# Tigard Business Meeting
# AGENDA

**Tigard City Council & Local Contract Review Board**

| | |
|---|---|
| **Meeting Date and Time:** | October 6, 2026 - 5:30 p.m. Study Session & 6:30 p.m. Business Meeting |
| **Meeting Location:** | Hybrid - City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223 |

**Public Notice:** In accordance with Oregon House Bill 2560, this will be a hybrid meeting where some Council, staff, or public will participate in person and some will participate remotely.

How to comment:

- Written public comment may be submitted electronically at www.tigard-or.gov/Comments by noon the day before the meeting date.
- If attending the meeting in person, please fill out the public comment sign-in sheet at the front of the room and come to the microphone when your name is called.
- If you prefer to call in, please call 503-966-4101 when instructed to be placed in the queue.
- You may comment by video through the Teams app. Go to this link to learn how to participate by video: https://www.tigard-or.gov/your-government/video-public-testimony-registration
- Individuals wishing to provide public testimony should plan to speak for no more than 2 minutes. If there are a large number of speakers, the Mayor or Presiding Officer may reduce the time per speaker to 1 minute and may limit the number of speakers in order to allow as many people as possible an opportunity to be heard.

Upon request, the City will endeavor to arrange for the following services:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters.

Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. Please notify the City of your need by 5:00 p.m. on the Thursday preceding the meeting by contacting: Acting City Recorder Lindsay Bartholomew at 503-718-2417 / lindsay.bartholomew@tigard-or.gov or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

**See Attached Agenda**

View Livestream Online: https://www.tigard-or.gov/boxcast

Cable Viewers: The City Council meeting will be shown live on Channel 21 (1st Tuesdays) and Channel 28 (2nd & 4th Tuesdays) at 6:30 p.m. The meeting will be rebroadcast at the following times on Channel 28:

Thursday 6:00 p.m. Friday 10:00 p.m. Saturday 7:30 p.m. Sunday 11:30 a.m. Monday 6:00 a.m.

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5:30 p.m.

1. Study Session

   A. Tigard HOME (Housing, Opportunity, Mobility, and Enterprise) Project Update **5:30 p.m. estimated time**

   B. 2027 State and Federal Legislative Agenda Development **5:50 p.m. estimated time**

   C. Council Liaison Reports **6:05 p.m. estimated time**

6:30 p.m.

2. Business Meeting

   A. Call to Order

   B. Roll Call

   C. Pledge of Allegiance

   D. Call to Council and Staff for Non-Agenda Items

3. Public Comment **6:35 p.m. estimated time**

   A. Public Comment – Written

B. Public Comment – In Person

C. Public Comment – Phone-In or Video

4. City Manager Report **6:45 p.m. estimated time**

5. Consent Agenda: (Tigard City Council & Local Contract Review Board) The Consent Agenda is used for routine items including approval of meeting minutes, contracts or intergovernmental agreements. Information on each item is available on the city's website in the packet for this meeting. These items may be enacted in one motion without separate discussion. Council members may request that an item be removed by motion for discussion and separate action.
**6:50 p.m. estimated time**

A. Consider Contract for Red Rock Creek Vegetation Enhancement

B. Approval of City Council Meeting Minutes

- Consent Agenda - Items Removed for Separate Discussion: Any items requested to be removed from the Consent Agenda for separate discussion will be considered immediately after the Council has voted on those items which do not need discussion.

6. Oregon Housing Planning Updates **6:55 p.m. estimated time**

7. Planning Commission Annual Report 2026 **7:25 p.m. estimated time**

8. Family Peace Center Update **7:55 p.m. estimated time**

9. Domestic Violence Awareness Month Proclamation **8:10 p.m. estimated time**

10. Public Hearing: Consider Ordinance for Street Name Changes **8:15 p.m. estimated time**

11. Discussion on Community Development Level of Service (Requested by Mayor Hu & Councilor Schlack) **8:25 p.m. estimated time**

12. Non-Agenda Items

13. Executive Session: The Tigard City Council may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(4), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.

14. Adjournment **9:05 p.m. estimated time**

**AIS-6252** **1. A.**

**Business Meeting**

**Meeting Date:** 10/06/2026

**Length (in minutes):** 20 Minutes

**Agenda Title:** Tigard HOME (Housing, Opportunity, Mobility, and Enterprise) Project Update

**Authored By:** Amber Gomez

**Presented By**: Associate Planner Gomez

**Item Type**: Update, Discussion, Direct Staff

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**Information**

**Explanation of Issue**

Staff will provide a preview of the recommended policy approaches in advance of the October 27, 2026, City Council meeting.

**Action Requested**

No formal action is requested at this time. Staff will provide an update on the recommended code approaches for Tigard HOME to be presented at the Council Meeting on October 27, 2026. This preview will allow Council to ask questions or request additional information prior to providing policy direction at the business meeting.

**Background Information**

The Tigard HOME (Housing, Opportunity, Mobility, and Enterprise) project community engagement plan kicked off in June 2025 and concluded in August 2026. Engagement was split into three phases. The first phase went from June through October 2025, and gathered input on the types of amenities, shops, and services residents want in Tigard neighborhoods. The second phase went from November 2025 through June 2026, and focused on residents' preferred building forms and locations for new neighborhood shops and services. The third phase went from July through August 2026 and sought feedback on the recommended policy approaches based on the first two phases of community engagement. In total, staff engaged over 1,300 community members across 34 events.

At the October 27, 2026, City Council Business Meeting, staff will present the final Tigard HOME Community Engagement Report, provide a summary of the engagement findings, and will give a briefing on updates to the recommended policy approaches based on public input received. In tonight's Study Session (October 6, 2026), staff will present the updates to the recommended policy approaches to gather Council's initial feedback, concerns, or questions ahead of the October 27, 2026, meeting. The recommended policy approaches address different business types allowed in neighborhoods, the allowed uses for businesses in neighborhoods, and where neighborhood businesses could locate within residential zones. The attached files will be provided as handouts for reference at the Study Session.

**Alternatives & Recommendation**

N/A

**Additional Resources**

N/A

**Attachments**

Reference Materials

Reference Map

# Recommended Standards Framework

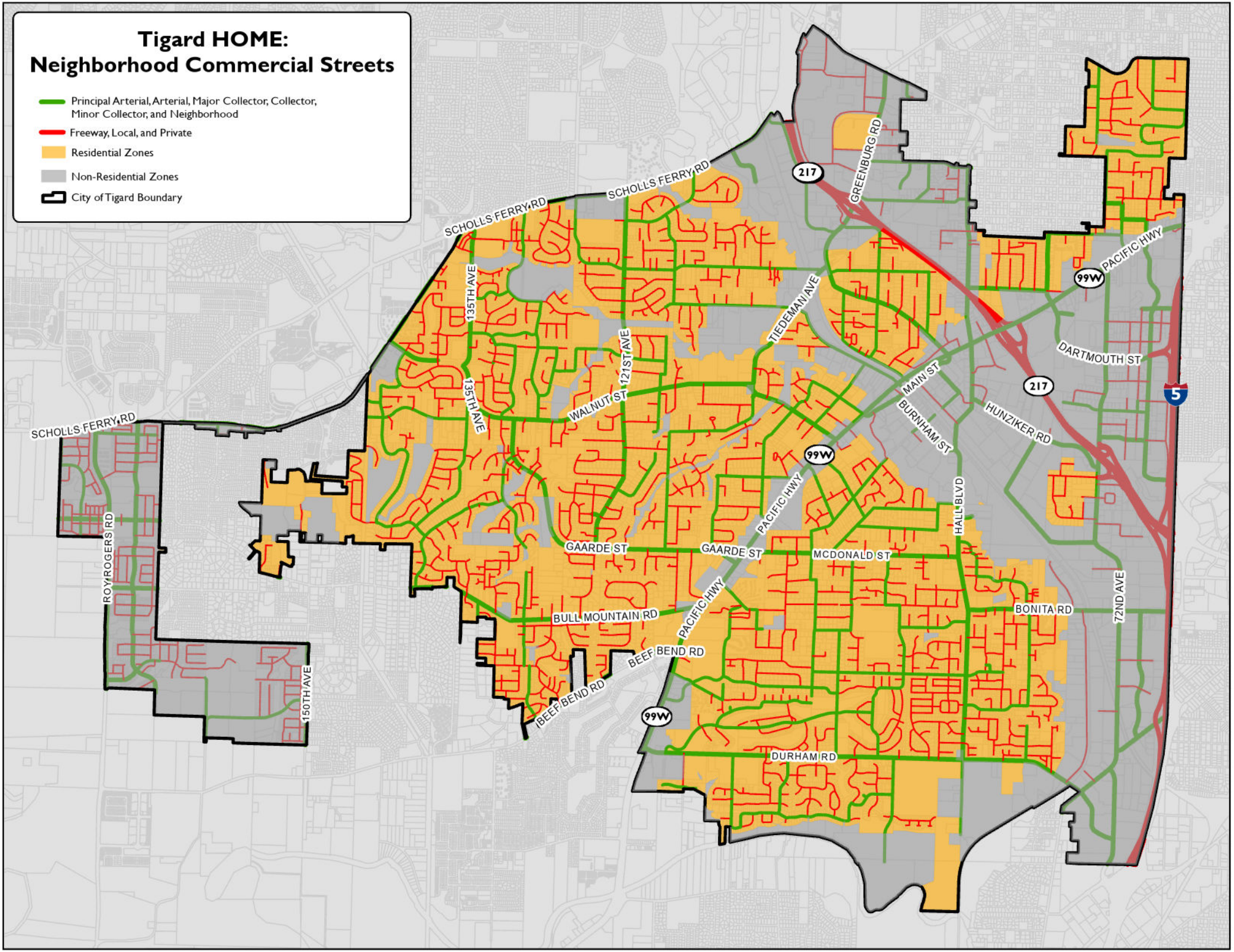
| | **Home Occupations** (Allowed by Right) | **Home Businesses** (Type I Review) | **Neighborhood-Scale Commercial** (Type II Review) |
|---|---|---|---|
| Employees | Not allowed | Restricted | Unrestricted |
| Customers | Not allowed | **Restricted (Max. 10 per day)** | Unrestricted |
| Outdoor Activity | Minimal | Restricted | Restricted |
| Operating Hours | Unrestricted | Restricted | Restricted |
| Building standards | None | Minimal | Most |
| Site design standards | None | Minimal | Most |
| Location Restrictions | None | None | Restricted |
| Signs | Not allowed | Restricted | Restricted |

# Neighborhood Commercial Allowed Uses

- **Indoor Sales & Services**
  - Eating & Drinking Establishments
  - Small Grocery Stores/Corner Stores
  - Activity Studios (yoga, music classes, martial arts, etc.)
  - Personal Services (nail salon, barber, tailor)
  - Retail
  - Light Repair Shops (bicycle or furniture repair)
  - Limited Pet Daycare
- **Office**
  - Medical & Dental Offices
  - Veterinarians
- **Artisan Manufacturing**
- **Mobility Hub**

# Uses Not Included

- **Indoor Sales & Services**
  - Appliance & furniture sales
  - Postal & printing services
  - Laundromat/Dry cleaners
  - Banks
  - Liquor stores
  - Weapons sales
  - Commercial daycare
  - Bowling alleys, ice rinks, etc.
- **All other Office uses**
- **Motor Vehicle-related uses**
- **Marijuana facilities**


Tigard HOME:
Neighborhood Commercial Streets
Principal Arterial, Arterial, Major Collector, Collector, Minor Collector, and Neighborhood
Freeway, Local, and Private
Residential Zones
Non-Residential Zones
City of Tigard Boundary
SCHOLLS FERRY RD
GREENBURG RD
217
PACIFIC HWY
99W
135TH AVE
TIEDEMAN AVE
121ST AVE
DARTMOUTH ST
MAIN ST
WALNUT ST
BURNHAM ST
HUNZIKER RD
5
HALL BLVD
ROY ROGERS RD
GAARDE ST
MCDONALD ST
BONITA RD
72ND AVE
BULL MOUNTAIN RD
BEEF BEND RD
150TH AVE
DURHAM RD

**AIS-6272** **1. B.**

**Business Meeting**

**Meeting Date:** 10/06/2026

**Length (in minutes):** 15 Minutes

**Agenda Title:** 2027 State and Federal Legislative Agenda Development

**Authored By:** Nicole Hendrix

**Presented By**: Assistant to the City Manager Hendrix

**Item Type**: Update, Discussion, Direct Staff

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**Information**

**Explanation of Issue**

Each year, City Council considers its council goals as well as community priorities, issues, and opportunities in developing its legislative agenda. These are conveyed in agency meetings and used to inform partnerships, support and opposition of bills, investments, and programs. Legislative agendas highlight city priorities and are one tool to advocate for important initiatives. In addition to the legislative agendas, the city and its partners pursue specific opportunities that align with our values as they arise.

The attached concepts for 2027 were developed by staff, CFM Advocates, and build upon the work of prior legislative sessions.

**Action Requested**

City Council is asked to give initial feedback on the draft legislative concepts to inform the final drafts of the state and federal legislative agendas that will come before Council in November.

**Background Information**

**Dates of Previous and Potential Future Considerations**

This will be the first discussion of the 2027 legislative agendas.

**Impacts (Community, Budget, Policies and Plans/Strategic Connection)**

Legislative agendas help guide policy and advocacy for Tigard. The recommended agenda advances key initiatives guided by Tigard's Community Promise, Council Goals, and Strategic Plan values of equitable, walkable, healthy, and accessible.

**Alternatives & Recommendation**

Tigard staff recommend the inclusion of the concepts proposed in the attached drafts. Staff welcome additions or refinement to the concepts.

**Additional Resources**

N/A

**Attachments**

Presentation
State Legislative Agenda 2027 DRAFT
Federal Legislative Agenda 2027 DRAFT

# 2027 Tigard Legislative Agenda Concepts

City Council
October 6, 2026



CITY OF Tigard

# Council Action

Provide initial feedback on draft legislative concepts for inclusion in the 2027 State and Federal Legislative Agendas.

# Concept Development & Considerations

- Input for internal team subject matter experts and leadership
- CFM Advocates
- National League of Cities and League of Oregon City priorities
- Building upon work from previous sessions

- City Initiatives such as Council Goals, Strategic Plan, and Community Promise:
  - ❖Equity
  - ❖Environment
  - ❖Economy
  - ❖Engagement
  - ❖Excellence

# State Legislative Concepts

## Transportation

- Revisit parking minimums
- Facilitate jurisdictional transfers or urban arterials

## Housing

- Technical fixes to SB 974 and HB 2003
- Expand state land-bank framework
- Expand infrastructure investment funding
- Pause housing policy bills to allow cities to implement existing initiatives

## Homelessness

- Establish stable funding mechanism for shelters and support services
- Receive support for cities to respond such as funding for police support and street outreach

# Federal Legislative Concepts

- Project and program specific funding requests
- Policy priorities
  - Transportation reauthorization
  - Low-Income Housing Tax Credit reform
  - Funding for affordable housing rental assistance
  - Funding for CDBG and HOME programs
  - Support Railroad Crossing Elimination Program
  - Oppose FEMA changes
  - Expand programs for homeless support
  - Oppose cuts to programs that support vulnerable populations

TIGARD, OREGON

## 2026 Federal Legislative Agenda

### Project Specific Funding Requests

**Public Safety Facility**
Tigard is committed to maintaining reliable public safety and emergency response services under both normal conditions and during major emergencies. The City of Tigard seeks funding to plan and design a resilient facility for our emergency responders – Tigard Police and Public Works – and to house our Emergency Operations Center. This new resilient and energy-efficient facility will support service continuity, regional partnership, and community support in emergency situations. Current city facilities, including those for Police, Public Works, and Emergency Operations, are functionally limited, seismically unsafe, geographically dispersed, and overcrowded.

**72nd Ave Corridor Improvements**
Tigard is requesting $24,657,765 from the Better Utilizing Investments to Leverage Development (BUILD) towards final design and construction of The Ave – A New Mobility Corridor for a Better Tigard Triangle project. Federal funding would support the implementation of a Complete Streets design along SW 72nd Avenue, transforming a congested, automobile-oriented arterial, into an attractive, safe, multimodal street for all users.

**Release Funds for Charging and Fueling Infrastructure (CFI) Grant**
Round 1B grant was awarded to Tualatin and Neighbors Charging Up (TANC-UP) project in August 2024 to serve 17 cities for the construction of 1,000 charging ports that will primarily serve low and moderate-income, and multifamily residents. Despite a recent federal court ruling that explicitly barred the administration from further interference in the $5 billion effort to build electric vehicle charging stations nationwide, grant funds remain frozen.



*Rendering of 72nd Avenue Corridor Improvements*

### Policy Priorities

**Transportation and Infrastructure**
Tigard supports equitable, accessible, safe, and climate-friendly transportation and infrastructure policy and investments. Tigard plans to pursue opportunities accessible to cities from the future Surface Transportation Reauthorization.

**Transportation Reauthorization Bill**
Tigard supports encouraging the inclusion of funding opportunities within the transportation reauthorization bill that can be used to expand surface and public transportation programs, in key areas of the City such as the 500-acre greenfield site known as River Terrace.

**Reform the Low-Income Housing Tax Credit program (LIHTC)**
Tigard supports reforms to the LIHTC program to ensure production of housing units at lower-than-market rents for very low-income households. The program should require lower affordability targets and longer affordability periods to qualify. The current 60% AMI targets and 30-year agreements are not serving our community well. Congress should hold hearings to ensure the LIHTC program creates units which fill a shortage of undersupplied housing for very low-income renters.

**Increase Funding for Affordable Housing Rental Assistance.**
Flat funding or insufficient funding increases have reduced the number of vouchers available. Tigard opposes proposed language that prohibits Public Housing Agencies from, "any new vouchers or otherwise [assisting] new families," including through Project-Based Vouchers, "except vouchers for HUD-Veterans Affairs Supportive Housing and the family unification program." Congress should act to provide the highest possible funding to bridge the gap between incomes and housing costs.

**Expand Funding for the Community Development Block Grant (CDBG) and HOME programs**
Funds for CDBG and HOME have remained flat over the past few years, even as community needs grow and costs rise. Tigard's past CDBG projects include the Tigard Senior Center, Family Promise of Tualatin and Good Neighbor Center facility upgrades; and first-time homebuyer downpayment assistance. Tigard's past HOME projects include Alongside Senior Housing, Red Rock Creek Commons, and Woodland Hearth. Congress should act to invest more into these programs to support infrastructure, housing, and services

# Council Action

Provide initial feedback on draft legislative concepts for inclusion in the 2027 State and Federal Legislative Agendas.

# Proposed 2027 State Legislative Agenda Concepts

**Housing**

- **Expansion of Oregon's land-bank framework** to allow regional land banks, providing local governments with another tool to acquire, assemble, hold, and strategically position land for housing and other community priorities. A regional land bank strongly aligns with the City's housing production goals, as well as housing policy considered in the RT 2.0 Community Plan.
- **Expand targeted infrastructure investment funding**. Without infrastructure funding, the state's ambitious housing production goals will not come to fruition. The state should invest in helping cities meet their Oregon Housing Needs Analysis targets by unlocking development potential for middle housing.
- **Pause further major housing policy bills** until cities have a chance to implement the work imposed in the last three sessions. The list of requirements and deadlines has grown significantly and cities as well as Department of Land Conservation and Development need a chance to implement without further policy changes.
- **Technical fixes to SB 974 and improvements to HB 2003** including:
    - Restore Quasi-Judicial Hearings for Planned Developments and Zone Changes: Revisit the prohibition on quasi-judicial hearings for planned developments and zone changes, both of which involve discretionary review and often involve waivers of development standards. Staff-level approval conflicts with Statewide Planning Goal 1 and undermines the intent of local comprehensive plans.
    - Amend language to clarify that the previously adopted measures may continue to be included as an action in future housing production strategies as a response to housing need. This would address the issue of cities that were early adopters of housing production strategies being able to address housing needs from the same starting point as other cities in the region.

**Homelessness**

- **Stable funding for shelter, rehousing, long term rental assistance and eviction prevention programs.** Reductions to any of these programs will reduce the number of shelter beds and permanent housing units are available. It will also result in more families losing their housing via eviction and loss of long-term rent assistance.
- **Municipal funded strategies.** Provide support for municipalities to more effectively respond to homelessness, unsheltered camping, and behavioral health crises of people locally.
    - Look for opportunities for state funding of police enforcement and encampment cleanup related to houselessness.

- Support innovative and localized solutions such as social service navigation in libraries, safe parking programs, and behavioral health response to reach a range of individual experiencing homelessness.
- Engage in any further policy discussions related to homeless camping, permitting, or other statewide mandates that will impact local cities.

**Transportation**

- **Revisit parking minimums.** Review Climate Friendly and Equitable Communities rules on parking minimums or parking caps to bring back parking minimums or allow for local rulemaking.
  - Providing adequate on-street parking within constrained right-of-way widths is increasingly difficult. Cities face competing demands for space such as wide sidewalks (often 8–10 feet), bike facilities, parking, and stormwater infrastructure, while also trying to maintain narrower overall street widths.
- **Facilitate jurisdictional transfer of urban arterials.** Update HB 2793 to remove Section 3 (3)(a) requiring the accepting jurisdiction provide at least 20 percent of the cost of the jurisdictional transfer. The local jurisdiction should also be able to request state funding to front load five years of future maintenance costs.
  - When a local jurisdiction accepts a state roadway, it also assumes long-term operations and maintenance responsibilities in perpetuity, while the state permanently removes those expenses from its budget.
  - Including the first five years of maintenance costs in the transfer package would give local governments the runway needed to build up resources for ongoing upkeep. This approach maintains state cost savings overall while ensuring a sustainable and equitable handoff.

# Proposed 2027 Federal Legislative Agenda Language

## Project Specific Funding Requests

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Veterans Affairs Supportive Housing and the family unification program." Congress should act to provide the highest possible funding to bridge the gap between incomes and housing costs.

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**Support the Railroad Crossing Elimination (RCE) Program**. The City supports RCE funding with interest in exploring this program in the future. In Tigard, at-grade railroad crossings cause significant traffic flow and safety issues, for cars, trucks, pedestrians and cyclists.

**Oppose changes to Federal Emergency Management Agency (FEMA).** The FEMA Review Council proposed a major shift in FEMA's disaster relief model toward increased state and local responsibility, higher cost shares, and streamlined processes. This model would significantly reduce FEMA's operational role and restructure it into a smaller coordination-focused agency. If adopted, the changes could substantially impact local emergency management workloads and response times.

**Expand funding to the Continuum of Care and Emergency Solutions Grants Program (HUD).** These two programs support a nationwide network of state, local, charitable, and faith-based providers working in collaboration to prevent and end homelessness for all Americans. This includes unaccompanied youth, older adults, families, veterans, and domestic violence survivors. The number of people experiencing homelessness continues to outpace the number of resources available. Decreased or flat funding for these programs put more pressure on the state and local communities like Tigard to find ways to fill the gap or risk local families and individuals losing stable housing and shelter options.

**Oppose Cuts to Programs that Support Tigard's Most Vulnerable Populations.** The One Big Beautiful Bill Act makes changes and cuts to programs like Medicare, Medicaid, and the Supplemental Nutrition Assistance Program, among other programs. The bill could also increase costs for the state of Oregon in a variety of ways and will limit the ways in which the state has traditionally come up with funds to pay non-federal match for Medicaid services, among other negative consequences.

**may be removed from final legislative agenda depending on outcome of the Safe Streets and Roads for All grant that will be announced in December 2026.*

**AIS-6287** **5. A.**

**Business Meeting**

**Meeting Date:** 10/06/2026

**Length (in minutes):** Consent Item

**Agenda Title:** Consider Contract for Red Rock Creek Vegetation Enhancement

**Authored By:** Toni Riccardi

**Presented By:** Project Manager Newbury

**Item Type:** Motion Requested
Local Contract Review Board

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**Information**

**Explanation of Issue**

The purpose of this action is to approve the award of a contract to Biohabitats Inc. for Red Rock Creek Vegetation Enhancement.

**Action Requested**

Staff recommends that the Tigard City Council, also serving as the Local Contract Review Board, award a contract to Biohabitats Inc. for Red Rock Creek Vegetation Enhancement in the amount of $437,573.15, and direct the City Manager to take the steps necessary to execute the contract.

**Background Information**

**Project Overview:**
The Red Rock Creek Vegetation Enhancement is the final phase of the Red Rock Creek Stabilization Project.

The Red Rock Creek Stabilization project provided stream enhancements and long-term stabilization to Red Rock Creek from just downstream of SW Dartmouth Street and upstream to SW 72nd Avenue, in the Tigard Triangle. This project was identified as a high priority in the City's 2018 Stormwater System Plan as this section of stream has experienced severe erosion due to runoff from developed areas. This erosion has resulted in stream incision up to 25 feet deep and has caused multiple line breaks to an existing sanitary sewer line that has been exposed. This erosion has also led to excess sediment being deposited near the SW Dartmouth Street crossing, leading to localized flooding and lane closures of SW Dartmouth Street during winter months. Future development in the Tigard Triangle will also add stormwater runoff and contribute to the degradation of the creek.

The Red Rock Creek Vegetation Enhancement will provide wetland plants, shrubs, and trees along project corridor meeting permitting requirements.

**Project Timeline:**
Project start: November 2026
Project end: April 2028

**Strategic Vision:**
This project relates to Objective 3.2, Action F of the Strategic Plan by protecting and restoring the

ecological function of Red Rock Creek.

**Procurement Process:**
The City issued an Invitation to Bid (ITB) for the project on July 29, 2026, with notice published in the Daily Journal of Commerce. The Engineer's estimate for the project was $700,000. Upon closing on September 1, 2026, the City received five bids from the following firms, with amount of bid:

| | |
|---|---|
| Biohabitats, Inc. | $437,573.15 |
| Mackay Sposito Constructors, LLC. DBA Riparia Environmental | $461,102.78 |
| Ash Creek Forest Management, LLC. | $521,300.14 |
| Tryon Creek | $613,526.32 |
| Northwest Watershed Restoration, LLC. | $875,997.16 |

The project team, including central contracting, has completed responsibility determination reviews including reference checks on similar projects completed by the lowest bidder in accordance with ORS 279C.375, reviewed the bids for errors, and, after these reviews, determined that Biohabitats Inc. submitted the lowest responsible bid. Biohabitats Inc. has no State of Oregon Construction Board violations and is not on the Bureau of Labor and Industries ineligible list. Accordingly, staff recommends that the city award the Red Rock Creek Vegetation Enhancement contract to Biohabitats Inc. in the amount of $437,573.15.

**Alternatives & Recommendation**

The Tigard City Council, also serving as the Local Contract Review Board, may reject this contract award recommendation and direct staff to rescope and resolicit for the work.

**Additional Resources**

CIP 94049 - Red Rock Creek
Red Rock Creek - Bids & Requests for Proposals

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**Fiscal Impact**

**Cost:** 437,573.15
**Budgeted (yes or no):** Yes
**Where budgeted?:** CIP 94049 - Construction
**Additional Fiscal Notes:**
Project is budgeted for this fiscal year, no budget action needed.

