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# DEVELOPING OREGON

## COMMUNITY DEVELOPMENT PROGRAMS

### 1983 - 1986

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*GOVERNOR -  
HOPE YOU ARE AS*

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*PROUD OF THESE  
RESULTS AS WE ARE.*

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STATE OF OREGON  
Intergovernmental Relations Division

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# **DEVELOPING OREGON**

## **COMMUNITY DEVELOPMENT PROGRAMS**

### **1983 - 1986**

- **Community Development Block Grants for Small Cities and Counties**
- **Rental Housing Rehabilitation Grant Program**
- **Special Public Works Grant & Loan Program for Cities, Counties, Ports, Special Districts**
- **County Fairs and Special Events Grant Program**



**STATE OF OREGON**

**Intergovernmental Relations Division**

Robert Montgomery, Administrator

October, 1986

VICTOR ATIYEH  
GOVERNOR



OFFICE OF THE GOVERNOR  
STATE CAPITOL  
SALEM, OREGON 97310

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This report is not the usual annual report which often causes the average citizen's eyes to glaze over.

This report to the people of Oregon shows the results of three years of intensive work and cooperation between federal, state, local governments and private businesses in developing and improving the quality of life in Oregon communities.

Almost 500,000 people in Oregon, mostly low and moderate income persons, have benefitted from Intergovernmental Relations Division Community Development programs. Over 150 communities and municipalities have been assisted in financing very expensive but necessary public works projects, housing rehabilitation, community facilities and business loans which create jobs.

All of the reported projects have occurred since 1983 when the federal government turned over to the state the administration of the Community Development Block Grant Program for small cities and counties. In 1985 the state legislature funded with lottery proceeds, an innovative special public works program to assist local governments in providing the necessary infrastructure to allow businesses to locate or expand and create new, permanent jobs. The legislature also provided for a County Fair and Special Events funding program and the federal government created a Rental Housing Rehabilitation Grant Program, both of which are administered by IRD and included in this report.

After reading this report, we are certain you will be proud of the way limited tax dollars and lottery proceeds have been spent for the benefit of great numbers of people in Oregon.

Very truly yours,

  
Victor Atiyeh, Governor

# INTRODUCTION

Intergovernmental Relations Division, a division of the State of Oregon Executive Department, administers four major financial assistance programs for local government. The four programs offer a community development bank where a municipality can go to seek financial assistance in meeting their most important community needs, thus reducing costs to persons, most of whom have low and moderate incomes and cannot afford basic services such as clean water, sewer services and basic home necessities.

In addition, small businesses often need gap financing in order to expand and create jobs in small cities and counties. Finally a significant number of jobs cannot be created without the provision of adequate water, sewer, roads, and public facilities necessary for businesses to expand.

The four community development programs are as follows:

## 1. OREGON COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM:

Federal efforts to place responsibility and authority to deal with local needs at a more responsive level of government, led to the selection of Intergovernmental Relations Division (IRD) to administer the small city/county portion of the federal Community Development Block Grant (CDBG) Program. The federal Department of Housing and Urban Development (HUD) retains responsibility for and gives direct grants to the large cities of Portland, Salem, Eugene, Springfield and Medford plus the counties known as "urban counties": Multnomah, Washington and Clackamas.

Grants are available from IRD for smaller communities working to:

- A. Increase business and employment opportunities;
- B. Conserve the existing housing supply and improve housing conditions;
- C. Improve or add public facilities;
- D. Respond to situations posing a serious, imminent threat to the community health or welfare.

## 2. RENTAL HOUSING REHABILITATION:

In addition to the CDBG program, IRD operates a Rental Rehabilitation program with grant funds from the federal Department of Housing and Urban Development (HUD). The Division competitively awards funds to eligible cities which in turn loan funds to owners of residential property with low income tenants. The funds are used to rehabilitate rental units and require a 50% match of funds by the private owner of the units.

## 3. OREGON SPECIAL PUBLIC WORKS PROGRAM:

In 1985 the Oregon State Legislature created the Special Public Works Program using lottery proceeds for economic

development as a means of assisting local government in providing infrastructure to businesses wishing to locate or expand in order to provide more jobs in the community.

The assistance is offered in three basic ways:

- A. Grants and loans to municipalities who compete for the lottery proceeds in annual competitions. Eligible municipalities are cities, counties, port districts, water districts, metropolitan service district, and county fairs.
- B. Authority to sell up to \$100 million in revenue bonds to finance necessary infrastructure for community economic development.
- C. Grants for infrastructure to serve specific sites where a firm commitment has been made by a private business to locate in the community are made at a time when funds from the competitive portion of the program explained above, are not available. This portion of the program is presently administered by the Oregon Economic Development Department and projects funded with this program are not included in this report.

## 4. COUNTY FAIRS AND SPECIAL EVENTS:

The County Fairs and Special Events program was enacted by the 1985 Legislature to provide lottery dollars for economic development in small towns, farming and ranching areas, and low population areas of the state.

The purpose of the program is to increase economic activity in these areas by providing county fairs and certain special events with funds for "brick and mortar" projects, such as exhibit buildings, livestock barns and cattle pens. These projects help the fairs to attract more events, diversify their activities, use their grounds on a year round basis, create jobs, and generate spin-off economic activity in the community.



# Intergovernmental Relations Division

## WHERE THE MONEY WENT

### SUMMARY OF PROJECTS FUNDED 1983 - September 30, 1986

### Oregon Community Development Program

#### SUMMARY OF ALL PROJECTS

(Outside Metropolitan Area)

TOTAL GRANTS GIVEN:		
For Capital Projects	\$ 43,564,281	
TOTAL OTHER FUNDS		
INVESTED IN PROJECTS:		
(City, County, Federal & Private Funds)	\$ 81,575,544	
TOTAL FUNDS INVESTED IN OREGON		
CITIES AND COUNTIES:		
For Capital Improvements and Jobs	\$125,139,825	
TOTAL NUMBER OF CITIES AND		
COUNTIES — GRANTEEES SERVED:	135	
TOTAL NUMBER OF PROJECTS:	237	
<b>NEW JOBS CREATED:</b>		
	<b>Permanent</b>	<b>Part-time</b>
	<b>Full-time</b>	
ECONOMIC DEVELOPMENT -		
Business Loans:	1604	318
PUBLIC WORKS/HOUSING &		
COMMUNITY FACILITIES:	1287*	1402
TOTAL	2891	1720

\*Full-time Construction (Estimate 11 Persons Per Project)

#### COMMUNITY FACILITIES PROJECTS

	Grants	Local & Other Funds	Total Funds Invested in Projects
Total Grants:	\$2,427,532	\$1,183,774	\$3,611,306
Total Number of Projects: 12			
Number of Senior Centers Built: 7			
Number of Other Facilities Built: 5			
Technical Assistance: 1			

#### ECONOMIC DEVELOPMENT

##### Business Loan Projects

	Grants	Local & Other Funds	Total Funds Invested in Projects
Total Grants:	\$10,076,825	\$53,934,871	\$64,011,696
Total Number of Projects: 36			
Business Loan Funds			
Technical Assistance: 28			
	\$ 221,125	\$ 353,147	\$ 574,272
Number of Jobs Created:			
		Permanent - 1604	
		Part-time - 318	
Total Economic Development Jobs - 1922			

#### NEIGHBORHOOD HOUSING REHABILITATION PROJECTS

	Grants	Local & Other Funds	Total Funds Invested in Projects
Total Grants:	\$11,883,897	\$8,283,231	\$20,167,128
Technical Assistance: 1	\$ 9,000	\$ 5,872	\$ 14,872
Total Number of Projects: 30			
Number of Occupied Housing Units Made Safe, Sanitary and Decent:			
Owner Occupied: 916			
Renter Occupied: 327			
Number of Housing Units Weatherized to Reduce Heating Costs: 550			

#### PUBLIC WORKS PROJECTS

	Grants	Local & Other Funds	Total Funds Invested in Projects
TOTAL GRANTS:	\$16,925,110	\$16,251,449	\$33,176,559
TOTAL NUMBER OF PROJECTS: 69			
TECHNICAL ASSISTANCE: 51	\$ 523,292	\$ 74,900	\$ 598,192

Project Type	Number	Grant Amount	Other Funds	Total \$ Invested in Project
Water	35	\$7,450,409	\$ 4,040,762	\$11,491,171
Sewer	22	\$7,464,701	\$11,040,351	\$18,505,052
Water and Sewer	5	\$ 965,276	\$ 779,436	\$ 1,744,712
Other Public Works	6	\$ 571,124	\$ 66,500	\$ 637,624
Storm Drain	1	\$ 473,600	\$ 324,400	\$ 798,000
TOTAL JOBS CREATED (Housing, Community Facilities, Public Works):				
Full-time - 1287				
Part-time - 1402				
	2689			

#### Rental Housing Rehabilitation Program Projects

	Grants	Local & Other Funds	Total Funds Invested in Projects
TOTAL GRANTS:	\$1,488,300	\$1,488,300	\$2,976,600
TOTAL NUMBER OF PROJECTS: 9			
NUMBER OF LIVING UNITS OCCUPIED BY LOW INCOME PERSONS: 535			
RENT CERTIFICATES: 298			
TOTAL HOUSING UNITS REHABED TO MAKE SAFE, SANITARY AND DECENT HOMES: 2,233			

#### 1986 Special Public Works Fund

(All Eligible Municipalities)

	Grants/ Loans	Other Funds	Total Project
Total Grants Given:	\$2,867,673		
Total Loans Given:	\$3,184,626		
Total Awards	\$6,052,299	\$7,723,002	\$13,775,301
TOTAL # OF CONSTRUCTION PROJECTS: 14			
TECHNICAL ASSISTANCE PROJECTS: 5			
<b>Project Type:</b>			<b>Number</b>
WATER SYSTEMS			2
SEWER SYSTEMS			2
WATER/SEWER & STREETS			6
STORM DRAIN			1
DOCK FACILITIES			2
AIRPORT FACILITIES			1
<b>TOTAL JOBS TO BE CREATED</b>			<b>8,843</b>

# 1986 COMMUNITY DEVELOPMENT BLOCK GRANTS FOR SMALL CITIES AND COUNTIES AND RENTAL HOUSING REHABILITATION GRANT PROGRAM

NOTE: In the following projects, Community Development Block Grants has been shortened to OCD and Rental Housing Rehabilitation has been shortened to RRP.

## BENTON COUNTY

(Firview Community)	
Persons benefitted:	200
OCD Grant:	\$10,000
Total project costs:	\$10,000

**Project Need:** Individual sewage treatment systems are not working in the Firview area of rural Benton County near Albany. Firview's 200 residents, of which an estimated 60% are low or moderate income, know that their septic systems are failing but neither they nor Benton County have the resources to remedy the situation.

**Solution:** A \$10,000 Oregon Community Development (OCD) technical assistance grant from IRD will be used by Benton County to collect information on the extent of the Firview sewage problem and its impact on water quality. Since any solution will probably require assistance from the OCD program and/or the Farmers Home Administration, the grant will also be used to conduct a household income survey to identify the number of low and moderate income persons affected. The result of the study will be a preliminary sewerage plan which should help the county secure funding to replace the failing septic systems.

## CLATSKANIE

Persons benefitted:	35
OCD Grant:	\$9,600
Total project costs:	\$9,600

**Project Need:** Without the approval or knowledge of the city, fourteen outside city residential connections have been made over a time to a city water line — the Beaver water line — once used to supply a 1930's stream-driven irrigation pump. The connections were made because of contamination of individual wells. The line was constructed of substandard, thin-wall metal pipe in unstable alluvial soils without solid bedding. The pipeline has a history of leaks, fractures, failures, and breaks. Repairs are effected in farm fields, subjecting the users to risks of contamination and illness.

**Solution:** With the Oregon Community Development (OCD) grant from IRD, the city will perform an engineering analysis to assess the location, cost, and water rates appropriate to the rehabilitation of the Beaver water line and continuation of water service to the outside-city water users.

## COOS BAY

Persons benefitted:	102
OCD Grant:	\$318,600
Other funds:	
City In-kind	85,000
Total project costs:	\$403,600

**Project Need:** Many low and moderate income families who are fortunate to own their own homes are not able to pay for or secure conventional financing for ongoing maintenance or major home improvements. Consequently these families live with progressively deteriorating homes which could or have already threatened the health and safety of the occupants. In Coos Bay, three neighborhoods, North Empire, Lawnridge and Englewood have a combined 42.6% low income residents and 58% substandard housing.

