

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF APPROVING FISCAL ) RESOLUTION NO. 17-4846  
YEAR 2017-18 FUNDING FOR 2040 PLANNING )  
AND DEVELOPMENT GRANTS FUNDED ) Introduced by Chief Operating Officer Martha  
WITH CONSTRUCTION EXCISE TAX ) 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 provide grants to local governments for regional and local planning (“2006 CET Ordinance”); and

WHEREAS, the 2006 CET Ordinance contained a sunset provision based on a maximum amount collected of \$6.3 million, which amount was reached in 2009; 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, on June 19, 2014 the Metro Council adopted Ordinance No. 14-1328, extending the CET for an additional five-year period (“2014 CET Ordinance”), with a new sunset date of December 31, 2020; and

WHEREAS, the CET has successfully raised approximately \$20 million in revenue that has been distributed by Metro to local governments through the Community Planning and Development Grant (“CPDG”) and the Equitable Housing Planning and Development Grants program for planning work across the region that otherwise could not have been funded; 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 governing the CET program; and

WHEREAS, on April 13, 2017 the Metro Council adopted Resolution No. 17-4782, which approved additional refinements to the Administrative Rules, changed the name of the grant program to 2040 Planning and Development Grant Program, and changed the program to annual grant cycles; and

WHEREAS, Resolution No. 17-4782, also approved \$2 million of funding for the 2017 grant cycle, with 50% of the allocated funds targeted for qualified projects that have a primary emphasis on serving disadvantaged populations and/or equitable housing, 25% of the allocated funds targeted for qualified projects that facilitate infill development inside the Urban Growth Boundary, and the remaining 25% of allocated funds targeted for qualified concept planning or comprehensive planning projects for urban reserves or new urban areas; and

WHEREAS, Metro received 18 applications from nine local governments, requesting a combined total of nearly \$3.7 million in grant funds in the 2017 grant cycle; and

WHEREAS, the Metro COO established a 2040 Planning and Development Grant Screening Committee (“Grant Screening Committee”) consisting of nine members with broad expertise in planning and development to provide the COO an assessment of the strength of each grant application in

accordance with the criteria set forth in Metro Code Chapter 7.04 and the Administrative Rules, and the funding targets set forth in Resolution 17-4782; and

WHEREAS, on September 25, 2017 the Grant Screening Committee submitted its recommendations to the COO identifying the projects they believe best meet the stated program goals and evaluation criteria and therefore merit grant funding; and

WHEREAS, in accordance with Metro Code Chapter 7.04 and the Administrative Rules, the COO reviewed the recommendations of the Grant Screening Committee, and presented to the Metro Council the COO's recommendations for grant funding, attached to this Resolution as Exhibit A; and

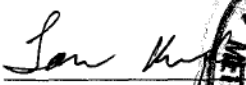
WHEREAS, the Metro Council has reviewed the recommendations of the COO, the work done by the Grant Screening Committee, the grant applications, the grant evaluation criteria, and the public testimony of grant applicants and other interested members of the public; and


WHEREAS, the Metro Council accepts the COO's recommendation to award funds as outlined in Exhibit A and as recommended by the 2040 Planning and Development Grant Screening Committee; now therefore,

BE IT RESOLVED that the Metro Council hereby:

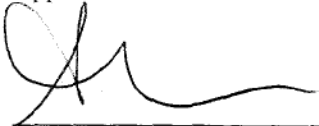
1. Makes the grant awards for the fiscal year 2017-2018 grant cycle totaling approximately \$1.99 million, as set forth in Exhibit A, attached hereto and incorporated herein, to those grant recipients and for those projects and in the amounts listed in Exhibit A, contingent upon receipt of adequate CET funds; and
2. Authorizes and directs the Metro COO and staff to utilize their discretion to allocate the remaining balance of \$13,254 in CET funds to provide additional technical assistance as needed to successfully implement the grant projects; and
3. Authorizes and directs the Metro COO and staff, and the Office of Metro Attorney, to negotiate Intergovernmental Agreements with the grant recipients, which shall set forth milestones and funding disbursement dates that comply with the Metro Code Construction Excise Tax Chapter 7.04, the CET Administrative Rules, this Resolution No. 17-4846 and Exhibit A attached hereto.

ADOPTED by the Metro Council this 26 day of October, 2017

  
Tom Hughes, Council President



Approved as to Form:

  
Alison R. Kean, Metro Attorney



# Memo

Date: Thursday, Oct. 5, 2017

To: President Tom Hughes  
Metro Council

From: Martha Bennett, Chief Operating Officer *MBS*

Subject: 2040 Planning and Development Grant Awards (2017/Cycle 5)

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I am pleased to present my recommendations for grant awards for the 2040 Planning and Development Grant program for 2017 (Cycle 5). 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 2017, 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 September 26, recommending that eight projects be fully funded for a total of \$1,861,746. Their recommendations are outlined in Addendum 1.

Having met with the Screening Committee Chair and given consideration to the committee's assessment of the proposals, I concur that the eight grant proposals recommended by the committee merit full funding. In addition, I recommend that the Council awarding conditional funding in the amount of \$125,000 for one additional project proposed by the City of Portland in the Equitable Development category with conditions as noted below. You will consider my recommendations in Resolution No. 17-4846 on October 26, 2017.

Equitable Development (≈\$1 million targeted, \$984,000 recommended)

<b>City of Cornelius</b>	\$ 315,000
Cornelius Urban Renewal Plan, Town Center Plan, and Conceptual Site Planning	
<b>Housing Authority of Clackamas County</b>	\$ 214,000
Hillside Master Plan for Housing Opportunity	
<b>Clackamas County - DTD</b>	\$ 180,000
Park Avenue Development and Design Standards	
<b>City of Portland/Multnomah County Joint Office of Homeless Services</b>	\$ 150,000
Tri-county Equitable Housing Strategy to Expand Permanent Supportive Housing for People Experiencing Chronic Homelessness	

**City of Portland** \$ 125,000\*  
 Expanding Opportunities for Affordable Housing in Faith Communities

*\* **Conditions for Funding:** The City of Portland will obtain letters of support from three or more Faith-based institutions willing to partner on this project and explore opportunities for construction of affordable housing on their property.*

Facilitate Infill Development within UGB (≈\$500,000 targeted, \$602,746 recommended)

**City of Beaverton** \$ 150,000  
 Downtown Design and Development Readiness Project

**City of Tigard** \$ 340,246  
 Tigard Triangle Urban Renewal Implementation Project

**City of Portland** \$ 112,500  
 Rossi Farms Site Specific Development Plan

New Urban Area Planning (≈\$500,000 targeted, \$400,000 recommended)

**City of Happy Valley** \$ 400,000  
 Pleasant Valley/North Carver Comprehensive Plan

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**Total Grant Awards Recommended** **\$1,986,746**

All of the nine 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, and complete important comprehensive planning for new urban areas where development has thus far 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.

