



600 NE Grand Ave.
Portland, OR 97232-2736

Council meeting agenda

Thursday, June 4, 2026

10:00 AM

Metro Regional Center, Council chamber;
<https://zoom.us/j/615079992> (Webinar ID:
615079992) or 253-205-0468 (toll free),
[https://www.youtube.com/watch?
v=BIXZq7FdIXQ](https://www.youtube.com/watch?v=BIXZq7FdIXQ)

This meeting will be held electronically and in person at the Metro Regional Center Council Chamber. You can join the meeting on your computer or other device by using this link: <https://zoom.us/j/615079992> (Webinar ID: 615 079 992); <https://www.youtube.com/@OregonMetro/streams>

1. **Call to Order and Roll Call**
2. **Public Communication**

Public comment may be submitted in writing. It will also be heard in person and by electronic communication (video conference or telephone). Written comments should be submitted electronically by emailing legislativecoordinator@oregonmetro.gov. Written comments received by 4:00 p.m. the day before the meeting will be provided to the council prior to the meeting.

Those wishing to testify orally are encouraged to sign up in advance by either: (a) contacting the legislative coordinator by phone at 503-813-7591 and providing your name and the agenda item on which you wish to testify; or (b) registering by email by sending your name and the agenda item on which you wish to testify to legislativecoordinator@oregonmetro.gov. Those wishing to testify in person should fill out a blue card found in the back of the Council Chamber. Those requesting to comment virtually during the meeting can do so by using the "Raise Hand" feature in Zoom or emailing the legislative coordinator at legislativecoordinator@oregonmetro.gov. Individuals will have three minutes to testify unless otherwise stated at the meeting.

3. **Presentations**

3.1 State and Metro Region Policy Discussion [26-6535](#)

Presenter(s): Rep. Khanh Pham, State Senator, District 23

Attachments: [Staff Report](#)

4. **Consent Agenda**

4.1 Consideration of the May 14, 2026 Council Meeting [26-6587](#)

Minutes

Attachments: [May 14, 2026 Council Meeting Minutes](#)

4.2 Consideration of the May 21, 2026 Council Meeting Minutes [26-6592](#)

Attachments: [May 21, 2026 Council Meeting Minutes](#)

4.3 Consideration of the May 28, 2026 Council Meeting Minutes [26-6594](#)

Attachments: [May 28, 2026 Council Meeting Minutes](#)

6. Ordinances (Second Reading)

6.1 Ordinance No. 26-1544 For the Purpose of Amending Metro Code Chapter 7.04 to Allow Allocation of CET Funds to Technical Assistance and to Update the CET Exemption for Affordable Housing, and Declaring an Emergency [ORD 26-1544](#)

Presenter(s): Hau Hagedorn, Community Investments Manager, Planning, Development and Research
Malu Wilkinson, Deputy Director, Planning, Development and Research

Attachments: [Ordinance No. 26-1544](#)
[Exhibit A](#)
[Staff Report](#)

7. Other Business

7.1 Discussion and Consideration of Budget Amendments and Notes for FY 2026-27 **26-6542**

Presenter(s): Marissa Madrigal (she/her), Chief Operating Officer
Brian Kennedy (he/him), Chief Financial Officer

Materials expected June 2.

8. Chief Operating Officer Communication

8.1 RWAC Update (Marta McGuire, Director of Waste Prevention and Environmental Services)

8.2 MPAC Update (Malu Wilkinson, Deputy Director, Planning, Development and Research)

8.3 MERC Update (Craig Stroud, General Manager, Visitor Venues)

9. Councilor Communication

10. Adjourn

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ការគោរពសិទ្ធិពលរដ្ឋរបស់ ។ សំរាប់ព័ត៌មានអំពីកម្មវិធីសិទ្ធិពលរដ្ឋរបស់ Metro ឬដើម្បីទទួលបានការបណ្តឹងរើសអើងសូមចូលទស្សនាគេហទំព័រ www.oregonmetro.gov/civilrights។