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**Attachments**

CIP 94049 - Red Rock Creek
Red Rock Creek - Bids & Requests for Proposals

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## CP94049 - Red Rock Creek Stabilization and Enhancement

### Project Need:

Red Rock Creek is experiencing severe erosion in the Tigard Triangle area. This has exposed the sanitary sewer line and caused line breaks in the past, for which temporary repairs were made. Eroded sediments have also settled in areas up and downstream of SW Dartmouth, causing degradation of wetlands and back-up of flows which at times contributes to creek overflow onto the sidewalk and street. Future development in the Tigard Triangle will add to stormwater runoff and contribute to the creek's problems.

### Project Description:

Based on recommendations from the 2018 Stormwater Master Plan, and results of the completed Tigard Triangle Stormwater Implementation Plan (CIP #94044), this project is first priority to implement from a series of projects needed along the full length of Red Rock Creek in Tigard. The project will create a sustainable creek, floodplain, and vegetated corridor cross section that can withstand and contain current and future predicted storm flows while providing habitat and shading for native fish and other species. It will protect and re-bury exposed sanitary sewer lines. Excess sediment deposited in the vicinity of SW Dartmouth will be removed and the stream and wetlands restored to reduce flooding and improve stream function. Some piped creek sections will be daylighted. The new creek corridor cross section will be designed to accommodate, as possible, a future Red Rock Creek Trail. The project will be designed to meet Clean Water Services standards such that new and re-development in the Tigard Triangle and Hunziker areas may be able to reduce onsite stormwater detention requirements and instead pay a fee to provide some future reimbursement toward this and other Red Rock Creek projects. This project represents multiple projects initially identified in the 2018 Stormwater Master Plan (projects 502, 506, and part of project 501 adjacent to SW Dartmouth).

### Operations & Maintenance Impact:

Will add significant vegetated green infrastructure for maintenance but will reduce sanitary sewer maintenance and repairs.

### Prioritization:

System Enhancement or Regulatory Requirement

| | Total Project Cost |
|---|---|
| Expenses / Expenditure | 9,187,210 |

CONTACT

**Toni Riccardi**
Purchasing Specialist, NIGP-PPA
Email

PUBLIC CONTRACTING RULES

The Public Contracting Rules apply to all contracting, purchasing, and disposing of personal property by the City of Tigard but do not apply to acquisition, sale or other transfer of real property.

## Bids & Requests for Proposals

**Document Accessibility Notice**

The City of Tigard is working to make documents on this site meet Web Content Accessibility Guidelines (WCAG) 2.1 Level AA standards. Some documents may not yet be fully accessible. If you need help viewing or reading a file, please submit a request using the Accessibility Request Form.

# Red Rock Creek Vegetation Enhancement

**RFP Number:** 2027-01
**Start Date:** July 29, 2026
**Close Date:** September 01, 2026 2:00 PM

**Bids DUE:** Tuesday, September 1, 2026, at 2:00 PM Local Time

Bids must submit one (1) electronic copy in portable document format (pdf).

Submit Bids to: Contracts & Purchasing

**Mandatory Pre-Bid Meeting:** at 11626 SW Pacific Hwy (NE corner of parking lot): Tuesday, August 11th, 2026 – 10:00 AM.

Contract Documents
Construction Plans
Addendum 1
Addendum 2
Received Bid Opening List
Red Rock Creek Vegetation Enhancement Bid Tab
Notice of Intent to Award

Mandatory Pre-Bid Walkthrough List

Solicitation Response Form
Red Rock Creek Vegetation Enhancement Plan Holders List

Engineer's Estimate $700,000.00

Direct Contracting Questions**:** Toni Riccardi
ContractsPurchasing@tigard-or.gov

*Return to full list >>*

# Important Notice

Bids and proposals will be received at the ContractsPurchasing@tigard-or.gov email address. Please refer to each individual solicitation and addenda for submission deadlines and requirements.

## Current Opportunities

This page contains advertisements for some, but not all of the current City of Tigard solicitations. If you have any questions, contact the responsible department for full information regarding City of Tigard Requests for Bids or Request for Proposals. The City takes no responsibility for informing recipients of changes to original documents if the "Solicitation Response Form" has not been sent to the Purchasing Office.

**AIS-6275** **5. B.**

**Business Meeting**

**Meeting Date:** 10/06/2026

**Length (in minutes):** Consent Item

**Agenda Title:** Approval of City Council Meeting Minutes

**Authored By:** Lindsay Bartholomew

**Presented By**: Acting City Recorder Bartholomew

**Item Type**: Motion Requested

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**Information**

**Explanation of Issue**

Previous meeting minutes are submitted to Council on the Consent Agenda for approval.

**Action Requested**

Consider approval of minutes.

**Background Information**

Minutes for the following meetings are presented for Council approval:

June 23, 2026
July 7, 2026
July 14, 2026
July 28, 2026
August 11, 2026

**Alternatives & Recommendation**

Recommend approval of minutes, with or without revisions.

**Additional Resources**

N/A

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**Attachments**

Meeting Minutes - 06/23/2026
Meeting Minutes - 07/07/2026
Meeting Minutes - 07/14/2026
Meeting Minutes - 07/28/2026
Meeting Minutes - 08/11/2026

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# City *of* Tigard
# City Council Business Meeting Minutes
# June 23, 2026

**1. Executive Session**

At 5:15 p.m. Mayor Hu read the citation announcing an Executive Session called under ORS 192.660(2)(i) to discuss the performance review of a public official or employee. The Executive Session ended at 5:36 p.m.

**2. Study Session**

A. Tigard HOME (Housing, Opportunity, Mobility and Enterprise) Project Update

Associate Planner Gomez presented an update prior to a council meeting presentation scheduled for July 7, 2026. She described the different types of home businesses to be allowed. Level 1 businesses are allowed outright (bookkeeping, online sales, etc.) and have little impact on neighboring properties. Level 2 has slightly more impact on the neighborhood due to customers coming for services (in-person tutoring, therapy, barber shop) and would require a Type I review. The number of employees and customers would be restricted. Level 3 is for neighborhood-scale commercial businesses that will require a Type II review and a notice to neighboring properties. These could include a corner market or small restaurant.

Standards will be developed to allow a variety of building forms and could include accessory commercial buildings as well as stand-alone structures. Staff propose restricting Level 3 businesses to main roads in Tigard neighborhoods. It is yet to be determined which are main roads and further community engagement will help determine that. There will be fees, but they could be lower for home businesses because a Type I review would not be required.

Councilor Shaw asked if gyms could be classified as home businesses. Associate Planner Gomez replied that personal trainers would be. Council President Wolf asked about currently operating businesses that neighbors aren't fond of and could they continue to operate. Associate Planner Gomez replied that they would be considered non-conforming but could still operate. Councilor Schlack requested there be a map defining where the different business types are allowed and indicating what is considered a main road. Mayor Hu requested that the reasons for separating home and neighborhood-scale businesses be very clear.

B. Downtown Reimagined Project Update

Council received an update of the Downtown Reimagined project in preparation for a discussion on a draft proposal to be presented at the July 7, 2026 Council Meeting. The draft proposal includes the Downtown Plan District boundary map, zoning map, transportation maps and standards for land use, development, and transportation.

Senior Planner Shanks acknowledged that the Chamber of Commerce requested additional information and did not feel there was enough engagement. Stakeholder engagement was summarized and the criteria used reflected community feedback from the first phase of the project. There will be future opportunities to provide input, including a survey for business owners. Comments made during the legislative process will become part of the land use record and will be available to Council.

Senior Planner Shanks recommended Attachment 4, included in the packet for this meeting, as it contrasts proposed streets with current streets.

Councilor Schlack asked why some areas along the edges were cut out of the district. Senior Planner Shanks said some edges were refined to align with current zones, and some pieces were removed if their zone development regulations were sufficient to regulate it appropriately.

Senior Planner Shanks said a large area was added to include the library and the Senior Center which are part of the Civic Services. Other areas were zoned in case the light rail project returns and this will give the city leverage to apply design standards.

Councilor Schlack requested a map that overlays the plan with the TIF (Tax Increment Financing) District and Senior Planner Shanks said that will be provided.

Mayor Hu asked about previous concerns regarding building heights and what was done to address those. Senior Planner Shanks said earlier plans had light rail stations and Transit-Oriented development which as envisioned, would have required greater density and higher buildings. Since the light rail project is on hold, six stories seem adequate for now. Going to seven floors has different building code requirements and is more expensive.

Council President Wolf asked about concerns from the Chamber and mentioned that Roger Pottoff had several comments during the budget hearings. Senior Planner Shanks said an online session with a presentation and opportunity for questions and answers was offered. Staff assisted with translating the city's Use Categories and what it means to be a non-conforming use, which a lot of businesses currently are. Staff wanted to help people understand what is possible in our downtown.

## 3. Business Meeting

A. At 6:30 p.m. Mayor Hu called the Tigard City Council and Local Contract Review Board meeting to order.

B. City Recorder Krager called the roll.

| | Present | Absent |
|---|---|---|
| Councilor Robbins (arrived at 6:40 pm) | ✓ | |
| Councilor Schlack | ✓ | |
| Councilor Shaw (remote) | ✓ | |
| Council President Wolf | ✓ | |
| Councilor Anderson | ✓ | |
| Councilor Ghoddusi | ✓ | |
| Youth Councilor Hellhake | ✓ | |
| Mayor Hu | ✓ | |

C. Pledge of Allegiance – Mayor Hu asked everyone to join him in the Pledge of Allegiance.

D. Call to Council and Staff for Non-Agenda Items – None

## 4. Proclamations and Recognition

A. Resolution Recognizing Youth Councilor Hellhake

Mayor Hu read a resolution thanking Asher Hellhake for his service and ensuring that Tigard's youth voices were represented. Council President Wolf moved to approve Resolution No. 26-23 – A Resolution Thanking Asher Hellhake for his Service as Tigard's Youth Councilor 2025-2026. Councilor Shaw seconded the motion. Mayor Hu conducted a vote and the motion passed unanimously.

| | Yes | No |
|---|---|---|
| Councilor Robbins (arrived after this item) | – | – |
| Councilor Schlack | ✓ | |
| Councilor Shaw (remote) | ✓ | |
| Council President Wolf | ✓ | |
| Councilor Anderson | ✓ | |
| Councilor Ghoddusi | ✓ | |
| Youth Councilor Hellhake | ✓ | |
| Mayor Hu | ✓ | |

**5. Public Comment**

A. Public Comment – Written:

7 comments were received regarding the following topics: the library budget, social services coordinator position at the library, concerns related to homeless activity near Garden Park Place, group home requirements and resident interaction, Juneteenth, and the Downtown Reimagined project public engagement.

B. Public Comment – In Person: None

C. Public Comment – Phone-in or Video: None

**6. City Manager Report**

Acting City Manager Rager invited the community to the One Big Fourth celebration on July 4th that will include a Walk and Roll event in King City from 10:00 am to 1:00 pm, Middle of Millen Drive Parade in Tigard at 4:00 pm, and food, music and kid game activities at Tigard High School starting at 6:00 pm and ending with a fireworks show at 10:00 pm. He asked the Tigard community to help police and fire departments by respecting strict fire safety rules. Anything that flies, explodes, or travels more than 6 feet is strictly prohibited.

Mayor Hu reminded everyone to come to the Balloon Festival this weekend at Cook Family Park.

**7. Chief/Tigard Police Department Report**

Police Chief McDonald gave his last report to Council before his upcoming retirement date. He spoke about many changes in the city over the last 25 years but said his passion for serving the Tigard community has not changed. He said he is leaving the department in great hands by developing leaders internally, investing in their professional development and hiring the best of the best. He said it has been an honor to serve as a police officer in this community, and he thanked everyone for trusting their safety to the men and women of the Tigard Police Department, who will continue to serve with pride, grit, empathy, and compassion.

**8. Resolution Honoring and Commending Police Chief McDonald on his Retirement from the Tigard Police Department**

Mayor Hu read a resolution honoring Police Chief McDonald for his many years of distinguished service to the Tigard community. He is the first officer in the department to advance from patrol officer to Chief of Police and led the department with values of

transparency, community engagement and professionalism. Councilor Schlack moved to approve Resolution No. 26-24 – A Resolution Honoring and Commending Chief of Police James McDonald on his Retirement from the Tigard Police Department. Councilor Shaw seconded the motion, and Mayor Hu conducted a vote. The motion passed unanimously.

| | Yes | No |
|---|---|---|
| Councilor Robbins | ✓ | |
| Councilor Schlack | ✓ | |
| Councilor Shaw (remote) | ✓ | |
| Council President Wolf | ✓ | |
| Councilor Anderson | ✓ | |
| Councilor Ghoddusi | ✓ | |
| Youth Councilor Hellhake | ✓ | |
| Mayor Hu | ✓ | |

**9. Consent Agenda (Tigard City Council and Local Contract Review Board)**

A. Consider Approval of Public Library Network, Services, and Funding Intergovernmental Agreements (IGAs)

Library Director Bernard responded to a question from Mayor Hu on whether the negotiations between the 12 member libraries and the Washington County Cooperative Library Services (WCCLS) were reflected in the agreement. She said the IGAs do not have everything we wanted, but a reasonable consensus was reached.

B. Consideration of IT Intergovernmental Agreement with the City of Forest Grove

C. Authorize Purchase of Hesselman Property

D. Summer Creek Bank Stabilization Contract

E. Cook Park Accessible Dock Improvements Contract

F. Amendment No. 01 to Agreement No. 73000-00038775 with ODOT for Fanno Creek Trail Bonita Road to Durham Road Project

G. Right of Way Services Agreement No. 73000-00052577 with ODOT for North Dakota Street (Fanno Creek) Bridge Replacement

H. Intergovernmental Agreement (IGA) with Washington County for Maintenance of Roy Rogers Road

In response to a question from Councilor Ghoddusi, City Engineer Wisniewski said the city requested enhanced features back when Roy Rogers Road was improved and is responsible for maintaining those enhancements, which include the trail.

I. Contract Award for Copper Creek Outfall Stabilization Project

Councilor Schlack moved to approve the Consent Agenda, and the motion was seconded by Council President Wolf. Mayor Hu conducted a vote, and the Consent Agenda was approved unanimously.

| | Yes | No |
|---|---|---|
| Councilor Robbins | ✓ | |
| Councilor Schlack | ✓ | |
| Councilor Shaw (remote) | ✓ | |
| Council President Wolf | ✓ | |
| Councilor Anderson | ✓ | |
| Councilor Ghoddusi | ✓ | |
| Youth Councilor Hellhake | – | – |
| Mayor Hu | ✓ | |

**10. Consider Participation as a Joint Entitlement with Washington County's Community Development Block Grant (CDBG) Consortium**

Housing Planner Miller shared an overview of the federal Community Development Block Grant (CDBG) program that provides annual grants on a formula basis to eligible states, cities, and counties. The grants support infrastructure and public facility improvements, public services, and housing. The City of Tigard currently has Joint Entitlement with Washington County and uses CDBG funding to support the Affordable Home Ownership Program.

Every three years agencies must choose a participation option. Housing Planner Miller described the options: Full Entitlement, No Entitlement, or Joint Entitlement. Staff recommend maintaining Joint Entitlement with some changes to the Operating Agreement: The City retains its position on Washington County's Community Development Policy Advisory Board (PAB) and the 65% of CDBG funding, but is opting to receive all funds in Year 2 of the agreement.

Council was asked if they concur with the staff recommendation to continue participation as a Joint Entitlement city and the recommended changes to the Operating Agreement.

Councilor Shaw said she was the liaison on the PAB (Council President Wolf previously served) and wanted to make sure the city kept their seat on the PAB. She asked whether funds could be utilized for projects that include a senior center in the future. Housing Planner Miller said funding supports public facility improvements in general, but she would look into that. Councilor Shaw shared that Tualatin used their grant funds on their Senior Center.

Councilor Ghoddusi asked what the city's obligations are under Joint Entitlement. Housing Planner Miller said we would receive an allocation annually or all at once, it must be spent on eligible projects, expended in a timely manner, and we are required to submit reports to the County.

Council President Wolf asked about the likelihood the funding stream could be renegotiated. Housing Planner Miller said there have been conversations with Washington County and staff are optimistic about it.

Mayor Hu asked if staff had a project in mind. Housing Planner Miller gave examples including a large-scale infrastructure such as sidewalks or acquisition of infill land to be sold for affordable housing, both of which would be hard to do with the smaller, annual allocation.

Council supported maintaining participation in Washington County's consortium as a Joint Entitlement city in the CDBG program and the recommended changes to the Operating Agreement.

**11. Universal Plaza Water Feature Update**

Community Development Director Kirkman and Parks Infrastructure Manager Gruen gave an update. Mayor Hu asked how the issue was discovered. Parks Infrastructure Manager Gruen said that during off-season inspections of the splash pad, work was identified that must be completed prior to reopening it to the public. The prior project team did not engage with the Oregon Health Authority (OHA) for a plan review prior to the splash pad opening. All staff involved are certified pool operators and safety has never been a question. But regulations have changed and modifications need to be made that meet current requirements.

Parks Infrastructure Manager Gruen said a water engineering consultant has been hired to review design specifications, engage with Oregon Health Authority to review any required system upgrades, and prepare a scope of work/construction documents. The splash pad will be closed for the remainder of the season.

Councilor Robbins said some parents may be concerned about their kids being in the water and asked what staff have learned from this and what protocols are in place to make sure the right people oversee projects. She expressed disappointment that it was known there was an issue late last year, but we don't yet have a team together. Parks Infrastructure Manager Gruen noted it took time for the plans to be reviewed and for Oregon Health Authority to respond. Also, the application process was fairly detailed, with all the specifications.

Mayor Hu said that the splash pad has not worked and we need to take responsibility and move forward. People in charge of the maintenance of a project need to be involved from the

beginning. Councilor Shaw gave kudos to the Public Works Department and Parks and Recreation because a splash pad was a top five request of the community.

**12. River Terrace 2.0 Timing Update**

Assistant Community Development Director Warren reviewed the work plan and policy decisions made to date starting with the Council giving direction to begin concept planning in 2019. Metro grant-funded community engagement included surveys, meetings, developer forums, open houses, focus groups, and city committee input to guide development of the River Terrace 2.0 vision. Policies were approved and used in the Metro application for a mid-cycle Urban Growth Boundary expansion approved by the Metro Council in 2023.

The project kickoff was in 2024, and development code drafting is underway. Assistant Community Development Director Warren said staff will focus on a simplified approach, form-based options, maximum flexibility and the utilization of existing code where possible. In response to a question about why River Terrace 1.0 code couldn't be used, he noted there have been major changes in State law, residents tell the city they want more houses, modernized commercial codes are needed, and River Terrace 2.0 is subject to Metro Title 13 regulations, which were not required for River Terrace 1.0. Staff will be delivering a draft development code in December. Councilor Schlack requested to hear how River Terrace 2.0 will impact the city's budget and service levels.

**13. Urban Services Framework**

Community Development Director Kirkman was joined by consultant Tom Rinehart to give an update on a study on services provided to UUAs (Urban Unincorporated Areas) in Washington County, about who provides them and how the system has changed over time. Due to Measures 5 and 50, dedicated funding structures have supported service delivery to date, but projected revenues will not keep pace. The study was a technical exercise to explore funding and practical factors now and in the future. Tigard's UUAs are in Bull Mountain and Metzger.

Council President Wolf said the financial struggles cities are going through must be considered.

Councilor Robbins commented that bringing in more areas of housing does not make more money. She asked how annexations would help Tigard's General Fund. Community Development Director Kirkman said there would be tax revenue but there is a lot of discussion yet to be held.

**14. Council Guidance on Data Center Discussion (Requested by Mayor Hu)**

Assistant Community Development Director Warren presented this item at the request of Mayor Hu. He said there was a data center off Hunziker Road that was permitted under the Utility Service category, but staff are considering the creation of a new category for data centers. This would require a code change and unless there was an urgency to work on preparing a separate code adoption process for one change now, it could be included in the larger code update scheduled for this winter.

Council noted it is a high-profile issue but as there are no applications currently submitted for a Tigard data center, the majority agreed staff did not need to dedicate time to address this small change separately at this time. It was suggested the Economic Development team be involved in future discussions.

**15. Non-agenda Items -** None

**16. Executive Session -** None

**17. Adjournment**

At 8:38 p.m. Mayor Hu announced that there were no additional agenda items and the meeting was adjourned.

_____
Lindsay Bartholomew, Acting City Recorder

Attest:

_____
Yi-Kang Hu, Mayor

Date: _____

# City *of* Tigard
# City Council Business Meeting Minutes
# July 7, 2026

**1. Study Session**

At 6:00 p.m. Mayor Hu called the Study Session to order.

A. Board and Committee Liaison Reports

Councilors reported on their city board and committee and regional liaison assignment meetings.

The session ended at 6:11 p.m.

**2. Business Meeting**

A. Call to order – At 6:30 p.m. Mayor Hu called the Tigard City Council & Local Contract Review Board meeting to order.

B. Roll Call – Deputy City Recorder Bartholomew called the roll.

| | Present | Absent |
|---|---|---|
| Councilor Ghoddusi | | ✓ |
| Mayor Hu | ✓ | |
| Councilor Robbins | ✓ | |
| Councilor Schlack | ✓ | |
| Councilor Shaw | ✓ | |
| Council President Wolf | ✓ | |
| Councilor Anderson | ✓ | |

C. Pledge of Allegiance – Mayor Hu asked everyone to join him in the Pledge of Allegiance.

D. Call to Council and Staff for Non-Agenda Items – None

**3. Public Comment**

A. Public Comment – Written:

7 written public comments were submitted by the Monday at noon deadline. Comments included Downtown Reimagined, the intersection of Walnut and Highway 99W, safety along SW Garden Place, River Terrace 2.0, the Splash Pad, concerns with a person living in their car, commercial solicitation, and firework enforcement.

A copy of written comments can be found in the packet for this meeting.

B. Public Comment – In Person:

Luanne Thielke provided comment to compliment and thank the city for the firework show on the 4th of July.

C. Public Comment – Phone-In or Video: None

**4. City Manager Report**

Acting City Manager Rager shared that the One Big Fourth event was a huge success with over 12,000 attendees. He encouraged community members to check the city events calendar regularly.

**5. Consent Agenda (Tigard City Council and Local Contract Review Board)**

A. Receive and File May 19, 2026 Election Canvass of Votes

B. Approval of City Council Minutes

C. Lake Oswego – Tigard Water Supply Expansion – Engineering Services Contract

D. McDonald Street Engineering Services Contract Amendment

Councilor Schlack moved to approve the Consent Agenda as presented. Council President Wolf seconded the motion. Mayor Hu conducted a vote and the motion passed unanimously.

| | Yes | No |
|---|---|---|
| Councilor Ghoddusi | – | – |
| Mayor Hu | ✓ | |
| Councilor Robbins | ✓ | |
| Councilor Schlack | ✓ | |
| Councilor Shaw | ✓ | |
| Council President Wolf | ✓ | |
| Councilor Anderson | ✓ | |

**6. Downtown Reimagined Project Update**

Senior Planner Shanks shared an overview of the project, and the maps and charts of the current draft proposal. The purpose of the project is to integrate Downtown Tigard's historic roots with a modernized approach to housing, development, and multi-modal transportation. The project is in phase 3, and the project team is currently collecting stakeholder feedback and refining the proposal. This phase will include development code amendments.

Councilor Robbins asked about the path options and the impact council can have on the design. Senior Planner Shanks said that the decision is up to council, and the recommendation from staff is that paths are needed in the shown locations for multimodal connectivity. Another option is that council could decide to make the recommended paths streets instead. Councilor Robbins asked if any of the path recommendations would require us to purchase property or get an easement. Senior Planner Shanks said that most of the dotted lines are on top of property lines and the improvements happen upon redevelopment.

Mayor Hu asked if staff have heard any concerns from the community about the first three staff recommendations. Senior Planner Shanks said that she hasn't heard any concerns about streets, most concerns have been about land use. Mayor Hu expressed support for the three staff recommendations, the size and location of the P2 paths, the C4 street design alternative, and the N1 street design alternative.

Councilor Shaw said that this policy implementation and these questions are premature. She questioned how the Economic Development Strategy fits with this and she would like to see the feedback from the survey before making any policy decisions. She suggested a half-day workshop to see how all of the pieces fit together.

Council President Wolf shared that she is not opposed to the staff recommendations, but she thinks that the community would like to see more connections to the pillars of the strategic plan, how this impacts business owners, and where we are headed.

Councilor Schlack agreed and shared that he is hesitant to provide a preference at this time, with so many moving parts.

Councilor Anderson shared support for the three staff recommendations and asked if there is room for variance in the land use development standards. Senior Planner Shanks said that there are some differences in terms of the land uses allowed in each mixed-use zone, but both would support commercial and residential. She shared that with the standards, we are trying to foster more residential in places where there is already residential and allowing many things to be together. Instead of variance, she said our code has restrictions, for example we wouldn't be able to fit a Walmart downtown and the restriction to prevent that could be to not allow retail use that is greater than 60,000 square feet.

Senior Planner Shanks thanked the council for their feedback, understands that they would like more information about how things connect, and shared that the work of this project will help inform the citywide Transportation System Plan (TSP). Mayor Hu asked if the request to

show how things connect will delay the code writing process. Council President Wolf added that she wants to know how this will impact the community, how it all fits together, and how we can make sure we have high engagement and community feedback. Community Development Director Kirkman shared that we can provide some connections and added that this work was done with the lens of the Economic Strategic Plan. She said that tonight staff want to know if we are working in the right general direction for the transportation proposal, which will help us move the TSP forward in the next couple of years. One of the reasons that we are working on this is because the code for the downtown area is old and with changes we can provide more opportunities for development in the area.

Councilor Shaw expressed concern and asked if the TSP cannot move forward without direction on this section tonight. Senior Planner Shanks said that the work that we are doing now, developing a new transportation network proposal for downtown, does not need to happen for the TSP to happen. She shared that it is good timing for us to be working on the downtown plan, when we can focus on the details of this very important part of the city. With the TSP being citywide, it cannot take a microscope to the entire city, and it is more about policy than specific standards for local streets. This downtown work helps to inform the TSP work by providing the most recent and up-to-date thinking on what a future street network should look like downtown, and the TSP won't have to do that work.

Mayor Hu said that a good compromise is to wait for feedback from businesses and then discuss further.

**7. Tigard HOME (Housing, Opportunity, Mobility, and Enterprise) Project Update**

Associate Planner Gomez shared an overview of the project and shared the staff recommendations for the business types, standards, and location restrictions. Community feedback has been collected in a variety of ways and has been focused on gathering input related to building forms, design, and location preferences for potential new shops and services.

Councilor Anderson suggested waiting for the feedback and asked what businesses have been expressing interest in this project. Associate Planner Gomez shared that she has heard from a few people that own or are interested in owning businesses that want to open in this neighborhood scale commercial concept. She did not list business names because she was unsure if they are currently existing businesses. Councilor Anderson supported proceeding and collecting more feedback.

Councilor Schlack expressed support proceeding with the home occupations and home businesses. He asked for more information about neighborhood scale commercial and what we define as main streets.

Councilor Robbins expressed excitement for the project and asked if staff has received any negative feedback on this project. Associate Planner Gomez said that there has been a lot of support and people with concerns are interested, but are concerned about noise, traffic, and

safety. Councilor Robbins asked for the final presentation to include the concerns of the community and what the city will do to minimize impacts.

