



CITY COUNCIL MEETING

Monday, July 13, 2026
Community Auditorium, 1915 Main Street

Malynda Wenzl, Mayor

Mariana Valenzuela, Council President
Angel Falconer, Councilor
Donna Gustafson, Councilor

Michael Marshall, Councilor
Karen Martinez, Councilor
Brian Schimmel, Councilor

[TVCTV Livestream](#)

[Zoom Webinar](#) Meeting ID: 850 7572 2488 Passcode: 97116

5:30 - CITY COUNCIL WORK SESSION

No public comment will be taken. The Council will take no formal action.

League of Oregon Cities Legislative Priorities

Staff: Jesse VanderZanden, City Manager

6:00 - COMMUNITY ENHANCEMENT PROGRAM COMMITTEE MEETING

See separate agenda.

7:00 - CITY COUNCIL MEETING

A. Call to Order

1. Roll Call
2. Land Acknowledgement
3. Pledge of Allegiance

B. Public Comment: Time provided for anyone wishing to speak to the Council on any item not scheduled for a public hearing. Comments are limited to 2 minutes unless additional time is granted by the Presiding Officer. The public comment period shall not exceed 30 minutes unless extended by the Council.

C. Consent Agenda: Items considered routine, that are adopted with a single motion without discussion. Councilors may remove items prior to the motion to adopt. Any removed items are discussed and acted upon following the approval of the remaining items.

1. Monthly Building Activity Report - June 2026
2. Proclamation Request

D. Additions/Deletions

1. City Manager
2. Proposed by Councilors

E. 7:15 Presentations: The Council will hold questions until the end of each presentation.

1. **Metro Update**
Juan Carlos González, Metro District 4 Councilor
2. **Chamber of Commerce Tourism Update**
Claudia Yakos, Director
3. **Washington County Housing Services Update**
Jill Chen, Assistant Director

F. 8:00 Public Hearings, Ordinances, and Resolutions

1. Second Reading
ORDINANCE 2026-03 AMENDING THE FOREST GROVE COMPREHENSIVE PLAN MAP TO REMOVE THE FOREST GROVE GENERAL INDUSTRIAL PLAN DESIGNATION FROM TERRITORY TO BE REMOVED FROM THE FOREST GROVE URBAN PLANNING AREA: FILE NO. 311-26-000006-PLNG
Staff: Daniel Riordan, Senior Planner
2. **RESOLUTION 2026-32 APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH WASHINGTON COUNTY TO PARTICIPATE IN AND ADMINISTER THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR 2027-2029**
Staff: Jesse VanderZanden, City Manager
3. **RESOLUTION 2026-33 CALLING A MEASURE ELECTION TO SUBMIT TO THE ELECTORS OF THE CITY OF FOREST GROVE, OREGON OF GENERAL OBLIGATION BONDS TO FINANCE A NEW POLICE FACILITY**
Staff: Kim Ezell, Assistant City Manager

G. 8:15 Council Communications:

1. Councilor Reports
 - a. Mariana Valenzuela (LC, CDBGPAB)
 - b. Angel Falconer (HLB, JWC, CCESC, Chamber of Commerce)
 - c. Donna Gustafson (PAC, RWPCB, WCCCA)
 - d. Michael Marshall (CFC, P&R)
 - e. Karen Martinez (FGRFPD, SCC, FGSCC)
 - f. Brian Schimmel (CCE, EDC, TVHSC)

2. City Manager's Report
3. Mayor's Report (WCCC, R1ACT, MMC, WCC&MG, WCMG, MYAC)

H. 8:45 Adjournment

8:45 - CITY COUNCIL WORK SESSION

No public comment will be taken. The Council will take no formal action.

Urban Renewal

Staff: Jesse VanderZanden, City Manager, Kim Ezell, Assistant City Manager

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STAFF REPORT TO CITY COUNCIL

TO: City Council

FROM: Jesse VanderZanden, City Manager

MEETING DATE: July 13, 2026

PROJECT TEAM: N/A

SUBJECT TITLE: LOC Legislative Priorities Work Session

ACTION REQUESTED: ☐ Ordinance ☐ Order ☐ Resolution ☐ Motion ☒ Informational

2040 VISION PLAN

Advocating for state legislation impacts a wide array of goals, outcomes, and action items contained in the 2040 Vision Plan.

BACKGROUND:

Each even numbered year, LOC appoints members to serve on seven policy committees which are the foundation of the League's policy development process. These committees are composed of city officials who analyze issues and recommend positions and strategies for the upcoming two-year 2027-28 legislative cycle. This year, the seven committees identified 27 legislative policy priorities contained in the attached 2026 LOC Member Voter Guide.

Each city is asked to submit the top five (5) issues they would like LOC to focus on during the legislative cycle. Once all the cities' votes are tallied, the LOC Board of Directors will review and approve a final set of legislative priorities at its October meeting. The purpose of the July 13 City Council work session is to reach consensus on the city's top 5 priorities. This will enable staff to prepare a resolution for Council approval at the August 24 meeting and after passage, submit the city's ballot prior to the September 25 deadline. Councilors are encouraged to review the 2026 LOC Member Voter Guide and rank their top priorities prior to the work session.

Each city department was asked for their top priority. The results were:

1. Public Meetings Law Clarity
2. Infrastructure Funding
3. Land Availability and Land Use Streamlining
4. Transportation Package
5. Support Municipal Cybersecurity Proficiency

ATTACHMENTS:

- 2026 LOC Member Voter Guide



League of Oregon Cities

2026 Member Voter Guide
2027-28 LOC Legislative Priorities

TABLE OF CONTENTS

2026 Member Voter Guide.....	3
Background	3
Ballot/Voting Process:.....	3
Broadband, Cybersecurity, AI, and Telecommunications Committee.....	4
Promote the Equitable Development of Sustainable Telecom Infrastructure	4
Maintain Local Control of a Safe, Modern Right of Way	4
Support Equitable Access to Technology	4
Support Responsible Municipal Use of Technology	5
Support Municipal Cybersecurity Proficiency.....	5
General Government Committee	6
Administrative Procedures Act Reform.....	6
Public Meetings Law Clarity	7
Housing, Land Use, and Community Development Committee	8
Funding and Coordination for Shelter and Homeless Response	8
Full Funding And Streamlining For Housing Production	8
Land Availability And Land Use Streamlining.....	9
Energy and Environment Committee	10
Invest In Community Energy Resilience/Disaster Planning.....	10
Support Expedited Local Renewable Energy Generation	10
Support Increased Energy Transmission Capacity.....	11
Maintain Affordable Energy While Supporting Grid Hardening and Modernization	11
Resource Programs For Energy Efficiency Planning and Project Development	11
Support Administrative Capacity	12
Finance, Taxation, and Economic Development Committee	12
Targeted Prevailing Wage Changes	12
Alcohol Revenue Modernization.....	13
Emergency Communication System Resources.....	13
Strengthening Economic and Workforce Development	14
Transportation Committee	15
2027 Transportation Package	15
Cautious Adoption of Autonomous Vehicles.....	16
City Supported Street Sign Traditions	17
Water and Wastewater Committee	18
Infrastructure Funding	18
Water Reuse	18
Ratepayer Assistance.....	19
Water Workforce Development.....	19

2026 Member Voter Guide

Background: The LOC [policy committees](#) are the foundation of the League's policy development process. Each even-numbered year, the LOC appoints city officials to serve on these committees. They receive informational briefings, analyze policy and technical issues, and ultimately recommend positions and strategies for the upcoming two-year legislative cycle. We want to acknowledge officials that dedicated their time and expertise to develop the priorities – *[thank you](#)* for supporting the LOC in crafting a strong agenda to support our legislative work.

This year, seven committees identified 27 legislative policy priorities to advance to the full membership and LOC Board of Directors. It's important to understand that the issues that do not rise to the top based on member ranking are not diminished with respect to their value to the policy committee or the LOC's advocacy. These issues will still be key components of the LOC's legislative portfolio for the next two years.

Ballot/Voting Process: Each city is asked to review the recommendations from the each of the policy committees and provide input to the LOC Board of Directors, which will formally adopt the LOC's 2027-28 legislative agenda. While each city may have a different process when evaluating the issues, it's important for cities to engage with their mayor and entire council to ensure the issues are evaluated and become a shared set of priorities. During its October meeting, the LOC Board will formally adopt a set of priorities based on the ranking process through the survey and their evaluation.

Each city is permitted **one** ballot submission. **Once your city has reviewed the proposed legislative priorities, please complete the electronic ballot to indicate the top five (5) issues that your city would like the LOC to focus on during the 2027-28 legislative cycle.** The lead administrative staff member (city manager, city recorder, etc.) will be provided with a link to the electronic ballot. If your city did not receive a ballot link or needs an alternative way to vote, please reach out to Meghyn Fahndrich at mfahndrich@orcities.org and Nicole Stingh at nstingh@orcities.org.

Important Deadline: The deadline for submitting your city's vote is **5 p.m. on Friday, September 25, 2026.**

Broadband, Cybersecurity, Artificial Intelligence (AI), and Telecommunications Committee

LOC Contact: Greg Miller, gmliller@orcities.org

PROMOTE THE EQUITABLE DEVELOPMENT OF SUSTAINABLE TELECOM INFRASTRUCTURE

RECOMMENDATION: The LOC recognizes and has prioritized broadband access, and telecom infrastructure more broadly, as an “essential service” and will advocate for affordable, safe, reliable, high-speed infrastructure development and access in every city. This includes but is not limited to: supporting expansion of service options for municipalities; increasing rural cellular infrastructure; and maintaining open access to networks that provide choice to community members.

Background: Advancements in telecommunications technology have ushered in unprecedented investments in infrastructure development aimed at providing broadband access and other communication modalities to all. Deploying infrastructure in Oregon must be done equitably across the state’s diverse landscape and focus on addressing current coverage gaps as well as statewide infrastructure that serves all.

MAINTAIN LOCAL CONTROL OF A SAFE, MODERN RIGHT OF WAY

RECOMMENDATION: The LOC will oppose any legislation seeking to preempt local control of municipal rights-of-way (ROW). The LOC will also support legislation aimed at codifying home rule management of the local ROW and the revenue derived from use of the ROW, while encouraging ROW users to timely upgrade and replace their infrastructure lost to natural disaster.

Background: Home rule authority and local ROW management allow local governments to safely manage ROW issues that arise after work is complete, and when the ROW work-related permit may no longer be in effect. It ensures that utilities installing facilities in the ROW have financial protections like insurance in place, which help protect the public using the ROW and other entities whose infrastructure may be damaged during utility work. It ensures that local taxpayers will not have to pay costs associated with utilities’ use of the ROW. It also ensures accountability through a variety of enforcement mechanisms.

SUPPORT EQUITABLE ACCESS TO TECHNOLOGY

RECOMMENDATION: The LOC will support policies such as the Oregon Lifeline Program to ensure digital inclusion. The LOC will also continue to monitor implementation of the

U.S. Department of Justice’s website accessibility rule implementation and support municipal resource opportunities for accessibility. Finally, the LOC will support funding for programs that increase digital skills, equity, and adoption.

Background: All individuals regardless of physical, financial, or any other barrier have a right to access advancements in telecom technology.

SUPPORT RESPONSIBLE MUNICIPAL USE OF TECHNOLOGY

RECOMMENDATION: The LOC will support legislation that acknowledges forward-thinking regulations, taking into account the rapid evolution of telecom systems. The LOC may also support agency policy options that include municipal telecom resilience and concepts such as municipal AI assessments, and an “AI Sandbox” to further understanding of AI risks and other technological advancements in a controlled environment. In this work, the LOC will work to prevent unfunded mandates.

Background: Advancements in technology, including but not limited to AI, have demonstrated operational efficiencies, yet those come with risks if not implemented correctly and used safely. The LOC is cautiously optimistic about the use of AI and other tools that increase service and operational efficiency, but recognizes that some regulation may be necessary to define appropriate municipal uses and foster an atmosphere of responsibility and data safety.

SUPPORT MUNICIPAL CYBERSECURITY PROFICIENCY

RECOMMENDATION: The LOC opposes unfunded mandates and will advocate for technical support and funding to give all cities access to innovative technology, enhanced state programs, cybersecurity notification resources and assistance protecting critical infrastructure and data during cyber-attacks.

Background: Cybercriminals target municipalities as vulnerable systems holding valuable personal data and financial records. Historical underfunding of cybersecurity, antiquated system architecture, and lack of cybersecurity training contribute to the increasing trend in municipal cyberattacks. Cyberattacks can impact services with dire consequences for residents. Hackers typically look for the easiest entry path, and local governments often lack the resources to respond.

General Government Committee

LOC Contact: Charlie Conrad, cconrad@orcities.org

ADMINISTRATIVE PROCEDURES ACT REFORM

RECOMMENDATION: The LOC will advocate for the comprehensive modernization of the Oregon Administrative Procedures Act (APA) to restore regulatory transparency, strict alignment with legislative intent, and meaningful public accountability across all state agencies. This advocacy should include:

- Standardizing the rulemaking process across all state agencies to eliminate regulatory fragmentation;
- Strengthening public and expert participation in all rulemaking and workgroup processes;
- Establishing independent oversight and auditing of fiscal impact statements;
- Limiting and restricting the use of emergency rulemaking to actual crises; and
- Reforming judicial deference standards to ensure state agencies remain answerable to elected leaders and voters.

Background: Established in 1971, the Oregon APA is the legal framework that dictates how state agencies create regulations. However, the system has not seen a major update in decades, resulting in an unpredictable regulatory environment. Because there is no single standard for all agencies, different departments often pass conflicting rules that make compliance incredibly difficult for organizations on the ground. Furthermore, many key agencies report to independent boards rather than the governor, which creates an accountability vacuum. Recent state court decisions have compounded the issue by granting agencies broad leeway, ruling that their regulations do not strictly have to align with the original legislative intent.

This regulatory breakdown directly impacts local governments. When uncoordinated state agencies issue overlapping or conflicting rules, cities are left trapped in the middle—forced to navigate a maze of contradictory mandates that drain municipal staff time and stretch city budgets. Furthermore, because recent court rulings have stripped away traditional checks on administrative reach, cities have lost the ability to challenge flawed, 'one-size-fits-all' state regulations that ignore local realities. This loss of local control and financial stability necessitates reform. Protecting municipal home rule, ensuring local voices are actually heard during the rulemaking process, and restoring a sense of predictability and fairness to how state policies are implemented on the ground is necessary.

PUBLIC MEETINGS LAW CLARITY

RECOMMENDATION: The LOC will advocate for a comprehensive statutory reset of the Oregon Public Meetings Law to restore operational functionality and practicality for local governments while protecting public transparency. This priority includes the following provisions:

- Establishing an Intentionality Requirement: Limit serial meeting violations strictly to actions taken "knowingly and intentionally" to protect volunteer elected officials from penalties for good-faith, inadvertent errors.
- Streamlining Complaint Enforcement: Authorize the Oregon Government Ethics Commission (OGE) to immediately dismiss incomplete, trivial, or bad-faith complaints.
- Holding the Right Entity Accountable: Shift personal liability for purely administrative errors—such as delayed meeting notices—away from individual elected officials and onto the public body as an institution.
- Expanding the "Cure" Process: Provide flexible, accessible avenues for local governments to address and correct procedural complaints, including decision rescission or public acknowledgement with a corrective action plan.
- Right-Sizing Training Requirements: Reform mandatory compliance training to occur once per elected term rather than annually, while allowing incoming officials to complete the requirement prior to being sworn in.

Background: Oregon's Public Meetings Law prohibits local elected officials from deliberating in private, a rule that includes a ban on "serial meetings," where separate, smaller discussions are held over time that may add up to a quorum. Recent Oregon Government Ethics Commission (OGE) rules and training on this topic have created widespread confusion, leaving public officials deeply uncertain about how they can communicate with each other, their residents, or the media. A diverse work group of local leaders and legislators spent months negotiating a bipartisan fix during the 2026 legislative session, but Governor Kotek ultimately vetoed the bill, calling for stakeholders to return to the drawing board for the 2027 session. Today, the interpretation of this law remains highly contentious, and ongoing discrepancies create massive structural ambiguities and political tensions, making it incredibly difficult for local leaders to effectively govern.

To make the public meetings law workable, several practical fixes are urgently needed to save taxpayer resources and provide clarity to local officials. The current system: forces volunteer leaders to face personal liability for minor staff mistakes like late meeting notices; offers no clear way for cities to self-correct simple procedural errors; and requires repetitive annual training. To keep local governments functioning, the state

must shield individual officials from administrative liability, allow the OGEC's staff to quickly dismiss trivial or bad-faith complaints, create a clear path for cities to self-correct honest mistakes, and right-size compliance training to once per elected term.

Housing, Land Use, and Community Development Committee

LOC Contact: Alexandra Ring, aring@orcities.org

FUNDING AND COORDINATION FOR SHELTER AND HOMELESS RESPONSE

RECOMMENDATION: The LOC opposes cuts to the state shelter system funding and supports continued state investments in a comprehensive homeless response system to fund eviction prevention, shelter, and rehousing. These investments should include:

- Strengthening our coordinated regional homeless response;
- Funding a range of shelter types in cities across the state, including alternative shelter models, safe parking programs; and
- Funding eviction prevention, rapid rehousing, outreach, case management, staffing and administrative support, and other related services.

Background: The LOC recognizes that to end homelessness, a cross-sector coordinated approach to delivering services, housing, and programs is needed. Cities are not social service providers and largely do not have the additional revenue sources to fund new services outside their core services, amid ongoing budget cuts. Despite historic legislative investments in recent years, communities continue to struggle to support and rehouse Oregonians experiencing homelessness. In 2025, the Legislature passed HB 3644, which created the Statewide Shelter Program, a comprehensive funding program for state supported local shelters based in regional coordination. In addition to the statutory framework, the Legislature passed a funding package of \$204 million to support sheltering efforts in the 2025-2027 biennium, with \$102 million as the new baseline level of funding for all biennium through 2034. In a tight budget environment, the Legislature's ability and interest in continuing these investments is unclear.

As Oregon continues to face increasing rates of unsheltered homelessness, the LOC is committed to strengthening a regionally based, state-supported homeless response system to ensure all Oregonians can equitably access stable housing and maintain secure, thriving communities. Regional coordination is key to the system's success, and the state, cities, and counties must be part of the solution together.

FULL FUNDING AND STREAMLINING FOR HOUSING PRODUCTION

RECOMMENDATION: The LOC will seek opportunities to address structural barriers to

production of different housing options at the regional and state level. This includes:

- Streamlining state agency programs, directives, funding metrics, and grant timelines that impact development;
- Accurate tracking of units produced on the ground, rather than units unlocked;
- Aligning state programs with local capital improvement and budget timelines; and
- Increasing connections between affordable housing resources at Oregon Housing and Community Services (OHCS) with the land use directives in the Oregon Housing Needs Analysis (OHNA) and Climate Friendly and Equitable Communities (CFEC) programs at the Oregon Department of Land Conservation and Development (DLCD).

Additionally, the LOC will advocate maintaining and increasing state investments to support the development and preservation of a range of needed housing types and affordability, including:

- Publicly supported affordable housing and related services;
- Affordable homeownership;
- Permanent supportive housing;
- Affordable modular and manufactured housing;
- Middle housing types; and
- Moderate-income workforce housing development.

Background: Recent legislation and executive orders have made significant changes to the state's land use planning process, including new housing production directives for cities and counties. And yet, housing production levels remain below our state's current needs. The state should prioritize implementation, funding, and coordination of existing programs in the 2027-2028 legislative sessions before considering any new policies, including direct funding for housing production to address the underlying economic challenges that prevent production.

LAND AVAILABILITY AND LAND USE STREAMLINING

RECOMMENDATION: The LOC supports updates and streamlining statutes to better support good land use planning and land availability for all needs. This includes:

- Refining land use statutes to provide more clarity and legal certainty for cities;
- Clarifying wetland statutes and inventories to allow efficient and orderly urbanization of land within urban growth boundaries (UGBs);
- Streamlining UGB expansion and swap processes for residential, commercial, and

industrial land;

- Improving urban reserves process and land prioritization; and
- Funding for technical assistance for code audits and updates to comply with new state statutes.

Background: Oregon's land use system has undergone substantial change over the past decade, without revisions to the underlying structure. Years of layering legislation with different requirements and new interpretations of existing law have increased regulatory complexity that cities must navigate to be compliant within Oregon's land use system. Complying with state land use laws has become expensive, time-consuming and confusing, and prevents cities from having sufficient land for all needs (housing, industrial, and commercial). This has created challenges for ensuring that communities have sufficient supplies of land for all types of development, impacting other the housing and economic development priorities of the state.

Energy and Environment Committee

LOC Contact: Greg Miller, gmliller@orcities.org

INVEST IN COMMUNITY ENERGY RESILIENCE/DISASTER PLANNING

RECOMMENDATION: The LOC will engage in efforts to provide planning resources, technical assistance and funding to cities preparing to withstand, maintain and recover their energy needs in the event of a disaster. This includes resources for energy efficiency and/or local energy generation like biomass, solar, hydro, biogas, and generators. It also includes virtual power plants, microgrids, energy storage, and other solutions that help cities and their communities increase energy resilience.

Background: Frequency and severity of natural disasters and growing regional energy shortages have demonstrated the potential to cripple Oregon communities during an emergency. Intentional disaster planning and community energy resource development can be costly, but will contribute to Oregon cities' resilience and ongoing viability during floods, seismic events, drought, wildfires, and energy brown/blackouts.

