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## SVRA receives donation from Trinity Women In Mission

South Valley Resource Alliance (SVRA) Board President Sara Simochko receives a check for \$1,750 from Peggy Brown (back) of Trinity Women in Mission. SVRA Board members Lois Inmann (left), Eileen O'Rourke (center) and Megan Vanderpool (right) joined in the presentation. Trinity Lutheran Church members raised the funds from their Christmas Treasures Sale and donated half to SVRA to continue its efforts to feed local residents. SVRA holds a twice-monthly free food distribution for income-eligible community members who are hungry or have food insecurity. The food distribution program is held the first and third Fridays of each month at the Cottage Grove Community Center, 700 E. Gibbs Ave. For more information about SVRA or to donate, visit [www.southvalleyresourcealliance.org](http://www.southvalleyresourcealliance.org)

COURTESY PHOTO

## What's Rotary?

We focus our time, energy, and efforts on service projects encompassing:

**Local Projects:** High School Scholarships, Bike Helmets for Lincoln Middle School, Literacy, Aquatic Center Mural, downtown Bike Lockers and Playground Equipment for Coiner Park

**Global Projects:** Thai Library Project, Clean Water in Central America

**Become a member today.**

Rotary Club of Cottage Grove meets every Thursday at Noon at El Tapatio Mexican Restaurant.

Contact Karol Kuhn Simons  
[rotary424cg@gmail.com](mailto:rotary424cg@gmail.com)

**Service Above Self**

## MUPTÉ from A1

analysis released this year recommended that the city would have to build 69 units per year to meet its 20-year housing goals.

The housing needs analysis also identified a particular need for housing that is affordable to low- and middle-income households as well as a greater range of housing types.

"It's desperate out there," said Councilor Mike Fleck during the council meeting. "I'm here to tell you it's a huge problem and we need to do something about it. We have also not built an apartment complex in this town since the 1980s. ... And we need a carrot to incentivize these kinds of developments."

While the MUPTÉ pro-

gram exempts qualified developments from paying property taxes for up to 10 years, its core theory rests on the idea that the exemption will generate more tax revenue in the long run by making projects financially feasible. Without financial feasibility, the projects may not be built and the city would ultimately miss out on the potential tax revenue. In effect, it would reduce the opportunity cost of a stagnating development rate.

"If you truly have an issue in which lots are not being developed ... they are going to sit at their current tax vacancy for a long-term duration," said City Planner Amanda Ferguson. "[MUPTÉ] is basically to create an environment in which those larger developments can occur, because otherwise the properties are just going to sit vacant."

A downtown lot on Main Street between Sixth and Seventh streets, for example, has remained vacant since 1985.

"It's been really challenging trying to encour-

age developers, particularly from out of town, to come to Cottage Grove," said Ferguson. "Because without any recent examples of multi-family having been built, you can't get any cross-comparables. ... It's a catch-22 that we're caught in. We need to figure out some way to change that paradigm to encourage that first set of people who are going to build multi-family."

Similar programs have been implemented in Salem and Eugene with apparent success. Since 1978, Eugene's MUPTÉ program has incentivized 28 residential projects, adding 1,490 units to its housing stock. Salem has seen seven residential projects since 1976, creating 748 units in its downtown core.

The Cottage Grove program is intended to enable a denser downtown as well, which would hypothetically reduce the average vehicle usage in the city and encourage more economic activity in the city center.

Several members of the

community have voiced support for the program.

"The high cost of housing in Cottage Grove has restricted growth and has been a hindrance to the health and vitality of our community," wrote Cottage Grove Community Development Corporation Chair Matt Parsons in a letter to the city. "Allowing for different housing options encourages development, not only for low income, but affordable housing for all."

Local developer Len Blackstone raised the desperate need for housing in the community at the Dec. 9 City Council meeting.

"The vacancy factor in this community is zero, practically speaking," he said. "It's actually negative if there's the possibility of having negative vacancy because ... every year we lose about 15 school teachers in our school district because they can't find housing."

Former Mayor Jim Gilroy also spoke in support of the program, encouraging the council to consider the housing health of the community.

Outgoing Chamber of Commerce Executive Director Travis Palmer praised the program as well, citing the program's strength in addressing the city's needs.

"Housing is incredibly tight in Cottage Grove," he said. "We need housing and we need it yesterday."



