

Woody Guthrie

ROSE Community Development



Building Profile

Project Type	New Construction
Location	Lents Town Center URA
Regulated Units	16
Total Units	64
Status (as of 10/4/17)	Construction Expected: Oct. 2017

Units

By Type	By Income Level	
Studio	-	30% MFI -
1-Bedroom	39	40% MFI -
2-Bedroom	16	50% MFI -
3-Bedroom	9	60% MFI -
Other		80% MFI -
		Market Rate 26

MFI=Median Family Income

Estimate Development Cost

Total	\$21,551,152
PHB Lents Town Center TIF (16 units)	\$2,816,320
Propser Portland (48 units)	\$9,090,955

Development Team

Rose CDC, Sponsor
 Rose CDC, Developer
 Carelton Hart Architects, Architect
 Walsh Construction Company, General Contractor
 Cascade Management Inc, Property Manager

The Woody Guthrie Place Apartments, located at 5728 SE 91st St and within the Lents Town Center URA, will be an elevator serviced 4 story midrise built to LEED GOLD standards and will have a large solar array. It will have 64,278 square feet (sf) of gross building area with one, two, and three bedroom flats and townhomes. The building will have post-tension slab concrete construction on the first floor, and wood frame construction for floors 2 through 4. Property amenities include: a community room on the ground floor with a kitchenette, a fourth floor lounge with a deck, common laundry facilities, secure bicycle/ parking storage, a children's play area, and onsite property management. There will be 28 vehicle parking spaces (12 in a covered ground floor garage and 16 in a surface parking lot).

The affordable component will consist of four 1 bedroom units, seven 2 bedroom units, and five 3 bedroom units. The units will be set aside for households with income at or below 30% of AMI and fifteen of the units will have PBS8 Vouchers. The 48 units funded by Prosper Portland will be restricted to residents with incomes up to 80% and 100% AMI and the project will have one unrestricted manager's unit.



PORTLAND HOUSING BUREAU

Mayor Ted Wheeler
 Director Kurt Creager