Mayor Hu shared concerns with the difference between the definitions of home business and neighborhood scale commercial, and he requested additional work on the definitions.

**8. Consider City Manager Employment Contract**

Human Resources Director Gomez provided an overview of the City Manager recruitment process. Mayor Hu thanked Mr. Rager for his work in the Acting City Manager position and thanked the interview panels for their feedback.

Councilor Schlack moved to approve the City Manager Employment Contract with Brian Rager. Councilor Shaw seconded the motion. Mayor Hu conducted a vote and the motion passed unanimously.

| | Yes | No |
|---|---|---|
| Councilor Ghoddusi | – | – |
| Mayor Hu | ✓ | |
| Councilor Robbins | ✓ | |
| Councilor Schlack | ✓ | |
| Councilor Shaw | ✓ | |
| Council President Wolf | ✓ | |
| Councilor Anderson | ✓ | |

**9. Non-Agenda Items** – None

**10. Executive Session** – None

**11. Adjournment**

Mayor Hu announced the meeting adjourned at 7:49 p.m.

_____
Lindsay Bartholomew, Deputy City Recorder

Attest:

_____
Yi-Kang Hu, Mayor

Date: _____

# City *of* Tigard
# City Council Business Meeting Minutes
# July 14, 2026

**1. Business Meeting**

A. Call to Order - At 6:31 p.m. Mayor Hu called the Tigard City Council and Local Contract Review Board meeting to order.

B. Roll Call - City Recorder Krager called the roll.

| | Present | Absent |
|---|---|---|
| Councilor Anderson | ✓ | |
| Councilor Ghoddusi | | ✓ |
| Mayor Hu | ✓ | |
| Councilor Robbins (remote) | ✓ | |
| Councilor Schlack | ✓ | |
| Councilor Shaw | ✓ | |
| Council President Wolf | | ✓ |

C. Pledge of Allegiance – Mayor Hu asked everyone to join him in the Pledge of Allegiance.

D. Call to Council and Staff for Non-Agenda Items – None.

**2. Public Comment**

A. Public Comment – Written:

2 written comments were received by the noon deadline Monday. Comments suggested including the Tigard Historical Association in Downtown Reimagined project planning, and another was in support of the SPOT Microtransit item on the agenda.

A copy of written comments can be found in the packet for this meeting.

B. Public Comment – In Person:

Elise Laubach, Executive Director of Family Promise of Tualatin Valley, spoke about concerns with the city's recent proposal to change the allocation of Community Development Block Grant (CBDG) funding that would have the unintended consequence of less funding available for Tigard non-profit organizations to apply for infrastructure funding.

C. Public Comment – Phone in or Video: None

**3. Police Department Fourth of July Update**

Police Chief Rogers and Assistant Police Chief Sitton reported on July 4th activity in Tigard. The One Big Fourth event had nearly 4,000-5,000 people attend or near the event. Police were present and there were extra officers on duty. Of the 138 calls received from 6:00 pm to 2:00 am, 60 were fireworks calls. One vehicle and two officers were assigned for major fireworks calls. Assistant Police Chief Sitton said the 60 calls on July 4th were in line with previous years. 30 callers gave no specific address. Officers gave 13 educational talks and gave out 3 formal warnings. There were 2 fires, one in a vehicle and another in a tree. Officers were asked to focus on responding to gain compliance and to educate. The dynamics of enforcement are complex and an officer must personally see the incident take place. There were complaints based on the impression that there was no enforcement.

Mayor Hu said he requested this update because he receives calls from frustrated residents who are concerned that the police aren't doing enough, and Council knows the police need to prioritize many calls. He asked what the Council can do to help. Police will be sending out a New Years Eve communication, and they ask that the City Council echo safety concerns along with the fact that using illegal fireworks has a fine up to $1,500, or a criminal action.

**4. City Manager Report**

Acting City Manager Kirkman said July is a celebration month for the city. For the past decade the Parks Department has provided opportunities for people to enjoy Tigard's parks with music, fitness, movies, and other activities. On Saturday, July 25, there is a Community Preparedness Fair at Cook Park from 10:00 am to 2:00 pm. This family-friendly event is designed to help the community learn about emergency preparedness.

**5. Consent Agenda (Tigard City Council and Local Contract Review Board)**

A. Amendment to Pavement Management Program Slurry & Crack Seal Services Contract

B. Post-Project Evaluation for an Exemption from Competitive Bidding for the Reservoir 18 & Pump Station Improvements Project

Councilor Shaw moved to approve the Consent Agenda as presented. Councilor Schlack seconded the motion. Mayor Hu conducted a vote and the motion passed unanimously.

| | Yes | No |
|---|---|---|
| Councilor Anderson | ✓ | |
| Councilor Ghoddusi | – | – |
| Mayor Hu | ✓ | |
| Councilor Robbins (remote) | ✓ | |
| Councilor Schlack | ✓ | |
| Councilor Shaw | ✓ | |
| Council President Wolf | – | – |

**6. SPOT Microtransit Pilot Project**

Principal Transportation Planner Gehrke introduced Washington County Senior Planner Reza Farhoodi and John Mira from Ride Connection who gave a presentation on the SPOT (Shared On-demand Public Transit) Microtransit Pilot Project. This project will provide public transportation in areas lacking these services. It currently operates Monday through Friday from 6:30 am to 9:30 pm and serves those in the South Cooper Mountain, Progress Ridge, Murrayhill, and River Terrace neighborhoods and also connects to TriMet's bus service at the Washington Square Transit Center. This pilot project is the first in the Portland metro region to test providing on-demand microtransit offered to all community members in an area identified as having a public transit gap. The results will help guide future transit investments in the area.

This is a flexible, on-demand service similar to Uber or Lyft but is public transportation. The software will group trips together where possible. Vehicles are Ford Transit vans that hold 8 passengers and up to 2 wheelchairs. Drivers receive extensive training. This is free to the public as the cost is covered by a state grant.

Public outreach was extensive in Tigard and Beaverton and included tabling at events, a survey, and open house. The service area was designed from that input. The service area is 7 square miles, has 33,000 residents, and 5,000 jobs. It covers River Terrace, Bull Mountain, and Scholls-Summerlake neighborhoods.

Councilor Robbins said she was glad it is so successful and asked if they are considering expansion on Bull Mountain towards Pacific Highway. She mentioned there were many non-drivers living there who don't have access to transit. Mr. Mira said they want to assure reliability and need to be cautious when looking at expanding service areas. They want to complement what is already offered by TriMet but not compete with it. There is a possibility of future grants and in that case, expansion would then be considered.

**7. Legislative Public Hearing: Ordinance to Amend Tigard Municipal Code Chapter 10.30 - Residential Parking Zones**

A. Mayor Hu opened the public hearing and announced the hearing procedures.

B. Staff Report – Police Administrative Specialist Hellstrom and Assistant Police Chief Sitton gave the staff report. The proposed code amendment would change the date residential parking reapplications can be filed each year from on/or before July 1 to after July 1. This aligns with past practice and the new Enterprise Permitting and Licensing (EPL) system which modernizes and supports the city's permitting and license administration.

C. Public Testimony – None

D. Response to testimony by staff – None

E. Mayor Hu closed the public hearing.

F. Council consideration of Ordinance No. 26-13.

Councilor Schlack moved to approve Ordinance No. 26-13 – an Ordinance amending Chapter 10.30 of the Tigard Municipal Code "Residential Parking Zones" to change the date for reapplication submittals. Councilor Shaw seconded the motion.

City Recorder Krager conducted a roll call vote. Mayor Hu announced that Ordinance No. 26-13 was adopted by a unanimous vote of those present.

| | Yes | No |
|---|---|---|
| Councilor Anderson | ✓ | |
| Councilor Ghoddusi | – | – |
| Mayor Hu | ✓ | |
| Councilor Robbins (remote) | ✓ | |
| Councilor Schlack | ✓ | |
| Councilor Shaw | ✓ | |
| Council President Wolf | – | – |

**8. Receive Briefing on Proposed SW Varnes Street/SW Cherry Drive Water Service Area Transfer with Tualatin Valley Water District**

Senior Project Engineer Horton gave the staff report on an Intergovernmental Agreement coming to Council on July 28 for consideration. This is for a water service provider change from the Tualatin Valley Water District (TVWD) to the City of Tigard for a small area in the SW Varns Street/Cherry Drive neighborhood. This "lollipop" shaped area is in the Tigard city limits and served by one pipe at the end of the TVWD system which leads to stale water conditions requiring extra efforts and frequent flushing. Last year TVWD asked if this small area could be transferred to Tigard.

A service feasibility analysis showed negligible effort to connect to Tigard water, mostly requiring opening and closing valves. Tigard will replace the water meters, radios and parts at an estimated cost of $22,000, plus 6 days of staff time to install and 20 hours of administrative time in Utility Billing to add water service to these customer accounts. These costs will be offset by additional annual revenue of $75,000 and in a few years would be even on the cost.

An operating feasibility consensus is that it will be a small effort to add water billing to these customer accounts. They already receive a Tigard utility bill for sewer and the Park and Recreation fee. Rates were compared and the TVWD flat rate is slightly lower than Tigard's but there is also a consumption rate, which is lower in Tigard. Most residents have a 5/8" water meter and will see a small decrease in their bill.

TVWD will transfers all their operating assets (old equipment) to Tigard. Because of the potential for replacing infrastructure, we are requiring them to inspect all valves, etc. to make sure they are in good working condition. Any needed repairs will be done by them prior to transfer.

The City of Tigard has requested that TVWD abandon an equipment vault on 72nd Avenue. They have agreed to take care of that.

There is a communication plan to make sure customers are aware of what is happening with current water rates, Tigard's drinking water source, schedule, and what to expect after the transfer.

The transfer was approved unanimously by the Water Advisory Board in June and the TVWD Board has approved it. The IGA will be coming to the Tigard City Council July 28 agenda for consideration. Councilor Shaw confirmed that City Attorney Rihala reviews all IGAs and she had reviewed this.

Mayor Hu asked about costs for additional work in 2027. Project Engineer Horton said there will be an additional cost, but it will be mostly absorbed in the Utility System budget.

Mayor Hu inquired about the age of the equipment and Senior Project Engineer Horton said it was installed in the 1970s. The city will also receive TVWDs maintenance history. Mayor Hu asked if city staff will do a final check on equipment before taking this on and it was confirmed that they will go through and verify, searching for any active leaks.

**9. Non-agenda Items** – None

**10. Executive Session** – None

**11. Adjournment**

At 7:43 p.m. Mayor Hu adjourned the meeting.

_____
Lindsay Bartholomew, Acting City Recorder

Attest:

_____
Yi-Kang Hu, Mayor

Date: _____

# City *of* Tigard
# City Council Business Meeting Minutes
# July 28, 2026

**1. Study Session**

At 5:30 p.m. Mayor Hu called the Study Session to order.

A. Tigard Chamber of Commerce Quarterly Update

Tigard Chamber of Commerce Board Chair Sara Tanner shared several updates. The Leadership Tigard class graduated in June and raised $8,000 for their class project. The Chamber is now accepting applications for the next Leadership Tigard class. She encouraged candidates running for Tigard City Council to reach out to the Chamber if they are interested in an endorsement. The Farmers Market is going well and the Chamber is accepting donations towards matching snap dollars at the market. Networking events are held every Thursday morning. The Chamber's State of Business is coming up on September 24, 2026.

B. Tigard Downtown Alliance (TDA) Quarterly Update

Tigard Downtown Alliance Board Members Kevin Watkins and Kevin Bates shared multiple updates. They are having preliminary discussions with the Chamber of Commerce about a potential new relationship. The annual Tigard Street Fair is coming up on September 12, 2026 with a focus on artisans, crafters, and makers. They shared an update on the First Bank of Tigard Rehabilitation Project, and the plan is to turn this landmark building into two spaces for specialty retail and limited-service dining.

C. Tigard Housing Plan and Construction Excise Tax (CET)

Housing Planner Miller provided a briefing and explained that the Tigard Housing Plan is part of a state-requirement to study the future housing needs of our community and develop actions that encourage needed housing to be built.

Councilor Schlack asked what Council's role is in this process, with state statute requiring that we conduct these analyses. Housing Planner Miller clarified that any policy decisions are at the discretion of Council.

Mayor Hu asked if figuring out the housing type will include data from more than only surveys and outreach. Housing Planner Miller said yes, preferred housing type is based on a lot of analysis.

Mayor Hu asked how we can make sure that we are not setting goals that are beyond or below other cities. Councilor Shaw shared that we have been on this road of housing for seven years and Tigard has been innovative and creative with housing. She asked where that work plays into the strategy and if we get credit for it. Housing Planner Miller shared her understanding is that this state-requirement looks at strategies from the adoption base, and we do not get credit for previously adopted implementation strategies or actions.

Councilor Anderson asked if we are doing this work in-house or if we have a consultant. Housing Planner Miller shared that we received a grant award from the state to support this work and with those funds we hired a consulting team. Councilor Shaw asked if the state provided $7 million to 86 different cities to pay for this because they mandated it. Housing Planner Miller said that Tigard received two awards, for the housing capacity analysis and the housing production strategy, which is unique and covers the full cost of the consultant.

Councilor Robbins expressed concern with Tigard not receiving credit for the work we have done in the past. Councilor Shaw asked staff to look into this and make sure we are positioned as best we can, moving into this process.

The session ended at 6:02 p.m.

**Mayor Statement**

Mayor Hu shared that fire conditions are extremely dangerous right now and asked the Tigard community to be careful to avoid activities that could accidentally start a fire. He thanked the firefighters, first responders, emergency personnel, and everyone working to protect our communities.

**2. Business Meeting**

A. Call to order – At 6:30 p.m. Mayor Hu called the Tigard City Council meeting to order.

B. Roll Call – Deputy City Recorder Bartholomew called the roll.

| | Present | Absent |
|---|---|---|
| Council President Wolf | | ✓ |
| Councilor Anderson | ✓ | |
| Councilor Ghoddusi | ✓ | |
| Mayor Hu | ✓ | |
| Councilor Robbins | ✓ | |
| Councilor Schlack | ✓ | |
| Councilor Shaw | ✓ | |

C. Pledge of Allegiance – Mayor Hu asked everyone to join him in the Pledge of Allegiance.

D. Call to Council and Staff for Non-Agenda Items – None

**3. Public Comment**

A. Public Comment – Written:

Elise Laubach and Veronica L Williams provided comments about the Community Development Block Grant (CDBG) change.

DaphneAnn Marie provided comment about Tigard's lack of disability-forward housing infrastructure.

Bill Monahan provided comment about next steps for the Police and Public Works facilities.

B. Public Comment – In Person:

Bill Monahan provided comment about the Police and Public Works facilities and Mike Lueck's retirement.

Felix Martinez provided comment about Just Compassion.

C. Public Comment – Phone-In or Video: None

**4. City Manager Report**

City Manager Rager shared that the team is working on a potential solution for the Universal Plaza Splash Pad and that it will continue to be closed for the summer of 2026. He also shared that Mike Lueck is retiring and recognized Mike's work to elevate the Emergency Management Program for the city.

**5. Tigard Police Department Report**

Police Chief Rogers and Assistant Chief Sitton shared a few trends from June 2026. With the increase of violent crime sentencing for those who have been involved in thefts prior, Police have seen an increase in thefts and shoplifting as a result. They highlighted that organized retail thefts are half of what they were at this time last year, due to the dedicated effort of our Commercial Crimes Unit.

Mayor Hu shared that he saw that we have a partnership effort working on a human trafficking issue involving a Tigard business, and that he received a question from a community member asking what Tigard is doing to address human trafficking in general. Assistant Chief Sitton shared that we have a part-time detective who works with the FBI on a task force officer level, and he specializes in internet crimes against children and other human trafficking issues. We also have a local detective assigned to assist him, and our Commercial Crime unit investigates human trafficking crimes when the crimes are business related.

**6. Consent Agenda (Tigard City Council)**

A. Consider Resolution for Mid-Year 2026 Non-profit Low-Income Housing Tax Exemption Applicant

Resolution No. 26-25 - A RESOLUTION GRANTING AN EXEMPTION FROM PROPERTY TAXES UNDER TIGARD MUNICIPAL CODE SECTION 3.50 FOR ONE PROPERTY OWNED AND OPERATED BY BULL MOUNTAIN APARTMENTS LIMITED PARTNERSHIP DESIGNATED FOR FUTURE DEVELOPMENT AS LOW-INCOME HOUSING

B. Consider Resolution to Approve Intergovernmental Agreements (IGA) with Washington County for CDBG Joint Entitlement and HOME Consortium Participation

C. Consider Intergovernmental Agreement Amendment with Washington County for City Houseless Liaison

D. Consider a Resolution Approving an Intergovernmental Agreement with Tualatin Valley Water District Relating to the Transfer of Water Customers from the District to the City of Tigard

Resolution No. 26-26 - A RESOLUTION APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN CITY OF TIGARD AND TUALATIN VALLEY WATER DISTRICT RELATING TO THE TRANSFER OF WATER CUSTOMERS FROM THE DISTRICT TO THE CITY

Councilor Shaw moved to remove (Agenda Item #6B) the CDBG Joint Entitlement and HOME Consortium Participation, from the consent agenda. Councilor Schlack seconded the motion. Mayor Hu asked Council if anyone disagreed with removing this item from the consent agenda, and with none against, it was removed from the consent agenda.

Councilor Schlack moved to approve the Consent Agenda items #6A, #6C, and #6D. Councilor Robbins seconded the motion. Mayor Hu conducted a vote and the motion passed unanimously.

| | Yes | No |
|---|---|---|
| Council President Wolf | – | – |
| Councilor Anderson | ✓ | |
| Councilor Ghoddusi | ✓ | |
| Mayor Hu | ✓ | |
| Councilor Robbins | ✓ | |
| Councilor Schlack | ✓ | |
| Councilor Shaw | ✓ | |

Councilor Shaw expressed concern with the previous CDBG presentation to Council, and how it did not help Council understand the pros and cons of changing the agreement. Housing Planner Miller said that if Council decides to elect to retain 15% of the entitlement that was previously allocated towards the county's competitive pool for public facilities and public infrastructure projects, then nonprofits within the City of Tigard would be ineligible to apply for that competitive funding pool. Instead, any application would be at the discretion of City Council. The pros to this are that it provides greater oversight and direction from City Council over public facility improvements within the City of Tigard and allows for greater flexibility to administer large-scale public facilities and improvement projects within the city.

Councilor Shaw shared concerns with the wording in the resolution potentially allowing staff to provide policy direction as opposed to Council providing policy direction. Assistant Community Development Director Warren said that the CDBG joint entitlement arrangement that we have with Washington County was originally a policy decision that was made by Council in 2019, as part of the three-year entitlement process. Every three years, we look at whether the joint entitlement still makes sense and we bring that question to Council.

Councilor Shaw shared that we do have a voice currently as to where the dollars go because she is the current Council liaison, and Council President Wolf was the former liaison, for Washington County's Community Development Policy Advisory Board (PAB).

Mayor Hu asked when the deadline is to execute the IGAs. Housing Planner Miller said the deadline is July 31, 2026. Councilor Shaw asked if we complied with the July 8, 2026 deadline. Housing Planner Miller confirmed that we did comply with the July 8, 2026 deadline which was to elect joint entitlement.

Mayor Hu shared that he was not aware of the drawbacks of moving forward with the staff recommendations from the previous presentation and he requested future presentations of policy recommendations to include both the pros and cons for Council to consider.

Mayor Hu asked if there is a plan to use the lump sum of funds. Assistant Community Development Director Warren said that one of the issues we have with joint entitlement is how low the dollar figure is, because $125,000 a year is not enough to accomplish any single project and if we combine it with city dollars it federalizes the city contribution and makes it complicated for staff to administer. The reason that we do not have a project identified is because we are looking at creative ways to utilize the funds, including acquisition and disposition of property for the purpose of housing development. Washington County recently agreed to this

new idea of rolling the funds up in year two. We are currently working on the Housing Plan which is setting a roadmap of housing policies that will identify where we could best use these funds.

Councilor Robbins agreed with Councilor Shaw's concerns and asked for future presentations to include tables and numbers to help Council understand the options. She expressed support for keeping the agreement the same as prior years.

Councilor Schlack asked if we decide to receive the full allocation in year two, who has the discretion to ultimately decide how the dollars are spent. Assistant Community Development Director Warren said that Council would decide the spending.

City Attorney Rihala suggested that she discuss with the Community Development staff offline and bring back this conversation at the end of the meeting. Council agreed and proceeded with the agenda. The conclusion of this agenda item can be found below in section #6B "Consent Item Pulled for Separate Discussion – Continued" (after Agenda Item 8).

**7. Briefing on Updated Intergovernmental Agreement (IGA) with Clean Water Services (CWS)**

City Manager Rager shared that cities serve as co-implementors of the permits that govern sanitary sewer and stormwater programs and that the operating IGA with CWS is very important to clarify roles. City Manager Rager highlighted the positive relationship between Tigard and CWS. He shared the key updates to the agreement, including more collaborative and clear expectations, the opportunity for subbasin planning, clarifying asset ownership and maintenance, and compensation to the city for performing utility billing.

Councilor Shaw asked if CWS staff have any concerns or pros and cons to share about the IGA. CWS's Chief Financial Officer Joe Gall talked about the positive relationship between Tigard and CWS. He highlighted that the cities have been doing the billing for years without compensation and that the cities should be paid for this work. He shared that this is a clearer document and it is a 5-year agreement, to be revisited more often, compared to the previous 20-year agreement. It is a permit requirement for CWS to update all of their agreements by November 1, 2026.

**8. Facilities Next Steps**

City Manager Rager shared the intent of this agenda item was to start the conversation on next steps, since the bond measure in May 2026 was not approved by the voters. He provided an overview of the Police and Public Works facilities over the past 20 years. He shared that the city is currently working on our next 20-year facility plan over the next year.

Mayor Hu shared that he is skeptical about moving forward with this project, without more public engagement. He has heard questions from the community – about the cost of $150 million, if the cost could be reduced, why Public Works and Police would be in the same

facility, and what would happen to the existing facilities – and the election result showed that we did not adequately answer those questions for the voters. He shared that he previously requested that the city establish a community input committee for this project and that we need more community input before we decide to move forward. He is not comfortable using enterprise funds at this point and before making that decision the community needs to understand the actual financial impact and have an opportunity to provide input. He asked, if the new facility will eliminate annual costs for renting storage and maintaining outdated facilities, can that savings be applied toward the project to reduce what the community pays. He shared support for customers outside of Tigard, who also use our water system, to contribute an appropriate share to the facility. He asked if selling or repurposing the existing facilities could result in proceeds or savings that can be applied toward the project to reduce the cost. He asked if we can expand or remodel the police facility where it is, with a temporary structure nearby while operations continue. He supports addressing the needs of our Police and Public Works employees, who deserve a safe and functional facility to allow them to serve the community effectively, but we must address these needs in a way that the community can afford and understand. He requested a structured community engagement process, a side-by-side comparison of the available options and anticipated monthly impact on utility customers, and a comprehensive review of every reasonable opportunity to control cost.

Councilor Schlack agreed with Mayor Hu about bringing the community along the way and requested side-by-side options of what we can afford at different price points and what the trade-offs are for different options. He suggested having a Council liaison or subcommittee for anything that would require a ballot referral.

Councilor Shaw agreed with Mayor Hu and Councilor Schlack, and thanked staff for brainstorming the ideas presented.

Councilor Robbins agreed with Mayor Hu and Councilor Schlack. She shared that she thinks that city staff did a great job with the previous plan and acknowledged the hard work that went into it. She suggested more video tours to show people the equipment that needs to be stored and the cramped facilities.

City Manager Rager confirmed that customers outside of Tigard, who also use our water system, can contribute to the cost of a Public Works facility. He shared that if we sell the existing Public Works facility, because the site is considered a water system asset and per the agreement with Durham, King City, and the Tigard Water District, the proceeds have to go into the Water Fund and could not pay for a new project, besides the portion that can come from the Water Fund.

City Manager Rager said that for the side-by-side comparisons, there might be a need for outside expertise, and he asked if Council would be open to designate some budget funds towards that research. Mayor Hu said yes. Councilor Schlack said yes, depending on the cost.

Councilor Ghoddusi said that it would have been helpful, when Council was asked to decide if the bond measure would be $130 or $150 million, to have seen the pros and cons of the different amounts. Councilor Schlack agreed and said that by the time Council was given that

option, it was weeks away from the deadline to refer. He said it would be helpful going forward to have a table with prices and bullet points of what we could afford with each cost and how it would impact operations.

Mayor Hu asked for a table of all alternative funding options. He does not want Tigard taxpayers to pay for everything and wants to show the community that we are thinking of everything possible to control the costs.

Overall, Council expressed interest in more public engagement, side-by-side comparisons, and a comprehensive review of every reasonable opportunity to control the cost.

**6B. Consent Item Pulled for Separate Discussion – Continued: Consider Resolution to Approve Intergovernmental Agreements (IGA) with Washington County for CDBG Joint Entitlement and HOME Consortium Participation**

Staff provided Council with a one-page document with options for the two needed decisions. A copy of the document can be found in the packet for this meeting, under Agenda Item #6B.

At 7:50 p.m. Mayor Hu called for a 10-minute break. Council reconvened at 8:00 p.m.

Housing Planner Miller presented the options for the two decisions for Council to make:

- Decision 1 – Allocation Amount:
  - Option 1 is a 50/50 split, which allows Tigard non-profits to compete for the County's Facilities Grants, and the City retains the vote on the PAB.
  - Option 2 is a 60/35 split, which gives the City of Tigard access to additional funds, but does not allow Tigard non-profits to compete for the County's Facilities Grants, and the City would not retain the vote on PAB.
- Decision 2 – Allocation Schedule:
  - Option 1 is annual allocations, for three years.
  - Option 2 is a roll-up of three years of allocations, at year 2.

Councilor Shaw asked if option 1 for Decision 1 would keep the IGA the same as prior years. Housing Planner Miller said yes. Councilor Shaw recommended that option 1 be selected for Decision 1, which would give us three years to plan what the dollars could be used for and what land could potentially be acquired and disposed.

Councilor Robbins expressed support for option 1 to be selected for Decision 1. She asked if the concerns that Councilor Shaw had previously raised have been addressed, about the wording in the resolution regarding whether Council is giving up its policy making decisions. City Attorney Rihala confirmed that the resolution wording does not need to change and the policy direction that Council gives tonight will be reflected in the updated IGA.

Councilor Ghoddusi, Councilor Schlack, and Councilor Anderson expressed support for option 1 to be selected for Decision 1.

City Attorney Rihala said that we can negotiate in the IGA for Decision 2 and select one of the two options for how the City of Tigard will receive our allocation. The staff recommendation is that there is a potential benefit to selecting option 2 for Decision 2, which would give the City more money to use at once. If Council wants to have a consistent amount each year, staff is fine with that as well.

Mayor Hu asked if option 1 for Decision 2 would keep the IGA the same as prior years. City Attorney Rihala said yes. Assistant Community Development Director Warren said that the annual allocation of $135,250 is a small amount of money, and we don't have an identified project to put it towards. We are currently using the money for our Affordable Home Ownership Program and that has the impact of federalizing that entire program, so we are looking to find another way to use the $135,250 annual allocation.

