

The Orchards

ROSE CDC



Building Profile

| | |
|-----------------|------------------|
| Project Type | New Construction |
| Location | Lents-Foster |
| Regulated Units | 48 |
| Total Units | 48 |
| Status | Open |

Units

| By Type | By Income Level | | |
|-----------|-----------------|---------|----|
| Studio | - | 30% MFI | - |
| 1-Bedroom | 33 | 40% MFI | - |
| 2-Bedroom | 12 | 50% MFI | - |
| 3-Bedroom | 3 | 60% MFI | 48 |
| Other | | 80% MFI | - |
| | | Market | - |

MFI=Median Family Income

Estimate Development Cost

| | |
|-------------------------|--------------|
| Total | \$15,831,178 |
| Portland Housing Bureau | \$1,857,307 |

Development Team

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

The Jade Apartments is located at the corner of SE 82nd Ave and Division St in Southeast Portland's Jade District, one of eight Neighborhood Prosperity Initiative districts.

It is a 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 four-story midrise is designed to 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 48,000 square foot project has more than 5,000 square feet of ground-floor commercial space reserved for the Asian Pacific Network of Oregon (APANO) to house their offices and a Multi-Cultural Community Center. The unit mix includes 33 one-bedroom units, 11 two-bedroom units, 3 three-bedroom units, and a manager's unit. Rents in the affordable units will be restricted at or below 60% AMI, 12 of which will have Project Based Section 8 Vouchers.

The building will be built to Earth Advantage Platinum standards and 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.



Portland Housing Bureau
 Mayor Ted Wheeler • Director Shannon Callahan