



2018 ANNUAL REPORT | JULY 2017 - JUNE 2018

Transit-Oriented Development Program

The year in review

Demand for Metro's TOD Program kept pace and managed to nearly match last year's record number of new, funded projects. Building again on adjustments made to the program in 2016, 80 percent of Metro's funded projects included buildings with income-restricted units to serve lower income households.

Both The Slogan and East Burnside Apartments opened their doors this year, creating over 75 residential units and 4,500 square feet of commercial space. Originally approved for funding in 2014, The Slogan is a four-story, mixed-use building with 25 residential units, 2,000 square feet of ground floor retail, and zero off-street parking. The East Burnside Apartments, located at 10506 E. Burnside, opened in June 2018 and brought with it 52 new residential units next to the 102nd Ave MAX Station.

In January 2018, ROSE CDC started construction on the Furniture Store property at 82nd and Division. Metro purchased the site in 2016 to create affordable housing at a major station along the planned Division Street bus rapid transit project. The project will feature 47 affordable apartments regulated at 30 percent to 60 percent of Area Median Income, an on-site manager's apartment and offices, and community event space that will be owned and operated by the Asian Pacific American Network of Oregon (APANO). The project will be named The Orchards at 82nd.

Axletree broke ground in the City of Milwaukie, bringing the first new mixed-use building since Metro's North Main Village project in 2006. Developed by Guardian Real Estate Services, Axletree will bring over 8,000 square feet of retail space and 100 new residential units to Downtown Milwaukie. Axletree is one of the few projects in the region to incorporate a mechanical parking system that will limit the amount of space the project dedicates to housing vehicles.

Three affordable TOD Program-funded projects broke ground in 2018. Rosewood Terrace in Clackamas County, Willow Creek Commons in Hillsboro, and Central City Concern's Eastside Campus in Portland will combine to bring over 480 new housing units for low-income households.



