

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF APPROVING THE)	RESOLUTION NO. 18-4916
POLICY AND INVESTMENT FRAMEWORK)	
FOR THE 2040 PLANNING AND)	Introduced by Chief Operating Officer Martha
DEVELOPMENT GRANT PROGRAM IN 2019)	Bennett in concurrence with Council
)	President Tom Hughes

WHEREAS, in 2006, Metro adopted Ordinance No. 06-1115, establishing a construction excise tax (CET) to generate revenue for providing grants to local governments for regional and local planning; and

WHEREAS, on recommendation of an advisory group and the Metro Chief Operating Officer (COO) regarding the continuing need for funding regional and local planning, on June 11, 2009 the Metro Council adopted Ordinance No. 09-1220, extending the CET for an additional five year period, with a sunset date of September 2014; and

WHEREAS, on recommendation of an advisory group and the Metro COO, in June 2014 the Metro Council adopted Ordinance No. 14-1328, extending the CET for an additional five year period, with a new sunset date of December 31, 2020; and

WHEREAS, since the inception of the CET in 2006, Metro has awarded over \$23.5 million in grants to cities, counties and other government entities in the region to fund critical planning and development activities that support implementation of the region's long range plan for growth; and

WHEREAS, the 2014 CET Ordinance directed the Metro COO to propose amendments to the existing administrative rules implementing the CET and CPDG programs under Metro Code Chapter 7.04 ("Administrative Rules") and to return to the Metro Council for its approval of the revised Administrative Rules prior to promulgating them; and

WHEREAS, on March 19, 2015 the Metro Council adopted Resolution No. 15-4595, which approved the Metro COO's proposed amendments to the Administrative Rules; and

WHEREAS, the Metro COO approved additional amendments to the Administrative Rules in March 2017, which renamed the program the "2040 Planning and Development Grant Program," modified the program to consider proposals and award grants on an annual basis, and set the policy and investment framework for Cycle 5 of Metro's 2040 Planning and Development Grants; and

WHEREAS, the Metro COO approved additional amendments to the Administrative rules in January 2018, which clarified the types of projects that are eligible to be considered for grant funding, clarified the criteria for evaluating grant applications, and set the policy and investment framework for Cycle 6 of the 2040 Planning and Development Grant program; and

WHEREAS, in March 2018 the COO approved new amendments to the Administrative Rules to allow for the creation of a technical assistance reserve fund that may be used to provide grant recipients with necessary technical assistance in completing their projects, up to a maximum amount of \$25,000 per grant recipient; and

WHEREAS, on April 12, 2018 the Metro Council adopted Resolution No. 18-4882, which authorized and directed the Metro COO and staff to develop and administer an additional technical assistance program component to support the 2040 Planning and Development grants in accordance with the revised administrative rules; and

WHEREAS, in order to most effectively address barriers to development, implement the 2040 Growth Concept, and to help address the equitable housing crisis in our region, the Metro Council has established a policy emphasis in previous grant cycles to enable the grant program respond to current trends and issues affecting development in our region; and

WHEREAS, our region continues to have a crisis in housing supply as growth continues, especially for low income residents, and multiple tools, strategies, and approaches are needed across the region to provide more equitable housing; and

WHEREAS, equity, equitable development and equitable housing are currently issues of considerable local and regional concern given the potential for displacement of long-term residents, businesses and communities of color due to changing neighborhoods and rapidly escalating real estate costs; and

WHEREAS, in 2016, the Metro Council adopted the Strategic Plan to Advance Racial Equity, Diversity and Inclusion; and

WHEREAS, complementary strategies for employment growth, redevelopment, and land readiness are also important to address other current regional growth and development issues; and

WHEREAS, a clear policy framework outlining the goals of Cycle 7 grants and the types of projects that will be prioritized for the current round of funding will assist local governments in identifying and scoping projects that will best satisfy the policy emphasis and meet the selection criteria; now therefore

BE IT RESOLVED that:

1. The Metro Council hereby directs the Metro COO and staff to continue to implement improvements to grant program administration and monitoring of the investments over time to ensure that the program is successfully supporting regional goals and policies set forth in the 2040 Growth Concept, the Urban Growth Management Functional Plan, and the six desired outcomes outlined in the Regional Framework Plan.
2. The Metro Council hereby authorizes and directs the Metro COO and staff to initiate Cycle 7 of Metro's 2040 Planning and Development grants, and to award up to \$2.25 million of CET revenue to fund projects using the following policy and investment emphasis:
 - a. One million dollars (\$1,000,000.00) 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 marginalized communities, 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 or historically marginalized communities;
 - 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.
- b. Two hundred fifty thousand dollars (\$250,000.00) of allocated funds will be targeted to qualified projects that will facilitate development in centers, corridors, station areas, employment areas, or other locations within the UGB.
- c. Seven hundred fifty thousand dollars (\$750,000.00) of allocated funds will be targeted to qualified concept planning and comprehensive planning projects for urban reserves and new urban areas.
- d. In the event that there are insufficient qualified applications within any one funding target category, grant funds may be awarded to qualified applications in any other category.
3. The Metro Council hereby authorizes and directs the Metro COO and staff to utilize discretion in determining which of the grant applications received meet the intent of the equitable development target and therefore merit consideration under category (a) above, or if they should be reassigned to another category.

ADOPTED by the Metro Council this ____ day of November 2018.

Tom Hughes, Council President

Approved as to Form:

Nathan Sykes, Acting Metro Attorney