of the Mid-Willamette Valley COG

The Mid-Willamette Valley Council of Governments is a voluntary association of 42 local governments. Members include Marion, Polk, and Yamhill counties, 33 cities, five 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:

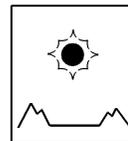
1. To facilitate intergovernmental communication and issue resolution for member governments.
2. To provide technical and administrative support services to member governments or others as may be directed by the Council Board of Directors.
3. To initiate, conduct, or cause to be conducted, studies of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



The 1980s

Mid-Willamette
Valley Council of
Governments



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: Keizer Mayor Cathy Clark



2018 has been a year of innovation, growth and engagement for our Mid-Willamette Valley Council of Governments (COG).

Working together and creating an ever stronger, regional

vision, more changes are on the horizon for 2019.

The COG has been very intentional this year about being responsive to increasing engagement and adding to the level of services for all our members. Your ideas and input have been invaluable!

Social media: For more rapid engagement and flexibility for communication, COG now has its own Facebook Page, used to promote the region's and members' accomplishments and increase public participation. Please search for us @MWVCOG, follow our page and share it!

COG Connections: Launched mid-summer 2018, this bi-weekly electronic newsletter connects you with news and information you need to help you lead your communities. Each edition of *COG Connections* is packed with regional news, state and federal policies and issues, grant opportunities, and a training calendar. The feedback we have received has been overwhelmingly positive. To subscribe or share your news and ideas, send us an email at mwvcog@mwvcog.org.

Advocacy Program: Launched Spring 2018, this gives our region a voice on important state and federal policy development. After seeking input from members, the Board adopted its first ever set of policy priorities in October and contracted with Perseverance Strategies to represent our interests before state and federal governments.

New Services:

- Grant Writing - skilled assistance now offered through the COG will make a significant difference in the grant application process.

- Attorney Services – added as requested by several members, COG offers contracting for attorney services, either as primary or secondary legal counsel, on a fee for service basis; overseen by Bill Monahan, who has decades of city attorney, community development, and city management experience.

As the COG staff works to build upon and improve those new offerings, we anticipate several other significant developments in 2019 for both the COG and the region. Among them:

- Redesign and revised publishing schedule of *COG Works*, our quarterly newsletter.
- New educational opportunities, including courses for newly elected officials and new managers.
- New online registration system that will be used for all of our training events.
- Board review and update of our current dues structure and expenses.
- Remodel of the COG offices to add workspace for current and future services.
- A renewed partnership with new executive leadership at SEDCOR and Regional Solutions.

Going forward, the 2018 elections and other changes have resulted in a record seven new board members for 2019. We are thankful for the years of service of the outgoing board members and excited to welcome the incoming board members. Your board will continue to strive to make the most of our work as a regional COG.

I am honored to have been selected as the Chair for a second year and I look forward to working with you and the Board as we collectively position our region for prosperity in 2019 and the years to come.


Cathy Clark, Keizer Mayor

A Message from the Executive Director: Sean E. O'Day



As our region continues to grow and evolve, your Council of Governments has been seeking more ways to bring local government officials together to support the vitality of our region and to position it for prosperity. Our staff continues to explore and implement new initiatives to provide services and increase the value of your membership while continuing to provide the existing services you rely upon.

As the pages of this report show, we accomplished a great amount of work in 2018. As units of government working together, we have been able to build a region that is supported by reliable infrastructure, enjoys a competitive economy, and is home to healthy vibrant livable communities. Specifically, as a Council of Governments we:

Support Regionally Significant Transportation Policy and Systems

As a Council of Governments, we provide direct staff support to two intergovernmental transportation initiatives that ensure our region is served by safe, reliable and efficient transportation systems. The first initiative is that we serve as the federally designated Metropolitan Planning Organization (MPO) for the greater Salem-Keizer area. As an MPO we are responsible for developing a multi-modal, financially constrained transportation plan that funds regionally significant transportation projects and services. The other initiative is that the Council of Governments staffs the Mid-Willamette Area Commission on Transportation (MWACT), an advisory body chartered by the Oregon Transportation Commission that collaborates to determine transportation priorities in the Marion, Polk, and Yamhill County area and works with the Oregon Department of Transportation (ODOT) on transportation issues, including development of the Statewide Transportation Improvement

Program (STIP), which schedules funded transportation projects.

