



2019 ANNUAL REPORT | JULY 2018 - JUNE 2019

Transit-Oriented Development Program

The year in review

In FY 2018-2019 the TOD Program awarded funding to five new housing developments while celebrating the opening of eight more. This year's mix of new awards included four regulated affordable projects and one market rate building. Many of the developments opening this year were distinguished by innovative partnerships and community serving ground floor uses.

April 2019 brought the grand opening of the **Orchards at 82nd Avenue**, an award winning 48-unit regulated affordable housing project developed by ROSE CDC on land contributed by Metro with community event space and non-profit offices, which will be owned and operated by the Asian Pacific American Network of Oregon (APANO). Also in April, the City of Cornelius, BRIDGE Housing, and Bienestar celebrated the opening of **Cornelius Place**, a 45-unit affordable apartment project for seniors which includes a new public library serving the whole community. In July, Metro celebrated the opening of the Central City Concern's **Blackburn Center**, a new hub for helping homeless adults suffering from addiction, mental illness, and physical illness achieve health and housing security. The Blackburn Center provides a mix of permanent, transitional, and emergency housing, combined with 32,000 square feet of clinic space providing health care, mental health treatment, and addiction services.

Other important projects opening in 2018-2019 included: **The Woody Guthrie**, a mixed income apartment building, and an all affordable project, **Oliver Station**, which together are contributing to renewed vitality in Portland's Lents Neighborhood; **The Jesse Quinn**, the first mixed use apartment building to be constructed in downtown Forest Grove in a generation; **Rise Central**, a 230-unit market rate apartment project (with 15 regulated affordable units) at the Beaverton Central MAX station; and **72 Foster**, a 101-unit affordable apartment project in Portland's rapidly gentrifying Foster-Powell/Mt. Scott neighborhood.

Looking forward, the TOD Steering Committee and Metro Council has approved funding for an exciting pipeline of projects strengthening neighborhoods and meeting the region's need for housing near transit. The largest development to move forward is **Alta Civic Station**, a 318 unit market rate apartment project with a half-acre publicly accessible plaza lined with retail and pedestrian paths on Metro acquired land adjacent to Gresham's Civic MAX station. This project represents years of collaboration between Metro and the City of Gresham. Alta Civic Station is expected to be paired with an adjacent mixed income development which will create 160 regulated affordable homes plus approximately 240 market rate homes.

Other innovative projects approved for funding this year included:

5020 Condos, a 64-unit condominium building in North Portland with 40 permanently affordable ownership; **North Williams**, a 61-unit affordable apartment project in North Portland; **Red Rock Creek Commons**, a 48 unit regulated affordable apartment project along the future Southwest Corridor in Tigard, and **Halsey 106**, a mixed income and mixed use apartment building integrated into the newly opened Gateway Park in Portland.



Blackburn Center (12121 E Burnside St), Portland

FY 2018-19

Projects approved

- 5020 Condos
Portland
- Alta Civic Station
Portland
- Red Rock Creek Commons
Tigard
- Halsey 106
Portland
- North Williams Apartments
Portland

Projects approved previously and under construction

- 5329 N Interstate
Portland
- Sunrise at Rockwood
Gresham
- Axletree
Milwaukie
- Rosewood Terrace
Portland

Willow Creek Crossing,
Hillsboro

Projects opened

- Oliver Station
Portland
- The Jessie Quinn
Forest Grove
- The Rise at Westgate
Beaverton
- The Woody Guthrie
Portland
- 72 Foster
Portland
- Cornelius Place
Cornelius
- Blackburn Center
Portland
- The Orchards at 82nd
Portland

