

Program Details

The purpose of the Pre-Development Grant Program is to facilitate significant redevelopment of underutilized sites in target redevelopment areas by providing grant opportunities to property owners and/or developers with site control (Program Participants) to explore feasibility of projects that:

- Implement key city policies and plans
- Are consistent with city growth targets and preferred uses
- Maximize the site's potential

1. **CONCEPTUAL DESIGN & FEASIBILITY GRANTS:**

- Conceptual design or feasibility analysis grants are available at no cost to applicants to understand site redevelopment opportunities (\$5,000 in free consultant services contracted by the city, no applicant funding match required).

2. **MATCHING GRANTS:**

- **LEVEL 1: MATCHING GRANT:** provides 50% matching grants (up to \$25,000 per project) to hire pre-development consultants (see examples below) to help further understand and identify development opportunities for vacant and underutilized properties. Consultants for this work are hired by the Program Participant, with city approval. Grant funds are reimbursed following paid and approved expenses per the Project Agreement.
- **LEVEL 2: MATCHING GRANT:** Same as Level 1 except offering up to \$75,000 per project for highly catalytic, large scale, difficult to develop sites. (For example: a full-block high-density redevelopment.)

Examples of qualifying Matching Grant services include:

- **Site Plans & Architectural Studies**
- **Engineering Studies**
- **Project Financial Analysis**
- **Development Feasibility Studies**
- **Environmental Assessments**
- **Building Inspections**

Additionally, in order to facilitate redevelopment and market key redevelopment or employment sites, the city may also elect to perform proactive conceptual design and/or feasibility analysis sites up to \$15,000 each and/or annually this program may fund a placemaking project up to \$25,000 in order to increase area interest, investment and cultivate community building.

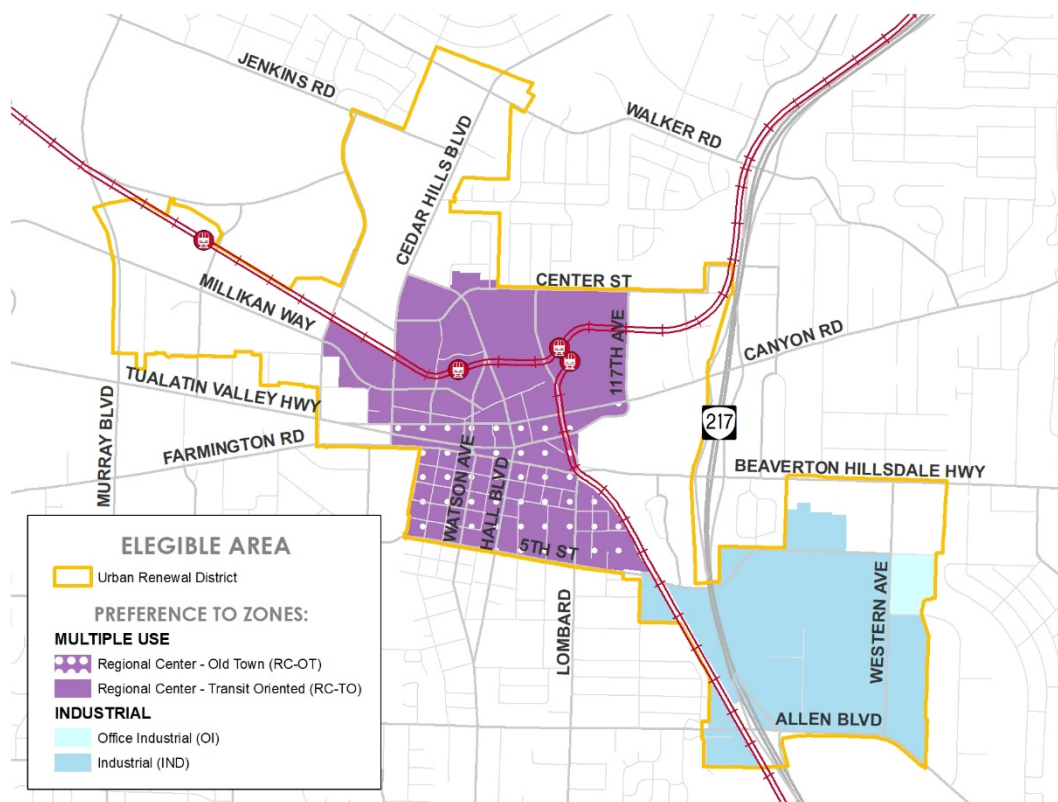
Grant Application Process

1. Program Participants contact the city Program Manager to determine eligibility and discuss proposal: **Janiene Lambert, Senior Development Project Manager (503) 526-2545 jlambert@BeavertonOregon.gov**
2. City staff works with the Program Participants to help identify potential scope of work and consultants
3. The Program Participant submits completed application and required materials (see application). THEN IF APPROVED, the following are required prior to starting any work:
 - a. Letter of Commitment: (Required for Design Grants and Matching Grants) specifies the property, development concept and grant expiration date.
 - b. Project Agreement: (Required for Matching Grants) provides the consultant(s) information, scope, cost, schedule and city funding amount. Phased reimbursement may be agreed to in advance, based on milestone deliverable completion.
4. For Matching Grants, once the project (or agreed milestone) is complete, the Program Participant must submit all paid receipts to the Program Manager for city reimbursement.

Eligible Area

Available throughout the Central Beaverton Urban Renewal District.

Priority preference may be given to sites within the shaded Preference Zones:



Grant Eligibility

ELIGIBILITY

- Funds are available for eligible Program Participants on a first come, first serve basis
- Site must be located within the Urban Renewal District
- Program Participants must have site control (own, contract to purchase, ground lease, etc.)
- Eligible concepts include significant rehabilitation, redevelopment or new development of significant building scale. Proposed concept project must provide significant increases in density and/or employment
- For Matching Grants: 50% matching funds to city funds required from Program Participants. City will reimburse Program Participant's fully paid expenses (major deliverable milestones may be reimbursed)
- Funding preference will be given to projects that meet one or both of the following:
 - Located within RC-TO, RC-OT, IND or OI zones within the Urban Renewal District
 - Provide mixed-use development and/or high-density vertical housing with building frontages up to the street (in applicable zoning)
- Projects should be able to be constructed within 5 years or less
- Community Development Director has final authority for project approval and services eligibility

EXCLUSIONS

- Permits, government fees and project expenses incurred prior to executing Project Agreement