The Slogan (5135 N. Interstate), Portland

FY 2017-18

Projects opened

East Burnside Apartments
Portland

The Slogan
Portland

Under construction

Oliver Station
Portland

The Jesse Quinn
Forest Grove

The Rise at Westgate
Beaverton

5329 Interstate
Portland

The Woody Guthrie
Portland

Sunrise at Rockwood
Gresham

72 Foster
Portland

Cornelius Place
Cornelius

CCC Eastside Campus
Portland

The Orchards at 82nd
Portland

Axletree
Milwaukie

Rosewood Terrace
Clackamas County

Willow Creek Commons
Hillsboro

Projects approved

Rockwood Rising
Residential
Gresham

1935 N. Killingsworth
Portland

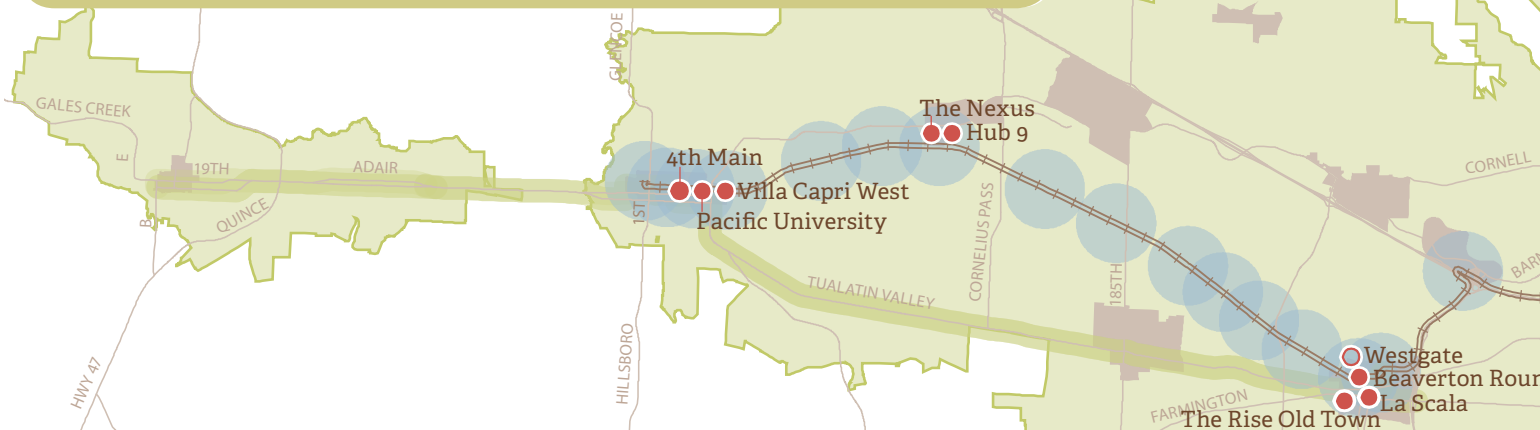
NWHA 99th and Glisan
Portland

LISAH
Portland

Argyle
Portland

\$697,256,618 leveraged

Metro's TOD program stimulates private investment by helping offset the higher costs of compact development. TOD program investments totaling \$16 million have leveraged more than \$697 million in private development activity across 45 completed TOD projects.



Completed TOD Projects

- | | |
|---|--|
| 2000
Buckman Terrace
Center Commons | 2012
20 Pettygrove
K Station
Acadia Gardens |
| 2001
Central Point | 2013
Eastside Lofts
Hollywood Apartments
Milano
OCOM
University Pointe
The Prescott |
| 2002
Russellville Park I and II
Villa Capri West | 2014
4th Main |
| 2005
The Merrick | 2015
Moreland Station
The Rose
The Radiator
Hub 9 |
| 2006
North Flint
North Main Village | 2016
Clay Creative
Northwood |
| 2007
Nexus
Pacific University
The Beranger
The Rocket
The Watershed | 2017
La Scala
Rise Old Town
Slate
Concordia Apartments |
| 2009
3rd Central
Broadway Village
bSide 6
Patton Park
Russellville Park III | 2018
The Slogan
E. Burnside Apartments |
| 2010
Town Center Station | |
| 2011
The Knoll
Civic Drive MAX Station | |

Program Accomplishments FY 2017-18 | Total

Trips 15,094 | 948,989

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 77 | 3,670

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, 781 are set aside for households earning less than the area medium income. Over 850 additional income-restricted units are planned or under construction.