បើលោកអ្នកត្រូវការអ្នកបកប្រែភាសានៅពេលអង្គ

ប្រជុំសាធារណៈ សូមទូរស័ព្ទមកលេខ 503-797-1700 (ម៉ោង 8 ព្រឹកដល់ម៉ោង 5 ល្ងាច

ថ្ងៃធ្វើការ) ប្រាំពីរថ្ងៃ

ថ្ងៃធ្វើការ មុនថ្ងៃប្រជុំដើម្បីអាចឲ្យគេសម្រួលតាមសំណើរបស់លោកអ្នក ។

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Agenda #: 3.1

File #: 26-6535

Agenda Date: 6/4/2026

State and Metro Region Policy Discussion

Rep. Khanh Pham, State Senator, District 23

STATE AND METRO REGION POLICY DISCUSSION– PRESENTATION BY SENATOR KHANH PHAM

Date: 5/19/2026
Department: Council Office
Meeting Date: 6/4/2026
Prepared by: Robin Ye,
robin.ye@oregonmetro.gov

Presenters: Sen. Khanh Pham, Oregon
Senate District 23 (NE/SE Portland)
Length: 60 minutes

ISSUE STATEMENT

Oregon State Senator Khanh Pham will join Metro Council for a work session to discuss the state and metro relationship and respective government legislative bodies thinking about shared policy areas, including transportation and housing. This session aims to be a more open-ended conversation of philosophy, goals, and policy approaches to issues affecting the Metro region.

ACTION REQUESTED

There are no actions or recommendations. This is an informational presentation.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

Metro Council will take up the adoption of its 2027 legislative agenda in the Fall.

BACKGROUND

Khanh Pham is the State Senator for Oregon Senate District 23 (Jade District, SE & NE Portland), serving in her first term. She was first elected to the Oregon State House in 2020 and was the first Vietnamese American legislator in the State Legislature. She currently serves on the Senate Housing and Development Committee, the Senate Energy and Environment Committee, the Senate Labor and Business Committee, and the Joint Committees on Transportation. She is the Chair of the Senate Housing & Development Committee.

During her time as State Representative, Khanh has led on bills covering Clean Energy and Low-income Utility Rates, Jurisdictional Transfer of Unsafe State Highways to Local Cities, Transportation Safety Investments, Renters' Rights to Cooling and Heat Resilience, Willamette River Oil Tank Storage, Earned Income Tax Credit eligibility, Affordable Housing Preservation, Bias Crimes Response and Victim Support, Voter Language Access, the Office of Immigrant and Refugee Advancement, Afghan Arrivals Support, and Pacific Islander Student Success.

Prior to the legislature, Khanh was a founding leader of and spokesperson for the groundbreaking Portland Clean Energy Fund Initiative, which successfully passed in November 2018. She served as the Interim Alliance Director at the Oregon Just Transition

Alliance, leading efforts to develop a frontline-led vision and platform for an Oregon Green New Deal. Prior to that, she was a Environmental Justice Manager at the Asian Pacific American Network of Oregon (APANO). Khanh brings years of experience in community organizing and a deep commitment to Environmental and Climate Justice. Khanh has a BA from Lewis & Clark College and a Masters in Urban Studies from Portland State University, where she specialized in urban planning, climate change adaptation, and equity planning.

Sen. Pham's current Senate Committee Assignments:

- [Senate Interim Committee On Housing and Development](#) - Chair
- [Joint Committee On Transportation](#) - Co-Chair
- [Joint Committee On Information Management and Technology](#) - Co-Chair
- [Joint Interim Committee On Transportation Oversight](#) - Co-Chair
- [Senate Interim Committee On Energy and Environment](#)
- [Senate Interim Committee On Transportation](#)

ATTACHMENTS

None



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Agenda #: 4.1

File #: 26-6587

Agenda Date: 6/4/2026

Consideration of the May 14, 2026 Council Meeting Minutes

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Metro

Minutes

Thursday, May 14, 2026

10:00 AM

Metro Regional Center, Council chamber;
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253-205-0468 (toll free), [https://www.youtube.com/watch?
v=N3kv67U94cM](https://www.youtube.com/watch?v=N3kv67U94cM)

Council meeting

1. Call to Order and Roll Call

Acting Council President Hwang called the meeting to order at 10:03 a.m.

Present: 6 - Acting Council President Duncan Hwang, Councilor Mary Nolan, Councilor Gerritt Rosenthal, Councilor Juan Carlos Gonzalez, Councilor Christine Lewis, and Councilor Ashton Simpson

2. Public Communication

No testimony.

