



Metro

## 2022 ANNUAL REPORT | JANUARY 2021 TO JUNE 2022

# Transit-Oriented Development Program

Metro's Transit Oriented Development ("TOD") program makes grants and acquires land to support equitable development and healthy communities along the region's transit system. Over the past 18 months, the TOD program awarded approximately \$3.5 million in support of 13 projects which will provide 855 regulated affordable housing units. During this same period, the TOD program celebrated the openings of 13 projects which will provide 788 regulated affordable housing units and 78 market rate units. This spring also marked the opening of the Rockwood Market Hall which is bringing to the Rockwood neighborhood new food options, a community plaza and a commissary kitchen. The kitchen is jointly operated by the non-profit Portland Opportunities Industrial Center (POIC) and Rosemary Anderson High School.

Developers were selected for two properties acquired by the TOD program and now being developed as regional affordable housing bond projects. On Metro's 74th and Glisan property, Portland Housing Bureau and Metro selected a team led by Related Northwest in partnership with Catholic Charities and Immigrant and Refugee Community Organization ("IRCO") to develop 96 family units, 41 permanent supportive housing units and an early childhood learning center to be operated by IRCO. On Metro's Elmonica Station property, the City of Beaverton and Metro selected Reach CDC and Bienestar to develop 81 units on a 1.04 acre parcel approximately 800 feet from the Elmonica MAX station.

In addition to grant making and land development activities, TOD staff has continued to update the TOD program to advance Metro's racial equity and climate goals. In December 2019, the TOD Steering Committee approved changes to the Urban Living Infrastructure fund to prioritize investments in ground floor uses that benefit low income community members and people of color, such as early childhood learning centers, community cultural space and employment resource centers. Staff has also begun outreach and planning for a substantial update to the TOD program work plan to enhance racial equity and climate outcomes while prioritizing resources toward the most impactful investments.



Mamook Tokatee | Portland

## Projects opened Jan. 2021 to June 2022

Rosewood Station\* | Clackamas County

Halsey 106\* | Portland

The Songbird\* | Portland

Red Rock Creek Commons\* | Tigard

Westgate Hyatt House | Beaverton

Rockwood Rising Market Hall | Gresham

Cedar Grove Apartments\* | Beaverton

Cedar Commons\* | Portland

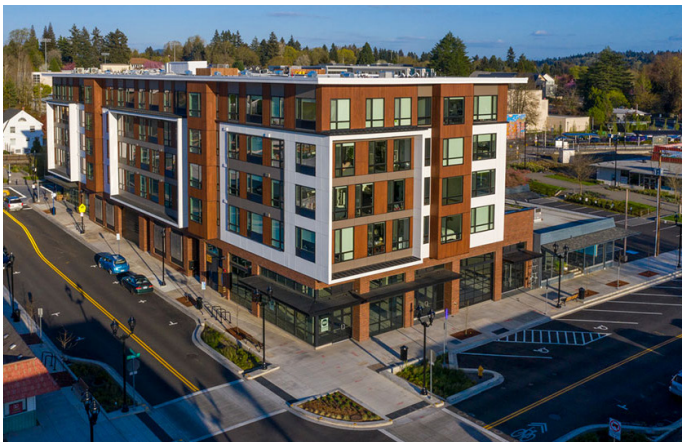
Mamook Tokatee\* | Portland

Burnside Boardwalk | Gresham

Bria Apartments\* | Portland

The Annex\* | Portland

Stark Street Family Housing\* | Portland



Axletree | Milwaukie



Rockwood Rising Market Hall | Portland

Looking forward, the TOD Steering Committee and Metro Council approved funding for twelve future projects. Eleven of these will be exclusively affordable projects regulated at 60% AMI or less. The remaining project, Dogwood Station, will include a mix of 80% AMI and market rate units in downtown Milwaukie and will have zero on-site parking.

## Projects approved in Jan. 2021 to June 2022

Bria Apartments\* | Portland

The Annex\* | Portland

Providence Milwaukie House\* | Milwaukie

Aloha Family Housing | Washington County

Tigard Senior\* | Tigard

Tiller Terrace\* | Portland

Dogwood Station\*\* | Milwaukie

Plaza Los Amigos\* | Cornelius

Douglas Fir\* | Portland

Powellhurst Place\* | Portland

Timberview\* | Portland

5020 Interstate\* | Portland

\*indicates regulated affordable housing development at 60% AMI or lower

\*\*indicates mixed income projects or projects with units at 80% of AMI or lower

## Full list of 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

### 2018-2019

The Slogan  
E. Burnside Apartments  
Oliver Station  
The Jesse Quin  
The Rise Central  
The Woody Guthrie  
72 Foster  
Cornelius Place  
Blackburn Center  
The Orchards at 82nd

### 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

### Jan. 2021 to June 2022

Rosewood Station  
Halsey 106  
Westgate Hyatt House  
Rockwood Rising Market Hall  
Cedar Commons  
Mamook Tokatee  
Burnside Boardwalk  
Stark Street Family Housing  
Bria Apartments  
The Annex