SUPPORT EXPEDITED LOCAL RENEWABLE ENERGY GENERATION

RECOMMENDATION: The LOC will continue to support traditional large renewable energy development and transmission projects while mitigating impacts on local control. To support Oregon clean/renewable energy targets and increased capacity, the LOC also supports local initiatives to develop alternative/renewable energy sources that fit the needs of each city.

Background: Recent studies of projected Pacific Northwest energy load growth in the next five years show a projected shortfall of 3GW (3,000,000kw) by 2030. That shortfall compounds by 2035. Viability of Oregon cities depends upon increased reliable energy generation.

SUPPORT INCREASED ENERGY TRANSMISSION CAPACITY

RECOMMENDATION: The LOC will explore and support initiatives that increase renewable energy transmission while mitigating impacts on local control.

Background: Large scale renewable energy is largely produced east of the Cascade divide. Maximizing current transmission and developing new capacity to make renewable energy available to all regions is an important factor in achieving equitable community energy resilience while meeting Oregon decarbonization and climate goals.

MAINTAIN AFFORDABLE ENERGY WHILE SUPPORTING GRID HARDENING AND MODERNIZATION

RECOMMENDATION: The LOC will support initiatives that balance necessary grid modernization against manageable rate increases for cities and residents.

Background: Growing and modernizing Oregon's aging electric grid is necessary. However, upgrades and increased capacity are challenging. Utilities are not insulated from recent inflation and face unprecedented increases in equipment and infrastructure costs. Customers are also seeing increased rates due to rising utility infrastructure costs and spending on wildfire mitigation.

RESOURCE PROGRAMS FOR ENERGY EFFICIENCY PLANNING AND PROJECT DEVELOPMENT

RECOMMENDATION: The LOC will support legislation that further supports Community Renewable Energy Programs, Green Bank Concepts, Home Energy Rebates, Solar and Storage Rebates, Electrification Incentives.

Background: Oregon's 241 incorporated cities are at the forefront of delivering on Oregon's climate and energy goals: building decarbonization, energy efficiency and renewable energy generation. These mandates, while important, fall largely upon local governments that are perpetually constrained financially. Continued legislative allocations to support climate/energy programs and local governments will be paramount to continue taking the incremental steps necessary to achieve the state's 2030 greenhouse gas reduction targets and 2040 emissions elimination goals.

SUPPORT ADMINISTRATIVE CAPACITY

RECOMMENDATION: The LOC will support state budgets that increase targeted agency capacity needed to adequately and efficiently provide technical assistance, permitting and resources to municipalities related to state and federal energy and climate goals. This includes fully funded and staffed local programs dedicated to implementation of state climate and decarbonization initiatives, especially those related to guidance derived from federal agencies.

Background: Looming large in the Pacific Northwest are concerns about federal energy policies and utility capabilities to meet Oregon's clean energy targets. Additional capacity at the state level will support communities that are navigating changing guidance and requirements.

Finance, Taxation, and Economic Development Committee

LOC Contact: Colette Tipper, ctipper@orcities.org

TARGETED PREVAILING WAGE CHANGES

RECOMMENDATION: The LOC will advocate for targeted changes to prevailing wage requirements that: recognize urgent needs for Oregon communities; consider the impact of inflation; and maintain the original intent of Oregon's prevailing wage law. This includes supporting reoccurring legislation to exempt publicly financed facilities aimed at addressing the housing crisis (affordable housing, shelters, day centers) and the lack of childcare, as well as efforts to address mounting infrastructure needs impacting housing and economic development. The LOC will support additional clarity around split determination issues that are impacting growth, ensuring cities can proactively prepare for growth without impacting future, private developments.

Background: Prevailing wage rates are minimum hourly rates a contractor must pay its employees under public works contracts; and while there are federal and state prevailing wage rates, the recommendation above impacts state prevailing wage laws. The wage rates vary by occupation and region, with the rates being set by the Oregon Bureau of Labor & Industries (BOLI). Oregon law requires prevailing wages to be paid on a project if it hits one of two specific triggers: the public agency trigger or the public funding trigger:

1. Public Agency Trigger - If a project meets the definition of a "public works" under ORS 2798C.800(6)(a) and the total cost of the project is \$50,000 or more. Examples of qualifying projects include roads, buildings, and improvements – whether it's new construction, renovation, painting, demolition, or the removal of hazardous waste. The \$50,000 threshold was set in 2005. If adjusted for inflation, the threshold would be roughly \$86,000.
2. Public Funding Trigger - A project might be private, but it uses \$750,000 or more of

taxpayer money. The same types of projects qualify for the public funding trigger. Note: there are very specific exceptions of public money being used that do not trigger prevailing wages (see ORS 279C.810(1)(a) and OAR 839-025-0004(11)(b)). The \$750,000 threshold was set in 2007. If adjusted for inflation, the threshold would be roughly \$1.2 million.

Additionally, Oregon law states that in the case of public-private partnerships, BOLI shall divide the project to separate the private and public aspects of the project. The public aspects of the project will be subject to prevailing wage, while the private aspects will not. [This recently impacted developments in the Willamette Valley](#). Developable lots with publicly funded infrastructure should not mean that private projects automatically prevail.

ALCOHOL REVENUE MODERNIZATION

RECOMMENDATION: The LOC will advocate for alcohol tax revenue modernization that generates increased shared revenues for cities. This includes support for recommendations from the HB 3610 Task Force on Alcohol Pricing to increase beer and wine taxes while preserving the existing 34% revenue-sharing distribution to cities. This may also include legislation removing the preemption on local alcohol taxes.

Background: Cities have significant public safety costs related to alcohol consumption and must receive revenue commensurate to the cost of providing services related to alcohol. In considering an increase, the LOC will balance the economic and consumer pressures impacting breweries across the state.

Oregon is a control state and the Oregon Liquor and Cannabis Commission (OLCC, formerly known as the Oregon Liquor Control Commission) acts as the sole importer and distributor of liquor. Cities and other local governments are preempted from imposing alcohol taxes. In exchange, cities receive approximately 34% share of net state alcohol revenues. The OLCC has also imposed a 50-cent surcharge per bottle of liquor since the 2009-2011 biennium, which is directed towards the state's general fund. Oregon's beer tax has not increased since 1978 and is \$2.60 per barrel, which equates to about 8.4 cents per gallon, or less than 5 cents on a six-pack. Oregon's wine tax is 67 cents per gallon and 77 cents per gallon on dessert wines. Oregon has one of the lowest beer taxes in the country ([source](#)) and the wine tax is closer to national average ([source](#)).

EMERGENCY COMMUNICATION SYSTEM RESOURCES

RECOMMENDATION: The LOC will support legislation enhancing the effectiveness of the state's emergency communications system through an increase in the 9-1-1 tax. Inflationary factors have lessened the impact of the [emergency communications tax](#). State estimates indicate that this revenue covered 40% of dispatch center costs, but that

figure is inaccurate, with some communities receiving as little as 20-25%.

Background: Oregon's 9-1-1 tax was increased to \$1.00 per line or prepaid transaction effective January 1, 2020, and further increased to \$1.25 effective January 1, 2021. Before this change from 2019's HB 2449, the rate had been 75 cents since 1995. The new tax increase on 9-1-1 expires January 1, 2030. Most cities will not receive this state shared revenue directly, as the city share is directed to the public safety answering point (PSAP) provider connected to the statewide network, and most of these are managed by counties or a regional entity, rather than a city. The PSAPs are only partially funded through the state's Emergency Communications Tax, with the balance of operating costs coming primarily from property taxes. Local governments receive approximately 60% of 9-1-1 taxes, but the taxes generally covered less than 25% of the costs of total PSAP operations before the recent rate increases. Ratios of individual PSAP costs to taxes received vary. The local government share of the state tax is distributed 1% to each county, with the remainder distributed per capita.

STRENGTHENING ECONOMIC AND WORKFORCE DEVELOPMENT

RECOMMENDATION: The LOC will support efforts to modernize and strengthen Oregon's existing economic development programs while advocating to maintain local flexibility and autonomy over local revenues. The LOC's advocacy includes strengthening and increasing funding for current state programs like Enterprise Zones (EZ), Long Term Rural Enterprise Zone (LTREZ), the Strategic Investment Program (SIP), the Industrial Site Loan Fund, Brownfield programs, and infrastructure programs, as well as new efforts to support a healthy economy.

The LOC will also support efforts to strengthen Oregon's workforce development initiatives that help to meet critical workforce shortages experienced by public and private employers throughout the state. The LOC will advocate for policies and investments that strengthen local talent pipelines, expand access to workforce education and training, and help communities recruit and retain the skilled workforce needed to support and grow a healthy economy.

Background: Communities across the state have leveraged local economic development incentive programs (Enterprise Zones (EZ), Long Term Rural Enterprise Zone (LTREZ), Strategic Investment Program (SIP), etc.) to support strong local economies, community investment, and long-term economic growth. These programs are intentionally designed to provide local governments with flexibility to attract and retain industries that align with local economic priorities, infrastructure capacity, and workforce needs. The EZ and LTREZ programs provide local governments the option to offer a temporary full exemption from property taxes for qualified new business investment, while the SIP program allows local governments to offer a 15-year partial exemption on the value of new property exceeding a specified investment threshold.

These incentive programs are critical tools for maintaining Oregon’s national competitiveness and generating substantial long-term benefits through job creation, enhanced economic activity, infrastructure investment, and increased tax revenues. Local governments absorb the primary impact of temporary property tax exemptions and provide the infrastructure and public services necessary to support development, while the state realizes significant revenue gains through increased income tax collections and broader economic activity generated by these investments. As the state increasingly benefits from local economic development efforts, it should also be a stronger financial partner in supporting and sustaining these programs. Preserving local discretion, predictability, and flexibility within economic development programs remains essential to ensuring communities can effectively compete for and support major economic development opportunities.

Public and private employers across the state are having trouble filling critical workforce needs. As an example, Oregon respondents to the [2025 Associated General Contractors of America Workforce Survey](#) indicate that 56% expect to hire new employees and 54% have increased headcount in the last year. However, 52% of respondents report trouble hiring due to a lack of qualified and credentialed candidates. This challenge rings true for cities. Cities have reported trouble filling wastewater treatment positions due to lack of qualified candidates, while community colleges are neglecting to start programs because of the high cost of running them.

Transportation Committee

LOC Contact: Nicole Stingham, nstingham@orcities.org

2027 TRANSPORTATION PACKAGE

RECOMMENDATION: The LOC supports a robust transportation package that supports Oregon's multi-jurisdictional, multi-modal, and safety-oriented transportation system. Recognizing that Oregonians don't always know who owns what route they rely on, any revenue should support our shared transportation system. The LOC believes this is most effective through a statewide revenue source rather than more administratively burdensome and inequitable local revenue methods that are unable to ensure that all users pay their fair share (including through user fees).

Cities and locally owned transportation systems rely on a strong state partner to meet our shared goals of a system that moves people from “point a to point b” safely and effectively. In addition, the conditions of state and county routes impact cities by both directing additional traffic on city streets and affecting how residents get to where they need to go safely. This requires system expansion to be secondary to restoring funds in grant programs and transit services, protecting existing programs, and an overall focus on operation and maintenance.

Background: After a failed package in 2025, efforts are underway on a 2027 package to address the known need for state, county, and city infrastructure. The State Highway Fund (SHF) is the primary revenue source for the state's transportation infrastructure, and comes from various sources, including gas and diesel tax, weight mile tax, vehicle registration fees, vehicle title fees, and driver's license fees. These funds are distributed using a 50-30-20 formula, with 50% going to the state, 30% to counties, and 20% to cities. Continued investment in transportation infrastructure is critical for public safety objectives such as the Safe Routes to Schools and the Great Streets programs. In addition to those grant programs, local communities rely on the Statewide Transportation Improvement Fund and Oregon Community Paths resources. These programs are essential in cities to support efficient, convenient, safe, cost-effective transportation systems that are open to all members of our communities.

CAUTIOUS ADOPTION OF AUTONOMOUS VEHICLES

RECOMMENDATION: The LOC will advocate for necessary tools to support communities as autonomous vehicles (AVs) come to Oregon, particularly for private for-hire AVs. Cities are proactively and cautiously preparing for new technology, like autonomous vehicles, and it's crucial to get the regulations right to ensure proper coordination, alignment between all stakeholders, and flexibility as the technology is evolving rapidly.

AVs will impact city goals and requirements, ultimately impacting their transportation system plans. Cities must not be preempted in their ability to permit (as it relates to private for-hire AVs) and regulate the use of this new technology on city infrastructure. Cities should have the ability to:

- Ensure AVs follow the rules of the road and can receive traffic violations like human drivers, and that law enforcement officials are trained on ways to disengage an AV;
- Require geofenced areas to have operational standards based on the local needs or goals (like limiting 0 passenger trips), to accommodate special events, or to address infrastructure challenges that prevent safe deployment of technology;
- Allow revenue generation to offset costs for training law enforcement and first responders; and
- Limit the number of AVs that are allowed to operate in a city, potentially scaling up as predetermined performance benchmarks are reached.

At the same time, the LOC supports federal authority to determine if and when an AV is street ready. In addition, the state should determine cyber safety standards, insurance requirements, vehicle registration, and other activities.

Background: With new technologies comes new and unforeseen challenges and opportunities. AVs offer the ability to improve traffic safety by limiting human error, as

industry data shows. AVs could also promote other economic activity and create access to our transportation system. At the same time, there are key risks to mitigate as we learn lessons from cities across the nation that have operated with AVs. One lesson – a slow rollout will help companies identify and address issues as they arise. From navigating weather to power outages, San Francisco transportation officials have learned a lot and shared that with the LOC's Transportation Policy Committee. Despite AVs being in operation for years, the California Department of Motor Vehicles recently created rules around traffic citations for AVs nearly two years after their state legislature passed authorizing legislation. Oregon would benefit from waiting until the technology has advanced, being a fast follower rather than an early adapter. In addition, Oregon should balance support for industry and competition with public trust and public good.

In addition, for more than 40 years, the state of Oregon has recognized that for-hire services like taxis and other vehicles for-hire are a necessary part of the transportation system and has left regulation to local authorities (see ORS 221.485, ORS 221.495). Private for-hire AVs should have higher standards for city regulation versus privately owned vehicles.

CITY SUPPORTED STREET SIGN TRADITIONS

RECOMMENDATION: The LOC will advocate to allow cities to support community activities and fundraisers through signs on light poles. Many cities hang signs on street light poles to recognize holidays, and in some cases these signs are sold as a fundraiser to support chambers, downtown organizations, or other community causes (examples include Mother's Day flowers and Christmas ornaments). State statute prevents this if the sign is visible from a state highway. The LOC will work to create flexibility for cities to support these fundraisers even if they are visible from a state highway.

Background: State statute prevents "advertising signs" within view of state highways, even if they are not on state right-of-way. The state considers advertising to be any exchange of compensation, regardless of its intended purpose. While this is a long-standing statute that is not actively consistently enforced, it has recently prevented one community from supporting a fundraiser for their downtown association. The LOC Transportation Policy Committee is flexible on the solutions and has directed staff to work with the Oregon Department of Transportation on bill language to address this in the least administratively burdensome manner, which will likely include a waiver for fundraising efforts that are endorsed by a city.

Water and Wastewater Committee

LOC Contact: Michael Martin, mmartin@orcities.org

INFRASTRUCTURE FUNDING

RECOMMENDATION: The LOC will advocate for increased and sustained investments in drinking water, wastewater, stormwater, and water reuse infrastructure needed to support housing production, economic development, public health, and environmental protection. This includes: expanding flexible, low-cost financing tools that reduce ratepayer burden; supporting infrastructure capacity needed for housing and economic development; investing in aquifer storage and recovery projects; protecting system development charge authority; and sustaining infrastructure financing programs, including the Special Public Works Fund, which help communities address critical infrastructure needs. The LOC will advocate for policies that recognize the increasing costs associated with regulatory compliance, environmental protection, and workforce needs.

Background: Water infrastructure (drinking water, wastewater, stormwater, and reuse) is essential to supporting housing production, economic development, public health, and environmental protection in communities across Oregon. Cities own and operate drinking water, wastewater, stormwater, and water reuse systems that require ongoing investment to maintain reliability, comply with state and federal regulations, and serve existing and future residents.

The 2024 LOC Infrastructure Survey identified approximately \$6.4 billion in water infrastructure needs statewide. Cities continue to face increasing costs associated with aging infrastructure, regulatory compliance, environmental requirements, workforce challenges, and inflationary factors.

Without adequate infrastructure capacity, communities may struggle to accommodate needed housing development and economic growth. State investments should support direct infrastructure projects and proven financing programs that help communities plan, construct, and upgrade critical facilities. State programs like the Special Public Works Fund play an important role in helping communities address critical infrastructure needs.

WATER REUSE

RECOMMENDATION: The LOC will advocate for policies and investments that support the development and expansion of water reuse projects throughout Oregon. This includes: funding for planning, design, and construction; clear and predictable regulatory pathways; and technical assistance for local governments. The LOC will support

maintaining local flexibility to implement community-specific reuse solutions that protect public health and environmental quality.

Background: The Legislature has recognized the value of water reuse through [House Bill 2169 \(2025\)](#). Despite growing interest in water reuse, many communities face financial, technical, and regulatory barriers that limit the development of water reuse. Cities need funding, technical assistance, and regulatory certainty to evaluate and implement reuse projects that meet local needs. As Oregon continues to invest in water infrastructure and community resilience, water reuse should be recognized as an important tool that complements existing water management strategies and helps communities achieve long-term sustainability goals.

RATEPAYER ASSISTANCE

RECOMMENDATION: The LOC will advocate for improved affordability for drinking water and wastewater customers while maintaining the financial stability necessary to operate, maintain, and improve local utility systems. This includes state-supported water and wastewater ratepayer assistance programs, and policies that consider affordability impacts on residents.

Background: Cities face the challenge of balancing affordability for residents with the investments necessary to maintain safe and reliable utility systems. State-supported ratepayer assistance programs and increased participating in infrastructure funding can help reduce financial burdens on households while preserving the financial sustainability of local utilities and ensuring continued access to essential water services. In 2025, the Legislature introduced [House Bill 3527](#), which requested \$11 million to continue funding the program, but the bill did not advance out of the budget committee.

WATER WORKFORCE DEVELOPMENT

RECOMMENDATION: The LOC will advocate for investments in workforce development programs that support the recruitment, training, certification, and retention of drinking water and wastewater professionals. This includes: support for operator-in-training and apprenticeship programs; certification and reciprocity improvements; regional training opportunities; and funding that helps communities develop and maintain a qualified water workforce.

Background: Oregon cities depend on certified operators and other utility professionals to provide safe drinking water, protect water quality, maintain regulatory compliance, and operate increasingly complex infrastructure systems. Water utilities across the state face growing challenges of recruiting, training, and retaining qualified personnel.

Investments in workforce development, training infrastructure, and career pathways will

help ensure communities have the skilled workforce necessary to operate and maintain critical water infrastructure systems. The Legislature recently recognized the importance of this workforce with [House Bill 4007 \(2026\)](#), which established a “Water Professionals Appreciation Week” annually in October.

Monthly Building Activity Report

June-26

2025-2026

Category	Period:	June-25	Period:	June-26
	# of Permits	Value	# of Permits	Value
Man. Home Setup	3		1	
Res 1 & 2 Family New	11	\$4,690,485	11	\$3,785,413
SFR Addition & Alt/Repair	4	\$291,781	6	\$137,997
MultiFamily New				
MultiFamily Alteration/Repair				
Group Care Facility				
Commercial New	1	\$21,490		
Commerical Addition	1	\$2,250,000		
Commercial Alt/Repair	12	\$7,721,416	7	\$1,117,249
Industrial New				
Industrial Addition				
Industrial Alt/Repair				
Gov/Pub/Inst (new/add)			3	\$490,000
Mechanical Permits	32		25	
Plumbing Permits	26		29	
Signs	5			
Grading	4			
Demolitions			1	
Total	99	\$14,975,172	83	\$5,530,659

Fiscal Year-to-Date

2024-2025		2025-2026	
Permits	Value	Permits	Value
718	\$149,893,019	725	\$89,257,570

STAFF REPORT TO CITY COUNCIL

TO: City Council

FROM: Mariah Woods, City Recorder

CC: Jesse VanderZanden, City Manager

MEETING DATE: July 13, 2026

SUBJECT TITLE: Proclamation Request

ACTION REQUESTED: ☐ Ordinance ☐ Order ☐ Resolution ☒ Action

2040 VISION PLAN

Goal: Build and maintain resilient, efficient, and financially sustainable infrastructure

- 2.26 Communicate and educate the community on key infrastructure investments

Goal: Active civic engagement and increased collaboration among community organizations, volunteers, and the City

- 4.6 Increase the number of volunteers and volunteer programs, and improve the culture of volunteerism

BACKGROUND

On March 17, 2025, the City Council passed Resolution 2025-13, adopting an official Proclamation Policy. The policy establishes that staff may request proclamations by submitting a staff report on the Consent Agenda. Staff are requesting two proclamations for 2026: Public Power Week (October 4-10); and a National Day of Service and Remembrance (September 11).

Both the Public Power Week and National Day of Remembrance are federally recognized observances. Public Power Week is a national celebration that recognizes the value of municipally owned and operated electric utilities and aims to share information on how the public can engage with their community-owned utility and benefit from all its offerings. The National Day of Service and Remembrance is a day to honor the victims, heroes, and survivors of the September 11 attacks and encourages community members to take meaningful action by volunteering, giving back to their communities, and making a positive difference. If approved, staff will prepare the proclamations and include them on the agenda ahead of their respective dates.

RECOMMENDATION

Staff recommends City Council approve the listed proclamations.