Nine projects were not recommended for funding. Generally speaking, the Grant Screening Committee found that many of these applications had a mismatch between the work proposed and the program’s goals of facilitating planning or pre-development activities that remove barriers to development, are necessary to make land ready for development, and help enable existing developed sites to be ready for redevelopment. Some proposals were incomplete or were vague about the project deliverables, while others did not adequately describe how the work would be accomplished, or did not demonstrate sufficient buy-in or support from key project partners or land owners. Others failed to make a compelling case that they would significantly advance regional goals and policies, or demonstrate a best practice that could likely be meaningfully replicated in other locations. I encourage applicants of those unsuccessful proposals to follow up with Metro staff to determine how they might best strengthen their projects if they wish to resubmit the proposals for consideration in the upcoming Cycle 6 grants in 2018.

The proposed resolution before you for consideration stipulates that program staff and the Office of Metro Attorney shall negotiate inter-governmental agreements for the eight funded projects consistent with requirements set forth in Metro Code, the program's Administrative Rules, and the grant amounts itemized in this recommendation. In prior grant cycles we have attached additional specific funding conditions to each grant, to address issues such as community engagement and performance measurement. Building on staff's experience administering Community Planning and Development Grants in prior grant cycles, and the recent recommendations of the Metro Auditor, staff shall, as a matter of course in administering these nine 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 \$13,254 from the anticipated \$2 million of total funding for this cycle. I support the Screening Committee's suggestion that the Metro Council resolve to apply these remaining funds to provide additional technical assistance to facilitate successful implementation of the eight funded grant projects. 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 future program refinements, specifically to improve clarity regarding the program's equity goals and objectives, the grant evaluation criteria that relate to equity, or provide more detail regarding the types of "equitable development" project approaches that might merit funding if future grant cycles continue to have a policy and investment framework that outlines specific funding targets for equitable development projects. Program staff will be working with their DEI colleagues in the coming months to consider potential refinements and will share proposed refinements with Council prior to the initiation of the Cycle 8 grant application process.

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.

Attachments

cc: Elissa Gertler, Planning and Development Director  
Brian Newman, Chair, 2040 Planning and Development Grants Screening Committee

# Memo



**Metro**

600 NE Grand Ave.  
Portland, OR 97232-2736

Date: October 4, 2017  
To: Martha Bennett, Chief Operating Officer  
From: Brian Newman, Chair, 2040 Planning and Development Grant Screening Committee  
Subject: Grant Award Recommendations

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On behalf of the 2040 Planning and Development Grant Screening Committee, I am pleased to share our recommendations for the 2017 Grant awards. Metro received a total of 18 grant proposals submitted by nine local jurisdictions requesting a combined total of nearly \$3.7 million in funding. Proposals were submitted by both large and small jurisdictions across the region, with applicants distributed throughout all three counties.

A wide variety of eligible project types were represented among the grant applications. Some of the proposed projects would support planning activities leading to short-term strategies for formal development commitments and development agreements. Others would allow for policy review and refinement or strategic planning that will eventually set the stage for redevelopment. Two proposals addressed the formation and planning of urban renewal districts. A handful of proposals proposed outreach and visioning activities for specific neighborhoods. The applications included a proposal for county-wide infrastructure planning for urban reserve areas, and comprehensive planning for a new urban area, an action plan for permanent supportive housing and an industrial area redevelopment strategy.

With only \$2 million of funds available to award this year, it was assumed from the outset of the committee's work that the process would be highly competitive. However, 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, resulting in a recommendation totaling less than the \$2 million of funds available. 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 implementation of these specific grants and the 2040 Planning and Development Grant program overall.

## **Committee Process**

The nine members of the committee first convened in July 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 2017 cycle as established by the Metro Council:

- 25% of grant funds targeted for qualified for concept planning and comprehensive planning projects in Urban Reserves or new urban areas.

## Addendum 1 to Exhibit A for Reso. 17-4846

GRANT AWARD RECOMMENDATIONS

SEPTEMBER 14, 2017

- 50% of funds targeted for qualified projects that will facilitate 'equitable development' projects within the urban growth boundary – either by having a strong emphasis on development that serves historically marginalized communities and/or by promoting development of equitable housing. Metro's working definition of equitable housing is diverse, quality, physically accessible, affordable housing choices with access to opportunities, services and amenities.
- 25% of funds targeted for qualified projects that facilitate infill development in centers, corridors, station areas, and employment areas within the urban growth boundary.
- 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. In addition, staff shared their overall assessment of the strengths and weaknesses of the proposals in each funding category, and explained their reasoning for reassigning two proposals that were submitted in the 'Equitable Development' category to the 'infill development' category. All applicants were required to identify the funding category under which they wished their proposal to be considered. However, the applications submitted by the City of Tigard and by TriMet were reassigned because, in the opinion of Metro staff, equitable development was not the primary emphasis of the applications. Committee members concurred with staff's assessment and the resulting reassignment. In addition, the proposal submitted by King City did not respond to all required questions, and was therefore disqualified by staff, out of fairness to applicants who had correctly adhered to the stated requirements. The city will have the opportunity rework the proposal and resubmit in the 2018 grant cycle if desired.

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 August 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 scope of work proposed.

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.

Committee members applied their broad and deep collective expertise to consider which proposals had clear and achievable goals and would be most likely to facilitate impactful development outcomes in alignment with both local and regional goals.

## Addendum 1 to Exhibit A for Reso. 17-4846

GRANT AWARD RECOMMENDATIONS

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### Recommendations for Grant Awards

A listing of the committee's funding recommendations for each target category is presented below. While committee members considered the option to recommend partial funding of proposals, we ultimately elected not to do so. Committee members felt that there was a clear distinction between the projects recommended for grant awards and those recommended for no funding. It should be noted that the committee deliberately decided not to award all of the available funding. Rather, we recommend that Metro utilize the remaining balance of funds (\$138,254) to provide additional technical assistance at the Council's discretion for scope development and additional support to local staff and project managers who will be overseeing the grant work and supervising consultant teams. Especially for some of the more complex projects and for jurisdictions that have limited available staff resources, the additional expert assistance will help ensure that the proposed projects successfully achieve their stated goals.