Engage in Community and Economic Development

The Council of Governments plays several roles and has numerous programs that help to support the region's communities and grow our region's economy. We serve as the federally designated Economic Development District (EDD), which provides local governments access to federal economic development dollars, and ensures regional representation before various state and federal economic development agencies. We also administer several small business lending programs on behalf of federal, state and local governments to help businesses grow jobs for our region. We also provide technical assistance in grant and loan applications to ensure access to state and federal funding sources, such as by preserving our region's housing inventory by administering the Community Development Block Grant funded Housing Rehabilitation loan funds for 14 jurisdictions, and providing application and administration assistance with various other grant and loan fund sources. We also provide current and long-range planning services for 20 jurisdictions, and provide geographic information services to aid local governments with land use as well as assessment, emergency response, and with school district boundary information.

Strengthen Local Government

As a Council of Governments, we help strengthen units of government and empower local government leaders. Among our services in this area we provide training and technical assistance to local governments on general governance matters such as public meetings, records, and ethics. We provide training to planning commissioners and elected officials on their responsibilities under Oregon's land use laws. To help governing bodies function more effectively and to ensure legal compliance, we offer city attorney services, assist with goal setting, facilitate executive level recruitment and evaluation services, and staff charter review and revision efforts. Finally, to ensure an accurate Census

count so that our region obtains its share of federal resources, the Council of Governments assists local governments in meeting federal census requirements.

Advocate on our Region's Behalf

As a Council of Governments, we advocate for policies that recognize, empower, and respect the grassroots priorities and projects of local and regional governments; create programs that foster greater local government cooperation, innovation, and efficiency; and equitably allocate resources across all regions of the state based on a variety of factors to include need, service demands, economic indicators, and not just population.

Facilitating Intergovernmental Collaboration and Coordination

As a Council of Governments, we bring units of local government together in the interest of intergovernmental cooperation and coordination. Specifically, we staff the Mid-Willamette Valley Mayors Coalition, Yamhill County quarterly local government dinner, and Polk County monthly local government breakfast meetings. We annually host an awards banquet celebrating the achievements of entities, projects, and individuals who have embodied and advanced intergovernmental cooperation. We also publish a bi-weekly e-newsletter – *COG Connections* – and a quarterly publication – *COG Works* – to help keep local government leaders informed of important news and opportunities.

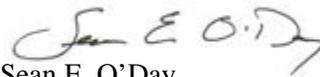
We, however, could not have accomplished those things without your membership and financial support. With your investment of approximately \$220,000 in membership dues (and an additional \$61,000 in matching money for the EDD, which allows our members to be eligible for federal and state economic development programs), we were able to obtain nearly \$50 million in federal and state dollars to improve our transportation infrastructure, economy, and communities - a return of approximately \$177 for every \$1 of dues and EDA assessment collected. Specifically, in 2018 we obtained:

- Over \$32 million in federal transportation funding, to include regionally significant surface transportation improvements and transit service;

- Over \$7.7 million in grants to local governments for facility improvements, land use planning, and economic development;
- Over \$4.7 million in small business lending, which has/will create or retain 78 new jobs for our region; and
- \$485,000 in housing rehabilitation loans that improved the quality of life for the residents of those homes while improving the value of our region's housing stock

As we move into 2019, the staff will continue to search for ways to leverage your membership dollars while providing you the top notch services you have come to rely upon. Collectively, we can build a brighter and more prosperous future for our region. However, as a Council of Governments, we are only as strong as you are engaged. So, thank you for your continued membership and support of the Council of Government. Together we will do great things.

Sincerely



Sean E. O'Day
Executive Director

Member Services

Convening and Collaboration – Developing Partnerships

In 2018, the COG continued its support and assistance to 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, Polk County breakfast, Yamhill County Local Government dinners, and the Willamette Valley GIS Users Group.

Intergovernmental Cooperation – Demonstrating Leadership on Regional Matters

COG staff served on the Chemeketa Cooperative Regional Library Service Board of Directors, Regional Solutions Advisory Committee, the Oregon City/County Managers Association Board of Directors, Oregon Transportation Modeling Committee, Board of Directors for the Oregon/SW Washington Chapter of URISA (an organization dedicated to the development, enhancement, and accessibility of Geographic Information Systems), Marion County Economic Development Advisory Board, Oregon City Planning Directors Association Board, Oregon Economic Development Districts Board, and Oregon Rural Development Council.