Councilor Anderson asked if the allocation can be collected annually and saved to be used in other years. Housing Planner Miller said that these funds are subject to CDBG timelines, reporting, and expenditures. The projects can exceed more than one year, but per the previous IGA and in order to continue to meet timelines, we have had only a 50% allowed rollover for the annual allocation. Selecting option 2 for Decision 2 would let us meet our timelines and doesn't force us to work on multiple small projects.

Councilor Shaw asked, if option 2 is selected for Decision 2, would the question be brought to Council, when the lump sum is received, for Council to decide how the funds are spent and if there will be no negative impacts on Tigard non-profits. Assistant Community Development Director Warren clarified that Decisions 1 and 2 are independent decisions and do not impact each other. Decision 1 is about the split, which impacts the City's participation on the county's advisory board and Tigard non-profits. Decision 2 is only an operational consideration for the city on when we will receive the funds.

Councilor Shaw asked, if we select option 1 for Decision 1 and option 2 for Decision 2, how much we would receive as the City's allocation in year 2. Housing Planner Miller said that we would receive $405,750 in year 2. Councilor Shaw asked, with that combination of decisions, would we still retain the PAB seat and ability to spend those dollars with Council's direction. Housing Planner Miller said yes.

Mayor Hu asked if the Council supports selecting option 1 for Decision 1 and option 2 for Decision 2. Council members nodded in agreement.

In summary, after discussion about Agenda Item #6B, Council gave direction to change Appendix A of the Community Development Block Grant (CDBG) IGA, to have the allocation be a 50/50 split, which gives non-profits access to compete for the grants. This keeps the IGA similar to how it was executed in the past, except for the allocation schedule now being a roll-up of three years of allocations, at year 2.

Councilor Schlack moved to approve Resolution 26-27 and authorized the City Manager to sign the appropriate IGA. Councilor Shaw seconded the motion. Mayor Hu conducted a vote and the motion passed unanimously.

Resolution No. 26-27 - A RESOLUTION TO JOINTLY ACCEPT CDBG ENTITLEMENT WITH WASHINGTON COUNTY AND REMAIN A HOME CONSORTIUM MEMBER

| | Yes | No |
|---|---|---|
| Council President Wolf | – | – |
| Councilor Anderson | ✓ | |
| Councilor Ghoddusi | ✓ | |
| Mayor Hu | ✓ | |
| Councilor Robbins | ✓ | |
| Councilor Schlack | ✓ | |
| Councilor Shaw | ✓ | |

**9. Non-Agenda Items** – None

**10. Executive Session** – None

**11. Adjournment**

Mayor Hu announced the meeting adjourned at 8:13 p.m.

_____
Lindsay Bartholomew, Deputy City Recorder

Attest:

_____
Yi-Kang Hu, Mayor

Date: _____

# City *of* Tigard
# City Council Business Meeting Minutes
# August 11, 2026

**1. Study Session**

At 5:30 p.m. Mayor Hu called the Study Session to order.

A. River Terrace 2.0 Finance Strategy

Senior Planner Gada gave an update on the River Terrace 2.0 finance strategy and estimated System Development Charges (SDCs). Council will be asked to provide guidance and policy direction at the September 1, 2026 meeting. In October staff will present the numbers for Council to consider whether they reflect policy direction or refinements are needed. She provided Council with a handout identifying actions requested of Council, a list of prior policy directions and estimated SDC examples for discussion purposes. The handout was added as supplemental material to the packet for this meeting.

She defined SDCs and noted the focus tonight was only Parks and Transportation SDCs, each with a citywide component and a supplemental component specific to the River Terrace geographic area. Current SDCs are structured by housing type: either single detached houses or other (townhouses, middle housing, or apartments). ADU's and regulated affordable housing developments are exempt from SDCs. The current structure is tiered. Single detached houses pay a higher fee because they are larger, have higher impacts on infrastructure and have more vehicles. The city offers multiple discounts to support policy goals. Currently there is a 69% discount to the citywide Transportation SDC, a 15% discount to the citywide Parks SDC as well as exemptions for ADUs and affordable housing.

Council President Wolf asked how the 69% Transportation discount was arrived at and Assistant Community Development Director Warren responded that it was set to be competitive with neighboring jurisdictions and if it had paid for "full freight" that would have essentially stopped development in Tigard. The 69% was a little higher than adjacent jurisdictions but not so high that we became non-competitive. The rate has been in effect since SDCs were adopted.

Senior Planner Gada said two problems have been identified with current SDCs. The first is that they are based on housing types. This causes implementation challenges because changes in State law have been making housing types obsolete. Also, the current discount structure penalizes smaller units since it applies the same type of discounts to every type

of development. We are hearing that smaller units are what is most needed in Tigard, but our discount structure does not reflect that. Developers said it was difficult to build smaller units due to higher SDCs.

Staff explored a new tiered structure based on unit size and household size. Detached dwellings pay more since they have a larger impact. When staff shared an example of these SDCs with developers, they said that it was difficult to deliver smaller units without discounts and that the draft-tiered rates did not do enough to support housing goals or the types of housing we are expecting in River Terrace 2.0. Staff are considering offering greater discounts for smaller units citywide. Since this just redistributes existing discounts, it is considered to be budget neutral. This concept will be discussed further with Council on September 1, 2026. The project schedule is on track to be adopted in May of 2027. Development code amendment engagement with developers will begin at the end of September.

Councilor Schlack asked about the workload involved with combining two SDC rate structures for River Terrace 2.0 and also citywide. Senior Planner Gada said if the numbers get to the point where they support the city's housing goals there would be one tiered structure with a citywide component and a supplemental geographical component. Assistant Community Development Director Warren said consultant work is already underway since they heard that the Council was interested in exploring this option. In October Council will be able to compare what the fees would be for housing units under the existing system and the proposed structure.

Councilor Shaw asked why there was a multi-unit flat rate when there would be multiple people, vehicles, and trips. Senior Planner Gada said this would allow developers to determine which method would be lower for them.

Councilor Robbins asked why not have two fees, one for units over 800 square feet and one for under 800 square feet. Assistant Community Development Director Warren said the reason a flat rate is offered for apartments is that we have the opposite problem to what we have for houses for purchase. We are not getting enough smaller, starter homes for purchase. But in apartments, we readily get studios and one-bedrooms, but we need more family-size, larger units and we don't want to disincentivize those.

Senior Planner Gada confirmed for Councilor Ghoddusi that the multi-unit flat rate is per unit and that SDCs are paid at the time developers get their final certificate of occupancy. He asked if this changes current project SDCs and Assistant Community Development Director Warren said that timing will be clarified in the September discussion.

Future Discussion Questions: Mayor Hu said he was glad to hear it will be budget neutral but wants surety. Councilor Schlack asked which city funds are impacted. Councilor Anderson asked to see Washington County, Construction Excise Tax, Clean Water Services, and all other fees. Mayor Hu would like example of how much a typical development would pay in total fees. Councilor Robbins requested a comparison with Beaverton's fees.

B. Council Liaison Reports

Council members reported on their assigned Boards and Committees.

The Study Session ended at 6:09 p.m.

**2. Business Meeting**

A. Call to Order - At 6:31 p.m. Mayor Hu called the Tigard City Council meeting to order.

He clarified the correct amount of the Washington County vehicle registration fee mentioned in his Study Session Board and Committee Liaison report. It will rise by $10 every two years.

B. Roll Call - City Recorder Krager called the roll.

| | Present | Absent |
|---|---|---|
| Mayor Hu | ✓ | |
| Councilor Robbins | ✓ | |
| Councilor Schlack | ✓ | |
| Councilor Shaw (remote) | ✓ | |
| Council President Wolf | ✓ | |
| Councilor Anderson | ✓ | |
| Councilor Ghoddusi | ✓ | |

C. Pledge of Allegiance – Mayor Hu asked everyone to join him in the Pledge of Allegiance.

D. Call to Council and Staff for Non-Agenda Items – None

**3. Resolution Thanking City Recorder Carol Krager for her Years of Service**

Mayor Hu presented this item and read the resolution. Councilor Schlack made a motion to approve Resolution No. 26-28 - A Resolution Honoring City Recorder Carol Krager for more than 20 years of dedicated service to the City of Tigard. Councilor Shaw seconded the motion. Mayor Hu conducted a vote and the motion passed unanimously.

| | Yes | No |
|---|---|---|
| Mayor Hu | ✓ | |
| Councilor Robbins | ✓ | |
| Councilor Schlack | ✓ | |
| Councilor Shaw (remote) | ✓ | |
| Council President Wolf | ✓ | |
| Councilor Anderson | ✓ | |
| Councilor Ghoddusi | ✓ | |

**4. Public Comment**

A. Public Comment – Written:

4 written comments were received by the noon deadline Monday. Topics included downtown parking, River Terrace 2.0 financing, the housing plan and a suggested change to the Tigard Municipal Code relating to keeping livestock.

A copy of written comments can be found in the packet for this meeting.

B. Public Comment – In Person:

Alexis Tay said he has been a Tigard resident for over 20 years and is building community through the Venados soccer team and helping small businesses. He requested Council's assistance with a situation at Tigard Plaza where he said a private security firm is using excessive force and harassing the community.

Felix Martinez spoke about unsafe pedestrian conditions on 72nd Avenue between 99W and Dartmouth. There is a lot of vehicle traffic on that street and people need to walk there to go to Winco or Walmart. Construction gates further constrict walking past a work area and he asked if the city could speak to the contractors to help with this pedestrian safety issue.

Liz Newton gave Council some written testimony, which has been added to the packet for this meeting. She described a situation she experienced with a neighbor having excessive livestock. She noted that she was not opposed to anyone having chickens, but recommended Council review the livestock code, consider limiting the number to four birds, and require annual rodent control documentation.

Leandro Barrientos thanked City Recorder Krager for her service to the city, the community, and for her participation on the Equity Advisory Committee (EAC).

Gabe Velasquez referred to a majority of Council opting to postpone staff work on data center-related code changes now and instead include it with an upcoming development code amendment later this year. He asked Council to change their minds on this.

Jeff Darland suggested that as the city develops its housing plan and River Terrace 2.0 there is a responsibility to reflect on what worked well, any gaps and whether policies will meet the challenges coming ahead. The state's requirement to allow a broader range of housing doesn't make it more affordable. He asked if current policies support middle housing.

C. Public Comment – Phone in:

Daphne Anne Marie thanked Mayor Hu for comments he made regarding the Disability Forward housing program and said she will be tracking new development.

**5. City Manager Report**

City Manager Rager announced that the El Tigre Fest will be held on October 3rd in Cook Park and vendor applications are now open. He noted that as discussed in this year's budget hearings, events will no longer be organized by the city. Sponsors are being sought and staff have been meeting with potential partner organizations. The El Tigre event is made possible through generous sponsor support of NW Natural, Cielo, and soccer Club Venados. These partnerships with community organizations will support a smooth transition away from the city hosting and funding events and will continue the success of community traditions.

**6. Presentation of Police Award**

Police Chief Rogers and Assistant Chief Sitton presented the Life Saving Medal to Officer Benjamen Byerly. His response to a call on January 11, 2026 saved the life of a person who had fallen, was unconscious, and not breathing. Upon arriving at the scene he found the person had no pulse and immediately began chest compressions until additional medical personnel arrived. His actions directly led to this person surviving the medical event.

**7. Tigard Police Department Report**

Police Chief Rogers commented on the previous item, noting that there is no better award for a Chief of Police to present than one to an officer for saving a life.

In his July police report he highlighted the Community Policing Team who address nuisance abatement and code compliance. They have been focused this summer on the houseless population and have responded to 127 calls and identified 158 campsites for posting, abatement or service referral. They checked on 170 unhoused community members and while only one arrest was made, multiple warnings were given to gain compliance with rules, ordinances, and laws.

Assistant Police Chief Sitton reported an increased use of e-bikes and e-scooters in Tigard. Incidents mostly involve juveniles and range from reckless riding on trails to four separate e-bike eludes from officers. Police are gearing up for Labor Day DUII enforcement mission and School Resource Officers (SROs) are prepping for the start of the school year and will be conducting school zone and crosswalk enforcement and bus stop operations to ensure that kids can get back and forth to school safely.

Police Community Engagement Coordinator Bauer said that as e-bikes become more common the Tigard Police Department is taking a proactive approach centered on education, community engagement, and partnership, all centered around one goal – to keep riders and the people around them safe. To help people understand Oregon e-bike laws and riding safety, a page on the city's website was created along with an easy-to-understand flyer that explains the rules in plain language. This information has been shared at presentations, bike rodeos, and provided to Tigard schools to include in back-to-school packets. An online tool was launched for community members to report dangerous e-bike and e-scooter behavior. This will help identify trends and better focus enforcement efforts where they're needed most.

**8. Consent Agenda (Tigard City Council)**

A. Approval of City Council Minutes

- May 5, 2026
- May 12, 2026
- May 19, 2026
- May 26, 2026
- June 2, 2026
- June 9, 2026

Council President Wolf moved to approve the Consent Agenda and Councilor Robbins seconded the motion. Mayor Hu conducted a vote and the motion passed unanimously.

| | Yes | No |
|---|---|---|
| Mayor Hu | ✓ | |
| Councilor Robbins | ✓ | |
| Councilor Schlack | ✓ | |
| Councilor Shaw (remote) | ✓ | |
| Council President Wolf | ✓ | |
| Councilor Anderson | ✓ | |
| Councilor Ghoddusi | ✓ | |

**9. Tigard Housing Plan Briefing**

Housing Planner Miller gave a briefing and slide presentation on the Tigard Housing Plan. Components are a Conceptualized Housing Needs analysis to identify housing by type, characteristics and location; a Housing Capacity analysis, which estimates the capacity of buildable land and whether it is adequate for the next 20 years; and a Housing Production Strategy, a citywide action plan for making it likely that those identified housing needs are built.

Tigard received two state grants to support this work and cover the costs of professional consultant services from ECO Northwest. Equitable engagement started in July and will build upon input from other long-term projects River Terrace 2.0 and Tigard HOME. Engagement will include a visual housing survey, engagement at local events, public testimony, interviews and focus groups. A Tigard Housing Survey is available on the city's website and 95 responses have already been submitted. Housing Planner Miller showed a slide detailing a schedule of future Council topics through Spring of 2027, when the draft Housing Capacity Analysis Review and Draft Housing Production Strategy Review will be presented. The Housing Plan will be completed in Summer 2027.

Councilor Shaw noted that HB2003 passed in 2019 and a lot has happened since then. She asked about the number of housing units allocated to neighboring jurisdictions and what data is used to back up allocations. She asked what data supports that we need a significant number of houses before we even know what our actual inventory of buildable land is. Housing Planner Miller said this would be a better discussion for a Study Session.

Mayor Hu added that underlying assumptions may have changed over time. Council President Wolf asked how it was defined that Tigard needed to build more apartment complexes instead of creating opportunities for housing that people can buy. She was curious about benchmarking what neighboring cities are required to build. Councilor Schlack agreed with scheduling more Study Sessions on this topic as it is a concern for many.

Councilor Robbins asked about the Housing Survey response rate, noting that while 95 people have already responded, Tigard has over 55,000 residents. She asked what response level would be sufficient. Housing Planner Miller said she would like to see a minimum of 150 responses and the survey will be open into October. Councilor Robbins asked if it was only available in English and Housing Planner Miller responded that it is in the English language on the website but translation tools in internet browsers can translate it to other languages.

**10. Economic Development Strategic Plan Update**

Community Development Director Kirkman reported on the progress of the Economic Development Strategic Plan adopted by Council in March 2026. The status of action items for each of the four Strategic Pillars was presented. Some of the many action items completed include a flyer to attract new businesses to the Downtown, a revamped Business Spotlight Program, development of a city resource guide, completing Memorandums of Understanding with the Chamber and Tigard Downtown Alliance, promoting awareness of economic development opportunities and programs, releasing a request for qualifications for Cinema site development, and advancing the wayfinding program as a Capital Improvement Program project. The TIF (Tax Increment Financing) District Update Project will investigate refinement of existing TIF Districts and the feasibility of a new one in River Terrace 2.0. Tigard's Town Center Advisory Commission (TCAC) has been working on their strategic plan which aligns with Council Goals and will be presented to Council in September.

Council President Wolf asked what staff has heard about challenges or concerns from potential businesses about coming to Tigard. Community Development Director Kirkman used the downtown as an example and said there is interest but there are some limitations to our development code. Staff are trying to balance the anxiety about change, that some established businesses have with making code changes, with what new businesses say they need. She noted that the Tigard Chamber is conducting a survey and she will share results with Council.

Councilor Schlack noted a new two-year Council Goal cycle will be starting soon and requested the Council, city staff, and the community start thinking beyond two or three years and ask, "What do you want Tigard to be in 30 years and What is our place in the Washington County local economy?" He added that unlike other Washington County municipalities, Tigard does not have a lot of developable industrial land, so we need to be thoughtful of any opportunities to grow our local economy.

Councilor Anderson complimented staff on the business brochure. He referred to a bullet point in it that said more than 7,000 vehicles pass through Main Street each day and asked how many we are actually capturing. He said there needs to be parking added to the downtown area, either in a structure or a garage. Community Development Director Kirkman responded that the recent parking study identified key areas of parking contention and the location along Main Street is difficult. The city leased some parking spaces in the TriMet lot off Ash Street for downtown employees to park. One concern is that providing a parking area could reduce the availability of vacant parcels or those that could be redeveloped for businesses.

Mayor Hu requested that future updates include information on target dates and status.

**11. League of Oregon Cities (LOC) Legislative Priorities**

Assistant to the City Manager Hendrix gave the staff report and requested Council's input on the selection of five legislative priorities for submission to the League of Oregon Cities (LOC) for the next Session. There were 27 possible legislative priorities advanced for consideration from LOC policy committees. Staff recommendations ranked in order of importance were:

1. Public Meetings Law Clarity
2. Full Funding and Streamlining for Housing Production
3. Targeted Prevailing Wage Changes
4. 2027 Transportation Package
5. Infrastructure Funding specifically for Waste and Wastewater Needs

After Council discussion, the majority agreed on substituting Funding and Coordination for Homeless Response to replace Infrastructure Funding for Waste and Wastewater Needs. Council's five legislative priorities are:

1. Public Meetings Law Clarity
2. Full Funding and Streamlining for Housing Production
3. Targeted Prevailing Wage Changes

4. 2027 Transportation Package
5. Funding and Coordination for Homeless Response

Assistant to the City Manager Hendrix will follow up with staff prior to submittal to make sure there are no policy impacts to switching out the fifth legislative priority.

**12. Non-agenda Items** – None

**13. Executive Session**

At 7:59 p.m. Mayor Hu announced that the Tigard City Council would go into Executive Session to discuss the performance of a public official under ORS 192.660 (2) (i) and that the Tigard City Council would adjourn at the end of the Executive Session.

**14. Adjournment**

The Executive Session ended at 8:56 p.m. and Mayor Hu adjourned the meeting.

_____
Lindsay Bartholomew, Acting City Recorder

Attest:

_____
Yi-Kang Hu, Mayor

Date:_____

**AIS-6276** **6.**

**Business Meeting**

**Meeting Date:** 10/06/2026

**Length (in minutes):** 30 Minutes

**Agenda Title:** Oregon Housing Planning Updates

**Authored By:** Trinity Miller

**Presented By**: Housing Planner Miller & Housing and Growth Management Analyst Jena Hughes from the Oregon Department of Land Conservation and Development (DLCD)

**Item Type**: Update, Discussion, Direct Staff

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**Information**

**Explanation of Issue**

Oregon Department of Land Conservation and Development (DLCD) Housing and Growth Management Analyst Hughes will present Council with the updated Oregon Housing Needs Analysis (OHNA) framework, focused on Allocated Housing Needs, Housing Production Targets, and the Contextualized Housing Need.

**Action Requested**

No formal action is requested. This is an opportunity for Council to ask questions of the DLCD.

**Background Information**

**Dates of Previous and Potential Future Considerations**

Previous Considerations:

- September 9, 2025: Council adopted a resolution in support of the city's pursuit of the DLCD Housing Planning Assistance grant to support planning work for the Tigard Housing Capacity Analysis (HCA) and Housing Production Strategy (HPS) projects.
- July 28, 2026: Council received a Study Session briefing introducing the Tigard Housing Plan and highlighting it's nexus to the Construction Excise Tax (CET).
- August 11, 2026: Council received a briefing introducing the Tigard Housing Plan project with an overview of expected deliverables.

Future Considerations

- Fall 2026: Briefing with updates on equitable engagement, Buildable Lands Inventory, and Contextualized Housing Needs
- Winter 2026: Briefing with updates on Housing Producer equitable engagement
- Early Spring 2027: Briefings with updates on HPS Actions and Land Use Efficiency Measures
- Late Spring 2027: Draft Housing Capacity Analysis and Housing Production Strategy review
- Summer 2027: Housing Capacity Analysis and Housing Production Strategy Adoption

**Public Involvement**

Equitable Engagement with community members is in process during fall of 2026. The Housing Survey is available on the City's Tigard Housing Plan webpage and open until October 9, 2026. In addition to the survey, other engagement this fall includes in-person activities at popular locations, and focus

groups with housing service provider agencies and community members. Equitable Engagement with Housing Producers is planned for winter of 2027.

**Impacts (Community, Budget, Policies and Plans/Strategic Connection)**

- Council Goal 1: Create housing opportunities for current and future residents. Strategy 1.1: Develop an inclusive housing strategy that increases the variety of housing types while balancing the infrastructure capacity needs of the city.
- Affordable Housing Plan (2019)

**Alternatives & Recommendation**

No formal action requested. No alternatives to consider at this time.

**Additional Resources**

N/A

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**Attachments**

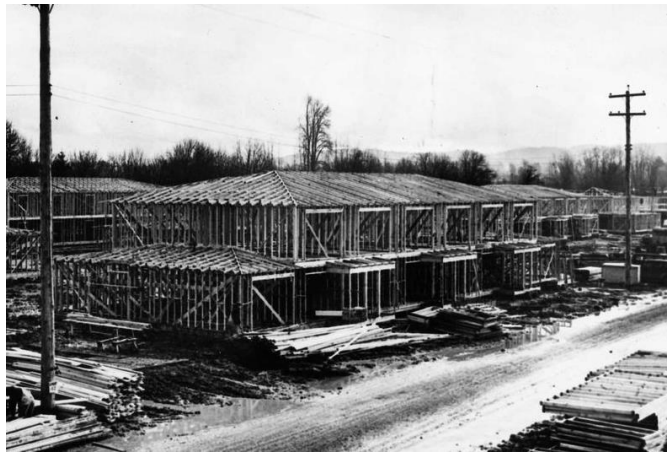
Supplemental - Presentation Revised

OHNA Process Summary

Housing Allocation Explainer

Contextualized Housing Needs Explainer

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OREGON

Department of Land Conservation & Development



# Oregon Housing Needs Analysis (OHNA) Allocation Overview

Tigard City Council Meeting

Laura Kelly, Portland Metro Area Regional Representative
Jena Hughes, Housing and Growth Management Analyst

October 6, 2026

# Presentation Overview

- Introduction to the Oregon Housing Needs Analysis (OHNA)
- Methodology for determining housing need allocations
- How cities determine needed housing based on the state allocation

# Oregon Housing Needs Analysis (OHNA)

Background

# Oregon Housing Needs Analysis (OHNA)

A **suite of programs and policies** directing implementation of statewide planning goals 10 – Housing and 14 – Urbanization

Multi-agency state initiative to:

- **Estimate** housing need
- **Facilitate** Goal 10 & 14 implementation
- **Track** outcomes

**Partnership between state and local governments** to remove housing barriers

Obligation for governments to **take actions** that Affirmatively Further Fair Housing

# OHNA: Tri-Agency Initiative

DAS
DEPARTMENT OF ADMINISTRATIVE SERVICES

- Run Oregon Housing Needs Analysis Methodology
- Housing Production Targets
- Needed Housing Allocations

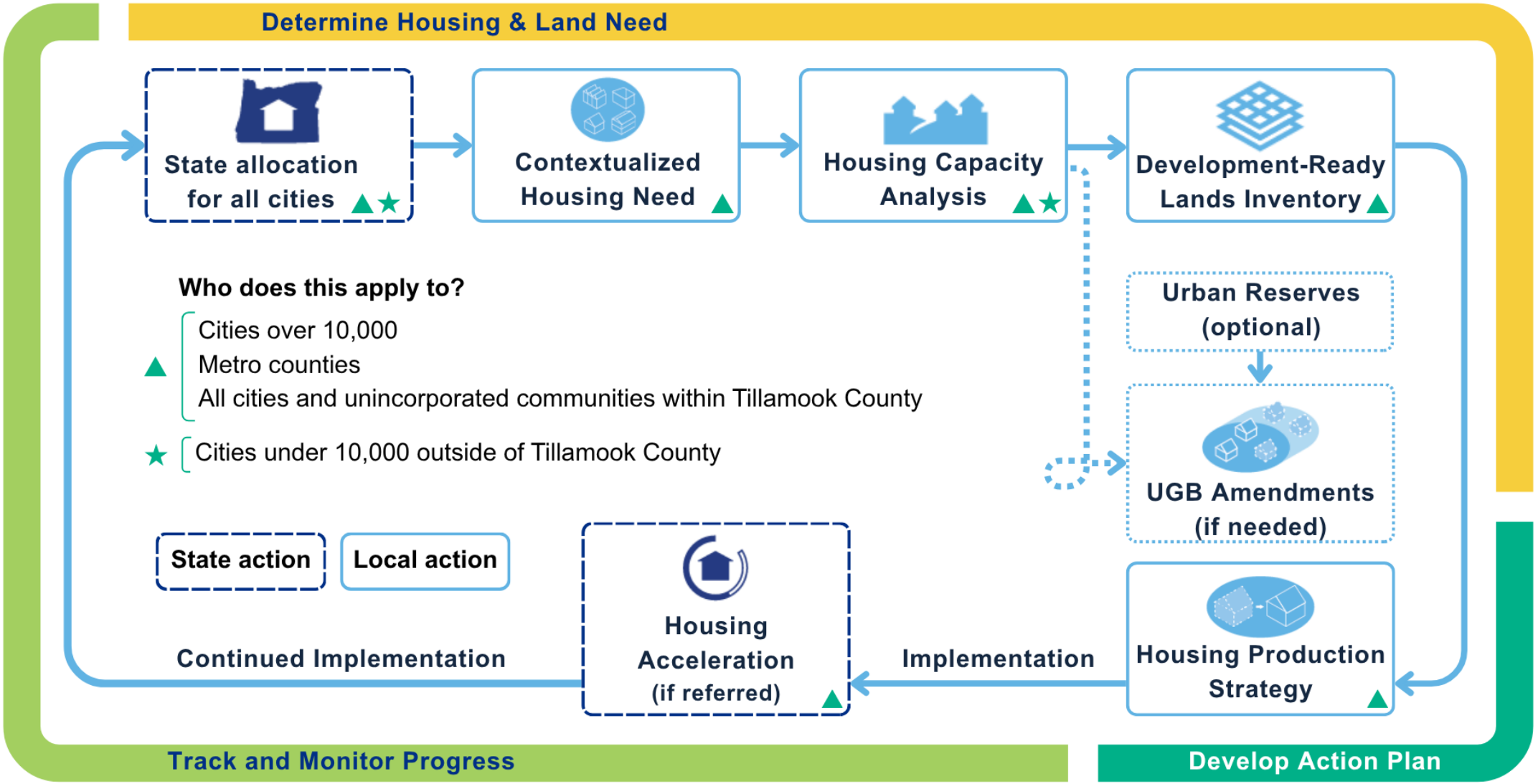
OREGON HOUSING and COMMUNITY SERVICES

- Track Production Outcomes
- Housing Production Dashboard
- Housing Equity Indicators