**Solution:** With an Oregon Community Development (OCD) grant of \$318,600 from IRD plus \$85,000 in city funds, this housing rehabilitation program will provide 0 percent, deferred payment loans for the rehabilitation of owner-occupied units. A minimum of 25 units will be completed.

*"The cost of providing public works is very high requiring the financial assistance of the federal and state governments to local governments. It costs about \$150 to install one foot of street; \$50 for one foot of sewer line and about \$35 for one foot of water line."*

Yvonne Addington, Manager  
Community Development Programs  
Intergovernmental Relations Division

## COOS COUNTY

(Upper Coos River Community)	
Persons benefitted:	55
OCD Grant:	\$10,000
Total project costs:	\$10,000

**Project Need:** The Upper Coos River Water System is an aging gravity flow system with an earthen dam impoundment as the source. There is no treatment or disinfection taking place. The water lines, where exposed, are in very poor condition. Recent tests have shown that bacteria and turbidity contamination exists. The State Health Division has sent users notification to boil water.

**Solution:** With a \$10,000 Oregon Community Development (OCD) technical assistance grant from IRD, a plan will be developed to provide safe drinking water to the users of the system. An engineer will be hired to investigate existing facilities and conditions, propose alternatives, estimate the cost and solicit citizen input.

## COOS COUNTY

(Charleston area)	
Persons benefitted:	492
OCD Grant:	\$480,000
Other funds:	
FmHA	2,000,000
Total project costs:	\$2,480,000

**Project Need:** The Charleston Sanitary District has a health hazard resulting from failing septic tank and drainfield systems. A 1979 Department of Environmental Quality survey of the district revealed that along one-third of the streets surveyed at least 50 percent of the individual septic systems were failing. Fecal contaminants were found in samples from roadside ditches, streams, lakes, and points along the Coos Bay estuary. Additionally, local soils allow septic tanks to drain into local wells. The area contains 62 percent low and moderate income residents.

**Solution:** With a \$480,000 Oregon Community Development (OCD) grant from IRD plus a \$2 million loan and grant from Farmers Home Administration (FmHA) the district will be connected to Coos Bay's Wastewater Treatment Plant #2. OCD funds will be used to connect 214 low and moderate income households to the sewer system.

## COQUILLE

Persons benefitted:	5,095
OCD Grant:	\$66,500
Other funds:	
City	32,000
Total project costs:	\$98,500

**Project Need:** The Coquille River supplies the city's only source of summer water. In the fall of 1985 the city became aware of the fact that the pole structure supporting the city's Coquille River water pump was listing towards the riverbank at an unsafe angle. After inspection, it was determined that one piling was broken at ground level and the pump had to be disconnected. The discontinuance of the pump left the city without water. The immediacy of this situation led to the award of this Imminent Threat grant.

**Solution:** With an Oregon Community Development (OCD) grant of \$66,500 from IRD plus \$32,000 of city funds, this grant will provide new creosote piling, reconstruct the platform and re-install the pump, thereby again utilizing the water source.

## COQUILLE

Persons benefitted:	5,095
OCD Grant:	\$451,000
Other funds:	
City (FmHA loan)	430,000
Total project costs:	\$881,000

**Project Need:** The City of Coquille has been ordered by the DEQ to eliminate 60,000 gallons of polluted backwash water being dumped daily into the Coquille River. The city's water treatment plant, a 35 year old facility, can no longer serve the city's needs. The city previously passed a bond levy but was unable to sell all the bonds because of a lack of revenue to repay. Fifty-two percent of the city's residents are low and moderate income and cannot pay for this huge expense alone.

**Solution:** With an Oregon Community Development (OCD) grant of \$451,000 from IRD plus a \$430,000 city bond issue (to repay a loan from Farmers Home Administration), the city will refurbish the treatment plant by converting the sedimentation basin from manual to mechanical cleaning, provide a separate backwash basin to eliminate dumping and replace filter media and galvanized pipe.

## CORVALLIS

Persons benefitted:	62
RRP Grant	\$100,000
Other funds:	
Private	100,000
Total project costs:	\$200,000

**Project Need:** The need for the rehabilitation of rental units occupied by low income persons is very evident in a central Corvallis neighborhood where 79% of all residential units are renter occupied and 38% of the housing stock is substandard. In addition, 74% of the households in the area fall under the "low income" limit. The city has a waiting list of several property owners seeking assistance.

**Solution:** To help the city meet the identified need, IRD has awarded Corvallis a Rental Rehabilitation Program grant of \$100,000. The city has designed a program whereby it will loan up to 50% of the rehabilitation costs to a qualified property owner at no more than 5% interest and for a term up to 20 years. The main recipient of these funds will be the Corvallis Plaza Apartments, a 48-unit, six story complex. Owners of the building may contribute as much as \$145,000 to the project. The city's loan will be secured by a note and Trust deed.

*"Without the grant funds from Intergovernmental Relations Division, Irrigon would not have been able to eliminate existing health hazards in our water system and could not serve the basic needs of the senior citizens in our area. Small cities simply cannot afford the money necessary for these expensive projects"*

Donald V. Eppenbach, Mayor

## CROOK COUNTY

Persons benefitted:	1,132
OCD Grant:	\$107,324
Other funds:	
Crook County	40,000
Total project costs:	\$147,324

**Project Need:** Crook County's historic courthouse and its museum building in Prineville have not been adequately accessible to persons with physical handicaps. The county had moved as many of its offices as possible to ground floor locations but others, including the clerk's and agricultural extension offices and the entire county and state court facilities had to remain on the second and third floors which can be reached only by steep stairs.

**Solution:** With an Oregon Community Development (OCD) community facilities grant of \$107,324 from IRD and \$40,000 of its own funds, Crook County will accomplish the following: installation of an elevator in the courthouse, remodeling of four courthouse restrooms to be handicapped accessible, installation of a wheelchair ramp at the county museum, and construction of curb cuts at all corners of the county courthouse block. The courthouse work is designed to be compatible with the historic features of the building.

## DALLAS

Persons benefitted:	126
OCD Grant:	\$266,600
Other funds:	
FmHA, city and Polk County	37,000
Total project costs:	\$303,600

**Project Need:** Low and moderate income persons typically lack adequate resources to maintain their homes in good repair, which results in neighborhood deterioration and threats to the health and safety of occupants. In Dallas, 47 percent of the population are low and moderate income. The city has never had a housing rehabilitation program and sixty-two families have expressed interest in such a program.

**Solution:** With a \$266,000 Oregon Community Development (OCD) grant from IRD plus \$37,000 from local sources the City of Dallas will establish a revolving loan fund and will rehabilitate at least 28 homes. The program will provide 0-6% interest loans to eligible owner-occupants for home improvements. As loans are repaid the city will be able to make more loans in the future.

## DAYTON

Persons benefitted:	125
OCD Grant:	\$2,500
Other funds:	
State Historic Pres. Office	4,187
City	884
Donations	801
Total project costs:	\$8,372

**Project Need:** There is a great need in Dayton to upgrade and preserve many of the historic properties which at this time contribute to the blight in the area. Current conditions include: buildings that are unfit to occupy because of obsolescence, deterioration or dilapidation; and economic deterioration or disuse of property because of faulty planning.

**Solution:** With a \$2,500 Oregon Community Development (OCD) grant, from IRD, \$4,187 State Historic Preservation grant, \$884 from the city, and \$801 in local donations the Technical Assistance project will make available financial incentives for historic restoration and/or rehabilitation. Through use of such state and federal tax incentives, the local housing stock will be upgraded and preserved.

## DAYTON

Persons benefitted:	1,400
OCD Grant:	\$27,500
Total project costs:	\$27,500

**Project Need:** The city's main water and sewer lines are suspended on a pedestrian bridge that crosses the Yamhill River. It has recently come to the city's attention that the bridge is unsafe and in danger of collapsing. If this occurs, the main water and sewer lines will drop into the river.

**Solution:** The Oregon Community Development (OCD) Imminent Threat grant award of \$27,500 made to the city by IRD in June 1986 is for the purpose of obtaining the engineering services necessary to recommend an appropriate solution to the problem.





## DAYVILLE

Persons benefitted:	205
OCD Grant:	\$9,200
Total project costs:	\$9,200

**Project Need:** The City does not have a sanitary sewer system. Dayville is on the edge of a valley formed by the John Day River. Due to the space requirements of septic tanks and the lack of sufficient vacant land within the city, additional building is currently prohibited. In addition to a sanitary sewer system the city also needs to explore many ways to raise revenue to operate and maintain its public facilities. One possible revenue source would be a small hydroelectric generator constructed on the city's main water transmission line.

**Solution:** With an Oregon Community Development (OCD) grant of \$9,200 from IRD, preliminary engineering for a sewage collection system and treatment plant will be prepared and construction costs estimated in this technical assistance study. In addition, with a small portion of the grant, the economic potential of a micro hydroelectric generator facility on the city's water transmission line will be determined.

## DEPOE BAY

Persons benefitted:	800
OCD Grant:	\$137,000
Other funds:	
City	15,000
Total project costs:	\$152,000

**Project Need:** On November 6, 1985, during a routine maintenance operation to draw down the city's main reservoir on North Depoe Bay Creek in preparation for silt removal and maintenance of the intake structure, large masses of silt broke free and damaged the intake structure beyond repair. While investigating the damage, city crews discovered a much larger amount of silt in the reservoir than anticipated.

In order to repair the intake structure, the silt first had to be removed. The cost of removing the larger amount of silt and of repairing the intake structure and rehabilitating the reservoir was unexpected and beyond the city's financial capabilities. With the main reservoir out of commission, the city was relying on a smaller backup water supply which was of less than adequate quality and would have been insufficient to meet residential and tourist demand throughout the year.

**Solution:** IRD awarded a \$152,000 Imminent Threat grant in December 1985. The project consists of emptying the reservoir, removing existing silt, repairing the intake structure, and constructing a stilling chamber at the upstream end of the reservoir.



## DESCHUTES COUNTY

Persons benefitted:	313
OCD Grant:	\$328,700
Other funds:	
EPA/DEQ	1,622,293*
FmHA Grant/Loan	698,646*
Local-LaPine	
Sewer District	30,834
Total project costs:	\$2,680,473*

\*Estimates at this time.

**Project Need:** Groundwater in the La Pine area is contaminated with nitrates, according to a study by the Oregon Department of Environmental Quality. Nitrates in drinking water are a health hazard to young children. Failing septic systems are the source of the nitrates. The Oregon Environmental Quality Commission has adopted a rule requiring adequate disposal of sewage in the La Pine area no later than January 1, 1987.

The most cost-effective sewage disposal method for the area is a small diameter, gravity flow effluent system with individual septic tanks. Funding has been secured from both the EPA and the Farmers Home Administration (FmHA) for much of the estimated total cost of \$2.67 million. However, neither of those agencies will pay for connecting residences to the new collection and treatment system. Ninety-three percent of La Pine's households have low or moderate incomes.

**Solution:** A \$328,700 Oregon Community Development (OCD) public works grant from IRD will pay for the connection of all residences occupied by low and moderate income persons to the new system. In addition, OCD funds will be used to pay part of the cost of the collection and treatment facilities, thereby reducing the monthly payment necessary to reduce the local bonded debt of citizens to a level within the FmHA limits.

## DOUGLAS COUNTY

Persons benefitted:	265
OCD Grant:	\$7,500
Total project costs:	\$7,500

**Project Need:** As many as 100 households in rural Douglas County get their water from Willis Creek which is not only open to contamination from livestock and wild animals but also dry during portions of each year. Fifty-six percent of water samples taken by the county health departments have tested positive for both coliform and fecal coliform. Attempts by residents to replace or augment the water supply with wells have been unsuccessful. The majority of affected households have low or moderate incomes.

**Solution:** A \$7500 Oregon Community Development (OCD) technical assistance grant from IRS will be used by Douglas County to determine the best alternative for domestic water supply in the Willis Creek area. Connection to a water district, on-site systems, and a small water treatment plant will each be evaluated. Preliminary engineering and design to determine the scope and costs of the preferred solution will also be part of the county's effort.

*"People I don't even know stop me and say, 'Your house is beauuutiful,'" says Elton Petri. He says the place now feels like a sunny morning.*

*The rehabilitation of Eldon Petrie's house was made possible with a portion of a \$400,000 IRD grant to the City of Ashland for housing rehabilitation.*

## ELGIN

Persons benefitted:	1,765
OCD Grant:	\$10,000
Total project costs:	\$10,000

**Project Need:** The City of Elgin sanitary sewer system has problems with water infiltration during periods when the water table is high. This is a serious problem in the winter if the sewage lagoon is frozen over. These periods of high flow result in a discharge of inadequately treated sewage into the Grande Ronde River. The city is comprised of 64% low and moderate income persons.

