



Metro

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Memo

Date: June 28, 2018
To: Martha Bennett, Chief Operating Officer
From: Damien Hall, Chair, 2040 Planning and Development Grant Screening Committee *TH*
Subject: Grant Award Recommendations

On behalf of the 2040 Planning and Development Grant Screening Committee, I am pleased to share our recommendations for the 2018 Grant awards. Metro received a total of 11 grant proposals submitted by nine local jurisdictions requesting a combined total of \$2.3 million in funding. Proposals were submitted by both large and small jurisdictions across the region, with applicants distributed throughout all three counties.

Two million dollars in funding was available to award this year. After careful individual review of the applications by each committee member and a robust committee discussion of the relative merits of the proposals, the committee ultimately came to a unanimous decision regarding which proposals to recommend for grant funding. Provided below is a brief overview of the committee's review process and deliberations, a listing of the applicants and proposals in each category which the committee recommends for funding, and additional comments and recommendations of committee members regarding the 2040 Planning and Development Grant program overall.

Committee Process

The eight members of the committee first convened in May to review the program guidelines, the established grant evaluation criteria, the grant requirements, and our committee's charter. Metro staff shared with the committee members the proposed policy and investment emphasis for the 2018 cycle as established by the Metro Council:

- 50% of allocated funds will be targeted for qualified projects that will facilitate implementation of equitable development projects inside the UGB, which may include but are not limited to:
 - Planning or pre-development work for equitable housing (diverse, physically accessible, affordable housing choices with access to opportunities, services, and amenities);
 - Planning or pre-development work for projects that will advance quality of life outcomes for communities of color, such as quality education, living wage employment, healthy environments, and transportation;
 - Facilitation of development-related efforts in partnership with a community organization whose primary mission is to serve communities of color;
 - Planning or pre-development for projects that will serve a specific neighborhood or geography with a high percentage of residents that are people of color;
 - Planning for public and private developments, investments, programs and policies that will be enacted to meet the needs of communities of color and reduce racial disparities, taking into account past history and current conditions.

- 25% of funds will be targeted for projects to facilitate development in centers, corridors, station areas, and employment areas
- 25% of grant funds will be targeted for concept planning or comprehensive planning projects in Urban Reserves or new urban areas
- In the event of insufficient qualified applications within any one funding category, grant funds may be awarded to qualified applications in any other category.

Staff reviewed the specific evaluation criteria (see Attachment A) to be utilized by committee members in ranking the applications. All applicants were required to identify the funding category under which they wished their proposal to be considered. Staff shared with the committee members their overall assessment of the strengths and weaknesses of the proposals in each funding category. Following the committee's initial meeting, members individually reviewed all of the eligible grant applications and assigned preliminary rankings within each category. When the committee reconvened in June to deliberate, members shared their reasoning for assigning specific ranks, the perceived strengths and weaknesses based on individual members' development expertise, as well as their understanding of the proposed scope of work.

The applications ultimately recommended by the committee were those that clearly aligned with the program's central mission to support planning and pre-development activities that:

- remove barriers to development
- are necessary to make land ready for development, and
- enable existing developed sites to be redeveloped.

Additionally, thoughtful consideration was given to how each grant proposal (and particularly those proposals requesting funding in the equitable development category) supported Metro's policy objective to advance racial equity throughout the region. Committee members applied their collective expertise to consider which proposals had clear and achievable goals and would be most likely to facilitate impactful development outcomes in alignment with local and regional priorities.

Recommendations for Grant Awards

A listing of the committee's funding recommendations for each target category is presented on the following page. For two grant applications from the City of Portland, committee members elected to recommend partial funding of the proposals. The grant to the city for the *Rosewood Equitable Development Plan* was reduced by \$55,000, which was the proposed amount to fund an entry level Planning Assistant to help with logistical coordination of the project. The grant for the *Southwest Corridor Equitable Housing Strategy – Implementation Priorities* was reduced from the requested \$330,000 to \$230,000. The committee felt that given the extensive grant funding that the City of Portland has already received from a variety of sources (including Metro) to fund staff work along the Southwest Corridor, the request for \$50,000 in grant funds to support Bureau of Planning and Sustainability staff, and the \$50,000 of grant funds requested to fund Portland Housing Bureau staff and Trimet TOD staff was excessive. Additionally, the committee recommended that funding for pre-development analysis on two opportunity sites be contingent upon the City having site control on the properties to be studied.