Mid-Willamette Valley Homeless Initiative Partnership – Facilitating a Regional Approach to an Increasing Regional Issue

In 2018, the COG continued to facilitate the pooling of resources from Marion County and the Cities of Salem, Keizer, Monmouth, and Independence to hire a program coordinator to study and provide data and information to the participating jurisdictions on homelessness, initiate strategic partnerships with social service providers that serve individuals experiencing homelessness in the region, and take the lead in implementing key projects in the Mid-Willamette Valley Homeless Initiative Strategic Plan.

Training/Education – Developing Local Leaders

The COG trained well over 100 officials on leadership, governance, and land use planning in 2018.

Goal Setting/Strategic Planning Facilitation – Building Communities

The COG facilitated goal setting and strategic planning sessions for **Falls City, Gervais, Carlton, and Silverton**.

Executive Recruitments – Attracting Talent to the Region

The COG assisted **Aurora, Dayton, and Carlton** with open recruitments, and provided technical assistance and training to **Falls City, Independence, and Dallas** on the means and methods of hiring a city manager.

Executive Performance Evaluation – Promoting Professional Standards

In 2018, the COG facilitated performance evaluations for **Dundee, Gervais, McMinnville, and Detroit**. COG staff also gave a presentation on best practices for employee performance appraisals to the Tribal Council of the **Confederated Tribes of Grand Ronde**.

Attorney Services – Filling a Critical Shortage

New to 2018, the COG began providing attorney services, and currently serves as the City Attorney for **Detroit, Lafayette, and Dayton**, while also providing additional legal support to the City of **Aurora**.

Advocacy – Giving a Voice to the Region

Also new in 2018, the COG adopted legislative positions on issues of regional significance and affecting the COG as a government entity.

Fiscal Agent – Helping Non-Profits

The COG served as the fiscal agent for two non-profits that secured dollars for cultural and

economic development activities. Specifically, the COG assisted the Marion Cultural Development Corporation, which is an affiliate of the Oregon Cultural Trust, in the administration of trust dollars to enhance arts, culture, and heritage activities throughout the county.

connects local officials with useful news and information to enable better decisions. The COG also maintained its quarterly publication *COG Works* with articles that highlight the COG's programs and services and celebrates the regions success.

Communications – Keeping Members Informed

New in 2018 the COG launched *COG Connections*, a bi-weekly e-newsletter that

COG Staff Milestones

New Hires

Ali Treichel, Mid-Willamette Homeless Initiative (MWHI) Coordinator, started at the COG in January.

John Schmidt, Grant Administration Specialist/Housing Rehabilitation, started at the COG in August.

Resignations

Ali Treichel, MWHI Coordinator, left the COG in November.

Anniversaries

Karen Odenthal, Senior Planner – Transportation, achieved 5 years with the COG in September.

Jim Jacks, Senior Planner, achieved 10 years with the COG in February.

Renata Wakeley, Community Development Director, achieved 15 years with the COG in February.

Mike Jaffe, Transportation Director, achieved 25 years with the COG in June.

Transportation Planning

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.

SKATS Highlights for 2018:

- Every four years, SKATS is required to update its long-range Regional Transportation System Plan (RTSP). Work in 2018 included an update of the RTSP goals and objectives, updated population and employment forecasts, identification of system gaps, financial forecasts, and project identification and prioritization. A draft RTSP will be released for public review and comment with a public hearing in May 2019 for adoption of the plan.

