



Memo

Date: Thursday, Oct. 5, 2017

To: President Tom Hughes
Metro Council

From: Martha Bennett, Chief Operating Officer *MBS*

Subject: 2040 Planning and Development Grant Awards (2017/Cycle 5)

I am pleased to present my recommendations for grant awards for the 2040 Planning and Development Grant program for 2017 (Cycle 5). Since the Metro Council established this grant program funded by the construction excise tax, it has helped many communities turn potential into vision and vision into action for local and regional plans and policies. In 2017, local governments are facing new challenges and are looking for additional resources to help them plan for the future and facilitate desired development that can provide new jobs and housing options for residents in their communities.

Earlier this year, I appointed a diverse, nine member Grant Screening Committee with varied backgrounds and planning and development expertise in the private, nonprofit and public sectors. The Committee submitted its recommendations to me on September 26, recommending that eight projects be fully funded for a total of \$1,861,746. Their recommendations are outlined in Addendum 1.

Having met with the Screening Committee Chair and given consideration to the committee's assessment of the proposals, I concur that the eight grant proposals recommended by the committee merit full funding. In addition, I recommend that the Council awarding conditional funding in the amount of \$125,000 for one additional project proposed by the City of Portland in the Equitable Development category with conditions as noted below. You will consider my recommendations in Resolution No. 17-4846 on October 26, 2017.

Equitable Development (≈\$1 million targeted, \$984,000 recommended)

City of Cornelius	\$ 315,000
Cornelius Urban Renewal Plan, Town Center Plan, and Conceptual Site Planning	
Housing Authority of Clackamas County	\$ 214,000
Hillside Master Plan for Housing Opportunity	
Clackamas County - DTD	\$ 180,000
Park Avenue Development and Design Standards	
City of Portland/Multnomah County Joint Office of Homeless Services	\$ 150,000
Tri-county Equitable Housing Strategy to Expand Permanent Supportive Housing for People Experiencing Chronic Homelessness	

City of Portland	\$ 125,000*
Expanding Opportunities for Affordable Housing in Faith Communities	

* **Conditions for Funding:** *The City of Portland will obtain letters of support from three or more Faith-based institutions willing to partner on this project and explore opportunities for construction of affordable housing on their property.*

Facilitate Infill Development within UGB (≈\$500,000 targeted, \$602,746 recommended)

City of Beaverton	\$ 150,000
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Downtown Design and Development Readiness Project

City of Tigard	\$ 340,246
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Tigard Triangle Urban Renewal Implementation Project

City of Portland	\$ 112,500
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Rossi Farms Site Specific Development Plan

New Urban Area Planning (≈\$500,000 targeted, \$400,000 recommended)

City of Happy Valley	\$ 400,000
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Pleasant Valley/North Carver Comprehensive Plan

Total Grant Awards Recommended	\$1,986,746
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All of the nine projects recommended for funding will develop and produce policies and plans which will become the foundation for public, private and nonprofit investments in our communities. These projects will help enable the creation of more equitable housing and employment options, facilitate investment in well-planned urban infill to create more thriving downtowns and station communities, and complete important comprehensive planning for new urban areas where development has thus far stalled for lack critical infrastructure. The projects will address the needs of underserved and underrepresented people in the region, and will help unlock the future development potential of urban land that is been within the region's Urban Growth Boundary for many years.

Nine projects were not recommended for funding. Generally speaking, the Grant Screening Committee found that many of these applications had a mismatch between the work proposed and the program's goals of facilitating planning or pre-development activities that remove barriers to development, are necessary to make land ready for development, and help enable existing developed sites to be ready for redevelopment. Some proposals were incomplete or were vague about the project deliverables, while others did not adequately describe how the work would be accomplished, or did not demonstrate sufficient buy-in or support from key project partners or land owners. Others failed to make a compelling case that they would significantly advance regional goals and policies, or demonstrate a best practice that could likely be meaningfully replicated in other locations. I encourage applicants of those unsuccessful proposals to follow up with Metro staff to determine how they might best strengthen their projects if they wish to resubmit the proposals for consideration in the upcoming Cycle 6 grants in 2018.

The proposed resolution before you for consideration stipulates that program staff and the Office of Metro Attorney shall negotiate inter-governmental agreements for the eight funded projects consistent with requirements set forth in Metro Code, the program's Administrative Rules, and the grant amounts itemized in this recommendation. In prior grant cycles we have attached additional specific funding conditions to each grant, to address issues such as community engagement and performance measurement. Building on staff's experience administering Community Planning and Development Grants in prior grant cycles, and the recent recommendations of the Metro Auditor, staff shall, as a matter of course in administering these nine grants, include such provisions in the IGAs as necessary to ensure that grant projects conform to Metro standards for community engagement and performance measurement. As appropriate to specific grants, IGA's will also include language to ensure that local governments consider adoption of plans, strategies or policy refinements in order to realize the proposed project outcomes. Program staff and the Office of Metro Attorney will work to ensure that the final IGA's provide a clear plan of milestones schedule of payments to ensure that promised deliverables outlined in the applications are completed and all pledges of matching funds or in-kind contributions are fulfilled.

As you will note, my recommendations leave an excess \$13,254 from the anticipated \$2 million of total funding for this cycle. I support the Screening Committee's suggestion that the Metro Council resolve to apply these remaining funds to provide additional technical assistance to facilitate successful implementation of the eight funded grant projects. As staff work further with grantees to negotiate inter-governmental agreements for the projects, they will identify where needs for technical support can best be addressed through the involvement and expertise of Metro staff, or where additional funding for professional services may be needed to refine the project scope and/or augment local capacity for project delivery.

The Screening Committee's recommendation contains additional suggestions for future program refinements, specifically to improve clarity regarding the program's equity goals and objectives, the grant evaluation criteria that relate to equity, or provide more detail regarding the types of "equitable development" project approaches that might merit funding if future grant cycles continue to have a policy and investment framework that outlines specific funding targets for equitable development projects. Program staff will be working with their DEI colleagues in the coming months to consider potential refinements and will share proposed refinements with Council prior to the initiation of the Cycle 8 grant application process.

Attached to the staff report are brief summaries of each of the applications received. Copies of complete proposals submitted by local governments are also available to you in PDF format for review. After reviewing all materials, I believe you will share with me an appreciation for the high quality of local planning and development work proposed by the successful grantees, and take pride in the contribution that Metro can make by funding these efforts through the 2040 Planning and Development grant program.

Please let me or 2040 Grant Project Manager, Lisa Miles, know if you have any questions.

Thank you.

Attachments

cc: Elissa Gertler, Planning and Development Director
Brian Newman, Chair, 2040 Planning and Development Grants Screening Committee