**Solution:** A \$10,000 technical assistance grant from IRD will fund a study to develop a recommended solution to the infiltration and inflow problem in order to keep the wastewater flows within the treatment plant's design capacity. The study will include recommended pumping capacities to avoid bypass of untreated sewage into the Grande Ronde River during peak flow periods.

*Many citizens in Oregon are still obtaining their drinking water from deteriorated wood stave water pipe installed almost 100 years ago. The cost of replacement is often more than citizens of a small community can afford without state and federal assistance.*

## ENTERPRISE

Persons benefitted:	2,070
OCD Grant:	\$319,000
Other funds:	
City	105,000
Total project costs:	\$424,000

**Project Need:** The community's sewer system has serious water infiltration problems which, at times, increase the wastewater flow to five times the sewage generated. The Department of Environmental Quality has ordered the city to reduce flows from 1 million gallons per day (gpd) to 650,000. The excessive infiltration exceeds the treatment plant capacity and partially-treated and inadequately disinfected sewage is discharged onto the golf course and into the Willowa River.

**Solution:** With a \$319,000 OCD grant from IRD, repairs will be made to the major areas of the sewage collection system where infiltration of ground water and storm water is most prevalent. A leaking outfall line will be replaced where necessary. The project includes replacement of 3,250 l.f. of sewer line, 4,000 l.f. of outfall line, 65 service taps, upgrading of the treatment plant, and other improvements.

## GLENDALE

Persons benefitted:	715
OCD Grant:	\$9,200
Total project costs:	\$9,200

**Project Need:** The City of Glendale has no community or senior center facilities. The city does have a potential facility in a former railroad depot owned by a non-profit group which is trying to develop a senior mealsite and community center. To be of use, the depot building must be remodeled but neither the non-profit group nor the city has had the resources to obtain the necessary design expertise. Charitable groups, including the C. Giles Hunt Trust, have promised to help pay for the construction work but, first, plans and cost estimates must be completed.

**Solution:** An Oregon Community Development (OCD) technical assistance grant of \$9,200 from IRD will enable the city to hire an architectural consultant for the project. The consultant's scope of work includes preparing specifications for site improvements in addition to building plans.

## GRANTS PASS

Estimate of jobs to be created:	50
OCD Grant:	\$315,000
Other funds:	
Private	629,000
Total project costs:	\$944,000

**Project Need:** Generating capital for the city's business revolving loan fund and stimulating the creation of jobs for area residents are the impetus behind a \$315,000 grant to the City of Grants Pass from IRD.

**Solution:** The city will first loan the funds to Rogue Valley Sash & Door, Inc. to purchase, renovate and add to their production facility where they will manufacture high quality stile and rail doors for the homebuilding and remodeling industry. Loan payments of principal and interest will be paid to the city which will establish a revolving fund for other business loans. The firm will initially employ 25 workers, but expects to have a staff of 50 by the end of the second year of operation. Employment will be coordinated through the Job Council and the Josephine Economic Development Association and the firm expects that 95% of the jobs will be available to low income persons. The firm will invest \$629,000 of private funds for a total project cost of \$944,000.

## HALFWAY

Persons benefitted:	400
OCD Grant:	\$9,500
Total project costs:	\$9,500

**Project Need:** The city has two major water system deficiencies-coliform bacteria contamination and inconsistent water pressure. The water supply also is of questionable reliability, with inadequate supply in summer months from the system's existing wells. Approximately 1,000 l.f. of the water distribution lines are undersized and deteriorated. The city has a 54% low and moderate income population and \$190,000 in outstanding bonded indebtedness for past water and sewer system improvements.

**Solution:** With a \$9,500 Oregon Community Development (OCD) grant from IRD, the city will undertake a technical assistance study to identify the improvements necessary to comply with the federal Safe Drinking Water Act and provide sufficient pressure for domestic and fire flow demands. A financial analysis of total cost and phased improvements also will be included in the report.

## HEPPNER

Persons benefitted:	48
OCD Grant:	\$500,000
Other funds:	
State Housing Div.	508,630
Total project costs:	\$1,008,630

**Project Need:** In the three county area of Morrow, Gilliam, and Wheeler counties there are an estimated 1,254 persons over age 65. There is no senior housing, specifically, and few rental units in the area. The majority of seniors who move in from rural homesites seeking housing and services in a community setting end up looking in Pendleton in Umatilla County, away from familiar locations, friends and family.

**Solution:** With a \$500,000 OCD grant from IRD and \$508,630 from State Housing Division, this project is intended to remodel the Heppner Hotel in order to establish a 23 unit senior housing project for up to 48 seniors. To live in the building, all tenants will be required to meet low and moderate income standards.

## HOOD RIVER COUNTY

Estimate of jobs to be created:	15
OCD Grant:	\$40,000
Other funds:	
Private	85,000
Total project costs:	\$125,000

**Project Need:** A very high unemployment rate has caused Hood River County and the Mid-Columbia Economic Development Council to get actively involved in financing and remodeling the Hood River Diamond Cannery which has been vacant for several years. They hope to attract new business or allow existing businesses to expand in order to create jobs. An Economic Development Administration grant allowed the building to be remodeled. Active marketing of the site has attracted the Dominguez Family Enterprises, Inc. to the site. In order to expand its business, a \$40,000 loan was needed by the firm to match \$85,000 in private funds.

**Solution:** With a \$40,000 Oregon Community Development (OCD) grant from IRD, Hood River County will establish a business revolving loan fund with the first recipient to be Dominguez Family Enterprises, Inc., which originated in Hood River. The firm will use the loan to buy equipment to expand its product line. The business produces corn and flour tortillas and bakery goods for many leading grocery store chains in Oregon and Washington. The company will add 15 new employees, many of whom will be low and moderate income persons.



## IMBLER

Persons benefitted:	230
OCD Grant:	\$9,500
Total project costs:	\$9,500

**Project Need:** The City of Imbler has neither a public water nor a sewer system. Recently, tests of a number of wells have revealed high nitrate levels and the presence of fecal coliform bacteria. Imbler is small community surrounded by active farms of wheat and grass seed. The fertilization and constant irrigation associated with farming practices apparently contributes to a high incidence of nitrate contamination in the wells which is threatening public health.

**Solution:** With an IRD grant of \$9,500 in Oregon Community Development funds, Imbler is seeking to document the extent of the groundwater contamination and the characteristics of the water table. The study also will examine possible water and sewer systems to aid the community in understanding the options, including costs, for solving the contamination problems.

## JEFFERSON

Persons benefitted:	1,702
OCD Grant:	\$486,900
Other funds:	
City	25,000
Total project costs:	\$511,900

**Project Need:** Nitrate concentrations are frequently excessive in the City of Jefferson's five wells which supply the city's water. Most of the wells are shallow and influenced by surface applied contaminants. The only deep well in the system is plagued with bad test and odor problems and is only used during emergencies.

**Solution:** With a \$486,900 Oregon Community Development (OCD) grant from IRD and \$25,000 of city money construction of a river intake, a 700 gallon per minute water treatment plant and 1,000 lineal feet of 10-inch transmission main will provide Jefferson residents with clean, potable water.

## JEFFERSON COUNTY

Estimate of jobs to be created:	33 (full-time) Up to 120 jobs in total
OCD Grant:	\$ 400,000
Other funds:	
Western Brands, Inc. (private business)	1,896,065
Total project costs:	\$2,296,065

**Project Need:** Three years ago, Jefferson County and the City of Metolius lost a major employer when the Gourmet Foods potato processing plant closed. One hundred twenty-five employees were put out of work. In 1984, a new firm, Western Brands, Inc., formed to reactivate the plant and resume the produc-

tion of frozen french fries for the institutional and restaurant industries. Working capital and financing on the existing facilities was obtained but resources for equipment acquisition and improvements were not available to Western Brands at reasonable terms.

**Solution:** A \$400,000 Oregon Community Development (OCD) economic development grant from IRD to Jefferson County will be used to establish a business revolving loan fund and will be loaned to Western Brands to purchase and install additional machinery at the potato processing plant. Resumption of operations will result in the creation of 120 jobs with a minimum of 33 1/3 jobs being permanent full-time positions. A majority of these full-time jobs will be available to low and moderate income persons.

## JOSEPH

Persons benefitted:	1,170
OCD Grant:	\$9,500
Total project costs:	\$9,500

**Project Need:** The city currently obtains its water from Wallowa Lake, which is used heavily for boating and fishing. There are also a large number of summer homes in the area adjacent to the lake which are on septic tanks and which may be polluting the water supply. The city drinking water has both color and odor problems and is inadequately treated. The poor economic conditions in the area, with a Wallowa County unemployment rate of 24%, means local funding of the technical assistance study is not possible.

**Solution:** With a \$9,500 OCD grant from IRD, Joseph will investigate the cost and feasibility of better treatment facilities as well as possible other sources of water. System pressure problems will be evaluated and new line sizes will be recommended.



## KEIZER

Persons benefitted:	504
OCD Grant:	\$500,000
Other funds:	
Local Improvement District	368,163
Total project costs:	\$868,163

**Project Need:** An existing unsewered area of North Keizer in the vicinity of Wheatland Road is characterized by severe septic system failures, thereby creating a public health hazard, as verified by the State Health Division and the Marion County Health Department. The city, newly incorporated in 1982, is faced with finding a solution. Sixty-three percent of the people in this area have low and moderate incomes.

**Solution:** With a \$500,000 IRD grant, the costs to benefitted property owners will be decreased more than 50%. The project involves extending 16,120 lineal feet of sanitary sewers and adding two pump stations to the most densely populated area surrounding Wheatland Road. Later phases of the project will sewer the entire area.

## KLAMATH FALLS

Persons benefitted:	586
OCD Grant:	\$ 500,000
Other funds:	
Environmental Protection Agency	115,000
Local Improvement District	785,000
Total project costs:	\$1,400,000

**Project Need:** The City of Klamath Falls applied for grant funds to extend sanitary sewers to the Pelican City neighborhood. This area was annexed into the city under a forced health hazard annexation order by the State Health Division. The area is over 90% low and moderate income. Design of the proposed system was accomplished with a \$104,000 OCD grant awarded to the city in 1984.

**Solution:** With a \$500,000 grant from IRD, an EPA grant and a local improvement district, the city will use grant funds to extend sanitary sewer lines to the Pelican City area. Existing septic systems will be dismantled and the homes of low income residents will be connected to the sewer system. The grants reduce the cost of this project to the residents by 36%.

*A \$195,000 IRD grant to Wallowa County in 1983 allowed them to provide extensive remodeling of the emergency, surgical and x-ray rooms at Wallowa Memorial Hospital in Enterprise. Those areas of the hospital had serious code violations but even with volunteer service, donations and local funding, more money was needed to provide the necessary medical services for approximately 7,000 people in Umatilla and Union counties.*

## LINCOLN COUNTY

Persons benefitted:	393
OCD Grant:	\$10,000
Other funds:	
County	3,500
San. Dist.	3,000
Total project costs:	\$16,500

**Project Need:** The Carmel-Foulweather Sanitary District has been plagued with a substantial number of failing septic systems and resultant widespread surfacing of sewage. Approximately 393 persons in the district are beset with failing systems due to soil conditions largely unsuitable for on-site sewage disposal, high annual precipitation rates and a substantial number of deteriorating and inadequate septic systems.

**Solution:** With the \$10,000 Oregon Community Development (OCD) grant from IRD, Lincoln County will prepare a sanitary survey and plan for the Carmel-Foulweather area. The grant funds will allow the county to conduct 1) a comprehensive house-to-house sanitary survey to document the problem, 2) a household income survey and, 3) an engineering study to evaluate solutions for elimination of the health hazard. The county will contribute \$3,500 and the district \$3,000 for a total project cost of \$16,500.

## MADRAS

Persons benefitted:	60
OCD Grant:	\$ 9,000
Other funds:	
City	1,000
Total project costs:	\$10,000

**Project Need:** Adequate affordable housing for low income families is very hard to find in the Madras area. In recent years, the city has had to condemn many rental units and has had no resources to offer owners interested in upgrading their buildings. A 24 unit apartment complex, located near the city center, was identified as the best location for developing low income housing. However many of the existing units are not habitable.