- As part of the SKATS Transportation Improvement Program (TIP) update, in February, the SKATS Policy Committee approved \$5.36 million for seven transportation projects: Brown Road NE and McGilchrist Avenue SE (City of **Salem**), Center Street NE and Connecticut Avenue SE (**Marion County**), Turner Road downtown upgrade (City of **Turner**), Wheatland Road Corridor Plan and Design (City of **Keizer**) and **Salem-Keizer Transit** Intelligent Transportation System equipment.
- SKATS worked with the Oregon Department of Transportation (ODOT) to add a new construction phase to the I-5 widening project. ODOT has \$17 million available for the design and construction of a section of southbound I-5 from north of the I-5 exit to Commercial Street to south of the Delaney Road interchange. ODOT will be seeking additional funds in the future to widen the remaining southbound and northbound sections. SKATS added this project to the RTSP and TIP and conducted the required public review process.
- In October, ODOT’s consultant team began work on the OR22 Center Street Bridge Seismic Study (for the Center Street bridge over the Willamette River). The final plan package and technical memorandum should be completed in Spring 2019. The Oregon Legislature has provided \$60 million for a seismic upgrade of the Center Street bridge in 2025.
- In 2018, SKATS staff participated in three City of **Salem** committees: The Congestion Relief Task Force (examining near term and medium-term solutions for congestion on and adjacent to the Willamette River Bridges), the Safer Crossings Advisory Committee (developing a process to prioritize pedestrian crossing improvements), and the “Our Salem” planning project (assisting with consultant selection and on a technical committee).
- In November, the SKATS Policy Committee sent a letter to the City of Salem requesting that the city support the completion of the Final Environmental Impact Statement for the Salem River Crossing project. SKATS recently assisted City of **Salem** staff with development of a 100-page report regarding the Salem River Crossing Project for a **Salem** City Council work session in January 2019.
- During 2018, new rules were developed for Oregon’s Safe Route to School infrastructure program. SKATS staff attended the rules advisory committee meetings and kept local agencies updated on the priorities for the first round of infra-structure grants. (In January, the Oregon Transportation Commission (OTC) awarded grants to 24 projects, including projects in **Polk County** and City of **Salem**).
- SKATS staff held coordination meetings with staff at several jurisdictions and agencies to discuss the creation of a Safe Routes to School program for the **Salem-Keizer** area.
- Along with a City of **Salem** planner and other planners in Oregon’s metropolitan areas, SKATS participated on a Rules Advisory Committee (RAC) for updating the Transportation Planning Rule (TPR). The RAC helped DLCD staff develop recommended revisions to the TPR, however those revisions have been delayed to a later date by the Land Conservation and Development Commission (LCDC).
- SKATS continues to collect and summarize crash information within the SKATS area on our website. The data includes all crashes from 2007 to 2016. Maps and graphs show the causes, severity (fatal, serious, etc.), mode (vehicle, bike, pedestrian) and location of crashes.
- As part of federal requirements to adopt performance-based transportation planning, ODOT has been adopting performance targets. The SKATS Policy Committee decided to support the ODOT adopted targets for safety, bridge and pavement condition, congestion mitigation and air quality (CMAQ), as well as Salem-Keizer Transit’s targets for transit asset management.

- Elected officials from SKATS and the other MPOs meet periodically as a group called the Oregon MPO Consortium (OMPOC). OMPOC met four times during the year to get updates from ODOT and MPO staff and discuss MPO issues in common.
- In November, SKATS hosted an MPO Peer Review to update the Congestion Management Process (CMP), which is required of all MPOs with a population greater than 200,000. The intent of a CMP is to identify and seek solutions to traffic congestion. The Peer Review planners work for MPO in Spokane, Washington; Wilmington Delaware, and Asheville North Carolina. City of **Salem**, City of **Keizer**, **Marion County**, and **Salem-Keizer Transit** staff also attended the two-day workshop.
- March – MWACT members met with OTC and presented MWACT Biennial Report and letter of priority issues.
- April – Presentation by ODOT Region 1 staff on the Value Pricing Feasibility Analysis (proposal to toll sections of I-5 and I-205 in the Portland area); presentation of how Region 2 develops its list of “Fix-It” (preservation) projects; Update on the I-5 at Aurora interchange project.
- June – Presentation to MWACT of the draft Oregon Public Transportation Plan (adopted by the OTC in September 2018); review of the list of potential “leverage” projects in the MWACT area (these are “Fix-It” projects to potentially add safety, capacity, or multi-modal features such bike lanes or sidewalks using leverage funds).

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 as identified by the local jurisdictions.

During the year, MWACT had one steering committee meeting and five full committee meetings. COG and ODOT staff prepared the MWACT agendas, meeting summaries, and draft letters from the MWACT and the OTC as needed.

Highlights of MWACT activities by month included:

- January Steering Committee meeting – discussion of proposed options to support the addition of the **Newberg-Dundee** bypass as a “shovel-ready prep” project as determined by the Legislative act in 2018.
- March – Presentation of ODOT Americans with Disabilities Act (ADA) program and ADA Transition Plan; update on HB2017 implementation; discussion of upcoming MWACT meeting with OTC.
- September – presentation of the safety and design of modern roundabouts; Fix-It list update; ODOT’s Strategic Business Plan; discussion of ODOT application for a federal BUILD grant seeking \$35 million for I-5 widening in the south Salem area.
- October – Chair Ken Woods attended OTC annual workshop.
- November – Recap of OTC annual workshop; presentation of next phase for the **Newberg-Dundee** Bypass; presentation and discussion of the Regional Solutions Committee for the Mid-Willamette Valley and their role to contribute to the valley’s economy; update on proposals received and being evaluated for a new Mid-Willamette Valley Intermodal facility.
- December – Subcommittee met to review applications for Oregon Department of Aviation Critical Oregon Airports Relief (COAR) Program.

