



## COUNCIL STUDY SESSION

City Hall Community Room, 10501 SE Main Street  
& Zoom Video Conference ([www.milwaukieoregon.gov](http://www.milwaukieoregon.gov))

## MINUTES

DECEMBER 10, 2024

**Council Present:** Councilors Will Anderson, Adam Khosroabadi, and Council President Robert Massey, and Mayor Lisa Batey

**Council Absent:** Councilor Rebecca Stavenjord

**Staff Present:** Joseph Briglio, Assistant City Manager  
Mandy Bryd, Development Project Manager  
Katie Gavares, Climate & Natural Resources Manager  
Nicole Madigan, Deputy City Recorder

Gabriela Santoyo Gutierrez, Equity & Inclusion Coordinator  
Peter Passarelli, Public Works Director  
Emma Sagor, City Manager

**Mayor Batey** called the meeting to order at 5:24 p.m.

Councilor Anderson joined the meeting at 5:26 p.m.

### 1. Council Goals Update: Climate & Equity – Discussion

**Santoyo Gutierrez** and **Gavares** provided an update on Council's equity and climate goals, explaining this was the first of two joint reports to Council on these goals with the second scheduled for March 2025. They reviewed the city's Equity Plan and Climate Action Plan (CAP) and how those plans were being institutionalized in city operations.

The group discussed why greenhouse gas (GHG) emissions in Milwaukie had decreased in recent years. They cited possible changes in vehicle types and uses and changes in how the Oregon Department of Transportation (ODOT) measures GHG.

**Gavares** reported on the city's work to meet the state's net zero carbon emissions goal. The group noted the increased number of solar panels in Milwaukie and Portland General Electric's (PGE's) effort to get the state to institute a green tariff.

**Gavares** continued to report on the city's work to meet state and city net zero emission goals, including the city's Home Energy Score (HES) program. The group commented on the effectiveness of the HES and federal and local incentive programs that help homeowners increase the efficiency of their homes.

**Gavares** provided an update on work to achieve the city's tree canopy and carbon neutral goals, and how staff has operationalized the CAP.

The group discussed how staff could continue to institutionalize equity and climate goals, including continuing to provide regular reports to Council and to use and improve various dashboard style measurement tools.

### 2. Affordable Housing Ownership Models - Discussion

**Briglio** introduced the topic and Jessy Ledesma with Shortstack Milwaukie.

**Ledesma** provided an overview of the Shortstack home-ownership affordable housing development model, that includes equity and inclusion, and density goals and is working with the Proud Ground Community Land Trust to ensure the housing units remain affordable. **Briglio** and **Ledesma** remarked on financial incentives of the land trust model.

The group discussed the long-term role of the land trust in ensuring that middle housing units remain affordable as they are bought and sold overtime and **Ledesma** noted that Shortstack Milwaukie had received a grant from Milwaukie's construction excise tax (CET) fund. They noted how land trusts had developed in Oregon and what Shortstack Milwaukie housing units looks like.

**Mayor Batey** and **Ledesma** remarked on how Shortstack Milwaukie was seeking to use climate friendly and cost-effective construction materials to build cottage style homes.

**Briglio** and **Ledesma** commented on the importance of mission driven development projects. **Ledesma** confirmed that there would be homeowners ready to buy units when Shortstack Milwaukie opens.

### **3. Council Reports**

**Council President Massey** reported that interim Portland city administrator Michael Jordan had been asked by the new mayor of Portland to remain as administrator.

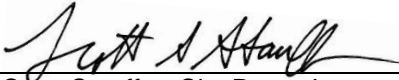
**Councilor Khosroabadi** reported attending a grand opening of a new Clackamas County health center. The group remarked on city, county, and Metro government relations and an upcoming Metro Council hearing where funding for the Kellogg Creek Dam removal project may be awarded.

**Mayor Batey** reported on recent work on the Metro supporting housing services (SHS) bond measure and briefly remarked possibility of a new relationship with Clackamas County regarding parks with newly elected county commissioners.

### **4. Adjourn**

**Mayor Batey** adjourned the meeting at 7:16 p.m.

Respectfully submitted,



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Scott Stauffer, City Recorder