**Solution:** A \$10,000 Oregon Community Development (OCD) technical assistance grant from IRD, will enable the city to prepare a feasibility study for the development of modern

low income housing on the site of the Parkside Apartments. The study will determine whether the existing structures should be rehabilitated or replaced and will provide all the necessary information for obtaining private and governmental assistance for the project.

## MALHEUR COUNTY

(Nyssa/Vale Communities)	
Persons benefitted:	1,758
OCD Grant:	\$44,000
Other funds:	
Independent Local Seniors	31,000
Total project costs:	\$75,000

**Project Need:** A senior center is being built for the Nyssa/Vale communities, but existing funds are not adequate to complete the building. The project to date has been built by the Marsing, Idaho Job Corps. One thousand seven hundred and fifty-eight seniors are expected to use the facility.

**Solution:** With a \$44,000 Oregon Community Development (OCD) grant from IRD and \$31,000 from Independent Local Seniors completion of the senior center's heating, ventilating, and air conditioning systems will be possible, thereby completing the center.

## MAUPIN

Persons benefitted:	500
OCD Grant:	\$10,000
Total project costs:	\$10,000

**Project Need:** In 1985 the city was threatened seriously by a range fire. While fighting the fire at the perimeter of the city, it was discovered that the water system was poorly designed, with vacuums created and hydrants with no water. Two of the hydrants in use during the fire fight drained all the water out of the system, leaving the rest of the city vulnerable.

**Solution:** Maupin will use the \$10,000 Oregon Community Development (OCD) technical assistance grant from IRD to study the water system to determine appropriate pipe locations and sizes. The study will provide direction for correcting flow problems and will investigate alternative water supply sources.

## MEDFORD

Persons benefitted:	Minimum of 62
RRP Grant	\$109,000
Other funds:	
Private	109,000
Total project costs:	\$218,000

**Project Need:** The need for the rehabilitation of rental units occupied by low income persons is very evident in Medford, in part due to a waiting list of approximately 145 interested property owners. The concentration of substandard housing units is as high as 85% in some portions of the target area.

**Solution:** With the \$109,000 Rental Rehabilitation Program grant from IRD, the city will continue its successful Rental Rehabilitation program, making deferred payment loans to eligible property owners. Roof repairs are a high priority in the program and buildings with substandard structural conditions are given first option for assistance. Loans are forgiven over a 10 year period.

## NEWBERG

Estimate of jobs to be created:	10
OCD Grant:	\$ 90,000
Other funds:	
Private	185,000
Total project costs:	\$275,000

**Project Need:** Pride Furniture, Inc., located in Newberg, had a lease scheduled to expire in September 1986. A manufacturer of commercial/office/motel furniture, Pride needed \$250,000 to purchase the building and \$20,000 for new equipment. The firm could obtain \$180,000 from earnings, equity, and a commercial loan, but still needed \$90,000. Pride currently employs 7 persons and, with the purchase of the building and equipment, will hire 10 additional persons.

**Solution:** With a \$90,000 Oregon Community Development (OCD) economic development grant from IRD, Newberg will loan \$85,000 to Pride Furniture. The funds will be used by Pride in conjunction with its own money to purchase the building. Pride anticipates hiring 10 more employees in the grant period. At least half of these jobs will be available to low and moderate income persons. Funds received by the city from repayment of the loan will be deposited into the city's economic development revolving loan fund to be loaned to other businesses wishing to expand or locate and create new jobs.

*"The completion of a reconstructed water system for Shaniko is its most important event for this official ghost town since the adoption of a City Charter in 1901."*

Arthur Fine, Councilman

August 2 **Shaniko Festival** August 2

Celebrating the New Water System

Pit BBQ Beef (all you can eat)

Western Music Street Dancing

Fun for Everyone

Admit One BBQ Admit One Dance

**\$10.00**



## RAINIER

Persons benefitted:	1,560
OCD Grant:	\$473,600
Other funds:	
State Health Division	68,600
City	217,000
Total project costs:	\$759,200

**Project Need:** The City of Rainier has inflow and infiltration problems with its sanitary sewers. The sewer system has been found in violation of Department of Environmental Quality suspended solids standards and, during peak flow periods, has been discharging inadequately treated wastewater into the Columbia River, creating potential health hazards. The city has been given a compliance date of June 1, 1988 by DEQ.

**Solution:** With a \$473,600 Oregon Community Development grant from IRD, the city will construct separate sanitary and storm sewer systems for the community. Construction will provide an estimated 7,000 l.f. of sanitary sewer and 4,230 l.f. of storm sewer lines throughout the city. This project will effectively address the inflow and infiltration problems now being experienced by the city.

## RICHLAND

Persons benefitted:	312
OCD Grant:	\$347,600
Other funds:	
City-G.O. Bond	100,000
Total project costs:	\$447,600

**Project Need:** The city receives its water directly from an infiltration gallery in Eagle Creek. There is no storage facility resulting in inadequate chlorine contact time and subsequent water quality violations. The existing 8-inch transmission line does not supply adequate water for peak day demands. The city is not able to fund the entire project locally since the community is paying back a 1963 bond of \$60,000 and a 1970 \$100,000 sewer bond. Low and moderate income persons comprise 70% of the community.

**Solution:** With the assistance of a \$347,600 Oregon Community Development (OCD) grant from IRD, the chlorination system will be upgraded and a 300,000 gallon standpipe reservoir will be constructed. In addition, a booster pump will be installed and some undersized distribution lines will be replaced with 3,200 l.f. of water lines to provide for system looping.

## ROGUE RIVER

Persons benefitted:	1,000
OCD Grant:	\$7,500
Total project costs:	\$7,500

**Project Need:** Groundwater resources within and near the City of Rogue River have been documented to be contaminated by fecal coliform and petroleum products. Failed septic

systems are the source of the coliform. The petroleum contamination is the result of a gasoline spill in the 1950's. The city must assess the adequacy of the existing well and septic systems before it can address the problems associated with contaminated drinking water.

**Solution:** A \$7,500 Oregon Community Development (OCD) technical assistance grant from IRD will be used to complete a total household water study of the city and nearby areas. Information from the study will be used to develop a public facilities system and to secure funding for it.

## ST. HELENS

Persons benefitted:	7,260
OCD Grant:	\$10,000
Total project costs:	\$10,000

**Project Need:** The Muckle Hotel has sat vacant for years and is currently in a very deteriorated condition. It is owned by an absentee landlord who inherited the structure in 1980. The owner has never received any income from the property and is not interested in rehabilitating it. The building is a blight on the downtown area.

**Solution:** This \$10,000 technical assistance grant from IRD is an integral part of the city's ongoing downtown rehabilitation project. The city will complete studies that are prerequisites to renovating the vacant Muckle Hotel: a pro forma analysis of the structure's economic potential and a structural engineering analysis of the building's rehabilitation needs.

*Forty-two people had new permanent jobs as a result of a \$315,000 IRD grant to Grants Pass on the day that Gov. Vic Atiyeh helped Howell D. Cobb, president of Rogue Valley Sash and Door, Inc., his son and Mayor Jane Reyneke hang the company's front door in celebration of the opening of the new company. The IRD grant allowed Grants Pass to establish a business revolving loan fund for the purpose of creating jobs and loaned the money to the new company to meet part of its financial needs. As the loan is repaid, the money will become available to other companies in Grants Pass to use to create jobs.*



## SEASIDE

Persons benefitted:	68
OCD Grant:	\$265,000
Other funds:	
City	261,597
Community Action Team	10,000
Total project costs:	\$536,597

**Project Need:** Forty percent of Seaside's housing units are 45 years old or older. In certain neighborhoods, fifty percent or more of the residents have low or moderate incomes. Many of the homes in these neighborhoods were built originally as summer homes but now are used as year round residences. As a result, the homes are often substandard and lack weatherization sufficient to provide adequate shelter in the winter.

**Solution:** The City of Seaside proposes to rehabilitate 30 owner-occupied homes in three target neighborhoods with the Oregon Community Development (OCD) grant of \$265,000 from IRD and the weatherization assistance provided by Community Action Team, Inc. Assistance will be provided in the form of low interest loans to qualified low and moderate income homeowners. In addition, using city funds, about \$235,935 will be invested in water, sewer, street, and sidewalk improvements to be made in the target neighborhoods.

## SILETZ

Persons benefitted:	1,265
OCD Grant:	\$346,062
Other funds:	
FmHA	141,798
City	10,910
Total project costs:	\$498,770

**Project Need:** Camp 12, an unincorporated area near Siletz and formerly a logging camp, is one of the worst and longest existing health hazard areas in the State of Oregon. It has the worst record of bacteriological violations of all the community water systems in the state. Residents have been under a "boil

Continued on next page.

water" order for the last several years. All 69 residents of Camp 12 are of low income. The City of Siletz's current storage capacity is inadequate to meet its own present needs let alone the addition of Camp 12 residents and 39 new housing units being built for the neighboring Siletz Indian Tribe.

**Solution:** The City of Siletz has agreed to provide water service to Camp 12 with the assistance of a \$346,062 Oregon Community Development (OCD) grant from IRD. Nine thousand six hundred and fifty feet of new water line will be installed involving 27 new service connections in Camp 12. In addition, the City will construct a new 300,000 gallon reservoir and transmission main. Farmers Home Administration is contributing \$141,798 in grants and loans and the City is contributing \$10,910 for a total project cost of \$498,770. One thousand two hundred sixty-five persons will benefit from this project in the City of Siletz and Camp 12 area.

## SPRINGFIELD

Persons benefitted:	Minimum of 40
RRP Grant	\$ 70,000
Other funds:	
Private	70,000
Total project costs:	\$140,000

**Project Need:** Substandard single and multi-family rental units with a low vacancy rate concern the City of Springfield and a central neighborhood association. With vacancies running at less than 5%, there is little incentive for landlords, many of whom are absentee, to maintain their properties in a safe condition. As much as 45% of the housing is in need of substantial repair. Fifty percent of the area's housing units are rentals and household income is only 70% of the median for the Eugene-Springfield area.

**Solution:** To help the city meet the identified need, IRD has awarded Springfield a Rental Rehabilitation program grant of \$70,000. Springfield has designed a housing rehabilitation program for investor/landlords which is intended to increase the number of standard quality housing units available to lower income renters. Recipients of the loans must match them dollar for dollar with private funds. Up to \$5,000 per unit is available along with a limited number of Section 8 certificates and vouchers for eligible tenants. The city intends to focus its program on one or more apartment complexes in the central target area.

## SUBLIMITY

Estimate of jobs to be created:	37
OCD Grant:	\$445,681
Other funds:	
Private	1,000,000
Total project costs:	\$1,445,681

**Project Need:** The need for more jobs for low and moderate income persons in the City of Sublimity in addition to the Marian Re-

tirement Center's need for capital to expand its existing facility caused the city to apply for an Oregon Community Development (OCD) grant to establish a business revolving loan fund.

**Solution:** With a \$445,681 OCD grant from IRD plus \$1,000,000 in private investment, the center will add 13 retirement apartments and a cabinet shop as well as new laundry, kitchen and cafeteria facilities. The Marian Retirement Center also is developing a 40-bed wing that will specialize in the care of patients with Alzheimer's Disease. The center, already a major employer in the Sublimity area, anticipates hiring an additional 37 employees, which would bring the total workforce to 278. At least half of the 37 new jobs will be available to low and moderate income persons.

## TILLAMOOK COUNTY

(Neskowin area)

Persons benefitted:	250
OCD Grant:	\$10,000
Total project costs:	\$10,000

**Project Need:** The Department of Environmental Quality has found bacterial contamination in Neskowin area streams. This contamination is likely caused by the severe problem of failing septic tanks in the area. The DEQ is very concerned about the potential health risk to children and others using the estuarine waters in Neskowin for swimming.

**Solution:** With the \$10,000 Oregon Community Development (OCD) grant from IRD, the county will update a previous facilities plan, prepare an inventory and evaluation of the existing sewer system and treatment works, and prepare a "sewer strategy" to remedy the existing sewage-related stream quality problems.



## UMATILLA COUNTY

(Hermiston)

Persons benefitted:	9,950
OCD Grant:	\$364,000
Other funds:	
County	19,799
Total project costs:	\$383,799

**Project Need:** The existing county public health and mental health offices serving the west end of the county in Hermiston are housed in a very inadequate building. The functions of these agencies are severely hampered by space restrictions and configuration. The building, which was formerly a church, is partially condemned and very expensive to maintain and operate. Over 85% of the people served by these programs are low and moderate income.

**Solution:** The county owns property adjacent to the existing building which will be utilized to construct a new facility with the award of a \$364,000 OCD grant from IRD. In the new structure, functional use area, storage, and handicapped access will be improved and maintenance cost will decrease.

