



Metro



At a glance

Total development cost:
\$22 million

Metro bond funds: \$4 million

Bond funds per unit: \$100,326

Project type: New construction

Developer/owners: APANO and Gorman & Company, LLC

Local implementation partner:
Portland Housing Bureau

Architect: Nathaniel Stark of Gorman & Company

General contractor: Gorman General Contractors

Funding: Metro affordable housing bond, permanent loan, contributed developer fee, Portland Clean Energy Fund, General Housing Account Program, Other local funding

Construction begins: November 2024

Anticipated completion:
December 2025

oregonmetro.gov/housing

The Jade

SE 89th Avenue - Portland - APANO and Gorman & Company, LLC

The Jade Apartments is a new affordable housing development in partnership with APANO (Asian Pacific American Network of Oregon) and Gorman & Company, LLC that will create 40 apartments for households with incomes less than 30% to 60% of the area median income. The Jade's homes will range in size from one to three bedrooms. Located in the Jade District of Southeast Portland, the Jade Apartments will advance a key goal of the Jade District's "Greening the Jade" project which seeks to increase affordable housing and improve infrastructure and environmental features of the neighborhood.

Nonprofit partner APANO has extensive experience serving Asian and Pacific Islander communities, with a particular focus on the Jade District. APANO will provide culturally specific resident services for future residents, focusing programming on community organizing, public health interventions and economic development.

The new-construction building will have three stories with two interior courtyards, a community room with kitchen and a play area. Car and bike parking and resident services offices will also be on site. The project site is located in close proximity to several culturally specific grocery stores and restaurants, Portland Community College, schools and hospitals. A frequent service bus line and MAX station are also within walking distance.

APANO will work with Cascade Management to conduct a culturally responsive outreach plan that focuses on Asian communities and offers multi-lingual application support and move-in assistance.

Development program

The Jade Apartments will create 40 apartments for households with incomes less than 30% to 60% of the area median income in Southeast Portland's Jade District.

| Unit size (no. of bedrooms) | No. of units | AMI % | PSH ¹ | PBVs | Square feet/unit |
|-----------------------------|--------------|-------|------------------|------|------------------|
| 1 | 3 | 30 | 0 | 0 | 579 |
| 1 | 11 | 60 | 0 | 0 | 579 |
| 2 | 1 | 30 | 0 | 0 | 772 |
| 2 | 10 | 60 | 0 | 0 | 772 |
| 3 | 1 | 30 | 0 | 0 | 1077 |
| 3 | 14 | 60 | 0 | 0 | 1077 |
| Total | 40 | | 0 | 0 | |

*Area median income, or AMI, is set by the Department of Housing and Urban Development (HUD) and determines maximum monthly rents for these affordable homes. More information on current area median income levels and maximum rents can be found on [Metro's website](#).

Amenities

- Location in the heart of Portland's Jade District, a diverse neighborhood with prominent Asian and Pacific Islander community
- Proximity to high-frequency transit, markets and restaurants, K-12 and higher education
- Large share of 3-bedroom homes to suit families and larger households, including multigenerational households
- Community garden that will grow culturally specific crops not found in conventional grocery stores or gardens
- On-site resident services and management offices, with culturally specific resident services led by APANO