#### Equitable Development (≈\$1 million targeted, \$859,000 recommended)

<b>City of Cornelius</b>	\$ 315,000
Cornelius Urban Renewal Plan, Town Center Plan, and Conceptual Site Planning	
<b>Housing Authority of Clackamas County</b>	\$ 214,000
Hillside Master Plan for Housing Opportunity	
<b>Clackamas County - DTD</b>	\$ 180,000
Park Avenue Development and Design Standards	
<b>City of Portland/Multnomah County Joint Office of Homeless Services</b>	\$ 150,000
Tri-county Equitable Housing Strategy to Expand Permanent Supportive Housing for People Experiencing Chronic Homelessness	

#### Facilitate Infill Development within UGB (≈\$500,000 targeted, \$602,746 recommended)

<b>City of Beaverton</b>	\$ 150,000
Downtown Design and Development Readiness Project	
<b>City of Tigard</b>	\$ 340,246
Tigard Triangle Urban Renewal Implementation Project	
<b>City of Portland</b>	\$ 112,500
Rossi Farms Site Specific Development Plan	

#### New Urban Area Planning (≈\$500,000 targeted, \$400,000 recommended)

<b>City of Happy Valley</b>	\$ 400,000
Pleasant Valley/North Carver Comprehensive Plan	

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<b>Total Grant Awards Recommended</b>	<b>\$1,861,746</b>
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## Addendum 1 to Exhibit A for Reso. 17-4846

GRANT AWARD RECOMMENDATIONS

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### Applications Not Recommended for Funding

#### Equitable Development

<b>Multnomah County</b> Vance-Yeon Master Plan	\$ 300,000
<b>City of Portland</b> Brentwood Darlington Complete Community Strategy	\$ 155,000
<b>City of Portland</b> Expanding Opportunities for Affordable Housing in Faith Communities	\$ 125,000
<b>City of Portland</b> Infill Housing without Displacement: Sustainable NE Portland Strategy	\$ 150,000
<b>City of Portland</b> Maximizing Equitable Housing Using Climate Resilience Strategies in Johnson Creek Floodplain	\$ 104,850
<b>City of Portland</b> St. Johns Community Stability Project	\$ 102,500
<b>Prosper Portland</b> Anti-Displacement Strategies and Tools for Community Led Development	\$ 250,000

#### Infill Development within UGB

<b>Tri-County Metropolitan Transportation District of Oregon</b> Greyhound Site Feasibility Study	\$ 94,960
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#### New Urban Area Planning

<b>Washington County</b> Getting Ahead of the Curve: Proactive Planning for Urban Reserves in Washington County	\$ 420,000
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### Additional Considerations

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

- While some applications had been carefully prepared, succinctly described the project purpose and scope, and identified achievable development outcomes, there were a number of applications that were insufficiently thorough, and/or did not directly align to the central mission of the program to facilitate development and redevelopment in alignment with regional goals.
- Additional review, consideration, and guidance is needed regarding the program's equity objectives and the approach for emphasizing equitable development. The desired clarity and emphasis on equity could be accomplished by revising the overall evaluation criteria to

## Addendum 1 to Exhibit A for Reso. 17-4846

GRANT AWARD RECOMMENDATIONS

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better address equity goals, or by providing clearer guidelines for applicants regarding the types of projects that could successfully merit for funding in the 'equitable development' target category.

If you so desire, I will be happy to join you in presenting the committee's recommendations to the Metro Council in October. 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 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 are identified.

**Public involvement.** Proposal incorporates best practices for public involvement with clearly articulated and well-conceived strategies for strategies for meaningfully engaging neighbors, businesses, property owners and key stakeholders including historically marginalized communities and residents with lower incomes; 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 skill sets, experience and appropriate available 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.

## Addendum 1 to Exhibit A for Reso. 17-4846

GRANT AWARD RECOMMENDATIONS

SEPTEMBER 14, 2017

**Jurisdiction track record.** Applicant has proven capability to successfully implement community development projects, especially past CPDG or 2040 Grant projects; prior grants have fully delivered expected products and outcomes according to the approved schedule of milestones; any CPDG Grant projects still underway are on track and/or scheduled for completion prior to initiation of proposed project.

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

**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.)

## STAFF REPORT

### IN CONSIDERATION OF RESOLUTION NO. 17-4846, FOR THE PURPOSE OF APPROVING FY 2017-18 FUNDING FOR 2040 PLANNING AND DEVELOPMENT GRANTS FUNDED WITH CONSTRUCTION EXCISE TAX

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Date: October 9, 2017

Prepared by: Lisa Miles 503.797.1877  
Roger Alfred 503.797.1532

## BACKGROUND

### *Program History, Enabling Legislation, and Prior Grant Awards*

In 2006, Metro established a construction excise tax (CET) to generate revenue for providing grants to local governments for regional and local planning. The ordinance contained a sunset provision based on a maximum amount collected of \$6.3 million, and the maximum amount was reached in 2009. In 2009 the Metro Council extended the CET for an additional five year period.

In 2014, the Metro Council adopted Ordinance No. 14-1328, which extended the CET through December 2020 and directed the Chief Operating Officer (COO) to seek direction from the Metro Council prior to revising the Administrative Rules for implementation of the CET and the Community Planning and Development Grants (CPDG). In 2015, the Metro Council adopted a resolution approving the Metro COO's amendments to the Administrative Rules.

Over the first four cycles of grants, Metro awarded approximately \$19.1 million in grant funds to support 77 planning and development projects.

As part of the resolution approving the Cycle 4 grants in 2015, the Metro Council directed the COO and staff to return to the Council with a proposal regarding possible uses of unallocated CET revenue from Cycle 4. In response to the Metro Council's directive, the COO and Metro staff developed the Equitable Housing Planning and Development Grant Program as a subset of the CPDG program. The Metro Council accepted the COO's recommendation to create the Equitable Housing Planning and Development Grant Program with an initial budget of \$500,000 for a first round of grants, consisting of the \$230,000 in unallocated Cycle 4 revenue, plus an additional \$270,000 of CET revenue. Part way through the grant application process, Multnomah County relinquished a \$75,000 grant awarded during Cycle 4, which was for the purpose of planning and developing a homeless shelter, thus increasing the potential pool of available funding. On December 1, 2016 the Metro Council adopted Resolution No. 16-4753, which awarded approximately \$575,000 in Equitable Housing Planning and Development grants.

A table summarizing the total grant dollars and number of projects funded for each of the prior grant cycles is provided below.

Grant Cycles	Project Type	Start	Total Grant Awards	Number of Projects
Cycle 1	Focused on concept planning for areas recently brought into UGB	FY 2006-2007	\$6.2 million	25
Cycle 2	Focused on community and economic development inside the UGB	FY 2009-2010	\$3.7 million	17
Cycle 3	Fund was intended for community and economic development inside the UGB with 50% for new urban areas and urban reserves.	2013	\$4.5 million	19
Cycle 4	Fund intended for community and economic development inside the UGB and 25%-30% for new urban areas and urban reserves.	2015-2016	\$4.7 million	16
Cycle 4EQH	Funds intended for equitable housing planning and development inside the UGB	FY2016-17	\$575,000	7
Approximate Total of Grant Dollars and Projects Awarded in Cycles 1-4			\$19.7 million	84

### ***2017 Program Refinements and Policy and Investment Emphasis***

In early 2017, the Metro COO and staff considered how the CPDG and Equitable Housing Planning and Development Grant programs had evolved and what revisions and approaches could help the planning and development grant program to be more effective in future cycles. In April 2017, the Metro Council approved Resolution 17-4782 which included the following program refinements for the 2017 grant cycle (Cycle 5):

- Change the CPDG program name to 2040 Planning and Development Grants to emphasize the program's connection to implementing the region's 2040 Growth Concept, to incorporate both the CPDG and the Equitable Housing Planning and Development Grant programs under one umbrella, and to reduce confusion with the federal government's Community Development Block Grant (CDBG) program acronym.
- Move to annual grant cycles and one application process for all grant types
- Utilize ZoomGrants software to facilitate submission of applications and ongoing grant administration
- Revise Administrative rules to clarify the range of acceptable project types; consolidate and refine the Grant Evaluation Criteria; and adjust administrative procedures to streamline grant administration and improve project delivery.