*A \$188,500 IRD grant to Bay City in 1983, together with other state, local and private monies allowed Tillamook Country Smoker to expand their plant and create 80 new jobs. Bay City established a business revolving loan fund and loaned the money to the company. As the company repays, Bay City will be able to reloan the money to businesses to create more new jobs. With a loan payment of about \$20,000, Bay City re-loaned \$19,000 to Tokyo Connection Paint Prints and created more jobs. Tillamook Country Smoker is now exporting its beef jerky, pepperoni and other snack food products in Japan.*



## VERNONIA

Persons benefitted:	154
OCD Grant:	\$323,600
Other funds:	
Oregon Electric Co-op.	64,700
Community Action Team	30,000
FmHA	38,820
Private match	64,700
Total project costs:	\$521,820

**Project Need:** The housing needs of Vernonia were given top priority by the State Housing Division relative to other 1986 Oregon Community Development (OCD) applications. The division felt that the application made a very strong case for the need for public assistance in rehabilitating the old mill housing prevalent in Vernonia. Forty-seven percent of the housing units in Vernonia were built prior to 1939. Of the total population in Vernonia, fifty-nine percent are low and moderate income.

**Solution:** With a \$323,600 OCD grant from IRD, the city has pledged to rehabilitate 47 homes. Two hundred ninety thousand dollars in matching funds from homeowners will be used in conjunction with the grant for rehabilitation and weatherization purposes. The program will be designed to provide deferred payment loans and grants to eligible low and moderate income homeowners.

## WARRENTON

Persons benefitted:	1,743
OCD Grant:	\$249,500
Other funds:	
City	29,000
Local contributions	31,700
Total project costs:	\$310,200

**Project Need:** For several years the senior citizen hot lunch program has been operated out of the Warrenton Lodge Hall, which is available only on Tuesdays and Fridays. In addition, the Lodge Hall building is not of sufficient size to meet the total needs of the senior citizens organization. A recent inspection by the Oregon State Fire Marshal brought to light several deficiencies with the facility, the greatest being the Fire Code limitation of 35 persons dining at one time in the Lodge Hall space. The senior lunch program currently needs to be able to serve up to 75 persons daily.

**Solution:** With an Oregon Community Development (OCD) grant of \$249,500 from IRD, the city will construct a 3,136 square foot senior center to serve seniors from the Warrenton, Hammond, and Clatsop Plains area. The center will be built on city-owned property. One thousand seven hundred and forty-three seniors in the area will be benefitted.

## WESTON

Persons benefitted:	730
OCD Grant:	\$8,500
Total project costs:	\$8,500

**Project Need:** The Weston sanitary sewer system is over 30 years old. Much of the leaking system lies within the flood plain allowing considerable infiltration problems. Wastewater flows during wet weather often exceed the sewage treatment plant capacity, resulting in the discharge of effluent directly into Pine Creek. In addition, the community's major industry, Lamb-Weston currently is under a DEQ threat of closure due to discharge of inadequately-treated food processing waste. The City of Weston needs to evaluate sewer plant expansion possibilities for all of these reasons.

**Solution:** In the \$8,500 technical assistance study funded by IRD, the city will inspect all of the system lines with a video camera and determine the location of the main infiltration problems. The sewage disposal needs of both the city and Lamb-Weston Co. will be determined in order that the study can result in recommendations which, when implemented, will avoid future pollution of Pine Creek.

## YAMHILL COUNTY

Persons benefitted:	44
OCD Grant:	\$5,000
Total project costs:	\$5,000

**Project Need:** Recent tests of the source of the Bluebird community water system indicate that the quality of the water does not comply with American Public Health Association Standards for drinking water. The project area is comprised of 67% low and moderate income residents.

**Solution:** The County, on behalf of the Bluebird Water Association, will use a \$5,000 technical assistance grant from IRD to evaluate alternatives for improvement of the water supply source.

*A \$476,000 IRD grant to Yamhill County will help at least 135 low income persons such as Virginia Ulrich, shown here with Yamhill County staff, to provide basic repairs and rehabilitation, such as foundations, roofs, plumbing and insulation.*

Picture courtesy of Yvette Saarinen  
McMinnville News Register



## 1986 SPECIAL PUBLIC WORKS GRANT & LOAN PROGRAM FOR CITIES, COUNTIES, PORTS, SPECIAL DISTRICTS (SPWF)

(Legislature created program - 1985)

NOTE: In the following projects, we have shortened the name Special Public Works Fund to SPWF.

### ALBANY

Estimate of jobs to be retained:	51
Estimate of jobs to be created:	10
Population:	27,900
SPWF Award:	\$200,000
Loan \$100,000	
Grant \$100,000	
Other funds:	
City	36,290
Total project costs:	\$236,900

**Project Need:** Sewer and water service needs to be extended to Canfor U.S.A., an Albany firm which manufactures and markets products used by the mobile and prefabricated housing industry. Canfor has been using a sewage holding tank and drawing water from a private well since it began operations at the site in 1979. Without the extension of public water and sewer service, Canfor will be forced to relocate, since the present water and sewer systems are in violation of state health, fire protection, and environmental regulations. The present situation also prevents Canfor from expanding its operations on site. If forced to relocate, Canfor says that a location outside Oregon is the likely choice, which would mean that the benefits of the firm's current 51 positions to Albany and the state would be lost.

**Solution:** With an IRD award of \$200,000 in Special Public Works Funds from lottery proceeds, the city will extend sewer and water lines to Canfor. As a result, the firm will be able to **retain the present 51 employees and to create 10 new jobs.**

### PORT OF ASTORIA

Estimate of jobs to be created:	22
Population:	32,900 (Clatsop County)
SPWF Award:	\$419,592
Grant \$209,796	
Loan \$209,796	
Other funds:	
Port	10,408
Total project costs:	\$430,000

**Project Need:** In order for the Port of Astoria to continue the port's efforts to diversify its economic base, additional short-term, covered, dockside storage is needed. The Port has already constructed a warehouse at Pier 2 with the assistance of the Oregon Port Revolving Loan Fund and state Industrial Development Revenue Bonds. The warehouse is being used to store a variety of goods, ranging from tissue stock to peas and lentils.

The significant success of this warehouse space prompted the Port to request SPWF assistance to expand the Pier 2 warehouse.

**Solution:** With the IRD award of \$419,592 in Public Works Funds from lottery proceeds, the Port will expand the Pier 2 warehouse by 17,280 square feet. Once the addition is completed, the Port expects that **22 full-time equivalent jobs** — mostly longshoring positions — will result from the increased activity at the warehouse.

### PORT OF CASCADE LOCKS

Estimate of jobs to be created:	minimum of 10
Population:	815
	(City of Cascade Locks)

SPWF Award:	
Grant \$226,875	
Loan \$ 75,625	
Other funds:	
Port	30,000
Total project costs:	\$332,500

**Project Need:** The City and Port of Cascade Locks lack fully served industrial property. Several inquiries for space have been made recently, with one firm willing to develop when services are available. G&R Trucking, Inc., will construct and operate a truck repair facility, which would help the area when the State Highway Division establishes a "port of entry" on Interstate 84. A Port of Entry designation has been given to Cascade Locks due to the amount of traffic crossing the Columbia River from Washington State at this location. The State Highway Division has approved the construction of a weigh/inspection facility adjacent to Interstate 84 at Cascade Locks. Ports of entry are established as a means of inspecting incoming commercial carrier vehicles for compliance with Oregon weight and safety requirements.

**Solution:** With the IRD award of \$302,500 in Public Works funds from the lottery, the Port will build a road and put in water and power to 25 acres of industrial land owned by the port. One business will locate immediately and the remainder of the land will be marketed by the port. The initial business will create **10 new jobs** for area residents.

## DESCHUTES VALLEY WATER DISTRICT

Estimate of jobs to be created: minimum of 15  
Population: 12,200 (Jefferson County)

SPWF Award:	\$227,000
Loan \$113,500	
Grant \$113,500	
Other funds:	
Water District	79,500
Total project costs:	\$306,500

**Project Need:** Lack of adequate water storage capacity is inhibiting development at the Madras Industrial Park, which has the only significant industrial zoned property in Jefferson County. Adequate water storage capacity is necessary to maintain minimum fire flows to industrial users. Six of the firms currently at the site have plans to expand if adequate water can be assured.

**Solution:** With the IRD award of \$227,000, in Public Works funds, plus \$79,500 from the district, Deschutes Valley Water District will construct a one-million gallon steel reservoir. This will provide the storage necessary to assure that the industrial park has enough water for fire protection purposes. As a result of the project, RVW Incorporated/Westside Homes, Inc. will create **15 new full-time** family wage jobs when it expands its log home manufacturing operation, and a number of new jobs will become possible in the future.

## CITY OF EUGENE

Estimate of jobs to be created: 44.5  
Population: 103,400

SPWF Award:	\$973,200
Loan \$585,000	
Grant \$388,200	
Other funds:	
City	665,800

Total project costs: \$1,639,000

**Project Need:** The potential of the southern Willamette Valley to attract new industrial development is severely restricted by inadequate air transportation facilities. Mahlon Sweet Airport must be expanded to accommodate new airlines, air services, and corporate use. One of two key components of the airport expansion is replacement of the lagoon sewage treatment system, which is at capacity, with facilities connected to the regional wastewater treatment plant. The other component is the construction of additional short and long-term parking for the terminal.

**Solution:** With the IRD award of \$973,200 in Public Works funds from lottery proceeds, the city will connect the airport to the regional sewage system and will construct short and long term parking. These infrastructure projects are part of a group of improvements, including an expanded terminal, which will create approximately **44.5 new full-time airport and airline jobs.**



## FLORENCE

Estimate of jobs to be created:	12
Population:	4,565
SPWF Award:	\$10,000
Grant \$10,000	
Other funds:	
City	2,500
Total project costs:	\$12,500

**Project Need:** The City of Florence gets 60% of its water from city owned wells and the remainder from the Heceta Water District. Further development in the district will require that the city's share of its water be reduced. As a result, Florence does not have a guaranteed water supply which is adequate to support growth within the city. Even one fish processing plant would require more water than the city currently purchases from the district, so development of any water using industry is unlikely until the city can obtain new water sources.

**Solution:** A \$10,000 IRD technical assistance grant from the SPWF program will enable the city to assess alternative sources of municipal water and to develop a plan to increase the water supply. **A possible 12 jobs in the fish processing industry may result.**

## HILLSBORO

Estimate of jobs to be created:	2,057
Population:	29,750
SPWF Award:	\$650,000
Grant \$250,000	
Loan \$400,000	
Other funds:	
City	100,000
Unified Sewerage Agency	150,000
Total project costs:	\$900,000

**Project Need:** In order to make a large industrial and commercial area in northeast Hillsboro fully-serviced and available for development, the city needs to construct the Orenco Creek sewer trunk. This facility has been planned for some time, but has not been constructed due to lack of sufficient funds and the placement of the facility on the Unified Sewerage Agency's capital improvement priority list, which places first emphasis on health-related considerations. The Orenco Creek trunk also is needed to replace an interim facility serving a portion of the Hawthorn Farm Industrial Park, including an Intel plant and other existing firms. At its northern end the Orenco Creek trunk will permit the development of the southern portion of a site owned by Fujitsu America, an electronics manufacturing firm.

**Solution:** With the IRD award of \$650,000 in Public Works funds from lottery proceeds and \$250,000 in local funds, the city will construct approximately 12,700 l.f. of sewer line to serve an area of about 418 acres. The new sewer will enhance the marketability of the area, which has ready access to the



*A \$100,000 IRD grant to the Port of Siuslaw and the City of Florence will result in the creation of jobs by reconstruction of the Port's docks which were destroyed by fire on Christmas Day, 1983. The City of Florence will use \$10,000 of the IRD grant to assess its inadequate water supply to serve business.*

Sunset Highway and is at the western end of the Sunset Corridor. The city estimates that in the next five years, industrial and commercial development in the project area will result in the **creation of 2,057 jobs** for area residents.

## HOOD RIVER

Estimate of jobs to be created:	70
Population:	4,475
SPWF Award:	\$203,000
Grant \$102,000	
Loan \$101,000	
Other funds:	
City L.I.D.	116,000
Total project costs:	\$319,000

**Project Need:** The Columbia River near Hood River is fast becoming known world-wide as a popular area for windsurfing. However, sub-standard sewerage disposal facilities have caused the State Department of Environmental Quality to propose closing two motels and a restaurant and have prevented the construction and expansion of three motels, a restaurant, and a condominium project unless a sewer collection system for the area is constructed and connected to the city system. These tourist-oriented facilities are now at capacity during the summer windsurfing season.