3. Resolutions

3.1 Resolution No. 26-5575 For the Purpose of Adopting Solid Waste Fees at the Metro Transfer Stations for FY2026-27

Presenter(s): Marta McGuire (she/her), Waste Prevention and Environmental Services Director
Patrick Dennis (he/him), Waste Prevention and Environmental Services Finance Manager

Attachments: [Resolution No. 26-5575](#)
[Exhibit A](#)
[Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)
[Attachment 4](#)

The two solid waste fees were discussed together after a joint presentation. Staff shared recommended fee adjustments, feedback from the Regional Waste Advisory Committee (RWAC) and takeaways from a budget forum.

Councilor Nolan appreciated staff looking into cost reductions and finding efficiencies in service delivery, but they also uplifted the concerns from RWAC members about fee increases.

Councilor González arrived at 10:27 a.m.

Councilor Lewis described the proposed rates as striking the proper balance for the region's unique public-private solid waste system. She referred to letters she received in favor of lowering the fees and adding funds to educational programs; she did not believe additional budget cuts were feasible.

Staff confirmed for Councilor Rosenthal that household hazardous waste community collection events would continue at the same rate in the upcoming budget.

Acting Council President Hwang thanked staff for keeping rate increases to a much lower impact than other recent fee increases for utilities in the region. He and Councilor González asked about the possibility of increasing funding to support the regional food scraps program. Staff noted that funding to support that program was limited duration, that additional funds are available through other programs to support local governments and that additional assistance would require rate increases or elimination of service lines.

Councilor González also asked about RWAC's involvement in the rate setting process. Staff noted that following the Waste Fee Policy Task Force, Metro relied on a structure of review involving RWAC and local government groups. Councilor Nolan shared considerations for different decision-making structures and expressed their satisfaction with the current model.

Councilor Lewis asked how rate changes will impact Metro South; staff noted the primary impact is shorter hours.

A motion was made by Councilor Nolan, seconded by Councilor Gonzalez, that this item be adopted. The motion passed by the following vote:

Aye: 5 - Acting Council President Hwang, Councilor Nolan, Councilor Rosenthal, Councilor Gonzalez, and Councilor Lewis

Excused: 1 - Councilor Simpson

3.2 **Resolution No. 26-5576** For the Purpose of Adopting Regional System Fee for FY 2026-27

Presenter(s): Marta McGuire (she/her), Waste Prevention and Environmental Services Director
Patrick Dennis (he/him), Waste Prevention and Environmental Services Finance Manager

Attachments: [Resolution No. 26-5576](#)
[Staff Report](#)
[Attachment 1](#)
[Attachment 2](#)
[Attachment 3](#)
[Attachment 4](#)

Following the vote on both resolutions, Councilors discussed letters received from constituents about fees. Acting Council President Hwang committed to responding to all letters by the end of the week.

A motion was made by Councilor Rosenthal, seconded by Councilor Lewis, that this item be adopted. The motion passed by the following vote:

Aye: 6 - Acting Council President Hwang, Councilor Nolan, Councilor Rosenthal, Councilor Gonzalez, Councilor Lewis, and Councilor Simpson

4. Ordinances (First Reading and Public Hearing)

4.1 **Ordinance No. 26-1543** For the Purpose of Annexing to the Metro Boundary Approximately 10 Acres in North Bethany Along Northwest Kaiser Road

Presenter(s): Glen Hamburg (he/him), Senior Regional Planner

Attachments: [Ordinance No. 26-1543](#)
[Exhibit A](#)
[Staff Report](#)
[Attachment 1](#)

Staff reviewed the land use status of certain tracts and detailed the proposed annexation, reviewed criteria, and laid out impacts of annexation such as Metro services available to the property. Staff clarified for Councilor Rosenthal an area on the map depicting a wetland buffer.

4.1.1 Public Hearing on Ordinance No. 26-1543

Chris Green, Otak, Inc., on behalf of the applicant, detailed the next steps in the land use process regarding disposition of the property.

Chris Christensen, resident, spoke in opposition to the annexation due to potential impacts to wetlands. . 10-year picture. Wetland buffer? Balance. Annexation is required for further development. Better opportunities for urban infill.

Jerry Sadin, resident, did not speak in opposition to the annexation but did note that the wetland within the boundary is at the top of the watershed.

Chris Green, representing the applicant, provided the rebuttal. He noted that the wetland is subject to Washington County's development regulations, the North Bethany sub-area plan and Clean Water Services requirements.