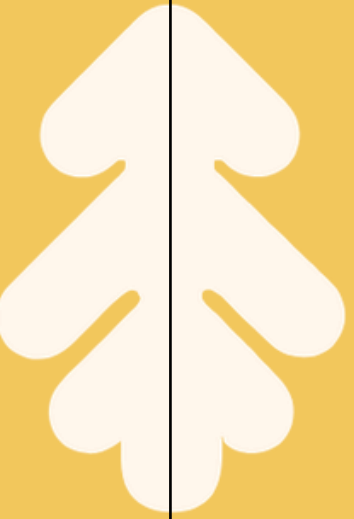


Discover Forest Grove.

A NEW CHAPTER FOR TOURISM IN FOREST GROVE

BUILDING A DESTINATION PEOPLE CHOOSE TO VISIT, STAY, AND EXPERIENCE.

Why tourism matters



Tourism brings new dollars into Forest Grove, supporting local businesses, creating jobs, generating Transient Lodging Tax revenue, and strengthening the community we all call home.



Every overnight stay benefits restaurants, wineries, retail shops, attractions, and local experiences.

Tourism is economic development.

Our Vision



Our vision is simple:
Position Forest Grove as one of Oregon's most welcoming, authentic, and memorable small-town destinations.

We will accomplish this by:

- Inspiring people to visit
- Giving them reasons to stay overnight
- Encouraging them to explore more
- Creating experiences worth sharing
- Bringing visitors back again



@Apolloni Vineyards

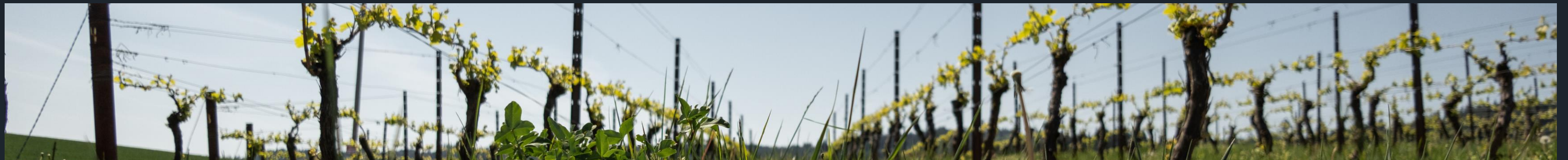


Why This Will Work

We are not building tourism from scratch.
We are building upon assets that already exist.

- A nationally recognized wine region
- McMenamins Grand Lodge
- Pacific University
- Outdoor recreation
- Local restaurants
- Arts and culture
- Year-round events
- Strong regional partnerships

Now our job is connecting these
experiences into one compelling
destination story.





Our Role

Our work extends beyond marketing by bringing together the stories, partnerships, and experiences that inspire visitation.

We will:

- Manage DiscoverForestGrove.org
- Tell Forest Grove's story through digital marketing
- Coordinate destination partnerships
- Promote local businesses and experiences
- Develop seasonal visitor campaigns
- Continue relationships with Travel Oregon, Explore Tualatin Valley, Pacific University, lodging partners, wineries, and local businesses
- Measure results through meaningful data and reporting

This work aligns directly with the City's scope of work and focuses on increasing overnight stays through coordinated destination marketing.



@Willow & Ash



Our Partnerships



Successful destination marketing is collaborative!



The Big Picture

Our strategy is built around one simple journey.

@B Street Trail



Discover

Plan

Visit

Stay

Explore

Return!



Every campaign, website update, partnership, and story supports this visitor journey.

What Makes Us Different?



@David Hill Winery

Forest Grove offers experiences visitors cannot find anywhere else.

- Oregon wine country
- America's largest premium saké brewery
- Historic downtown
- Pacific University
- Outdoor Recreation
- Arts & Culture

- Mcmenamins Grand Lodge
- Local Restaurants
- Robust Wineries
- Retail businesses
- Year-round Events
- Scenic cycling routes



@Sake One



@Urban Decanter

Together we create a stronger visitor experience. Our job is helping visitors connect these experiences into a complete itinerary.

Creating Reasons To Stay

Rather than promoting individual attractions, we will market complete visitor experience itineraries.

Examples Include:

- Spring Wine Weekends
- Concert Weekends
- Sip & Stay Getaways
- Downtown Food Experiences
- University Family Weekends
- Holiday Shopping Escapes
- Farm & Harvest Experiences
- Weekend Getaway Itineraries

Longer stays create greater economic impact.



Building a Year-Round Destination



Our goal is to promote Forest Grove in every season.



Spring

Wine • Blooms • Outdoor Recreation

Summer

Concerts • Cycling • Family Travel
• Concours d'elegance

Fall

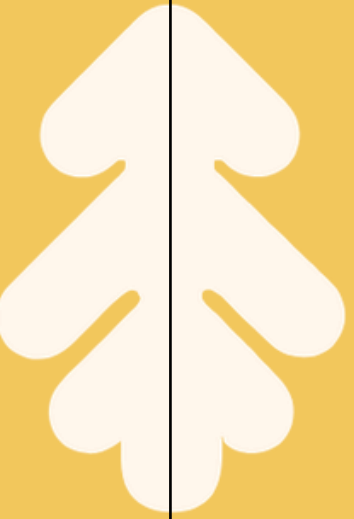
Harvest • Wine • University Events

Winter

Holiday Experiences • Dining • Shopping • Arts & Culture

Every season creates another reason to visit!

Marketing That Works



Our marketing strategy combines multiple tools working together.

- Website
- Digital Advertising
- Social Media
- Photography
- Video Reels
- Public Relations
- Blogs
- Visitor Guides
- Search Engine Optimization
- Regional Partnerships

Each piece supports the others to maximize visibility and visitor conversion.



Measuring Success

Our work will be guided by clear, measurable Key Performance Indicators.

Website Performance

- 10–15% increase in annual website users
- 10% increase in sessions
- Bounce rate below 55%
- Average visit exceeding one minute

Digital Marketing

- 150,000–250,000 annual impressions
- 25,000–50,000 annual reach
- 5–10% audience growth
- Industry-leading engagement rates

Content Development

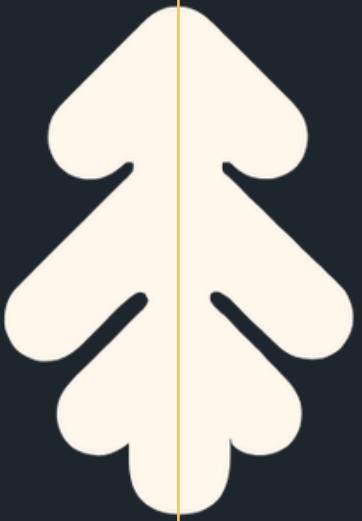
- Monthly tourism blogs
- Quarterly visitor guides and itineraries
- Ongoing photography and video collection

Partnerships

- Active engagement with lodging partners
- Collaboration with Explore Tualatin Valley, Travel Oregon, & other local DMO's
- Tourism internship with Pacific University

These KPIs will evolve as baseline data is established during Year One.

Opportunities Ahead



Forest Grove already benefits from remarkable tourism assets.

Our strategy will leverage opportunities such as:

- Grand Lodge Concert Series
- Wine Country tourism
- Outdoor Recreation (L.L. Stub Stewart State Park)
- Banks-Vernonia Trail
- Pacific University
- Washington County events
- Regional festivals

By connecting these attractions through coordinated marketing, we create more reasons for visitors to stay in Forest Grove rather than simply passing through.

Looking Ahead

This contract is more than marketing.

It is about creating & amplifying a destination.

Together, we'll help more people discover everything Forest Grove has to offer.



Housing Authority of Washington County (HAWC)



Forest Grove Permanent Supportive Housing Update

Jill Chen, Deputy Director

Lisa Varon, Real Estate Division Manager

July 13, 2026



Presentation Agenda

- Impact of County Investments
- Project Overview and History
- Current Timeline and Status
- Selected Partners
- Next Steps
- Questions



SHELTERS

1. Beaverton Shelter
2. Just Compassion Resource Center & Shelter
3. Family Promise of Tualatin Valley Bridge to Home
4. Casa Amparo
5. Hillsboro Bridge Shelter (Temporary)
6. Salvation Army Veterans and Family Center
7. Cornelius Safe Rest Pods (Temporary)
8. Year-round Hillsboro Shelter
9. Aloha Safe Rest Village (Temporary)
10. Cloverleaf Shelter (Temporary)

ACCESS CENTERS

2. Just Compassion Resource Center & Shelter
7. West County Access Center
11. Project Homeless Connect Access Center
12. Hillsboro Recovery Center

TRANSITIONAL HOUSING

13. Transcending Hope Transitional Housing
14. Cornell Road Recovery

REGIONAL AFFORDABLE HOUSING BOND

15. Viewfinder
16. The Valfre at Avenida 26 (County owned)
17. Terrace Glen
18. Alongside Senior Apartments
19. Heartwood Commons (County owned)
20. Cedar Rising
21. The Opal
22. Plaza Los Amigos
23. Altura
24. Plambeck Gardens
25. The Mary Ann (City of Beaverton)
26. Nueva Esperanza (City of Hillsboro)
27. Woodland Hearth
28. Elmonica Station (City of Beaverton)
29. Amity Orchards (City of Beaverton)
30. The Dolores (City of Hillsboro)
31. Aloha 209 (County owned)
32. Meadowlark (City of Beaverton)

COUNTY-OWNED AFFORDABLE HOUSING

33. Elm Street Land Bank
34. Dartmouth Crossing North (City of Tigard)
35. Aloha Park
36. Bonita Villa
37. Parkside
38. Ridge at Bull Mountain
39. Villager
40. Amberwood
41. Cornelius Village
42. Holly Tree Village
43. Marilann Terrace
44. Tarkington Square
45. 185th Duplexes
46. Kaybern Terrace
47. Vanrich
48. Woodspring

●	Complete
■	Under Construction/In Planning
■	Shelters
■	Access Centers
■	Transitional Housing
■	Regional Affordable Housing Bond
■	County-owned Affordable Housing

Map of Impact

(from Nov 2025)

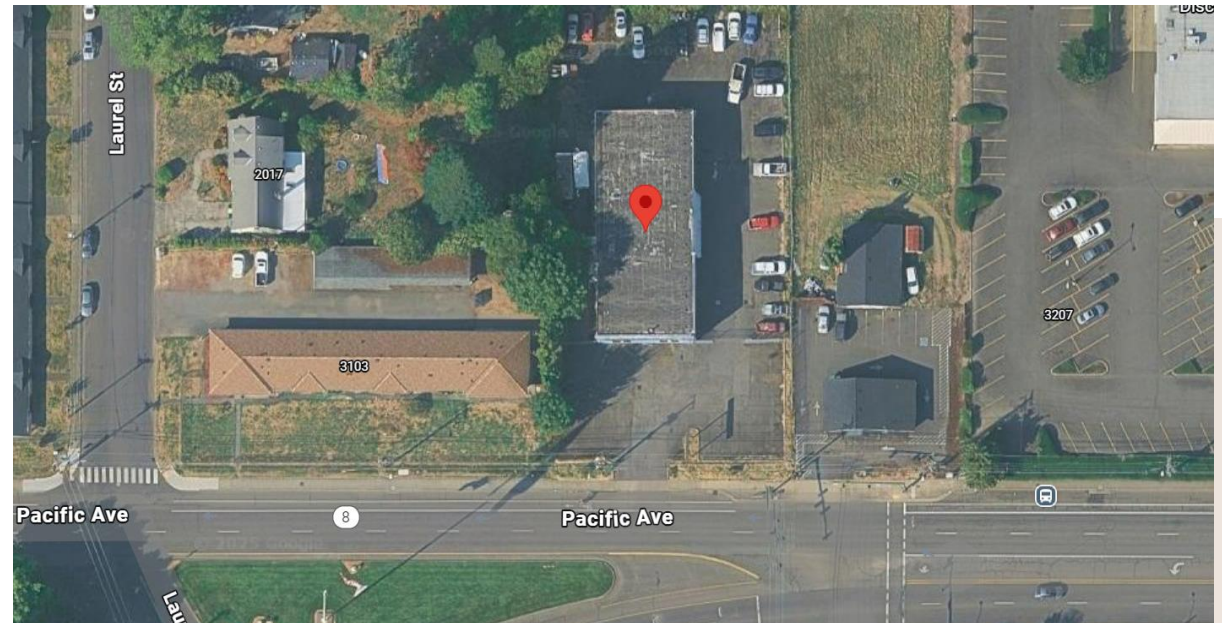
Project Overview

Program:

- 45 apartment homes (Studios & 1-BR)
- Permanent Supportive Housing (PSH)
- Serving formerly homeless individuals and couples
- Culturally specific services for Latinx participants

Service Partners: Centro Cultural, Transcending Hope, and CareOregon

Location: 3127 Pacific Avenue, Forest Grove

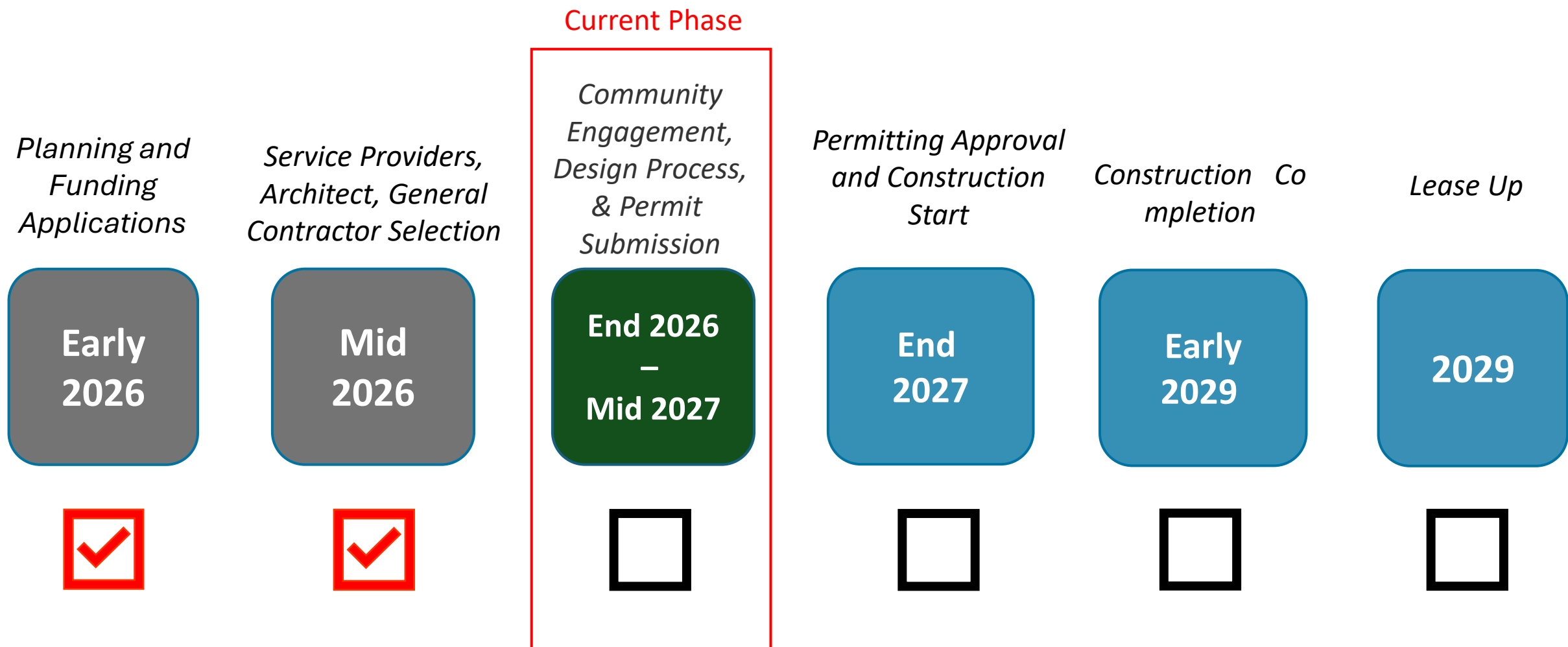


Accessible public transportation, employment opportunities, community amenities, and on-site services

Project History

Activities	Dates
HAWC participated in Oregon Housing & Community Services' Permanent Supportive Housing Institute (PSHI) with the Service Partners	July to November 2024
Property under contract	December 2024
Property purchased	December 2025
Housing Authority Board of Directors (HABOD) approved predevelopment funds	February 2026
Secured OHCS 9% LIHTC award, gap financing, rental assistance, and case management subsidies	May 2026

Development Timeline



Development Team

- ✓ **Owner/Developer** – Housing Authority of Washington County
- ✓ **Architect** – Scott Edwards Architecture
- ✓ **General Contractor** – Walsh Construction
- ✓ **Resident Services Provider** – Centro Cultura
- ✓ **Case Management Provider** – Transcending Hope
- ✓ **Behavioral Health Partner/Funder** – CareOregon



Development Partners

Architect - Scott Edwards Architect (SEA)

- Selected from competitive RFP. Designed over 1,900 units of housing including PSH and affordable housing
- Working in Washington County for 28 years. Completed Casa Amparo with Centro Cultural
- Integrates sustainability and community engagement in all projects. Proposed 38% COBID participation



General Contractor – Walsh Construction Co

- Selected from competitive RFP. Constructed over 23 projects in 2025, including and 8 PSH projects.
- Values-driven company specializing in high-quality, affordable and PSH, working with HAWC. Industry leaders in Quality Assurance/ Quality Control program
- Proven record of over 30% participation using local low participation and COBID subcontractors



Services Partners

Resident Services – Centro Cultural

- Provides culturally responsive resident services including on-site tenancy support, resource navigation, conflict resolution, community-building activities, and crisis de-escalation.
- The organization brings 54 years of experience serving diverse and marginalized communities in Washington County.



Case Management – Transcending Hope

- Provides 24/7 culturally responsive, tenant-driven case management, clinical case management, mental health support, and eviction prevention services support resident goals and housing stability.
- Founded in 2009 and based in Hillsboro, the organization serves 31 locations across the Portland Metro area.



Behavioral Health System Integration – CareOregon

- Serves as a partner in County-wide systems integration opportunities to utilize Medicaid for resident behavioral health needs.



Next Steps

- Community Engagement
- Oregon Housing and Community Services' final funding approval
- Execute Memorandum of Understandings (MOU) with Partners
- Begin Schematic Design
- Tentative Building Permit Schedule:
 - Submission: November 2026
 - Issuance: Summer/Fall 2027
 - Construction Start: Fall 2027



*Preliminary Site Design – SERA 2026

Feedback and Q&A

- Considerations in moving forward?
- Collaboration and suggestions for community engagement?
- Additional project questions?



3127 Pacific Ave Street View – July 2025

Department of Housing Services



Thank You



STAFF REPORT TO CITY COUNCIL

TO: City Council

FROM: Dan Riordan, Senior Planner

CC: Jesse VanderZanden, City Manager
Kim Ezell, Assistant City Manager

MEETING DATE: June 22, 2026

SUBJECT TITLE: Ordinance 2026-03 amending the Forest Grove Comprehensive Plan Map to remove the City's General Industrial Plan Designation from territory to be removed from the Forest Grove Urban Planning Area; File No. 311-26-000003-PLNG

ACTION REQUESTED:

☒

Ordinance

☐

Order

☐

Resolution

☐

Action

2040 VISION PLAN

GOAL: Community Growth

Action 2.8: Update the City's Comprehensive Plan

GOAL: Community Connection

Action 4.13: Increase collaboration between Cornelius, Gales Creek, Banks, and others in the region to improve community connection

BACKGROUND

On April 13, 2026, City Council approved Resolution 2026-12 accepting updates to the Urban Planning Area Agreement (UPAA) between the City of Forest Grove and Washington County. The updates included removing territory from the Forest Grove Urban Planning Area so that the territory could be added to the Cornelius Urban Planning Area. The subject territory is located northeast of the 24th Avenue industrial district and is south of Council Creek and north of the Forest Grove and Cornelius city limits. The subject territory is mostly within the Cornelius Urban Planning Area currently.

On June 15, 2026 the Planning Commission considered the proposed Comprehensive Plan Map Amendment and adopted a motion recommending that the City Council adopt an ordinance amending the Forest Grove Comprehensive Plan Map to remove the City's General Industrial Comprehensive Plan Map designation from the area to be withdrawn from the Forest Grove Urban Planning Area and added to the Cornelius Urban Planning Area.

FISCAL IMPACT

Because the subject property is outside the City limits, the City does not currently receive property tax revenue from the site. While future annexation into Forest Grove may have generated additional revenues, the subject property contains significant natural resource constraints, including floodplain, wetlands, and habitat areas, which limit its development potential and therefore limit any potential tax revenue from the portion of the site that currently lies within the Forest Grove planning area.

RECOMMENDATION

The Planning Commission held a public hearing and considered the proposed Comprehensive Plan map amendment on June 15, 2026. The Planning Commission unanimously approved a motion recommending that the City Council adopt an ordinance to amend the Forest Grove Comprehensive Plan Map to remove the City's General Industrial plan designation from the area to be removed from the Forest Grove Planning Area.

Approval of the proposed Comprehensive Plan Map amendment is consistent with Resolution 2026-12 and the amended Urban Planning Area Agreement adopted by the City Council. Staff recommends that City Council accept the Planning Commission's recommendation to amend the Comprehensive Plan Map as proposed. Staff also recommends that Council approve first reading of an ordinance to amend the Comprehensive Plan Map on June 22, 2026, and that Council conduct second reading of the ordinance for adoption on July 13, 2026.