In adopting Resolution 17-4782, the Metro Council also established the proposed policy and investment emphasis for the 2017 grant cycle is as follows:

- 25% of grant funds targeted for concept planning or comprehensive planning projects in Urban Reserves or areas brought into UGB since 2009
- 50% of funds targeted for projects to facilitate development within the Urban Growth Boundary that have a strong emphasis on serving historically marginalized communities and/or equitable housing

- 25% of funds targeted for projects to facilitate development in centers, corridors, station areas, and employment areas
- In the event that there are not sufficient strong applications in any target area, grant funds may be allocated to other types of applications.

### ***2040 Planning and Development Grant Application Process (2017/Cycle 5)***

On April 17, 2017 the Cycle 5 Grant process was initiated and Metro began to accept draft Letters of Intent. Between May 1 and May 26, 2017 Metro staff conducted pre-application conferences with each applicant to provide feedback on their Letters of Intent (LOIs), and advice on how their grant proposals and full grant applications might be strengthened.

Metro received 20 LOIs from local governments by the May 26, 2017 deadline. Of these, 19 were approved to submit full applications; one was declined by staff as it did not sufficiently meet program eligibility requirements.

Metro ultimately received a total of 18 full applications from 9 local governments by the June 30, 2017 deadline. Fourteen proposals requesting a total of \$2,486,556 applied for consideration under the Equitable Development funding category, two proposals requesting a total of \$262,500 applied for consideration under the Infill Development within the UGB category, and two proposals requesting a total of \$820,000 applied for the New Urban Areas and Urban Reserves category.

Metro staff reviewed the applications for completeness and to evaluate their appropriateness for consideration within their preferred category. The application from King City for the King City Main Street Master Plan was determined to be incomplete, and was not forwarded to the Screening Committee for further consideration. Two proposals that had applied for consideration under the Equitable Development Category were determined not to have a sufficient “primary” emphasis on equitable development to warrant consideration in that category. The proposal from the City of Tigard for the Tigard Triangle Urban Renewal Implementation project, and the proposal received from TriMet for the Greyhound Site Feasibility Study were reassigned by staff to be considered under the Infill Development within the UGB category.

### ***2040 Planning and Development Grant Application Review and Recommendations***

The nine members of the 2040 Planning and Development Grant Screening Committee appointed by the Metro Chief Operating Officer (COO) in accordance with the Administrative Rules met in July and again in August to review the program goals and grant evaluation criteria and discuss the relative merits of the various applications. At the conclusion of their August meeting, the members of the committee came to a unanimous decision regarding the eight projects to recommend to the COO awarding a combined total of \$1,861,746 in grant funding out of the \$2 million in funding available. The committee also unanimously agreed to recommend that the balance of \$138,254 in funding not be awarded to fund an additional grant, but should rather be utilized to provide additional technical assistance to the various recommended grants as needed to facilitate project success. The committee’s Chair formally submitted a summary of the committee’s recommendations to the COO on September 26, 2017, attached as Addendum 1 to Exhibit A to Resolution 17-4846.

Metro’s COO, Martha Bennett, has reviewed the Grant Screening Committee Recommendation, and has considered the committee’s guidance along with the grant evaluation criteria set forth in the Administrative Rules, the policy and investment emphasis established by the Metro Council for the 2017 grants, and the grant applications submitted. The COO has issued her recommendation to the Metro Council (Exhibit A to Resolution 17-4846) concurring that all eight of the projects recommended by the Grant Screening

Committee's be awarded full funding. COO Bennett has further recommended that one additional grant proposal from the City of Portland receive a conditional award of \$125,000 of grant funding, provided that the City identifies 3 or more community partners to participate in the project. The nine grant awards recommended by the COO total \$1,986,746. The COO also concurs with the Grant Screening Committee's suggestion that the remaining grant funds (\$13,254) be allocated by Metro staff as needed to help facilitate successful implementation of the grant projects.

The Metro Council will make the final grant decisions at the public hearing on **October 26, 2017**. After reviewing the COO's recommendations, the Grant Screening Committee recommendations, and considering the grant evaluation criteria, the grant applications submitted, and public testimony, the Metro Council may adopt by resolution all of the COO's recommendations, or may change some of them. Projects that are not funded in this cycle will have another opportunity to apply for funding in the upcoming 2018 grant cycle.

## **ANALYSIS/INFORMATION**

### **1. Known Opposition**

There is no known opposition to the proposed legislation, except potentially from any or all of the grant applicants whose proposals are not recommended for funding in this grant cycle.

### **2. Legal Antecedents**

- Metro Ordinance 06-1115 ("2006 CET Ordinance) established the construction excise tax
- Metro Ordinance 09-1220 extended the CET for an additional five-year period (through September 2014)
- Metro Ordinance 14-1328 extended the CET for an additional five-year period (through December 2020) and directed the Metro COO to propose amendments to the existing administrative rules
- Metro Resolution 15-4595 approved the Metro COO's proposed amendments to the administrative rules
- Metro Resolution 15-4640 directed the Metro COO's to propose a possible use for unallocated funds in Cycle 4
- Metro Resolution 16-4753 awarded approximately \$575,000 in Equitable Housing Planning and Development Grants
- Metro Resolution 17-4782 changed program name, approved revisions to administrative rules to allow annual grant cycles, refined grant evaluation criteria, incorporated new administrative procedures, and established policy and investment emphasis for 2017 Grants

### **3. Anticipated Effects**

This resolution designates 2040 Planning and Development Grant Awards to be funded with Construction Excise Tax, subject to receipt of construction excise tax funds. The projects have proposed timelines of approximately 12 to 24 months.

### **4. Budget Impacts**

The FY 2017-18 budget includes resources for staff in the Planning and Development Department to begin work in administering the proposed funds. The shift to annual grant cycles, combined with proposed process improvements, is intended to help streamline administrative aspects and operational efficiency of the program. Exact funding for any grant round is subject to the projected



excise tax revenues collected.

## **5. Attachments**

Attachment 1: Summary of all 2040 Planning and Development Grant Applications Received for 2017

### **RECOMMENDED ACTION**

The Chief Operating Officer recommends adoption of the resolution to approve the COO's recommendation for the 2040 Planning and Development Grant Program awards (2017/Cycle 5).