COG and ODOT staff also supported MWACT Chair Ken Woods, Jr. in preparation for meetings, preparing draft letters and other activities; and provided letters of support as needed.

Geographic Information Systems (GIS) and Census Services

COG staff utilize GIS technology for projects in many varied projects in transportation, land use, utilities, natural resource management, and demographic analyses. Projects in 2018 included:

- COG's land use planners often need GIS staff to prepare maps of zoning, comprehensive plans and other maps for COG member cities.
- Assisting the City of **Aurora** with participation in the Census Bureau's annual Boundary and Annexation Survey (BAS), to ensure that population within the city limits is correctly tabulated.
- Upgrading the online mapping application for **Yamhill County**, where users can search for and view property and survey information.

- Conducting an update to a 2014 Youth Services Needs Analysis for the Boys and Girls Club of Salem.
- Assisting the cities of **Willamina, Dayton, and Sheridan** with the Census Local Update of Census Addresses (LUCA) program.

The MWVCOG Census Data Center assists agencies in Marion, Polk, and Yamhill Counties with the analysis of Census (and Census-related) information and custom demographics studies. The 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 techniques for special project requests.

Community Development

Community Investment Projects

In 2018, COG staff assisted member governments with a number of important community development projects involving public infrastructure, engineering studies and community facilities. Our staff assists local governments with all phases of project development including preparing grant/loan applications, project management, and compliance with state and federal regulatory requirements. An overview of community development projects is provided below.

Amity: COG is assisting in the environmental review and administration of a water improvements project, which will increase treatment capacity, replace the water intake that can no longer draw sufficient water to meet the needs of the community, and improve the distribution system for the city. We also aided in the procurement of an additional \$3.3 million in project funding upon direction from the city to expand the original scope of the original project.

Carlton: Staff provided assistance with wage monitoring requirements related to a water line

improvements project funded by the Safe Drinking Water Revolving Loan Fund (SDWLRF) program to increase fire flows and capacity in the central business district, as well as developing a new emergency intertie to the City of McMinnville's water system.

Dallas: Staff provided assistance with wage monitoring requirements related to a water line improvements project funded by the (SDWLRF) program.

Idanha: COG staff assisted in securing a \$1.7 million grant for final design and construction of a water improvements project aimed at improving treatment at the plant and reducing water losses in the distribution system. COG previously assisted the city with an income survey to prove eligibility for grant funding.

Falls City: A \$350,000 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.

Land Use Planning

In 2018, the COG provided land use planning services to 21 communities in the Mid-Willamette Valley region, including **Amity, Aumsville, Aurora, Dayton, Detroit, Donald, 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 2018:

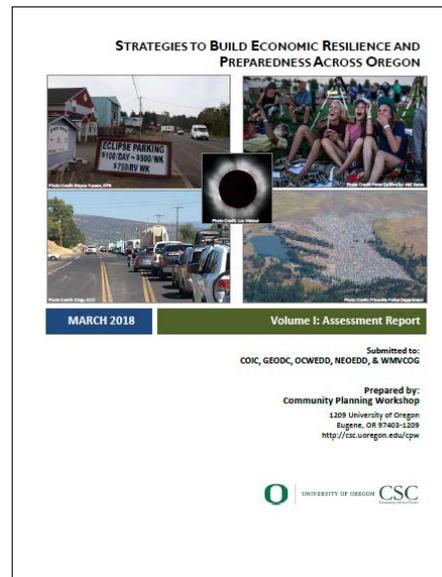
- *Donald UGB Expansion and Code Updates* – Along with their newly expanded Urban Growth Boundary (UGB), the City of **Donald** has contracted with COG for adoption of a downtown zone change for a new Downtown Mixed Use (DMU). COG planners are also assisting with new Planned Unit Development (PUD) applications related to the expanded UGB and will provide technical assistance related to the city’s selection as one of five Workforce Housing Initiative projects through the Governor’s office. The project is proposed to upgrade water and wastewater infrastructure related to an estimated 465 new homes.
- *Economic Development Administration* - The City of **Silverton** submitted an application to the Economic Development Administration (EDA) Public Works program for funding assistance with a new water line and pump station to serve their industrial park and companies looking into water needs related to their expansion efforts. COG staff assisted the City with the application, organized a tour with the regional EDA representative and state economic development staff to view the proposed project and impacted businesses, and will serve as grant administrator on the \$1.4 million project.
- *Sublimity Parks Master Plan* - COG staff assisted **Sublimity** with an update to their

parks master plan to identify current and future park land needs. The project also included a UGB expansion to accommodate identified park land needs from the master plan update.