DLCD

- Facilitate Goal 10 and Goal 14 Implementation
- Housing Production Strategies
- Housing Capacity Analyses
- Housing Acceleration Program

# Housing Planning Under OHNA



# Housing Planning Progress in Washington County

**Cities in Washington County that have completed a Housing Production Strategy so far:**

- Beaverton
- Hillsboro
- Wilsonville

**Housing planning work in process:**

- Tigard
- Forest Grove
- Cornelius
- Sherwood
- Tualatin

# OHNA Allocation Methodology

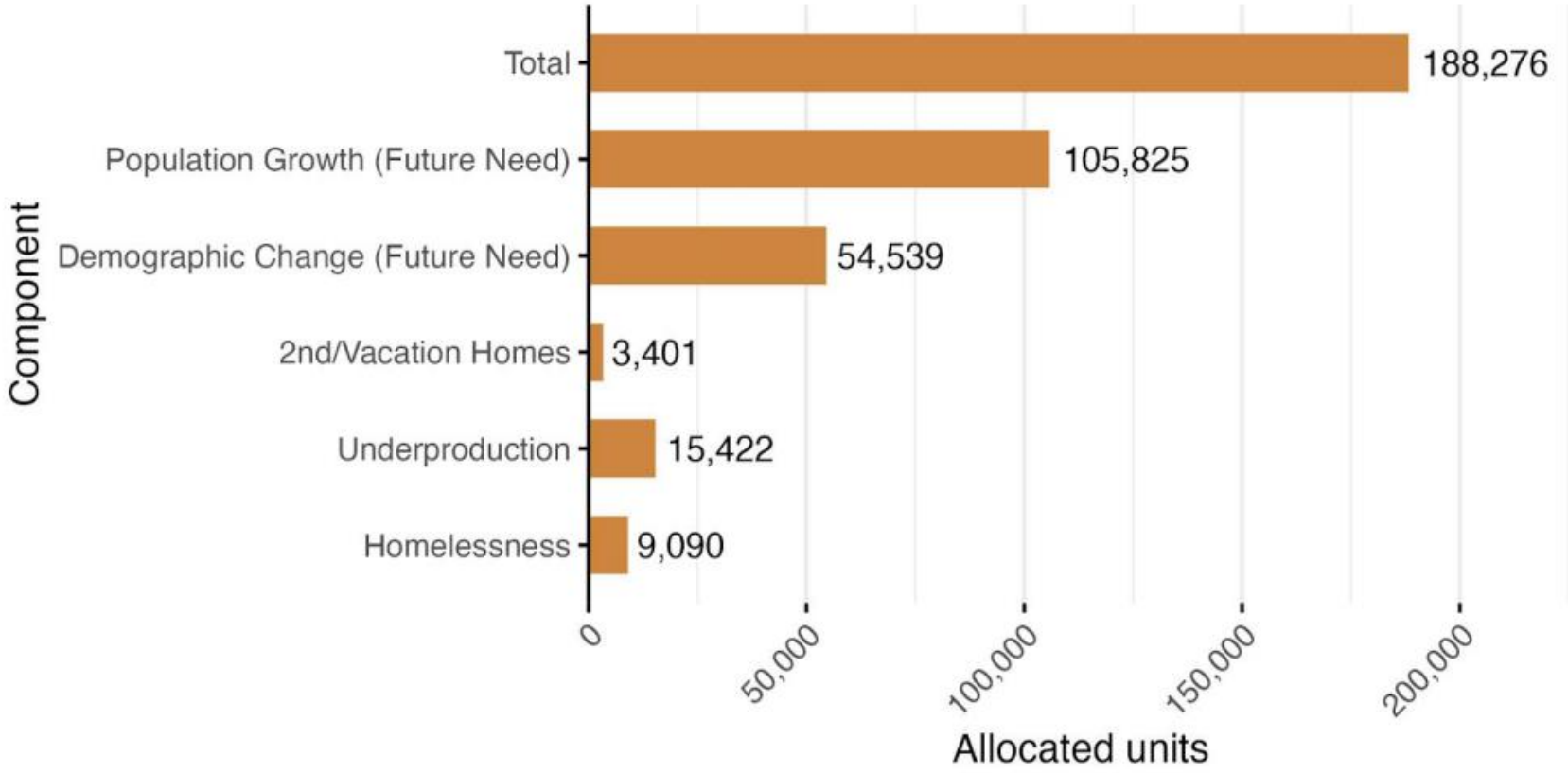
# Metro Region Sub-Allocation

**ORS 184.453; 184.455**

Metro population growth projection, then allocated to jurisdictions based on:

- Population Growth
- Demographic Change
- Second and Vacation Homes
- Underproduction
- Homelessness

**Figure 9. Distribution by Component of Need for OHNA Metro Region, 2025**

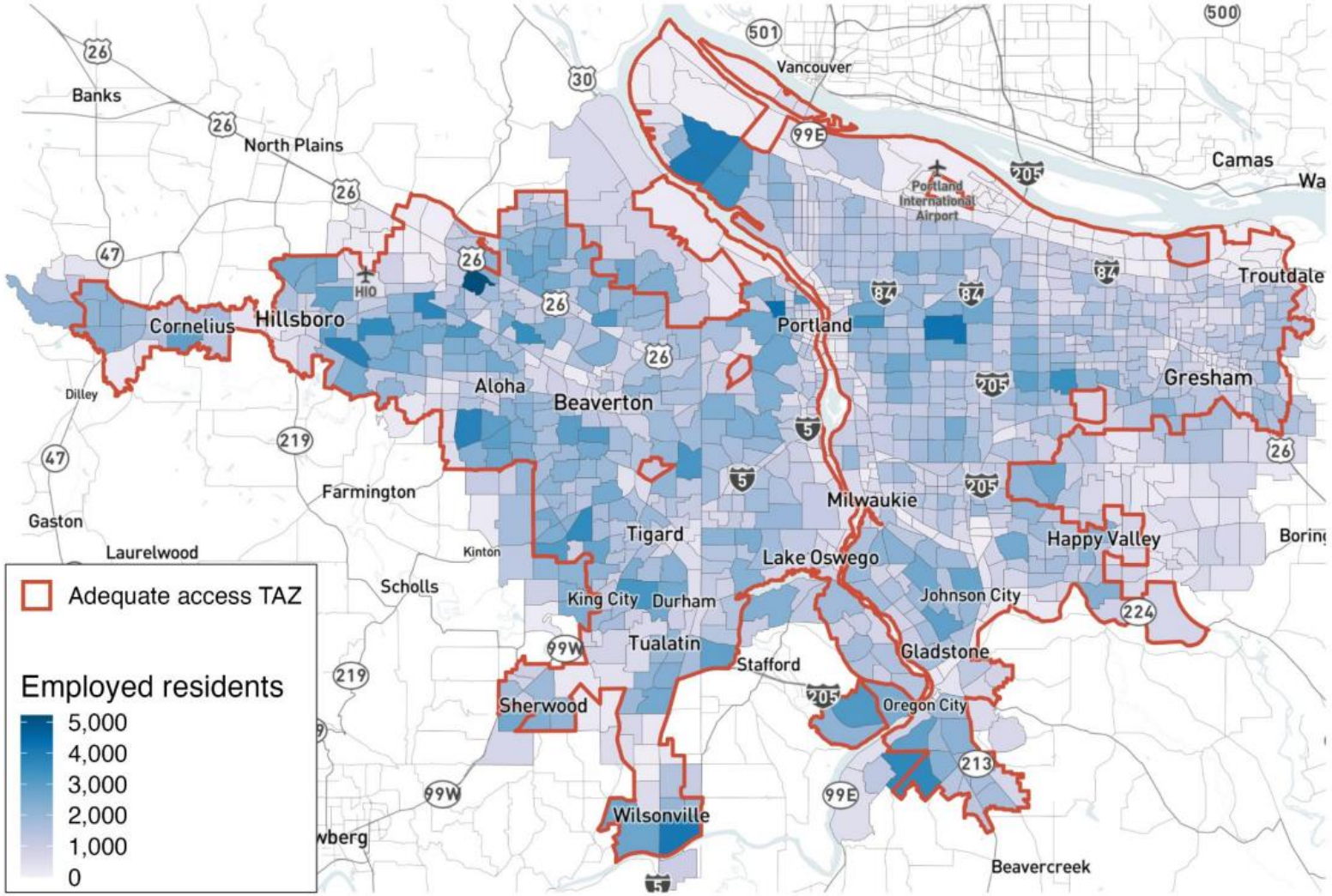


# Metro Region Sub-Allocation

Weights that further influence the allocation:

- Job access by transit
- Inverse weighting: "cities that have historically underproduced market-rate or affordable housing are responsible for a greater proportionate share of housing underproduction"

**Figure 11. TAZ Transit Access Zones Used to Calculate the Jobs Access Weights**



# What influenced Tigard's OHNA allocation?

Tigard's housing allocation was shaped by a mix of factors in the state model.

**Factors that lowered the allocation:**

- Strong past housing production
- Existing affordable housing stock

**Factors that increased the allocation:**

- High residential land capacity
- Good job access
- Strong projected job growth

# Peer Cities

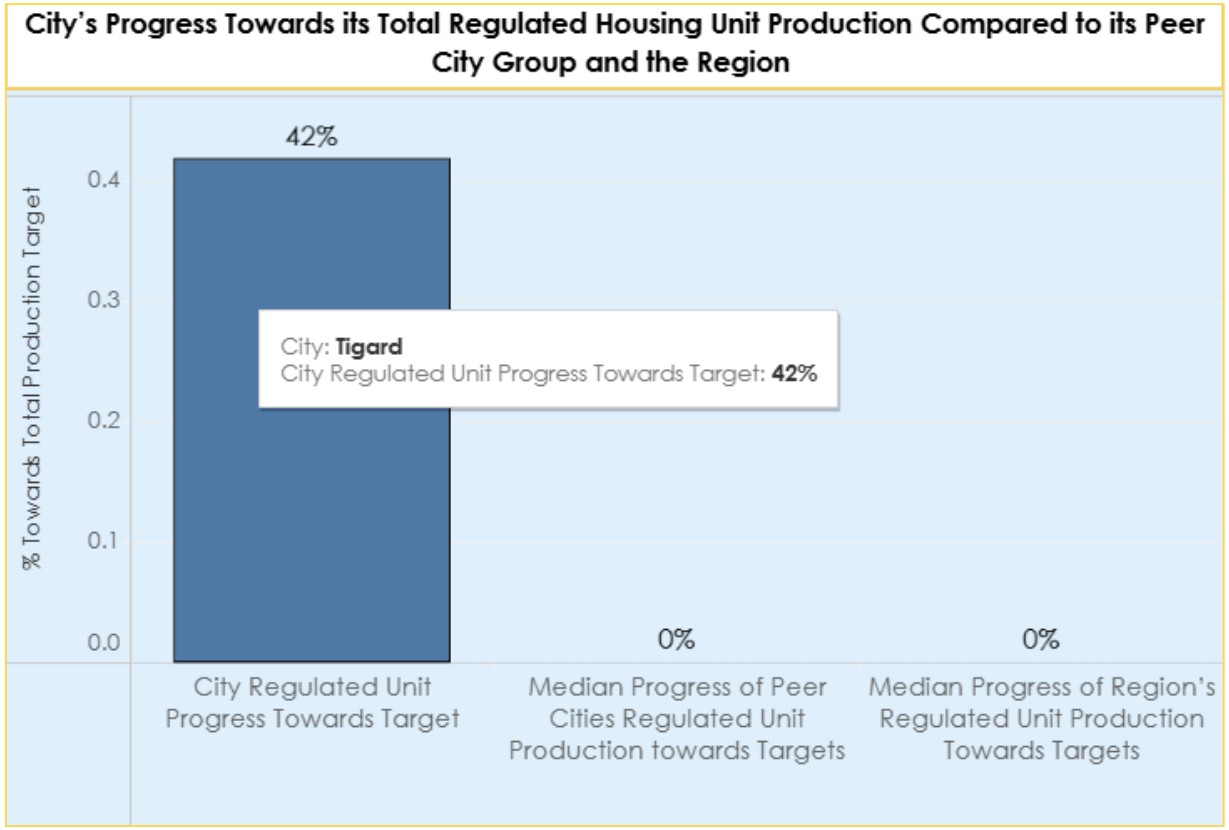
Tigard's peers:

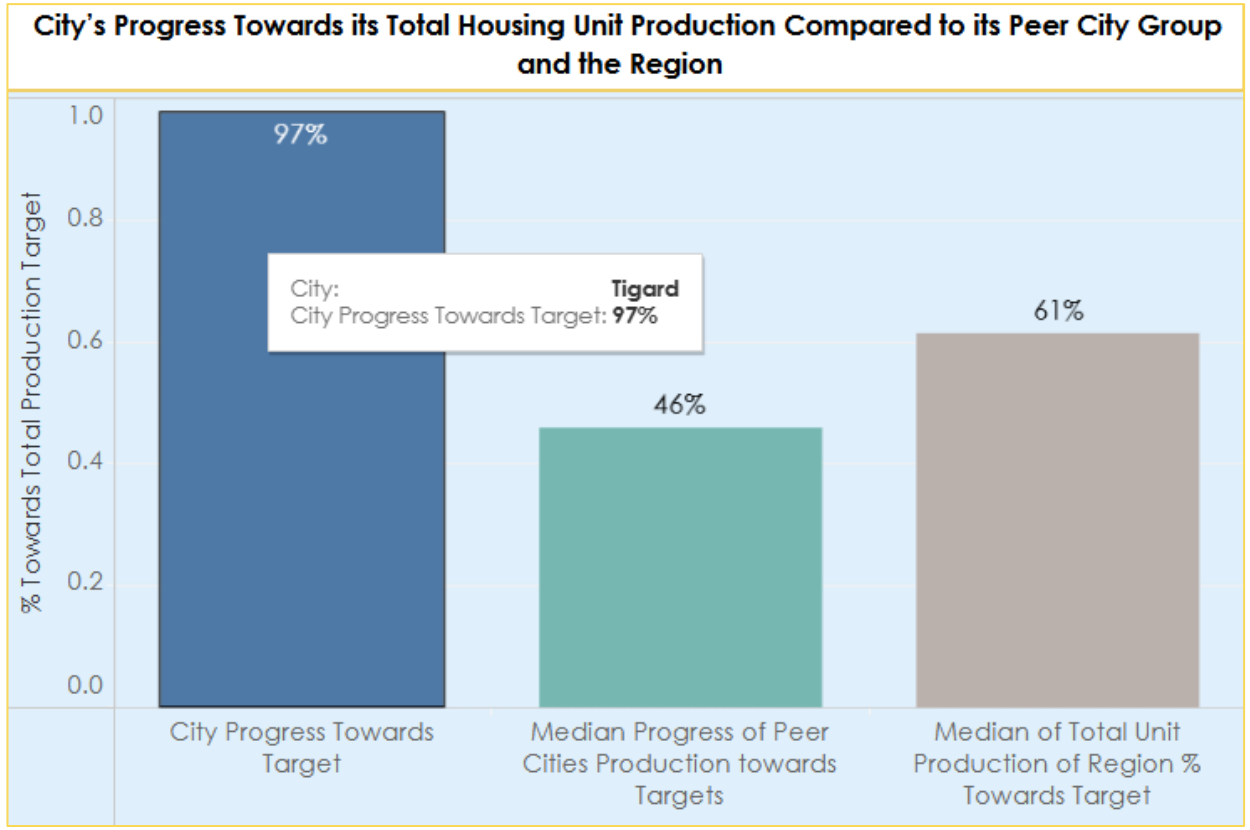
- Tualatin
- Newberg
- Oregon City
- Canby
- Forest Grove
- Lake Oswego
- Keizer

Each city is grouped with seven peers based on their shared conditions across these variables:

- Current population size
- Share of households with incomes >$200,000
- Share of housing used as second and vacation homes
- Share of housing that is single unit detached
- Share of housing that is owner-occupied
- Population growth between 2010 and 2020

# Tigard is already making great progress




Source: Housing Production Dashboard, Oregon Housing and Community Services and Annual Housing Production Survey, Portland State University's Population Research Center

ORS 184.451

# How does the OHNA get updated?

**DAS Office of Economic Analysis:**

- Updates allocations and targets annually by December 31st based on newly available data
- Plans to update the methodology at least once every 5 years

# How do cities determine housing need under OHNA?



ORS 184.453

# State Allocation

How much housing is needed and for what income levels?

**Start with the allocation from the state (DAS)**

**Includes:**

- Allocated housing need: Number of units to meet the **long-term** need over the next 20 years
- Housing production target: Number of units to meet the **near-term** need
- Segmented by **income level**

OAR 660-008-0075

# Contextualized Housing Need

- What **kinds** of housing are needed now and in the future?
- **Where** is housing needed?

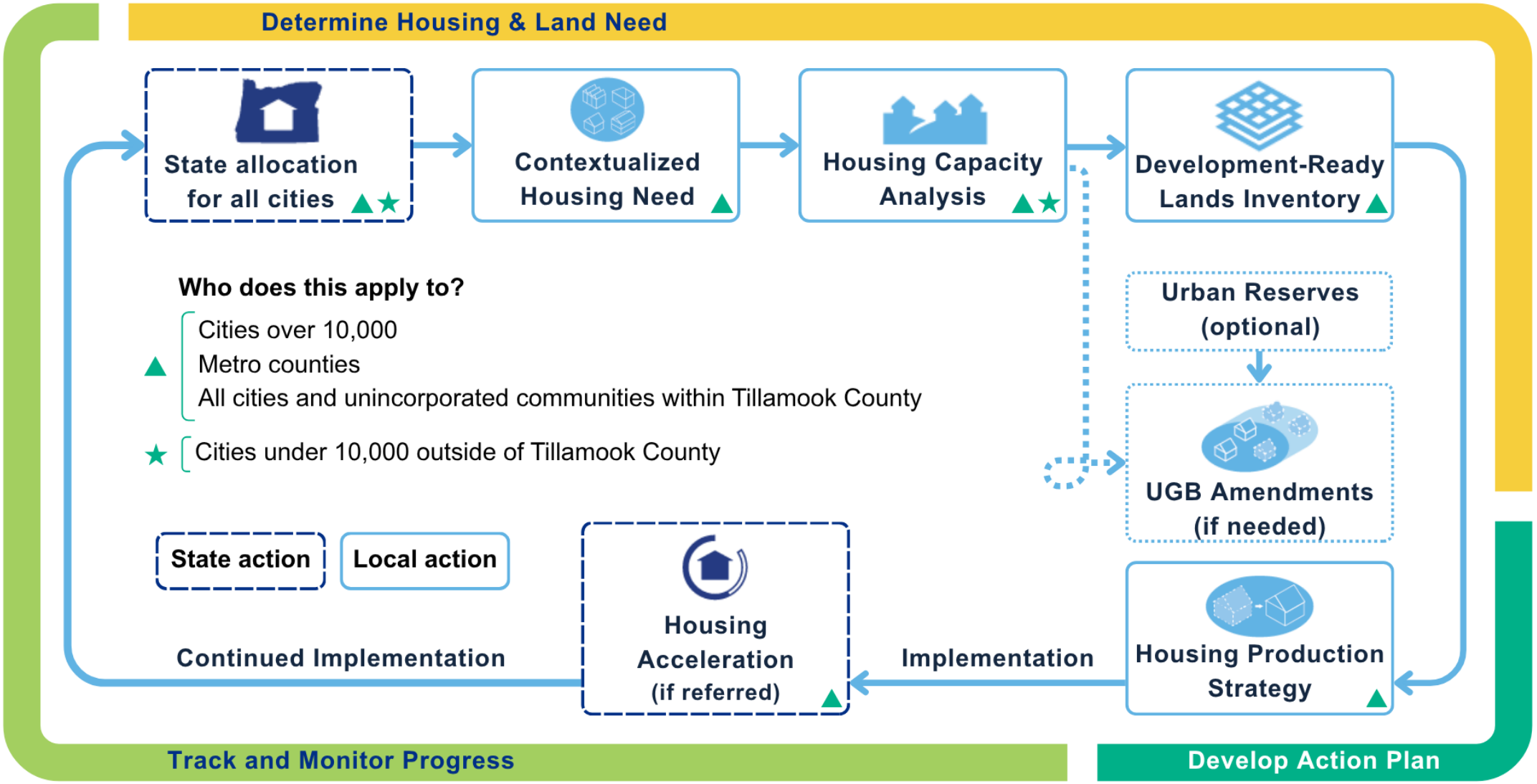
A **quantitative and qualitative** assessment of current and future housing needs to **ground-truth** the allocated housing need and housing production target through the lens of Affirmatively Furthering Fair Housing

# Contextualized Housing Need

Key Tasks

1. **Gather qualitative and quantitative data:**
    - State allocation
    - Equitable engagement, Tribal coordination & consultation
    - Dashboards, maps, and other sources
2. **Conduct analyses:**
    - Past discriminatory actions or practices related to land/housing access
    - Affordability, including market conditions
    - Fair housing choice
    - Urbanization of areas added to the UGB in the past 18 years, if applicable
3. **Draw conclusions:**
    - Types, characteristics, and locations of needed housing

# Housing Planning Under OHNA



# Housing Resources

**Housing Planning & Technical Assistance Grants** are available on a biennial basis to support with implementation

**Available Tools and Resources:**

- Model Code
- Equitable Engagement Toolkit; Community Explorer mapping tool
- Community Assets and Harms mapping tool
- HPS Menu of Actions 2.0, including ‘How to Guide’
- Housing Production Dashboard
- Equity Indicator Dashboard
- Department-hosted data repository
- Webinar trainings
- Fact Sheets

**Coming Soon:**

- Goal 10 & 14 guidebooks, including templates and guidance for small cities
- Adoption Ready Action Sheets






DLCD

Department of Land Conservation & Development

October 6, 2026

Laura Kelly, Portland Metro Area Regional Representative
Jena Hughes, Housing and Growth Management Analyst

# Thank You!

For general questions or comments:
**Housing.DLCD@dlcd.oregon.gov**

# Oregon Housing Needs Analysis

As of January 1, 2026, the state of Oregon significantly reformed Goal 10: Housing and Goal 14: Urbanization of the statewide land use planning program. This update is commonly referred to as the Oregon Housing Needs Analysis, or OHNA. Instead of the previous framework which had a narrow focus on land capacity, OHNA emphasizes:

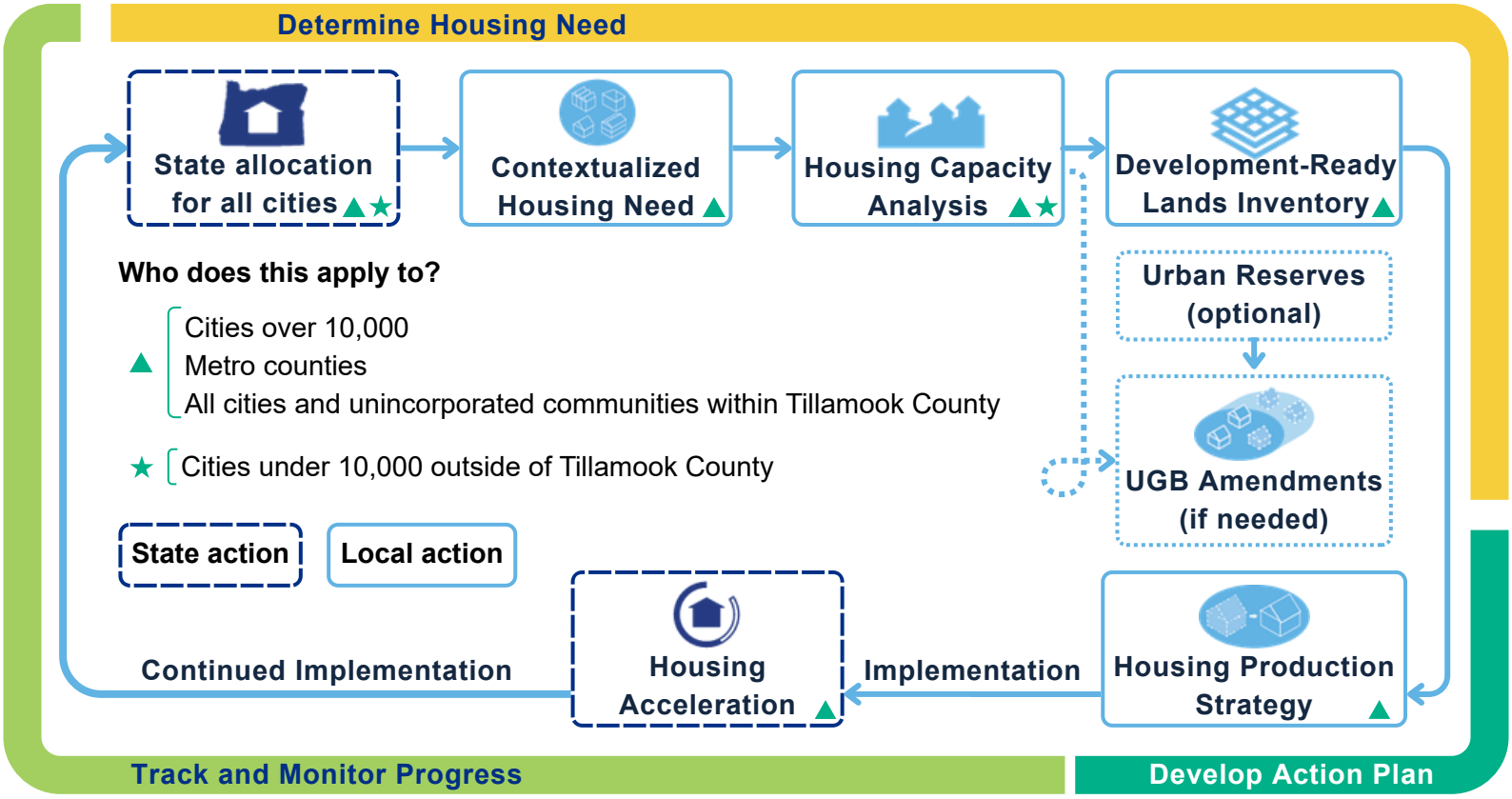
- Accurate determination and distribution of housing need,
- Local actions to promote housing production, affordability, and choice, and
- State research, analysis, and resource support.

## Why?

The previous framework permitted too little planning for and investment in housing, resulting in undersupply, rising home prices, segregation, displacement, and deepening inequities for underserved communities.

The OHNA includes new and updated requirements specifically for cities over 10,000 in population, Metro counties, and cities and unincorporated communities in Tillamook County. It also includes some updated regulations that apply to all cities in the state regardless of population size.

## Oregon's Comprehensive Housing Planning Cycle




**Questions?** Email DLCD's Housing Department at Housing.dlcd@dlcd.oregon.gov.
Learn more at https://www.oregon.gov/LCD/Housing.

