

Exhibit A

IGA for Community Planning and Development Grants funded with CET Portland – Improving Multi-Dwelling Development Project

REVISED Milestones and Deliverables Schedule for Release of Funds December 8, 2017

Milestone	Deliverable	Date Due*	Grant Payment
1	Execution of CET Grant IGA. a) Signed IGA document	March 31, 2016	\$0
2	Project Initiation and Preliminary Existing Conditions a) Preliminary progress report. b) Public Involvement Plan, addressing topics such as: <ul style="list-style-type: none"> • Project and advisory groups, including roles and meeting frequency; • Identification of key stakeholder groups and corresponding outreach approaches; and • Public outreach and involvement strategies. c) Detailed work plan and schedule (refining grant application scope of work). d) Initial draft of Existing Conditions Assessment, including: <ul style="list-style-type: none"> • <u>Analysis of policy objectives</u> for multi-dwelling housing to inform refinement of project goals and objectives; • <u>Process assessment</u> of existing regulatory and non-regulatory tools, amenity bonus system; • <u>Review of recent development outcomes</u> and assessment in relationship to growth, design, residential livability and other policy objectives; and • <u>Review of block patterns and street connectivity</u>, focusing on East Portland. e) Initial draft of performance measures for monitoring success of project goals and outcomes. f) Consultant selection, including potential RFP for project consultants, for design, economic analysis, and facilitation services identified in project grant request.	September 30, 2016	\$28,000

3	<p>Completion of Existing Conditions Assessment</p> <p>a) Progress report</p> <p>b) Final Existing Conditions Assessment, including:</p> <ul style="list-style-type: none"> • <u>Analysis of policy objectives</u> for multi-dwelling housing to inform project goals and objectives. • <u>Process assessment</u> of existing regulatory and non-regulatory tools, amenity bonus system. • <u>Review of recent development outcomes</u> and assessment in relationship to growth, design, residential livability and other policy objectives. • <u>Review of block patterns and street connectivity</u>, focusing on East Portland. • <u>Best practices research</u>, with focus on approaches to transitioning from suburban to more pedestrian-oriented street and block patterns. <p>c) Neighborhood walks to obtain community feedback on existing multi-dwelling development.</p>	December 30, 2016	\$92,000
4	<p>Concept Plan</p> <p>a) Mid-point progress report</p> <p>b) <u>Concept Plan Report</u> - components include:</p> <ul style="list-style-type: none"> • <u>Concepts for development standards and site design</u>, to serve as a basis for development regulations and other implementation tools. • <u>Preferred block structure and street system outcomes</u>, meeting multi-modal connectivity and urban design objectives. • <u>Development prototypes</u>, integrating objectives for housing design and street system outcomes. • <u>Performance measures refinement</u>. <p>c) Stakeholder sessions (builders, developers, designers, community groups, etc.).</p> <p>d) Initial public workshop, on design priorities and code concepts.</p> <p>e) Stakeholder working group meetings, providing input on area-specific design and development issues to inform Concept Plan.</p> <p>f) Community meetings on Concept Plan</p>	June 30, 2017	\$134,980
5	<p>Code Amendments Discussion Draft</p> <p>a) Progress report</p> <p>b) <u>Code Amendments Discussion Draft Report</u></p> <p>c) Code modeling and economic feasibility analysis</p> <p>d) Community meeting on Code Amendments Discussion Draft Report</p>	March 30, 2018	\$40,000

	<ul style="list-style-type: none"> e) Stakeholder working group meeting and review of draft code amendments. f) Planning and Sustainability Commission briefing 		
6	<p>Planning and Sustainability Commission and City Council Hearings and Adoption</p> <ul style="list-style-type: none"> a) Final progress report (with identification of performance measures and how City will share best practices) b) <u>Proposed Draft Code Amendments Report</u> c) <u>Recommended Draft Code Amendments Report</u> d) Public hearings e) City Council adoption of Code Amendments 	October 31, 2018	\$15,520
TOTAL REIMBURSABLE AMOUNT			\$310,500

*If the Grant contained any Funding Conditions, Grantee shall demonstrate satisfaction with those conditions at the applicable milestone or deliverable due dates. Conditions related to financing and transportation choices shall be met in Milestones 4 & 5 respectively.

* Due dates are intended by the parties to be hard estimates of expected milestone completion dates. If the City anticipates that a due date cannot be met due to circumstances beyond its control, it shall inform Metro in writing no later than ten (10) days prior to the due date set forth above and provide a revised estimated due date; and Metro and the City shall mutually agree upon a revision to the milestone due dates set forth in this Agreement.

Match: City of Portland in-kind match \$188,750 (38% of total project cost)