- *Zoning and Development Code Updates* – COG staff assisted the cities of **Aurora, Dayton, Detroit, Donald, Gervais, Hubbard, Lafayette** and **Sheridan** with updates to local zoning and development ordinances, including adoption of new “tiny home” codes and accommodations for accessory dwelling units (ADUs).

Additional Community and Economic Development Activities

Economic Resiliency Planning - Staff continues to work with the University of Oregon and five other Economic Development Districts within the Eclipse “path of totality” related to a best-practices report and future training and economic resiliency planning efforts to deal with future natural disasters. The project is supported by a \$87,000 grant award from the Economic Development Administration (EDA) and was matched with \$89,000 in local funding.



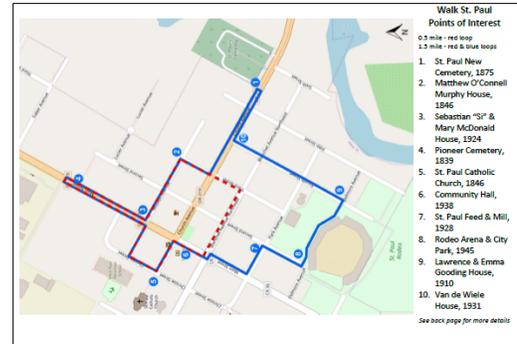
Economic Development Partnerships – MWVCOG staff coordinates and participates in various economic development forums and meetings throughout the year, including: Mid-

Willamette Economic Development staff lunches, Regional Solutions Team and Advisory Committee meetings, Yamhill County Economic Development meetings, and the Marion County Economic Development Partnership Board. The forums and meetings discuss economic development issues and legislative initiatives, share best practices, and identify opportunities for collaboration.

Keizer ADA Transition Plan - COG will support the city with the creation of an ADA Transition Plan to identify accessibility barriers within public rights-of-way, public facilities and parks. COG will develop the methodology for data collection and inventory of public facilities, parks, and curb ramps and sidewalks in order to help identify needed modifications moving forward. Staff will also create the report on behalf of **Keizer** and have plans to aid other interested members in the Mid-Valley upon completion of the initial methodology and report for **Keizer**.

Wayfinding maps: COG staff secured funding for and completed wayfinding maps for the cities of **Dallas, Gervais, and St. Paul**, as well as securing funding assistance for street furniture related to the completed **Mt. Angel** Heritage Trail. We recently secured funding via the Marion Cultural

Development Corporation (MCD) for way-finding maps for the City of Detroit and we hope to continue to support other Mid-Valley communities interested in pursuing wayfinding maps in 2019.



As requested by the City of **Newberg** and **Yamhill County**, COG assisted with and submitted a grant application to The Ford Family Foundation (TFFF) for program funding to support the Chehalem Valley Innovation Accelerator and University of Oregon in continued “Strategic Doing” and economic development planning efforts in Yamhill County. TFFF awarded the \$86,000 two-year grant in December 2017.

As part of our required five-year Comprehensive Economic Development Strategies (CEDS) and plan to the EDA, COG staff is in the process of drafting the Background, Regional Economic Profile, SWOT Analysis, and State/Local Economic Strategies sections in advance of public review and comment on the draft.



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,**

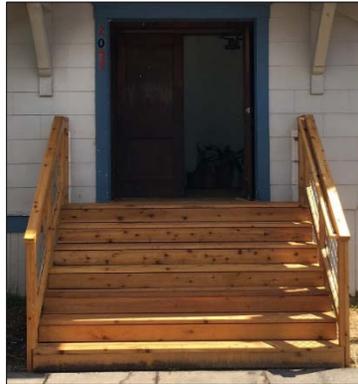
Scotts Mills, Silverton, Stayton, Turner, and Woodburn. Valley Development Initiatives (VDI), a non-profit affiliate of COG, manages the program on behalf of our members.

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.