ATTACHMENTS

Attachment A: PowerPoint Presentation

Attachment B: Planning Commission Staff Report, June 15, 2026

Attachment C: Ordinance and Exhibit A



URBAN PLANNING AREA AGREEMENT COMPREHENSIVE PLAN MAP AMENDMENT

Dan Riordan | Senior Planner
City Council Meeting 6|22|26

AGENDA

Vision 2040 Plan

Issue Statement

Purpose

Background

Decision Considerations

Conclusion

Staff Recommendation

Questions

VISION 2040 PLAN

3



2040 GOAL STATEMENT: Community Growth

- Action 2.8: Update the City's Comprehensive Plan

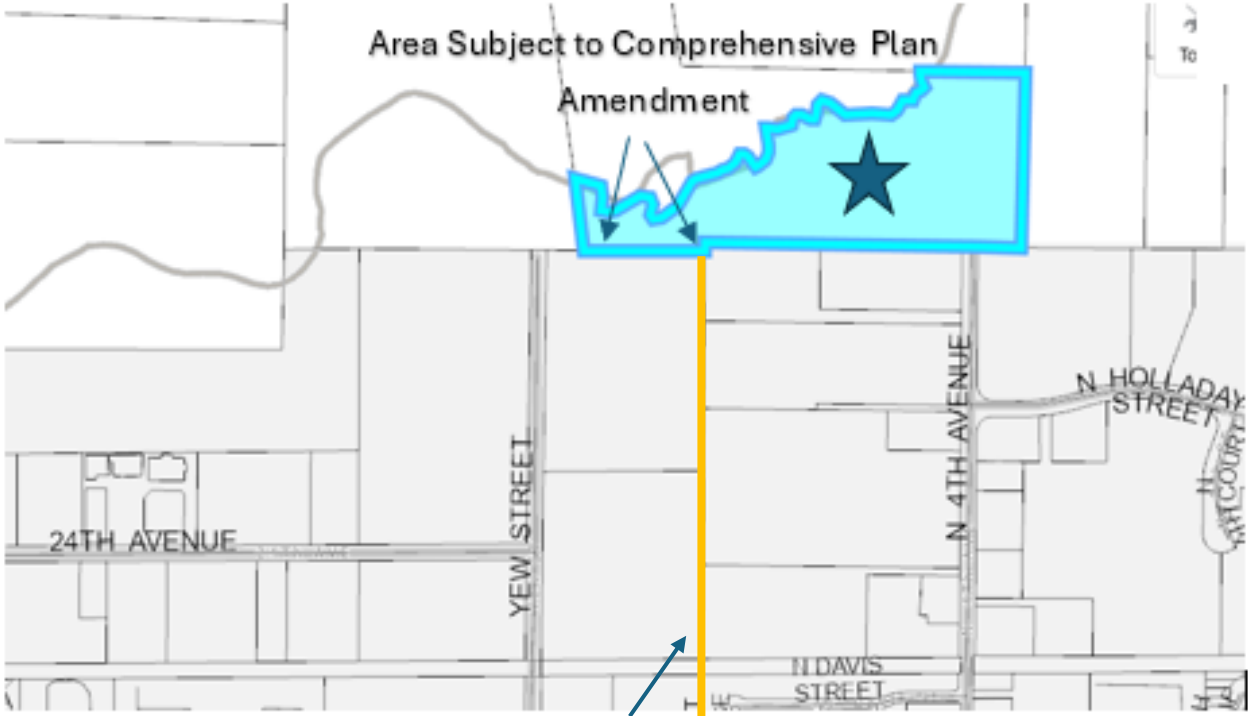
2040 GOAL STATEMENT: Community Connection

- Action 4.13: Increase collaboration between Cornelius, Gales Creek, Banks, and others in the region to improve community connection

ISSUE STATEMENT

4

This proposal is a City-initiated amendment to the Forest Grove Comprehensive Plan Map.

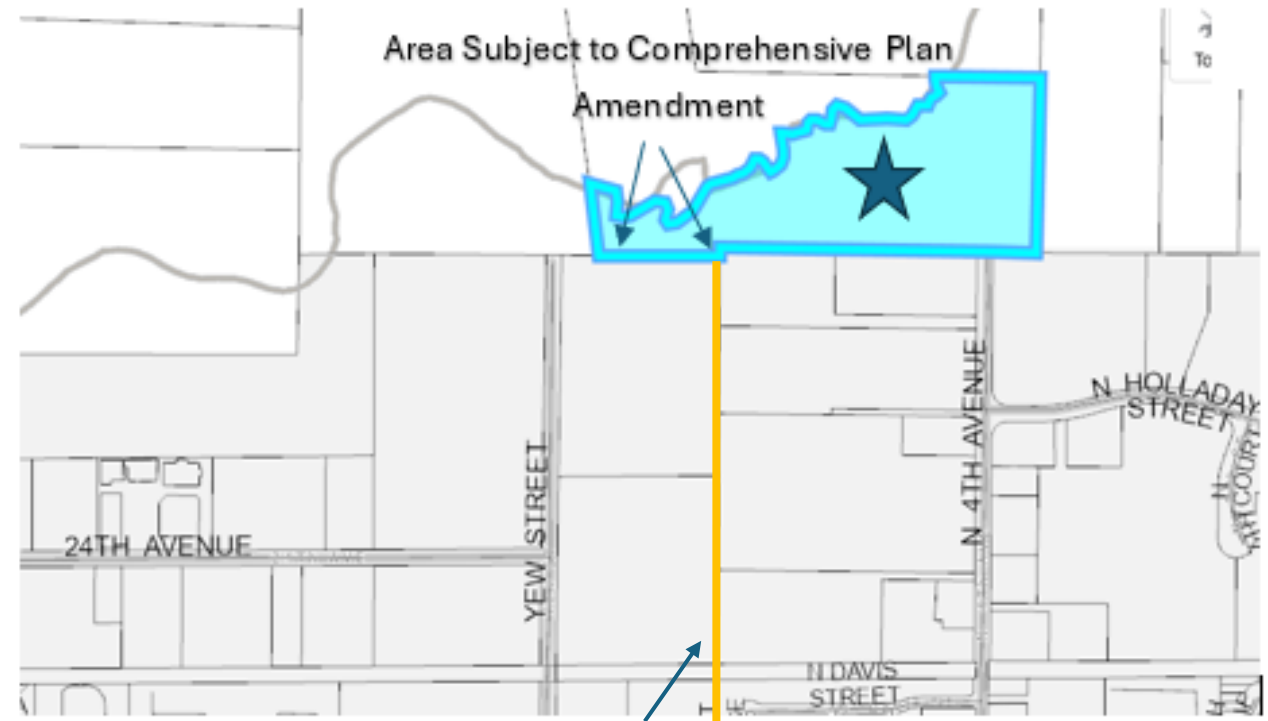


City
Boundary

PURPOSE

5

The purpose is to remove the City of Forest Grove General Industrial plan designation from property to be withdrawn from the Forest Grove urban planning area and added to the Cornelius urban planning area.



City
Boundary

BACKGROUND

6

On March 2, 2026, The Planning Commission adopted a motion recommending that the City Council adopt a resolution accepting amendments to the Urban Planning Area Agreement (UPAA) between the City of Forest Grove and Washington County.

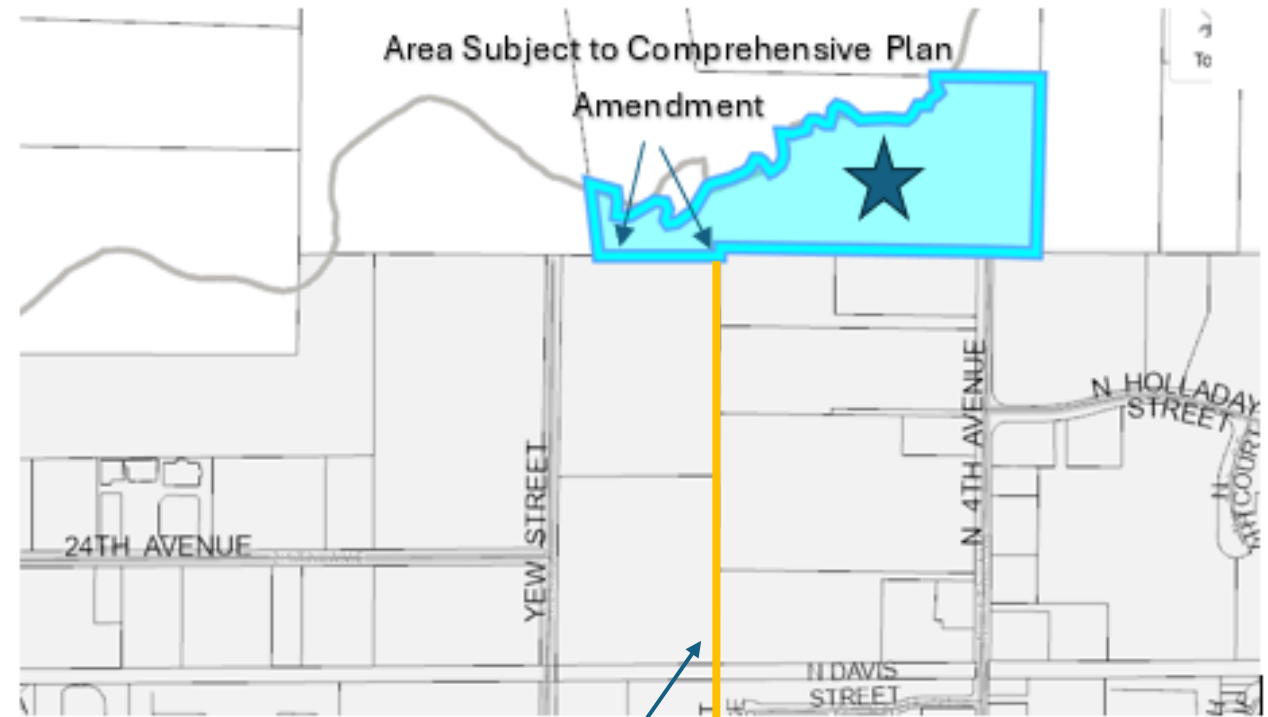
The UPAA amendments included modifying the Forest Grove Urban Planning Area to remove the property that is the subject of tonight's public hearing.

On April 13, 2026, the City Council approved Resolution 2026-12 approving the UPAA amendments.

BACKGROUND

7

The area to be removed from the Forest Grove Planning Area is about 2.6 acres and is part of a larger parcel that is already in the City of Cornelius Planning Area.

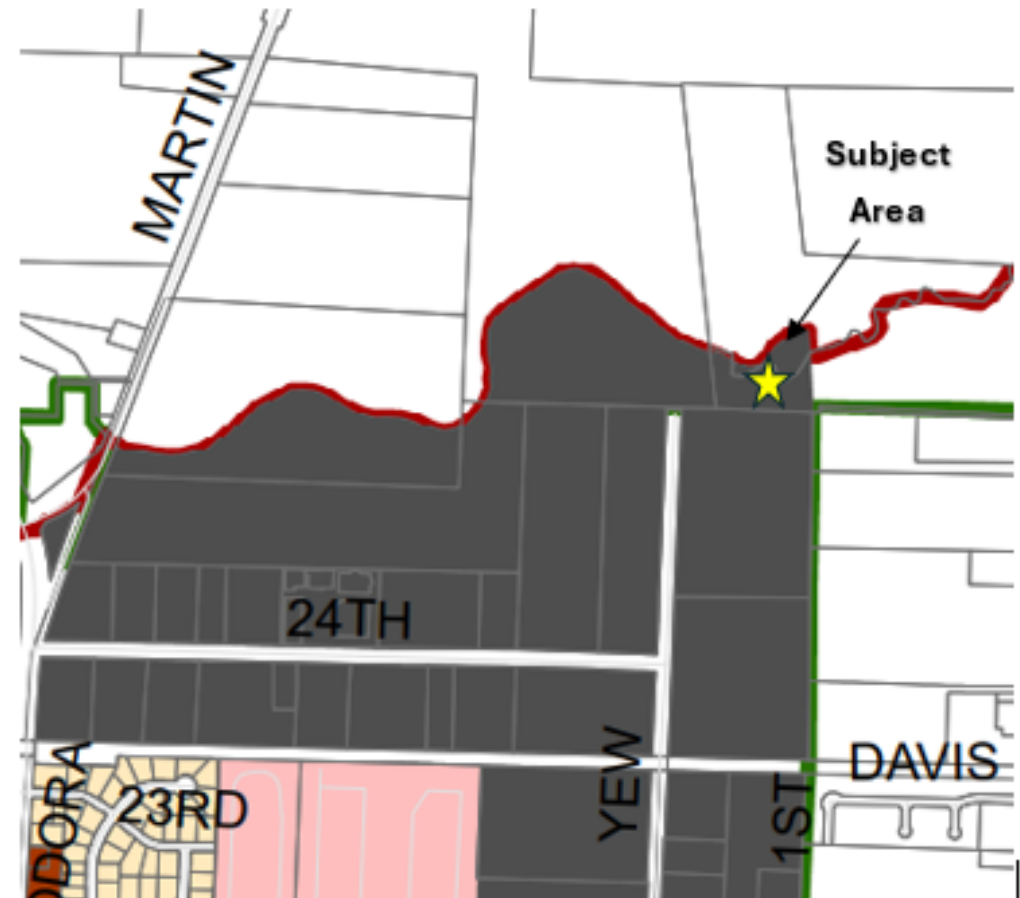


City
Boundary

BACKGROUND

8

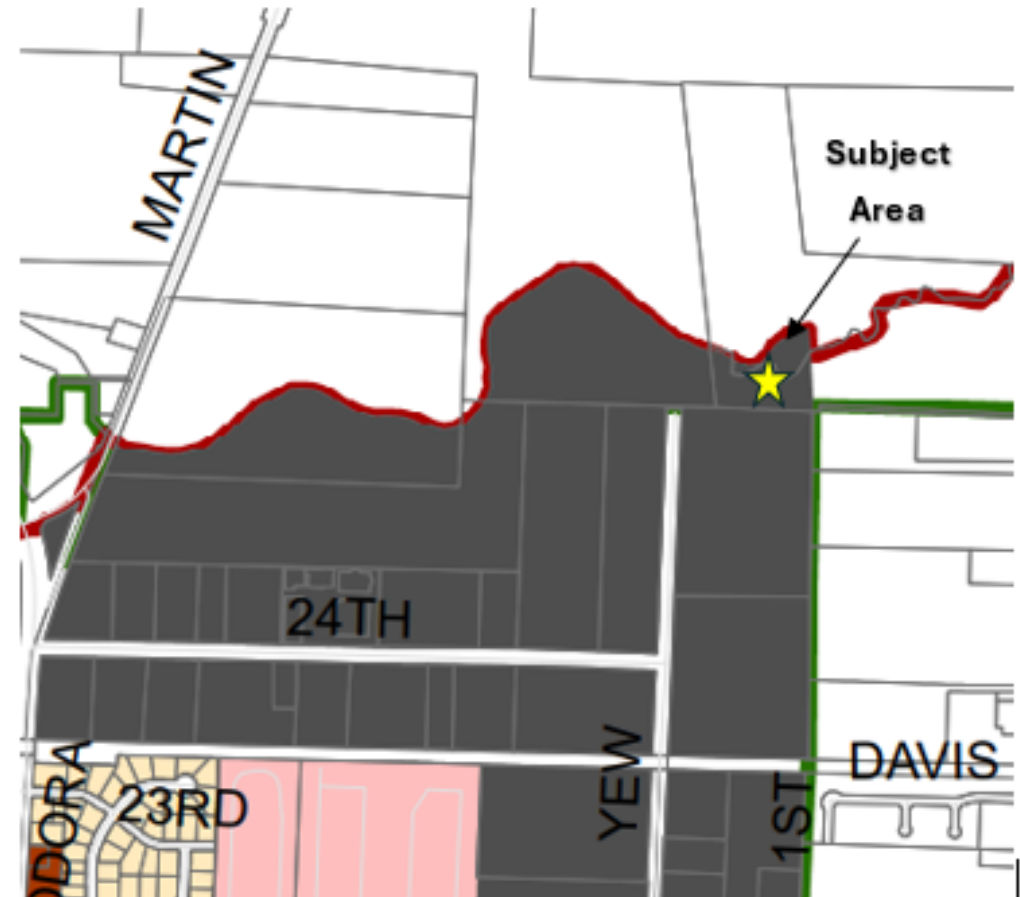
The area currently in the Forest Grove Planning Area is designated as General Industrial on the Forest Grove Comprehensive Plan Map.



BACKGROUND

9

Removing the City of Forest Grove Plan designation will allow the City of Cornelius to apply a City of Cornelius Comprehensive Plan designation to the subject property.

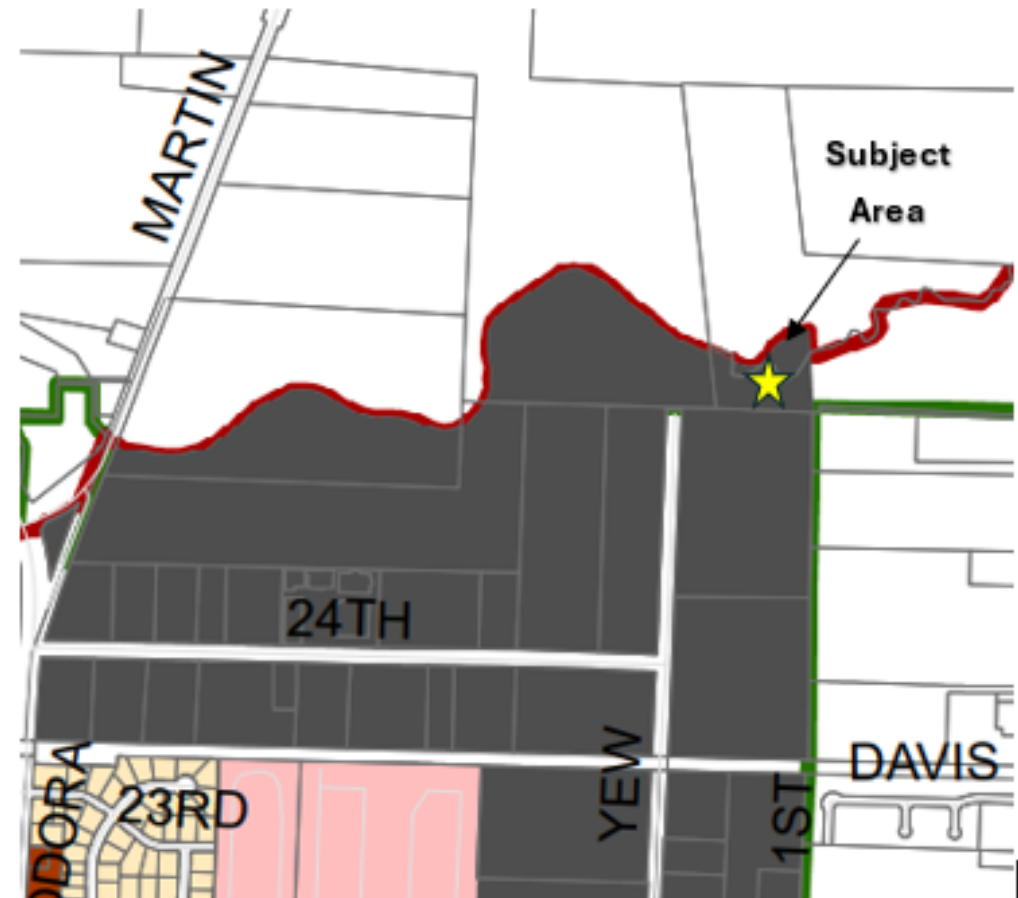


BACKGROUND

1
0

This will expedite future annexation of the entire parcel into the City of Cornelius.

Future development review will be more efficient since the parcel will not be bisected by jurisdictional boundaries.



DECISION CONSIDERATIONS

1
1

Decision considerations for this proposal includes:

⇒ Statewide Land Use Planning Goal 2

⇒ Oregon Revised Statutes Section 190.010

DECISION CONSIDERATIONS

1
2

Statewide Land Use Planning Goal 2

Statewide Planning Goal 2 establishes a framework of decisions and actions relating to the use of land.

Under Statewide Planning Goal 2 this proposal is classified as a minor plan amendment since it will not have a significant effect beyond the immediate area.

DECISION CONSIDERATIONS

1
3

Statewide Land Use Planning Goal 2

Statewide Planning Goal 2 also requires that city actions be coordinated and consistent with the comprehensive plans of other jurisdictions.

Removing the Forest Grove Comprehensive Plan map designation from the area added to the Cornelius planning area removes potential policy conflicts and ensures that future land use actions are consistent with the Cornelius Comprehensive Plan.

DECISION CONSIDERATIONS

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Oregon Revised Statutes Section 190.010

Oregon Revised Statutes Section 190.010 addresses intergovernmental cooperation and efficiency in local government.

ORS 190.010 allows for entering into agreements, such as a UPAA, with other agencies.

Approval of the Comprehensive Plan Map amendment is consistent with the ORS 190.010 and the UPAA which removes the subject area from the Forest Grove planning area and adds it to the Cornelius planning area.

CONCLUSION

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The Planning Commission held a public hearing on June 15, 2026, and the Commission concluded that the proposed Comprehensive Plan Map amendment is consistent with Oregon Statewide Land Use Planning Goal 2, ORS Section 1909.010 and the Urban Planning Agreement between the City of Forest Grove and Washington County.

CONCLUSION

On June 15, 2026, the Planning Commission also adopted a motion recommending that the City Council adopt an ordinance to amend the Forest Grove Comprehensive Plan Map to remove the City's General Industrial Comprehensive Plan Map designation from the area to be withdrawn from the Forest Grove planning area and added to the Cornelius planning area.

