



2017 ANNUAL REPORT | JULY 2016 - JUNE 2017

Transit-Oriented Development Program

The year in review

Metro's Transit-Oriented Development program provided funding to a record number of projects that will add much needed housing to transit-served areas. No doubt in response to the TOD's program adjustments last year to help affordable projects better compete for TOD funds, seven of the ten newly approved projects include income-restricted residential units.

The program celebrated the opening of four new buildings. Both La Scala and the Rise Old Town will add 130 residences and over 7,000 square feet of retail to downtown Beaverton. Also breaking ground was the The Rise at Westgate, located at the former Metro-owned Westgate Theater site. Of The Rise's 230 units, fifteen will be income-restricted to households earning below 80 percent of the area median income. Additionally, Slate and Concordia Apartments opened this year, bringing over a 100 residential units and 42,000 square feet of commercial space to the City of Portland.

Two Metro area jurisdictions received TOD investments for the first time in 2017. The Jesse Quinn will be downtown Forest Grove's first modern, mixed use development. The project includes 78 new residences and 2,500 square feet of ground floor retail space. Just east of Forest Grove, the City of Cornelius will receive TOD Program support for Cornelius Place. Along with 60 affordable housing units for seniors, the development's ground floor will serve as the new home of the Cornelius Public Library.

Finally, Metro and its project partners made significant progress towards the redevelopment of the 82nd & Division Furniture Store property. The project's selected developer, ROSE CDC, has worked with the Asian Pacific American Network

of Oregon (APANO) and Metro to refine the design for a 48 unit affordable housing project called The Jade. The Jade's ground floor will eventually be owned by APANO and used as a community events center and office space for the non-profit. The Jade is schedule to break ground in November, 2017.