**Solution:** With the IRD award of \$203,000 in Public Works funds from lottery proceeds and property owners' investment of \$116,000, the city will install 4,260 feet of sewer line and a pumping station to serve this area, located principally on the north side of Interstate 84 west of and including the Columbia Gorge Hotel. Provision of sewer service will enable the motel, restaurant and condominium development to take place and will result in the creation of **50 new full-time jobs** and an estimated **20 part-time jobs**.

## LEBANON

Estimate of jobs to be created:	39
Population:	10,300
SPWF Award:	\$218,198
Loan \$109,099	
Grant \$109,099	
Other funds:	
City and EDA	428,500
Total project costs:	\$646,698

**Project Need:** The City of Lebanon has no fully serviced industrial land available for development. This project will provide 100+ acres of fully serviced land. Two businesses have already agreed to locate here if services are available.

**Solution:** With the IRD award of \$218,190 in Special Public Works Funds from lottery proceeds plus federal Economic Development Administration (EDA) funds, the city will undertake major access improvements to the Santiam Canal Industrial Park. The improvements consist of a new access road and replacement of an undersized bridge. With improved access, employers in this 100+ acre industrial park expect to **create at least 39 new permanent jobs**.

## MEDFORD

Estimate of jobs to be created:	5,000
Population:	40,940
SPWF Award:	\$560,660
Grant \$280,330	
Loan \$280,330	
Other funds:	
City	98,940
Total project costs:	\$659,600

**Project Need:** The city-owned 500 acre Whetstone Industrial Park is without access necessary for development of the site by private parties. Construction of a primary access road, including storm drainage work, will greatly improve the industrial development prospects for the site.

**Solution:** With the IRD award of \$560,660 in Public Works funds from the lottery, together with \$98,940 from city funds the project involves construction of the 6,800 l.f. access road as well as the installation of crossing gates as required at the Southern Pacific railroad crossing. The city estimates that for a site of this size and use, **5,000 new jobs may be created** as land is leased or sold and developed by new businesses.

## MILWAUKIE

Estimate of jobs to be created:	530
Population:	17,475
SPWF Award:	\$465,000
Grant \$232,500	
Loan \$232,500	
Other funds:	
City (Local Imp. District)	265,303
Total project costs:	\$730,303

**Project Need:** A development commitment has been made for 29 acres of industrially zoned land contingent on the construction of storm drainage facilities to serve 79 acres of buildable industrial zoned land. Immediate provision of drainage facilities is necessary in order to open the area for development.

**Solution:** With the IRD award of \$465,000 in Public Works funds from the lottery, together with \$265,503 from property owners, drainage of the area will open up 79 acres of buildable land and will lead to the immediate development of a 250,000 square foot business park by Lincoln Properties. Proper drainage will require extension of 3,300 l.f. of storm drain and 500 l.f. of 30" relief storm sewer. The city expects that about **500 full time and 30 temporary construction jobs will result** from this project and subsequent development of the business park.

## OREGON CITY

Estimate of jobs to be created:	700
Population:	14,440
SPWF Award:	\$1,000,000
Grant \$500,000	
Loan \$500,000	
Other funds:	
City	575,000
O.D.O.T.	3,125,000
Total project costs:	\$4,700,000

**Project Need:** Firms inquiring about the Oregon City Red Soils Industrial Park owned by Clackamas County have had substantial water and, consequently, substantial sewer needs. This alerted city officials to the need to place large facilities on the site. In addition, the water system serving the park needs upgrading and looping to provide adequate fire flow. The road portion of the project is a critical component in the rating and performance of the site as an industrial park.

**Solution:** With an IRD award of \$1,000,000 in Special Public Works Funds from lottery proceeds, city and private funds of \$575,000 and Oregon Department of Transportation funds of \$3,125,000, the \$4.7 million project will provide water supply with adequate fire flow capability to the interior of the industrial park by extending about 4,000 l.f. of water line. Additionally, 4,000 l.f. of sanitary sewer main will be installed on the perimeter of the site. Water and sewer lines will be sized to accommodate industrial type uses. The road portion of the project will connect the

*"Oregon is unique in being one of the first and few states to start addressing a serious statewide financial shortfall in providing necessary infrastructure for the benefit of the general population and economic development. Using proceeds from the lottery for public works provides the largest benefit to the largest number of people in Oregon for years to come in the way of creating jobs and improving the quality of life."*

Senator Joyce Cohen, Co-Chair  
Legislative Committee on Economic Development



site to the Oregon City Bypass with 6,800 l.f. of road surface. The result will be superior access to the industrial area from Interstate 205.

The city anticipates that development of the industrial park will result in **600 new jobs** in the next several years. Project construction will provide an estimated **100 temporary construction jobs**.

## REEDSPORT

Estimate of jobs to be created:	7
Population:	4,885
SPWF Award:	\$10,000
Grant \$10,000	
Other funds:	
City	4,000
Port of Umpqua	15,000
Total project costs:	\$29,000

**Project Need:** The City of Reedsport wants to encourage growth and development by taking advantage of its natural and special resources. It sees its waterfront as an asset but does not know how to turn the area into a multi-use center of commercial, industrial, and recreational activities.

**Solution:** With a \$10,000 technical assistance grant from IRD, \$4,000 city funds, and \$15,000 from the Port of Umpqua, Reedsport is able to join forces with the Port of Umpqua to hire a consulting team to work with community representatives on a Riverfront Revitalization Project. The goal of the project is to identify a development scenario and to outline the actions necessary to achieve success. **An estimated 7 jobs may be created as a result.**

## SHERIDAN

Estimate of jobs to be created:	300
Population:	2,375
SPWF Award:	\$10,000
Grant \$10,000	
Other funds:	
City	14,000
Total project costs:	\$24,000

**Project Need:** A federal prison is currently proposed for a location adjacent to Sheridan. The purpose of this project is to conduct a feasibility study of engineering and economic requirements for delivery of 375,000 gallons per day of potable water and sewage treatment of 250,000 gallons per day. Without these services, development of the prison at the chosen site will not be possible.

**Solution:** With the IRD award of \$10,000 and \$14,000 from city funds the technical assistance project will result in a report assessing primary and secondary impacts of the prison development on the city's water and sewer infrastructure and will include recommendations on how the city can develop the needed water and sewer capacity. Development of the prison is expected to **create 300 new permanent jobs**.

## PORT OF SIUSLAW

Estimate of jobs to be created:	9
Population:	4,565 (City of Florence)
SPWF Award:	\$90,000
Loan \$45,000	
Grant \$45,000	
Other funds:	
Port	40,000
Total project costs:	\$130,000

**Project Need:** On Christmas Day, 1983, a fire destroyed the Port of Siuslaw's dock and two businesses located there: Mo's Restaurant and the Eureka fish buying station. These businesses employed 44 people. A portion of the dock and the restaurant were replaced with insurance proceeds. The fish buyer decided not to rebuild, which left fishermen with no shore facility. A long awaited \$30 million jetty expansion project was just beginning but the local fleet (65 commercial vessels) had little choice but to take its product to other coastal ports further away from the rich fishing area of Heceta Banks located off Florence.

**Solution:** An IRD award totaling \$90,000 in Special Public Works Funds from lottery proceeds will help the port rebuild the rest of the burned dock and provide a location for a new fish buyer, Old Town Seafood, Inc., which has been operating out of temporary quarters since 1985. This firm will build a permanent fish receiving facility with ice equipment and a retail outlet on the new dock and plans to employ **9 persons full time** as a result of the project.

## TANGENT

Estimate of jobs to be created:	45
Population:	450
SPWF Award:	\$338,000
Loan \$252,000	
Grant \$ 86,000	
Other funds:	
Env. Protection	
Agency and Oregon	
Community Deve,	1,671,850
Total project costs:	\$2,009,850

**Project Need:** All of Tangent's 36 existing businesses need municipal sanitary sewer service in order to expand. All are presently using on-site sewage disposal systems. New on-site disposal permits are virtually impossible to obtain from the Linn County Health Department because of numerous documented cases of failing septic systems and poor soil conditions in Tangent's commercial and industrial area.

Three businesses, Discovery Plastics, Inc., Normarc Seed, Ind., and Valley Lumber Co. have said they are ready to expand their operations in Tangent. This expansion and job creation activity cannot take place, however, without the provision of municipal sewer service.

**Solution:** With the assistance of the IRD award of \$338,000 in Special Public Works Funds from lottery proceeds and a federal Environmental Protection Agency grant of \$1,218,300, the city will extend sewer lines to serve the commercial-industrial area, including the three businesses. The sewer extensions financed by this project will connect to a new sewer system being financed by an Oregon Community Development grant of \$453,550 awarded to the city in 1985. Provision of the new sewer service to Discovery Plastics, Normarc Seed, and Valley Lumber will enable them to **create 45 new permanent jobs.**

## CITY OF UMATILLA

Estimate of jobs to be created:	55
Population:	3,199
SPWF Award:	\$10,000
Grant \$10,000	
Other funds:	
City	4,000
Total project costs:	\$14,000

**Project Need:** The City of Umatilla supplies water to the Port of Umatilla. In 1983 a major fire destroyed a lumber operation on the Port property, due in part to an unreliable water supply. The port is recruiting new industry, therefore the water system deficiencies regarding fire flow must be resolved. The water system has operating inefficiencies which affect the available supply. Three of every four gallons pumped goes back down the pump shaft. The cost and quantity of water is inhibiting additional industrial development.



**Solution:** With the \$10,000 SPWF Technical Assistance grant from IRD and \$14,000 of city funds, Umatilla is spending a total of \$24,000 to evaluate the water system. An operational schematic will be prepared and fire flow and emergency water capacity will be analyzed for system modification and increased reliability. The project will result in a set of recommendations for an improvement project to correct system deficiencies, including provision of a water supply that is reliable under both normal and emergency conditions. At the time of application, two firms had submitted letters of intent of expansion and location at the Port. If these firms do locate, **55 new jobs would be created.**

## WINSTON

Estimate of jobs to be created:	25
Population:	3,290
SPWF Award:	\$8,800
Grant \$8,800	
Other funds:	
City	\$1,500
Total project costs:	\$10,300

**Project Need:** The City of Winston adjoins the Wildlife Safari complex which attracts 150,000 visitors per year. There is an area of undeveloped property at the north edge of the city along the road to the Wildlife Safari which could be developed to serve tourists and market local products. Since there is no infrastructure at the site, the city is concerned about how to best serve the site and promote its development.

**Solution:** An \$8,800 technical assistance grant from IRD using Public Works Funds from lottery proceeds will be used by the city to develop scenarios for at least three different levels of development at the site. Preliminary engineering drawings, schematics, and cost estimates for the infrastructure necessary for each of the levels will then be developed. A financial analysis will be made to identify sources of development capital and the anticipated impacts on local government service providers. The plan will also address how to build a marketing link between the development and Wildlife Safari. **Creation of an estimated 25 jobs could be a possible result of this project.**

*"There is no way significant numbers of jobs can be created by businesses who wish to expand or locate in Oregon unless our municipalities are able to provide continuous and adequate water, sewer, roads and other public facilities necessary to serve business."*

Bob Montgomery, Administrator  
Intergovernmental Relations Division

## WOODBURN

Estimate of jobs to be created:	18+
Population:	11,300
SPWF Award:	\$356,349
Loan \$179,776	
Grant \$176,573	
Other funds:	
City (Local Imp. District)	333,211
Total project costs:	\$689,560

**Project Need:** Public sewer and water service needs to be extended along N. Front Street in Woodburn and the city's sewage treatment plant needs to be modified to accommodate additional industrial development in the N. Front Street area. Without these improvements, the N. Front Street industrial area cannot continue to develop. One existing business, American Fabricators (AmFab) currently is using a sewage holding tank and is drawing water from a well. AmFab has said it can expand and create new jobs if public sewer and water service is available. Another firm, United Disposal, wants to relocate to the N. Front Street area and expand its operations, but will not do so unless the public services are extended.

**Solution:** With the IRD award of \$356,349 in Special Public Works funds from lottery proceeds, the city will extend sewer and water to the N. Front street area and modify the sewage treatment plant. The city is contributing \$333,211 to the project through formation of a N. Front Street Local Improvement District. A minimum of **18 new permanent jobs will be created** by AmFab and United Disposal as a result of this project.