<b>City of Beaverton</b> <b>Downtown Design and Development Readiness Project</b>	
<b>Amount of Grant Request:</b> \$ 150,000.00	<b>Proposed Match:</b> \$ 59,750.00
<b>Recommended for Funding?</b> \$ 150,000.00	
<b>Project Summary:</b>  The Downtown Design and Development Readiness Project is about taking concrete steps to make development happen. Past Beaverton projects, including the important and award-winning Community Vision Plan, have done the valuable work of defining what the community wants Downtown to be. This project is about allowing and encouraging that future. This project will fix the Development Code; remove obstacles to development; make sure density comes with design; and integrate thinking and actions about buildings, streets, parks, plazas and other essential urban elements to ensure a vibrant and livable Downtown.  The project will implement the community's high-level vision for a vibrant Downtown by: <ul style="list-style-type: none"> <li>• Better defining Downtown and establishing mini-districts within it so strategies can be more fine-grained.</li> <li>• Removing obstacles to development and rethinking site and building design rules.</li> <li>• Encouraging new buildings, jobs and housing.</li> <li>• Working closely with our partner Tualatin Hills Park &amp; Recreation District (THPRD) to define the role of urban public spaces.</li> <li>• Promoting safe, inviting streets and sidewalks that work with adjacent development and promote a variety of ways to travel – including improving connections between Old Town and Beaverton Central to unite the two parts of Downtown.</li> <li>• Developing implementation next steps, including identifying “quick wins.”</li> <li>• Conducting the project with significant and inclusive public engagement</li> </ul>	
<b>Project Location:</b>  The project area is Downtown Beaverton, which includes Old Town (bordered by Beaverton High School, Fifth, Lombard and Canyon) and Beaverton Central (bordered by Cedar Hills Boulevard, Canyon, Lombard and Hall/Center). The area has significant development potential; is nestled among jobs centers in Beaverton, Hillsboro and Portland; and has excellent transportation access with Highway 217, MAX, WES and frequent bus service.	

<p><b>City of Cornelius</b>  <b>Cornelius Urban Renewal Plan, Town Center Plan, and</b>  <b>Conceptual Site Planning Project</b></p>	
<p><b>Amount of Grant Request:</b> \$ 315,000.00</p>	<p><b>Proposed Match:</b> \$ 33,500.00</p>
<p><b>Recommended for Funding?</b> \$ 315,000.00</p>	
<p><b>Project Summary:</b></p> <p>This project involves a comprehensive planning effort comprised of the development of an Urban Renewal Plan, conducting conceptual site planning for two Special Employment Development Areas in the city, and a thorough analysis and master plan development for the Cornelius Conceptual Town Center. It is expected that through this effort the City will drive smart and appropriate growth in its core commercial and light industrial areas. While a Town Center Master Plan will establish guiding principles and standards for development and expansion of commercial and residential services and amenities in a mixed-use environment, a drilled-down conceptual site planning effort for two of the Special Employment Development Areas will establish community-led expectations for future development, identify infrastructure needs, and evaluate impacts to the community. Lastly, the best planning efforts in the world don't gain much traction without actual public dollars to be strategically deployed as the catalyst to private investment in the community. This will be achieved through the development and implementation of an Urban Renewal Plan. These three planning deliverables serve as a suite of complementary efforts to spur a new generation of prosperity for Cornelius.</p>	
<p><b>Project Location:</b></p> <p>The project will focus on the Cornelius Conceptual Town Center, the preliminary Urban Renewal District Boundary, and two Special Employment Development Areas as identified in the Cornelius Economic Opportunities Analysis and Strategic Action Plan. The total project area encompasses approximately 0.78 square miles, which makes up 35% of the city's 2.24 square-mile total area. More notably, however, is that the project area encompasses over 89% of the total area of commercially and industrially-zoned properties within the city. Hence, the impact of these complementary planning efforts will have a widespread impact on the functionality of our local economy and employment base. This also illustrates the cohesive nature of this multi-faceted planning approach to prepare our commercial, industrial, and mixed use properties for future growth and success.</p>	

<p><b>City of Happy Valley</b>  <b>Pleasant Valley/North Carver Comprehensive Plan</b></p>	
<p><b>Amount of Grant Request:</b> \$ 400,000.00</p>	<p><b>Proposed Match:</b> \$ 205,000.00</p>
<p><b>Recommended for Funding?</b> \$ 400,000.00</p>	
<p><b>Project Summary:</b></p> <p>Eventual adoption of the Pleasant Valley/North Carver Comprehensive Plan (PV/NC Comp Plan). For an approximately 2,700-acre area in a portion of the former City of Damascus lands within the Urban Growth Boundary deliverables include:</p> <p>Integrated Land Use and Transportation Plan including all urban zoning designations and an extensive TSP Update; Parks Master Plan/SDC Methodology/Capital Improvement Plan; Sanitary/Storm Sewer Master Plans; Water Master Plan; Steep Slopes and Natural Resources Overlay Zone Plan Update (Title 3/13); Local Wetland Inventory; and, three separate school districts 10-year Capital Plans.</p> <p>Citywide Deliverables: Updated Comprehensive Plan Policies and Land Development Code Text Amendments directly addressing equitable development and equitable housing projects and policies (beyond significantly increasing buildable land supply); Buildable Lands Inventory; and, Housing Needs Analysis for the subject area.</p>	
<p><b>Project Location:</b></p> <p>Approximately 2,700-acre area that is made up of the western portion of the City of Damascus and the North Carver area. Extends from roughly the 177th Ave. area of the East Happy Valley Comprehensive Plan area adopted in 2009 east to roughly the 190th Drive area and from the Multnomah/Clackamas County boundary to the north to the Clackamas River to the south.</p>	

<b>City of King City</b> <b>King City Main Street Master Plan</b>	
<b>Amount of Grant Request:</b> \$ 100,000.00	<b>Proposed Match:</b> \$ 157,500.00
<b>Recommended for Funding?</b> No	
<b>Project Summary:</b>  Project activities will evaluate and develop design criteria and determine the feasibility of development types. The project will include elements that will augment our master planning efforts and help shape the development characteristics of the area. The project will include the following elements: <ul style="list-style-type: none"> <li>• <b>A Market Analysis:</b> The Market Analysis will test the feasibility and help develop financial tools that will be used to assist development and promote an urban main street/town center designed to service the community with jobs, commerce and residential opportunities. Deliverable = Market Analysis Used to Guide Development Types.</li> <li>• <b>Engineering:</b> The Engineering will provide design alternatives that address infrastructural shortfalls, related costs associated with the infrastructure design alternatives, which alternative would be best suited given the geography of the areas and how shortfalls may be bridged. Deliverable = Site specific engineering and analysis, Multi-modal Transportation system integration.</li> <li>• <b>Master Planning:</b> Planning efforts will provide development guidelines that ensure a robust and integrated community that addresses equitable housing types and ensure densities that will support the commercial, industrial &amp; retail aspects of the community's Main Street/Town Center. Deliverables=Master Plan, Parks Plan, Rough Elements of a Transportation System Plan &amp; associated Comprehensive Plan Amendments.</li> </ul>	
<b>Project Location:</b>  The primary focus of the planning efforts will be on developing a new King City Main Street/Town Center SE of Roy Rogers and Beef Bend in the Western portion of the Urban Reserve with commercial, retail, hotel, tourism, and industrial development in a vibrant mixed use town center. The downtown area is expected to be surrounded and integrated with an equitable range of housing types, including Multi-Family, Townhouse, Condos, Single Story Homes, Single Family Dwellings, and Estates. Our preliminary market analysis indicates that full development is attainable within ten years. The studies we are proposing and are completing now will allow this area to be fully prepared for development by 2020.	

