



2020 ANNUAL REPORT | JULY 2019 TO DECEMBER 2020

Transit-Oriented Development Program

To facilitate a transition to calendar year reporting while providing stakeholders complete information on program activities, this year's Annual Report covers an extended period from July 2019 through December 2020. Despite disruptions from the COVID-19 pandemic, this period has been one of the most productive in the program's history with the opening of twelve TOD supported developments and the issuance of funding commitments to thirteen new projects. The program's commitment to affordable housing continued with regulated units in ten of the newly opened projects and eleven of the newly approved projects.

In addition to grant making activities, TOD staff has been leveraging sites acquired by the program to support the goals of the Regional Affordable Housing Bond. In September 2019, Metro acquired the former Trinity Broadcast Network Studio site, a 1.4 acre parcel in northeast Portland. Metro has since leased the studio building on an interim basis to African Youth and Community Organization (AYCO) for use as its offices and a community center while working with Portland Housing Bureau to offer the site for affordable housing development. In November 2020, Metro and the City of Beaverton issued a joint RFQ for a 1.07 acre TOD owned property near the Elmonica MAX Station for development as affordable housing.

The newly opened projects are located across the region. Cedar Grove Apartments provides 48 regulated affordable housing units to Beaverton. In Gresham, 459 Rock Apartments provides a Head Start program and new family sized unregulated housing to the Rockwood neighborhood. In Hillsboro, Willow Creek Crossing Apartments opened on 185th and Baseline Avenue. The project provides 120 affordable units and resulted from a partnership between Washington County and the City of Hillsboro. In downtown Milwaukie, Axletree Apartments brings 106 market rate units to a site just a block from the downtown Milwaukie MAX

station. In Portland's Kenton neighborhood, Argyle Gardens provides 72 permanent affordable single room occupancy apartments to individuals transitioning from homelessness, while Renaissance Commons serves low income individuals and families with 203 units including 47 two-bedroom and 18 three-bedroom units. The Blackburn Center on 122nd Avenue and Burnside Street in Portland offers medical care, addiction treatment and housing for people transitioning from homelessness. In Portland's Eliot neighborhood, The Songbird provides 60 permanently affordable apartment homes rented through the City of Portland's North-Northeast Portland Preference Policy. Perch PDX is a predominately market rate project on N Interstate Avenue with affordable units with extended affordability secured with TOD program funds. Buri BLDG provides 159 regulated affordable housing units to Portland Gateway neighborhood. Kaya Camilla opened in Portland's Overlook neighborhood, providing 28 market rate apartment units plus 7 regulated affordable units developed under the City of Portland's Inclusionary Zoning policy. In Tigard, Red Rock Creek Commons provides 47 regulated affordable units.



Blackburn Center, Portland

Projects opened July 2019 - December 2020

Blackburn Center | [Portland*](#)
459 Rock Apartments | [Gresham](#)
Axletree | [Milwaukie](#)
Kaya Camilla | [Portland**](#)
Buri BLDG | [Portland*](#)
Willow Creek Crossing | [Hillsboro*](#)
Argyle Gardens | [Portland*](#)
Renaissance Commons | [Portland*](#)
The Songbird | [Portland*](#)
Perch PDX | [Portland*](#)
Red Rock Creek Commons | [Tigard*](#)
Cedar Grove Apartments | [Beaverton*](#)

*indicates regulated affordable housing development

**indicates predominately market rate project with some regulated affordable units



Axletree, Milwaukie

Looking forward, the TOD Steering Committee and Metro Council has approved funding for thirteen future projects. Eleven of these will consist of predominately regulated affordable units. Some of the more innovative projects include Fuller Station, a Regional Housing Bond project supported by the Housing Authority of Clackamas County to be built on a converted portion of the TriMet owned parking lot at the Fuller Green Line Max station, and 304 NE Dekum Street, a 34-unit project that will provide units affordable at 60% of Area Median Income without the use of Low Income Housing Tax Credits. The Rockwood Rising Market Hall in Gresham will provide food and small business opportunities modelled after the Mercado in Portland.



