

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF APPROVING FISCAL)	RESOLUTION NO. 24-5442
YEAR 2024-25 FUNDING FOR GRANTS)	
FUNDED WITH THE CONSTRUCTION EXCISE)	Introduced by Chief Operating Officer
TAX)	Marissa Madrigal in concurrence with
)	Council President Lynn Peterson

WHEREAS, in 2006, Metro adopted Ordinance No. 06-1115, establishing a construction excise tax (CET) to generate revenue for providing grants to local governments for regional and local planning; and

WHEREAS, the CET has awarded more than \$30 million to local governments through the 2040 Planning and Development Grant program for planning work across the region; and

WHEREAS, on April 12, 2018, the Metro Council adopted Resolution No. 18-4882, which approved additional refinements to the Administrative Rules, providing for the creation of a technical assistance component of the program to facilitate successful implementation of 2040 Planning and Development Grants by providing additional professional expertise as needed to successfully accomplish grant objectives; and

WHEREAS, on December 6, 2018, the Metro Council adopted Ordinance No. 18-1425 which amended Metro Code chapter 7.04 to remove the provision that the CET sunset in 2020 and implemented additional refinements to four other subsections of the code to more clearly reflect current program policies and facilitate program and CET administration; and

WHEREAS, on April 11, 2024, the Metro Council adopted Ordinance No. 24-1509 which amended Metro Code chapter 7.04 to expand the availability of 2040 Planning and Development grants to include federally recognized Tribes and certain community groups inside unincorporated urban areas; and

WHEREAS, on May 2, 2024, the Metro Chief Operating Officer (COO) approved amendments to the Administrative Rules that govern 2040 Planning and Development Grants to implement the code changes and improve program flexibility, effectiveness, and efficiency; and

WHEREAS, on June 26, 2024, the COO established a 2040 Planning and Development Grant Screening Committee (Grant Screening Committee) consisting of eight 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

WHEREAS, on October 28, 2024, the Grant Screening Committee Chair submitted the committee’s recommendations to the COO identifying the projects the committee believes 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 Cycle 24Q4 grant funding at a Metro Council meeting on November 21, 2024; and

WHEREAS, the Metro Council has reviewed the recommendations of the COO and the comments provided by the Grant Screening Committee; and

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

BE IT RESOLVED that the Metro Council hereby:

1. Makes the grant awards for the fiscal year 2024-2025 grant cycle totaling \$1,560,000, 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; and
2. Authorizes and directs the Metro COO and staff, and the Office of Metro Attorney, to finalize project scoping and grant agreements with the grant recipients, which must 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. 24-5442 and Exhibit A attached hereto.

ADOPTED by the Metro Council this ____ day of December 2024.



Lynn Peterson, Council President

Approved as to Form:



Carrie MacLaren, Metro Attorney

STAFF REPORT FOR COUNCIL MEETING

IN CONSIDERATION OF RESOLUTION NO. 24-5442, FOR THE PURPOSE OF AWARDING 2040 PLANNING AND DEVELOPMENT GRANT FUNDS FOR CYCLE 24Q4

Date: October 30, 2024
Department: Urban Policy & Development
Meeting Date: November 21, 2024

Presenters:
Hau Hagedorn, Community Investment
Manager, PD&R
Serah Breakstone, 2040 Grants Program
Manager

Prepared by: Serah Breakstone, 2040
Grants Program Manager

Length: 20 minutes

ISSUE STATEMENT

The 2040 Planning & Development Grants Program moved to a quarterly awards schedule earlier this year after Council approved program changes through amendments to the Metro Code (Section 7.04) and associated Administrative Rules. This is the first award cycle that applies the changes approved by Council and provides more opportunity to provide applicants feedback and to work with program staff to develop strong applications. The program launched the first cycle of quarterly grants in June 2024. This cycle is the fourth quarter cycle for 2024 (24Q4). The process for this cycle included:

- Informational open houses (in-person and virtual) held in May
- New grants handbook and application materials, published to the website in May
- Submittal of letters of interest from potential applicants in June
- Staff meetings with potential applicants in June and July
- Final applications due September 6
- Staff and screening committee evaluations in September

Metro received five complete applications. Four of the applications were submitted from three local jurisdictions, and one by a CBO with Metro as the jurisdictional partner (Metro has served as the government partner for the Albina Vision Trust for two prior 2040 planning grants). The applications were evaluated by the 2040 Grants Screening Committee and their recommendations for funding were submitted to the Metro Chief Operating Officer (COO) for consideration. Recommended projects include refinements to Lake Oswego's Foothills District Plan, code updates for Main Street on Halsey in Troutdale, and master planning to redevelop the former Portland Public Schools site in the Lower Albina neighborhood. Staff will provide feedback to the unsuccessful applicants to support stronger proposals in a future grant cycle.

The grant proposals and screening committee recommendations are summarized in Attachment A.

ACTION REQUESTED

Staff requests that Council consider approving Resolution No. 24-5442 to award 2040 Planning and Development Grants to the grantees listed below. This action would authorize expenditure of CET funds and allow staff to work with grantees to develop final project scopes and execute intergovernmental agreements (IGA).