4.2 Ordinance No. 26-1544 For the Purpose of Amending Metro Code Chapter 7.04 to Allow Allocation of CET Funds to Technical Assistance and to Update the CET Exemption for Affordable Housing, and Declaring an Emergency

Presenter(s): Hau Hagedorn, Community Investments
Manager, Planning, Development and Research
Malu Wilkinson, Deputy Director, Planning,

Development and Research

Attachments: [Ordinance No. 26-1544](#)
[Exhibit A](#)
[Staff Report](#)

Staff described a change to Metro Code to allow Construction Excise Tax revenues to support the Housing Accelerator Fund and the Jobs Ready Land Program, as previously directed by Council.

Staff clarified for Councilor Rosenthal that the changes would support funding types other than grants, as currently supported by Metro Code.

Councilor Lewis shared her enthusiastic support for the legislation. Staff noted that applications should be available to partners this summer. Councilor Lewis also wondered whether the code change would support homeownership programs, and if so, how whether those properties would include affordability covenants.

4.2.1 Public Hearing on Ordinance No. 26-1544

Sarah Radcliffe, Habitat for Humanity, noted for Councilor Lewis that their program includes a 99-year covenant for affordability. She added that her organization requested the code change to bring Metro into alignment with state regulations.

5. Ordinances (Second Reading)

5.1 Ordinance No. 26-1542 For the Purpose of Amending Metro Code Section 7.05.150 (Deficiencies and Refunds) to Extend Tax Refund Filing Deadlines for Tax Years 2021 and 2022 Under Certain Circumstances

Presenter(s): Justin Laubscher (he/him), Tax Compliance Program Manager

Attachments: [Ordinance No. 26-1542](#)
[Exhibit A](#)
[Staff Report](#)

No discussion.

A motion was made by Councilor Gonzalez, seconded by

Councilor Rosenthal, that this item be adopted. The motion passed by the following vote:

Aye: 6 - Acting Council President Hwang, Councilor Nolan, Councilor Rosenthal, Councilor Gonzalez, Councilor Lewis, and Councilor Simpson

6. Other Business

6.1 Council Discussion of the FY 2026-27 Approved Budget and Opportunity for Public Testimony

Presenter(s): Marissa Madrigal (she/her), Chief Operating Officer
Brian Kennedy (he/him), Chief Financial Officer

Attachments: [Staff Report](#)

Cinnamon Williams, Budget Director, shared with Council the next steps for budget adoption, including the upcoming TSCC hearing and budget amendment forms.

6.1.1 Public Hearing on the FY 2026-27 Approved Budget

No testimony.

7. Chief Operating Officer Communication

Deputy Chief Operating Officer Andrew Scott presented an economic dashboard to Council. Councilor González asked that future updates to the dashboard include simple metrics that reflect household economic situation.

7.1 Supportive Housing Services Regional Policy and Oversight Committee (Liam Frost, Housing Director)

Yesenia Delgado, Supportive Housing Services Division Director, described the most recent Supportive Housing Services Regional Policy and Oversight Committee (RPOC) meeting. The agenda included an interactive activity about regional coordination and performance indicators. Councilor González noted that County partners did not have time to answer critical questions, and Councilor Lewis agreed with County feedback about the framing of Metro's required reports, which focuses on early phases of building up the program.

7.2 Affordable Housing Bond Oversight Committee Update (Emily Lieb, Alison Wicks)

Alison Wicks, Affordable Housing Bond Program Manager, updated Council on the Housing Bond Oversight Committee, including a quarterly report and discussion of the findings and recommendations for the 2025 annual report to Council.

8. Councilor Communication

Councilor Lewis shared that she attended the ribbon cutting for Hillside Park Phase 1, which received funds for Metro's Housing Bond and Transit Oriented Development programs. She also attended the groundbreaking of Janney Court on SW Barbur and attended an event releasing western pond turtles into the wild with the Oregon Zoo.

Councilor Rosenthal reported out Metro's most recent Transit Oriented Development Steering Committee meeting, which included \$2.5 million in funding. He also attended an event with the Westside Economic Alliance about economic development with Senator Wagner.

9. Adjourn

Acting Council President Hwang adjourned the meeting at 12:15 p.m.



Anne Buzzini, Council Legislative Advisor

May 18, 2026



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Agenda #: 4.2

File #: 26-6592

Agenda Date: 6/4/2026

Consideration of the May 21, 2026 Council Meeting Minutes

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Minutes

Thursday, May 21, 2026

10:00 AM

A remote viewing option is available through Zoom.