<b>City of Portland</b> <b>Rossi Farms Site Specific Development Plan</b>	
<b>Amount of Grant Request:</b> \$ 112,500.00	<b>Proposed Match:</b> \$ 50,000.00
<b>Recommended for Funding?</b> \$ 112,500.00	
<b>Project Summary:</b>  This project would carry out pre-development feasibility and market analysis for the Rossi Four-Corners area in East Portland. The subject properties encompass more than 30 acres, with mixed-use zoning adopted with the 2035 Comprehensive Plan. Rossi Farm is a landmark in East Portland, and one of the City's largest undeveloped sites adjacent to schools and a new park. A partnership between Parkrose School District, the Rossi family and the City would help support realization of public goals, such as encouraging a more holistic master plan, integration of the site design with abutting parks, inclusion of family-friendly affordable housing, and development of more transit-supportive and walkable designs.	
<b>Project Location:</b>  This project occurs at a 30 acre +/- site located on NE 122nd Avenue in East Portland.	

<b>City of Portland</b> <b>Infill Housing Without Displacement: Sustainable NE Portland Strategy</b>	
<b>Amount of Grant Request:</b> \$ 155,000.00	<b>Proposed Match:</b> \$ 37,900.00
<b>Recommended for Funding?</b> No	
<b>Project Summary:</b>  This project will address financing and other obstacles to the (re)development process as perceived by property owners in the Cully, Sumer and Madison South neighborhoods. By creating a path for property owners and nonprofit organizations to take advantage of these development opportunities this project will stabilize and increase affordable housing in the neighborhood. The outcome will be increased densities in neighborhood centers and along corridors by (a) construction of accessory dwelling unit (ADUs) by homeowners with limited resources; and (b) securing opportunity sites for affordable multi-unit housing development.	
<b>Project Location:</b>  This project takes place in NE Portland in the Cully, Sumner and Madison South neighborhoods.	

<p><b>City of Portland</b>  <b>Maximizing equitable housing outcomes using climate resilience strategies in the Johnson Creek Floodplain.</b></p>	
<p><b>Amount of Grant Request:</b> \$ 104,850.00</p>	<p><b>Proposed Match:</b> \$ 165,221.00</p>
<p><b>Recommended for Funding?</b> No</p>	
<p><b>Project Summary:</b></p> <p>The Downtown Design and Development Readiness Project is about taking concrete steps to make The Johnson Creek Housing and Resilience Project will investigate market conditions, zoning tools, and design tools to develop strategies to maintain housing supply and affordability in East Portland, while simultaneously supporting floodplain restoration to reduce local flood risks, promote job growth, and enhance stream and floodplain ecology. This project is co-led by the Portland Housing Bureau and Bureau of Environmental Services in partnership with other agencies participating in a Governor-designated Oregon Solutions project.</p> <p>The need: The City of Portland needs about 35 acres of land to mitigate the 100-year flood and prevent negative impacts on residents and industrial site development, which would require the removal of homes and the loss of additional housing capacity. This Metro grant would allow the City of Portland to research market conditions, develop land use tools, and vet housing designs to retain housing supply and affordability through infill development, while permanently reshaping the 100-year floodplain onto public property in support of the Oregon Solutions project.</p> <p>Goals:</p> <ul style="list-style-type: none"> <li>• Offset the loss of homes and housing capacity as a result of future floodplain restoration</li> <li>• Maintain housing supply and housing affordability</li> <li>• Provide housing choices that suit the needs of local residents</li> <li>• Address impediments to infill development</li> </ul>	
<p><b>Project Location:</b></p> <p>This proposal focuses equitable housing and climate resilience issues in the Lents Town Center Urban Renewal Area, which includes residential neighborhoods, employment and industrial areas, and natural areas and open space.</p>	



<b>City of Portland</b> <b>Brentwood-Darlington Complete Community Strategy</b>	
<b>Amount of Grant Request:</b> \$ 155,000.00	<b>Proposed Match:</b> \$ 73,711.00
<b>Recommended for Funding?</b> No	
<b>Project Summary:</b>  This is a community led project to set goals and identify strategies for increasing access to complete community assets in Brentwood Darlington while maintaining affordable housing and avoiding displacement. Opportunity sites will be identified for both affordable and middle housing.	
<b>Project Location:</b>  This project is located in SE Portland roughly corresponding with the Brentwood Darlington neighborhood.	

<b>City of Portland</b> <b>Expanding Opportunities for Affordable Housing in Faith Communities</b>	
<b>Amount of Grant Request:</b> \$ 125,000.00	<b>Proposed Match:</b> \$ 40,000.00
<b>Recommended for Funding?</b> Metro COO recommends funding of \$125,000 on the condition that the City of Portland obtains letters of support from three or more Faith-based institutions willing to partner on this project and explore opportunities for construction of affordable housing on their property.	
<b>Project Summary:</b>  This project will prepare models for developing affordable housing on underutilized faith-based institutional property and present these models to identified institutions for their consideration. Desired outcomes would be construction of affordable housing that helps meet the city's housing needs while being compatible with the surrounding neighborhood.	
<b>Project Location:</b>  Citywide, specific sites will be identified through outreach efforts with the City's faith based communities.	

<b>City of Portland</b> <b>St Johns Community Stability Project</b>	
<b>Amount of Grant Request:</b> \$ 70,000.00	<b>Proposed Match:</b> \$ 40,000.00
<b>Recommended for Funding?</b> No	
<b>Project Summary:</b>  This project provides planning and implementation efforts that leverage the City of Portland's Affordable Housing Bond funding, building institutional capacity in community non-profit organizations, identifying opportunity sites for developing or preserving affordable housing and exploring zoning map and code changes to create more development opportunity in the St Johns Town Center.	
<b>Project Location:</b>  This project is located generally in the St. Johns Town Center in North Portland.	