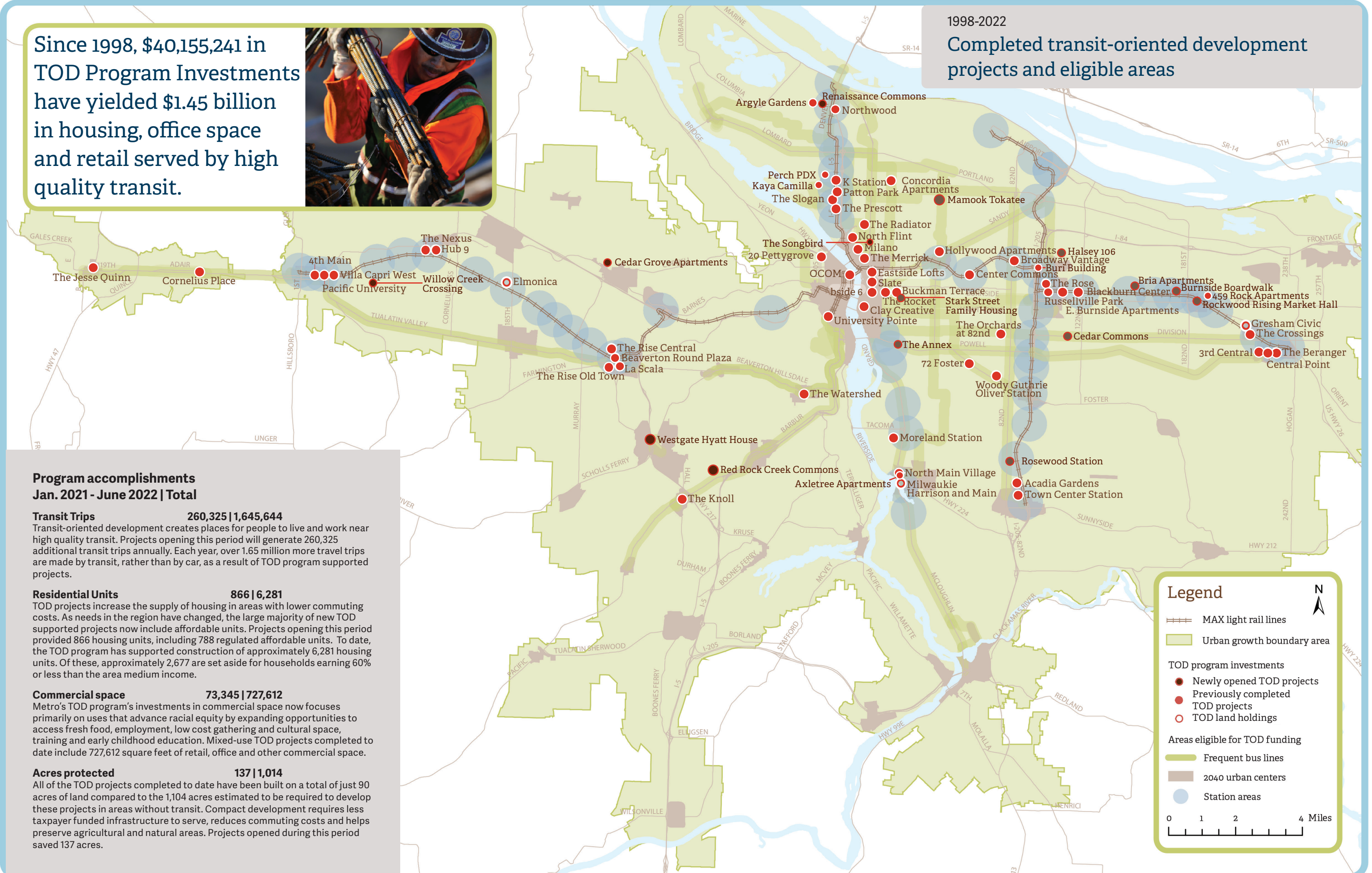


Blackburn Center | Portland



A close-up photograph of a construction worker. The worker is wearing a white hard hat with a logo that includes the word 'SAFETY' and a blue and orange safety vest over a dark shirt. They are wearing gloves and are holding a large, bundled section of steel rebar. The background is slightly blurred, showing more construction materials.

