



DAN JOHNSON  
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT  
DEVELOPMENT SERVICES BUILDING  
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

December 19, 2024

BCC Agenda Date/Item: \_\_\_\_\_

Board of County Commissioners  
Clackamas County

**Approval of the Metro 2040 Planning and Development Grant Application to conduct the Development Ready Land Study. Total Grant Value is \$1,000,000. Funding is through Metro. No match is required. No County General Funds are involved.**

<b>Previous Board Action/Review</b>	12/11/24: Policy Session, Direction to Proceed 12/17/24: Request for consent		
<b>Performance Clackamas</b>	This project aligns with the following Performance Clackamas Goals of Build Public Trust through Good Government and Grow a Vibrant Economy.		
<b>Counsel Review</b>	NA	<b>Procurement Review</b>	No
<b>Contact Person</b>	Jamie Stasny	<b>Contact Phone</b>	971-678-6406

**EXECUTIVE SUMMARY:** Metro administers the 2040 Planning and Development Grant program, which provides funding for a variety planning projects in the Metro region. This project is an information gathering exercise that will help us understand development challenges in future urban areas (urban reserves and rurally zoned areas in the Portland Metropolitan Urban Growth Boundary). Informed by the Industrial Site Readiness Study, the Development Ready Land Study will gather information about land readiness within future growth areas. This study would require strong city partnerships and would yield the following five outcomes.

1. Alignment and Partnership with city partners and impacted service providers.
2. Understanding of Available Usable Lands for both future housing and job growth.
3. Public/Private Partnerships to support development.
4. Information that will inform regional and state land use advocacy approaches.
5. A high level understanding of the real cost of Infrastructure Investments necessary to make land shovel ready.

Applications are due on January 10, 2025.

For Filing Use Only

**RECOMMENDATION:** Staff respectfully recommends approval for the Department of Transportation and Development to apply for the Metro 2040 Planning and Development grant in the amount of \$1,000,000 and sign the letter of support for the grant application.

Respectfully submitted,

*Dan Johnson*

Dan Johnson  
Director of Transportation & Development

December 19, 2024

Metro  
600 NE Grand Avenue  
Portland, OR 97232

**Re: 2040 Planning and Development Grant – Development Ready Land Study**

Dear Grant Review Committee:

The Clackamas County Board of County Commissioners (BCC) strongly supports the 2040 Planning and Development Grant application for the Development Ready Land Study. At the December 10<sup>th</sup> Board of County Commissioner Policy Session, the BCC approved submission of the grant application by the Department of Transportation and Development (DTD). We support this project and the use of County staff time to manage and participate in this project.

The Development Ready Land Study is an information gathering exercise to understand development challenges in future urban areas (urban reserves and rurally zoned areas in the Portland Metropolitan Urban Growth Boundary). It will provide locally reviewed and coordinated information about land readiness and development feasibility of these places in Clackamas County. Local jurisdictions will be able to use the study findings to more deeply engage in upcoming regional and state planning and policy projects.

This project has five expected outcomes:

1. Alignment and Partnership with city partners and impacted service providers.
2. Understanding of Available Usable Lands for both future housing and job growth.
3. Public/Private Partnerships to support development.
4. Information that will inform regional and state land use advocacy approaches.
5. A high level understanding of the real cost of Infrastructure Investments necessary to make land shovel ready.

The Clackamas County BCC fully supports the Development Ready Land Study and especially its focus on understanding development challenges in future urban areas.

Thank you for your time and consideration.

Sincerely,

Tootie Smith, Chair  
Clackamas County Board of Commissioners

# Financial Assistance Application Lifecycle Form

Use this form to track your potential award from conception to submission.

Sections of this form are designed to be completed in collaboration between department program and fiscal staff.

**If renewal or direct appropriation, complete sections I, II, IV & V only. Section III is not required.**

**If Disaster or Emergency Relief Funding, EOC will need to approve prior to being sent to the BCC**

**\*\*CONCEPTION\*\***

## Section I: Funding Opportunity Information - To Be Completed by Requester

Award type:  Direct Appropriation (no application)  
 Subrecipient Award  Direct Award

Award Renewal?  Yes  No

<b>Lead Fund # and Department:</b>	215 - 60 (DTD - 600405 Regional Policy Coordination)
<b>Name of Funding Opportunity:</b>	Metro 2040 Planning and Development Grant