<p><b>City of Portland/Multnomah County Joint Office of Homeless Services</b>  <b>Tri-county Equitable Housing Strategy to Expand Permanent Supportive Housing for People Experiencing Chronic Homelessness</b></p>	
<p><b>Amount of Grant Request:</b> \$ 150,000.00</p>	<p><b>Proposed Match:</b> \$ 29,440.00</p>
<p><b>Recommended for Funding?</b> \$ 150,000.00</p>	
<p><b>Project Summary:</b></p> <p>The proposed project is a one-year, tri-county equitable housing project to develop, prioritize, and begin implementation of strategies, including coordinated investment strategies, to produce additional development of permanent supportive housing (PSH) for people experiencing chronic homelessness - some of the most vulnerable and marginalized members of our communities. PSH is a best practice to end chronic homelessness by combining deeply affordable housing with supportive services to promote housing stability. PSH development requires resource and site identification and additional strategic coordination to identify ongoing resources for operating and supportive services. This project addresses these challenges through focused planning that is both regional in scope and county-specific. It will ready Clackamas, Multnomah and Washington Counties to begin development of additional PSH sufficient to meet a minimum of 10% of assessed regional need by June 2022.</p> <p>The project will assemble a multijurisdictional steering committee and an expert consultant team to: assess existing conditions; develop and implement public engagement strategies; complete a region-wide PSH gap analysis; conduct county-specific PSH development capital and operating cost analyses; identify investment strategies to support PSH funding plans; identify opportunity sites for PSH development; and prioritize and begin implementation of specific funding plan strategies to initiate PSH development.</p>	
<p><b>Project Location:</b></p> <p>The project will support equitable housing development throughout the three-county Metro area, though anticipated permanent supportive housing development will occur almost exclusively within existing urban growth boundaries and in alignment with the Centers, Corridors, Station Communities, and Main Street areas identified in the Metro 2040 Concept Map.</p>	

<p><b>City of Tigard</b>  <b>Tigard Triangle Urban Renewal Implementation Project</b></p>	
<p><b>Amount of Grant Request:</b> \$ 340,246.00</p>	<p><b>Proposed Match:</b> \$ 251,371.00</p>
<p><b>Recommended for Funding?</b> \$ 340,246.00</p>	
<p><b>Project Summary:</b></p> <p>The goal of the Tigard Triangle Urban Renewal Implementation Project is to develop a plan for strategic public investment that supports and catalyzes equitable development in the Triangle that is consistent with the community's vision. This project will develop a comprehensive urban renewal investment strategy to maximize the value of urban renewal dollars, leverage private sector investment, and help achieve equitable development in the Triangle. The City proposes to assemble a collaborative interdisciplinary team to work with City staff on this project. The general timeframe for completion is 18 – 24 months. The scope of work includes the development of four interrelated tasks.</p> <p>Task 1. Equitable Development Strategy to inform the approach and outcomes of all deliverables.  Task 2. Urban Renewal Finance Plan to provide a financial framework for public investment decision-making.  Task 3. Property and Redevelopment Study to leverage private sector investment.  Task 4. Infrastructure Investment Plan to analyze, prioritize, and advance design of key public infrastructure projects.</p> <p>This project will help implement the 2040 Growth Concept and the Urban Growth Management Functional Plan by building upon the City's recent multi-pronged efforts to transform the Triangle into an active, urban, multimodal, and mixed-use district in keeping with its Metro 2040 Town Center designation</p>	
<p><b>Project Location:</b></p> <p>The 500-acre Tigard Triangle is located just east of downtown Tigard and seven miles south of downtown Portland. This underdeveloped area is surrounded by high-volume highways on each side: I-5 to the east, Hwy 217 to the southwest, and Hwy 99W to the northwest. The Triangle is well-situated within the region for access to employment centers outside of Tigard and is located on the proposed Southwest Corridor light rail alignment. However, it lacks key infrastructure and suffers from blight and disinvestment in many areas.</p> <p>According to the 2015 Tigard Triangle Strategic Plan, the Triangle is well-positioned in the region to support more residents, businesses, and employees. This 500-acre area has only 420 residents and about 4,000 employees. Yet, the Triangle is geographically the size of downtown Portland and has about 8.5 million square feet of buildable area.</p>	

<b>Clackamas County - DTD</b> <b>Park Avenue Development and Design Standards</b>	
<b>Amount of Grant Request:</b> \$ 180,000.00	<b>Proposed Match:</b> \$ 45,000.00
<b>Recommended for Funding?</b> \$ 180,000.00	
<b>Project Summary:</b>  The Park Avenue Development and Design Standards Project (the project) will employ an inclusive and extensive community engagement process to create development and design standards for the Park Avenue Station area. These standards will be crafted to implement the Community Values and Guiding Principles (including those related to economic vitality, inclusiveness, sustainability and design) of the McLoughlin Area Plan, developed and approved by the community from 2008-12, and The Five Components of the McLoughlin Area Plan, approved by the Clackamas County Board of Commissioners in 2015. The project will also include an assessment of neighborhood livability and economic diversity in the residential areas surrounding the Park Avenue Station. The intent is for the final outcomes of the project to embody the essence of equitable development and to be applicable as a flexible template for other areas along McLoughlin, as well as other auto-dominated, suburban commercial areas in the region.	
<b>Project Location:</b>  The project will focus on the area from the Park Ave Light Rail Station on the north (the intersection of Park Ave and McLoughlin Blvd) to Courtney Ave to the south. It will include the commercial areas directly adjacent to McLoughlin in this area, as well as the surrounding neighborhoods within a 1/2 mile buffer. The Project Area map in the Uploads section displays this area. In addition, we have included a map of the entire McLoughlin Corridor that shows the area where outcomes of this grant could be replicated at specific locations in the future.	

<p><b>Housing Authority of Clackamas County</b>  <b>Hillside Master Plan for Housing Opportunity</b></p>	
<p><b>Amount of Grant Request:</b> \$ 214,000.00</p>	<p><b>Proposed Match:</b> \$ 79,150.00</p>
<p><b>Recommended for Funding?</b> \$ 214,000.00</p>	
<p><b>Project Summary:</b></p> <p>The Hillside Master Plan for Housing Opportunity will provide a comprehensive redevelopment strategy for a public housing community owned and operated by the Housing Authority of Clackamas County. Located in Milwaukie, OR, Hillside is home to 302 vulnerable low income residents who would face tremendous hardship finding housing in the private market.</p> <p>Hillside includes 100 units of single level, duplex homes built in the early 1940's, and a 9-story residential tower with 100 units built in the 1970s. The site is just over 22 acres and presents incredible opportunity for increased housing density in a property situated near amenities such as Providence Medical Milwaukie, TriMet Bus and Max lines, downtown Milwaukie and SE Portland.</p> <p>Over the next 2-3 years, the Housing Authority will be seeking local, state and federal funding for the redevelopment of the Hillside site. The goal is to replace the aged duplex structures originally built for temporary housing and replace them with higher quality and higher density housing on the site in a range of income levels and design typologies. The tower on the site will be rehabilitated to bring the structure up to a higher physical quality and increase its useful life.</p> <p>Completion of a Master Plan for the site will provide a physically and financially viable design concept vetted through an extensive community process and leading to complete revitalization and transformation of the community.</p>	
<p><b>Project Location:</b></p> <p>The Hillside public housing community is located in the Ardenwald neighborhood of Milwaukie, on SE 32nd ave. The 16 acre site is adjacent to Providence Milwaukie and within walking distance to TriMet routes 33 and 75.</p> <p>The current unit configuration of the site includes a 9 story residential tower with 100 1 and 2 bedroom apartments, and 100 duplex units ranging in size from 1-2 bedrooms.</p>	