## Completed transit-oriented development projects and eligible areas



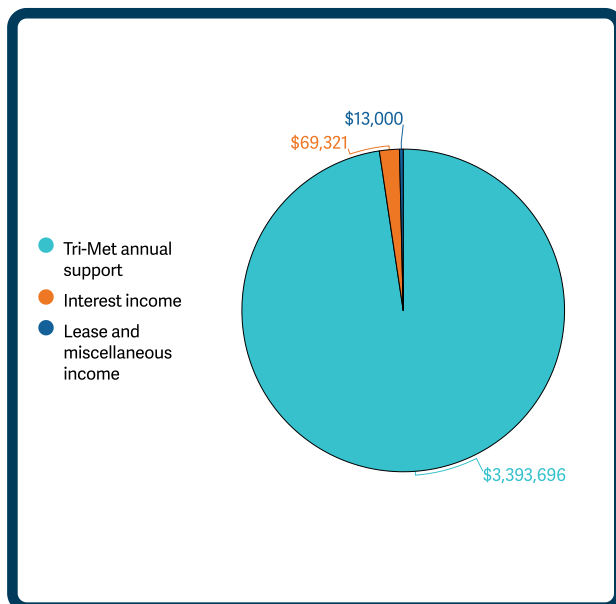
## Program financing

Over the twenty-four years since its inception in 1998, the TOD program has invested or committed over \$40 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 \$3.4 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.

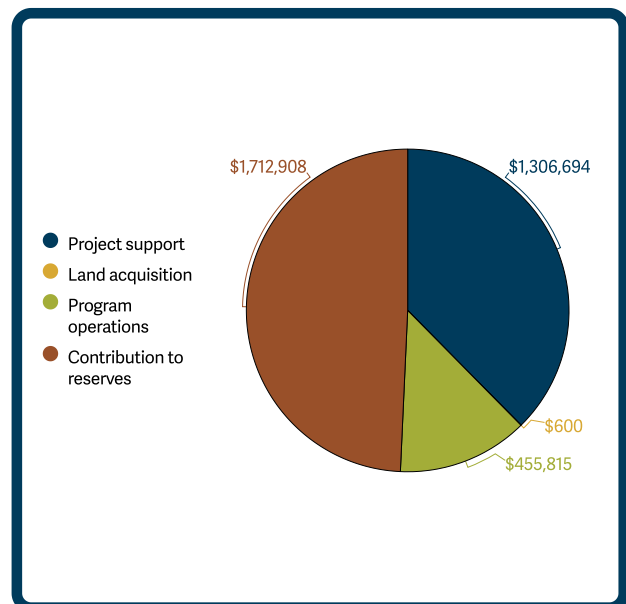
With programmatic changes that have increased eligibility for regulated affordable projects and a dramatic increase in affordable housing near transit spurred by the Regional Affordable Housing Bond, the Transit Oriented Development Program's unobligated fund balance is now at approximately \$3.45 million, down from \$6.28 million in June 2020. With an annual program income of approximately \$3.46 million and strong continued demand from affordable housing projects near transit, Metro TOD staff will be working in the coming year to prioritize investments in grants and site acquisition to support equitable and climate resilient transit communities.

	June 2020	June 2021	June 2022
<b>Cash balance</b>	\$14,451,709	\$8,196,264	\$12,267,820
<b>Approved grants outstanding</b>	\$7,429,557	\$4,360,786	\$8,069,267
<b>Restricted funds</b>	\$746,786	\$746,786	\$746,786
<b>Unrestricted/unobligated fund balance</b>	\$6,275,367	\$3,088,754	\$3,451,767

Fiscal year 2021-2022 income



Fiscal year 2021-2022 expenses







Rockwood Rising Market Hall | Gresham

*“REACH CDC develops affordable housing in the Portland Metro region and works to ensure that we are building sustainable, transit oriented and dependent developments (TODD) that serve the community of residents with access to affordable services, healthy food options, family wage jobs and transportation options to lower the cost burden of transportation alongside housing and open spaces. We would not be successful in our place-based people centered projects without the Metro TOD program.”*

*Alma Flores  
Housing Director  
REACH CDC*

*“In large part due to the support of the TOD program, we recently opened our doors at The Bria, on budget and ahead of schedule, with all ground floor units prioritized for low-income veterans due to Metro’s funding. Our site is adjacent to the MAX and bus lines and will be an affordable home for hundreds of residents for years to come. We look forward to a continued partnership with Metro as we work to develop affordable housing in the metro area and across Oregon.”*

*Ben Pray  
Owner and Finance Director  
Home First Development*



Red Rock Creek Commons | Tigard

*“The Metro TOD program has been instrumental to the success of Beaverton’s downtown growth and housing affordability goals. The TOD program assisted in the development of catalytic projects such as La Scala, Hyatt House, and Westline Apartments. The Elmonica affordable housing project, being developed by REACH CDC, will depend on the TOD program to become a reality. The city’s partnership with Metro goes beyond programs. Its staff help create a sense of collaboration important in difficult situations.”*

*Javier Mena  
Affordalbe Housing Manager  
City of Beaverton*



Alta Civic Station | Gresham



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.

**Metro Council President**

Lynn Peterson

**Metro Councilors**

Shirley Craddick, District 1

Christine Lewis, District 2

Gerritt Rosenthal, District 3

Juan Carlos González, District 4

Mary Nolan, District 5

Duncan Hwang, District 6

**Auditor**

Brian Evans