STAFF RECOMMENDATION

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Staff recommends that City Council:

Adopt the Planning Commission's decision and recommendation to amend the Comprehensive Plan Map as proposed, and

Approve first reading of an ordinance to amend the Comprehensive Plan Map tonight, and

Conduct second reading of the ordinance for adoption on July 13, 2026.

QUESTIONS?



A place where families and businesses thrive.

Comprehensive Plan Map Amendment Staff Report and Recommendation

Community Development Department, Planning Division

Report Date	June 8, 2026
Hearing Date	June 15, 2026
Land Use Request	City initiated amendment to the Forest Grove Comprehensive Plan Map to remove the City of Forest Grove General Industrial (GI) Plan designation from property to be withdrawn from City of Forest Grove planning area and added to the City of Cornelius planning area.
File Number	311-26-000003-PLNG
Property Location	The property is located northeast of the 24 th Avenue industrial district and is south of Council Creek and north of the Forest Grove and Cornelius city limits.
Legal Description	Portion of Washington County Map and Tax Lot No. 1N333B000401
Comprehensive Plan Designation	General Industrial (GI)
Applicable Decision Considerations	Oregon Statewide Land Use Planning Goal 2 Oregon Revised Statutes Oregon Revised Statutes §§190.010
Reviewing Staff	Daniel Riordan, Senior Planner
Recommendation	The Planning Commission approve a motion recommending that the City Council adopt an ordinance amending the Forest Grove Comprehensive Plan map to remove the City's General Industrial (GI) Comprehensive Plan Map designation from territory to be withdrawn from the Forest Grove Planning Area and added to the Cornelius Planning Area.

I. Definitions

For context, definitions for several terms found in this report are provided below:

Comprehensive Plan: The term comprehensive plan is defined in state law and means a generalized, coordinated land use map and policy statement of the governing body of a local government that interrelates all functional and natural systems and activities relating to the use of lands, including but not limited to sewer and water systems, transportation systems, educational facilities, recreational facilities, and natural resources and air and water quality management programs. “Comprehensive” means all-inclusive, both in terms of the geographic area covered and functional and natural activities and systems occurring in the area covered by the plan. “General nature” means a summary of policies and proposals in broad categories and does not necessarily indicate specific locations of any area, activity, or use. A plan is “coordinated” when the needs of all levels of governments, semipublic and private agencies and the citizens of Oregon have been considered and accommodated as much as possible. “Land” includes water, both surface and subsurface, and the air.

Land Use Decision: A Land Use Decision includes a final decision or determination made by a local government or special district that concerns the adoption, amendment or application of the statewide land use planning goals, a comprehensive plan provision, a land use regulation, or a new land use regulation.

Urban Planning Area: the area subject to an urban planning agreement between jurisdictions such as a city and county.

Urban Planning Area Agreement (UPAA): An intergovernmental agreement between one or more jurisdictions under Oregon Revised Statutes Chapter 190.010. In general, the UPAA identifies roles and responsibilities for coordinating County and City land use planning activities that may have impacts on both the City and Washington County.

II. Background

In January 2026, the Washington County Board of Commissioners considered and approved changes to Washington County-Forest Grove Urban Planning Area Agreement (UPAA). The UPAA is an intergovernmental agreement allowed by state law (ORS §§190.010). Oregon Revised Statutes Chapter §§190.010 grants authority to local governments to enter into intergovernmental agreements for purposes of performing any and all functions and activities that either party has authority to perform.

The first UPAA between Washington County and the City of Forest Grove was adopted in 1998 by Resolution 1988-44 and was last revised in 2018 by Resolution 2018-75. The UPAA was updated in 2018 to reflect that all future urbanized areas after 2010 must be governed and urbanized by a city. The 2018 update also incorporated wording for coordination of urban planning for the David Hill Urban Reserve Area established in 2011.

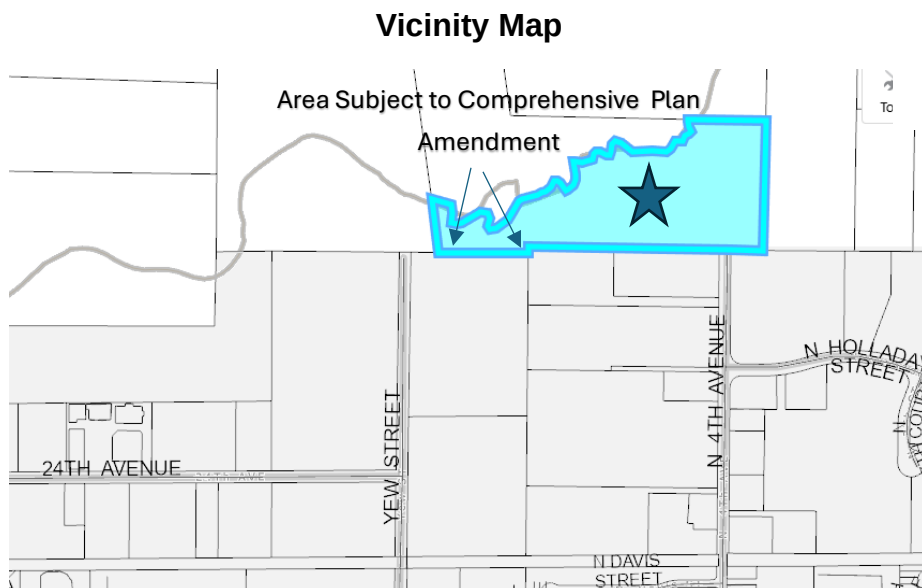
The UPAA was updated to make minor changes to policies and processes for planning coordination in Forest Grove's urban planning area and to update the planning area map to be consistent with the Washington County-Cornelius UPAA (Attachment A).

On March 2, 2026, the Planning Commission considered amendments to the UPAA between Washington County and the City of Forest Grove. The amendments included removing a portion of a parcel from the Forest Grove Planning Area so that the territory could be added to the Cornelius Planning area. The subject area is part of a parcel that is already in the Cornelius Planning Area. Additional information about the affected area is provided below.

On March 2, 2026, the Planning Commission adopted a motion recommending that the City Council adopt a resolution accepting amendments to the UPAA between Washington County and the City of Forest Grove approved by the Washington County Board of Commissioners. On April 13, 2026, The City Council considered the Planning Commission's recommendation and approved Resolution 2026-12 accepting the UPAA amendments. Now that the UPAA have been accepted the Forest Grove Comprehensive Plan Map must be amended to remove the City's Comprehensive Plan designation from the territory to be added to the Corenlius Planning Area. This will allow the City of Cornelius to apply a Corenlius Comprehensive Plan designation to the affected territory.

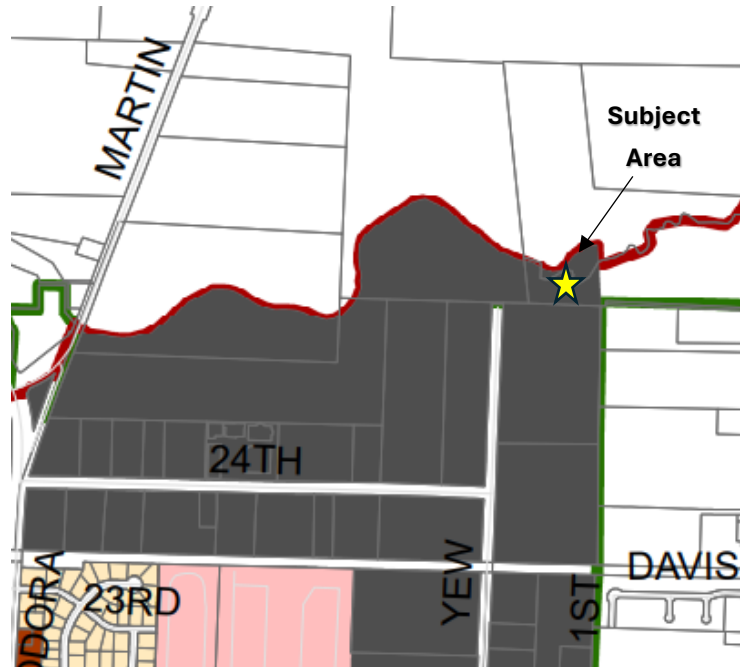
III. Site Examination

The subject property is located northeast of the 24th Avenue industrial district and is situated south of Council Creek and north of the Forest Grove city limits. The total parcel land area is approximately seventeen acres. The portion of the property subject to the proposed Comprehensive Plan Map amendment is located at the far western end of the property and just over two acres in area which represents approximately 12% of the parcel's total land area.



The portion of the property subject to Comprehensive Plan Map amendment As shown below, the property subject to the Comprehensive Plan Map amendment is a portion of a larger parcel that is mostly within the Corenlius planning area. The portion of the parcel currently within the Forest Grove planning area is currently designated General Industrial (GI) which is depicted as gray on the Forest Grove Comprehensive Plan Map.

Comprehensive Plan Designation



IV. Description of Proposal

This is a City-initiated amendment to the Forest Grove Comprehensive Plan map to remove the City's General Industrial Comprehensive Plan Map designation from property that will be withdrawn from the Forest Grove Urban Planning Area and added to the Corenlius Planning Area.

Now that the UPAA update has been approved the Forest Grove Comprehensive Plan Map must be amended to remove the Forest Grove plan designation. This will allow the City of Cornelius to apply a Comprehensive Plan map designation to the subject property. These actions will expedite future annexation of the entire parcel into the City of Cornelius and future development review since the parcel would not be bisected by jurisdictional boundaries.

The procedural requirements for an amendment to the Comprehensive Plan map are described in the following section.

V. Procedural Requirements

The Forest Grove Development Code includes four review types for land use decisions:

Type I: An administrative decision that requires no interpretation or exercise of policy or legal judgment in evaluating approval criteria. These are often referred to as ministerial decisions.

Type II: A limited land use decision involves the exercise of limited interpretation and discretion in evaluating approval criteria and approval or denial is based on discretionary standards that regulate the physical characteristics of a permitted use.

Type III: In general, Type III land use decisions require significant discretion and evaluation of subjective approval standards. Land use decisions that are site-specific in nature are classified as Type III or quasi-judicial decisions. The Planning Commission has decision authority for Type III applications. Some site specific decisions such as an amendment to the Comprehensive Plan Map are elevated to a Type IV decision requiring final local approval by the City Council by ordinance.

Type IV: The Type IV review process generally applies to land use decisions that have the most discretion and apply to the general population and prescribe policy. Certain Type III land use applications are also reviewed under the Type IV process. Type IV applications are reviewed by the Planning Commission before consideration by the City Council for a final local action .

This proposal to amend the Comprehensive Plan Map to remove the City's General Industrial designation from the property to be withdrawn from the Forest Grove Planning Area is classified as a Type IV application.

The Type IV review process requires that the City provide notice to the Oregon Department of Land Conservation and Development, and Metro, at least 35 days before the first public hearing. The process also requires notice to property owners within three hundred feet of the property subject to the land use application. This notice must be provided at least twenty days prior to the first public hearing on an application. Notice of the public hearings must also be published in the local newspaper at least seven days before the date of the public hearing.

Notice of the Planning Commission's public hearing on the proposal was provided to the Oregon Department of Land Conservation and Metro on May 8, 2026, as required. Notice was mailed to property owners within three hundred feet of the property subject to this land use application on May 26, 2026, and Notice of the required Planning Commission and City Council public hearings was scheduled for publication in the Forest Grove News Times on June 5 and June 12, 2026.

VI. Required Approvals and Findings

The applicable decision considerations are described more fully below. Required findings are also provided below.

Statewide Land Use Planning Goal 2 establishes a land use planning process and framework as a basis for all decisions and actions related to the use of land. Goal 2 identifies two types of plan revisions: Major Plan Revisions and Minor Plan Revisions.

Major plan revisions include land use changes that have widespread and significant impact beyond the immediate area, such as quantitative changes producing large traffic volumes; qualitative changes in the character of land use such as a conversion of residential to industrial use; or a spatial change that affects large areas or many different ownerships.

Minor plan revisions are those which do not have significant effect beyond the immediate area of the change.

Finding: Since the proposed Comprehensive Plan map amendment affects a portion of a larger parcel under one ownership and removing the City's General Industrial Comprehensive Plan designation will not have any effect beyond the subject property, the amendment is deemed to be a minor plan revision.

Statewide Planning Goal 2 requires that City, County, State and Federal agency and special district plans and actions related to land use be consistent with the comprehensive plans of the cities and counties and any regional plans adopted under ORS Chapter 268.

Finding: Approval of the Comprehensive Plan Map amendment ensures coordination between the City of Forest Grove, City of Cornelius and Washington County as described in the respective urban planning area agreements adopted under ORS 190.010 described below .

Oregon Revised Statutes Chapter 190 addresses intergovernmental cooperation. ORS §§190.007, states that intergovernmental cooperation to further economy and efficiency in local government is a matter of statewide concern. To further intergovernmental cooperation, ORS §§190.010 provides authority to local governments to enter into cooperation agreements. ORS §§190.010 provides authority to cities and counties to enter into an agreement for the performance of any or all functions and activities that either party has authority to perform including land use planning.

Finding: Approval of the Comprehensive Plan Amendment is consistent with ORS §§190.010 including the adopted Urban Planning Area Agreements between the City of Forest Grove and Washington County and the City of Cornelius and Washington County

since the planning area maps contained in the UPAA's shows the subject parcel as being withdrawn from the Forest Grove Planning and added to the Cornelius Planning area.

VII. Recommendation

The proposed Comprehensive Plan Map amendment is deemed consistent with Oregon Statewide Land Use Planning Goal 2, ORS 190.010 and the Urban Planning Area Agreement between the City of Forest Grove and Washington County adopted on April 13, 2026. Therefore, staff recommends that the Planning Commission adopt a motion recommending that the City Council adopt an ordinance amending the Forest Grove Comprehensive Plan map to remove the City's General Industrial Comprehensive Plan Map designation from territory to be withdrawn from the Forest Grove Planning Area and added to the Cornelius Planning Area.

VIII. Exhibit

- A. Urban Planning Area Agreement between the City of Forest Grove and Washington County, October 14, 2025

ORDINANCE NO. 2026-03

ORDINANCE AMENDING THE FOREST GROVE COMPREHENSIVE PLAN MAP TO REMOVE THE FOREST GROVE GENERAL INDUSTRIAL PLAN DESIGNATION FROM TERRITORY TO BE REMOVED FROM THE FOREST GROVE URBAN PLANNING AREA: FILE NO. 311-26-000006-PLNG

WHEREAS, on April 13, 2026, City Council approved Resolution 2026-12 accepting updates to the Urban Planning Area Agreement (UPAA) between the City of Forest Grove and Washington County; and

WHEREAS, the UPAA updates include removing territory from the Forest Grove Urban Planning area; and

WHEREAS, the subject territory is a portion of Washington County Tax Lot 1N333b00401; and

WHEREAS, the subject territory is designated General Industrial on the Forest Grove Comprehensive Plan map; and

WHEREAS, removing the Forest Grove Comprehensive Plan Map designation will allow the City of Cornelius to apply a City of Cornelius Comprehensive Plan Map designation to the subject territory; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the proposed Comprehensive Plan Map amendment on June 15, 2026; and

WHEREAS, the Planning Commission held the public hearing and voted unanimously to approve a motion recommending that City Council adopt an ordinance amending the Forest Grove Comprehensive Plan Map as described in Planning Commission Decision No. 2026-01 attached as Exhibit A; and

WHEREAS, Planning Commission Decision No. 2026-01 was forwarded to City Council for public hearing on June 22, 2026, and July 13, 2026; and

WHEREAS, as required by Forest Grove Development Code §17.1.610(C), notice of the proposed Comprehensive Plan Map amendment was mailed to all property owners within 300 feet of the subject property; and

WHEREAS, notice of the City Council public hearings was published in the Forest Grove News-Times on June 5, 2026; and

WHEREAS, the City Council opened the duly noticed public hearing on June 22, 2026, and continued the public hearing to July 13, 2026; and adopted a motion approving the proposed Comprehensive Plan Map amendment as recommended by the Planning Commission;

NOW, THEREFORE, THE CITY OF FOREST GROVE ORDAINS AS FOLLOWS:

Section 1. City Council hereby adopts the amendment to the Forest Grove Comprehensive Plan Map to remove the Forest Grove General Industrial Plan designation from territory removed from the Forest Grove Urban Planning Area as shown in Planning Commission Findings and Decision 2026-01 (Exhibit A).

Section 2. This ordinance shall be effective 30 days following its enactment by the City Council.

PRESENTED AND PASSED this 22nd day of June, 2026.

Mariah S. Woods, City Recorder

APPROVED by the Mayor this 13th day of July, 2026.

Malynda H. Wenzl, Mayor

EXHIBIT A

PLANNING COMMISSION FINDINGS AND DECISION NUMBER 2026-01

COMPREHENSIVE PLAN MAP AMENDMENT URBAN PLANNING AREA AGREEMENT PORTION OF WASHINGTON COUNTY TAX LOT 1N333B000401 File Number: 311-26-000006-PLNG

WHEREAS, on April 13, 2026, City Council approved Resolution 2026-12 accepting updates to the Urban Planning Area Agreement (UPAA) between the City of Forest Grove and Washington County adopted by the Washington County Board of Commissioners; and

WHEREAS, the UPAA updates include removing territory from the Forest Grove Urban Planning area to allow adding the territory to the Cornelius Urban Planning Area; and

WHEREAS, the subject territory is designated General Industrial on the Forest Grove Comprehensive Plan map; and

WHEREAS, removing the Forest Grove Comprehensive Plan Map designation will allow the City of Corenlius to apply a City of Corenlius Comprehensive Plan Map designation to the subject territory; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the proposed Comprehensive Plan Map amendment on June 15, 2026; and

WHEREAS, on June 15, 2026, the Planning Commission approved a motion recommending that City Council approve and ordinance amending the Comprehensive Plan Map to remove the Forest Grove General Industrial Comprehensive Plan Map designation from property to be removed from the Forest Grove Urban Planning Area and added to the Cornelius Planning Area as shown on Exhibit A.

NOW THEREFORE, the City of Forest Grove Planning Commission does hereby recommend that City Council adopt an ordinance amending the Comprehensive Plan map to remove the City of Forest Grove General Industrial Comprehensive Plan Map designation from the territory to be removed from the Forest Grove Urban Planning Area and making the following specific findings in support of the decision.

- 1) The Planning Commission adopts by reference the staff report including findings and recommendations dated June 15, 2026.
- 2) The following decision considerations apply to the proposed Comprehensive Plan Map amendment:
 - Oregon Statewide Land Use Planning Goal 2; and
 - Oregon Revised Statutes Section 190.010

Findings addressing the applicable decision considerations are provided below.

Statewide Land Use Planning Goal 2 establishes a land use planning process and framework as a basis for all decisions and actions related to the use of land. Goal 2 identifies two types of plan revisions: Major Plan Revisions and Minor Plan Revisions.

Major plan revisions include land use changes that have widespread and significant impact beyond the immediate area, such as quantitative changes producing large traffic volumes; qualitative changes in the character of land use such as a conversion of residential to industrial use; or a spatial change that affects large areas or many different ownerships.

Minor plan revisions are those which do not have significant effect beyond the immediate area of the change.

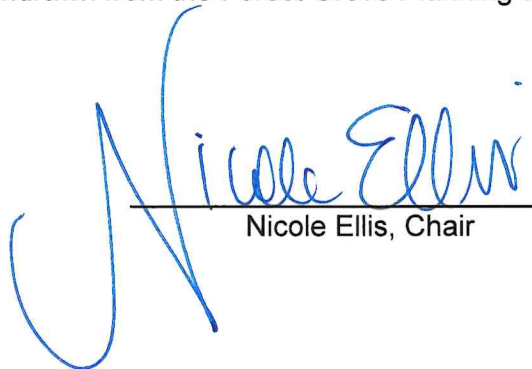
Finding: Since the proposed Comprehensive Plan map amendment affects a portion of a larger parcel under one ownership and removing the City's General Industrial Comprehensive Plan designation will not have any effect beyond the subject property, the amendment is deemed to be a minor plan revision.

Statewide Planning Goal 2 requires that City, County, State and Federal agency and special district plans and actions related to land use be consistent with the comprehensive plans of the cities and counties and any regional plans adopted under ORS Chapter 268.

Finding: Approval of the Comprehensive Plan Map amendment ensures coordination between the City of Forest Grove, City of Cornelius and Washington County as described in the respective urban planning area agreements adopted under ORS 190.010 described below.

Oregon Revised Statutes Chapter 190 addresses intergovernmental cooperation. ORS §§190.007, states that intergovernmental cooperation to further economy and efficiency in local government is a matter of statewide concern. To further intergovernmental cooperation, ORS §§190.010 provides authority to local governments to enter into cooperation agreements. ORS §§190.010 provides authority to cities and counties to enter into an agreement for the performance of any or all functions and activities that either party has authority to perform including land use planning.

Finding: Approval of the Comprehensive Plan Amendment is consistent with ORS §§190.010 including the adopted Urban Planning Area Agreements between the City of Forest Grove and Washington County and the City of Cornelius and Washington County since the planning area maps contained in the UPAA's shows the subject parcel as being withdrawn from the Forest Grove Planning and added to the Cornelius Planning area.