La Scala, Beaverton

FY 2016-17

Projects opened

La Scala
Beaverton

Rise Old Town
Beaverton

Slate
Portland

Concordia
Apartments
Portland

Under construction

5135 N. Interstate
Portland

Oliver Station
Portland

The Jesse Quinn
Forest Grove

The Rise at Westgate
Beaverton

Eastside Burnside
Apts
Portland

Projects approved

Interstate &
Willamette
Portland

The Woody
Guthrie
Portland

Sunrise at
Rockwood
Gresham

72 Foster
Portland

Cornelius Place
Cornelius

CCC Eastside
Campus
Portland

The Jade
(Furniture Store)
Portland

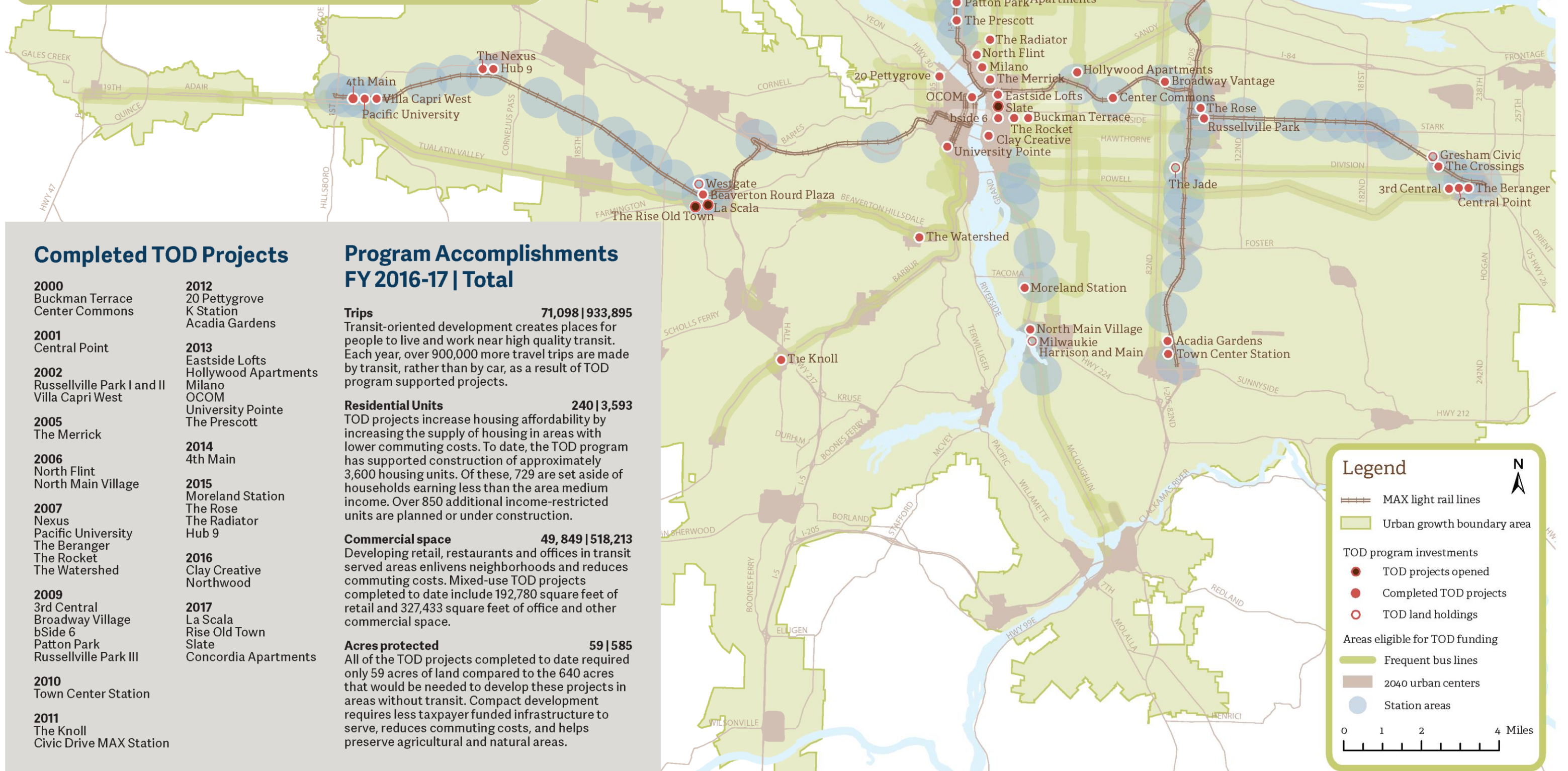
\$684,134,849 leveraged

Metro's TOD program stimulates private and public investment by helping to offset the higher costs of compact development. The 41 TOD Projects completed to date have leveraged \$15.3 million of TOD program investment in support of more than \$684 million in development activity.



1998-2017

Completed transit-oriented development projects and eligible areas



Completed TOD Projects

- 2000**
Buckman Terrace
Center Commons
- 2001**
Central Point
- 2002**
Russellville Park I and II
Villa Capri West
- 2005**
The Merrick
- 2006**
North Flint
North Main Village
- 2007**
Nexus
Pacific University
The Beranger
The Rocket
The Watershed
- 2009**
3rd Central
Broadway Village
bSide 6
Patton Park
Russellville Park III
- 2010**
Town Center Station
- 2011**
The Knoll
Civic Drive MAX Station
- 2012**
20 Pettygrove
K Station
Acadia Gardens
- 2013**
Eastside Lofts
Hollywood Apartments
Milano
OCOM
University Pointe
The Prescott
- 2014**
4th Main
- 2015**
Moreland Station
The Rose
The Radiator
Hub 9
- 2016**
Clay Creative
Northwood
- 2017**
La Scala
Rise Old Town
Slate
Concordia Apartments

**Program Accomplishments
FY 2016-17 | Total**

Trips **71,098 | 933,895**
Transit-oriented development creates places for people to live and work near high quality transit. Each year, over 900,000 more travel trips are made by transit, rather than by car, as a result of TOD program supported projects.

Residential Units **240 | 3,593**
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 3,600 housing units. Of these, 729 are set aside of households earning less than the area medium income. Over 850 additional income-restricted units are planned or under construction.

Commercial space **49,849 | 518,213**
Developing retail, restaurants and offices in transit served areas enlivens neighborhoods and reduces commuting costs. Mixed-use TOD projects completed to date include 192,780 square feet of retail and 327,433 square feet of office and other commercial space.

Acres protected **59 | 585**
All of the TOD projects completed to date required only 59 acres of land compared to the 640 acres that would be 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.

Legend

- MAX light rail lines
- Urban growth boundary area
- TOD program investments**
 - TOD projects opened
 - Completed TOD projects
 - TOD land holdings
- Areas eligible for TOD funding**
 - Frequent bus lines
 - 2040 urban centers
 - Station areas

0 1 2 4 Miles

If you picnic at Blue Lake or take your kids to the Oregon Zoo, enjoy symphonies at the Schnitz or auto shows at the convention center, put out your trash or drive your car – we’ve already crossed paths.

So, hello. We’re Metro – nice to meet you.

In a metropolitan area as big as Portland, we can do a lot of things better together. Join us to help the region prepare for a happy, healthy future.

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“Metro is an important partner with ROSE’s developments in Lents and the Jade District. The Transit Oriented Development program is delivering affordable housing and helping to prevent displacement in our rapidly gentrifying neighborhood.”

*Nick Sauvie
ROSE Community Development*



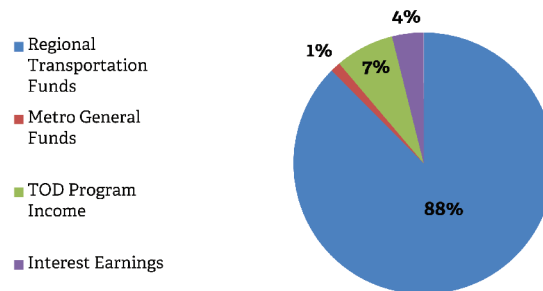
“Cornelius Place will be the centerpiece of a revitalized downtown core, with an expanded public library, community convening space, a YMCA Center and 45 affordable apartments for seniors. The TOD grant from Metro is a critical funding source that will help deliver much-needed housing and amenities to the City of Cornelius.”

*Cynthia Parker
BRIDGE Housing Corporation*

Program financing

Over the nineteen years since its inception in 1998, the TOD program has invested over \$46 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.

Sources of funds FY 1998-2017



Uses of funds FY 1998-2017

