

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AUTHORIZING THE	)	RESOLUTION NO. 14-4542
METRO CHIEF OPERATING OFFICER TO	)	
FULLY FUND CYCLE 3 COMMUNITY	)	Introduced by: Chief Operating Officer
PLANNING AND DEVELOPMENT GRANTS	)	Martha Bennett in concurrence with Council
	)	President Tom Hughes

WHEREAS, on August 15, 2013, the Metro Council adopted Resolution No. 13-4450, approving \$4.2 million in funding for Cycle 3 of Metro's Community Planning and Development Grants funded with revenue from the Construction Excise Tax (CET) under Metro Code Chapter 7.04; and

WHEREAS, in Cycle 3 Metro received 26 grant request applications from 17 local governments and their partners; and

WHEREAS, the amounts awarded by the Metro Council in Resolution No. 13-4450 were based on the recommendations of the Chief Operating Officer (COO), which was informed by the recommendations of the CET Grant Screening Committee; and

WHEREAS, four of the projects that were awarded funding in Cycle 3 were only partially funded due to limited grant resources; and

WHEREAS, the scope of two concept planning projects in the City of Forest Grove and the City of Cornelius was significantly impacted by House Bill 4078, which legislatively established a new UGB and effectively converted projects that were funded for concept planning into projects that require adoption of comprehensive plans and land use regulations; and

WHEREAS, additional funds have become available due to continued strong revenues from CET; and

WHEREAS, given the availability of additional CET revenue, the Metro Council has determined that it would be appropriate to fully fund the four projects that were partially funded in Resolution 13-4450 and to provide up to \$10,000 each in additional funding to the two local governments whose projects were altered by HB 4078;

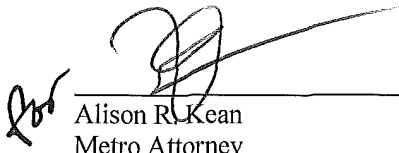
NOW THEREFORE, BE IT RESOLVED that:

1. The Metro Council authorizes the Chief Operating Officer to fully fund the Cycle 3 Community Planning and Development Grants to those grant recipients and for those projects in the amounts listed in the attached Exhibit A, and
2. The Metro Council authorizes the Chief Operating Officer to provide additional funding in the amount of \$10,000 each to the City of Forest Grove and the City of Cornelius, as identified in the attached Exhibit A.

ADOPTED by the Metro Council this 19 day of June 2014.

  
Tom Hughes, Council President

Approved as to Form:

  
Alison R. Kean  
Metro Attorney

## STAFF REPORT

### IN CONSIDERATION OF RESOLUTION NO. 14-4542, FOR THE PURPOSE OF AUTHORIZING THE METRO CHIEF OPERATING OFFICER TO FULLY FUND CYCLE 3 COMMUNITY PLANNING AND DEVELOPMENT GRANTS

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Date: June 10, 2014

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## BACKGROUND

Metro Council adopted Resolution No. 13-4450 on August 15, 2013, awarding Cycle 3 Community Planning and Development Grants (CPDG), funded with construction excise tax, to 19 projects in the Metro region for a total of \$4.2 million. The following four projects were partially funded:

- Gresham and Portland Powell-Division Transit and Development project
- Portland Mixed-use zoning project
- Sherwood and Washington County Industrial Site Assessment project
- Clackamas County Strategically Significant Employment Lands Project

Metro Council award decision (Resolution No. 13-4450) was based on the recommendations of the Chief Operating Officer (COO), which was informed by the recommendations of the grant applications Screening Committee. The Screening Committee recommendation to the COO, and their presentation to the Metro Council pointed out that partial funding for some projects was mostly due to limited grant resources.

Due to continued strong revenues from the construction excise tax in the current Cycle 3 grant period, the COO proposed full funding for the four projects listed above, so as to make sure the region gets the best results from these projects as originally conceived. As shown in the attachment, the difference between amount requested by local governments and amount awarded is \$313,486.

