

Metro

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Metro

Minutes

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)

Council work session

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

Present: 6 - Councilor Gerritt Rosenthal, Councilor Mary Nolan, Christine Lewis, Juan Carlos Gonzalez, Duncan Hwang, and Ashton Simpson

Excused: 1 - Lynn Peterson

Work Session Topics:

10:30 2040 Planning & Development Grants Program Evaluation and Updates

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

Deputy Council President Lewis introduced Malu Wilkinson, Equitable Development and Investments Program Director, Metro, Eryn Kehe (she/her), Urban Policy and Development Manager, Metro, and Serah Breakstone, 2040 Planning & Development Grants Manager, Metro to present on the 2040 Planning * Development Grants presentation.

Staff pulled up the the PowerPoint to present to Council.

Summary of presentation: Wilkinson went over the 2040 Grant Program History and evolution from the years 2006 to 2020. Kehe then went over the context of the presentation such as the outreach, getting permission from grantees, how to support economic growth, promote planning for equitable communities, and support and implement the 2040 growth concept. Kehe then went over the survey results and what Metro staff supports, funding levels, project accountability and community partnerships. Kehe spoke about the challenges and mentioned that the barriers have been around grant cycle timing, staff capacity,

community partner requirements, confusing criteria, and scoping delays.

Councilor Hwang asked what the percentages at the bottom of the slide meant.

Breakstone explained that it is the percentages of respondents. Breakstone then mentioned that despite the numbers seeming large, there was a low number of respondents.

Councilor Hwang then asked what the specific legal requirements are for the construction excise tax (CET) and if they have to be used for a specific purpose.

Breakstone then explained that the CET funds are only for the 2040 grants.

Councilor Hwang then asked if there are statutory requirements from the state code.

Metro attorney Carrie McLaren announced she would like to come back to council with more information about what changes they can make to the code.

Kehe then noted that if there is something that needs to be changed with the code then they would come to council and talk about what would be possible to change and then explained that council does have the ability to change the code.

Councilor Nolan asked where the revenue comes from geographically.

Wilkinson explained she does not have the numbers on

hand to give an exact answer at the moment.

Councilor Nolan then asked Wilkinson to give her more information after the meeting.

Kehe then announced, Breakstone will go over the program refinement themes portion of the presentation.

Breakstone went over the rolling cycles, community place making grants and noted that \$250,000 will be allocated towards it, and that it will fund smaller community focused programs with less requirements, and then noted that the issue that will arise from this is that it will require more staff support to manage. Breakstone then went over the funding for staff time and explained that it will allow grants to pay for local government staff hours, support more capacity, address a barrier per survey however she noted that it will change a prior program update and that it will cause concerns over the use of funds.

Councilor Rosenthal asked if is the same as the short-term grants and if has same role and package or if it is a separate item and if it will be under staff time.

Breakstone explained that it could be either staff or consultant time.

Breakstone then resumed to the streamline grant categories and slide and noted that it will allow for a refocus on the program intent however it will change prior program update.

Council Discussion:

Councilor Rosenthal asked how Metro staff time would be controlled and how it can be tracked and then followed up with a second question asking if the urban growth boundary (UGB) supports undesignated areas.

Kehe explained they can not plan for undesignated areas as they first look at urban reserves then they can look at undesignated lands.

Wilkinson Answered Councilor Rosenthal's first question and explained that Metro grant partners have a hard time applying to grants and that the concern is something they can address so they can assure there is no slope there and provide a service their grantees need.

Councilor Rosenthal noted they don't have staff ready to go out and do the work.

Kehe explained it has been an existing practice and for many years they have been providing technical assistance.

Councilor Rosenthal explained this will be creating a separate billing structure and asked if staff will no longer be available unless they have a specific grant program for them.

Kehe explained that the change is how they account for and address the program and it wont be a significant change for staff.

Councilor Lewis explained that that TOD and tribal relations came out to regular meetings and none of that was reflected out of this fund but instead it came out of their own budget.

Councilor Hwang clarified that he see's that Metro is hoping

to streamline the urban grant programs from numbers 4 to 3 on the slide presented and potentially looking at developing land at the UGB and asked if that is correct.

All three staff members nodded yes.

Councilor Hwang Mentioned he is open to supporting local government staff time around smaller government jurisdictions and then noted he does not like when people make up community partnerships and asked how Metros equity goals are front and center and if they can think more about how different programs could collaborate more closely as often time there is not a chief vision officer (CVO) but instead creatives/artists that can work in that area and making sure they are supporting grant placing grants and that it is a good idea to facilitate more community engagement and then concluded his sentence by noting the changes overall make a lot of sense.

Councilor Gonzalez noted he wants to reframe the partnership requirements around community engagement and asked how much the usual grant cycle is in terms of funding.

Breakstone explained it is between \$2.5-3 million.