Funding Source:  Federal – Direct  Federal – Pass through  State  Local

Requestor Information: (Name of staff initiating form)	Jamie Stasny
Requestor Contact Information:	jstasny@clackamas.us
Department Fiscal Representative:	Diedre Landon
Program Name & Prior Project #: (please specify)	Transportation and Land Use Policy Coordination

### Brief Description of Project:

Understanding development challenges in Future Urban Areas (Urban Reserves and Rural Land in UGB) requires a broader analysis of the development feasibility of land in these areas. Using information from the Clackamas County Office of Economic Development study, Industrial Site & Workforce Readiness Study, this project will take the next step in identifying the challenges to development outside of the Metro UGB. The expected outcomes of the Development Ready Land Analysis are:  
 1. Alignment and partnership with our city partners and impacted service providers  
 2. An understanding of available usable land to support future housing and job growth

Name of Funding Agency: Metro - Construction Excise Taxes

Notification of Funding Opportunity Web Address: <https://www.oregonmetro.gov/tools-partners/grants-and-resources/2040-planning-and-development-grants>

**OR**

Application Packet Attached:  Yes  No

Completed By: \_\_\_\_\_ Date: \_\_\_\_\_

**\*\* NOW READY FOR SUBMISSION TO DEPARTMENT FISCAL REPRESENTATIVE \*\***

## Section II: Funding Opportunity Information - To Be Completed by Department Fiscal Rep

Competitive Application  Non-Competing Application  Other

Assistance Listing Number (ALN), if applicable:	N/A	Funding Agency Award Notification Date:	March 2025
Announcement Date:	November 2024	Announcement/Opportunity #:	Quarter 1 - 2025
Grant Category/Title	Metro 2040 Planning and Development Grant	Funding Amount Requested:	\$1,000,000
Allows Indirect/Rate:	Yes. Staff time may not exceed 20% of the total grant request.	Match Requirement:	No match required.
Application Deadline:	January 10, 2025	Total Project Cost:	\$1,000,000
Award Start Date:	Upon completion of IGA	Other Deadlines and Description:	Grants are awarded quarterly
Award End Date	TBD		
Completed By:		Program Income Requirements:	N/A
Pre-Application Meeting Schedule:	November 26, 2024		

### Additional funding sources available to fund this program? Please describe:

There is no additional funding available for this project. These grants are funded by a regional excise tax on certain construction projects in greater Portland area.

### How much General Fund will be used to cover costs in this program, including indirect expenses?

No General Fund will be used. There is no match requirement. A portion of the grant funds, not to exceed 20% of the total award, will be used to pay for staff time.

### How much Fund Balance will be used to cover costs in this program, including indirect expenses?

N/A

## In the next section, limit answers to space available.

### Section III: Funding Opportunity Information - To Be Completed at Pre-Application Meeting by Dept Program and Fiscal Staff

#### Mission/Purpose:

1. How does the grant/funding opportunity support the Department and/or Division's Mission/Purpose/Goals?

The mission of the Department of Transportation and Development is to provide transportation maintenance and construction, neighborhood enhancement, land use, planning, permitting and dog services to residents, property owners, businesses and the traveling public so they and future generations can experience and invest in a healthy, safe and livable community.

This proposal addresses livability and investment in a healthy, safe and livable community by creating a clearer understanding of the challenges to developing land in the urban reserves as well as the rural land within the UGB.

2. Who, if any, are the community partners who might be better suited to perform this work?

None.

3. What are the objectives of this funding opportunity? How will we meet these objectives?

This project fall under the "Grants for Planning Inside the UGB". The primary objectives of this category are to produce planning work that helps facilitate development and redevelopment, supports economic growth and stability, engages communities, and implements Metro's goals for livable and equitable communities as outlined in the 2040 Growth Concept.

The proposed project aligns directly with the objectives of supporting economic growth and stability as well as facilitating development and redevelopment.

4. Does the grant/financial assistance fund an existing program? If yes, which program? If no, what is the purpose of the program?

20% of the award can be used to fund existing staff to manage and participate in the project.

(Staff time, if applicable, may not exceed 20% of the total grant request; so that should include indirect rates.)

#### Organizational Capacity:

1. Does the organization have adequate and qualified staff? If no, can staff be hired within the grant/financial assistance funding opportunity timeframe?

Yes. We will use existing Department of Transportation and Development staff to manage and participate in the grant study. It is expected that a consultant team will be used to complete the project in conjunction with a project management team.

2. Are there partnership efforts required? If yes, who are we partnering with and what are their roles and responsibilities?