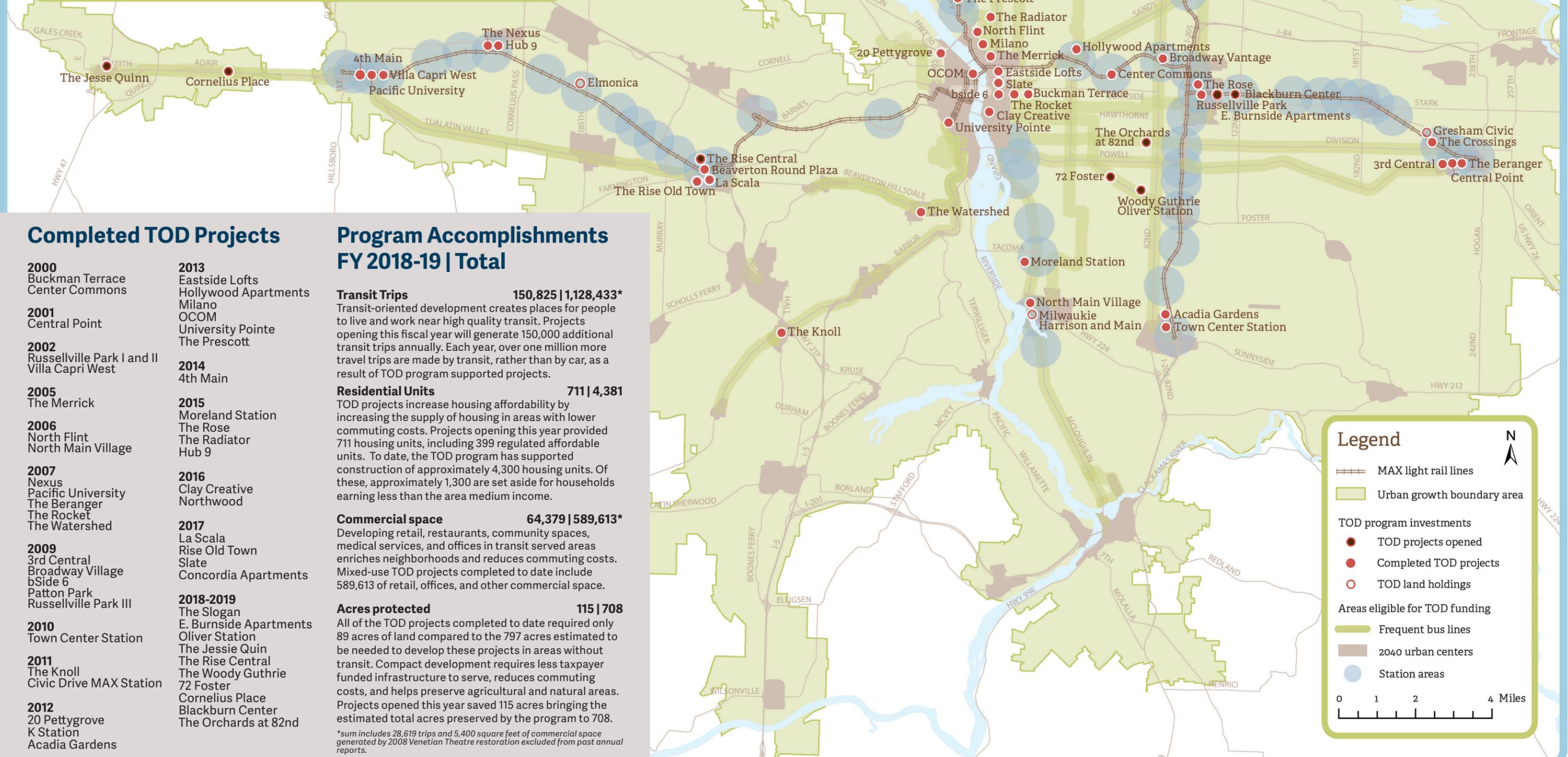
\$921,634,536 leveraged
\$29,326,000 invested

Metro's TOD program stimulates private and public investment by helping to offset the higher costs of compact development. The 45 TOD Projects completed to date have leveraged \$16 million of TOD program investment in support of more than \$697 million in development activity.