Commercial space 2,000 | 520,213

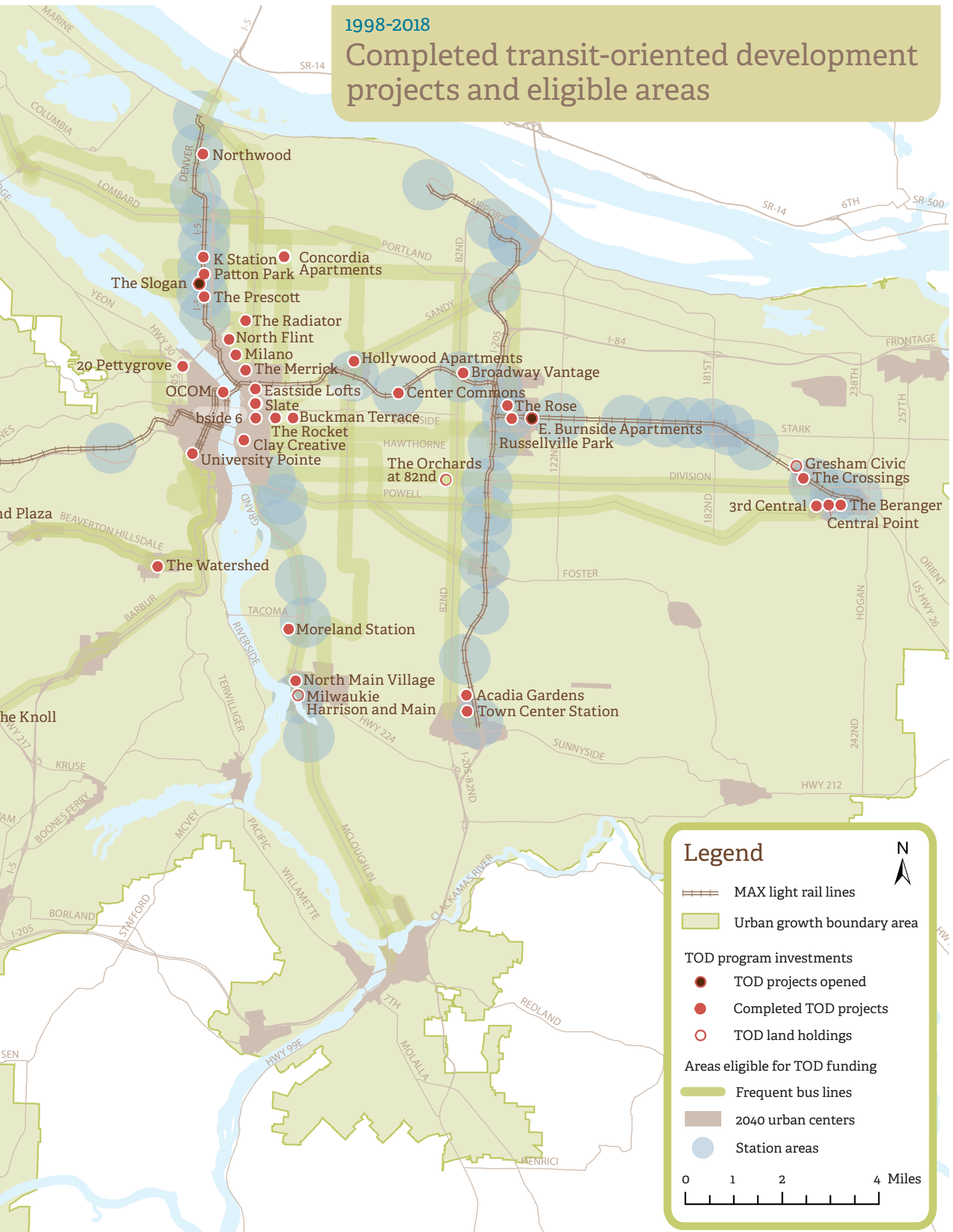
Developing retail, restaurants and offices in transit served areas enlivens neighborhoods and reduces commuting costs. Mixed-use TOD projects completed to date include 194,780 square feet of retail and 327,433 square feet of office and other commercial space.

Acres protected 12 | 593

All of the TOD projects completed to date required only 59 acres of land compared to the 590 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.

1998-2018

Completed transit-oriented development projects and eligible areas



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.

Stay in touch with news, stories and things to do.
oregonmetro.gov/news

Follow oregonmetro



Central City Concern East Side Campus (Blackburn Building), Portland

“The Metro TOD Program was essential in providing the gap funding needed for our Blackburn Building supportive housing community and health care facility serving vulnerable populations. It is these types of public private partnerships that yield exceptional results benefitting the community at large.”

*Stefanie Kondor
 Central City Concern*



72Foster, Portland

“Metro’s TOD program has been instrumental in helping REACH create 290 affordable family apartment homes in Portland. The TOD grant also helped the development of new retail space at 72Foster Apartments along SE Foster and will help provide community space at Argyle Apartments in the Kenton neighborhood.”

*Dan Valliere
 REACH CDC*

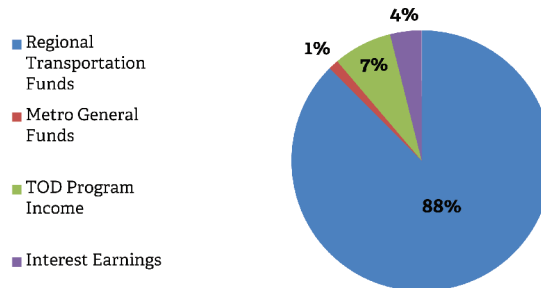


Argyle Apartments, Portland

Program financing

Over the twenty years since its inception in 1998, the TOD program has invested over \$44 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 1998-2018



Uses of funds FY 1998-2018