<b>Multnomah County</b> <b>Vance-Yeon Master Plan</b>	
<b>Amount of Grant Request:</b> \$ 300,000.00	<b>Proposed Match:</b> \$ 161,807.00
<b>Recommended for Funding?</b> No	
<b>Project Summary:</b>  Multnomah County will lead the proposed Vance-Yeon Master Plan project with a project management team that includes the Chair’s Office, Commissioner District 4, Department of Community Services, Health Department, Department of County Assets, and Department of County Management. Partners include the City of Gresham, Oregon Department of Environmental Quality, and Rockwood Community Development Corporation. Master planning for the area will take a multi-jurisdictional, community-focused approach to create a framework for delineating a set of options and recommendations for future development or disposition of the Vance-Yeon properties. There is currently pre-grant work underway focused on Vance Park, and the proposed planning process will focus on the 72 acres zoned Heavy Industrial that comprise the majority of the property. The planning process will include the input and needs of community, County, City, and other stakeholders to consider a diverse set of infrastructure, service, economic, and land use needs, as well as needs related to population and employment growth. The County will ensure the process and plan itself address historical inequities and strive to improve livability and quality of life in Rockwood.	
<b>Project Location:</b>  The Vance-Yeon properties are approximately 86 acres of land comprised of eight individual parcels located in the Rockwood neighborhood of Gresham. The area is bounded by SE 182nd Avenue on the west, residential properties just south of SE Yamhill to the north, SE 190th to the east, and residential and general industrial properties to the south that are located north of SE Division. Currently, Vance-Yeon is comprised of several land uses including Vance Park (designated in 1974 - Tax Lot 1S3E05BC-04000); Vance Pit (stormwater treatment facilities, landfill, and inactive quarry - Tax Lots 1S3E05CB-00100, 1S3E05CA-0300, 1S3E05BD-03100); and Yeon (Multnomah County employment and storage facilities - Tax Lots 1S3E05BD-01600, 1S3E05CA-00200, 1S3E05CA-00100, 1S3E05D-00300).	



<p><b>Prosper Portland (formally known as the Portland Development Commission) Anti-Displacement Strategies and Tools for Community-Led Development</b></p>	
<p><b>Amount of Grant Request:</b> \$ 250,000.00</p>	<p><b>Proposed Match:</b> \$ 250,000.00</p>
<p><b>Recommended for Funding?</b> No</p>	
<p><b>Project Summary:</b></p> <p>This project will be completed in collaboration with our community partners- Our 42nd Ave, Cully Boulevard Alliance (project of NAYA), Historic Parkrose, The Jade District (project of APANO), Division Midway Alliance, Rosewood Initiative and St Johns Center for Opportunity. This project will help facilitate development in priority communities by providing district partners with funds to administer site specific property feasibility analysis, complete a commercial market analysis for each district and explore the viability of expanding the Neighborhood Prosperity Initiative (NPI) micro urban renewal areas to allow for additional tax increment financing to fund community led or supported development projects. The goal of these efforts is to mitigate the displacement of business and long-time property owners in each of these commercial corridors while encouraging development that keeps the existing community fabric intact.</p> <p>Desired outcomes include: Network districts have an increased amount of financial resources or new funding sources have been identified. Communities have access to a toolkit outlining lessons learned, best practices and strategies for community led development. Communities and Prosper Portland have a deeper understanding of the market pressures impacting individual districts and the tools to mitigate displacement. Districts and private property owners better understand site specific development and design constraints and have a path toward development.</p>	
<p><b>Project Location:</b></p> <p>This project will focus on seven commercial districts located throughout the City of Portland; Our 42nd Ave, Cully Boulevard Alliance, Historic Parkrose, The Jade District, Division Midway Alliance, Rosewood Initiative and St Johns Center for Opportunity.</p>	

<b>Tri-County Metropolitan Transportation District of Oregon Greyhound Site Feasibility Study</b>	
<b>Amount of Grant Request:</b> \$ 94,960.00	<b>Proposed Match:</b> \$ 16,560.00
<b>Recommended for Funding?</b> N	
<b>Project Summary:</b>  The City of Portland is holding a community conversation related to the Broadway Corridor ( <a href="http://prosperportland.us/portfolio-items/broadway-corridor-framework-plan/">http://prosperportland.us/portfolio-items/broadway-corridor-framework-plan/</a> ) that includes the Portland Post Office, Union Station and the Greyhound site. This master planning effort will take place over the next two years and will inform the development within this area. The intent of this grant application is to provide transit and development ideas and concepts specific to the Greyhound site that would help inform the City's master planning process.	
<b>Project Location:</b>  The Greyhound site is located in the Old Town/Chinatown neighborhood and bounded by NW 5th Avenue, NW 6th Avenue, NW Glisan Street and NW Irving Street.	

<p><b>Washington County Land Use &amp; Transportation</b>  <b>Getting Ahead of the Curve: Proactive Planning for Urban Reserves in Washington County</b></p>	
<p><b>Amount of Grant Request:</b> \$ 420,000.00</p>	<p><b>Proposed Match:</b> \$60,000.00</p>
<p><b>Recommended for Funding?</b> No</p>	
<p><b>Project Summary:</b></p> <p>Through this project the County will partner with cities, Metro and ODOT to address the cumulative transportation system effects of development of the County's urban reserves, and develop a template for the financial elements of concept plans for these areas to facilitate implementation of transportation improvements to serve the mobility needs of the urban reserves and adjacent areas while preserving access for rural areas. This will facilitate a more orderly transition of the urban reserve areas from unincorporated Washington County to urbanized areas within cities.</p> <p>Elements of the scope of work include: strengthening partnerships (working with a Technical Advisory Committee and key stakeholders), assessing transportation needs (to identify needs generated by development of the urban reserves), assessing urban reserve development options (to assess land use and transportation strategies to accommodate future growth), and developing template for financial element.</p> <p>Desired outcomes include: reducing barriers to development of the urban reserves, consistent and realistic financial elements of the concept plans developed for these areas, understanding of the cumulative effects of development of the urban reserves on the existing transportation system, continued improvement in the working relationships among public agencies and between public agencies and developers, and provision of adequate transportation improvements to provide mobility needed to support development.</p>	
<p><b>Project Location:</b></p> <p>Work to be done through this project would apply throughout Washington County. The focus of the effort is on developing information and tools that would be used by cities to develop concept plans for the designated urban reserve areas that may be annexed to their cities. The urban reserve areas are adjacent to: Forest Grove, Hillsboro, Beaverton, King City, Tigard, Tualatin, Sherwood and Wilsonville.</p>	