



# 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

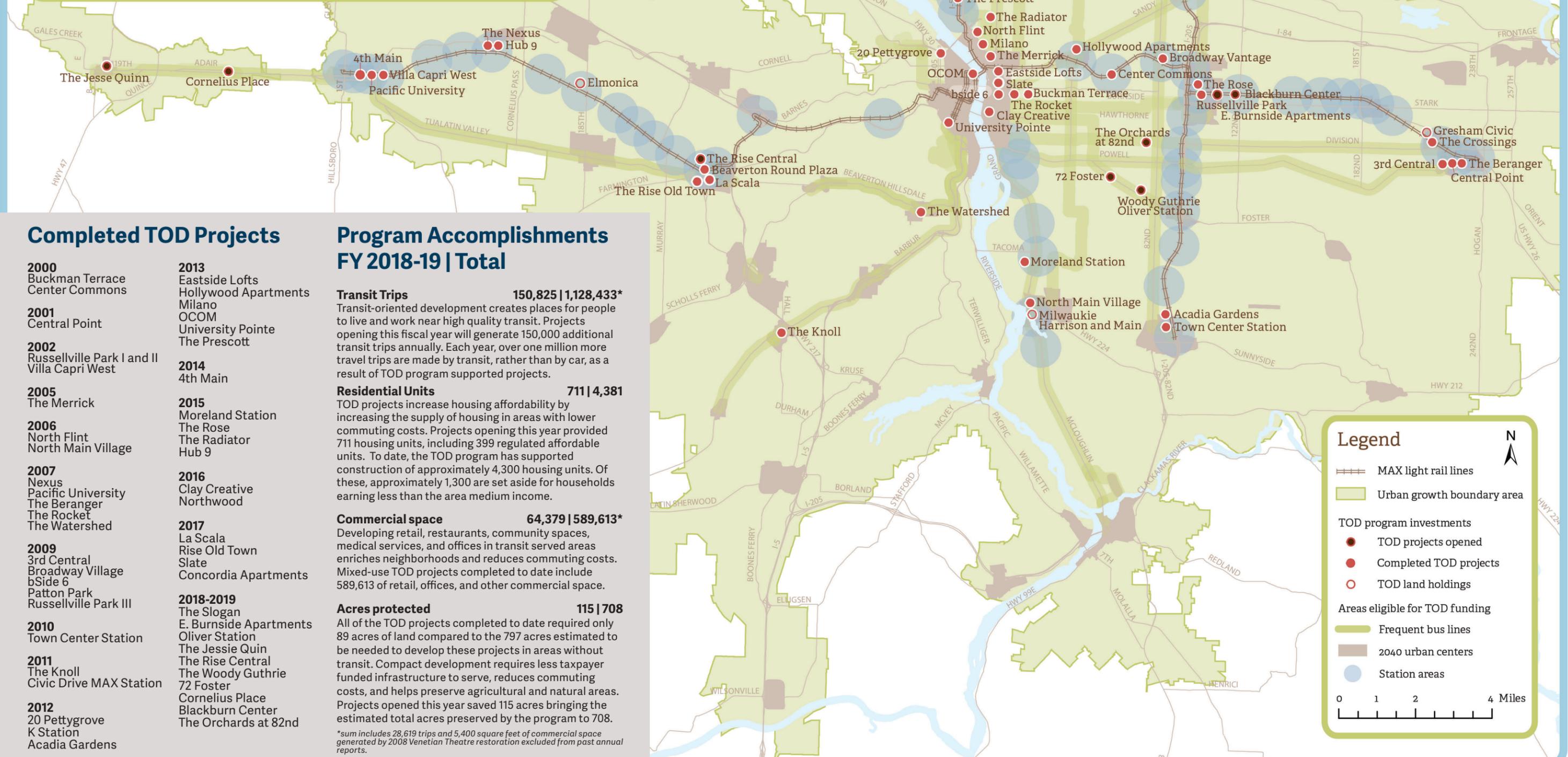
**\$921,634,536 leveraged**  
**\$29,326,000 invested**

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**

- |   |  |
|---|--|
| <b>2000</b><br>Buckman Terrace<br>Center Commons  | <b>2013</b><br>Eastside Lofts<br>Hollywood Apartments<br>Milano<br>OCOM<br>University Pointe<br>The Prescott   |
| <b>2001</b><br>Central Point  | <b>2014</b><br>4th Main  |
| <b>2002</b><br>Russellville Park I and II<br>Villa Capri West                                     | <b>2015</b><br>Moreland Station<br>The Rose<br>The Radiator<br>Hub 9   |
| <b>2005</b><br>The Merrick  | <b>2016</b><br>Clay Creative<br>Northwood  |
| <b>2006</b><br>North Flint<br>North Main Village  | <b>2017</b><br>La Scala<br>Rise Old Town<br>Slate<br>Concordia Apartments  |
| <b>2007</b><br>Nexus<br>Pacific University<br>The Beranger<br>The Rocket<br>The Watershed         | <b>2018-2019</b><br>The Slogan<br>E. Burnside Apartments<br>Oliver Station<br>The Jessie Quin<br>The Rise Central<br>The Woody Guthrie<br>72 Foster<br>Cornelius Place<br>Blackburn Center<br>The Orchards at 82nd |
| <b>2009</b><br>3rd Central<br>Broadway Village<br>bSide 6<br>Patton Park<br>Russellville Park III |  |
| <b>2010</b><br>Town Center Station  |  |
| <b>2011</b><br>The Knoll<br>Civic Drive MAX Station   |  |
| <b>2012</b><br>20 Pettygrove<br>K Station<br>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

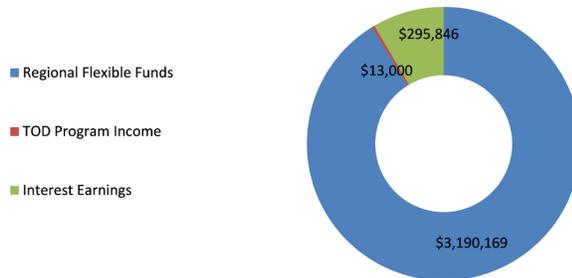
*“Metro is an important funding partner in BRIDGE Housing’s Songbird development, which brings 61 affordable family-sized units to inner north and northeast Portland. Metro’s TOD grant provides critical support to a development which will address historic displacement of disenfranchised communities and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