# Housing Planning Elements Under Goals 10 & 14

| | What? | Who? | When? |
|---|---|---|---|
| State allocation | Department of Administrative Services issues 20-year needed housing allocations and 6- or 8-year housing production targets to all cities that collectively represent the total housing need in the state | State of Oregon – Department of Administrative Services | Annually |
| Contextualized Housing Need | An assessment that combines state-allocated needs with community knowledge to understand local housing and increase fair housing choices | Portland Metro: Counties and cities over 10,000 in population | 6-year cycle |
| | | Outside Portland Metro: Cities over 10,000 in population<br>Cities and unincorporated communities in Tillamook County | 8-year cycle |
| | | All other jurisdictions | As desired |
| Housing Capacity Analysis | An assessment of whether a local government has enough land within their boundary to support its community's housing needs over the next 20 years | Portland Metro: Counties and cities over 10,000 in population | 6-year cycle |
| | | Outside Portland Metro: Cities over 10,000 in population<br>Cities and unincorporated communities in Tillamook County | 8-year cycle |
| | | All other jurisdictions | As desired |
| Development-Ready Lands Inventory | An assessment of land available for residential development ready for permitting and construction | Portland Metro: Counties and cities over 10,000 in population<br>Outside Portland Metro: Cities over 10,000 in population<br>Cities and unincorporated communities in Tillamook County | At the same time as the Housing Capacity Analysis |
| | | All other jurisdictions | As desired |

| | What? | Who? | When? |
|---|---|---|---|
| Housing Production Strategy | A city-wide action plan to meet a community's specific housing needs as identified in the Contextualized Housing Need | Portland Metro: Counties and cities over 10,000 in population | 6-year cycle, one year after Housing Capacity Analysis |
| | | Outside Portland Metro: Cities over 10,000 in population<br><br>Cities and unincorporated communities in Tillamook County | 8-year cycle, one year after Housing Capacity Analysis |
| | | All other jurisdictions | As desired |
| Housing Acceleration | A state audit of local housing production barriers and an agreement between the state and local jurisdictions committing to actions that address these barriers with state support | Portland Metro: Counties and cities over 10,000 in population<br><br>Outside Portland Metro: Cities over 10,000 in population<br><br>Cities and unincorporated communities in Tillamook County | The state finds that a local jurisdiction is not meeting implementation standards |
| | | All other jurisdictions | Upon request |
| Urban Reserves | Designating areas beyond a city's or Metro's existing Urban Growth Boundary (UGB) that will be prioritized for future urbanization | Metro and cities outside Metro seeking predictability in future UGB expansion | Any time, optional |
| UGB Amendments | Inclusion of additional land into the Urban Growth Boundary for needed housing<br><br>Established Urban Reserves can expedite this process | Metro and cities outside Metro that are unable to accommodate the housing they need over the next 20 years within their current boundaries | When a need is identified in their Housing Capacity Analysis, and it is determined that the 20-year housing need cannot be reasonably accommodated within the current boundary<br><br>Anytime, if exchanging land inside the UGB for land outside |

Planning for Goal 10: Housing

# Allocated Housing Needs and Housing Production Targets

## What are allocated housing needs and housing production targets?



The Oregon Housing Needs Analysis (OHNA) Methodology is a comprehensive, data-driven approach to estimating and allocating housing demand across the state. The Department of Administrative Services (DAS) conducts an annual statewide housing analysis which allocates a 20-year **housing need** and a shorter-term **housing production target**. The analysis takes into account current underproduction, homelessness, second homes, and projected population and demographic changes.

### Why do we need one?

Local housing markets don't operate in isolation. Communities are interconnected through shared labor markets, regional growth patterns, and statewide inequities in access to housing. Without a common and consistent methodology, each jurisdiction would estimate housing needs differently, leading to mismatched assumptions, inequitable distribution of production, uneven planning, and gaps in the supply of homes, especially for lower income households.

The OHNA Methodology ensures every local government is planning from the same data foundation. It clarifies how much housing is needed in communities across the state and how affordable that housing needs to be. It also shifts much of the analytical burden from the local governments to the state. The state now accurately identifies how many housing units are needed and at which income levels, freeing local capacity. This shared framework supports coordinated state and local action and helps Oregon make measurable progress toward meeting the housing needs of all residents.

| Who does the state assign allocated housing needs and housing production targets to? |
|---|
| All cities with an Urban Growth Boundary (UGB) |
| Urban Unincorporated Land (UUL) within the Metro UGB |
| Areas not in a UGB in Tillamook County |

### How Do Local Governments Use This Information?

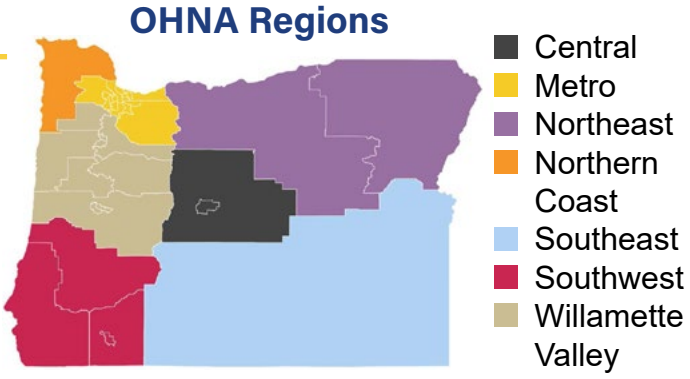
Local governments can find their housing need allocation and housing production target in the OHNA Methodology Report on the DAS website. The Housing Capacity Analysis performed by a local government compares their current housing capacity to the 20-year housing need allocation. The housing production target is how local governments know what to plan for in the near-term, such as through Housing Production Strategies (HPS) and Development Ready Lands Inventories (DRLI). For local governments with expanded Goal 10 obligations, the housing production targets will also be used to measure progress. If they are falling behind on production, they may be referred to the Acceleration program to help get back on track.

# OHNA Methodology

DAS determines and distributes allocated housing need and housing production targets according to the Oregon Housing Needs Analysis Methodology.

## 1. Determine Regions

Housing need is calculated and assigned at a regional level to reflect the reality that the housing markets, as with transportation and employment, have an interconnected scope that extends beyond jurisdictional boundaries. Currently, the regions defined by the OHNA Methodology are Central, Metro, Northeast, Northern Coast, Southeast, Southwest, and Willamette Valley.




## 2. Determine Income Categories

DAS then allocates regional housing need across income categories, aligning with Goal 10: Housing requirements for plans to encourage the availability and amount of needed housing units at price ranges and rent levels which are in line with the financial capacities of Oregon households.

## 3. Determine Components of Needed Housing

The OHNA methodology to determine housing need goes beyond just accounting for 20 years of projected population growth. Total housing need is based on both current and future housing need.

- **Current Need** includes housing underproduction and housing units for people experiencing homelessness.
- **Future Need** includes units for expected population growth, expected housing units that will be lost to second and vacation homes, and units to accommodate expected demographic change.

## 4. Allocate Needed Housing to Income Categories

The regional allocation to each income category is based on a formula which takes into account the unique attributes of each component of current and future need. Housing underproduction, for instance, is based on the rate of cost burdened renter households, while housing units for people experiencing homelessness are based on income data from the Homeless Management Information System managed by Continuums of Care. Future need from population growth and demographic change is based on the region's current income breakdown, while demand for second and vacation homes is allocated to the higher income brackets.

## 5. Allocate Needed Housing to Cities and UGBs

The 20-year housing need of each region is divided up between its UGBs using the five components of current and future housing, weighted by the UGB's share of the region's population and employment. Metro's formula is similar, but also factors in access to transit, expected job growth, and a system of inverse weighting to more equitably distribute housing.

## 6. Set Housing Production Targets

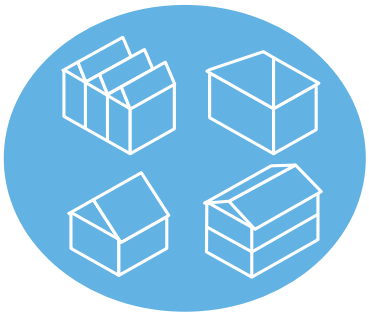
Once the 20-year housing need has been determined, local governments are also assigned a 1-year target that is multiplied over a 6-year period for local governments within the Portland Metro region and an 8-year period for local governments outside the Portland Metro region. Solving the current deficit of housing is emphasized in the near-term targets, generally increasing the need for low-income housing.

Planning for Goal 10: Housing

# Contextualized Housing Need

## What is a Contextualized Housing Need?

The Contextualized Housing Need (CHN) is a community's assessment of its housing needs. The CHN ground-truths its allocated housing need and production target through the lens of Affirmatively Furthering Fair Housing. In other words, it's more than just the count of how much housing a community needs to arrive at a deeply informed understanding of what kind of housing a community needs.



### Why do we need one?

A CHN helps a local government better understand the unique housing needs of the community, including housing types, features, costs, and locations. The CHN then helps set up a local government to design its actions to be sure it is truly planning for its community's housing needs, especially those needs which have gone chronically unmet.

| Who develops a Contextualized Housing Need? | When? |
|---|---|
| Portland Metro: Counties and cities with more than 10,000 people | On a 6-year cycle |
| Outside Portland Metro: Cities with more than 10,000 people<br><br>Cities and unincorporated communities in Tillamook County | On an 8-year cycle |
| All other local governments | As desired |

## Steps and Deliverables

### What discrimination has occurred that we need to redress?

*Analysis of Past Discriminatory Actions*

Given the decades- and even centuries-long histories of discrimination related to land and housing access, communities must design all land use or housing actions to respond to that context and aim to repair the damage. This analysis includes, when possible, a map showing where past discriminatory practices occurred and compares those areas with current housing and demographic patterns in the community.

### What determines housing cost?

*Affordability Analysis*

A critical part of housing need is housing affordability. This analysis seeks to understand the market conditions and barriers to the development of needed housing. This prepares a local government to take actions that support housing production in the current economic environment.

### Collaborators

- Local government staff and officials
- Community members
- Regional partners and other public entities
- Tribal governments

## Oregonians deserve housing that works for them – where are we still falling short?

*Fair Housing Issue Area Analysis*

This analysis assesses whether all members of the community have the opportunity to live where they choose, and to identify where and for whom those options are restricted. It is aimed at understanding how different populations in the community experience housing needs, circumstances, and outcomes by analyzing half a dozen major topics. For example, this analysis evaluates whether housing with wealth-building opportunities like homeownership are evenly or disproportionately distributed across races or ethnicities in a community.

## Are recently added areas of our community prepared to support housing?

*Urbanization Analysis*

This analysis is for local governments that have recently brought additional land into the urban growth boundary (UGB) to meet their housing needs. It assesses whether that land has been annexed and zoned to support the housing development a community requires. The purpose of this analysis is to appropriately put to use new areas of a community.

## What kinds of housing do we really need? And where do we need it?

*Conclusions*

The culmination of these four analyses is a set of numerical and narrative conclusions regarding what kinds of housing the community really needs. These conclusions identify:

- Needed housing types, like middle housing and multiunit housing,
- Needed housing characteristics, like housing accessible to people with disabilities or housing with gathering space, and
- Locations where those housing types and characteristics are needed.

# Finalization and Review

A local government may adopt or complete a Contextualized Housing Need assessment in one of three ways:

| Deliverable | Completion Method | Does this require a land use decision? |
|---|---|---|
| *Contextualized Housing Need* | Standard: Submitted to DLCD with the Housing Capacity Analysis as a Post-Acknowledgement Plan Amendment (PAPA) | Yes |
| | Alternate: Submitted to DLCD under segmented review of the Housing Production Strategy | No |
| | Circumstantial: Identified and submitted to DLCD as a work task in a Sequential UGB Amendment process | Yes |

**AIS-6261** **7.**

**Business Meeting**

**Meeting Date:** 10/06/2026

**Length (in minutes):** 30 Minutes

**Agenda Title:** Planning Commission Annual Report 2026

**Authored By:** Schuyler Warren

**Presented By**: Assistant CD Director Warren and Planning Commission President Nathan Jackson

**Item Type**: Joint Meeting-Board or Other Juris.

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**Information**

**Explanation of Issue**

Planning Commission President Nathan Jackson and Assistant Director of Community Development Schuyler Warren will present an update on the Planning Commission's work to date.

**Action Requested**

This item doesn't contain a request for action. It complies with the request for all city boards, committees, and commissions to provide an annual report to City Council. President Jackson and Asst. Director Warren will share news about the Planning Commission's achievements, challenges, and the coming year's expectations.

**Background Information**

The Tigard Planning Commission is a board convened under the provisions of Tigard Municipal Code Chapter 2.08. The Planning Commission fulfills the statutory role of an advisory and decision-making body in compliance with state land use law.

The board meets semi-regularly as agenda items necessitate. Meetings are typically held on the first or third Monday of each month.

**Alternatives & Recommendation**

N/A

**Additional Resources**

N/A

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**Attachments**

Presentation

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# Tigard Planning Commission Annual Report

## City Council

**October 6, 2026**



# Planning Commission Background



- **9 Commissioners**
- **Meet first and third Monday of each month as needed**
- **Charged with:**
  - **Providing guidance to staff in long range projects**
  - **Making formal legislative recommendations to Council**
  - **Making quasi-judicial land use decisions**

# Actions Taken Since October 2025

- **6 Meetings**
- **2 Annexations**
- **2 Comprehensive Plan Map Amendments**
- **1 Facilities Plan Amendment**
- **3 Project Briefings**



# Future Actions in the Coming Year

- **Housing Compliance Project**
- **River Terrace 2.0**
- **Annexation**
- **Tigard HOME**
- **Tigard Housing Plan**
- **Downtown Reimagined**
- **Comprehensive Plan Map Update**
- **Ash Creek Trail and Sewer Trunk Line**

- **Transportation System Plan Update**
- **Comprehensive Plan Update**



# Challenges and the Changing Regulatory Landscape

- **Senate Bill 974 reduced quasi-judicial decisions for residential development**
- **More clear and objective requirements**
- **Less local discretion and land use authority**



# Questions / Discussion

**AIS-6292** **8.**

**Business Meeting**

**Meeting Date:** 10/06/2026

**Length (in minutes):** 15 Minutes

**Agenda Title:** Family Peace Center Update

**Authored By:** Lindsay Bartholomew

**Presented By**: Executive Director Rachel Schutz and Board President Judy Willey

**Item Type**: Update, Discussion, Direct Staff

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**Information**

**Explanation of Issue**

Council will receive an update about the operations and impact of the Family Peace Center since it opened in January 2026.

**Action Requested**

Informational only, no action requested.

**Background Information**

The Family Peace Center opened in January 2026. It is a collaborative hub where survivors of domestic violence, sexual assault, child abuse, elder abuse, and human trafficking can access the full range of services they need, all under one roof.

Council received a presentation from the Family Justice Center at City Council meetings on April 18, 2023, June 11, 2024, and April 15, 2025.

**Alternatives & Recommendation**

N/A

**Additional Resources**

N/A

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**Attachments**

Data Packet

Supplemental - Presentation

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Family Peace Center
OF WASHINGTON COUNTY

# EIGHT MONTHS IN

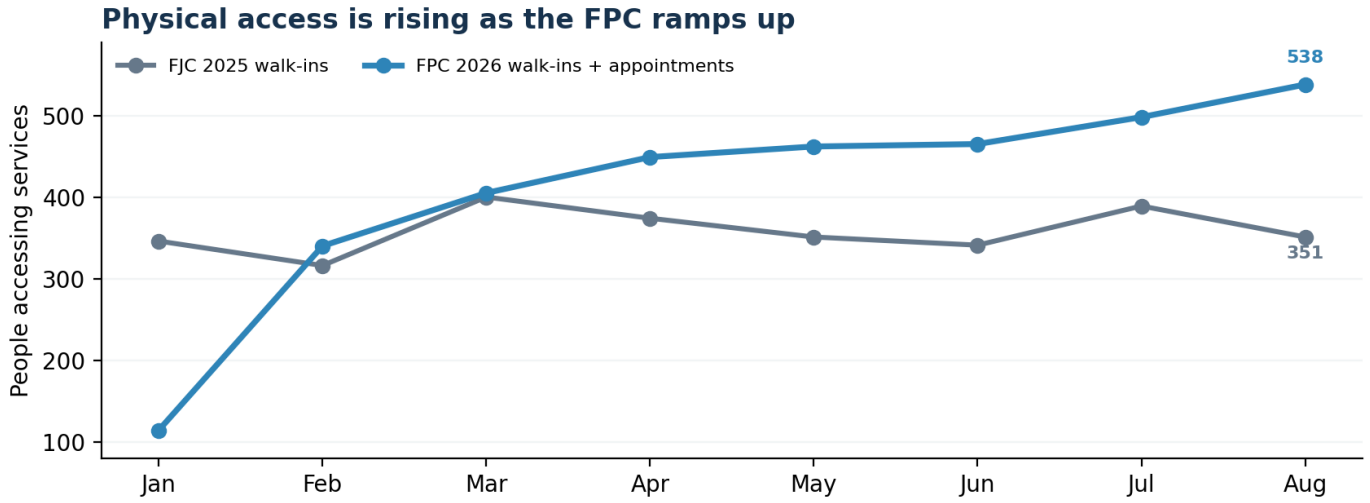
**Collaborative impact and expanding family access | January-August 2026**

| 6,754 | 545 | +34% | +16% | 1,291 | 99% |
|---|---|---|---|---|---|
| **SERVICES** January-August | **AUGUST CONTACTS** highest monthly total | **PHYSICAL ACCESS** Apr-Aug vs. 2025 | **SERVICE VOLUME** Apr-Aug vs. 2025 | **CONNECTIONS** Navigation + referrals | **SAFETY, HEALING & HOPE** survivor outcome score |

## WHAT THE FIRST EIGHT MONTHS OF THE FPC ARE SHOWING

Eight months into operation, the Family Peace Center is beginning to show the impact of investing in collaborative infrastructure rather than asking survivors to navigate separate systems on their own. Through August, the Center recorded 6,754 services and 3,479 total survivor/contact interactions. August was the highest month yet for total contacts, with 545, including 349 walk-ins and 189 appointments.

The clearest year-over-year access comparison uses 2025 FJC walk-ins only, because the former FJC counted phone calls as visits. From January through August, FPC walk-ins and appointments totaled 3,271, compared with 2,868 FJC walk-ins during the same period in 2025 - a 14% increase. Once the new Center moved beyond its initial start-up period, the difference became even stronger: April through August physical access was 34% higher than the same months in 2025.

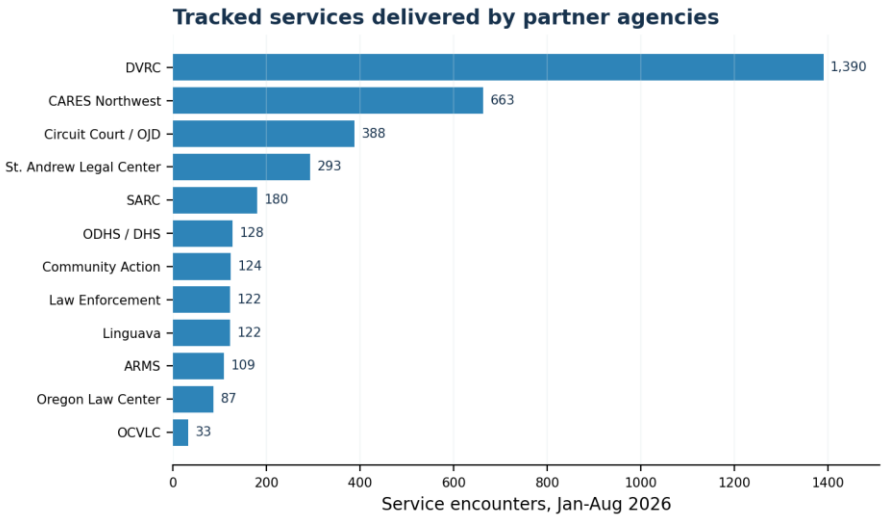



**The ramp-up matters.**

The full January-August service total remains 7% below 2025 because January-March were start-up months in a new 60,000-square-foot center. From April-August, however, service volume is 16% higher than 2025, and August alone was 37% higher year over year (1,254 services vs. 915). The FPC is now reaching more people and sustaining a higher level of service delivery at the same time.

## COLLABORATION IS BECOMING THE SERVICE SYSTEM

Of the 6,754 services recorded through August, 3,680 - approximately 55% - were directly attributed to individually tracked external partner service lines. The remaining services include FPC-operated Navigation, internal and resource referrals, childcare and family supports, basic-needs assistance, transportation, and other connective services. This is an important distinction: the FPC is not replacing partner agencies; it is providing the infrastructure that makes their expertise easier for families to reach.




### Collaboration in action

**1,390 DVRC services**

1,104 advocacy + 286 counseling encounters.

**663 CARES Northwest**

Child abuse medical and family response.

**388 Court / OJD**

115 OJD + 273 eCourt service encounters.

**293 St. Andrew Legal Center**

Family-law navigation and legal support.

### Navigation: the work between services is now visible

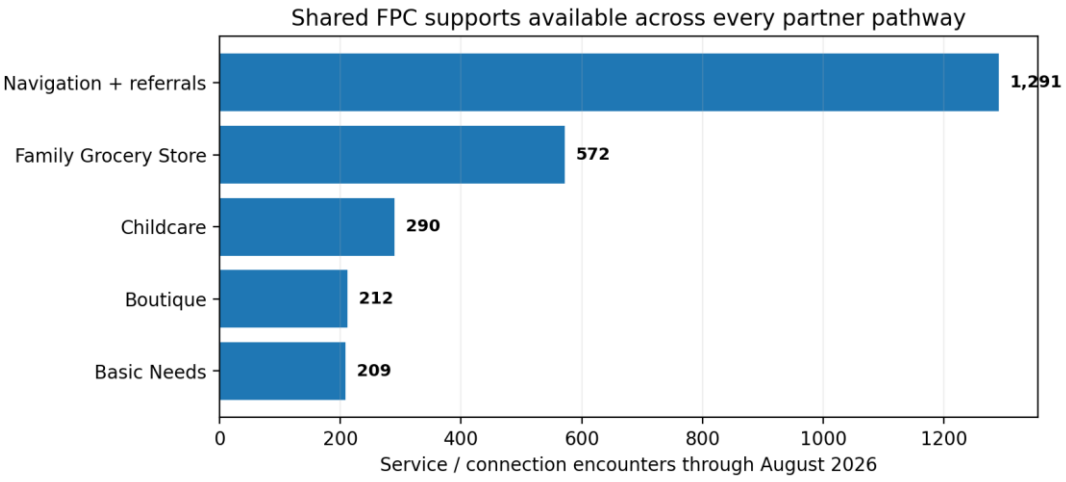
The closest January-August 2025 FJC measures - Services Coordinator contacts plus Resource Referrals - totaled 397. In 2026, Navigation, In-House Referrals, and Resource Referrals total 1,291. The definitions are broader under the new model, so this is not a direct performance comparison, but it shows that warm handoffs, introductions, roadmaps, and partner-to-partner coordination are occurring at roughly 3.25 times the documented volume.

### New doorways into help

Through July, 931 survivors had connected with DVRC advocacy through the FPC, and 818 - nearly 88% - had never previously received DVRC services. The collaborative is not simply relocating existing clients; it is creating new pathways into partner services.

## SHARED ACCESS INFRASTRUCTURE: SUPPORTS THAT BENEFIT EVERY PARTNER

The FPC also operates a set of shared supports that are available to survivors and families regardless of which partner brought them in, which agency they came to see, or what their primary need was. These are not stand-alone services competing with partner programs; they are the infrastructure that helps families successfully use those programs.




Navigation + referrals = 577 direct Navigation services + 623 in-house referrals + 91 resource referrals.
Emergency assistance is tracked separately in dollars: more than $24,000 deployed through July.

**Navigation is the connective tissue.** Through August, the FPC documented 577 direct Navigation services, 623 in-house referrals, and 91 resource referrals - 1,291 connections in all. A survivor can arrive for one partner and, through Navigation and warm handoffs, reach the other services that make a safety plan workable.

**Shared family supports remove the barriers around the appointment.** Through August, families used the Family Grocery Store 572 times, childcare 290 times, the Boutique 212 times, and Basic Needs supports 209 times. A parent may come for court and need childcare; come for CARES and need groceries; meet with an advocate and need clothing or diapers. Because these resources sit underneath the entire collaborative, they increase access to every partner's work.

**Flexible emergency assistance fills the gaps no single partner can always solve.** By July, more than $24,000 had been deployed for urgent safety and stabilization needs such as phones, rides, locks, cameras, plane tickets, emergency lodging, and other immediate barriers. This flexibility allows the collaborative to respond to the family in front of us rather than forcing every need into a predefined program.

## FAMILY ACCESS IS EXPANDING

- **CARES Northwest** recorded 663 services through August, making child abuse response one of the highest-volume components of the collaborative.
- **Forest Grove** reach is now 206 residents in eight months, compared with 88 during all of 2025 - more than 2.3 times the entire prior-year reach.

## SAFETY AND JUSTICE ARE INCREASINGLY INTEGRATED

Law-enforcement connections increased from 61 during April-August 2025 to 92 during the same period in 2026 - a 51% increase. Through July, 229 of 447 initial restraining-order filings (51%) occurred at the FPC Court rather than the Hillsboro courthouse, and the FPC share reached 59% in July. Court filing-location data for August was not yet available for this report.

