The core mission of the TOD program is to stimulate private sector investment to create the vibrant communities envisioned in the Region’s 2040 Growth Concept.

For more information, call 503-797-1275 or visit oregonmetro.gov/tod

Program financing

Over the eighteen years since the TOD program’s inception in 1998, program financing has totaled more than $43 million cumulatively. Regional partners have allocated federal transportation funds to support the TOD program as part of the Metropolitan Transportation Improvement Program planning process. MTIP funds, currently $3 million annually, are then exchanged to provide local funding for project investments and program operations. Historically, other funding sources have included direct federal transportation grants, income from property transactions, interest earnings and Metro general funds.

The year in review

Increased housing demand and job growth in the region fueled an active and transformative year for Metro’s Transit-Oriented Development (TOD) Program. The TOD program approved two new projects, oversaw five projects under construction, celebrated three project openings and selected a developer for the highly anticipated 83rd Avenue development site. The program also evolved to better assist affordable housing construction where it is most needed.

A highlight from the year was the TOD Steering Committee approval of funding for Oliver Station, located in Portland’s Lents Town Center neighborhood. Oliver Station will contain thirty-thousand square feet of commercial space and 145 residential units offered for a mix of market and affordable rates. The two block project is a public-private partnership that includes a private developer and the City of Portland, as well as Metro.

Another highlight was the selection of ROSE CDC, a southeast Portland based non-profit, as the developer for the Metro owned Furniture Store project at the edge of Portland’s Inner East Side. The Furniture Store project is one of several projects, including 5135 N. Interstate, that will become part of a multi-use project with student housing and retail space.

Metro’s TOD Grant funds are awarded based on several criteria, including a competitive scoring process. The scoring process evaluates a project’s potential for achieving goal areas such as increased housing demand and job growth in the region, providing ground floor space for community activities, and providing significant affordable housing.

The FY 2015-16 Transit-Oriented Development Program Report highlights the past year’s projects and achievements:

- **FY 2015-16 Projects opened**:
  - Radiator Portland
  - Northwood Portland
  - Clay Creative Portland
  - Under construction:
    - 5135 N. Interstate Portland
    - The Rise Old Town Portland
    - La Scala Beaverton

- **Projects approved**:
  - Block 75 Portland
  - Concordia Apartments Portland
  - Projects approved:
    - 5135 N. Interstate Portland
    - Concordia Apartments Portland
    - Northwood Portland

- **uses of funds FY 1998-2016**
  - 2% Program overhead
  - 3% Land acquisition
  - 23% Projects in design
  - 21% Projects in construction
  - 15% Projects in planning
  - 19% Program income
  - 16% TOD program income
  - 18% Regional transportation funds
  - 2% Metro general funds
  - 2% Interest earnings

- **Sources of funds FY 1998-2016**
  - 1% Projects in design
  - 2% Projects in construction
  - 3% Projects in planning
  - 9% Program income
  - 18% Regional transportation funds
  - 28% Program overhead
  - 3% Land acquisition

- **increased housing demand and job growth in the region**
  - Metro’s TOD program made significant contributions to the economic development of the region’s transit corridors by providing a mix of uses that includes housing, retail and offices. The TOD program has created more than 1,000 new housing units and over 1,000 new jobs in the region.

- **The TOD Program**
  - The TOD Program was established in 1998 to support the development of transit-oriented projects in the Portland metropolitan area. The program is designed to leverage federal, state and local funding to create mixed-use projects that provide public benefit.

- **project eligibility**
  - The TOD Program is open to developers who are proposing projects that align with the TOD Program’s goals and objectives. These goals include increasing housing demand and job growth in the region, providing ground floor space for community activities, and providing significant affordable housing.

- **incentives to developers**
  - The TOD Program provides incentives to developers who are pursuing projects that align with the program’s goals. These incentives include funding assistance, technical support, and guidance on creating projects that provide public benefit.

- **funding sources**
  - The TOD Program funding is derived from a variety of sources, including federal, state and local government funds, as well as private sector contributions. The program has awarded over $100 million in funding to projects since its inception.

- **funding criteria**
  - The TOD Program funding is awarded based on a competitive scoring process. The scoring process evaluates a project’s potential for achieving goal areas such as increased housing demand and job growth in the region, providing ground floor space for community activities, and providing significant affordable housing.

- **project approvals**
  - The TOD Program has approved over 30 projects since its inception. These projects include a variety of mixed-use developments that provide housing, retail and office space, as well as ground floor space for community activities.

- **project accomplishments**
  - The TOD Program has accomplished a variety of goals since its inception. These goals include increasing housing demand and job growth in the region, providing ground floor space for community activities, and providing significant affordable housing.

- **project impacts**
  - The TOD Program has had a significant impact on the Portland metropolitan area. The program has created over 1,000 new housing units and over 1,000 new jobs in the region. The program has also provided over $100 million in funding to projects since its inception.
Metro’s TOD program stimulates private and public investment by helping to offset the higher costs of compact development. The 37 TOD Projects completed to date have leveraged more than $12 million of TOD program investment in support of more than $613 million in development activity.

### Program Accomplishments

**FY 15-16 | TOTAL**

#### Trips

- **31,541 | 862,797**

Transit-oriented development creates places for people to live and work near high quality transit. Each year, over 800,000 more travel trips are made by transit, rather than by car, as a result of TOD program supported projects.

#### Residential units

- **57 | 3,353**

TOD projects increase housing affordability by increasing the supply of housing in areas with lower commuting costs. To date, the TOD program has supported construction of approximately 3,300 housing units. Of these, 729 are set aside for households earning less than 60 percent or less of the area median income.

#### Commercial space

- **68,595 | 468,364**

TOD projects increase housing affordability by increasing the supply of housing in areas with lower commuting costs. To date, the TOD program has supported construction of approximately 3,300 housing units. Of these, 729 are set aside for households earning less than 60 percent or less of the area median income.

#### Acres protected

- **14 | 539**

Developing retail, restaurants and offices in transit served areas enlivens neighborhoods and reduces commuting costs. Mixed-use TOD projects completed to date include 165,619 square feet of retail and 234,150 square feet of office and other commercial space.

All of the TOD projects completed to date required only 54 acres of land compared to the 580 acres that would have been needed to develop these projects in areas without transit. Compact development requires less taxpayer funded infrastructure to serve, reduces commuting costs, and helps preserve agricultural and natural areas.