


Metro

 600 NE Grand Ave.
 Portland, OR 97232-2736

Memo

Date: July 10, 2018
 To: President Tom Hughes, Metro Council
 From: Martha Bennett, Chief Operating Officer
 Subject: 2040 Planning and Development Grant Awards (2018/Cycle 6)

I am pleased to present my recommendations for grant awards for the 2040 Planning and Development Grant program for 2018 (Cycle 6). 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 2018, 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 June 29, recommending that 10 projects be funded for a total of \$1,995,000. Their recommendations are outlined in Attachment 1.

Having met with the Screening Committee Chair and given consideration to the committee's assessment of the proposals, I concur that the ten grant proposals recommended by the committee merit funding. You will consider my recommendations in Resolution No. 18-4902 on July 26, 2017. The following is a list of recommended grant awards, and the proposed grant amount.

Equitable Development (≈\$1 million targeted, \$895,000 recommended)

City of Portland	\$ 100,000
102nd & Pacific Development Project: Gateway Transit Center	
City of Portland	\$ 245,000
Rosewood Equitable Development Plan	
City of Portland	\$ 230,000
Southwest Corridor Equitable Housing Strategy	
(Funding for pre-development analyses contingent upon the City or a public partner having site control on the properties)	
Housing Authority of Clackamas County	\$ 220,000
Clackamas Heights Master Plan	
Washington County Housing Services	\$ 100,000
Willow Creek Park & Ride – Alder Grove	

Facilitate Infill Development within UGB (≈\$500,000 targeted, \$580,000 recommended)

City of Fairview	\$ 200,000
Main Streets on Halsey Site Readiness and Policy-Code development	
City of Happy Valley	\$ 210,000
Rock Creek Employment Center Infrastructure Assessment and Funding Plan (\$170,000 of the grant award contingent on ODOT's commitment to participate in the planning process)	
Port of Portland	\$ 170,000
Employment Lands Site Readiness Toolkit	

New Urban Area Planning (≈\$500,000 targeted, \$520,000 recommended)

City of Sherwood	\$ 100,000
Brookman Addition Concept Plan Refinement	
Washington County Department of Land Use and Transportation	\$ 420,000
Getting Ahead of the Curve: Proactive Transportation Planning for Urban Reserves	

Total Grant Awards Recommended	\$ 1,995,000
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All of the ten 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, make best use of the region's employment and industrial lands, and complete important comprehensive planning for new urban areas so that future development does not become 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.

The proposed resolution before you for consideration stipulates that program staff and the Office of Metro Attorney shall negotiate inter-governmental agreements for the ten funded projects consistent with requirements set forth in Metro Code, the program's Administrative Rules, and the grant amounts itemized in this recommendation. Building on staff's experience administering prior grant cycles, and the recent recommendations of the Metro Auditor, staff shall, as a matter of course in administering these ten 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 \$5,000 from the anticipated \$2 million of total funding for this cycle. You will recall that the 2040 Grant administrative rules were amended in April 2018 to create a technical assistance component of the program to facilitate successful achievement of grant outcomes. Under our new policy, the remaining unallocated funds will be set aside to support this ongoing technical assistance with grantees as necessary. 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 program refinements. Staff will follow up to review the 2040 Grant program policies and objectives with Metro's Committee on Racial Equity (CORE) to obtain additional feedback on how to continue to improve and clarify the program's equity goals and requirements.

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.

A handwritten signature in blue ink that reads "Andrew Salt for". The signature is fluid and cursive.

cc: Elissa Gertler, Planning and Development Director
Damien Hall, Chair, 2040 Planning and Development Grants Screening Committee

Attachment