Applicant	Project	Grant Amount
1. Lake Oswego	Foothills District Plan Refinement	\$ 745,000
2. Troutdale	Main Street on Halsey Code Updates	\$ 65,000
3. Albina Vision Trust	Master Planning for Portland Public Schools Site	\$ 750,000
Total Funding		\$1,560,000

IDENTIFIED POLICY OUTCOMES

The purpose of the 2040 Planning & Development Grants program is to fund planning work in the region that supports Metro’s regional vision for growth. The grants are intended to facilitate planning that makes land ready for development, supports economic prosperity, and implements Metro’s long-term plan for livable and equitable communities, as outlined in the 2040 Growth Concept. Council’s award of these 2040 grants will facilitate much-needed planning projects across the region.

STAFF RECOMMENDATIONS

Staff recommends that Council approve Resolution No. 24-5442 to award the 2040 grants identified herein.

ATTACHMENTS

- A. 2040 grant application summary

ATTACHMENT A

24Q4 GRANT APPLICATIONS SUMMARY & RECOMMENDATION

Applicant	Project	District	Category	Amount
Lake Oswego	Foothills District Plan Refinement	2	Planning Inside UGB	\$745,000
Summary: <ul style="list-style-type: none"> Refinement of the Foothills District Framework Plan adopted in 2012 to address shifting priorities, affordable housing, and changes in land uses and community context. The plan area is 107 acres, located within a designated Town Center. Work will include site inventory and analysis, establishment of goals/objectives, evaluation of alternative concepts, development of a new framework plan, and post-plan amendments and implementation. Application identifies robust community engagement element. Screening Committee Recommendation: Recommended for funding at requested amount				
Troutdale	Main Streets on Halsey Code Updates	1	Planning Inside UGB	\$65,000
Summary: <ul style="list-style-type: none"> Code audit and amendments to reduce barriers to housing and economic development along the Halsey corridor. Will develop new standards and regulatory incentives for context-sensitive and human-scaled design and development. This is a continuation of previously funded work (Cycle 6) that was not completed due to a number of factors. City wants to use the previous work as a starting point and refine it to be suitable for Troutdale. Screening Committee Recommendation: Recommended for funding at requested amount				
Applicant	Project	District	Category	Amount
Prosper Portland	Soul District Planning	5	Planning Inside UGB	\$422,700
Summary: <ul style="list-style-type: none"> Creation of a retail character plan and feasibility study for a community investment trust for the Soul District. Goal is a roadmap to improve the small business mix, community wealth-building, and strategies for recruitment of large/anchor businesses. Partners include Soul District Business Association (established nonprofit), Field States (private urban design firm), Mercy Corp (tech support for investment trust). Screening Committee Recommendation: Application does not align with the goals of the program and not recommended for funding. Applicant has an opportunity to strengthen the proposal and resubmit in an upcoming grant cycle.				

ATTACHMENT A

24Q4 GRANT APPLICATIONS SUMMARY & RECOMMENDATION

Portland BPS	Made in Old Town Planning	5	Planning Inside UGB	\$662,000
Summary: <ul style="list-style-type: none"> – Development of a district-wide plan for Phase 2 of the Made in Old Town initiative, which is focused on creating an innovation cluster for sustainable footwear and apparel in Old Town. – Ultimate goal is a district of sustainable light manufacturing uses combined with accessory uses, workforce housing, and public infrastructure improvements. – Applicant states that some funding (from Prosper and the State) has (or will be) provided for Phase 1, which includes purchase of three buildings with space opening late 2024. – Scope includes “discovery and engagement”, visioning, economic impact assessment, clean energy elements, and final plan documentation. Screening Committee Recommendation: Application does not align with the goals of the program and not recommended for funding. Applicant has an opportunity to strengthen the proposal and resubmit in an upcoming grant cycle.				
Albina Vision Trust	Master Plan for PPS Site	5	Planning Inside UGB	\$750,000
Summary: <ul style="list-style-type: none"> – Development of a Central City Master Plan for 10-acre site (former Portland Public Schools headquarters) in the Lower Albina neighborhood. – Includes submittal package for City of Portland land use review and approval, and district-wide sustainability planning, traffic and parking studies, public works plans, and financial analysis. – Plan for PPS site includes 1,000 housing units, community hubs, commercial spaces, and parks. – Scope includes continuation of ongoing community engagement efforts, particularly with displaced populations. – Portland bureaus will participate via a technical advisory committee. – AVT estimates the total cost of this work will be \$1.5 million; they have applied to Metro for half and to another funding partner for remainder. 				
Total Funding Requested – 24Q4				\$ 2,644,700
Total Funding Recommended – 24Q4				\$1,560,000

EXHIBIT A
RESOLUTION 24-5442

2040 Planning & Development Grant Awards

Cycle 24Q4 – November 21, 2024

Applicant	Project	Grant Amount
1. Lake Oswego	Foothills District Plan Refinement	\$ 745,000
2. Troutdale	Main Street on Halsey Code Updates	\$ 65,000
3. Albina Vision Trust	Master Planning for Portland Public Schools Site	\$ 750,000
		\$1,560,000