HB 4078 (Map Adjustment Consensus Bill), adopted last spring by the Oregon legislature, had profound effects on the following two projects which were fully funded for concept planning in urban reserve areas adjacent to the following cities.

- Cornelius Urban Reserves Concept Plan project
- Forest Grove Westside Planning Plan project

HB 4078 brought urban reserve areas into the urban growth boundary and made the projects' areas eligible for annexation. In addition, this legislation eliminates the need for concept planning under Metro's Title 11 requirements, and calls for comprehensive planning requirements under Title 11.

City of Forest Grove staff had been negotiating an intergovernmental agreement (IGA) with Metro staff for concept planning before HB 4078 was passed. The revised scope of work to meet the comprehensive planning requirements under Title 11 will cost the city additional \$10,000. City of Cornelius has yet to start negotiating an IGA with Metro staff. However, it is assumed that the additional cost of switching from concept planning to comprehensive planning will not be more than

\$10,000. Amount requested and awarded to these two projects, and the expected cost increase to cover for comprehensive planning of the new urban areas are shown in the attachment.

## **ANALYSIS/INFORMATION**

### **1. Known Opposition**

There is no known opposition to the proposed full funding of partially funded projects and projects impacted by HB 4078.

### **2. Legal Antecedents**

Resolution No. 14-4542, awarding Cycle 3 CPDG grants was adopted by Metro Council on August 15, 2013.

### **3. Anticipated Effects**

The proposed full funding of grant projects will make it possible for the grantees to ensure that the region gets the best results from the community planning and development projects.

### **4. Budget Impacts**

The proposed full funding will not have affect the budgeted resources for staff in the Planning and Development Department working on the CPDG program.

## **RECOMMENDED ACTION**

The Chief Operating Officer recommends adoption of Resolution No. 14-4542.

## ATTACHMENT

### CPDG Cycle 3: Projects Partially Funded and Affected by HB 4078 (All Inside the UGB)

	City/County	Project Name	Amount requested	Per IGA, Amount Funded	Difference
<b>Projects Partially funded</b>					
<b>1</b>	<b>Gresham*</b>	Powell-Division Transit and Development Project	\$362,290	\$303,599	\$58,691
	<b>Portland*</b>		\$450,000	\$377,401	\$72,599
<b>2</b>	<b>Portland</b>	Mixed-Use Zoning Project	\$425,500	\$380,759	\$44,741
<b>3</b>	<b>Sherwood**</b>	Tonquin Employment master Plan and Washington County Large Lot Industrial Site Assessments	\$143,955	\$255,000 (No IGA yet)	\$116,455 (No IGA yet)
	<b>Washington County**</b>		\$227,500		
<b>4</b>	<b>Clackamas County</b>	Strategically Significant Employment Lands Project	\$221,000	\$200,000	\$21,000
		<b>Sub-Total</b>	<b>\$1,830,245</b>	<b>\$1,516,759</b>	<b>\$313,486</b>
<b>Projects Affected by HB 4078</b>					
<b>1</b>	<b>Cornelius***</b>	Revised form Urban Reserve Concept Plan to Comprehensive Plan	\$73,000	\$73,000	\$10,000
<b>2</b>	<b>Forest Grove***</b>	Revised form Urban Reserve Concept Plan to Comprehensive Plan for Westside	\$123,000	\$123,000	\$10,000
		<b>Sub-Total</b>	<b>\$196,000</b>	<b>\$196,000</b>	<b>\$20,000</b>
		<b>GRAND TOTAL</b>	<b>\$2,026,245</b>	<b>\$1,709,759</b>	<b>\$333,486</b>

\* *Gresham & Portland Joint Project*: Powell-Division Transit & Development Project [Both Requested \$812,290; both were Funded for \$681,000]

\*\* *Sherwood and Washington County*: Tonquin Employment Master Plan/Washington County Large Lot Ind. Site Assessments [Both Requested \$371,455; both were Funded for \$255,000]

\*\*\*Urban reserve concept planning originally proposed will be changed to Comprehensive Planning for the project areas.