

Metro

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Metro

Minutes

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)**

Council meeting

1. Call to Order and Roll Call

President González called the meeting to order at 10:03 a.m. He asked for any objections to changing the order of business and considering Resolution No. 26-5617 at the beginning of the meeting. Council agreed to this change.

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.

5. Resolutions**5.1 Resolution No. 26-5617 For the Purpose of Declaring a Vacancy in the Office of Metro Councilor for Council District 4**

Presenter(s): Kristin Dennis, Chief of Staff

Attachments: [Resolution No. 26-5617](#)
[Exhibit A](#)
[Staff Report](#)

There was no discussion.

A motion was made by Councilor Nolan, seconded by Councilor Simpson, 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

3. Presentations**3.1 State and Metro Region Policy Discussion**

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

Attachments: [Staff Report](#)

Councilor Hwang introduced the presentation by sharing his intent in inviting colleagues from the state legislature to discuss shared priorities, and he added that other legislators would join

Council in open discussion in the coming months.

Senator Pham introduced her professional background and her current committee assignments. She reviewed her top legislative priorities, particularly related to her role as the Chair of the Senate Housing and Development Committee. Her stated priorities included defining the Portland region's economic future, housing and transportation developed in concert with one another and housing production. She also cited a series of challenges facing housing development and affordability.

Councilor Rosenthal asked Senator Pham her perception of the argument that changing regulations have unintentionally created disincentives to housing production. Senator Pham emphasized that each regulation is unique and that the legislature is seeking to fund infrastructure so cities can develop more land inside the urban growth boundary.

Councilor Lewis noted that rapid transit, a prerequisite to a proposed zoning regulation, can only be found in seven cities in Oregon. She asked Senator Pham whether the regulation was too narrow, and Senator Pham indicated her openness to working with Metro to define a broader standard.

Councilor Hwang asked for an assessment of how the state's response to homelessness aligns with regional needs and what the state's role should be in supporting local governments. Senator Pham pointed to upstream investments like housing production paired with other supportive housing services investments. In response to President González, Senator Pham noted that there is much opportunity for the region to coordinate better to develop stronger proposals.

Simpson expressed his support for reintroducing a bill to address orphan highways. He felt Safe Routes to School should be locally

administered by Metro rather than by the Oregon Department of Transportation. Councilor Simpson and Senator Pham discussed state funding allocations and recent strains on the state budget as federal dollars decrease.

Councilor Nolan asked for clarification about state policies that create mandates for local governments as opposed to offering guidance and flexibility. Senator Pham supported mandates when needed to ensure measurable success. To Councilor Nolan's other questions, Senator Pham favored transit and land use reforms over merely attempting to reduce vehicle miles traveled. She supported an equitable approach to congestion pricing that doesn't burden low-income travelers.

Lewis wondered whether the transportation bill is the correct funding source for transit or whether it should be funded separately. She also asked how the state should stabilize transit operations. Senator Pham noted that the existing payroll tax is insufficient for supporting a robust system that addresses mobility, safety, and climate.

Councilor Rosenthal asked whether a more regional approach could have improved discussions about tolling, and Senator Pham agreed that requests supported by a coalition of local governments would be helpful.

4. Consent Agenda

4.1 Consideration of the May 14, 2026 Council Meeting Minutes

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

4.2 Consideration of the May 21, 2026 Council Meeting Minutes

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

4.3 Consideration of the May 28, 2026 Council Meeting Minutes

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

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

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

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](#)

President González noted that the first reading and public hearing for Ordinance No. 26-1544 were held May 14, 2026 and that Metro received testimony in support of the ordinance.

Staff clarified for Councilor Rosenthal that the Housing Accelerated Fund is backed by a one-time allocation of \$5 million, and that the Job Ready Lands Program is funded at \$2 million. The annual target for the 2040 Grant Program is \$4 million, including \$450,000 annually for community placemaking grants.

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

7. Other Business

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

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

Attachments: [Staff Report](#)
[Attachment 1- Summary of Proposed Budget](#)
[Amendments](#)

Chief Financial Officer Brian Kennedy reviewed the budget amendments under consideration. Chief Operating Officer Marissa Madrigal added that staff had two recommended options for one amendment; she asked Council for feedback as to whether to allocate the funds to the community placemaking program or to a program focused on the region's future.

CFO Kennedy clarified for Councilor Hwang that a change to the capital improvement plan to support the Expo Center was debt to be repaid by the general fund, as discussed in previous meetings. He and COO Madrigal emphasized that regional benefits realized from investments at Expo are typically seen outside the building.

A motion was made by Councilor Simpson, seconded by Councilor Lewis to amend the budget. The motion passed by the following vote:

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

8. Chief Operating Officer Communication

COO Madrigal updated Council on the Oregon Zoo's work to protect the mazama newt.

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

Malu Wilkinson, Deputy Director of Planning, Development and Research, reviewed with Council the most recent Metropolitan Policy Advisory Committee meeting. She noted the meeting included a presentation from Governor Kotek's staff about her prosperity initiative, as well as a discussion about housing

production and the 2040 Look-Back presentation Council had previously received.

9. Councilor Communication

Councilor Lewis announced the groundbreaking at Clackamas Heights, a cottage cluster project in Clackamas County. County Housing Authority owned property. Cottage clusters. She also reported participating in a meeting about venues at the City of Portland and a Southwest Washington Regional Transportation Commission meeting during which she supported an amendment from Mayor Anne McEnery-Ogle to strengthen plans to invest in light rail to Evergreen Station. The amendment failed.

Councilor Rosenthal attended an event with North Clackamas and Tualatin Hills Parks and Recreation Districts about challenges facing parks districts. He mentioned that at a Westside Economy Alliance forum, conversations focused on housing.

President González shared that he and Metro staff had kicked off a land banking work group. He also recognized National Gun Violence Awareness Week.

10. Adjourn

President González adjourned the meeting at 11:59 a.m.



Anne Buzzini, Council Legislative Advisor
June 5, 2026