# Worship Directory

<p><b>COTTAGE GROVE:</b> <b>6th &amp; Gibbs Church of Christ</b> 195 N. 6th St. • 541-942-3822 10:00am Christian Education: Pre-K through 5th <a href="http://www.6thandgibbs.com">www.6thandgibbs.com</a></p>	<p><b>First Presbyterian Church</b> 3rd and Adams St 541-942-4479 Rev.: Karen Hill Worship: 10:00am Sunday School: 10:00am <a href="http://fpcgrove.com">fpcgrove.com</a></p>	<p>St. Philip Benizi, Creswell 552 Holbrook Lane Sunday 8:30 AM</p>
<p><b>Calvary Baptist Church</b> 77873 S 6th St • 541-942-4290 Pastor: Riley Hendricks Sunday School: 9:45am Worship: 11:00am The Journey: Sunday 5:00pm Praying Thru Life: Wednesday 6:00pm</p>	<p><b>Hope Fellowship</b> United Pentecostal Church 100 S. Gateway Blvd. 541-942-2061 Pastor: Dave Bragg Worship: 11:00am Sunday Bible Study: 7:00pm Wednesday <a href="http://www.hopefellowshipupc.com">www.hopefellowshipupc.com</a> "FINDING HOPE IN YOUR LIFE"</p>	<p><b>St. Andrews Episcopal Church</b> 1301 W. Main • 541-767-9050 Rev. Lawrence Crumb "Church with the flags." Worship: Sunday 10:30am All Welcome</p>
<p><b>Church of Christ</b> 420 Monroe St • 541-942-8565 Sunday Service: 10:30am</p>	<p><b>Living Faith Assembly</b> 467 S. 10th St. • 541-942-2612 Worship Services Sundays: 9a &amp; 11a Youth Worship Sundays: 11a (all ages welcome) Mondays: 5:30p (6th-12th grades)</p>	<p><b>Seventh-day Adventist Church</b> 820 South 10th Street 541-942-5213 Pastor: Kevin Miller Bible Study: Saturday, 9:15 am Worship Service: Saturday, 10:40 Mid-week Service: Wednesday, 1:00</p>
<p><b>Cottage Grove Bible Church</b> 1200 East Quincy Avenue 541-942-4771 Pastor: Bob Singer Worship 11am Sunday School: 9:45am AWANA age 3-8th Grade, Wednesdays Sept-May, 6:30pm <a href="http://www.cgbible.org">www.cgbible.org</a></p>	<p><b>Non-Denominational Church of Christ</b> 1041 Pennoyer Ave 541-942-8928 Preacher: Tony Martin Sunday Bible Study: 10:00am Sunday Worship: 10:50am &amp; 5:30pm <a href="http://www.pennoyeravecoc.com">www.pennoyeravecoc.com</a></p>	<p><b>Trinity Lutheran Church</b> 6th &amp; Quincy • 541-942-2373 Pastor: James L. Markus Sunday School &amp; Adult Education 9:15am Sunday Worship 10:30 am Comm. Kitchen Free Meal Tue &amp; Thur 5:00pm TLC Groups <a href="http://tlccg.com">tlccg.com</a></p>
<p><b>Cottage Grove Faith Center</b> 33761 Row River Rd. 541-942-4851 Lead Pastor: Kevin Prueitt <a href="http://www.cg4.tv">www.cg4.tv</a> Full Children's Ministry available Services: 9:00am &amp; 10:45am</p>	<p><b>Old Time Gospel Fellowship</b> 103 S. 5th St. • 541-942-4999 Pastor: Jim Edwards Sunday Service: 10:00am Join in Traditional Christian Worship</p>	<p><b>United Methodist Church</b> 334 Washington 541-942-3033 New Pastor Craig Pesti- Strobel Worship 10:30am <a href="http://umcgrove.org">umcgrove.org</a></p>
<p><b>Delight Valley</b> Church of Christ 33087 Saginaw Rd. East 541-942-7711 • Pastor: Bob Friend Two Services: 9am - Classic in the Chapel 10:30am - Contemporary in the Auditorium</p>	<p><b>Our Lady of Perpetual Help and St. Philip Benizi Catholic Churches</b> 1025 N. 19th St. 541-942-3420 Father John J. Boyle Holy Mass: Saturday Vigil - 5:30 PM Sunday - 10:30 PM For weekday and Holy Day of Obligation schedule see website <a href="http://OLPHCG.net">OLPHCG.net</a> Confession: 4 PM to 5 PM Saturdays or by appointment</p>	<p><b>"VICTORY" Country Church</b> 913 S. 6th Street • 541-942-5913 Pastor: Barbara Dockery Worship Service: 10:00am Message: "WE BELIEVE IN MIRACLES"</p>
<p><b>First Baptist Church</b> 301 S. 6th St • 541-942-8242 Pastor: David Chhangte Sunday School 9:30am Worship Service 10:30am Youth Wednesday 6:30pm <a href="http://cgfirstbaptist.com">cgfirstbaptist.com</a></p>	<p><b>CRESWELL:</b> Creswell Presbyterian Church 75 S 4th S • 541-895-3419 Rev. Seth Wheeler Adult Sunday School 9:15am Sunday Worship Service 10:30 am website <a href="http://www.creswellpres.org">www.creswellpres.org</a></p>	

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Our Worship Directory is a weekly feature in this newspaper. If your congregation would like to be a part of this directory, contact us today!

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