## 1986 COUNTY FAIRS AND SPECIAL EVENTS GRANT PROGRAM

NOTE: In the following projects, we have shortened County Fairs and Special Events to CFSE.

### BENTON COUNTY FAIR

CFSE Grant:	\$40,850
Matching Funds:	13,900
Total Project Cost:	\$54,750

**Project Need:** The existing electrical system is dangerous during periods of heavy use. Transformer fires created by overloaded circuits, forcing early closure of the fair. Existing overhead lines also restrict the movement of large equipment, creating additional safety hazards. The current electrical system also restricts the addition of new buildings, booths, and temporary trailer spaces resulting in loss of economic benefits to the Benton County area.

**Solution:** With a \$40,850 IRD grant and \$13,900 in matching funds, the Benton County project would install new underground electric lines throughout the Benton County Fairgrounds. The installation of these new electrical lines would expand user capacity, providing utility service for overnight use by motor homes and campers, allowing increased rental use of Fairground facilities, and would provide for the safe operation of the Fairgrounds.

### HOOD RIVER COUNTY FAIR

CFSE Grant:	\$85,000
Other funds:	
Match	42,135
Total Project Cost:	\$127,135

**Project Need:** At the present time, there are no buildings on the fairgrounds that can be used as a community building, nor are there any buildings which can be used on a year-round basis. None of the existing buildings are weatherized for winter use. The County does not have a building which can accommodate more than 180 people, with the exception of the school buildings. The fair-

grounds are currently not provided with sanitary sewer service. Portable toilets are provided during group events. This situation has caused several groups to locate elsewhere.

**Solution:** The new building would accommodate 300+ people and would be available during school hours. The installation of a sewer system would provide restroom facilities for the fairgrounds.

### KLAMATH COUNTY FAIR

CFSE Grant:	\$63,722
Matching Funds:	15,363
Total Project Cost:	\$79,085

**Project Need:** The Klamath County Fair has had to turn away numerous livestock shows and events because of lack of space. Severe overcrowding of the present livestock facility causes safety problems at fair time with animal exhibits and sales.

**Solution:** Construct new livestock barn, with restroom facilities, to be able to accommodate larger events and increase number of events. The new barn will remedy safety problems caused by overcrowding of livestock.

### LAKE COUNTY FAIR

CFSE Grant:	\$20,000
Matching Funds:	15,500
Total Project Cost:	\$35,500

**Project Need:** There is no facility in the county to house small conventions, receptions, or other meetings of large groups. At present, local groups of more than 200 must go to another county, taking local dollars with them instead of circulating them at home.

**Solution:** Build a multipurpose hall for the county fair which will allow both local and other groups to use the fair facilities year round, and improve exhibit space during the fair.

### TILLAMOOK COUNTY FAIR

CFSE Grant:	\$55,363
Matching Funds:	15,637
Total Project Cost:	\$71,000

**Project Need:** Tillamook County lacks facilities to house conventions, trade shows, association meetings and other major-impact events. The County fairground has large parking facilities, large exhibit halls, but lacks heated meeting rooms, adequate restrooms and adequate food preparation facilities. The area is in need of facilities for small conventions, trade show, exhibits and public events. These events must now go elsewhere.

**Solution:** Exhibit hall renovation and remodelled restrooms will provide the county with a facility that can attract and accommodate shows and events year around. A food preparation kitchen, folding walls and development of the exhibit hall will encourage convention groups to come to Tillamook. The design will give the hall five adjustable meeting rooms.

### WALLOWA COUNTY FAIR

CFSE Grant:	\$70,500
Other funds:	
Match	15,000
Total Project Cost:	\$85,500

**Project Need:** There is a great need in Wallowa County for a place to hold community events and to house exhibits during the Wallowa County Fair. The current building is the largest building in Enterprise and is expensive to heat in the winter.

**Solution:** With the \$70,500 grant from the County Fair and Special Events, the current building will be remodeled and enlarged. This will provide additional space to hold community events and will also insulate and install a sprinkler system in the building.





## 1986 COMMUNITY DEVELOPMENT BLOCK GRANTS 1986 RENTAL HOUSING REHABILITATION GRANT

(10/1/85 to 9/30/86)

GRANTEE	Amount of Grant	Jobs Created/ People Benefitted	GRANTEE	Amount of Grant	Jobs Created/ People Benefitted
<b>Economic Development (Job Creation)</b>			<b>Technical Assistance (Preliminary Engineering)</b>		
Grants Pass	315,000	44	Benton County-water/ sewer	10,000	200
Hood River County	40,000	3	Clatskanie-water	9,600	35
Jefferson County	400,000	42	Coos County-water	10,000	55
Newberg	90,000	7	Dayton-econ. dev.	2,500	125
Sublimity	445,681	37	Dayville-sewer	9,200	205
<b>TOTAL</b>	<b>\$1,290,681</b>	<b>133</b>	Douglas County-sewer	7,500	265
<b>Housing Rehabilitation and Community Facilities</b>			Elgin-sewer	10,000	1,765
Coos Bay-housing rehab.	\$318,600	102	Glendale-senior ctr.	9,200	715
Crook County-handicap access	107,324	1,132	Halfway-water	9,500	410
Dallas-housing rehab.	266,600	126	Imbler-water/sewer	9,500	230
Heppner-housing rehab.	500,000	48	Joseph-water	9,500	1,170
Malheur County-senior ctr.	44,000	1,758	Lincoln County-sewer	10,000	393
Seaside-housing rehab.	265,000	90	Madrass-housing	9,000	60
Umatilla County-mental health facility	364,000	9,950	Maupin-water	10,000	500
Vernonia-housing rehab.	323,600	154	Rogue River-water	7,500	1,000
Warrenton-senior center	249,500	1,743	St. Helens-econ. dev.	10,000	7,260
<b>TOTAL</b>	<b>\$2,438,624</b>	<b>15,103</b>	Tillamook Co.-sewer	10,000	250
<b>Public Works - System Construction</b>			Weston-sewer	8,500	730
Coos County-sewer	\$480,000	492	Yamhill County-water	5,000	44
Coquille-water	451,000	5,095	<b>TOTAL</b>	<b>\$166,500</b>	<b>15,412</b>
Deschutes Co.-sewer	328,700	313	<b>TOTAL CDBG</b>		
Enterprise-sewer	319,000	2,070	<b>GRANTS - 1986</b>	<b>\$8,638,667</b>	
Jefferson-water	486,900	1,702	<b>1986 - JOBS CREATED</b>		<b>133</b>
Keizer-sewer	500,000	504	<b>1986 - PEOPLE</b>		<b>51,849</b>
Klamath Falls-sewer	500,000	586	<b>BENEFITTED</b>		
Rainier-sewer	473,600	1,560	<b>GRAND TOTAL AS OF</b>		
Richland-water	347,600	312	<b>(1983-1986)</b>		
Siletz-water	346,062	1,265	<b>PEOPLE BENEFITTED/ JOBS CREATED</b>		<b>487,515</b>
<b>TOTAL</b>	<b>\$4,232,862</b>	<b>13,899</b>	<b>CDBG GRANTS</b>		
			<b>1983-1986</b>	<b>\$43,056,868</b>	
			<b>Rental Housing Rehabilitation</b>		
			Corvallis	\$100,000	50
			Medford	109,000	55
			Springfield	70,000	35
			<b>TOTAL</b>	<b>\$279,000</b>	<b>140</b>

\*Amount actually spent.

## 1986 SPECIAL PUBLIC WORKS AWARDS FROM LOTTERY

(7/1/85 - 9/30/86)

Recipient Public Works	Amount of Award	Jobs Created
Albany-sewer int.	\$500,000	61
Port of Astoria-dock warehouse	419,592	22
Port of Cascade Locks-utilities	402,500	10
Deschutes Valley Water District-reservoir	227,500	15
Eugene-airport improvements	990,000	44
Florence-technical assistance	10,000	12
Hillsboro-sewer interceptor	650,000	2,057
Hood River-sewer interceptor	319,000	74
Lebanon-ind. park imp. bridge	128,000	29
Medford-ind. park imp. street	560,660	5,000
Milwaukie-storm drains-indust.	464,000	500
Oregon City-ind. park improve.	1,000,000	600
Reedsport-technical assistance	10,000	7
Sheridan-technical assistance	10,000	300
Port of Siuslaw-dock	89,750	9
Tangent-sewer interceptor	338,000	45
Umatilla-technical assistance	10,000	15
Winston-technical assistance	8,800	25
Woodburn-sewer plant exp. & syst.	560,000	18
<b>GRAND TOTAL 1986</b>	<b>\$6,697,802</b>	<b>8,843</b>

## 1986 COUNTY FAIRS AND SPECIAL EVENTS AWARDS FROM LOTTERY

(7/1/85 - 9/30/86)

Recipient	Amount of Award	Jobs Created
Lake County-build exhibit hall	\$20,000	*
Tillamook County-remodel exhibit hall	55,363	*
Wallowa County-remodel and enlarge multi-purpose building	70,500	*
Hood River County-build multi-purpose exhibit building	85,000	*
Benton County-repair electrical system and replace water lines	40,850	*
Klamath County-construct livestock barn	63,722	*
<b>GRANT TOTAL - 1986</b>	<b>\$335,435</b>	

\*General economic benefit to community.

# 1985 COMMUNITY DEVELOPMENT BLOCK GRANTS 1985 RENTAL HOUSING REHABILITATION GRANTS

(10/1/84 to 9/30/85)

GRANTEE	Amount of Grant	Jobs Created/ People Benefitted	GRANTEE	Amount of Grant	Jobs Created/ People Benefitted
<b>Economic Development - (Job Creation)</b>			<b>Technical Assistance (Pre. eng. etc.)</b>		
Astoria	\$113,250	13	Adams-water	\$6,000	240
Bay City	188,500	20	Albany-econ. dev.	8,950	27,736
Deschutes County	500,000	21	Benton County-sewer	8,500	100
Douglas County	450,000	40	Carlton-sewer	9,500	1,302
Lane County	98,000	12	Coburg-water	4,500	765
Lincoln County	495,000	150	Columbia City-sewer	3,200	229
Newberg	176,500	20	Columbia County-water	9,000	79
Oakridge	108,000	9	Coquille-econ. dev.	9,000	4,300
Woodburn	252,297	30	Corvallis-econ. dev.	8,500	40,000
<b>TOTAL</b>	<b>\$2,381,547</b>	<b>315</b>	Cottage Grove-econ. dev.	7,000	7,035
<b>Housing Rehabilitation and Community Facilities</b>			Curry County-sewer	9,500	1,750
Baker-housing rehab.	\$408,700	1,060	Deschutes County-sewer	10,000	112
Corvallis-rehab./ weatherization	314,000	900	Douglas County-sewer	10,000	170
Florence-housing rehab.	473,500	176	Elgin-sewer/storm sys.	8,500	1,740
Lakeview-fire prev. facil.	367,000	745	Enterprise-sewer	8,500	2,035
Lebanon-housing rehab.	309,400	181	Grants Pass-econ. dev.	9,000	15,140
Newport-senior center	152,000	2,449	Island City-water	9,500	675
The Dalles-senior center	249,500	1,575	Lake County-econ. dev.	10,000	6,153
Toledo-housing rehab.	476,000	165	Lakeside-storm drains	8,480	1,404
Polk County-day care facil.	244,632	1,380	Lane County-sewer	8,000	100
Yamhill Co.-housing rehab.	476,000	135	Lincoln County-water	10,000	576
<b>TOTAL</b>	<b>\$3,470,732</b>	<b>8,766</b>	Monroe-water	8,500	460
<b>Public Works - System Construction</b>			Nyssa-econ. dev.	8,500	2,760
Astoria-water	\$125,000	12,900	Oakland-housing	7,500	850
Condon-water/ sewer	227,000	725	Ontario-econ. dev.	4,000	9,200
Depot Bay-other	117,000	3,388	Richland-water	8,500	180
Gates-water	163,752	445	Scio-water	6,000	580
Irrigon-water	260,000	725	The Dalles-econ. dev.	5,775	10,960
Klamath Falls-sewer	105,000	586	Waldport-other	10,000	1,274
Lane County-water	279,000	600	Westfir-sewer	8,000	295
Nyssa-sewer	350,000	2,725	<b>TOTAL</b>	<b>\$242,405</b>	<b>138,200</b>
Powers-sewer	50,600	745	<b>TOTAL CDBG GRANTS - 1985</b>	<b>\$10,675,821</b>	
Roseburg-sewer	206,500	129	<b>1985 - JOBS CREATED</b>		<b>315</b>
St. Helens-sewer	205,000	80	<b>1985 - PEOPLE BENEFITTED</b>		<b>173,953</b>
Sisters-water	52,235	848	<b>Rental Housing Rehabilitation</b>		
Tangent-sewer	477,050	465	Albany	\$200,000	125
Tillamook Co.-water/ sewer	500,000	109	Klamath Falls	200,000	150
Vernonia-water	500,000	1,750	Medford	218,000	112
Westfir-water	294,000	295	<b>TOTAL</b>	<b>\$618,000</b>	<b>387</b>
<b>TOTAL</b>	<b>\$3,912,137</b>	<b>26,515</b>			
<b>Imminent Threat to Public Health</b>					
Tillamook Co.-water	\$51,000	85			
<b>TOTAL</b>	<b>\$51,000</b>	<b>85</b>			

\*Amount actually spent.