Buri Building, Portland

Projects approved July 2019 - December 2020

Rockwood Rising Market Hall | [Gresham](#)
Cedar Grove | [Beaverton*](#)
Small Division | [Portland*](#)
Lizzie Weeks | [Portland*](#)
304 NE Dekum Street | [Portland*](#)
RiverPlace Phase II | [Portland*](#)
Mamook Tokatee | [Portland*](#)
Fuller Station | [Unincorporated Clackamas County*](#)
5733 NE MLK Blvd | [Portland*](#)
Susan Emmons | [Portland*](#)
Amanda Court | [Portland*](#)
Burnside Boardwalk | [Gresham*](#)
Stark Street Family Housing | [Portland*](#)

*indicates regulated affordable housing development



Cedar Grove, Beaverton

Since 1998, \$35,530,541 in TOD Program Investments have yielded \$1.19 billion in housing, office space, and retail served by high quality transit.



1998-2019

Completed transit-oriented development projects and eligible areas

Completed TOD projects

2000 Buckman Terrace Center Commons	2014 4th Main
2001 Central Point	2015 Moreland Station The Rose The Radiator Hub 9
2002 Russellville Park I and II Villa Capri West	2016 Clay Creative Northwood
2005 The Merrick	2017 La Scala Rise Old Town Slate Concordia Apartments
2006 North Flint North Main Village	2018-2019 The Slogan E. Burnside Apartments Oliver Station The Jesse Quin The Rise Central The Woody Guthrie 72 Foster Cornelius Blackburn Center The Orchards at 82nd
2007 Nexus Pacific University The Beranger The Rocket The Watershed	July 2019-Dec 2020 459 Rock Apartments Axletree Kaya Camilla Buri BLDG Willow Creek Crossing Argyle Garden Renaissance Commons The Songbird Perch PDX Red Rock Creek Commons Cedar Grove Apartments
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	

Program accomplishments

July 2019 - December 2020 | Total

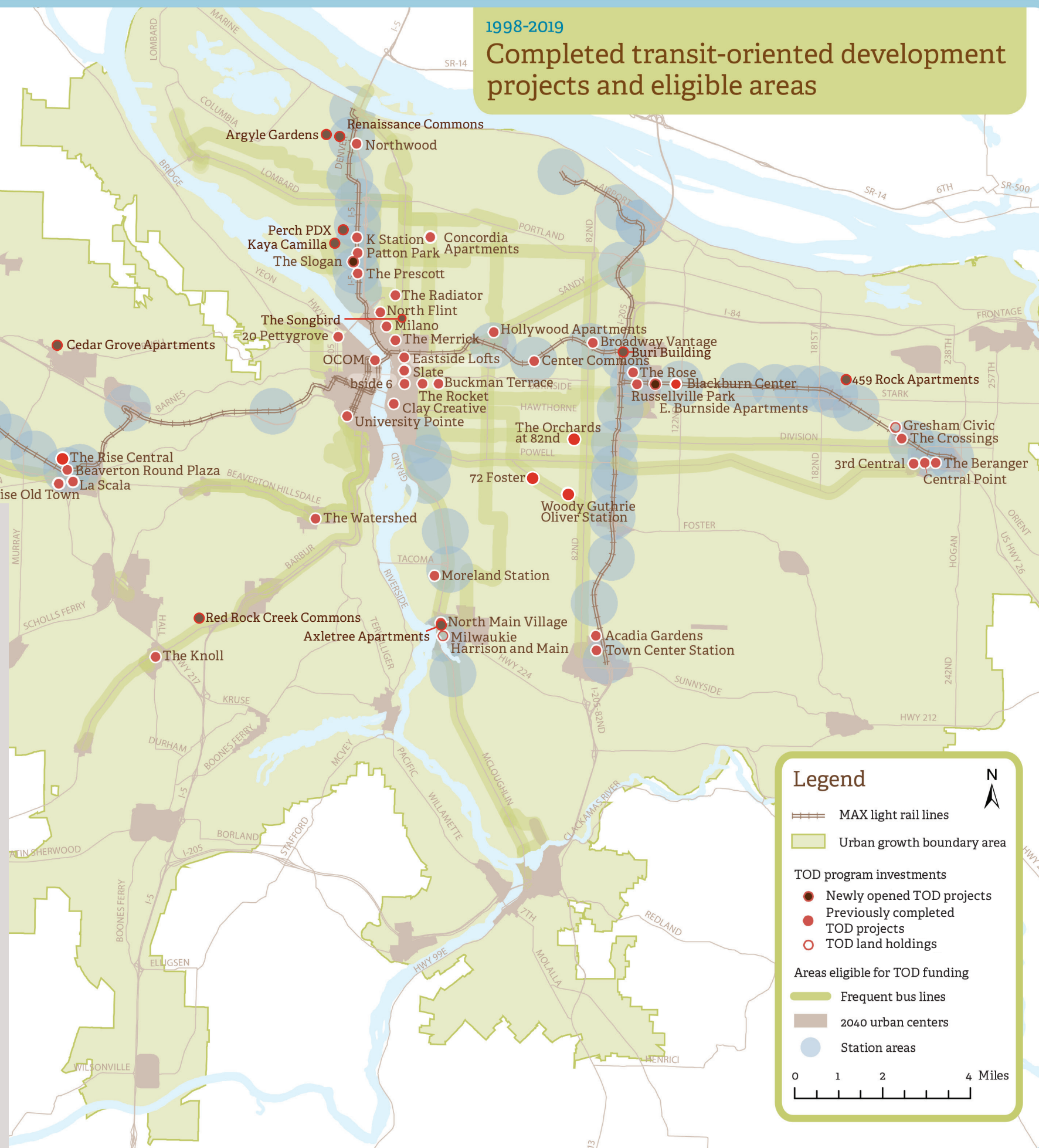
Transit Trips 286,706 | 1,369,161*
Transit-oriented development creates places for people to live and work near high quality transit. Projects opening this period will generate 287,786 additional transit trips annually. Each year, over 1.37 million more travel trips are made by transit, rather than by car, as a result of TOD program supported projects.