**Why this matters**

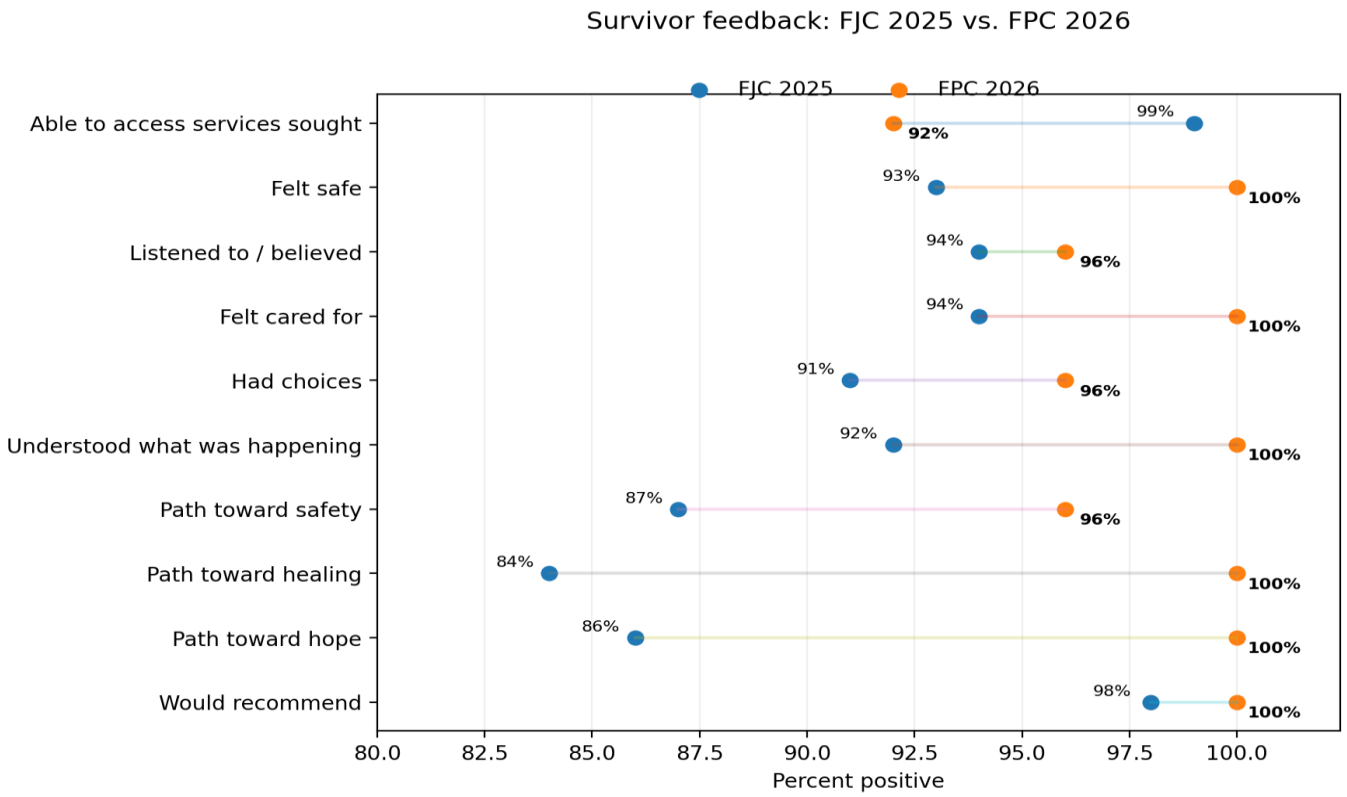
Court, law enforcement, advocacy, legal services, Navigation, childcare, medical care, and basic-needs support no longer have to function as separate systems a survivor must assemble on their own. The FPC is increasingly organizing those systems around the family instead.

SURVIVOR VOICE

# MORE ACCESS. BETTER EXPERIENCE.

**2025 FJC compared with 2026 FPC year-to-date survivor feedback**

| 98% | 99% | 100% | 100% |
|---|---|---|---|
| **TRAUMA-INFORMED CARE** up from 93% | **SAFETY, HEALING & HOPE** up from 86% | **FELT SAFE** up from 93% | **FELT CARED FOR** up from 94% |




### What improved most

Path toward healing increased from 84% to 100% (+16 points). Path toward hope increased from 86% to 100% (+14). Path toward safety increased from 87% to 96% (+9). Understanding what was happening increased from 92% to 100% (+8). Feeling that they had choices increased from 91% to 96% (+5).

### What this says about collaboration

The service system has become larger and more complex, but survivors are reporting more clarity, not more confusion. One hundred percent report understanding what was happening, and the aggregate Safety, Healing & Hope outcome is now 99%. Greater collaboration is not making the experience feel more complicated; it is making the response feel safer, more supportive, and more hopeful.

## A measure to keep watching

Ninety-two percent of respondents report being able to access the services they were seeking, compared with 99% at the FJC in 2025. This has improved from 91% earlier in 2026, but it remains an important continuous-improvement signal and an indicator of the impact of reduced or eliminated services in the community (written feedback from individuals cites the need for permanent housing access as the missing service). As the FPC reaches more families and identifies a broader range of needs, open-ended survivor feedback about missing services should continue to inform partner capacity, scheduling, and future service expansion.

### The most important outcome

The FPC is reaching more survivors, connecting them to more services, asking them to navigate less - and survivors are increasingly telling us that the result is safety, clarity, healing, and hope.

## CITY OF TIGARD

| 2025 (Jan-Aug) Survivors Served | 2026 (Jan-Aug) Survivors Served | 32% Increase |
|---|---|---|
| 309 | 407 | |

From January through August 2026, 407 Tigard residents accessed services through the Family Peace Center, compared with 309 during the same period in 2025. That represents an increase of approximately 32% year over year, reflecting growing awareness of and access to the Center among Tigard families. This growth underscores the importance of maintaining a coordinated, countywide response so Tigard residents can connect to advocacy, legal services, court access, child and family supports, basic needs, and other resources in one place.

## WHAT THE INVESTMENT IS MAKING POSSIBLE

The Family Peace Center was designed around a simple premise: survivors should not have to navigate fragmented systems in order to find safety, healing, and hope. The organizations and systems that serve them must take responsibility for navigating themselves. Eight months of data are beginning to show the practical impact of investing in the infrastructure that allows that to happen.

- **A larger front door:** Physical access is 14% higher across January-August and 34% higher after the initial ramp-up period. August 2026 physical access was 53% higher than August 2025.
- **A deeper response once families arrive:** From April-August, service volume is 16% above the same period in 2025. August service volume is 37% higher year over year, and service depth has remained above two services per contact for four consecutive months.
- **A system that connects itself:** 1,291 Navigation and referral connections document the work between services - introductions, warm handoffs, roadmaps, and communication that reduce the burden on survivors.
- Shared access infrastructure: Navigation, childcare, the Family Grocery Store, Boutique, Basic Needs, transportation, safe phones, emergency lodging, and flexible emergency assistance are available across partner pathways. These investments benefit every partner because they remove the practical barriers that can prevent a family from fully using advocacy, court, legal, medical, law-enforcement, or public-benefit services.
- **Justice embedded in the collaborative:** Law-enforcement connections are up 51% after ramp-up, and through July more than half of initial protection-order filings occurred at the FPC Court.
- **Reach beyond the immediate geography:** Forest Grove access has already exceeded the entire 2025 count by 134%, suggesting coordinated outreach and concentrated services are reducing barriers for western and rural Washington County.
- **Outcomes that survivors themselves validate:** 98% report trauma-informed care; 99% report Safety, Healing & Hope; and every core experience/outcome measure except service availability is now between 96% and 100%.

## EIGHT-MONTH CONCLUSION

The early evidence is not simply that the new Center is busier. It is that collaboration is changing how families reach help and what happens after they arrive. More people are physically accessing the Center. Partner agencies are delivering more than half of all tracked services. Navigation and referral activity has become a measurable part of the service model. Childcare and family supports are scaling. Justice-system access is moving into the collaborative. Rural reach is expanding. And survivor-reported outcomes are stronger than they were under the prior model.

For a funder investing in collaboration and increased family access, this is the central result: the investment is helping turn multiple independent agencies and systems into a more accessible, coordinated response around one survivor and one family.

### The emerging lesson

When the system becomes easier to reach, more families reach it. When services are connected, survivors access more of them. When organizations take responsibility for navigating themselves, survivors carry less of that burden. And when families are surrounded by a coordinated community response, they are more likely to leave seeing a path toward safety, healing, and hope.

#### Data notes

Sources: FPC January-August 2026 service workbook; FJC 2025 service workbook; current FPC survivor-feedback results; initial HGIA filing-location data through July; and leadership-tracked emergency-assistance/new-to-DVRC measures through July. For access comparisons, 2025 uses FJC walk-ins only because FJC "visits" combined walk-ins and telephone calls; 2026 uses FPC walk-ins + scheduled appointments and excludes the smaller rides/calls/referrals category. Service encounters, contacts, families, and children, are distinct measures and are not presented as unique-person counts. Coordination definitions changed between models and are presented as directional rather than perfectly apples-to-apples.

# Tigard City Council Briefing

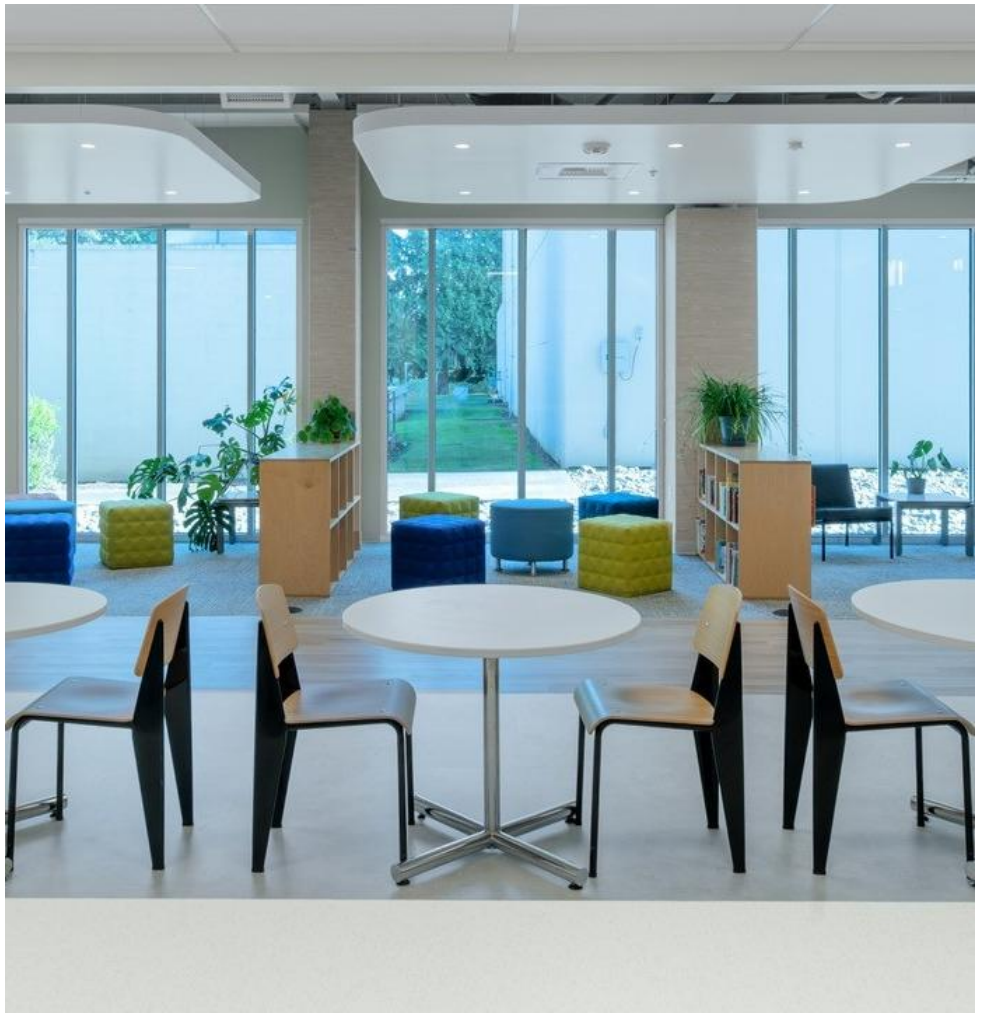
## Family Peace Center of Washington County

Eight-month community impact | January–August 2026



# The need is not linear

Survivors rarely need one isolated service, and families can face overlapping barriers to reaching help.



**Safety & protection**

Safety planning, protective orders, law enforcement, court support

**Healing & health**

Medical care, forensic services, counseling, trauma recovery

**Stability & basics**

Food, transportation, childcare, financial assistance, practical help

**Long-term wellbeing**

Healthy relationships, parenting support, connection, prevention

**The response has to reduce friction: fewer doorways, fewer repeated stories, more warm handoffs.**

# The solution: one coordinated starting point

A 60,000-square-foot collaborative center where public systems and community providers operate together.

## One roof. Many kinds of expertise. All working together.

**HOPE**

Navigation • childcare • Family Grocery Store • Boutique • showers • laundry

**HEALING**

Advocacy • counseling • legal aid • peer support • partner offices • VOICES

**SAFETY**

Court • DA • law enforcement • Providence SAFE Center • CARES Northwest

## Survivors do not have to choose the right doorway first.

They can call or walk in, and Navigation helps sort the next safest step.



# Eight months in: the model is working

Countywide data shows more physical access, more connected services, and stronger survivor-reported outcomes.

**6,754**
**services**
Jan–Aug

**3,479**
**contacts**
survivor/contact interactions

**+34%**
**physical access**
Apr–Aug vs. 2025

**+16%**
**service volume**
Apr–Aug vs. 2025

**1,291**
**connections**
Navigation + referrals

**99%**
**Safety, Healing & Hope**
survivor outcome score

## What the numbers mean




## A larger front door and deeper response are happening at the same time.

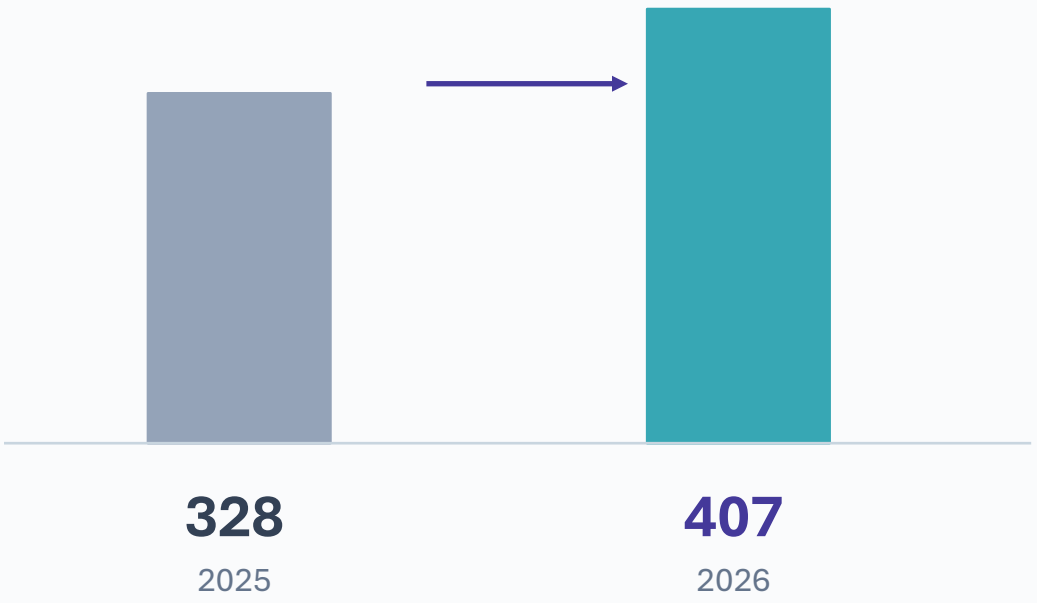
From April–August, the Center is serving more people and sustaining a higher level of service delivery.

# Tigard families are reaching the system

City-specific data shows year-over-year growth in Tigard residents served.

## 24% increase

Jan–Aug 2026 compared with Jan–Aug 2025




## For Tigard, this shows the value of shared countywide infrastructure.

Tigard residents are using the broader countywide network for advocacy, legal services, court access, child and family supports, basic needs, and other resources. The growth shows the system is becoming more visible and reachable.

## 407 Tigard residents served

Compared with approximately 328 during the same period last year

# City-level impact is countywide impact

Tigard is one example of why shared countywide infrastructure returns value locally.




**76%** of survivors served come from urban Washington County cities

**3,889** people from urban Washington County cities served Jan–Aug

## What FPC funds once so partners do not build it 20 times

| | | |
|---|---|---|
| Navigation | Childcare | Basic needs |
| Emergency assistance | Data + meetings | Facilities + operations |

## Shared infrastructure removes the practical barriers that keep families from using specialized services.

Result: specialized partners can stay focused on what only they can do.

# What city partnership makes possible

Local support helps keep a shared countywide system accessible to Tigard families.



**1** **Sustain the front door**

Navigation, walk-ins, warm handoffs, language access, and safe next steps.

**2** **Remove practical barriers**

Childcare, food, transportation, phones, locks, emergency lodging, and immediate safety needs.

**3** **Strengthen outreach**

Help Tigard families know they can call or walk in without knowing which agency they need.

**4** **Keep partners focused**

Shared infrastructure lets specialized agencies do what only they can do.

**The emerging lesson: when services are connected, survivors carry less of the burden.**

# How families access FPC

You do not need to know which agency you need before you come.

| | |
|---|---|
| **Walk in** | **Monday–Friday, 8:30 AM–4:00 PM** |
| **Call** | **503-430-8300** |
| **Visit** | **1100 NE Compton Dr., Hillsboro** |
| **Online** | **fpcwc.org** |

**Community message**

**Call or walk in, and Navigation helps sort the next safest step.**



**AIS-6298** **9.**

**Business Meeting**

**Meeting Date:** 10/06/2026

**Length (in minutes):** 5 Minutes

**Agenda Title:** Domestic Violence Awareness Month Proclamation

**Authored By:** Rebecca Hathaway

**Presented By**: Mayor Hu

**Item Type**: Proclamation

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## Information

### Explanation of Issue

Domestic violence affects individuals of every age, gender, and background, leaving lasting harm on victims, families, and communities as a whole. By shining a light on this issue, we affirm our commitment to safety, dignity, and support for all. First observed in October 1981 as a national "Day of Unity," Domestic Violence Awareness Month (DVAM) is held each October as a way to unite advocates across the nation in their efforts to end domestic violence. Communities and advocacy organizations across the country connect with the public and one another throughout the month to raise awareness about the signs of abuse and ways to stop it, and to uplift survivor stories and provide additional resources to leaders and policymakers.

### Action Requested

Rachel Schutz of Family Peace Center submitted a request to declare October as domestic violence awareness month to support the recognition and action of ending family violence in our community. Family Peace Center will be presenting at Council this night, and Mayor would like to present the proclamation at Council.

### Background Information

### Dates of Previous and Potential Future Considerations

The City has issued this proclamation since 2019.

### Impacts (Community, Budget, Policies and Plans/Strategic Connection)

Proclaiming Domestic Violence Awareness Month in our city raises awareness, fosters education and prevention, and demonstrates our shared responsibility to stand with survivors and work toward a community free from violence.

### Alternatives & Recommendation

N/A

### Additional Resources

Family Peace Center's Website

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## Attachments

Domestic Violence Awareness Month Proclamation

# Proclamation

City *of* Tigard

## DOMESTIC VIOLENCE AWARENESS MONTH
## OCTOBER 2026

**WHEREAS**, domestic violence is a serious and preventable crime that affects individuals and families in every community, regardless of age, gender, economic status, race, or religion, and can include physical, emotional, sexual, financial, digital, and other forms of abuse; and

**WHEREAS**, survivors may endure abuse in silence due to fear, shame, stigma, or concerns for their safety, while children and other vulnerable members of our community can experience lasting impacts from domestic violence; and

**WHEREAS**, domestic violence incidents are among the most complex and dangerous situations faced by law enforcement, and a coordinated community response is essential to supporting survivors, holding offenders accountable, and breaking the cycle of violence; and

**WHEREAS**, raising awareness, recognizing the warning signs of domestic violence, and connecting survivors with compassionate support and resources are essential steps toward prevention and a safer community; and

**WHEREAS**, we recognize and honor the work of advocates, law enforcement, service providers, volunteers, and other community partners who work every day to support survivors and prevent family violence in Tigard and throughout Washington County; and

**WHEREAS**, by standing together, increasing awareness, supporting survivors, and taking action, we can help build a community where everyone can live free from fear and violence;

**NOW, THEREFORE, BE IT RESOLVED**, that I, Yi-Kang Hu, Mayor of the City of Tigard, Oregon, do hereby proclaim October 2026 as

## DOMESTIC VIOLENCE AWARENESS MONTH

in Tigard, Oregon, and encourage all community members to join in recognizing this important observance and supporting efforts to end family violence in our community.

Dated this 1st day of October 2026

**IN WITNESS WHEREOF,** I have hereunto set my hand and caused the Seal of the City of Tigard to be affixed.

_____

Yi-Kang Hu, Mayor
City of Tigard

**Attest:**

_____

Lindsay Bartholomew, Deputy City Recorder

**AIS-6253** **10.**

**Business Meeting**

**Meeting Date:** 10/06/2026

**Length (in minutes):** 10 Minutes

**Agenda Title:** Public Hearing: Consider Ordinance for Street Name Changes

**Authored By:** Oscar Contreras

**Presented By**: Acting Public Works Director Wisniewski

**Item Type**: Motion Requested
Ordinance
Public Hearing

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## Information

### Explanation of Issue

City staff are requesting Council approval to correct street names at five locations currently in use within the city for many years, and which contradict what Washington County has documented on the recorded plats for those streets.

In all cases, the intent is to rectify discrepancies in public records at Washington County to reflect the information currently in use by our residents and minimize impacts on Tigard residents. Changes have already been coordinated with Washington County and the United States Postal Service (USPS).

### Action Requested

A public hearing is required to meet ORS 227.120 - Procedure and Approval for Renaming Streets. The Council will be asked to adopt an ordinance with the requested street name corrections.

### Background Information

**Dates of Previous and Potential Future Considerations**

This is the first time this set of street name changes have come to Council. However, City staff have previously brought other street name changes to Council in the past (most recently in 2023).

**Public Involvement**

City staff has coordinated with Washington County staff to identify locations where there are differences between County records and the names currently in use by property owners. This requested change will allow the County to correct their records to align with what is being used today. This option will ensure that residents do not need to change their address.

**Impacts (Community, Budget, Policies and Plans/Strategic Connection)**

Approval of the locations listed below (more details listed in the proposed ordinance) for consideration by Council will ensure that community members are not negatively impacted by an address change.

- 174th Loop renamed to 174th Avenue
- James Street renamed to James Court
- The cul-de-sac of Springview Court renamed to Springside Court
- The cul-de-sac of Winterlake Drive renamed to Winter Lake Court

- Winterlake Drive renamed to Winter Lake Drive

**Alternatives & Recommendation**

Council may choose to not take action to approve the name changes, which would result in the property owners needing to change their addresses to align with County records.

Staff recommend that Council adopt the ordinance with the requested street name corrections.

**Additional Resources**

N/A

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**Attachments**

Ordinance

Location Maps

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**CITY OF TIGARD, OREGON**
**TIGARD CITY COUNCIL**
**ORDINANCE NO. 26-**

AN ORDINANCE RENAMING A SEGMENT OF 174TH LOOP TO 174TH AVENUE, A SEGMENT OF JAMES STREET TO JAMES COURT, THE CUL-DE-SAC SPRINGVIEW COURT TO SPRINGSIDE COURT, THE CUL-DE-SAC WINTERLAKE DRIVE TO WINTER LAKE COURT, AND SEGMENTS OF WINTERLAKE DRIVE TO WINTER LAKE DRIVE

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WHEREAS, the final, recorded plat for the Riverside at Scholls Meadow subdivision shows the street name 174th LOOP; and

WHEREAS, the City of Tigard, in coordination with Washington County, requests that the street be renamed 174th AVENUE south of Jean Louise Rd and the City Engineer concurs in the request; and

WHEREAS, the final, recorded plat for the Woodcrest No. 2 subdivision shows the street name JAMES STREET; and

WHEREAS, the City of Tigard, in coordination with Washington County, requests that the street be renamed JAMES COURT and the City Engineer concurs in the request; and

WHEREAS, the final, recorded plat for the Heights at Bull Mountain No. 2 subdivision shows the cul-de-sac name SPRINGVIEW COURT; and

WHEREAS, the City of Tigard, in coordination with Washington County, requests that the cul-de-sac be renamed SPRINGSIDE COURT and the City Engineer concurs in the request; and

WHEREAS, the final, recorded plats for the Brittany Square No. 3 & 4 subdivisions show the cul-de-sac name WINTERLAKE DRIVE; and

WHEREAS, the City of Tigard, in coordination with Washington County, requests that the cul-de-sac be renamed WINTER LAKE COURT and the City Engineer concurs in the request; and

WHEREAS, several final, recorded plats show the street name WINTERLAKE DRIVE; and

WHEREAS, the City of Tigard, in coordination with Washington County, requests that all of WINTERLAKE DRIVE be renamed WINTER LAKE DRIVE and the City Engineer concurs in the request; and

WHEREAS, pursuant to ORS 227.120, notice of a public hearing on the proposed renaming was published in the Oregonian on the 28th of September 2026; and

WHEREAS, a public hearing on the proposed street renaming was held before Tigard City Council on October 6, 2026.

NOW, THEREFORE, THE CITY OF TIGARD ORDAINS AS FOLLOWS:

SECTION 1: The Tigard City Council finds it is in the public interest to rename the segment of 174th Loop to 174th Ave and therefore approves the request.

SECTION 2: The Tigard City Council finds it is in the public interest to rename the segment of James St to James Ct and therefore approves the request.

SECTION 3: The Tigard City Council finds it is in the public interest to rename the cul-de-sac of Springview Ct to Springside Ct and therefore approves the request.

SECTION 4: The Tigard City Council finds it is in the public interest to rename the cul-de-sac of Winterlake Dr to Winter Lake Ct and therefore approves the request.

SECTION 5: The Tigard City Council finds it is in the public interest to rename Winterlake Dr to Winter Lake Dr and therefore approves the request.

SECTION 6: The City Engineer and City Recorder are authorized to take such action as is necessary to carry out these street name changes.

SECTION 7: This ordinance shall be effective 30 days after its passage by the council, signature by the mayor, and posting by the city recorder.

PASSED: By _____ vote of all council members present after being read by number and title only, this _____ day of _____, 2026

_____
Lindsay Bartholomew, Acting City Recorder

APPROVED: By Tigard City Council this _____ day of _____, 2026.

_____
Yi-Kang Hu, Mayor

Approved as to form:

_____
City Attorney

_____
Date

# Ordinance Street Name Clarifications

Referenced Segment

175TH LN
174TH LOOP
175TH AVE
SABRINA AVE
UMBER SPRINGS LN
ANNA GRACE LN
JEAN LOUISE RD
172ND AVE
174TH AVE
GRAND ST

TIGARD MAPS

DATA SOURCES:
City of Tigard
Metro
Washington County

DISCLAIMER:
This map was derived from several databases. The City cannot accept responsibility for any errors. Therefore, there are no warranties for this product. However, any notification of errors is appreciated.

Scale
0 0.01 0.02 Miles

13125 Southwest Hall Boulevard
Tigard, Oregon 97223
503 . 639 . 4171
www.tigard-or.gov

# Ordinance Street Name Clarifications

Referenced Segment

JAMES ST

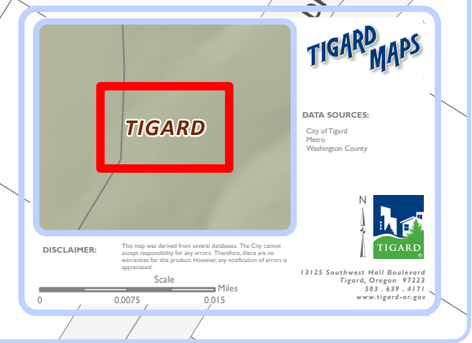
121ST AVE

MARION ST

121ST AVE

JAMES CT

HOWARD DR



# Ordinance Street Name Clarifications

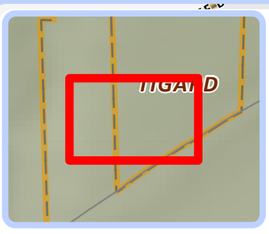
Referenced Segment

122ND AVE

SPRINGSIDE CT

TURNAGAIN DR

HARVEYS VIEW AVE




TIGARD MAPS

DATA SOURCES:

City of Tigard
Metro
Washington County

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Scale

0 0.005 0.01 Miles

13125 Southwest Hall Boulevard
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# Ordinance Street Name Clarifications

Referenced Segment

GLACIER LILY CIR

WINTER LAKE CT

EUCALYPTUS PL

SUMMERWOOD DR

PLUM TER

WINTER LAKE DR

133RD AVE

SHEFFIELD CIR

BRITTANY DR

BEAVERTON

TIGARD

TIGARD MAPS

DATA SOURCES:

City of Tigard
Metro
Washington County

DISCLAIMER:

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Scale

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www.tigard-or.gov

**AIS-6263** **11.**

**Business Meeting**

**Meeting Date:** 10/06/2026

**Length (in minutes):** 40 Minutes

**Agenda Title:** Discussion on Community Development Level of Service (Requested by Mayor Hu & Councilor Schlack)

**Authored By:** Sambo Kirkman

**Presented By**: Community Development Director Kirkman

**Item Type**: Update, Discussion, Direct Staff

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**Information**

**Explanation of Issue**

Staff will provide City Council with a briefing on the Community Development Department's Level of Service (LOS). The briefing will include who we are and what guides the services Community Development provides to Tigard. We will provide a summary of each program, identify its funding source, and explain impacts related to LOS changes.

