

## **STAFF REPORT FOR COUNCIL MEETING**

### **IN CONSIDERATION OF RESOLUTION NO. 26-5585, FOR THE PURPOSE OF AWARDING 2040 PLANNING AND DEVELOPMENT GRANT FUNDS FOR CYCLE 26Q1**

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Date: March 17, 2026  
Department: Community Investments  
Meeting Date: April 9, 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

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### **ISSUE STATEMENT**

This report provides a summary of recommendations for 2040 Planning & Development Grant awards for the first quarter cycle of 2026. 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 January 16
- Staff and screening committee evaluations
- Screening committee meeting to develop recommendations for Metro COO
- Metro COO review of committee recommendations and development of recommendation to Metro Council

Metro received two complete applications for this cycle. The City of Tigard requested funding to update two existing tax increment finance (TIF) districts and explore options for a third TIF district in River Terrace. The City of Rivergrove requested funding to update their comprehensive plan and zoning code.

The Grants Screening Committee met on February 12 to discuss their evaluations of the grant applications and prepare a recommendation for funding. The committee recommended funding for the City of Tigard proposal and requested revisions and resubmittal for the City of Rivergrove proposal. The Metro Chief Operating Officer reviewed the committee recommendation at a meeting on February 25 and endorsed it without changes to the Metro Council.

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

### **ACTION REQUESTED**

Staff requests that Council consider approving Resolution No. 26-5585 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).

<b>Applicant</b>	<b>Project</b>	<b>Award Amount</b>
1. City of Tigard	TIF District Update Project	\$ 111,000

Total recommended funding for this cycle is \$111,000.

### **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. 26-5585 to award the 2040 grant identified herein.

### **STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION**

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

- This work will focus on updated analyses and recommendations that will serve to improve economic and housing development outcomes in two existing TIF districts.
- The proposal includes an assessment of establishing a TIF district in River Terrace 2.0, a large urbanizing area that is intended to provide over 3,000 new housing units along with neighborhood commercial centers and an employment district.

### **ATTACHMENTS**

1. 2040 grant application summary for 26Q1