Residential Units 1,191 | 5,432
TOD projects increase housing affordability by increasing the supply of housing in areas with lower commuting costs. As needs in the region have changed, an increasing share of the TOD programs projects include affordable units. Projects opening this period provided 1,191 housing units, including 889 regulated affordable units. To date, the TOD program has supported construction of approximately 5,432 housing units. Of these, approximately 2,016 are set aside for households earning 60% or less than the area medium income.

Commercial space 64,386 | 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 192 | 877
All of the TOD projects completed to date have been built on a total 100 acres of land compared to the 956 acres estimated to be required 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 period saved 192 acres bringing the estimated total acres preserved by the program to 877.

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





Alta Civic Station, Gresham



The Songbird, Portland

“The TOD program has been an invaluable resource for our Company (Hugh Development LLC). The TOD program has enabled us to provide the product that is up to our design and quality standards while creating assets that energize communities and transform neighborhoods. We appreciate our partnership with the Metro TOD program and look forward to many more projects with Metro in other communities in our region.”

*Andrew Clarke
Principal
Hugh Development*

“Metro’s TOD program provided critical resources for the Buri BLDG that helped us close a funding gap and develop this critical affordable housing infrastructure on frequent transit. NHA is a non-profit that maintains affordable housing infrastructure in perpetuity, and we understand the critical benefit that access to transit provides in supporting opportunities for low income families seeking better jobs, services, health and education access, and recreation.”

*Destin Ferdun
Director of Real Estate Development
Northwest Housing Alternatives*

“Community Partners for Affordable Housing is so very appreciative of the Transit Oriented Development program that supports our choice to provide housing in areas where our residents will have access to transit. At Cedar Grove, this alignment between affordable housing and affordable transportation stabilizes our resident community and the surrounding area. Residents have choices on how they get to work and get their kids to school.”

*Rachel Duke
Executive Director
Community Partners for Affordable Housing
(CPAH)*

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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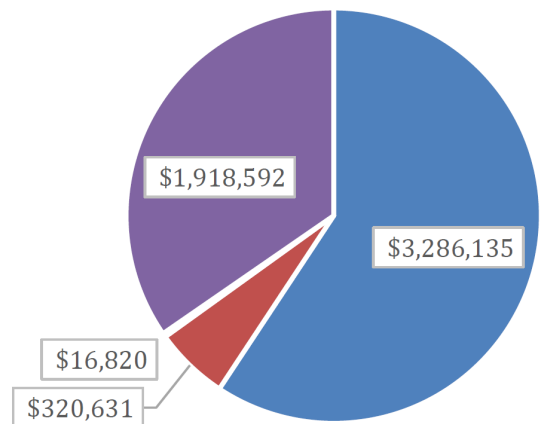


Program financing

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.

FY 2019-2020 Income

- TriMet Annual Support
- Interest Income
- Lease and Misc Income
- Drawdown of Reserves



FY 2019-2020 Expenses

- Project Support
- Land Acquisition
- Program Operations

