

# 2040 Planning and Development Grants

November 13, 2018



Metro



# 2040 Planning and Development Grants

## Mission of Grant Program

- remove barriers to development
- make land ready for development
- enable existing developed sites to be redeveloped
- ❖ Proposals in the equitable development category must demonstrate a primary emphasis on advancing equity

# Equitable development projects may include:



- Planning or pre-development 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.

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- 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.**~~

# 2040 Planning and Development Grants (Cycle 7)

## Funding Categories and Investment Targets

Grant Category	Funds Targeted
Equitable Development	\$ 1 million
Development within UGB	\$ 250,000
New Urban Areas	\$ 750,000
<b>Total</b>	<b>\$ 2 Million</b>



# 2040 Planning and Development Grants

## Recommended Code Amendments

- Clarify the current mission and purpose
- Refine the parameters for exemption from CET
- Allow non-governmental entities to apply for grants if the project is endorsed by a local government
- Remove the sunset provision so that Metro can continue to fund important planning and pre-development work throughout the region.

# 2040 Planning and Development Grants Recommended Code Amendments

## 7.04.020 Policy and Purpose

This chapter establishes a Construction Excise Tax to provide funding for regional and local planning that is required to make land ready for development ~~or redevelopment. after its inclusion in the Urban Growth Boundary.~~

# 2040 Planning and Development Grants

## Recommended Code Amendments

### 7.04.210 Dedication of Revenue

Revenue derived from the imposition of this tax after deduction of necessary costs of collection shall be dedicated to fund regional and local planning that is required to make land ready for development ~~or redevelopment after inclusion in the Urban Growth Boundary.~~



# 2040 Planning and Development Grants

## Recommended Code Amendments

### 7.04.040 Exemptions

(2) The Person who would be liable for the tax is a corporation exempt from federal income taxation pursuant to 42 U.S.C. 501(c)(3), or a limited partnership the sole general partner of which is a corporation exempt from federal income taxation pursuant to 42 U.S.C. 501(c)(3), the Construction is used for residential purposes and the property is restricted to being occupied by ~~Persons~~ people with incomes less than ~~50~~ 60 percent (~~50~~60%) of the median income for a period of 30 years or longer;

# 2040 Planning and Development Grants

## Recommended Code Amendments

### 7.04.040 Exemptions

(3) The Person who would be liable for the tax is exempt from federal income taxation pursuant to 42 U.S.C. 501(c)(3) and the Construction is dedicated for use for the purpose of providing charitable services to ~~Persons with income less than 50 percent (50%) of the median income~~ disadvantaged people.

# 2040 Planning and Development Grants

## Recommended Code Amendments

### 7.04.220 Procedures for Distribution

The Chief Operating Officer shall distribute the revenues from the Construction Excise Tax as grants to local governments based on an analysis of grant requests ~~submitted by the local jurisdiction which set forth the expected completion of certain milestones associated with Metro Code Chapter 3.07, the Urban Growth Management Functional Plan~~ for planning or pre- development work that will implement the region's long range plan. Grants may also be distributed to private entities for projects that are endorsed by a local government and in the public interest.

# 2040 Planning and Development Grants

## Recommended Code Amendments

### ~~7.04.230 Sunset Provision~~

~~The Construction Excise Tax shall not be imposed on and no person shall be liable to pay any tax for any construction activity that is commenced pursuant to a building permit issued on or after December 31, 2020.~~

# Timeline for grant cycle 7

January	Application materials available on web site; outreach to committees and local partners to announce grant Cycle
February	Pre-application conferences with Metro staff
March	Letters of intent due
April	Final applications due
May – June	Staff level review and recommendations; Grant Screening Committee Review and recommendations to COO
July – Aug.	Metro Council action to award grants
Sept. – Dec.	Negotiation of inter-governmental agreements (IGAs); procurement/selection of project consultant teams

# 2040 Planning and Development Grants

## Recommended Code Amendments

- Does Council have any questions about the proposed amendments to chapter 7.04 of the Metro code?
- Does Council have any questions about the proposed policy and investment framework for Cycle 7 of the 2040 Planning and Development Grants?

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