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253-205-0468 (toll free),**

Council meeting

1. Call to Order and Roll Call

Acting Council President Hwang called the meeting to order at 10:01 a.m. He opened the meeting by congratulating Councilors Lewis, Simpson, and González on their elections.

Present: 6 - Acting Council President Duncan Hwang, Councilor Mary Nolan, Councilor Gerritt Rosenthal, Councilor Juan Carlos Gonzalez, Councilor Christine Lewis, and Councilor Ashton Simpson

2. Public Communication

Martin Rebhahn, owner of Martin's Junk Hauling Removal, asked Council to reconsider the change in hours at Metro South to accommodate businesses and haulers.

3. Consent Agenda**3.1 Resolution no. 26-5594 For the Purpose of Amending or Canceling Two Projects to the 2024-27 MTIP to Meet Federal Project Delivery Requirements**

Attachments: [Resolution 26-5594](#)
[Exhibit A](#)
[Exhibit B](#)
[Staff Report](#)

3.2 Resolution No. 26-5564 For the Purpose of Accepting the Findings and Recommendations in the Regional Emergency Transportation Routes Update Phase Two Report

Attachments: [Resolution No. 26-5564](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
[Staff Report](#)

3.3 Resolution no. 26-5559 For the Purpose of Adopting the Fiscal Year 2026-27 Unified Planning Work Program and Certifying that the Portland Metropolitan Area is in Compliance With Federal Transportation Planning Requirements

Presenter(s):

Attachments: [Resolution No. 26-5559](#)
[Exhibit A](#)
[Exhibit B](#)
[Staff Report](#)

3.4 **Resolution No. 26-5604** For the Purpose of Appointing Members to the Metro Committee on Racial Equity

Attachments: [Resolution No. 26-5604](#)
[Staff Report](#)

3.5 **Consideration of the May 7, 2026 Council Meeting Minutes**

Attachments: [May 7, 2026 Council Meeting Minutes](#)

A motion was made by Councilor Simpson, seconded by Councilor Gonzalez, to adopt items on the consent agenda. The motion carried unanimously.

4. Ordinances (Public Hearing)

4.1 **Ordinance No. 26-1543 For the Purpose of Annexing to the Metro Boundary Approximately 10 Acres in North Bethany Along Northwest Kaiser Road**

Presenter(s): Glen Hamburg (he/him), Senior Regional Planner

Attachments: [Ordinance No. 26-1543](#)
[Exhibit A](#)
[Staff Report](#)
[Attachment 1](#)

Staff provided a brief overview of the annexation and Council offered opportunity for public comment.

There was no additional testimony. Acting Council President Hwang closed the public hearing and closed the record.

5. Adjourn

Acting Council President Hwang adjourned the meeting at 10:11 a.m.

A handwritten signature in blue ink, appearing to read "Anne Buzzini". The signature is fluid and cursive, with the first name "Anne" and last name "Buzzini" clearly distinguishable.

Anne Buzzini, Council Legislative Advisor
May 29, 2026



Metro

600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov

Agenda #: 4.3

File #: 26-6594

Agenda Date: 6/4/2026

Consideration of the May 28, 2026 Council Meeting Minutes

Metro

600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov



Metro

Minutes

Thursday, May 28, 2026

10:00 AM

Metro Regional Center, Council chamber;
<https://zoom.us/j/615079992> (Webinar ID: 615079992) or
253-205-0468 (toll free), [https://www.youtube.com/watch?
v=VJNSQ5G06vE](https://www.youtube.com/watch?v=VJNSQ5G06vE)

Council meeting

1. Call to Order and Roll Call

Acting Council President Hwang called the meeting to order at 10:04 a.m.

Present: 5 - Acting Council President Duncan Hwang, Councilor Mary Nolan, Councilor Gerritt Rosenthal, Councilor Juan Carlos Gonzalez, and Councilor Ashton Simpson

Excused: 1 - Councilor Christine Lewis

2. Public Communication

No testimony.

3. Consent Agenda**3.1 Resolution No. 26-5611 For the Purpose of Appointing Members to the Natural Areas and Capital Program Performance Oversight Committee**

Attachments: [Resolution No. 26-5611](#)
[Exhibit A to Resolution No. 26-5611](#)
[Staff Report](#)

3.2 Resolution No. 26-5603 For the Purpose of Reappointing Two Members to the Audit Committee

Presenter(s):

Attachments: [Resolution No. 26-5603](#)
[Exhibit A](#)
[Staff Report](#)

A motion was made by Councilor Simpson, seconded by Councilor Gonzalez, to adopt items on the consent agenda. The motion carried unanimously.

