

IN CONSIDERATION OF RESOLUTION NO. 25-5521, FOR THE PURPOSE OF
AWARDING 2040 PLANNING AND DEVELOPMENT GRANT FUNDS FOR CYCLE 25Q3

Date: October 9, 2025
Department: Community
Investments Meeting Date:
November 13, 2025

Presenters:
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Manager, PD&R
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Manager, PD&R

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Grants Program Manager

Length: 20 minutes

ISSUE STATEMENT

This report provides a summary of recommendations for 2040 Planning & Development Grant awards for the third quarter cycle of 2025. The process for this cycle included:

- May: Reminder email sent to 2040 Grants interested parties/stakeholders; updated webpage, grants handbook and application materials
- May-June: Applicant letters of interest and optional meetings with Metro staff
- July 11: Final applications due
- July 12-31: Staff and screening committee evaluations
- August 6: Screening committee meeting to develop recommendations for Metro COO
- September 2: Metro COO review of committee recommendations and development of recommendation to Metro Council

Metro received four complete applications, including:

- A proposal from Lake Oswego for development code amendments to support housing and business growth;
- A proposal from Portland Bureau of Planning & Sustainability (BPS) to prepare a redevelopment plan for Eastport Plaza;
- A proposal from Clackamas County to conduct a land suitability study for urban reserves and rural areas inside the UGB; and
- A proposal from the Columbia River Intertribal Fish Commission (CRITFC) in partnership with OMSI to prepare an OMSI District Identity Framework.

Funding is recommended for the Lake Oswego, Portland, and Clackamas County proposals. The Portland proposal is recommended with several conditions, which are detailed in Attachment A. The CRITFC/OMSI proposal is recommended for technical support to revise and resubmit their application in a future grant cycle. Funding is not recommended at this

time for the CRITFC/OMSI proposal because the proposed scope was unclear, the budget was high and did not provide sufficient detail, and the estimated timeline was long for the proposed work.

More detail about the grant proposals is provided in Attachment A.

ACTION REQUESTED

Staff requests that Council consider approving Resolution No. 25-5521 to award 2040 Planning and Development Grants to the grantees listed below, with applicable conditions outlined in Attachment A. This action would authorize expenditure of CET funds and allow staff to work with grantees to develop final project scopes and execute intergovernmental agreements (IGAs).

Applicant	Project	Award Amount
1. Lake Oswego	Community Development Code Audit: Housing & Business	\$ 306,000
2. Portland BPS	Eastport Plaza Redevelopment Plan	\$ 350,000
3. Clackamas County	Land Suitability Assessment	\$ 700,000

Total recommended funding for this cycle is \$1,356,000. The 2040 Grants Program has a funding target of approximately \$4 million per calendar year. So far in 2025, the program has awarded \$750,000 in grants. If the funding for this cycle is approved, the total awards for 2025 would be \$2,106,000 with one grant cycle remaining for this calendar year.

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 funded through the construction excise tax (CET) which was established in 2006 with the purpose of funding regional and local planning. 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 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. 25-5521 to award the 2040 grants identified herein, including applicable conditions outlined in Attachment A.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

The proposals recommended for funding support Metro's goals and strategic priorities in the following ways:

- The Lake Oswego development code project will remove barriers to housing production and economic growth by streamlining and clarifying regulatory requirements, ensuring consistency with state and regional rules, and improving procedural elements for a more user-friendly land use process. The work will prioritize a range of housing types, including affordable housing options. This work

is aligned with strategies included in the draft Regional Housing Coordination Strategy.

- The Clackamas County land study will catalog and evaluate industrial development opportunities for land that has been identified as appropriate for future urban growth. The outcomes will provide the County and its local and regional partners with a framework to strategically plan for long-term job growth.
- The Portland Eastport Plaza master planning effort will create a community-driven and agency-supported redevelopment plan for a large and central site within the 82nd Avenue corridor. This site is under single ownership, is part of the 82nd Avenue TIF District established in 2024, and aligns with Metro's 82nd Avenue Equitable Development Strategy and Portland's Building a Better 82nd.

ATTACHMENTS

1. 25Q3 Grant Applications Summary and Recommendation