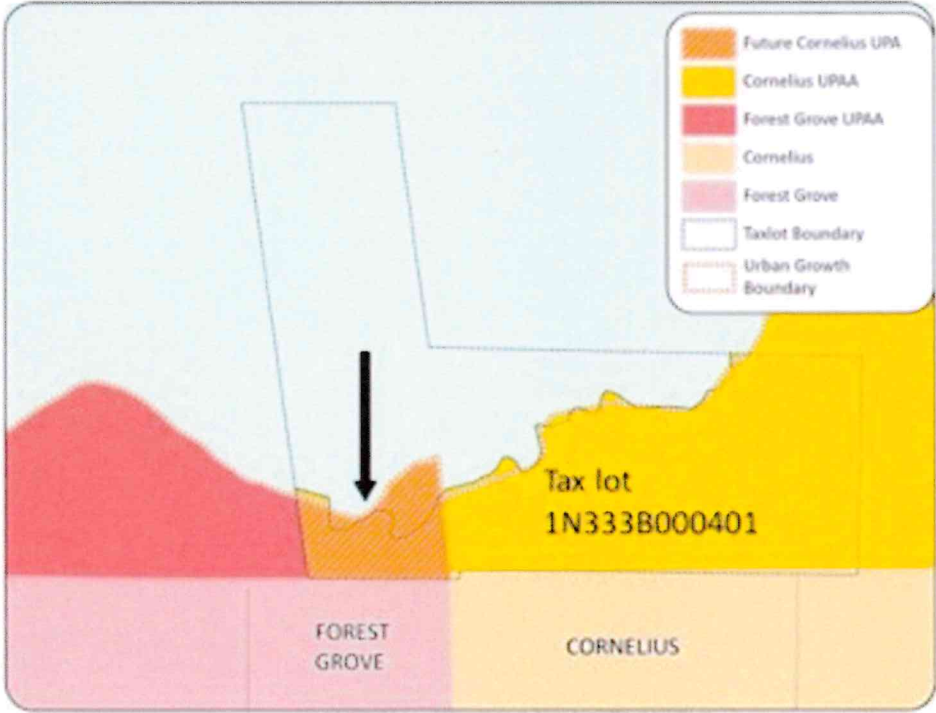
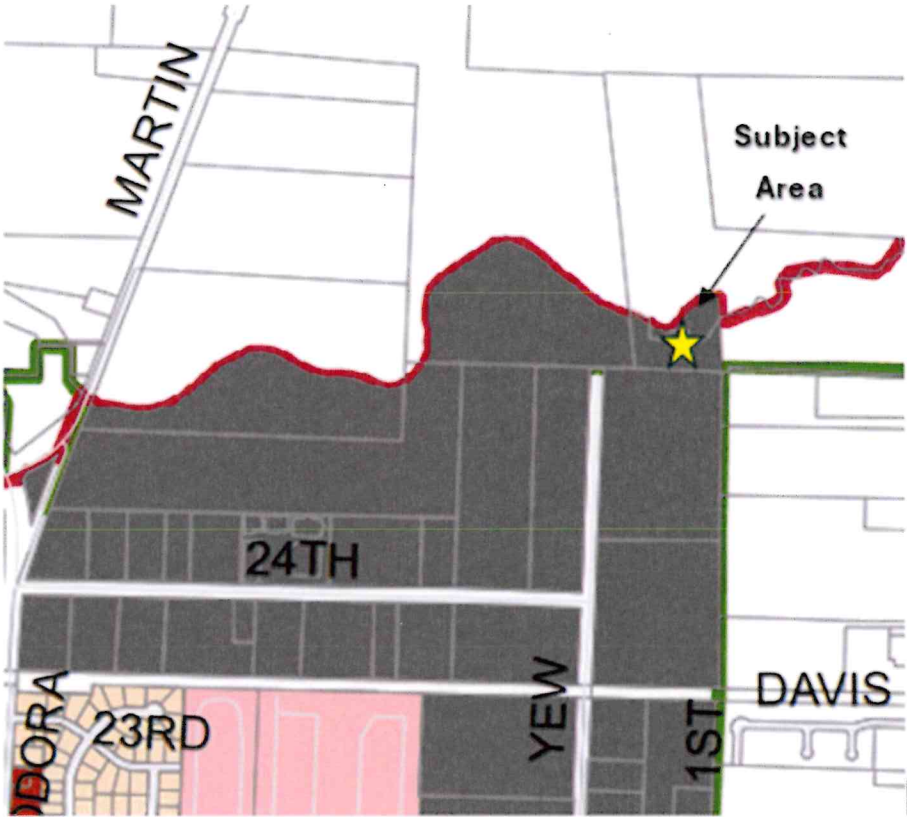


Nicole Ellis, Chair



Date

EXHIBIT A



STAFF REPORT TO CITY COUNCIL

TO: City Council

FROM: Jesse VanderZanden, City Manager

CC: Kim Ezell, Assistant City Manager
Dan Riordan, Senior Planner

MEETING DATE: July 13, 2026

SUBJECT TITLE: Resolution 2026-32 approving an Intergovernmental Agreement with Washington County to participate in and administer the Community Development Block Grant (CDBG) program for 2027-2029

**ACTION
REQUESTED:**

☐

Ordinance

☐

Order

☒

Resolution

☐

Motion

☐

Informational

BACKGROUND

Every three years, counties that receive federal Community Development Block Grant (CDBG) entitlement funds must requalify with the U.S. Department of Housing and Urban Development (HUD). Forest Grove has long participated in Washington County's consortium of 11 cities for CDBG funds and must approve the attached IGA to remain in the program. Participation in the program automatically includes Forest Grove in the County's HOME Investment Partnerships Program and Emergency Solutions Grant (ESG) programs. It also allows Forest Grove to continue having a representative on the Policy Advisory Board (PAB) that makes recommendations to the County Board of Commissioners on grant recipients.

The IGA covers years 2027-2029 and will automatically renew for one successive three-year qualification period from 2030-2032 unless either party provides written notice to the other that it elects not to participate. The IGA has been reviewed by County Counsel and HUD and is largely unchanged from the prior IGA except for extending the renewal period. The city must approve the IGA by July 31 to continue participating in the program.

FISCAL IMPACT

There is no direct fiscal impact. The IGA allows Forest Grove to be eligible for CDBG grants.

RECOMMENDATION

Staff recommend the City Council approve the Resolution 2026-32.

ATTACHMENTS:

- Resolution 2026-32
- Exhibit A: Intergovernmental Agreement with Washington County to participate in and

administer the Community Development Block Grant (CDBG) program for 2027-2029

RESOLUTION NO. 2026-32

RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH WASHINGTON COUNTY TO PARTICIPATE IN AND ADMINISTER THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FOR 2027-2029

WHEREAS, the City of Forest Grove has actively participated in the Community Development Block Grant (CDBG) program administered by and in collaboration with Washington County since its inception in 1979; and

WHEREAS, Washington County has requested cities in Washington County enter into an IGA with Washington County to continue administering the program for program years 2027-2029 with an option to extend for program years 2030-2032; and

WHEREAS, entering an IGA allows Forest Grove to be eligible to apply for CDBG grants and to serve on the Policy Advisory Board, who recommend grants for the Washington County Board of Commissioner approval; and

WHEREAS, the City of Forest Grove has successfully utilized the CDBG program for infrastructure and public facility improvements that helped serve low-moderate income residents and neighborhoods.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FOREST GROVE AS FOLLOWS:

Section 1. The City Council hereby approves the Intergovernmental Agreement (Exhibit A) with Washington County to participate in and administer the Community Development Block Grant Program (CDBG) for program years 2027-2029 with an option to extend for program years 2030-2032 and authorizes the City Manager to sign the Intergovernmental Agreement.

Section 2. This resolution is effective immediately upon its enactment by the City Council.

PRESENTED AND PASSED this 13th day of July, 2026.

Mariah S. Woods, City Recorder

APPROVED by the Mayor this 13th day of July, 2026.

Malynda H. Wenzl, Mayor

**INTERGOVERNMENTAL AGREEMENT
WASHINGTON COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
YEARS: 2027-2029**

This Agreement is entered into between Washington County ("COUNTY"), a political subdivision of the State of Oregon, and the City of Forest Grove ("CITY"), a municipal corporation of the State of Oregon located within Washington County, for the cooperation of units of local government under the authority of ORS 190.010.

I. RECITALS

WHEREAS, the Congress of the United States has enacted the Housing and Community Development Act of 1974 ("THE ACT"), the Housing and Urban/Rural Recovery Act of 1983, the Housing and Community Development Act of 1987, the National Affordable Housing Act of 1990; and

WHEREAS, the primary objective of the Act(s) is the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income; and

WHEREAS, the parties to the agreement agree to cooperate to undertake, or assist in undertaking, essential community development and housing assistance activities, as approved and authorized between the parties in the Community Development Block Grant (CDBG) Agreements, including the Washington County Consolidated Plan, and

WHEREAS, the Mayor of the City is authorized to execute this agreement on the City's behalf; and

WHEREAS, the Chair of the County Board of Commissioners is authorized to execute this agreement on the County's behalf, and

WHEREAS, the parties desire to join together to meet the criteria for an urban county in order to qualify to receive funds to meet national objectives,

NOW THEREFORE, in consideration of the mutual promises and benefits given and received within this agreement, the parties agree to the terms below:

II. MUTUAL COVENANTS

1. The CITY and the COUNTY agree to cooperate to undertake, or assist in undertaking, community renewal and lower income housing assistance activities.
2. The parties agree that this agreement covers the following formula funding programs administered by HUD where the County is awarded and accepts funding directly from

HUD: Community Development Block Grant program (CDBG), the HOME Investment Partnerships program (HOME), and the Emergency Solutions Grant program (ESG).

3. The parties agree to take all actions necessary to assure compliance with the urban county's certification required by Section 104 (b) of Title I of THE ACT, conducted and administered in accordance with Title VI of the Civil Rights Act of 1964 and the implementing regulations at 24 CFR part 1, the Fair Housing Act and the implementing regulations at 24 CFR part 100, and will comply with the obligation to affirmatively further fair housing (24 CFR 91.225(a) and Affirmatively Furthering Fair Housing Definitions and Certifications (86 FR 30779, June 10, 2021), to be codified at 24 CFR 5.151 and 5.152; Section 109 of Title I of THE ACT and the implementing regulations at 24 CFR part 6, which incorporates: Section 504 of the Rehabilitation Act of 1973, and the implementing regulations at 24 CFR part 8; Title II of the Americans with Disabilities Act of 1974 and the implementing regulations at 28 CFR part 35; the Age Discrimination Act of 1975, and the implementing regulations at 24 CFR part 146; and Section 3 of the Housing and Urban Development Act of 1968; and other applicable laws.
4. The parties expressly acknowledge and agree that the County has the final responsibility for selecting CDBG, HOME, and ESG activities and filing required documents with HUD.
5. The parties to this Agreement understand and agree that they may not sell, trade, or otherwise transfer all or any portion of CDBG funds to a Metropolitan City, Urban County, unit of general local government, or insular area that directly or indirectly receives CDBG funds in exchange for any funds, credits, or non-Federal considerations, but must use such funds for activities eligible under Title I of THE ACT as amended.

III. CITY COVENANTS

1. The CITY expressly agrees that as the cooperating unit of general local government it has adopted and is enforcing the following requirements of law:
 - 1.1 A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
 - 1.2 A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within jurisdictions.
2. The CITY agrees that it is subject to the same requirements applicable to subrecipients set forth in 24 CFR 570.501(b).
3. The CITY agrees in order to participate as a subrecipient under the terms of this agreement it shall, pursuant to 24 CFR 570.501(b), be subject to the same requirements applicable to subrecipients under 24 CFR 570.503, including the requirement to enter into a written contract. The City agrees that the County as the recipient is responsible for ensuring that CDBG, HOME, and ESG funds are used in accordance with all program requirements. The COUNTY, as recipient, is responsible for determining the adequacy of performance under subrecipient agreements.

4. The CITY authorizes the inclusion of its population for purposes of the Act(s), and joins together with other units of general local government to qualify the County as an urban county for Housing and Community Development Act block grant funds.
5. The CITY agrees it may not apply for grants from appropriations under the State CDBG program for fiscal years during the period in which it participates in the urban county's CDBG program.
6. The CITY agrees that it may not receive either HOME or ESG formula allocations, except through the County. Regardless of whether the County receives a HOME formula allocation, City agrees that it may not form a HOME consortium with other local governments. This does not preclude either the County or the City from applying for HOME or ESG funds from the State, if the State allows.
7. The CITY agrees that it may not sell, trade, or otherwise transfer all or any portion of such funds to another such metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG, HOME, or ESG funds in exchange for any funds, credits, or non-federal considerations, but must use such funds for activities eligible under Title I of the ACT, as amended.

IV. TERM OF AGREEMENT

1. This Agreement shall remain in effect for the three-year program period of Federal Fiscal Years 2027, 2028 and 2029, and until the funds granted and program income received during the three-year program period are expended and the funded activities completed. Neither the COUNTY nor the CITY may terminate, withdraw, or be removed from the program during the three-year program period.
2. This Agreement will renew automatically for participation for one successive three-year Urban County qualification period (Federal Fiscal Years 2030, 2031, and 2032), unless either party provides written notice to the other that it elects not to participate in the new qualification period. The parties agree to send any such notice to the HUD Field Office at 1220 SW 3rd Avenue, Suite 400, Portland, OR 97204-2825, upon such election, and by the date specified on the HUD Exchange Urban Counties website.
 - 2.1 The COUNTY will notify the CITY in writing of the CITY's right to make this election. The COUNTY shall send the notice to the CITY and HUD by the date specified on the HUD Exchange Urban Counties website.
 - 2.2 The parties agree to execute amendment(s) to this Agreement as may be required by HUD to meet any new Urban County Qualification requirement(s) for the subsequent qualification cycle, when applicable. Failure by either party to execute any such amendment, and to submit the amendment to HUD as provided in the Urban County Qualification Notice will void the automatic renewal of subsequent qualification periods set forth in Section IV.3 above.

V. TERMINATION

This Agreement may be terminated by the COUNTY in the event funding is no longer available; otherwise, neither party may terminate or withdraw from the Agreement while the Agreement

remains in effect. The agreement remains in effect until all funds (CDBG, HOME, ESG, and any program income) are expended and all activities are completed.

VI. ENFORCEMENT

The COUNTY and the CITY shall take all actions necessary to assure compliance with the County's certification under Section 104(b) of Title I of THE ACT, as amended, that the grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964, and the implementing regulations at 24 CFR Part 1, and the Fair Housing Act, and the implementing regulations at 24 CFR Part 100, and will comply with the obligation to affirmatively further fair housing. The Parties shall comply with Section 109 of Title I of THE ACT, and the implementing regulations at 24 CFR Part 6, which incorporates Section 504 of the Rehabilitation Act of 1973, and the implementing regulations at 24 CFR Part 8, Title II of the Americans with Disabilities Act of 1974, and the implementing regulations at 28 CFR Part 35, the Age Discrimination Act of 1975, and the implementing regulations at 24 CFR Part 146, and Section 3 of the Housing and Urban Development Act of 1968, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and the implementing regulations at 49 CFR Part 24, Section 104(d) of THE ACT, and the implementing regulations at 24 CFR Part 42, and all other applicable laws and regulations. The Parties agree that Urban County funding in no event will be used for activities in, or in support of, any cooperating unit of general local government that impedes the County's actions to comply with the County's fair housing certification.

VII. COMMUNITY DEVELOPMENT POLICY ADVISORY BOARD

The Community Development Policy Advisory Board provides oversight on Consolidated Plan Annual Action Plan, and report development, makes recommendations to the COUNTY on application questions and scoring criteria for CDBG, HOME, and ESG application cycles, rates and reviews applications and makes recommendations to the Washington County Board of Commissioners for program policy and project selection. The adopted bylaws of the Community Development Policy Advisory Board provide additional guidance. The CITY will have one primary and one alternate member participating on the Board.

VIII. INTERGRATION

This Agreement is the entire agreement of the parties on its subject and supersedes any prior discussions or agreements regarding the same subject, including that intergovernmental agreement executed June 26, 2014 and renewed and amended June 30, 2020, and renewed and amended September 5, 2023.

IX. CERTIFICATION

The parties by the signatures below certify that the governing body of each party has authorized entry into this Agreement and that those signing are authorized to execute this Agreement on the party's behalf.

IN WITNESS, the undersigned parties have executed this Agreement this ____ day of _____, 2026.

WASHINGTON COUNTY

CITY OF FOREST GROVE

BY _____
Chair, Washington County Board of
Commissioners

By _____

Title

Date (required)

Recording Secretary

Date (required)

STAFF REPORT TO CITY COUNCIL

TO: City Council

FROM: Kim Ezell, Assistant City Manager

CC: Jesse VanderZanden, City Manager
Dave Marzilli, Police Chief

MEETING DATE: July 13, 2026

SUBJECT TITLE: Resolution 2026-33 Calling a Measure Election to Submit to the Electors of the City of Forest Grove, Oregon of General Obligation Bonds to finance a new police facility

ACTION REQUESTED: ☐ Ordinance ☐ Order ☒ Resolution ☐ Motion ☐ Informational

2040 VISION PLAN

Action: 2.17 Build a new police facility

BACKGROUND

The current police facility was constructed in 1977. Since then, the police department has grown from 12 to 42 personnel, while the 12,120-square-foot facility has remained the same size. Police officers utilize the police facility to investigate cases, secure and process evidence, temporarily detain and process offenders, meet with victims, interview suspects, train on current practices and procedures, write reports, secure patrol vehicles, and equipment.

A 2016 Police Facility Needs Assessment identified 34 significant deficiencies including:

- Inadequate space for processing and storing evidence, which can jeopardize cases.
- Lack of a safe and private place to interview victims, which can result in sensitive information being overheard.
- Lack of adequate separation between adult and juvenile offenders as required by state law.
- Limited accessibility to critical areas for persons with disabilities.
- Does not meet current Americans with Disabilities Act, building, and seismic safety codes.
- Insufficient secure parking for police vehicles and equipment.
- Inability to expand or cost effectively remodel the existing building.

In 2018, an Alternatives Analysis was conducted to evaluate whether to remodel, expand, or replace the current facility. The findings included:

- Remodeling or expanding the existing building is impractical and more expensive than constructing a new facility.
- The current structure cannot support a second story.
- Does not meet current building codes and safety standards.
- The lot size is insufficient to expand the building and secure parking.

Based on these findings, Mackenzie Architecture designed a new police facility. The facility was valued engineered from approximately 25,000 to 21,500 square feet to reduce the cost. The new facility is about 45% larger than the current structure. The design provides:

- Expanded storage for evidence and records in a climate-controlled environment to support evidence integrity.
- Dedicated, private, and safe interview spaces for victims, and families.
- Separate holding areas for adult and juvenile offenders to comply with state law and address safety concerns.
- Accessibility for all by complying with current ADA standards.
- Meets all current building and seismic safety codes.
- Secure parking to protect vehicles and equipment.
- Adequate space for officers to work on cases and effectively train.
- Meets the community's needs for 40 years or more.

The new facility will be located on the corner of 19th and Birch on city-owned property, adjacent to other city facilities. This site is centrally located to ensure equal distant response times and convenient public access. The new design incorporates elements of Forest Grove's history and proximity to nature, utilizing materials such as brick and wood. A new police facility is the next step in the City's long-term building plan and an investment to ensure the safety, accessibility, and operational efficiency of the Forest Grove Police Department.

This project has been the subject of many work sessions since 2015. The most recent occurred on June 8 and June 22, 2026, where the Council reached consensus 1) to place a \$29.5 million general obligation bond on the November 2026 ballot, 2) on the proposed ballot measure language, and 3) to consider a resolution approving a ballot measure at the July 13, 2026 meeting. The attached Resolution 2026-33 has been reviewed by bond counsel.

FISCAL IMPACT

Construction of the new police facility is estimated to cost \$29.5 million. For the average assessed household, this is approximately \$193 per year or \$17 per month over the life of the 20-year bond. The average levy rate over the life of the bond is estimated to be \$0.69 per \$1,000 of assessed property value.

RECOMMENDATION

Staff recommend that the City Council adopt Resolution 2026-33.

ATTACHMENTS:

- Resolution 2026-33
- Exhibits A, B, & C: Ballot Title, Explanatory Statement, & Notice of Receipt of Ballot Title

RESOLUTION NO. 2026-33

RESOLUTION CALLING A MEASURE ELECTION TO SUBMIT TO THE ELECTORS OF THE CITY OF FOREST GROVE, OREGON OF GENERAL OBLIGATION BONDS TO FINANCE A NEW POLICE FACILITY

WHEREAS, the City of Forest Grove, Oregon (the “City”), determines that it will benefit the City to obtain the authority to issue up to \$29,500,000 of general obligation bonds (the “Bonds”) to finance the capital costs described in the form of ballot title attached here to as Exhibit A (the “Project”); and

WHEREAS, Oregon Revised Statutes (“ORS”) Section 287A.050, the City Charter, and the Oregon Constitution authorize the City to issue general obligation bonds to finance capital costs upon approval by the electors of the City; and

WHEREAS, ORS 287A.050 limits the amount of general obligation bonds for certain types of general obligation bonds to three percent of the real market value of taxable property in the City, and issuing the Bonds described in this resolution will not cause the City to exceed this limit; and

WHEREAS, the City anticipates incurring expenditures (the “Expenditures”) to finance costs of the Project and wishes to declare its official intent to reimburse itself for any Expenditures it may make on the Project from the proceeds of the Bonds which may be issued in multiple series.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FOREST GROVE AS FOLLOWS:

Section 1. A measure election is hereby called for the purpose of submitting to the electors of the City the question of issuing up to \$29,500,000 in principal amount of general obligation bonds to finance the Project.

Section 2. The measure election hereby called shall be held in the City on the 3rd day of November, 2026. The election shall be conducted by mail pursuant to ORS 254.465 and 254.470.