Kehe noted they are projecting \$3 million per year in the future

Councilor Gonzalez then went over the staff time funding and noted that it is important to allocate funds to the appropriate source and then noted that he would like to see more strategic planning around housing, jobs and climate and finding ways that different grant opportunities can support each other and then mentioned that the grant

program has been helpful to Metros partners and that the grant funds

Kehe pointed out that in terms of staff time and work that cities need to do, they heard that visiting planner directors need to update their codes and to remove barriers for developers and update permits and to allow funds to be used that way in order to use grant funds to support local staff time and then explained only one of them is used to address the cities climate-friendly and equitable Communities (CPEC) requirements in the city of Gresham.

Councilor Rosenthal noted that the proposal changes are good and are helpful for the community he represents and asked, since the recent court case in land conservation and development commission happened, if Clackamas county shown any interest in asking for a grant to do something with the staff as it is now a significant issue.

Wilkinson answered that they have not yet been contacted to plan for staff.

Councilor Nolan asked if local jurisdictions cant afford to plan for growth, does Metro vet their capacity to front the costs of infrastructure or give money to those who fail to follow through.

Kehe explained they have requirements for concept plans which include local plans for how they will fund infrastructure and that need to work on and think about before coming for a UGB request.

Councilor Nolan asked if Metro does any vetting in advance for a capacity to raise funds to provide infrastructure in the area

Kehe explained that there is not a vetting process however the concept planning process is the vetting process as those who want the support will have to work with financial experts and neighbors.

Councilor Lewis noted she is supportive of the plan and does think in terms of local staff time Metro should be supportive of staff time and allocate a certain percentage of total grants and went on to announce she is supportive of a bank for each fiscal year to build up in order to give Metro a way to support proposals and not overspend and then mentioned that it is important to enhance community engagement and would like a way for community to come forward. Councilor Lewis asked what Metro will do regarding review for the agencies goals for each of the plans for the tribal affair goals or strategic plans to for diversity equity inclusion (DEI) and if Metro will do a comparison or check.

Kehe explained it is part of the evaluation process.

Breakstone explained they have criteria about equity and the criteria are somewhat vague, difficult and challenging to work with and that there isn't a direct link to the DEI or tribal policies in the way Lewis is asking.

Councilor Lewis explained she is interested in a way to add that to the review process and add folks from both tribal and dei to the organization. Councilor Lewis then asked how a sovereign nation will work with Metro.

Breakstone explained that under the current rules it is vague and history shows that the grants go to cities/counites and metros boundaries and there has been some exceptions to that and explained if a tribal entity were to apply for a grant

now they wouldn't have availability by the letter of the rule but the rules could be updated to give them availability.

Councilor Nolan asked if they have engaged the tax payers about the proposed changes and if they have talked to them how the changes and funds would be used

Kehe explained they have done some initial conversations with the home owner association of Portland and a real estate group and that the general response is that they are happy with the direction the grant program is going and not much criticism as before.

Councilor Nolan explained she believes that when they enter into an activity on a bases of collaboration they should engage partnership with Metro.

Councilor Hwang explained he would like to know more about how Metros broader strategic targets fit and to think about how to adapt the programs how are we working together to advance the vision.

Councilor Rosenthal noted he would like staff to come back with more criteria changes and dei policies and to provide some suggestions.

Councilor Lewis explained to staff that they have support and to come back with more specific suggestions.

Kehe noted they will come back with more specific suggestions.

End of presentation.

11:15 Chief Operating Officer Communication

Marissa Madrigal provided an update on the following events or items:

- Noted that budget process has begun and her team is beginning to work on central services and noted they are seeing increasing costs with pay equity and to correct pay equity and the costs of insurance and health care is going up and don't have yet an assessment of the impact.
- Madrigal then let staff know that TriMet has expressed interest in locating an operations facility at expo and it will not be compatible in the future at the Expo Center and will come back with a letter to TriMet letting them know to look for other alternatives.

11:20 Councilor Communication

Councilors provided updates on the following meetings and events:

- Councilor Hwang explained they had an opportunity for the northwest chamber (gala) and was able to attend an happy hour for omsee tribal
- Councilor Gonzales noted that the west side multimodal improvement is going well and will provide a more detailed update and this upcoming Friday Metro is supporting a webinar with 1000 friend of Oregon and California infrastructure bank and encouraged council to attend.
- Councilor Lewis reported that the supportive housing services committee had a meeting yesterday and that it was the first monitoring update for the corrective action plan out of Multnomah county.

11:25 Adjourn

There being no further business, Deputy Council President Lewis adjourned the Metro Council Meeting at 11:46am.

Respectfully submitted,

Sermad Mohamad

Sermad Mohamad, Legislative Assistant

ATTACHMENTS TO THE PUBLIC RECORD FOR THE MEETING OF OCTOBER 24 2023

Item	Topic	Doc. Date	Document Description	Doc. Number
1.0	PowerPoint	10/24/2023	2040 Grants CouncilSessionOct 24_Draft	102423c-01