4. Resolutions**4.1 Resolution No. 26-5602 For the Purpose of Authorizing an Exemption from Competitive Bidding and Procurement of Construction Manager/General Contractor Services by Competitive Request for Proposals for the Arlene Schnitzer Concert Hall HVAC Equipment Replacement Project**

Presenter(s): Kristin Hennings (she/her), Senior Project Manager, Capital Asset Management
Deanna Podbeilan (she/her), Procurement Analyst, Finance and Regulatory Services

Attachments: [Resolution No. 26-5602](#)
[Exhibit A](#)
[Staff Report](#)

Acting Council President Hwang recessed the Metro Council Meeting and called to order a meeting of the Metro Contract Review Board.

Councilor Nolan asked staff to shed light on the frequency of exemptions from the process and wondered whether the contracting rules should be updated. They specifically inquired about the percentage of capital projects that utilize exemptions and the dollar amounts of those projects. Metro Attorney Carrie MacLaren clarified that state law may guide Council in future decisions about contracting rules.

Acting Council President Hwang asked for more insight into the project, as the asset will soon be transferred to the City of Portland. Staff explained that the City of Portland bears financial responsibility under the arrangement, which takes place before the eventual transfer.

Staff also confirmed for Councilor Rosenthal that the exemption would allow a contractor to come into the project earlier, develop efficient and thoughtful drawings, and reduce the risk of a halted project.

A motion was made by Councilor Simpson, seconded by Councilor Rosenthal, that this item be adopted. The motion passed by the following vote:

Aye: 5 - Acting Council President Hwang, Councilor Nolan, Councilor Rosenthal, Councilor Gonzalez, and Councilor Simpson

Excused: 1 - Councilor Lewis

4.1.1 Public Hearing on Resolution No. 26-5602

No testimony.

5. Ordinances (Second Reading)

5.1 Ordinance No. 26-1543 For the Purpose of Annexing to the Metro Boundary Approximately 10 Acres in North Bethany Along Northwest Kaiser Road

Presenter(s): Glen Hamburg (he/him), Senior Regional Planner

Attachments: [Ordinance No. 26-1543](#)
[Exhibit A](#)
[Staff Report](#)
[Attachment 1](#)

Councilor Gonzalez excused himself from the remainder of the meeting at 10:20 a.m.

There was no additional discussion on the ordinance.

A motion was made by Councilor Nolan, seconded by Councilor Rosenthal, that this item be adopted. The motion passed by the following vote:

Aye: 4 - Acting Council President Hwang, Councilor Nolan, Councilor Rosenthal, and Councilor Simpson

Excused: 2 - Councilor Gonzalez, and Councilor Lewis

6. Chief Operating Officer Communication

Chief Operating Officer Madrigal shared her takeaways from a recent trip to Vancouver, B.C. to learn about economic development. She cited sports events and other investment in community culture that draw tourism to the region by fostering local interests. Councilor Simpson his interest in defining the region's culture, especially around sports.

7. Councilor Communication

Councilor Rosenthal updated Council on his recent presentation to the Tualatin City Council about Metro's core values. He reported the City Council was engaged and also

interested in solid waste fees.

Acting Council President Hwang shared that the Metropolitan Policy Advisory Committee received an excellent presentation about the Governor's Prosperity Council.

On the subject of sports, tourism and economic development, Councilor Nolan added that there are many models of tourism to borrow from. Councilor Nolan hoped future approaches would minimize the negative impacts to the region of increased tourism. Councilor Rosenthal added that many sectors can promote regional identity and growth, in addition to tourism.

8. Adjourn

Acting Council President Hwang adjourned the meeting at 10:37 a.m.