Section 3. Pursuant to ORS 250.285, the City Council approves the ballot title that is attached as Exhibit A and the explanatory statement that is attached as Exhibit B, in substantially the forms attached but with such changes as the City Official, defined below, may approve, and directs that the ballot title be filed with the City Elections Officer.

Section 4. Pursuant to ORS 250.275(5) and 250.285 the City Elections Officer shall publish in the next available edition of The Oregonian, or in another newspaper of general distribution within the City, a notice of receipt of the ballot title including notice that an elector may file a petition for review of the ballot title pursuant to ORS 250.296 not later than the seventh business day after the title is filed with the City Elections Officer. The notice shall be in substantially the form attached to this resolution as Exhibit C with such changes as the City Official may approve.

Section 5. Pursuant to ORS 254.095(2), the City directs the City Recorder, as the City Elections Officer of the City, to submit to the County Clerk for Washington County, Oregon, a certified copy of this Resolution, the ballot title, the explanatory statement and all other necessary information no later than September 3, 2026, so that this measure may appear on the ballot for the November 3, 2026 election.

Section 6. The City authorizes the City Manager or the City Manager's designee (each a "City Official"), to act on behalf of the City and to take such action as is necessary or appropriate to carry out the purposes and intent of this resolution in compliance with the applicable provisions of law.

Section 7. This resolution shall take effect immediately upon its adoption.

PRESENTED AND PASSED this 13th day of July 2026.

Mariah S. Woods, City Recorder

APPROVED by the Mayor this 13th day of July, 2026.

Malynda H. Wenzl, Mayor

EXHIBIT A

FORM OF BALLOT TITLE CITY OF FOREST GROVE WASHINGTON COUNTY, OREGON

CAPTION

General Obligation Bonds to replace the current police facility

QUESTION

Shall Forest Grove issue general obligation bonds not to exceed \$29.5 million in principal for a new police facility?

If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.

SUMMARY

Approval of this measure would authorize the City of Forest Grove to issue up to \$29.5 million in general obligation bonds to provide a new police facility on City property.

The current facility was constructed in 1977 and has remained the same size while the department has grown from 12 to 42 personnel. Renovating or expanding the current facility is more expensive than building a new facility. The bonds would finance capital costs, including:

- Adding space for evidence
- Creating a safe place to interview victims
- Ensuring separation of adults and juvenile offenders
- Improving accessibility
- Meeting seismic and building codes
- Providing secure parking for police vehicles and equipment

The levy rate is estimated at \$0.69 per \$1,000 assessed value. The bonds are estimated to cost approximately \$193/year for the average assessed home. Actual levy rates may differ due to the interest rates at the time of issuance and changes in assessed value. Bonds may be issued in multiple series, maturing 21 years or less from issuance.

EXHIBIT B

FORM OF EXPLANATORY STATEMENT CITY OF FOREST GROVE WASHINGTON COUNTY, OREGON

Proceeds from these bonds would provide a new police facility for the Forest Grove Police Department. The current police facility was constructed in 1977. Since then, the Police Department has grown from 12 to 42 personnel while the 12,120-square-foot facility has remained the same size.

Police officers use the current facility to investigate cases, secure and process evidence, temporarily detain and process offenders, meet with victims, interview suspects, train on current practices and procedures, write reports, and secure patrol vehicles and equipment.

A 2016 Police Facility Needs Assessment identified 34 significant deficiencies in the current facility, including:

- Inadequate space for processing and storing evidence, which can jeopardize cases.
- Lacks a safe and private place to interview victims, which can result in sensitive information being overheard.
- Lacks adequate separation between adult and juvenile offenders as required by state law.
- Limited accessibility for persons with disabilities.
- Noncompliant with ADA requirements, building and seismic codes.
- Insufficient secure parking for police vehicles and equipment.

In 2018, an Alternatives Analysis evaluated whether to remodel, expand, or replace the current facility. Its findings included:

- Remodeling or expanding the current facility is impractical and more expensive than constructing a new facility.
- The current facility cannot support a second story.
- The current facility does not meet current building codes and safety standards.
- The current lot size is insufficient to expand the current facility and secure parking.

Based on these findings, Mackenzie Architecture designed a new facility, which was value-engineered from approximately 25,000 to 21,500 square feet to reduce costs and is about 45% larger than the current facility. The design provides:

- Expanded storage for evidence and records in a climate-controlled environment to support evidence integrity.
- Dedicated, private, and safe interview spaces for victims and families.
- Separate holding areas for adult and juvenile offenders to comply with state law and address safety concerns.
- Compliance with ADA requirements, building and seismic codes.
- Secure parking to protect vehicles and equipment.
- Adequate space for officers to work on cases and effectively train.

The new design incorporates elements of Forest Grove's history and proximity to nature, using materials such as brick and wood. It is expected to meet the community's needs for 40 years or more.

The new facility will be located on the corner of 19th and Birch on City-owned property, adjacent to other City facilities. The site is centrally located to facilitate convenient public access and maintain response times.

Funding the new facility is estimated to cost \$29.5 million. For the average assessed household, this is approximately \$193 per year or \$17 per month. Actual levy rates may differ due to the interest rates at the time of issuance and changes in assessed value. Bonds may be issued in multiple series, maturing 21 years or less from issuance.

A new facility is the next step in the City's long-term building plan and an investment to ensure the safety, accessibility, and operational efficiency of the Forest Grove Police Department.

Submitted by the Forest Grove City Council.

EXHIBIT C

NOTICE OF RECEIPT OF BALLOT TITLE

Notice is hereby given that a ballot title for a measure referred by the City of Forest Grove has been filed with the City Elections Officer on July 13, 2026. The ballot title caption is “General Obligation Bonds to replace the current police facility.” A copy of the ballot title is available from the City’s Elections Officer. An elector may file a petition for review of this ballot title in the Washington County Circuit Court no later than 5:00 pm July 22, 2026 under ORS 250.296.

Mariah S. Woods, City Recorder,
City Elections Officer

This legal notice is to be published by the City Elections Officer in *The Oregonian*, or in another newspaper of general distribution within the City.



URBAN RENEWAL

Jesse VanderZanden | Executive Director

Kim Ezell | Deputy Director

July 13, 2026

City of Forest Grove

AGENDA

Vision 2040 Plan

URA Background

Case Studies

URA Property Overview

Financial Metrics

Process / Next Steps

PURPOSE

3

The give the Board sufficient information to make an informed policy decision about next steps regarding the three developable properties owned by the Urban Renewal Agency.

This is the first of two planned work sessions to set direction for the URA developable properties.

PATH FORWARD

4

Work Session #1

URA Background

FG URA Milestones

Case Studies

Property Overview

Financial Metrics

Work Session #2

Feasibility Studies

Marketing and Development
Pathways

VISION 2040 PLAN

5



- **2040 VISION:** “We are a destination with a vibrant downtown and local economy where independent businesses thrive...”
- **2040 GOAL: ECONOMY**
 - **Action 1.1:** Conduct a feasibility analysis for a grocery store (Also in 3-year Action Plan)
 - **Action 1.2:** Increase volume and diversity of commercial business development
 - **Action 1.6:** Strengthen the city’s partnership with local small businesses
 - **Action 1.10:** City incentive programs to support/retain small/local businesses

VISION 2040 PLAN

6



- **2040 VISION:** “We are a destination with a vibrant downtown and local economy where independent businesses thrive...”
- **2040 GOAL: COMMUNITY GROWTH**
 - **Action 2.5:** Activate policies around utilizing downtown “upstairs” apartments
 - **Action 2.27:** Encourage wellness through infrastructure policies and design standards
 - **Action 2.32:** Increase walkability and address pedestrian barriers
 - **Action 2.36:** Explore park and ride options to improve access to transit

VISION 2040 PLAN

7



- **2040 VISION:** “We are a destination with a vibrant downtown and local economy where independent businesses thrive...”
- **2040 GOAL: COMMUNITY CONNECTION**
 - **Action 4.2:** Explore opportunities to create a central community gathering space

BACKGROUND: URA PURPOSE

8

The URA is governed by the URA Plan. The URA Plan's purpose is:

- ✓ **Eliminate “blight” and “blighting influences”**
- ✓ **Improve the utilization of land**
- ✓ **Encourage private investment and job creation**
- ✓ **Increase the taxable value of property within the urban renewal area benefitting all overlapping taxing districts**

BACKGROUND: URA GOALS

9

The URA Plan goals are:

- ✓ **Goal 1: Provide opportunities for public participation**
- ✓ **Goal 2: Adopt a prudent annual budget to minimize financial risk**
- ✓ **Goal 3: Improve the local investment climate by reducing financial barriers to development and redevelopment**
- ✓ **Goal 4: Promote a vibrant Forest Grove Town Center through strategic urban renewal investments**
- ✓ **Goal 5: Promote commercial and mixed-use redevelopment of sites along the Pacific Avenue corridor**



Springfield



Forest Grove



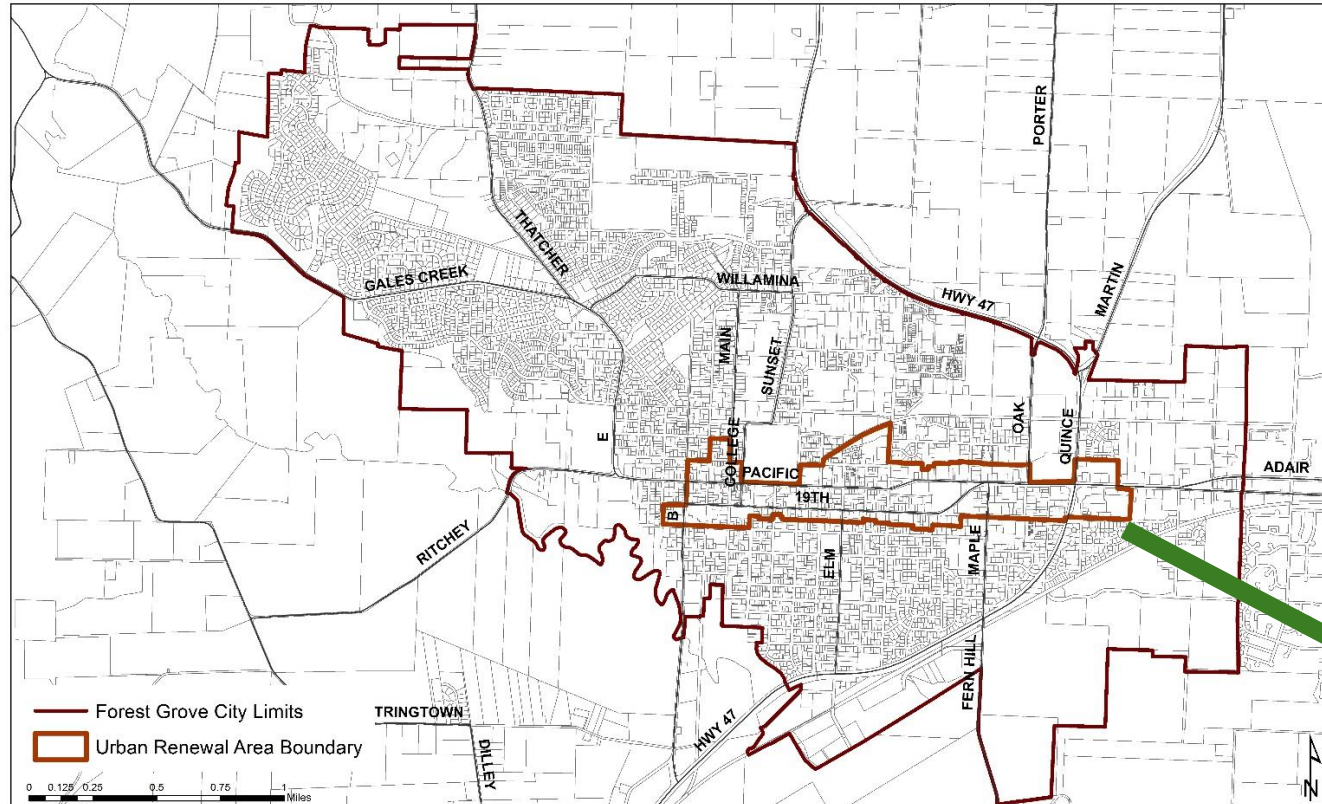
Monmouth



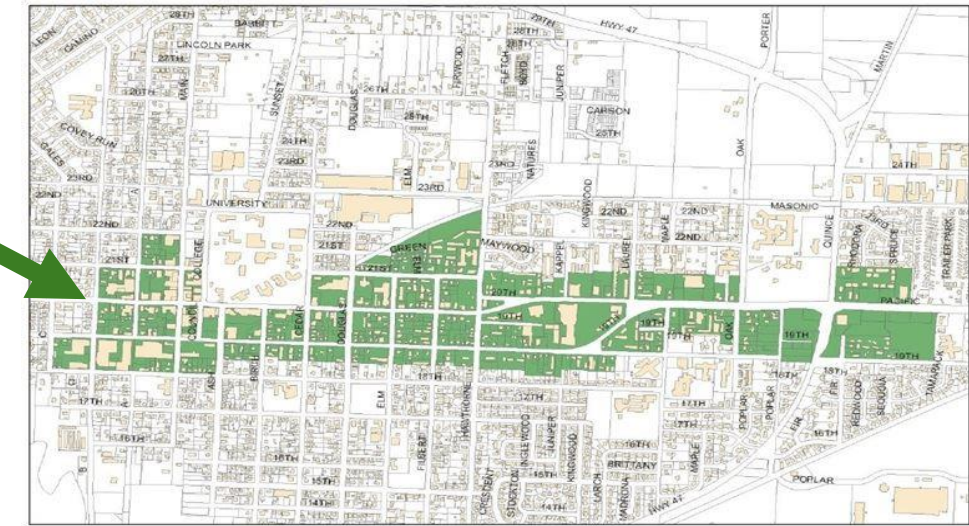
Independence

BACKGROUND: URA AREA

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1



**Forest Grove's Urban
Renewal Area covers
about 6% of the City.**

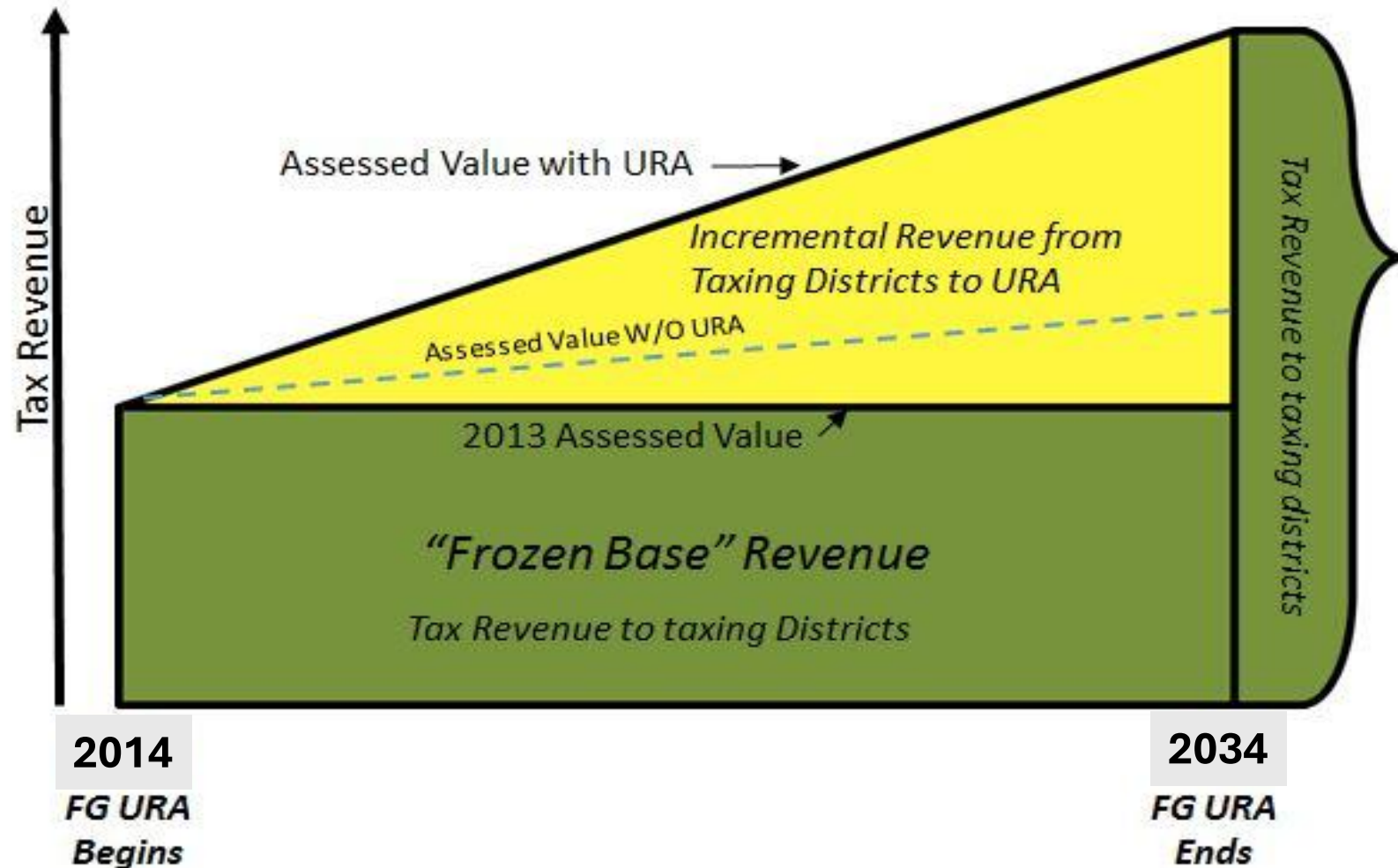


Forest Grove Urban Renewal Area

4-2

BACKGROUND: TAX INCREMENT

1
2



How tax increment financing or "TIF" works

BACKGROUND: MILESTONES

1
3

2014	2015	2016	2017	2018	2019	2020
• Established by Ordinance 2014-07	• Purchased Times-Litho Building • Exclusive Negotiating Agreement to develop Jesse Quinn	• Disposition and Development Agreement to develop Jesse Quinn • Construction begins	• Construction of Jesse Quinn completed • Project cost was \$15.5 million with \$2 million in URA assistance	• Introduce Storefront Improvement Grant Program • Fund installation art program	• Introduce Design Grant Program • Partially fund 21st Avenue Campus Corridor study	• Site B RFP for Grocery Store and housing with 30% of units affordable • Covid • Introduce Small Business Assistance Grant Program



BACKGROUND: MILESTONES

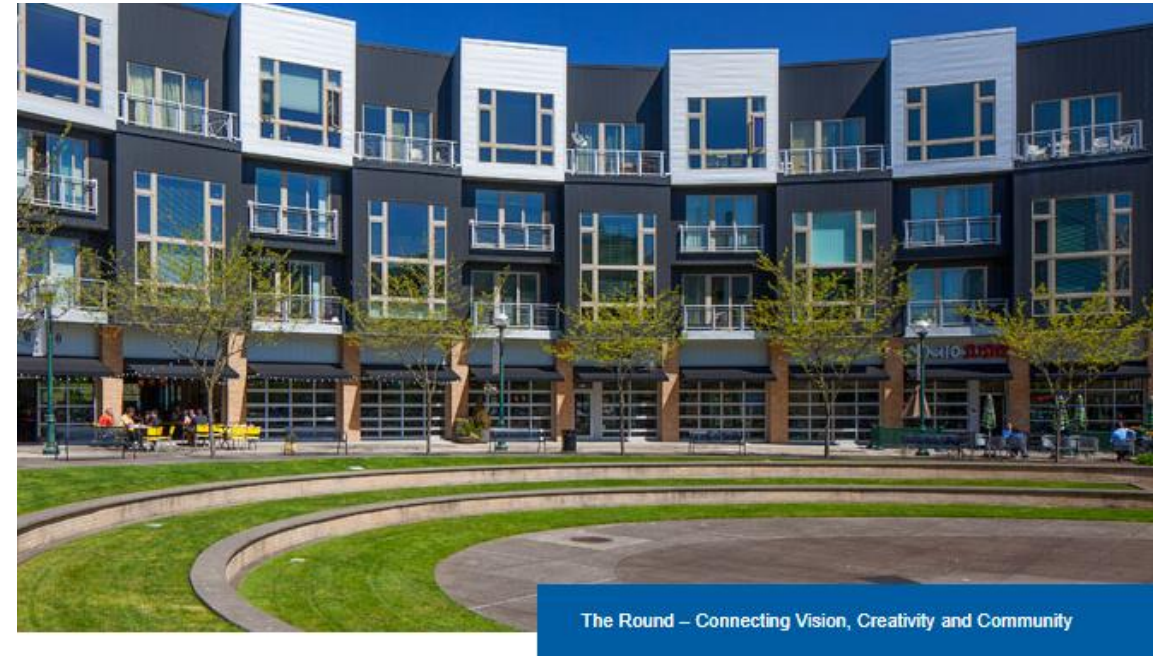
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2021	2022	2023	2024	2025	2026
• One proposal for Site B • Enter an Exclusive Negotiating Agreement for Grocery Store and Affordable Housing	• URA notified project is not financially feasible • Grocery store market analysis to determine next steps	• Rescope and issue another RFP for a grocery store on Site B • Draft Building Improvement Grant (BIG) Program	• Receive one proposal and enter into an Exclusive Negotiating Agreement for a grocery store • Introduce BIG and Design Grant Programs • Review URA Plan Opportunity sites for potential purchase(s)	• Notified grocery store not financially feasible • Target two Opportunity sites for purchase • Issue debt to purchase properties • Award BIG grants • Modify BIG grant program • Partially fund “Glow Up”	• Purchase Theater Building and Woodfold property • Modify BIG grant program

CASE STUDY: BEAVERTON

1
5

- URA Plan adopted 2010
- Expires 30 years or \$150 million in TIF funds
- Annual TIF funds of \$7.4 million
- URA Plan has 5 allocation categories:
 - Incentive Programs: 7%
 - Joint Investment Program: 33%
 - Community Identity Building: 4%
 - Transportation and Infrastructure: 48%
 - Debt Service and Oversight: 8%
- Has very popular Building Improvement Program which has awarded 17 grants



“The Round” mixed use development: public plaza, restaurants, condos, transit-oriented development (next to MAX), workspaces, and parking garage with ground level retail

CASE STUDY: BEND

1
6

- Three URA Plans for three investment areas, adopted in 2005, 2008, and 2020
- Two plans expire after 30 years, one after 25
- Total maximum indebtedness is: \$288.85M
- Each URA area has different priorities and incentives to meet City goals:
 - Juniper Ridge est. 2005, \$41.25M, 500 acres
 - Designated for industrial and employment development
 - Primary URA activity is development assistance up to 10% of total development/project cost
 - Murphy Crossing est. 2008, \$52.6M, 230 acres
 - Area largely viewed as ‘undevelopable’ due to poor access for transportation and utilities
 - Primary URA activity is direct investment in transportation and utility infrastructure to spur development
 - Core Area est. 2020, \$195M, 637 acres
 - Largest and most economically diverse of three areas – downtown core
 - Mixture of project grants, direct infrastructure investment, and redevelopment & development assistance

PROPERTY OVERVIEW: ZONING

1
7

Town Center Core (Theater Building):

- The purpose of this zone is to provide a concentration of retail and office uses in a defined area. Retail, service uses are required on the ground floor with an emphasis on those uses that serve a walk-in clientele. Office and/or residential uses are allowed on upper floors. The design standards for this zone require a continuous storefront facade featuring streetscape amenities for the pedestrian.

