

The Jade

ROSE CDC



Building Profile

Project Type	New Construction
Location	SE Portland
Regulated Units	47
Total Units	48
Status (as of 10-4-17)	Expected Construction: Nov. 2017

Units

By Type	By Income Level	
Studio	30% MFI	3
1-Bedroom	40% MFI	-
2-Bedroom	50% MFI	27
3-Bedroom	60% MFI	-
Other	80% MFI	17
	Market Rate	1

MFI=Median Family Income

Estimate Development Cost

Total	\$15,660,784
Portland Housing Bureau	\$1,857,307

Development Team

ROSE CDC, Sponsor
 SERA Architects, Architect
 Walsh Construction Company, General Contractor
 Cascade Management Inc., Property Manager

The Jade Apartments is located at 2718 SE 82nd Avenue at the corner of SE 82nd Avenue and Division Street in southeast Portland in the Jade District, one of eight Neighborhood Prosperity Initiative districts. It will be a new construction 48-unit mixed use project developed by Rose Community Development Corporation on a site acquired by Metro to facilitate development of livable, affordable, and transit-oriented neighborhoods. The 4-story midrise will be built to Earth Advantage Platinum standards. It is designed to reduce prevent displacement of low income Jade District residents as Portland's gentrification continues eastward, and will support Baby Booster, a collaboration to address child health disparities in the surrounding area. The project will have 47,475 square feet including 5,155 square feet for the Asian Pacific Network of Oregon (APANO). The Jade's unit mix will include 33 one-bedroom units, 11 two-bedroom units, 3 three-bedroom units, and a manager's unit. APANO, will own ground floor commercial space that houses their offices and a Multi-Cultural Community Center.

Property amenities will include a small private courtyard and a playground on the ground floor, on site sheltered parking, common laundry rooms, a community room with a kitchenette, and on site property management. The units will be set aside for income at or below 60% AMI and twelve units will have PBS8 Vouchers.



PORTLAND HOUSING BUREAU

Mayor Ted Wheeler
 Director Kurt Creager