**Action Requested**

No action is requested for this briefing.

**Background Information**

In anticipation of upcoming budget discussions, Council has asked for briefings on level of service standards for the externally-facing departments. The conversation is intended to provide more information on:

1. What guides the services the department provides?
2. How is the level of service determined? (Minimum, Priority, Enhanced)
3. What would be the impacts if LOS were adjusted?

Tonight's presentation focuses on the Community Development department. This is a high-level look at the work of Community Development. While staff can address specific projects within Community Development programs, a priority discussion related to these projects may warrant a follow-up discussion with Council.

**Alternatives & Recommendation**

N/A

**Additional Resources**

N/A

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**Attachments**

Presentation

Supplemental - CD Level of Service Project Memo and Table

# Community Development

## Levels of Service



October 6, 2026

# Who We Are

Five divisions that guide how Tigard grows, builds, does business and gets around

**Planning**
Land use review, long-range planning, code compliance and housing programs

**Building**
Plan review, permitting and inspections under Oregon's building codes

**Economic Development**
Business support, workforce and tourism programs

**Redevelopment**
Revitalizing City Center and the Tigard Triangle

**Transportation**
System planning, Safe Routes to School and alternative travel options

**Community Engagement** Supports every division with outreach, public events and coordinated messaging

| 5 | 16 | 4 | $11.8M | 39 |
|---|---|---|---|---|
| Divisions | Programs | Funding Sources | FY27 Adopted Budget | FTE |

# What We Do




## Our Mission

The Community Development Department supports development, economic activity, and mobility outcomes that meet community aspirations and regulatory requirements.

We accomplish this by delivering responsive permitting services; educating, guiding, and navigating the community through strategic long-range planning; and stimulating economic development through programs and policies.

# What Guides Our Service Levels

Service levels are shaped by state law, city code, and mandates attached to dedicated funding

**City Council Goals • Strategic Plan Vision**

### State Law & Codes
Mandates we must meet

- Oregon's statewide land use planning program
- 10 Oregon specialty building codes
- State transportation and housing planning requirements
- ORS 457 – Urban Renewal (TIF)

### Tigard Municipal Code
Local standards adopted by Council

- Titles 6, 8, 9, 12, 13, 14, 15, 18 (Nuisance Violations, Urban Forestry, Areas of Special Flood Hazard, Water & Sewers, Local Improvements, Buildings & Construction, Streets & Sidewalks, and Development Code)

### Dedicated Funding
Terms tied to the money

- Restricted Revenues:
  - Building Fund
  - Construction Excise Tax (CET)
  - Transient Lodging Tax (TLT)
- Grant requirements (i.e., Metro RTO)
- Voter-approved urban renewal plans (TIF)

**Community Development Levels of Service**

# Many Programs Rely on Dedicated Funding

These revenues are restricted to specific uses and some carry obligations

**Building Fund**
Permit fee revenue

**Funds:** Plans review, permitting, and inspections

**Construction Excise Tax**
Dedicated housing resources

**Funds:** Affordable Homeownership Program

**Transient Lodging Tax**
Paid by hotel guests

**Funds:** Visitor & Tourism Services

**Tax Increment Financing**
Voter-approved districts

**Funds:** Redevelopment in City Center and Tigard Triangle

**Metro RTO & TNC Funds**
Regional grant and rideshare fees

**Funds:** Safe Routes to School

**PGE Drive Change Grant**
10-yr maintenance req.

**Funds:** Power to the Pedal e-bike program

**Key takeaway:** reducing a dedicated-fund program may not free up General Fund dollars, and some reductions could means lost grant eligibility or repayment.

# Current LOS to Minimum LOS

State-required services set the floor; trade-offs are concentrated in the upper tiers

**ENHANCED**

**Council discretion**

Business Attraction & Partnerships • Alternative Transportation • Community Engagement

**PRIORITY**

**City code, voter approved plans and dedicated funds**

Code Compliance • Affordable Homeownership • Visitor & Tourism Services • Operations, Communications & Development Support • Redevelopment Programs • Safe Routes to School

**MINIMUM**

**Regulatory requirements**

Development Review • Long-Range Planning • Plans Review • Permitting • Inspections • TCDA • Transportation Planning

## What this means for us

- Reductions would likely come first from the top tier
- Dedicated-fund programs are shaped by their revenue source and its obligations
- Mandated services continue; changes affect speed and depth of service
- Each step down is a trade-off in community outcomes

# Planning

Required land use and development that keep Tigard in compliance and livable

## Development Review

MINIMUM GENERAL

- Reviews land use applications and issues land use decisions
- Applies Oregon's statewide land use program to development
- Implements the Tigard Community Development Code
- Supports City Housing Programs

## Long-Range Planning

MINIMUM GENERAL

- Maintains compliance with state land use law
- Implements Comprehensive Plan goals
- Removes unintended regulatory barriers to development



# Code Compliance

Required code services that keep Tigard in compliance and livable

## Code Compliance

PRIORITY GENERAL

- Responds to livability and nuisance concerns
- Enforces building and property maintenance codes to protect life, health, and safety
- Coordinates with police on issues outside police jurisdiction



# Housing Program

## Affordable Homeownership

PRIORITY CET

- Down payment assistance for lower-income working households
- Permanently preserves affordable homes through the community land trust model
- Implements the adopted Affordable Housing Plan
- Likely key to the state-required Housing Production Strategy

## How it Works



### 1. Help families buy

Down payment assistance makes homeownership reachable for lower-income working households.

### 2. Keep it affordable

Homes enter the community land trust, so they stay affordable for every future buyer.

### 3. Meet state goals

Expected to play a key role in meeting the state requirement for a Housing Production Strategy.

# Building

State-mandated life and safety services

## Plans Review

MINIMUM BLDG

- Reviews construction plans for compliance with Oregon's building codes

## Permitting

MINIMUM BLDG

- Issues permits for new and existing structures
- Primary customer service for applicants, including City's new online permitting system (EPL)

## Inspections

MINIMUM BLDG

- Inspects structural, plumbing, electrical, mechanical and fire protection work



# Economic Development

Programs that support local business and connect workers to jobs

## Visitor and Tourism Services

PRIORITY TLT

- Tigard Farmers Market & Visitors Center
- Citywide branding, marketing investment and Placer partnership
- Targets measurable gains in tourism and hotel occupancy

## Operations, Communications, and Development Support

PRIORITY GENERAL

- Business Resource Guide
- Enterprise Zone administration
- Interdepartmental support and Strategic Plan implementation

## Business Attraction and Partnerships

ENHANCED GENERAL

- Workforce and economic mobility programs
- New Business Connect, Business Spotlights and incubators
- Tigard Downtown Alliance Capacity Fund; regional partnerships











# Redevelopment

Voter-approved plans revitalizing City Center and Tigard Triangle

## Town Center Development Agency

MINIMUM TIF

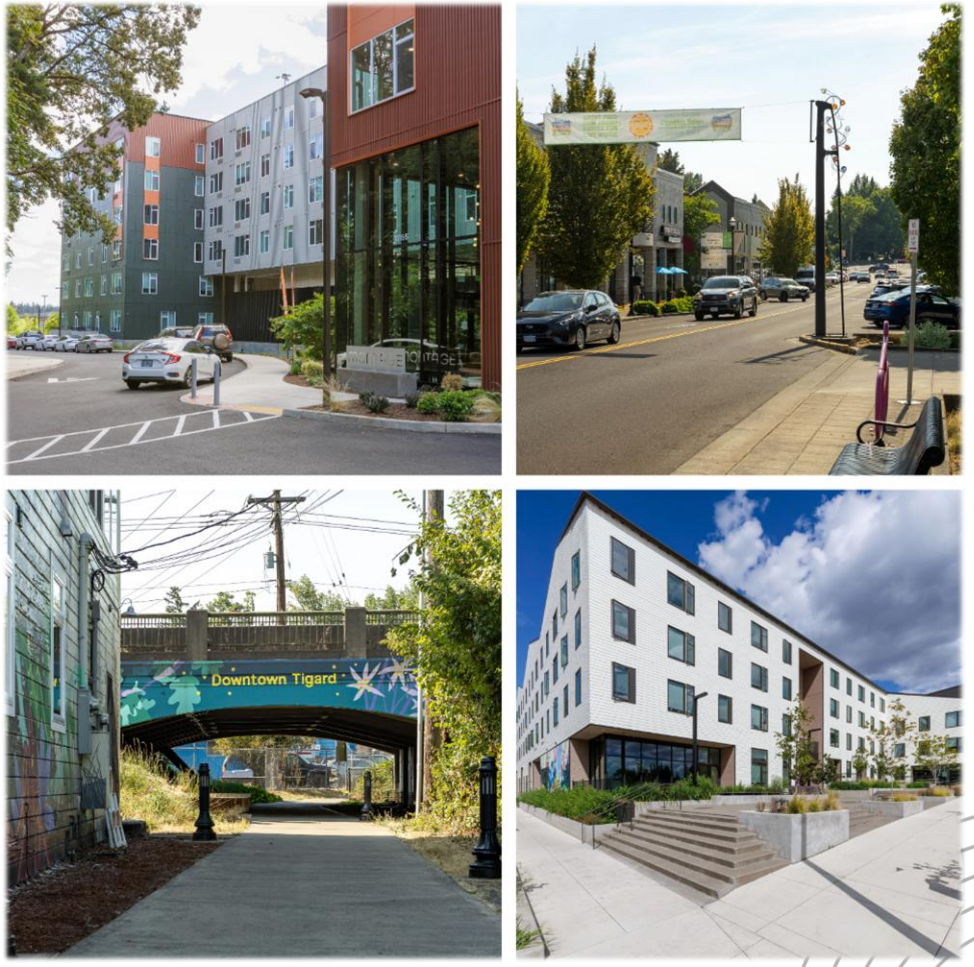
- Manages two TIF districts: City Center (downtown) and Tigard Triangle
- Liaison to the TCDA Board and Town Center Advisory Committee
- Public investment toward mixed-use, walkable districts with more housing

## Other Essential Programs

PRIORITY GENERAL

- Vertical Housing Development Zone: encourages multi-story mixed-use development in TIF districts

  Partial property tax exemptions that support low-income housing
- Recruiting new businesses to the TIF districts



# Transportation

Planning and programs that make it safer and easier to get around Tigard

## Transportation Planning

MINIMUM | GENERAL

- Maintains the Transportation System Plan (TSP)
- Advances multimodal improvements and demand management
- Represents Tigard regionally and pursues grants and project funding

## Safes Routes to School

PRIORITY | RTO/TNC

- Promotes walking, biking and rolling to school
- Reduces congestion and improves air quality near schools
- Supports safer streets and lower emissions

## Alternative Transportation

ENHANCED | PGE

- Power to the Pedal public e-bikes **(10-year grant requirement)**
- Travel options and safety programming **(grant dependent)**
- Downtown employee parking via leased TriMet spaces and permits











# Considerations for Reducing Services

What the community would notice if service levels were lowered

### Legal Compliance

Risk of falling out of compliance with state land use, building and transportation requirements

### Public safety

Construction below minimum safety codes; nuisance and property maintenance issues unenforced.

### Lost or repaid funding

Loss of Metro RTO grant access; PGE grant repayment; fewer competitive grants

### Slower revitalization

Delays in completed projects (i.e. Downtown Reimagined, implementation of the Economic Development Strategic Plan)

### Fewer affordable homes

No new community land trust homes; other strategies needed to meet state housing rules

### Less business & community support

Fewer resources for businesses and workers; reduced outreach and engagement

# Questions?

**End of Presentation**

October 6, 2026

# Memorandum

## Community Development Work Plan

To: Honorable Mayor Hu and Councilors

From: Sambo Kirkman, Community Development Director

Date: Friday, October 2, 2026

RE: Community Development Work Plan

The Community Development team, during your October 6 meeting, will be presenting to the Council our department's level of service. While the intent of the briefing is to provide the Council an overview of the programs within the Community Development and how it relates to level of service the department provides, we understand that the Council has interests in the projects associated with these programs. Attached is a table that outlines the priority projects for the department for this fiscal year. The table includes the following:

- Program Name
- Project Name
- Description
- Level of Service: As referenced in the level of service PowerPoint presentation each program is categorized as minimum service needed, a priority or enhanced service. There are some projects within certain program that may be categorized differently than the program due to the nature of the work.
- Justification: Why the service is needed.
- Reduction Impact: The icons reference some potential impacts due to a reduction in service. These icons are also referenced in the level of service PowerPoint. :
    -  Legal Compliance
    -  Public Safety
    -  Slower Revitalization
    -  Lost or repaid funding
    -  Less business and community support
    -  Fewer Affordable Homes
- Reduction Description: The description provides a bit more detail on the reduction impacts.

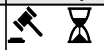
There have been requests by the Council to consider adding other projects to CD's work plan.  Please take a moment to look over the table and determine if a follow-up conversation is needed in the prioritization of our projects.

| Program Name | Project Name | Description | Level of Service | Justification | Reduction Impact | Reduction Description |
|---|---|---|---|---|---|---|
| **Planning** | | | | | | |
| Development Review | | •Reviews land use applications and issues land use decisions<br>•Applies Oregon's statewide land use program to development<br>•Implements the Tigard Community Development Code<br>•Supports City Housing Programs | Minimum | State-mandated work. |  | Non-compliance with statutory requirements. Delayed actions that may result in legal recourse by applicant. |
| Long Range Planning | River Terrace 2.0 Community Plan an | Create full community plan for 500-acre annexation. | Priority | Council-directed work to increase housing supply. |  | Non-compliance with Metro conditions. Grant terms not completed, requiring repayment. |
| Long Range Planning | Tigard Housing Plan | Update city's housing plans. | Minimum | State-mandated work. |  | Non-compliance with statutory requirements. Grant terms not completed, requiring repayment. |
| Long Range Planning | Tigard HOME | Expand allowed uses in residential zones to include more economic activity. | Priority | Longstanding high-priority policy. |  | Loses momentum after a year and a half of grant-funded public outreach. |
| Long Range Planning | Downtown Reimagined | Update development code in the Downtown Plan District to modernize streamline development and modernize standards. | Priority | Longstanding high-priority project. |  | Loses momentum after more than four years of outreach and grant-supported conceptual work. |
| Long Range Planning | Comprehensive Plan Map Update | Project to correct some mis-designations on Comp Plan map from Tigard MADE. | Minimum | High-priority technical corrections. |  | Comp Plan map is not in alignment with the Zoning Map. |
| Long Range Planning | Housing Compliance Project | Development code updates to comply with statutory changes. | Minimum | State-directed work. |  | Non-compliance with statutory requirements. |
| Long Range Planning | Engineering Standards Update | Code changes necessary to align with new Engineering Standards. | Minimum | Necessary to prevent regulatory conflicts and foster development. Not clear objective standards. |  | Creates barriers to development, legal risk. |
| Long Range Planning | Comprehensive Plan Update | Multi-year project to update Comprehensive Plan. | Priority | Current Comp Plan horizon year is 2028. |  | Comp Plan is out of date, does not reflect current conditions and plans. |
| Long Range Planning | Signs | Update the code to be compliant with federal regulations and to address modern needs. | Long-term (due to capacity) | |  | |
| Long Range Planning | Sensitive Lands | Modify the regulations to address conflicts and procedural problems. | Long-term (due to capacity) | |  | |
| Long Range Planning | Livestock | Evaluate the effectiveness of the existing regulations. | Long-term (due to capacity) | |  | |
| Long Range Planning | Tigard Triangle Audit | Evaluate the effectiveness of the existing regulations. | Long-term (due to capacity) | |  | |

| Program Name | Project Name | Description | Level of Service | Justification | Reduction Impact | Reduction Description |
|---|---|---|---|---|---|---|
| Housing | Affordable Homeownership | •Down payment assistance for lower-income working households<br>•Permanently preserves affordable homes through the community land trust model<br>•Implements the adopted Affordable Housing Plan<br>•Likely key to the state-required Housing Production Strategy | Priority | Utilizing non-discretionary funding (CET/HUD) to provide funding for affordable housing. Address state directed work. |  | Reduction in affordable homeownership Funding terms not completed, requiring repayment. |
| Code Compliance | Program only | •Responds to livability and nuisance concerns<br>•Enforces building and property maintenance codes to protect life, health, and safety<br>•Coordinates with police on issues outside police jurisdiction | Priority | Necessary to ensure policies and codes are met citywide. |  | Impact livable for residents and businesses if codes and regulations are not upheld. |
| **Building** | | | | | | |
| Permitting | Program only | •Issues permits for new and existing structures | Minimum | State-mandated work. |  | Non-compliance with statutory requirements. Delayed actions that may result in legal recourse by applicant. |
| Plans Review | Program only | •Primary customer service for applicants, including City's new online permitting system (EPL) | Minimum | State-mandated work. |  | Non-compliance with statutory requirements. Delayed actions that may result in legal recourse by applicant. |
| Inspections | Program only | •Inspects structural, plumbing, electrical, mechanical and fire protection work | Minimum | State-mandated work. |  | Non-compliance with statutory requirements. Delayed actions that may result in legal recourse by applicant. |
| **Economic Development** | | | | | | |
| Operations, Communications, and Development Support | Business Resource Guide | Annual update and distribution of resource guides for new and existing businesses, highlighting City programs and partner services (e.g., business coaching, workforce development). | Enhanced | Supports Pillars 1 & 3 of the Economic Development Strategic Plan |  | Lower awareness of city resources for business and workers |
| Operations, Communications, and Development Support | Administer the Enterprise Zone | Administrative support for management of Tigard's Enterprise Zone, aiding business recruitment and retention. | Priority | The Enterprise Zone provides temporary tax abatement for investments that support higher paying jobs. Supports Pillars 1& 4 of the strategic plan. |  | Reduced tools avialble for businesses that wish to make investments that support higher paying jobs |

| Program Name | Project Name | Description | Level of Service | Justification | Reduction Impact | Reduction Description |
|---|---|---|---|---|---|---|
| Operations, Communications, and Development Support | Interdepartmental Support | Collaboration on cross-department initiatives (e.g., H.O.M.E., RT2.0 commercial zones) to advance long-term business and economic development planning | Priority | To ensure new development policies, process and codes factor in the needs of the business community, cross collaboration between divisions is needed. This addressing Pillars 3 (Operations and Communication) and Pillar 4 (Development and Placemaking) |  | Reduces collaboration and impact how policies affect the business community. |
| Operations, Communications, and Development Support | Strategic Plan Implementation | Staff actions to implement the Economic Development Strategic Plan items, ensuring accountability and progress toward long-term goals. | Priority | Allows continued delivery of current service levels and investment in items identified in the Economic Development Strategic Plan. |  | Delays in implementation of action items for Economic Development Strategic Plan |
| Visitor and Tourism Services | Tigard Farmers Market | The Farmers Market is to focus on bringing farmers, community, and non-profits together in a way that benefits all. Farmers grow local produce, plants, and flowers, our community gathers to support local businesses, and weekly non-profit booth space | Priority | Supporting Tigard's tourism economy by continued delivery of current service levels for the Farmers Market. (TLT Funded) |  | Reduced service levels to the Farmers Market |
| Visitor and Tourism Services | Tigard Visitors Center | Supporting Tigard's tourism economy by providing funding for the Tigard Visitors Center | Priority | Supporting Tigard's tourism by continued delivery of current service levels for the Visitors Center. (TLT Funded) |  | Reduced service levels to the Visitors Center |
| Visitor and Tourism Services | Citywide Branding and Marketing Strategy | Development of a comprehensive branding and marketing plan to support economic development and Transient Lodging Tax (TLT) investments, including businesses attraction (significant portion of hotel visitor nights are business-related travel), tourism enhancements, and visitor attraction. | Priority | Supports the Economic Development Strategic Plan and targets measurable increases in tourism and hotel occupancy. (TLT Funded) |  | Delays in implementation of Economic Development Strategic Plan |
| Visitor and Tourism Services | Marketing Investment | Tigard marketing program including social media, digital ads, and promotions. | Priority | Supports development of Tigard's identify (TLT Funded) |  | **Delays completion of a key action item in the Strategic Plan.** |
| Visitor and Tourism Services | Placer Partnership | Administer a contract to provide data insights, visitor trends, and performance analytics. | Enhanced | Supports Tourism in Tigard (TLT Funded) |  | Fewer resources for Tigard businesses |
| Business Attraction/Support/Growth and Partnerships/Navigations | Economic Mobility and Workforce Support Programs | Scholarships and support for business training and coaching, including the SBDC 12-week Business Builders Program, targeted advising via preferred partners, and Los Empresarios quarterly Spanish-language business training. | Enhanced | Supports Pillars 1 &2 of the Economic Development Strategic Plan |  | Fewer resources for Tigard businesses and workers |

| Program Name | Project Name | Description | Level of Service | Justification | Reduction Impact | Reduction Description |
|---|---|---|---|---|---|---|
| Business Attraction/Support/Growth and Partnerships/Navigations | Partnerships | Participation in regional economic initiatives and events (Westside Economic Alliance, Tigard Chamber Shining Stars, Westside Pitch, Washington County initiatives, legislative meetings). | Enhanced | Supports the advancement of the action items for the Strategic Plan by enhancing partnerships. |  | Reductions would mean less leverage of expertise and resources available from our outside partners. |
| Business Attraction/Support/Growth and Partnerships/Navigations | Tigard Downtown Alliance Capacity Fund | Annual stipend to TDA to support operational activities aligned with TDA annual plan and Main Street America strategic pillars (non-event activities). | Priority | Supports Pillars 1, 2, 4 of the Economic Development Strategic Plan |  | Reduced capacity for the TDA |
| Business Attraction/Support/Growth and Partnerships/Navigations | New Business Connect | Quarterly events connecting new entrepreneurs with City resources, networking, and training opportunities | Enhanced | Supports new businesses by provided information on available city resources. |  | Lower awareness of city resources for business |
| Business Attraction/Support/Growth and Partnerships/Navigations | Business Spotlights | Monthly video series highlighting Tigard businesses and the people behind them. | Enhanced | Supports Pillars 1 & 3 of the Economic Development Strategic Plan |  | Reductions would mean less business support. |
| Business Attraction/Support/Growth and Partnerships/Navigations | Business Incubators | Operational support for Opportunity Café and Launch Pods; direct business development support for participants | Priority | Supports Pillars 1 & 4 of the Economic Development Strategic Plan |  | Fewer opportunities for new entrepreneurs |
| Business Attraction/Support/Growth and Partnerships/Navigations | Strategic Plan Implementation | Staff actions to implement the Economic Development Strategic Plan action items across all service areas | Priority | Supports the advancement of the action items for the Strategic Plan. |  | Delays in implementation of Economic Development Strategic Plan |
| **Redevelopment** | | | | | | |
| TIF Districts | TIF District Management | •Managing programs and projects in the two TIF Districts<br>•Administering TIF Agency and budgets<br>•Liaison to TCDA Board and TCAC | Minimum | •The voter approved TIF districts plans are the key to the revitalization of Downtown and the Tigard Triangle<br>•Through public investments the areas will develop into mixed-use and pedestrian-oriented districts, with many housing options. |  | TIF Districts projects in the approved TIF District Plans would not be able to be completed, which would delay the areas revitalization. |
| Redevelopment Initiatives | Vertical Housing Development Zone Management | Working with developers, and processing applications for the Vertical Housing Development Zone tax abatement | Priority | The program incentivizes the private development of mixed-use housing. |  | Administering the VHDZ program would be a challenge, possibly necessitating program repeal, which would remove a powerful incentive for housing |
| Redevelopment Initiatives | Business Recruitment | Working with brokers, property owners, and prospective business owners on new business recruitment | Priority | Coordinating business recruitment helps fill vacancies and facilitates new businesses that support the vision of the TIF Districts |  | Vacancies remain unfilled, or filled by businesses that don't support the visions of the TIF Districts |

| Program Name | Project Name | Description | Level of Service | Justification | Reduction Impact | Reduction Description |
|---|---|---|---|---|---|---|
| Transportation Planning | Implementing and Updating Transportation System Plan | •Supports development and updates to TSP;<br>•Advances multimodal improvements and TDM strategies;<br>•Represents City in regional and state forums<br>•Pursues Grant Opportunities | Minimum | •Ensures Tigard's alignment with adopted plans, regulatory requirements, and community goals<br>•Helps city to secure funding and influence policy decisions to progress projects and goals<br>•Ensures transportation projects are technically sound, grant-competitive, and responsive to community needs. |  | •Risks non-compliance with requirements<br>•Risks ability to procure funding for projects and programs<br>•Impacts the viability of our future transportation projects as well as future quality of life for Tigard residents, businesses, and visitors. |
| **Transportation** | | | | | | |
| Safe Routes to School | Safe Routes to School | •Aims to increase student safety and health by encouraging walking, biking, and rolling to school;<br>•Reduces traffic congestion and improves air quality near schools through infrastructure improvements, education, and enforcement. | Priority | •Largely funded through a 3-year grant through Metro (RTO Grant): 65% of the SRTS Coordinator as well as helmets that are fit and distributed.<br>•Helps the city progress its goals of improved safety and helps to lower traffic congestion around schools and lower GHG emissions by promoting alternative modes of transportation. |  | •Would risk losing the funding that we receive through Metro;<br>•May see worse traffic and safety outcomes in our community now and into the future. |
| Alternative Transportation | Encouragement Programs | •Promotes alternative transportation options to reduce traffic congestion and GHG emissions<br>•Improves safety through programming and partnership<br>•Offers access to travel options | Enhanced | •The program is supplemental and helps the city better achieve safer streets and improved air quality<br>•Power to the Pedal must be maintained by the City for 10 years (as required by the PGE grant that originally funded the program) |  | •Possible worsened traffic congestion and air quality into the future<br>•Failure to comply with PGE Drive Change Grant requirement of 10 years (require repayment of funds received) |
| Alternative Transportation | Employee Parking Permit Program | •Provides dedicated parking to downtown employees<br>•Leases TriMet parking spaces<br>•Issues and maintains permits | Enhanced | •In response to businesses' expressed desires and concerns.<br>•Supplemental to existing on-street parking and existing lots |  | •Less dedicated parking for downtown business employees.<br>•Of 22 permits distributed, no use has been reported or seen showing little demand for these extra spaces at this time (survey distributed to confirm) |