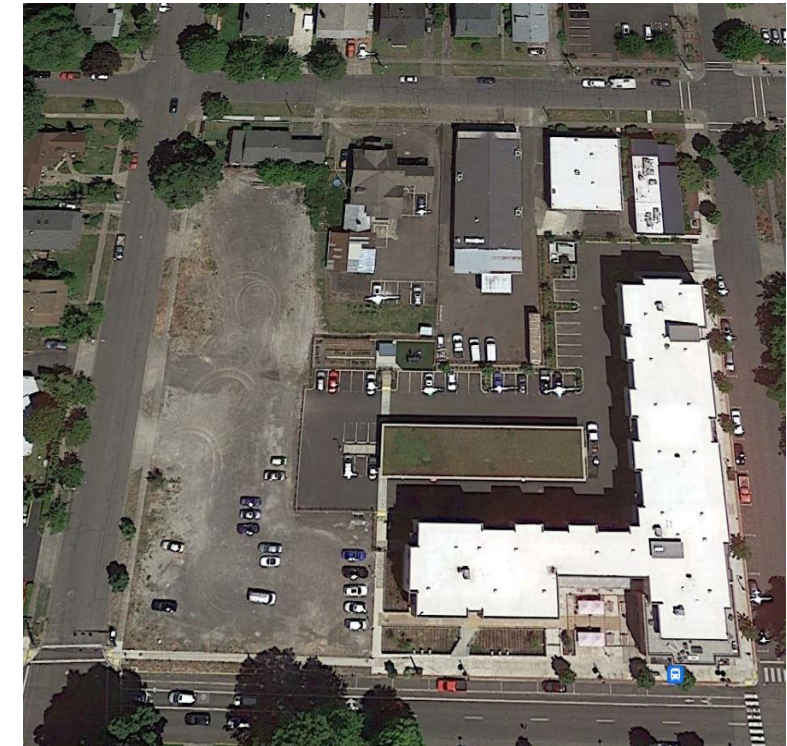
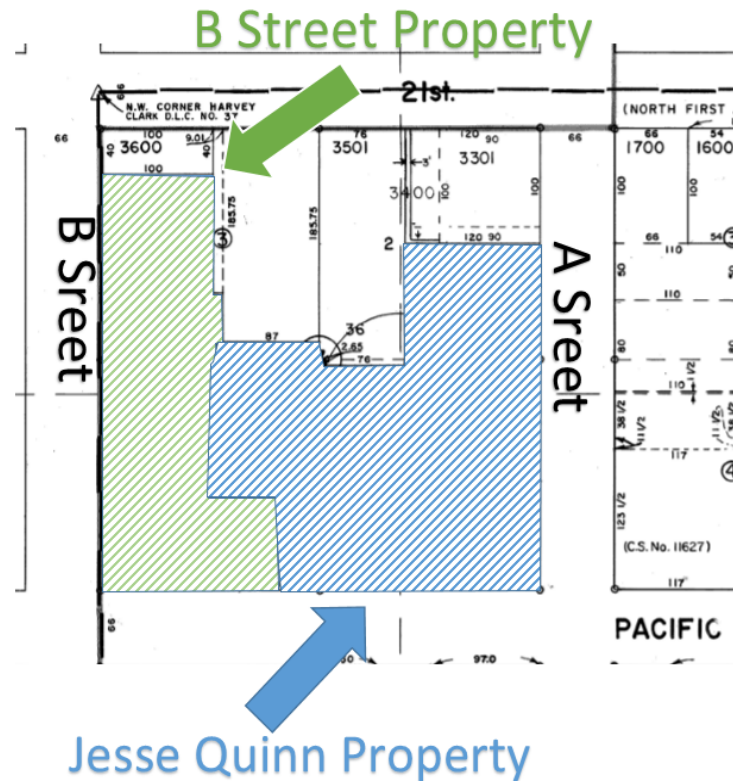
Town Center Transition (Site B and Woodfold):

- This zone is established to increase employment and housing opportunities in close proximity to the Town Center Core. A mix of retail, office, light industrial and residential uses are allowed in the TCT zone, but ground floor retail uses are permitted but not required. Consistent streetscape improvements such as street lighting, street trees and sidewalks will link the Town Center Transition zone with the Town Center Core.

PROPERTY OVERVIEW: SITE B

1
8

- Approximately 1 acre
- Zoned Town Center Transition
- Sloped up S to N
- Gravel
- Two RFP's:
 - Grocery store + housing
 - Grocery store
 - Did not result in DDA
- Grocery store study being updated



PROPERTY OVERVIEW : WOODFOLD LOT

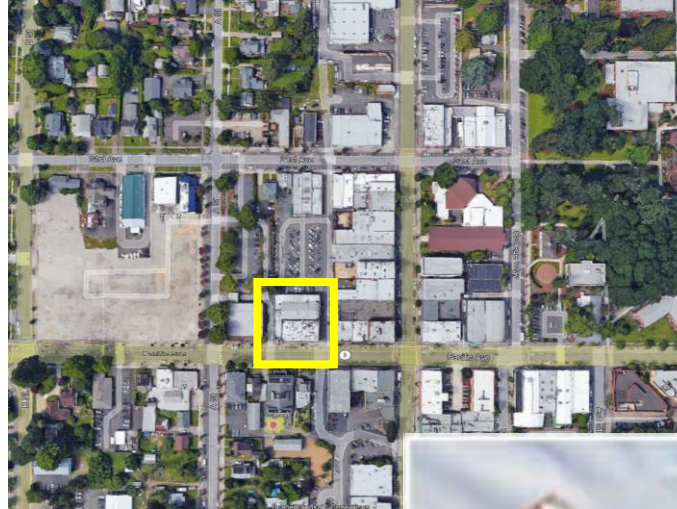
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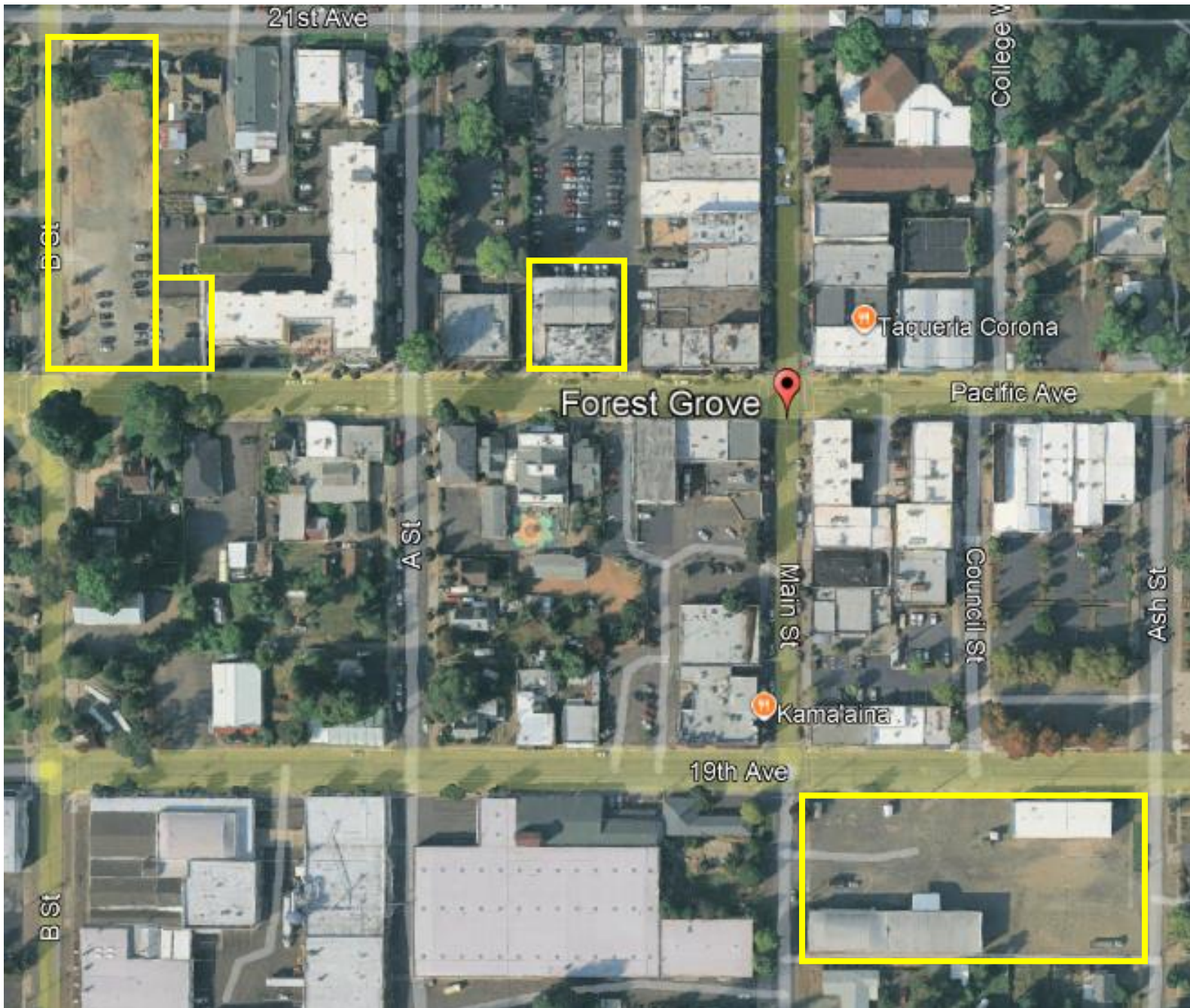
- Approximately 1.81 acres
- Zoned Town Center Transition
- Gravel surface
- Includes two storage buildings
 - One under month-to-month lease
 - One being considered for temporary storage
- Includes 3 food carts on month-to-month leases
- Property management firm managing leases



PROPERTY OVERVIEW : THEATER BUILDING

- 15,616 Square Feet Building
- Zoned Town Center Core
- Includes gravel parking strip
- Initial concept design shows potential for 14-31 hotel rooms, however, may require seismic improvements
- Roof and HVAC past design life
- Property management firm managing 3 multi-year and 1 month-to-month lease
- Boutique Hotel study to follow





- This map shows the proximity of all three properties

PROPERTY OVERVIEW : URA PLAN PROJECTS²₂

Potential projects on URA property in the URA Plan include:

- Town Center Public Plaza
- Transit-Oriented Development
- Mixed-Use Development incorporating housing, retail or office uses
- Stand Alone Residential Development
- Stand Alone Commercial Development
- Building Rehabilitation
- Site Clearance and Preparation
- Environmental Remediation

PROPERTY OVERVIEW: TYPES OF ASSISTANCE

2
3

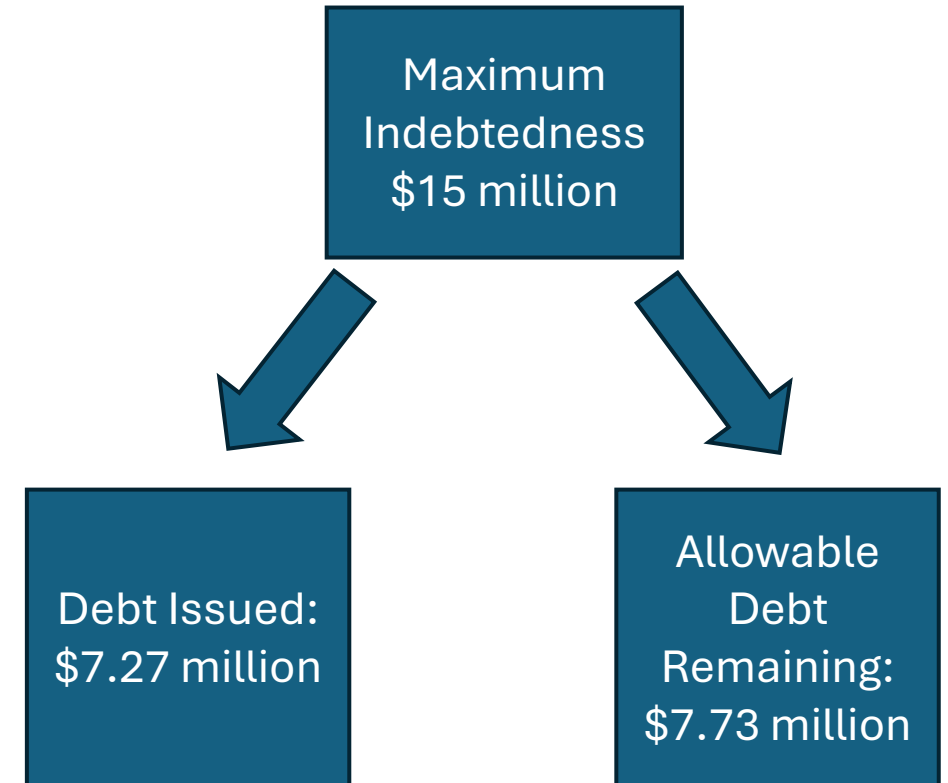
The following are types of URA development assistance :

- Hard costs include site preparation, construction expenses, and on/off site infrastructure improvements
- Soft costs include market studies, engineering reports, traffic impact studies, environmental analysis, and SDC waivers or write-downs
- Low interest loans or grants, including matching grants

FINANCIAL METRICS: DEBT

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4

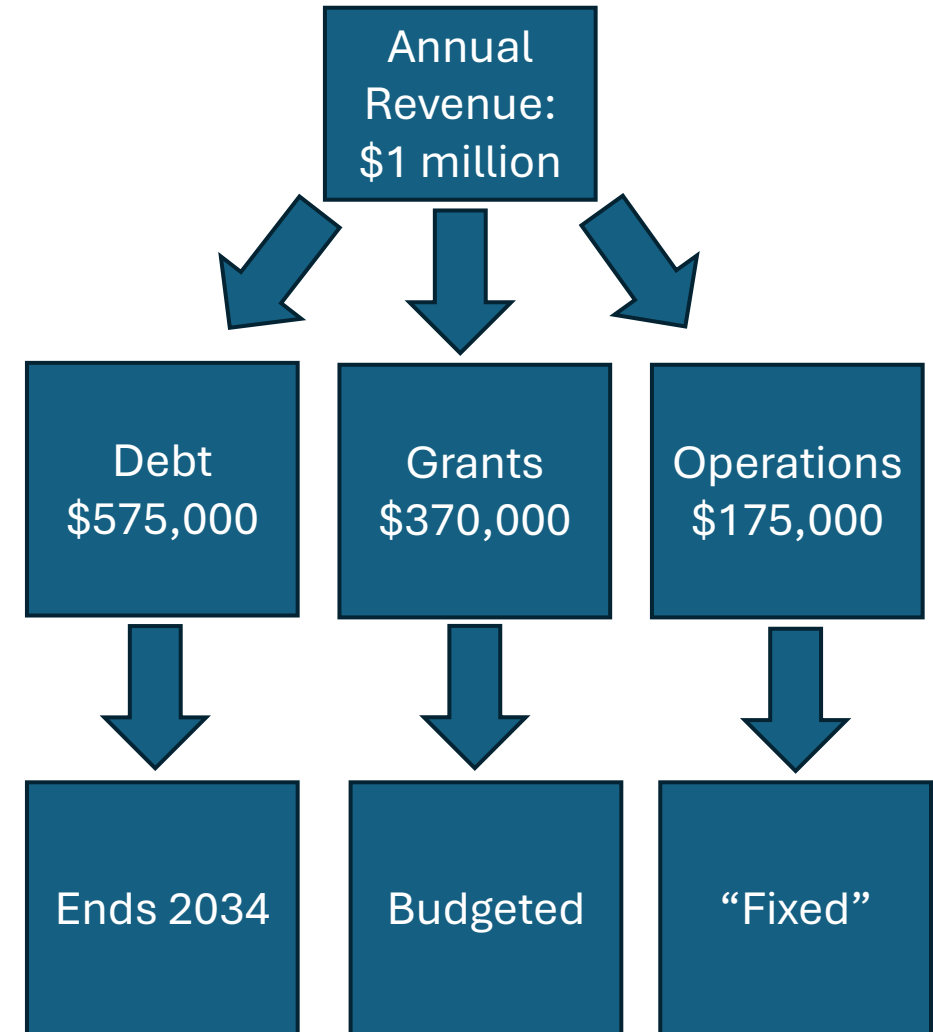
- The URA Plan authorizes:
 - \$15 million in maximum indebtedness
 - Up to 3 debt issuances
- The URA has:
 - Issued debt 2 times
 - Current debt is \$577,500 per year until 12/31/34
- The URA could issue more debt, however, it would extend the repayment period past 2034



FINANCIAL METRICS: CASH FLOW

2
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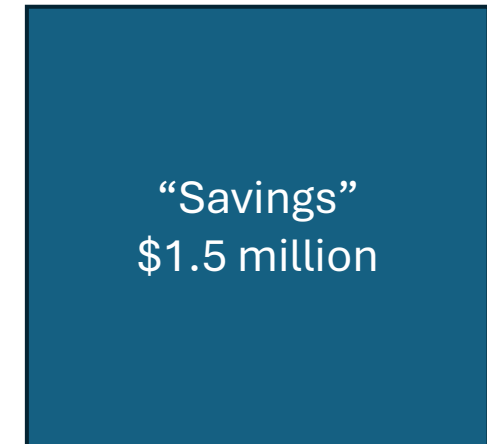
- Annual Revenue is projected to reach \$1 million in FY 26-27
- Divided into 3 buckets:
 - Debt: remains the same until 2034
 - Grants: BIG, Storefront, Design
 - Operations: staff, professional services
- Annual revenues expected to match annual expenses in FY 27-28
- Annual revenues expected to exceed current expenses in FY 28-29



FINANCIAL METRICS: CAPITAL

2
6

- Currently there is approximately \$1.5 million in unappropriated fund balance or “savings”
- Assuming other expenses remain the same, these funds can be used to incentivize projects
- Based on current projections and assuming the funds are not allocated elsewhere, the “savings” will increase starting in FY 28-29



HYPOTHETICAL SCENARIO #1

2
7

Boutique Hotel study says it will require \$2 million in incentives to attract development of a hotel

Considerations that would be brought to the Board:

- Whether to incentivize and if so, at what amount
- Impact of doing so on incentivizing development of other URA properties
- Whether to adjust URA annual programs to further incentivize development

HYPOTHETICAL SCENARIO #2

2
8

Grocery Store study says insufficient URA incentive capacity to attract a downtown grocery store

Considerations that would be brought to the Board:

- Whether to continue requiring a grocery store in future proposals
- If not, what type of development is desired for Site B and Woodfold
- Are there other public amenities, i.e., plaza, as a condition of development
- If so, which site is best suited and is there sufficient incentives to require it

POTENTIAL PROCESSES FOR MARKETING AND DEVELOPING PROPERTIES

2
9

Several avenues exist to market and develop the URA's properties, including development requirements, incentives, and whether to package sites together or separately. Over the summer, staff will work to define the pathways available and bring forward recommendations to the Board.

Some of the options staff is researching include:

- NOSA – Notice of Site Availability
- RFQ – Request for Qualifications
- RFP – Request for Proposals
- Marketing Assistance
 - Detailed Offering Memorandum
 - Active marketing through real estate portals and industry contacts
 - Site tours
- Combination of the above

CONCEPTS AND QUESTIONS

3
0

To prepare for the next work session and staff work on developing marketing pathways:

- Does the Board have other concepts that you'd like staff to consider, beyond what you've shared previously?
 - Public plaza, grocery store, boutique hotel
- Any questions?
- Any other information or data you would like to have for the next work session?

PATH FORWARD

3
1

Work Session #1

URA Background

FG URA Milestones

Case Studies

Property Overview

Financial Metrics

Work Session #2

Feasibility Studies

Marketing and Development
Pathways