

Metro

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Metro

Minutes

Thursday, January 8, 2026

10:30 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=ufl2AfYDmTg](https://www.youtube.com/watch?v=ufl2AfYDmTg)**

Council meeting

1. Call to Order and Roll Call

President Peterson called the meeting to order at 10:33 am.

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

Excused: 1 - Councilor Mary Nolan

2. Public Communication

None.

3. Consent Agenda**3.1 Resolution No. 26-5560 For the Purpose of Organizing the Metro Council and Confirming Committee Members**

Attachments: [Resolution No. 26-5560](#)
[Exhibit A](#)

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

4. Resolutions

Present: 7 - Council President Lynn Peterson, Councilor Duncan Hwang, Councilor Mary Nolan, Councilor Gerritt Rosenthal, Councilor Juan Carlos Gonzalez, Councilor Christine Lewis, and Councilor Ashton Simpson

4.1 Resolution No. 25-5540 For the Purpose of Accelerating Housing Production Across the Region

Presenter(s): Malu Wilkinson (she/her), Deputy Director, Planning, Development and Research
Hau Hagedorn (she/her), Community Investment Manager
Eryn Kehe (she/her), Urban Policy and Development Manager

Attachments: [Resolution No. 25-5540](#)
[Staff Report](#)

Councilor Gonzalez, the sponsor of the resolution, described his desire to support housing affordability and availability in the region. Staff then reviewed the need for additional action on housing production and five strategies to develop such actions using construction excise tax revenues.

Councilor Nolan asked what measures for success would guide the program and whether partners were asked to prioritize actions based on anticipated impact. Staff referred to indicators in the Regional Housing Coordination Strategy explained their first step to develop actions that could utilize CET funds, followed by measuring progress of resource-constrained partners once they are better resourced. Staff offered to return as the program is further developed.

Councilor Hwang described the \$5 million allocation as funding to support a plan to develop efficiencies, more than a direct investment to grow production in the short term. He shared support for land banking and coordination with local agencies and partners.

Councilor González echoed Councilor Hwang's and Councilor Nolan's remarks, adding that it is important to be flexible with funding support across cities of vastly different sizes and capacities. He also said more clarity on the timeframe and anticipated new housing starts would be helpful.

Councilor Rosenthal identified that each action in the resolution has a different timeline, complicating the ability to forecast outcomes. He hoped that Transit Oriented

Development would be included in the list of actions, but staff noted that only site acquisition, and not the other aspects of Metro's TOD program would be an eligible use.

President Peterson acknowledged the current economic climate affecting local governments and the difficulty of accessing financing at all, as well as recent local ballot measures that could impact city-level planning.

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

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

Nay: 1 - Councilor Nolan

4.2 **Resolution No. 26-5545 For the Purpose of Approving the Transfer of Certain Interests in Real Property**

Presenter(s): Sebrina Nelson, Waste Prevention and Environmental Services Construction Manager

Attachments: [Resolution No. 26-5545](#)
 [Exhibit A](#)
 [Exhibit B](#)
 [Staff Report](#)
 [Attachment 1 - Easement Overview Image](#)

Staff described two easements required as conditions of approval to obtain occupancy permits at Metro South as a new administration building nears completion. Waste Prevention and Environmental Services Director Marta McGuire invited Council to visit the new facilities.

Metro Attorney Carrie MacLaren clarified for Councilor

Hwang that the administrative issue comes before Council because the administrative requirement has not been delegated to the Chief Operating Officer. President Peterson added that staff are compiling a list of such actions for Council consideration in the future.

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

Council President Peterson, Councilor Hwang, Councilor
Aye: 7 - Rosenthal, Councilor Gonzalez, Councilor Lewis, and
Councilor Simpson

**4.3 Resolution No. 26-5546 For the Purpose of Approving Fiscal Year
2025-26 Funding for Grants Funded with the Construction Excise Tax**

Presenter(s): Hau Hagedorn, Community Investment Manager
Serah Breakstone, 2040 Grants Program Manager

Attachments: [Resolution No. 26-5546](#)
[Exhibit A](#)
[Staff Report](#)
[Attachment 1 - 2040 Grant Application Summary for 25Q4](#)

Staff described the grant recommendation to the City of Gresham and provided a background of a previous, related grant. Staff shared that the first grant funded consideration of land uses established in the original planning document and that a second grant would fund refinement of those plans and updates to the zoning code necessary to support the effort.

Councilor Hwang asked about an overarching community

vision for the area and wondered if targeted universalism could be applied during this process, and staff noted that additional members had been added to their engagement committee to enhance representation and that the engagement process had been positive.

Councilor Rosenthal expressed interest in an area map detailing which portions are zoned industrial. Staff offered to provide that map.

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

Aye: 7 - Council President Peterson, Councilor Hwang, Councilor Nolan, Councilor Rosenthal, Councilor Gonzalez, Councilor Lewis, and Councilor Simpson

4.4 Resolution No. 26-5554 For the Purpose of Adopting the 2026 State Legislative Agenda

Presenter(s): Anneliese Koehler, she/her, Legislative Affairs Manager
Kyung Park, he/him, State Affairs Advisor

Attachments: [Resolution 26-5554](#)
[Exhibit A](#)
[Exhibit B](#)
[Staff Report](#)

The state legislative team provided an overview of recent news regarding the state gas tax. President Peterson suggesting the agency should consider reform at the Oregon Department of Transportation and not just project delivery. Councilor Rosenthal asked for clarity about Metro's position on transportation funding in light of possible repeal; staff agreed to re-engage Council when more information about the proposal was made available.

Councilor Nolan urged caution in discussions about funding light of recent news of increased costs for the bridge.

Staff reviewed Council priorities for the 2026 session. Councilor Rosenthal suggested the agency use stronger language to frame its position on serial communications. He raised concern about land use and environmental issues, including data centers. Staff committed to tracking those issues.

Councilor Hwang asked Metro's position on any legislation related to changes in the federal income tax. Staff relayed that the agency position has been neutral.

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

Aye: 7 - Council President Peterson, Councilor Hwang, Councilor Nolan, Councilor Rosenthal, Councilor Gonzalez, Councilor Lewis, and Councilor Simpson

5. Chief Operating Officer Communication

Chief Operating Officer Marissa Madrigal reminded Council that the FY26-27 budget process is underway.

6. Councilor Communication

None.

7. Adjourn

President Peterson adjourned the meeting at 12:03 p.m.



Anne Buzzini, Council Legislative Advisor

January 23, 2026
