

STAFF REPORT FOR COUNCIL MEETING

IN CONSIDERATION OF RESOLUTION NO. 26-5546, FOR THE PURPOSE OF
APPROVING FISCAL YEAR 2025-26 FUNDING FOR A GRANT FUNDED WITH
THE CONSTRUCTION EXCISE TAX

Date: December 16, 2025
Department: Community Investments
Meeting Date: January 8, 2026

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

Prepared by: Serah Breakstone, 2040
Grants Program Manager

Length: 15 minutes

ISSUE STATEMENT

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

- Reminder email sent to 2040 Grants interested parties/stakeholders
- Applicant letters of interest and optional meetings with Metro staff
- Final applications due (Oct. 10)
- Staff and screening committee evaluations
- Screening committee meeting (Nov. 5) to develop recommendations for Metro COO
- Metro COO review of committee recommendations and development of recommendation to Metro Council (Dec. 4)

Metro received one complete application from the City of Gresham to prepare Comprehensive Plan map and zoning code amendments for the Springwater Plan District. This work will implement strategies identified in the Springwater Plan District Relook study, funded by a 2040 grant in 2023.

The Grants Screening Committee recommended funding for the Gresham proposal at the amount requested. The Metro COO endorsed this recommendation without any changes at a review meeting on December 4, 2025.

More details about the grant proposal are provided in Attachment 1.

ACTION REQUESTED

Staff requests that Council consider approving Resolution No. 26-5546 to award a 2040 Planning and Development Grant as listed below. This action would authorize expenditure of CET funds and allow staff to work with the grantee to develop a final project scope and execute an intergovernmental agreement (IGA).

Applicant	Project	Award Amount
1. City of Gresham	Springwater Planning Project	\$ 360,680

Total recommended funding for this cycle is \$360,680. If the funding for this cycle is approved, the total awards for the 2025 calendar year will be \$2,466,680.

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. 26-5546 to award the 2040 grant identified herein.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

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

- This work will help implement strategies and priorities established as part of the Springwater Plan District Relook effort, which was funding through the 2040 grant program in 2023.
- This work will also implement Gresham's economic opportunity analysis (ongoing) and associated updates to Goal 9 of their Comprehensive Plan, aligning efforts to meet local and regional business and housing needs.
- The outcome of this project will remove barriers to development by responding to site conditions, market conditions, and projected employment and housing needs.

ATTACHMENTS

1. 2040 grant application summary for 25Q4