Anne Buzzini, Council Legislative Advisor
May 29, 2026



Metro

600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov

Agenda #: 6.1

File #: ORD 26-1544

Agenda Date:5/14/2026

Ordinance No. 26-1544 For the Purpose of Amending Metro Code Chapter 7.04 to Allow Allocation of CET Funds to Technical Assistance and to Update the CET Exemption for Affordable Housing, and Declaring an Emergency

Hau Hagedorn, Community Investments Manager, Planning, Development and Research
Malu Wilkinson, Deputy Director, Planning, Development and Research

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING METRO)	ORDINANCE NO. 26-1544
CODE CHAPTER 7.04 TO ALLOW)	
ALLOCATION OF CET FUNDS TO)	Introduced by Chief Operating Officer
TECHNICAL ASSISTANCE AND TO UPDATE)	Marissa Madrigal in concurrence with Acting
THE CET EXEMPTION FOR AFFORDABLE)	Council President Duncan Hwang
HOUSING, AND DECLARING AN)	
EMERGENCY)	

WHEREAS, in 2006, Metro adopted Ordinance No. 06-1115, establishing a construction excise tax (CET) to generate revenue for providing grants to local governments for regional and local planning; and

WHEREAS, in 2017, the Metro Council adopted Resolution No. 17-4782, which approved revisions to the administrative rules governing the CET grant program, changed the name of the program to 2040 Planning and Development Grant Program, and changed the program to annual grant cycles; and

WHEREAS, following two extensions of the CET in 2009 and 2014, and recognizing the ongoing need for funding regional and local planning, in 2018 the Metro Council adopted Ordinance No. 18-1425, making the CET a permanent source of revenue; and

WHEREAS, in 2020, the Metro Council adopted Ordinance No. 20-1447 to expand the purpose of the 2040 Planning and Development Grant Program to facilitate economic development and community stabilization as well as continuing to fund planning and development activities; and

WHEREAS, in 2024, the Metro Council adopted Ordinance No. 24-1509 to expand eligibility parameters for 2040 Planning and Development Grants and allow allocation of CET funds to the Community Placemaking Program; and

WHEREAS, the Portland metropolitan area and the State of Oregon are in a housing crisis with insufficient current housing stock and an inadequate rate of production of new housing units to meet demand; and

WHEREAS, the Governor of the State of Oregon has declared a housing and homelessness crisis and set a goal of producing 36,000 new homes statewide per year through 2033; and

WHEREAS, in December 2025, the Metro Council approved Resolution No. 25-5535 to adopt the Regional Housing Coordination Strategy, which identified housing production action items that may be eligible for CET funds; and

WHEREAS, in January 2026, the Metro Council approved Resolution No. 25-5540 to establish the Housing Production Accelerator to provide support for housing production activities through grants and technical assistance funded with CET dollars; now therefore

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. Metro Code Chapter 7.04 (Construction Excise Tax) is amended as shown on Exhibit A, with inserted text underlined and deleted text in strikethrough, to allow allocation of CET funds to technical assistance, which will facilitate implementation of the Housing Production Accelerator.
2. Metro Code Chapter 7.04 (Construction Excise Tax) is amended as shown on Exhibit A, with inserted text underlined and deleted text in strikethrough, to change the CET exemption for affordable housing to 80 percent of the area median income.
3. This ordinance being necessary for the health, safety and welfare of the region to help address the regional housing crisis, an emergency is declared to exist, and this ordinance takes effect immediately upon adoption pursuant to Metro Charter Section 38(1).

ADOPTED by the Metro Council this ____ day of June 2026.

Duncan Hwang, Acting Council President

Attest:

Approved as to Form:

Georgia Langer, Recording Secretary

Carrie MacLaren, Metro Attorney

Exhibit A to Ordinance No. 26-1544

The Metro Code Sections below are amended as shown with underlined text representing inserted text and ~~strikethrough~~ text representing deleted text.

CHAPTER 7.04 CONSTRUCTION EXCISE TAX

[No changes to sections 7.04.010 through 7.04.030]

7.04.040 Exemptions

- (a) No obligation to pay the tax imposed by Section 7.04.070 shall be imposed upon any Person who establishes that one or more of the following are met:
- (1) The Value of New Construction is less than or equal to \$100,000; or
 - (2) The Person who would be liable for the tax is a corporation exempt from federal income taxation pursuant to 42 U.S.C. 501(c)(3), or a limited partnership the sole general partner of which is a corporation exempt from federal income taxation pursuant to 42 U.S.C. 501(c)(3), the Construction is used for residential purposes and the property is restricted to being occupied by people with incomes less than ~~60~~ 80 percent (~~60~~80%) of the median income for a period of 30 years or longer; or
 - (3) The Person who would be liable for the tax is exempt from federal income taxation pursuant to 42 U.S.C. 501(c)(3) and the Construction is dedicated for use for the purpose of providing charitable services to disadvantaged people.
- (b) The Building Official or Chief Operating Officer may require any Person seeking an exemption to demonstrate that the Person is eligible for an exemption and that all necessary facts to support the exemption are established. [Ord. 06-1115, Sec. 1, Ord. No. 18-1425.]

