



600 NE Grand Ave.
Portland, OR 97232-2736

Council work session agenda

Tuesday, October 24, 2023	10:30 AM	Metro Regional Center, Council Chamber https://www.youtube.com/live/xtFhvzryczE?si=_Btxt2wllsZSLE7p, https://zoom.us/j/615079992 Webinar ID: 615 079 992 or 888-475-4499 (toll free)
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This meeting will be held electronically and in person at the Metro Regional Center Council Chamber.

You can join the meeting on your computer or other device by using this link:

https://www.youtube.com/live/r74Ng4jVuaQ?si=e2PRLa_WysvqKe9E

Call to Order and Roll Call

Work Session Topics:

10:30 2040 Planning & Development Grants Program Evaluation [23-5946](#)
and Updates

Presenter(s): Malu Wilkinson, Equitable Development and Investments
Program Director, Metro
Eryn Kehe (she/her), Urban Policy and Development
Manager, Metro
Serah Breakstone, 2040 Planning & Development Grants
Manager, Metro

Attachments: [Staff Report](#)
[Attachment 1](#)

11:15 Chief Operating Officer Communication

11:20 Councilor Communication

11:25 Adjourn

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ការគោរពសិទ្ធិពលរដ្ឋរបស់ ១ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានការបណ្តឹងរើសអើងសូមចូលទស្សនាគេហទំព័រ www.oregonmetro.gov/civilrights។
បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច ថ្ងៃធ្វើការ) ប្រាំពីរថ្ងៃ មុនថ្ងៃប្រជុំដើម្បីអាចឱ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក។

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2040 Planning &
Development Grants Program
Evaluation and Updates
Work Session Topics

Metro Council Work Session
Tuesday, October 24th, 2023

Oregon Recycling Modernization Act
Work Session Topics

Metro Council Work Session
Tuesday, October 3rd, 2023

STAFF REPORT FOR COUNCIL WORK SESSION

2040 PLANNING & DEVELOPMENT GRANTS – PRELIMINARY PROGRAM REFINEMENT IDEAS

Date: October 5, 2023

Department: Planning, Development &
Research

Meeting Date: October 24, 2023

Prepared by: Serah Breakstone, 2040
Grants Program Manager

Presenters:

Eryn Kehe, Urban Policy & Development
Manager

Serah Breakstone, 2040 Grants Program
Manager

Length: 45 minutes

ISSUE STATEMENT

The 2040 Planning & Development Grants program has been funding important planning work in the region for nearly 20 years. Since its establishment in 2006, the program has undergone multiple updates to enhance effectiveness and respond to shifting regional priorities, including a growing housing crisis and a need for more equitable planning. Program updates were typically implemented through development of new policy frameworks and associated amendments to the administrative rules that govern the grant program. The last significant program update was completed in 2019. With each program update, there has been recognition that the program should continue to evolve to remain flexible and responsive to local needs.

Since January of this year, staff have engaged in conversations with local government partners, community partners, technical consultants, and other stakeholders involved with past 2040 grants to assess how the program is working and identify potential changes to better serve program users. Additionally, staff distributed a survey to planning directors as well as other stakeholders. The survey was completed by 24 respondents; below is a summary of their input.

<i>What works well?</i>	<ul style="list-style-type: none">• Metro staff availability, support, and additional resources• Funding levels are sufficient for planning projects• Program enhances project accountability• Program helps facilitate community partnerships
<i>What are the barriers/challenges?</i>	<ul style="list-style-type: none">• Grant cycle timing doesn't always align with local government budget cycles and project needs• Insufficient staff resources to apply for and manage grants• Community partner requirement can be difficult to meet• Scoping and IGA process is inefficient, leads to delays

Based on this feedback, staff recommends refinements to the program to reflect on past changes, reconnect to the fundamental purpose of the grants, and consider ways to streamline the process to be more efficient and user-friendly. This staff report outlines potential program update approaches that were identified through staff's outreach and research.

ACTION REQUESTED

Staff is requesting Council input on concepts for potential program updates, as described in the attachment. Staff seeks Council direction on which concepts to further develop for additional discussion and potential approval. With that direction, staff will explore options for implementation and bring a proposal for a program update back to Council for discussion and consideration.

IDENTIFIED POLICY OUTCOMES

The purpose of the 2040 Planning & Development Grant program is to fund planning work in the region that supports the region's 2040 vision. The grants are intended to remove barriers to housing development, support economic prosperity, promote planning that makes land ready for development, and implement Metro's long-term plan for livable and equitable communities, as outlined in the 2040 Growth Concept. The program updates for consideration are all in support of strengthening the program to better support the goals.

STAFF RECOMMENDATIONS

Staff recommends further exploration of the list of program changes outlined in the attachment.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

For context, a brief history of the program and key updates is described here:

- In 2006, the construction excise tax (CET) was established to fund the grant program, which was originally called the Community Planning & Development Grants (CPDG) program. Initially, the CET was intended to last for three years. It was extended several times before it was made permanent in 2018.
- Between 2007 and 2013, there were three grant cycles (2007, 2010, and 2013) that focused primarily on planning for new urban areas and economic development inside the urban growth boundary.
- A February 2016 program audit identified several concerns with the way the program was being administered, specifically related to a perceived lack of alignment with regional planning goals and lack of clarity regarding what the program was designed to accomplish.
- In 2017, Council passed a resolution to adopt a Policy and Investment Framework for the grant program and associated amendments to the administrative rules. Updates included:
 - Emphasis on the housing crisis
 - Emphasis on equitable development in response to Metro's Strategic Plan to Advance Equity, Diversity, and Inclusion