1998-2019

Completed transit-oriented development projects and eligible areas



Completed TOD Projects

- | | |
|---|--|
| 2000
Buckman Terrace
Center Commons | 2013
Eastside Lofts
Hollywood Apartments
Milano
OCOM
University Pointe
The Prescott |
| 2001
Central Point | 2014
4th Main |
| 2002
Russellville Park I and II
Villa Capri West | 2015
Moreland Station
The Rose
The Radiator
Hub 9 |
| 2005
The Merrick | 2016
Clay Creative
Northwood |
| 2006
North Flint
North Main Village | 2017
La Scala
Rise Old Town
Slate
Concordia Apartments |
| 2007
Nexus
Pacific University
The Beranger
The Rocket
The Watershed | 2018-2019
The Slogan
E. Burnside Apartments
Oliver Station
The Jessie Quin
The Rise Central
The Woody Guthrie
72 Foster
Cornelius Place
Blackburn Center
The Orchards at 82nd |
| 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 | |

**Program Accomplishments
 FY 2018-19 | Total**

Transit Trips **150,825 | 1,128,433***
 Transit-oriented development creates places for people to live and work near high quality transit. Projects opening this fiscal year will generate 150,000 additional transit trips annually. Each year, over one million more travel trips are made by transit, rather than by car, as a result of TOD program supported projects.

Residential Units **711 | 4,381**
 TOD projects increase housing affordability by increasing the supply of housing in areas with lower commuting costs. Projects opening this year provided 711 housing units, including 399 regulated affordable units. To date, the TOD program has supported construction of approximately 4,300 housing units. Of these, approximately 1,300 are set aside for households earning less than the area medium income.

Commercial space **64,379 | 589,613***
 Developing retail, restaurants, community spaces, medical services, and offices in transit served areas enriches neighborhoods and reduces commuting costs. Mixed-use TOD projects completed to date include 589,613 of retail, offices, and other commercial space.

Acres protected **115 | 708**
 All of the TOD projects completed to date required only 89 acres of land compared to the 797 acres estimated to 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. Projects opened this year saved 115 acres bringing the estimated total acres preserved by the program to 708.

*sum includes 28,619 trips and 5,400 square feet of commercial space generated by 2008 Venetian Theatre restoration excluded from past annual reports.

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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Alta Civic Station, Gresham

“Metro’s collaboration with the City of Gresham in the Civic Neighborhood is helping the City realize its goals for the neighborhood as a walkable, economically diverse, and vibrant part of our community.”

*Eric Schmidt
Community Development Director,
City of Gresham*



North Williams Apartments (Songbird Building), Portland

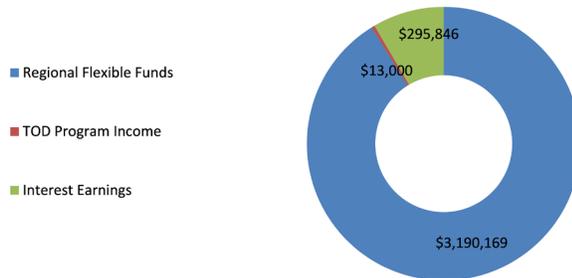
“Metro is an important funding partner in BRIDGE Housing’s Songbird development, which brings 61 affordable family-sized units to inner north and northeast Portland. Metro’s TOD grant provides critical support to a development which will address historic displacement of disenfranchised communities and prevent further displacement.”

*Trina Whitman
Bridge Housing*

Program financing

Over the twenty-one years since its inception in 1998, the TOD program has invested or committed over \$35 million in land and projects. 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 \$3.2 million annually, are then exchanged to provide local funding for project investments and program operations. Other funding sources included rental income from undeveloped TOD program holdings and interest on fund balances held to support future development.

Sources of funds FY 2018-2019



Uses of funds FY 2018-2019