[No changes to sections 7.04.045 through 7.04.210]

7.04.220 Procedures for Distribution

The Chief Operating Officer will distribute the revenues from the Construction Excise Tax through grants and technical assistance to local governments, private entities partnering with local governments, federally recognized Tribes, or community groups inside unincorporated urban areas wanting to explore incorporation or annexation, for planning and projects consistent with Section 7.04.210. The Chief Operating Officer may also allocate a portion of Construction Excise Tax revenue to be distributed through grants awarded by Metro's Community Placemaking grant program. [Ord. 06-1115, Sec. 1; Ord. 09-1220, Sec. 2, Ord. No. 18-1425; Ord. No. 20-1447; Ord. No. 24-1509.]

7.04.225 Metro Administrative Fee

Metro ~~shall~~ will retain five percent (5%) of the taxes remitted to Metro for payment towards Metro's administrative expenses. [Ord. 09-1220, Sec. 2; Ord. 14-1328, Sec. 2.]

STAFF REPORT FOR COUNCIL MEETING

IN CONSIDERATION OF ORDINANCE NO. 26-1544 FOR THE PURPOSE OF AUTHORIZING CHANGES TO METRO CODE CHAPTER 7.04 REGARDING HOW CONSTRUCTION EXCISE TAX FUNDS MAY BE DISTRIBUTED

Date: April 22, 2026

Department: Community Investments

Meeting Date: May 14, 2026

Presenters:

Hau Hagedorn, Community Investment Manager, PD&R

Malu Wilkinson, Deputy Director, PD&R

Prepared by: Serah Breakstone, 2040

Grants Program Manager

Length: 20 minutes

ISSUE STATEMENT

Construction excise tax (CET) revenue has been funding important planning work in the region for 20 years. Since its establishment in 2006, the CET program has been updated multiple times to enhance effectiveness and respond to shifting regional priorities. At this time, staff is preparing a new round of updates to the CET program intended to implement strategies identified in the *Regional Housing Coordination Strategy*, adopted by Metro Council in December 2025 (Resolution 25-5535).

Several strategies in the *Regional Housing Coordination Strategy* called for exploring the use of CET dollars to fund action items that will accelerate housing production in the region. On January 8, 2026, Metro Council approved resolution No. 25-5540 to establish the Housing Production Accelerator using CET funds, which will provide support for housing production activities through grants and technical assistance.

In order to implement this direction from Council, amendments to the Metro Code are needed. Specifically, amendments to Metro Code Chapter 7.04 are proposed to achieve the following:

- Update the CET exemption for affordable housing developments from 60 percent of area median income (AMI) to 80 percent of AMI. This will make the Metro Code consistent with state rules.
- Allow distribution of CET funds through technical assistance. Currently, the Code allows distribution of funds only through grants. Adding technical assistance will allow flexibility for how dollars can be spent through the Housing Production Accelerator, increasing efficiency and effectiveness of the program.

These amendments to the Code will be supported and further clarified by amendments to the associated Administrative Rules Chapter 7.04.

ACTION REQUESTED

Staff requests that Council consider approving Ordinance No. 26-1544 for the purpose of amending Metro Code Chapter 7.04 as identified in Attachment A.

IDENTIFIED POLICY OUTCOMES

The proposed amendments to the Metro Code will implement the Housing Production Accelerator, which will provide funding for activities that remove barriers for housing development. This program aligns directly with priorities and strategies identified in the *Regional Housing Coordination Strategy* and is designed to respond to the needs of Metro's partner jurisdictions and housing stakeholders.

STAFF RECOMMENDATIONS

Staff recommends that Council approve Ordinance No. 26-1544 to amend the Metro Code as identified in Attachment A.

STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION

The proposed Metro Code amendments will facilitate the Housing Production Accelerator, which is intended to implement the following action items from the *Regional Housing Coordination Strategy*:

- Action #1 - Housing pre-development and technical assistance
- Action #2 - Expand funding for the brownfields grant program
- Action #3 - Local housing production strategy (HPS) implementation funding and support
- Action #4 - Develop a regional pool of housing professionals for technical assistance and staffing support
- Action #12 - Explore regional land bank strategies

These action items are intended to help make land ready for housing development and are therefore eligible uses of CET funding per the existing Metro Code.

ATTACHMENTS

None