Program highlights from 2018 include the following:

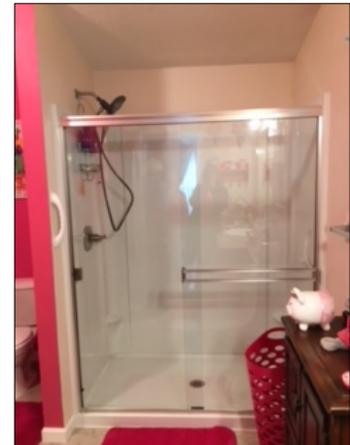
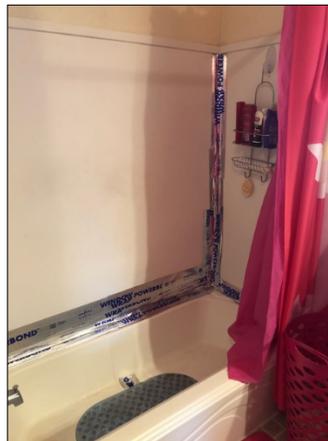
- Assisting five property owners with housing rehabilitation loans totaling more than \$85,000. Work included new roofs and gutters, replacement siding and exterior paint, new furnace, and new flooring; all needed to increase the safety and energy efficiency for low- and moderate-income residents.
- Since creation of the program in 1999, VDI has helped more than 400 households maintain/repair their homes, and has brought in over \$1.2 million in new funds to serve the region.

- COG also kicked-off a new Housing Rehabilitation Grant award from Business Oregon in 2018. The \$400,000 housing rehabilitation grant will service eligible persons in manufactured home parks, and those who have no equity in their home and are ineligible under the current housing rehabilitation program rules. The City of **Stayton** agreed to be the application lead and partnered with the communities of **Aumsville, Mt. Angel, Turner,** and unincorporated **Marion County** in the submission of a competitive Community Development Block Grant (CDBG) application for the funding. At the time of project completion, it is estimated that COG will be able to assist more than thirty previously ineligible homeowners with needed repairs and upgrades under the new funding award.



Before and After: A new front entry stairway for a property in Jefferson, Oregon.

The manufactured home pictured at right needed a new roof, front entry and dry rot mitigation from a leaking tub/shower surround. With the help of a contractor, the homeowner was able to complete all of the desired repairs and install a new, more accessible shower.



Small Business Financing

COG lending staff received approvals and funding for \$4.695 million of loans. The total of COG loans was matched with \$13 million of private investment, and 78 new jobs to be created or retained.

Additional loan program highlights include:

- The COG's nonprofit entity, Valley Development Initiatives (VDI), received the Small Business Administration's (SBA) approval to become a Community Advantage lender.
- The COG lending staff received SBA approval to be a Loan Service Provider to banks in the region for SBA 7a loan program applications and loan servicing.
- Staff has participated in regular Federal agencies' training webinars as policies and procedures, including portfolio reporting, have changed to cloud-based applications technology.

SMALL BUSINESS FUNDED LOANS IN 2018

Industry	Location	Program	Loan Amount	Total Project	Jobs Created or Retained
Dental Practice	Stayton	RLF/Marion	\$70,253	\$116,738	5
Medical Practice	Silverton	RLF	\$120,000	\$326,811	3
Automotive Sales	Jefferson	EDA/RLF	\$150,000	\$542,000	3
Hotel	Newport	SBA 504	\$2,448,000	\$6,796,800	15
Dental Practice	Keizer	SBA 504	\$578,000	\$1,595,848	14
Construction	Salem	SBA 504	\$499,000	\$1,281,680	33
Food Processor	Salem	SBA 504	\$830,000	\$2,418,304	5
Total:			\$4,695,253	\$13,078,181	78

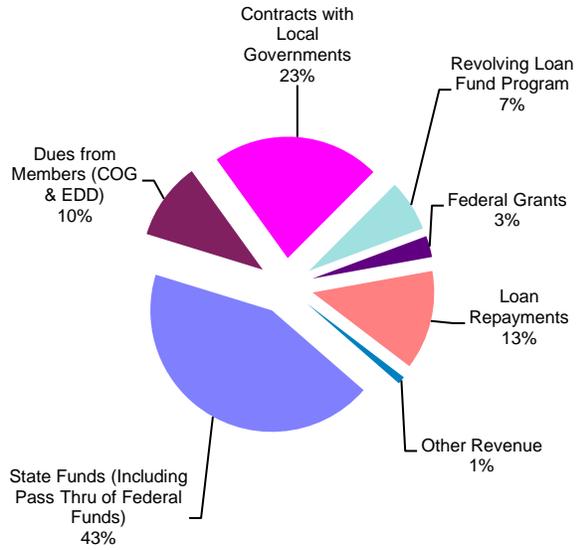
** Loan Programs Used: EDA/RLF-- Economic Development Administration Revolving Loan Fund; SBA 504-- U.S. Small Business Administration 504 Debenture Loan Program; IRP/VDI—Rural Development Intermediary Relending Program; RLF/Marion—Marion County Businesses*