# 1984 COMMUNITY DEVELOPMENT BLOCK GRANTS 1984 RENTAL HOUSING REHABILITATION GRANTS

(10/1/83 to 9/30/84)

GRANTEE	Amount of Grant	Jobs Created/ People Benefitted	GRANTEE	Amount of Grant	Jobs Created/ People Benefitted
<b>Economic Development - Job Creation</b>			<b>Housing Rehabilitation and Community Facilities</b>		
Bandon	\$371,922	124	Ashland-housing rehab.	\$400,000*	
Drain	360,080*	35	Bandon-senior/ comm. ctr.	347,000	2,300
Lebanon	128,000	40	Brownsville-rehab.	305,000	114
Mt. Angel	51,500*	5	Corvallis-rehab./ weather.	315,000	824
Newberg	440,000	45	Douglas County-rehab.	65,000	125
Ontario	219,000*	30	Independence-rehab./ streets	332,557	1,039
Silverton	139,151*	25	Irrigon-senior center	46,876	603
Tillamook	300,000	34	Joseph-senior/ comm. center	169,700	1,135
Union County	388,000	36	Lincoln City-emerg. shelter	86,000	1,200
Yamhill County	105,000	7	Marion County-rehab./ streets	350,500	142
<b>TOTAL</b>	<b>\$2,502,653</b>	<b>381</b>	Ontario-streets, sewer water	48,432	81
<b>Technical Assistance (Pre. eng. etc.)</b>			St. Helens/housing rehab.	347,000	182
Adair Village-sewer	\$9,500	590	Willamina-housing rehab.	300,000	255
Albany-econ. dev.	8,910	26,544	<b>TOTAL</b>	<b>\$3,113,065</b>	<b>8,000</b>
Astoria-econ. dev.	6,816*	9,775	<b>Imminent Threat to Public Health</b>		
Athena-water	9,500	970	Tillamook-water	71,000	6,000
Aurora-sewer	6,468	510	Wasco County-water	33,102	150
Bend-econ. dev.	8,910	17,840	<b>TOTAL</b>	<b>\$104,102</b>	<b>6,150</b>
Chiloquin-water (all town)	8,500	785	<b>Public Works - System Construction</b>		
Corvallis-econ. dev.	8,910	41,570	Benton County-water/ sewer	\$140,830*	79
Creswell-sewer	9,000	1,770	Butte Falls-water	242,519*	445
Elkton-sewer	8,500	515	Clatsop County-sewer	336,231	510
Grants Pass-econ. dev.	9,000	1,500	Columbia County-water	173,000	157
Harrisburg-storm drains	10,000	1,850	Cottage Grove-water	250,500	3,264
Huntington-sewer	9,500	550	Dallas-sewer	112,429	54
Irrigon-water	9,500	725	Dayville-water	120,200	207
Jefferson-water	9,870	1,710	Echo-sewer	247,000	610
John Day-econ. dev.	7,740	1,985	Mitchell-water	264,000	175
Junction City-econ. dev.	9,000	3,025	North Powder-water	128,000	430
Klamath Falls-econ. dev.	9,000	16,661	Philomath-sewer	361,000	2,795
La Grande-econ. dev.	8,910	11,354	Scio-sewer	301,500	580
Lowell-sewer	8,500	650	Shaniko-water	50,000	25
Mill City-sewer/ water	9,483*	1,520	Stanfield-water/ sewer	94,200	1,635
Port Orford-sewer	7,974	1,020	Wheeler-water	68,476	300
The Dalles-econ. dev.	9,000	10,820	Yamhill County-sewer	70,000	60
Tillamook County-water/ sewer	9,500	109	<b>TOTAL</b>	<b>\$2,959,885</b>	<b>11,326</b>
Veneta-econ. dev.	9,000	2,355	<b>TOTAL CDBG GRANTS - 1984</b>	<b>\$9,501,816</b>	
Vernonia-econ. dev.	9,820	1,750	<b>1984 - JOBS CREATED</b>		<b>381</b>
<b>TOTAL</b>	<b>\$230,811</b>	<b>158,453</b>	<b>1984 - PEOPLE BENEFITTED</b>		<b>184,274</b>
			<b>Rental Housing Rehabilitation (new program 1984)</b>		
			Corvallis	\$250,000	150
			Grants Pass	100,000	75
			Multnomah County	241,300	120
			<b>TOTAL</b>	<b>\$591,300</b>	<b>345</b>

\*Amount actually spent.

# 1983 COMMUNITY DEVELOPMENT BLOCK GRANTS

(to 9/30/83)

GRANTEE	Amount of Grant	Jobs Created/ People Benefitted
<b>Economic Development &amp; Job Creation</b>		
Clatsop County	\$306,000	30
Coos County		72
Deschutes County	300,000	85
Hubbard	300,000	110
Klamath County	325,000	147
Ontario	443,027	48
Vale	200,000	26
<b>TOTAL</b>	<b>\$2,227,527</b>	<b>518</b>
<b>Housing Rehabilitation and Community Facilities</b>		
Falls City-housing rehab.	\$548,540*	285
Grants Pass-housing rehab.	275,690*	359
Lebanon-housing rehab.	550,000	252
Malheur Co.-housing rehab.	350,000	100
<b>TOTAL</b>	<b>\$1,724,230</b>	<b>996</b>
<b>Public Works System Construction</b>		
Brownsville-water	\$135,625	1,250
Creswell-sewer	480,000	1,770
Douglas County-sewer	550,000	530
Halfway-senior center	84,750	385
La Grande-water	550,000	12,760
Lane County-water	170,000	2,094
Polk County-sewer	511,055*	801
Shady Cove-senior center	55,000	6,744
St.Helens-sewer	482,097*	2,047
Wallowa County-hosp. imp.	195,000	7,000
<b>TOTAL</b>	<b>\$3,213,527</b>	<b>35,381</b>
<b>Imminent Threat to Public Health</b>		
Burns-sewer system	\$215,100	3,809
Coos County-water system	63,707*	51
Curry County-sewer system	252,543*	258
Oakridge-storm and riverbank	9,374	285
Shaniko-water system	2,200	31
Sumpter-water	46,228*	145
The Dalles-slide	70,000	988
Tillamook Co.-water	87,375	220
<b>TOTAL</b>	<b>\$746,527</b>	<b>5,787</b>
<b>Planning - Downtown</b>		
Bend-econ. dev.	\$6,250	275
Klamath Falls-econ. dev.	6,250	6,250
La Grande-econ. dev.	6,250	20
The Dalles-econ. dev.	6,250	15
<b>TOTAL</b>	<b>\$25,000</b>	<b>6,560</b>

\*Amount actually spent.

# ADVISORY COMMITTEES & STAFF

## COMMUNITY DEVELOPMENT BLOCK GRANTS FOR SMALL CITIES AND COUNTIES

### RENTAL HOUSING REHABILITATION GRANT PROGRAM

#### Oregon Community Development Program Advisory Committee

Chairman, Douglas Robertson, Douglas County Commission  
 Gary Carlson, Salem, Associated Oregon Industries  
 Buzz Fulton, Mayor, La Grande  
 Bill Hansell, Commissioner, Umatilla County  
 Marion Rossi, Mayor, City of Independence  
 Mary Thiel, Executive Director, Malheur County Child Development Center  
 Elizabeth Villhauer, Mayor, City of Rainier

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 Rick Craiger  
 Dan (D.J.) Heffernan  
 Yvonne Hegle  
 Lana Holman  
 Jane Jensen-Davis  
 Betty Pongracz  
 Ed Reilly  
 Kay Wilcox

#### Finance Committee for Economic Development Grants

Douglas Robertson, Chairman, Douglas County Commission  
 Robert Flamme, Vice President, Western Security Bank  
 Pam Ragsdale, Former Director, Tualatin Valley Economic Development Corporation

GRANTEE	Amount of Grant	Jobs Created/ People Benefitted
<b>Comprehensive - Community Construction</b> (Prior HUD grants)		
Baker-housing, streets	\$600,000	9,471
Bandon-streets	110,000	2,311
Corvallis-housing, streets	670,000	4,936
Klamath Falls-housing, streets, geothermal	647,000	3,000
Myrtle Point-housing, streets	520,025*	186
<b>TOTAL</b>	<b>\$2,547,525</b>	<b>19,904</b>
<b>TOTAL CDBG GRANTS</b>	<b>\$10,484,336</b>	
<b>1983 - Jobs Created</b>		<b>518</b>
<b>1983 - People Benefitted</b>		<b>68,628</b>

### 1983 CDBG JOBS BILL GRANT AWARDS

(to 9/30/83) (1 Year Only)

GRANTEE	Amount of Grant	Jobs Created/ People Benefitted
<b>Economic Development - Job Creation</b>		
Albany	\$341,000	53
Hines/Harney Co.	175,000	38
Junction City	371,717*	103
Lake County	285,000	40
Linn County	501,700*	113
<b>TOTAL</b>	<b>\$1,674,417</b>	<b>347</b>
<b>Housing Rehabilitation and Community Facilities</b>		
Ashland-housing	\$478,948	304
Multnomah Co.-housing	315,000	127
<b>TOTAL</b>	<b>\$793,948</b>	<b>431</b>
<b>Public Works - System Construction</b>		
Roseburg-water	\$183,491	133
Sumpter	135,703	140
Sweet Home	418,669	1,155
Warrenton	550,000	5,258
<b>TOTAL</b>	<b>\$1,287,863</b>	<b>6,686</b>
<b>Total Jobs Bill Awards</b>	<b>\$3,756,228</b>	
<b>Jobs Bill - Jobs Created</b>		<b>347</b>
<b>Jobs Bill - People Benefitted</b>		<b>7,117</b>
<b>GRAND TOTAL-Both Awards as of 9/30/83</b>		
<b>Jobs Created</b>		<b>865</b>
<b>People Benefitted</b>		<b>75,745</b>
<b>CDBG GRANTS</b>	<b>\$14,240,564</b>	

### SPECIAL PUBLIC WORKS GRANT & LOAN PROGRAM FOR CITIES, COUNTIES, PORTS, SPECIAL DISTRICTS

#### Special Public Works Advisory Committee

Chairman Don Porter, Yamhill County Commissioner  
 Jack Kalinoski, Associated General Contractors  
 Don Pickens, Wolf Creek Highway Water District  
 Ted Bugas, Port of Astoria  
 Jack Munro, Associated Oregon Industries  
 J.C. Fitzgerald, The Oregon Bank  
 Chuck Holbert, Mayor, City of Coos Bay  
 Joe McLaughlin, Mayor, City of Pendleton  
 Bill Penhollow, Association of Oregon Counties  
 Gary Schmitt, U.S. National Bank, Baker Branch  
 Anne Berblinger, Economic Development Administration  
 Jack Brazeal, Lake County Chamber of Commerce  
 Greg Morse, Morse Bros.  
 Dick Miller, Bear Creek Valley Sanitary Authority

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 Lana Holman  
 Jane Jensen-Davis  
 Betty Pongracz  
 Ed Reilly  
 Kay Wilcox

### COUNTY FAIRS AND SPECIAL EVENTS GRANT PROGRAM

#### County Fairs and Special Events Advisory Committee

Chairman Dale Schrock, Benton County Commissioner  
 Vice Chairman Mike Caldwell, Union County Commissioner  
 Carole Alley, Jefferson County Fair Board  
 Steve Swearingen, Josephine County Fair Board  
 Leonard Forester, District 5 Fair Board  
 Robin Fletcher, Pendleton Round-Up  
 John McCulley, Oregon Fairs Association Executive Secretary  
 Dede Schram, County Fair Commission Representative  
 Steve McCulloch, Lane County Fair Board  
 Joe Huber, Wasau Insurance Co.  
 Ron Gienger, Tillamook County Fair Board

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