Staff is coordinating with jurisdictional partners that are adjacent to Urban Reserves, including Lake Oswego, West Linn, Happy Valley, Wilsonville and Oregon City.

Lake Oswego has submitted a letter stating that they do not want the Stafford area included in the study.

3. If this is a pilot project, what is the plan for sun setting the project and/or staff if it does not continue (e.g. making staff positions temporary or limited duration, etc.)?

This project is not a pilot project. This is a study to understand the challenges of developing the land currently designated as Urban Reserves or rurally zoned land in the UGB.

4. If funded, would this grant/financial assistance create a new program, does the department intend for the program to continue after initial funding is exhausted? If yes, how will the department ensure funding (e.g. request new funding during the budget process, supplanted by a different program, etc.)?

The project will not create a new program.

**Collaboration**

1. List County departments that will collaborate on this award, if any.

The lead department for this project is the Department of Transportation and Development. No other departments will be involved in this project if the grant is awarded.

**Reporting Requirements**

1. What are the program reporting requirements for this grant/funding opportunity?

Quarterly reporting through ZoomGrants.

2. How will performance be evaluated? Are we using existing data sources? If yes, what are they and where are they housed? If not, is it feasible to develop a data source within the grant timeframe?

From the Grant Handbook it is not clear how the performance will be evaluated.

3. What are the fiscal reporting requirements for this funding?

Quarterly report.

**Fiscal**

1. Are there other revenue sources required, available, or will be used to fund the program? Have they already been secured? Please list all funding sources and amounts.

No. These grants are funded by a regional excise tax on certain construction projects in greater Portland.

2. For applications with a match requirement, how much is required (in dollars) and what type of funding will be used to meet it (CGF, In-kind, local grant, etc.)?

No match is required.

3. Does this grant/financial assistance cover indirect costs? If yes, is there a rate cap? If no, can additional funds be obtained to support indirect expenses and what are those sources?

Unclear from the grant handbook but staff time, if applicable, may not exceed 20% of the total grant request; so that should include indirect rates.

Other information necessary to understand this award, if any.

Program Approval:

Name (Typed/Printed)	Date	Signature
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<b>** NOW READY FOR PROGRAM MANAGER SUBMISSION TO DIVISION DIRECTOR **</b>
<b>**ATTACH ANY CERTIFICATIONS REQUIRED BY THE FUNDING AGENCY. COUNTY FINANCE OR ADMIN WILL SIGN**</b>

Section IV: Approvals

DIVISION DIRECTOR (or designee, if applicable)

Cheryl Bell

12/04/2024

Cheryl Bell

Digitally signed by: Cheryl Bell  
DN: CN = Cheryl Bell email =  
cbell@clackamas.us C = UM O =  
Clackamas County  
Date: 2024.12.04 15:08:41 -08'00'

Name (Typed/Printed)

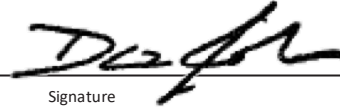
Date

Signature

DEPARTMENT DIRECTOR (or designee, if applicable)

Dan Johnson

12/04/2024



Name (Typed/Printed)

Date

Signature

FINANCE ADMINISTRATION

Elizabeth Comfort

12.09.2024



Name (Typed/Printed)

Date

Signature

EOC COMMAND APPROVAL **WHEN NEEDED FOR DISASTER OR EMERGENCY RELIEF APPLICATIONS ONLY**

Name (Typed/Printed)

Date

Signature

Section V: Board of County Commissioners/County Administration

(Required for all grant applications. If your grant is awarded, all grant **awards** must be approved by the Board on their weekly consent agenda regardless of amount per local budget law 294.338.)

**For applications \$150,000 and below:**

COUNTY ADMINISTRATOR	Approved: <input type="checkbox"/>	Denied: <input type="checkbox"/>
Name (Typed/Printed)	Date	Signature

**For applications up to and including \$150,000 email form to BCC staff at [CA-Financialteam@clackamas.us](mailto:CA-Financialteam@clackamas.us) for Gary Schmidt's approval.**

**For applications \$150,000.01 and above, email form with Staff Report to the Clerk to the Board at [ClerktotheBoard@clackamas.us](mailto:ClerktotheBoard@clackamas.us) to be brought to the consent agenda.**

BCC Agenda item #:  Date:

OR

Policy Session Date:

County Administration Attestation

County Administration: re-route to department at

and

Grants Manager at [financegrants@clackamas.us](mailto:financegrants@clackamas.us)

when fully approved.

Department: keep original with your grant file.