

# Metro

600 NE Grand Ave.  
Portland, OR 97232-2736  
[oregonmetro.gov](http://oregonmetro.gov)



Metro

## Minutes

Tuesday, December 2, 2025

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=XUIBeXRD\\_24](https://www.youtube.com/watch?v=XUIBeXRD_24)

## Council work session

**10:30 Call to Order and Roll Call**

Deputy Council President Ashton Simpson called the meeting to order at 10:32am.

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

**Excused:** 1 - Council President Lynn Peterson

**10:35 Work Session Topics:**

10:35   **Metro's   State   Mandated   Regional   Housing   Coordination   Strategy:   Final  
Draft**

Presenter(s):   Eryn   Kehe   (she/her),   Urban   Policy   and   Development  
Manager  
Emily Lieb (she/her), Housing Department Policy Director

Attachments:   [Staff Report](#)  
[Attachment 1 - Draft Resolution No. 25-5535](#)  
[Attachment 2 - Executive Summary \(November 2025\)](#)  
[Attachment 3 - Regional Housing Coordination Strategy  
\(Draft\)](#)  
[Attachment 3.1 - Socioeconomic and Demographic  
Characteristics](#)  
[Attachment 3.2 - Opportunity Maps](#)  
[Attachment 3.3 - Market Conditions and Barriers to  
Housing Development](#)  
[Attachment 3.4 - Evaluation of RHCS Actions](#)  
[Attachment 3.5 - Past Actions Taken by Metro](#)  
[Attachment 3.6 - Equitable Engagement Summary](#)  
[Attachment 3.7 - Full List of Strategy Ideas](#)

Deputy Council President Ashton Simpson introduced Eryn Kehe and Emily Lieb to discuss the topic. Presenters discussed what the Regional Housing Coordination Strategy (RHCS) is, where they are in the process, and the public comment period. They shared key feedback and changes they are making to the action list, as well as

next steps in the process.

Councilor Juan Carlos Gonzalez appreciated the team for highlighting the housing work that is already in motion. He asked what is next for the State in this regional work and asked what they can do as a Council to mobilize the energy.

Eryn Kehe responded that they could look at the plans that have been produced and the changes any of those cities are beginning to see from those plans. She noted that the team is monitoring regional actions.

Councilor Juan Carlos Gonzalez asked how many more units they expect to build because of this RHCS.

Emily Leib shared that it is hard to forecast an exact impact in part because some of these actions are exploratory and highly dependent on additional resources. She added that the highest impact would be in the 2027 long session, noting that they have a mix of smaller and bigger actions.

Councilor Lewis stated that the region is experiencing whiplash with Mayor Keith Wilson sharing the victory on shelter beds on the same day that the Portland Housing Authority announced a cut in staff. She shared that they need to invest in these strategies and resources. She noted that they will develop coordinated and affordable housing operationalization strategy, adding that it is most important that Metro supports this initiative strongly.

Councilor Rosenthal asked if there are more options to build affordable housing other than bonds.

Presenters shared that bonds are the option that have been at the top of the list, per Council direction, but that there are other possibilities as well. They noted that they will follow up.

Councilor Rosenthal stated that he would like to know what other options they can explore.

Deputy Council President Ashton Simpson shared that affordable housing and fair market prices are important considerations.

Councilor Nolan asked what number the State has established as the target housing goal for the Metro region to deliver as part of the statewide target of 36,000 units per year.

Eryn Kehe responded that this strategy is a target based on Metros urban growth management.

Councilor Nolan asked how this plan supports, advances, and exceeds the ability to deliver collective needs.

Eryn Kehe responded that the intent is to increase housing production and meet the needs of the region as established in the goals set through the urban growth management process.

Councilor Nolan asked when the plan will share what they need to produce, as well as the steps they need to take to get there.

Eryn Kehe shared that they do not have specific numbers that they are aiming at right now.

Councilor Hwang requested a mid-cycle check-in and three-year review for the RHCS.

Eryn Kehe shared that three-year reviews of RHCS will be done because it is a requirement from the DLCD.

Councilor Lewis stated that Metro should have a louder voice in neighborhood-to-neighborhood communication throughout implementing the RHCS and shared a desire for departments to be on the same page.

Councilor Rosenthal asked how they estimated housing needs.

Eryn Kehe responded that the projections came out of the urban growth report.

Councilor Hwang noted he would like to focus on people housed rather than unit production.

Emily Leib shared that they are looking at people housed and occupancy, but they cannot control how many people are living in a unit. She noted that they could also get a bedroom target rather than a unit target.

Councilor Nolan stated shared interest in understanding the number of people who moved into units who had previously been experiencing homelessness. They also asked how quickly developers can fill housing units that are built.

Emily Lieb responded that they are unable to directly track people exiting homelessness on the bond side, but they can track units that are designated as permanent supportive housing for people that are referred to through the homeless services system. She added that they track some of this anecdotally and based on what they are seeing in the market.

Councilor Juan Carlos Gonzalez stated that Metro has a reputation for being anti-growth and shared a desire to initiate growth.

Councilor Rosenthal stated that he wants to ensure implementation of the action items.

Emily Lieb responded that the actions in the final plan would move forward for implementation.

Eryn Kehe added that Council will provide leadership on which action items move quickly.

#### 11:20 Housing Production Acceleration Strategies

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

Attachments: [Staff Report](#)

Deputy Council President Ashton Simpson introduced Malu Wilkinson and Hau Hagedorn to discuss the topic. Presenters provided history on the construction excise tax, shared policy questions, and explained next steps. They asked Council to answer the following questions: (1) does the Metro Council support allocating \$5M from the Construction Excise Tax fund balance to create a Housing Production Accelerator Fund (HPAF), (2) would the Metro Council like to direct a refocus and renaming of the 2040 Planning and Development Grants to support development readiness, and (3) would the Metro Council like to implement a limited duration waiver of the CET for housing projects in jurisdictions that have implemented a waiver of SDCs for housing?