Financial Services

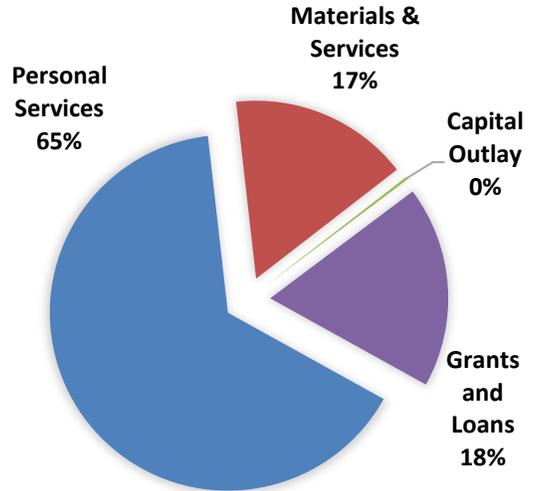
The COG operated with a budget of \$6.37 million and an FTE staff of 19.0 during the past year. Actual expenditures were \$3.07 million. Major sources of revenue include dues from member governments, contracts with member governments for services, grants or contracts with state and federal agencies for a variety of services, pass-through money from state and federal programs that is distributed to others,

and fees earned from small businesses for loans. The first chart on the following page illustrates in summary form the various sources of COG funds. The single most important source of revenue to the COG is dues from member governments. It is this revenue that provides for basic operating costs and a portion is used to match federal grants.

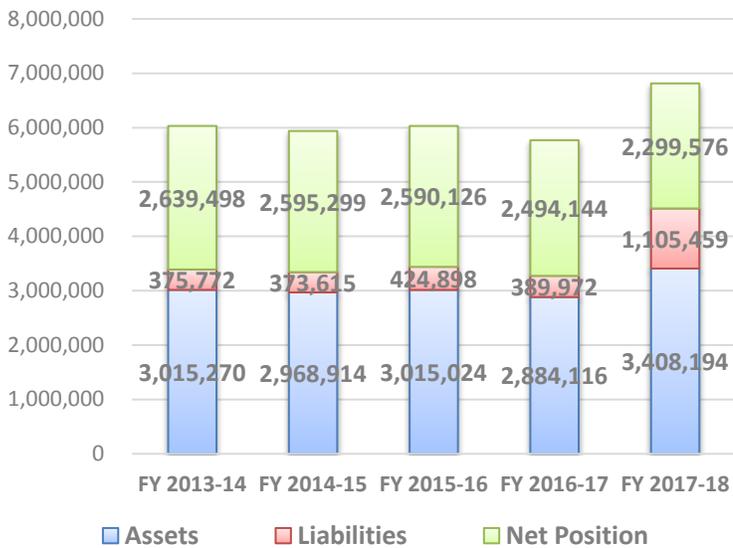
Total Revenues: FY 2017-2018



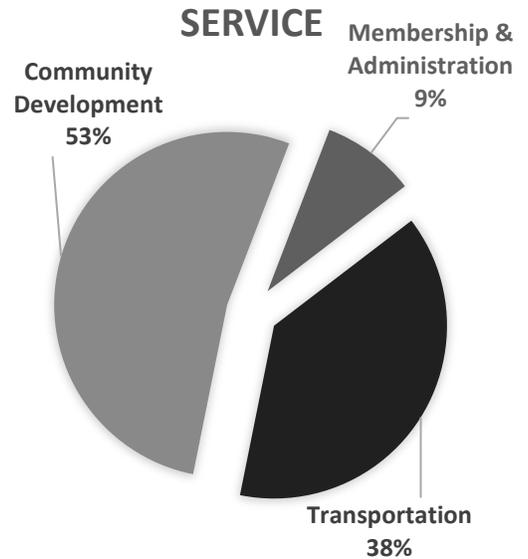
EXPENDITURES BY TYPE



Net Position



EXPENDITURES BY SERVICE





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