- Updates to address findings from the 2016 audit (description of project types and funding levels)
 - Shift to annual cycles
 - Renaming the program to 2040 Planning & Development Grants
- In 2018, the sunset provision for the CET was removed, making it a permanent program that did not need to be periodically renewed.
- In 2019, Council adopted further refinements to the 2040 program in response to feedback from the grants screening committee and policy direction to strengthen the equity component in grant projects. Updates included:
 - Established four distinct grant categories (concept planning, comprehensive planning, equitable development, and community engagement)
 - Placed limits on the number of grant applications that may be submitted by each jurisdiction
 - Established a new rule that grants may not fund local government staff time
 - Established the community partner requirement for equitable development grants
- In July 2020, Council passed an emergency resolution to facilitate administrative rules that would allow CET funds to pay for projects that focus on “economic development and community stabilization”. This was in response to the COVID-19 pandemic and rising racial justice concerns in the region.

Staff focused on the following questions when developing potential program updates:

- Flexibility and responsiveness. Where are the current barriers to participation in the grant program and how can they be removed? How can the program provide better alignment with the needs of applicants in terms of timing, funding parameters, and program requirements?
- Streamlining. Where are the opportunities for better efficiency, both in program administration and grant project management? How can the program help facilitate more fully developed projects that are ready to “hit the ground running”?
- Effectiveness. Does the program need to shift back to a more simplified approach that is directly in support of its stated purpose? How can the program be regularly tracked and evaluated to ensure it continues to be effective and meet its goals?

The attached table describes the potential program updates for Council consideration and provides a brief assessment of pros and cons for each. Staff anticipates bringing a full proposal to Council for consideration in early 2024.

ATTACHMENTS

1. 2040 Program Update Concepts

2040 PLANNING & DEVELOPMENT GRANT PROGRAM – POTENTIAL REFINEMENTS

October 2, 2023

Program Update Concept	Description	Pros	Cons
Rolling cycles	<p>Allow applicants to submit applications at any time. Applications would be evaluated and awarded quarterly.</p> <p>Consider implementing small (\$10-15K), quick grants to support scoping and project readiness.</p>	<ul style="list-style-type: none">• Allows more flexibility in timing for applicants.• Fewer applications to review and evaluate at one time.• Allows staff to require stronger demonstration of project readiness.• Removes some competitive aspects of program, refocuses on intent and criteria of the program.	<ul style="list-style-type: none">• Would require significant restructuring of program.• Screening committee commitment would increase.• Would need to develop very clear criteria for demonstration of readiness.
Provide funds for Community Placemaking grants	<p>Establish an annual allocation of CET money (potentially \$250K) directly to the Community Placemaking Grants program.</p>	<ul style="list-style-type: none">• Directs some CET funds to smaller, community-based projects with fewer "strings attached".• Allows some CET money to go directly to CBOs, nonprofits, other non-government groups• Placemaking grants align well with 2040 grant program goals and purpose.• Addresses an interest for direct awards to CBOs heard in the recent survey.	<ul style="list-style-type: none">• May require more staff support to distribute additional program funds.
Fund local government staff time	<p>Allow 2040 grants to pay for local government staff time (currently not allowed per our admin rules).</p> <p>Consider a cap on how much staff time can be funded by a grant.</p>	<ul style="list-style-type: none">• Supports more capacity for local government staff to prepare applications and manage grant awards.• Addresses a barrier identified in the recent survey.	<ul style="list-style-type: none">• Changes a prior program update which restricted the use of grant funds for staff time.• May raise concerns about whether jurisdictions are using funds appropriately.
Rename grant categories	<p>Combine grant categories into two (there are currently four): new urban area planning and planning inside the UGB.</p>	<ul style="list-style-type: none">• Streamlines the program, simplifies requirements, and allows better focus on intent of the program.• Provides simplicity but also more clarity about grant criteria.• Maintains the same types of grant projects, including industrial readiness and community engagement.	<ul style="list-style-type: none">• Changes a prior program update which created four grant categories.
Remove community partner requirement	<p>Remove the requirement for Equitable Development grants to be a partnership between local government and a community organization.</p> <p>Consider keeping the requirement for larger, more impactful projects. Increase engagement requirements for BIPOC and low-income communities.</p>	<ul style="list-style-type: none">• Maintains the intent of a previous grant program update without dictating how to incorporate equitable outcomes in planning efforts.• Provides flexibility, allows local governments to decide the best way to manage a grant.• Metro would set the criteria; applicants determine how to meet them.• Addresses a barrier identified in recent survey.	<ul style="list-style-type: none">• Adjusts a prior program update. This requirement was made in response to concerns that grant projects were not engaging communities most impacted by them and were therefore not resulting in the most equitable outcomes.

2040 PLANNING & DEVELOPMENT GRANT PROGRAM – POTENTIAL REFINEMENTS

October 2, 2023

Administrative Updates	Description	Pros	Cons
Paying for Metro staff/consultant time	Ensure CET funds pay for Metro planning staff time spent doing direct project support to grant projects.	<ul style="list-style-type: none">• Would allow CET funds to more fully pay for cost of managing the program.• Would facilitate more and/or better technical assistance and direct project support.	<ul style="list-style-type: none">• Would potentially result in less money available for grants.
Program evaluation	Establish a regular protocol for evaluating grants and the grant program through close-out surveys and performance measures.	<ul style="list-style-type: none">• Allows staff to more closely track program progress and effectiveness.• Provides information/data to support future program updates.	<ul style="list-style-type: none">• Would require development of an evaluation tool and staff time to regularly track and assess the program.