Councilor Hwang requested the high and low numbers for collections that Metro has received.

Malu Wilkinson responded that she would follow up on this.

Councilor Hwang shared skepticism of this initiative because of the opportunity cost.

Malu Wilkinson shared that if the initiative is successful, the eligible uses of the CET dollars could fit within their regular allotment of \$3.6 million a year.

Councilor Hwang shared a desire to make sure they are not taking potential investment from things that are working.

Deputy Council President Ashton Simpson asked what the duration of a limited waiver is.

Malu responded that they are looking to align it with only a jurisdiction that is also waving their system development charges for housing production.

Deputy Council President Ashton Simpson asked about the mechanism to find that a jurisdiction is not going to do that.

Maly shared that they do not have a specific mechanism.

Deputy Council President Ashton Simpson shared concern about the amount of trust they have in that process.

Councilor Nolan stated that they would prefer to see a housing production accelerator fund that would function as a granting program with proposals and a quick turnaround, but with high priority on proposals. They shared concern about speed of delivery on actual housing units, adding that they support rebranding 2040 development grants, but noted that placemaking grants have real value to communities.

Hau responded that they have a fill-in-the-blank system for the housing production accelerator fund.

Councilor Nolan shared that they support the allocation of \$4 million from the CET to create a housing production accelerator fund.

Councilor Lewis stated that they would like a choose-your-own-adventure system for KPIs in the grant system with metrics and descriptions of what the dollars are paying for. She shared apprehension about refocusing and renaming the 2040 planning and development grants, noting that they do not want to cause more confusion for people. She added that she does not think the implementation of a limited duration waiver for the CET is worth it, sharing a concern of bottlenecks.

Councilor Juan Carlos Gonzalez stated that he is in support of all three questions posed.

Councilor Rosenthal asked if there are some ways they could facilitate the TOD process or the brownfield process.

Malu Wilkinson affirmed this.

Councilor Rosenthal asked if the money would be usable for doing initial assessments of feasibility for brownfield sites.

Hau affirmed this, noting that this money can be used to get land

ready.

Councilor Rosenthal stated that they should ask the people who are developing lower cost housing if the limited duration waiver is worth the effort.

Councilor Lewis asked how much money they have in the CET fund.

Malu responded that their reserves are \$13 to \$15 million, but that the fund is larger because they have grants with committed dollars.

Councilor Lewis stated that given the context of the money in the reserves and the context that Metro brings in about \$3-4 million a year, she suggested that Metro stop collecting the CET tax for 2 years. Lewis explained that instead of the limited duration waiver, this plan would not discriminate between housing, industrial development, or commercial development and would ensure they do not have inequitable distribution.

Councilor Juan Carlos Gonzalez stated that it is worth exploring Councilor Lewis' idea.

COO Madrigal shared that they may have another work session to discuss this further.

#### 12:05 2026 State Legislative Agenda

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

Attachments:     [Staff Report](#)  
                          [Attachment 1 - 2026 Legislative Principles \(DRAFT\)](#)  
                          [Attachment 2 - 2026 Metro Legislative Priorities \(DRAFT\)](#)  
                          [Attachment 3 - Speculative Ticketing Issue Sheet](#)  
                          [Attachment 4 - Transportation Issue Sheet](#)  
                          [Attachment 5 - Housing Stability Issue Sheet](#)  
                          [Attachment 6 - Serial Communications Issue Sheet](#)  
                          [Attachment 7 - Food and Beverage Issue Sheet](#)

Deputy Council President Ashton Simpson introduced Anneliese Koehler and Kyung Park to share the draft 2026 State Legislative Agenda for the short session. They shared the legislative principles and legislative priorities.

Councilor Nolan asked what the sanction and enforcement process is for banning speculative ticketing.

Presenters responded that the Attorney General would have authority.

Councilor Juan Carlos Gonzalez stated that they should increase need for economic growth, including jobs and tourism. He added that they would like to include high level values around equity.

Presenters shared that there is a gap for economic development and that the region has been focused on HR1, but that the economic development piece will likely be focused more on in 2027.

Councilor Juan Carlos Gonzalez requested that staff develop a component of a legislative agenda that includes economic development at the state level in 2027.

COO Madrigal noted that they are working to direct resources towards healing systematic drivers of harm in communities.

Councilor Rosenthal expressed support for the economic development and social needs referenced by Councilor Juan Carlos Gonzalez. He asked about a decoupling bill for the BBB, asking if they will take a position on that bill.

Park responded that there will be additional work for economic development done in 2027. He added that it will not be a full decoupling, but rather a disconnect from the federal tax policies so state tax policies would be different.

Councilor Lewis noted that the state legislature is exempt from the daylight laws that they expect local officials to participate in. She

urged legislators to fix this law.

Deputy Council President Ashton Simpson shared his agreement with Councilor Lewis and Councilor Gonzalez.

**12:50 Chief Operating Officer Communication**

COO Madrigal announced that Seattle has done a great job redeveloping their waterfront, adding that it fuels the flame for possibilities in Portland. She also wished her son, Oliver, a happy birthday.

**12:55 Councilor Communication**

Councilor Lewis stated that she attended the Supportive Housing Services Oversight committee, and the meeting provided great insight into how the team works together.

**1:00 Adjourn**

With no other business, Deputy Council President Ashton Simpson adjourned the meeting at 1:00pm  
Respectfully submitted,

*Georgia Langer*

Georgia Langer, Legislative Coordinator