The grant application from the City of Tigard for the *Tigard Missing Middle Community Land Trust Model Feasibility* was not recommended by the committee. Several committee members felt that the project as proposed was too hypothetical, as it would be evaluating feasibility for cottage cluster development (and the applicability of a Community Land Trust Model) on sites that did not necessarily have a clear path towards site control that would result in a project. Other committee members were more concerned that the City of Tigard currently has two prior 2040 grants still underway. Most committee members agreed that even if additional grant funding were available, this grant proposal should be declined.

The following list shows the grant applications recommended for approval, and the recommended funding level:

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 is contingent upon the City 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

Additional Considerations

Members of the committee offered the following additional comments and recommendations regarding their impressions of this grant cycle and potential future adjustments to the grant program and requirements:

- Since the prior round of grants, some additional clarity and emphasis on equity has been provided through the revision of the grant evaluation criteria to better address Metro's goal to advance racial equity. This year's grant application materials also included clearer guidelines for applicants regarding the types of projects that could successfully merit for funding in the 'equitable development' target category. However, additional review, consideration, and guidance is needed regarding the program's equity objectives and the approach for emphasizing equitable development outcomes. Committee members suggested that a discussion of the program's equitable development goals and approach with Metro's Committee on Racial Equity would be helpful to gain further insights as to how this dimension of the program could be strengthened.
- Additional consideration should be given to the relative weight of the various grant criteria. Clarity is needed as to whether the committee should score applications based on how thoroughly the applicants identify in the application narrative how they are meeting the evaluation criteria, versus having the committee members use their own judgment as to which projects are most likely to achieve the overall goal of the program to facilitate development.

If you so desire, I will be happy to join you in presenting the committee's recommendations to the Metro Council on July 26. On behalf of the members of our 2040 Planning and Development Grant Screening Committee, thank you for inviting us to participate in this process and assist Metro in funding projects across the region that advance local and regional development goals and implement our shared vision for the future.

cc: Elissa Gertler, Director of Planning and Development
Megan Gibb, Land Use and Urban Development Manager
Lisa Miles, 2040 Planning and Development Grants Program Manager

ATTACHMENT A TO GRANT AWARD RECOMMENDATIONS: GRANT EVALUATION CRITERIA

Clear development outcomes. Proposal presents a compelling project concept with specific, impactful outcomes to facilitate development. Performance measures are clearly articulated.

Advances and complements regional goals and policies. Proposed project will support Metro's established regional policy goal of advancing racial equity. Proposed project will also help to advance established regional development goals and outcomes expressed in the 2040 Growth Concept, the Urban Growth Management Functional Plan, and the following Six Desired Outcomes stated in the Regional Framework Plan, adopted by the region to guide future planning:

- People live and work in vibrant communities where their everyday needs are easily accessible;
- Current and future residents benefit from the region's sustained economic competitiveness and prosperity;
- People have safe and reliable transportation choices that enhance their quality of life;
- The region is a leader in minimizing contributions to climate change;
- Current and future generations enjoy clean air, clean water and healthy ecosystems;
- The benefits and burdens of growth and change are distributed equitably.

Aligns with local goals and/or maximizes community assets. Proposed project will help realize community plans and goals, accommodate expected population and employment growth, and/or maximize existing community assets such as public transit, parks, natural features, historic districts and employment areas.

Likelihood of implementation. Relevant key stakeholders (property owners, policy makers, jurisdictions, service providers, etc.) have committed full support for the project goals and timelines, will be meaningfully involved in guiding the project, and have the capacity and authority to implement actions/investments as needed to bring the project to fruition. Opportunities and threats to project commitments have been identified.

Public involvement. Proposal incorporates best practices for public involvement; strategies for meaningfully engaging neighbors, businesses, property owners and key stakeholders (including historically marginalized communities and residents with lower incomes) are clearly articulated and well-conceived; proposal indicates how public input will be used to strengthen the project outcomes, and/or increase the likelihood of successful implementation.

Team roles and capacity. Roles and responsibilities of the applicant county or city, as well as any additional partners have been clearly defined; proposed staff has the skill sets, experience and time needed to successfully manage all aspects of the grant project and oversee the work of the consultant team or teams on behalf of the project partners.

Jurisdiction track record. Applicant has proven capability to successfully implement community development projects, especially past Planning and Development Grant projects; prior grants have fully delivered expected products and outcomes according to the approved schedule of milestones; any grant projects still underway are on track and/or scheduled for completion prior to initiation of proposed project.

Grant leverage. Note the extent to which partners have committed additional in-kind or direct financial contributions to the project beyond the required minimum ten percent match.

Replicable best practices. Proposed project will develop best practices that could be replicated in other locations. (Note: This criterion may not be applied to all projects.)