Jade Apartments Update

Jonathan Williams
Metro
Jade Apartments Update

• 48 unit affordable housing project with rents affordable at 30% to 60% of area median income

• 4,800 square foot headquarters for APANO with event space
Background

• Property identified during Division Transit outreach
• Metro acquired site in December 2014
• ROSE CDC selected as developer in August 2016
• Design refined through series of community meetings
• Construction started January 2018
East and North Elevations
# Units and Rents

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Typical Size (SF)</th>
<th>Number of Units</th>
<th>Anticipated Rent</th>
<th>$ PSF</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom 30% AMI</td>
<td>548</td>
<td>3</td>
<td>$348</td>
<td>$0.64</td>
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<tr>
<td>One Bedroom 50% AMI</td>
<td>563</td>
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<td>$624</td>
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<td>One Bedroom 55% AMI</td>
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<td>$692</td>
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<td>$761</td>
<td>$1.39</td>
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<td>Two Bedroom 50% AMI</td>
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<td>$747</td>
<td>$0.94</td>
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<td>Two Bedroom 60% AMI</td>
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<td>$912</td>
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<td>Three Bedroom 60% AMI</td>
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<td>$1,050</td>
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<td>Manager’s Unit (2BR)</td>
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<td><strong>Total</strong></td>
<td></td>
<td><strong>48</strong></td>
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<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Size (SF)</th>
<th>Number of Units</th>
<th>Anticipated Rent</th>
<th>$ PSF</th>
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<tbody>
<tr>
<td>APANO Space</td>
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**Unit Amenities**
- Refrigerator
- Electric range
- Dishwasher (3 bedroom unit)
- Unit controlled through the wall heating and cooling

**Common Amenities**
- Community room
- Outdoor play area
- Laundry room
- Hallway bike storage
Timeline

• Constructed started in January 2018
• Shell completion expected July 2018
• Building completion February 2019
• Start of leasing March 2019
Project Update

- Pursuing Congressional path – Formal process June through October
- Closing the local funding gap with regional partners
- Applying tools and ethic from *Refinement* process in updating design documents
- Recent reduction in budget allocation to Powell Garage
- 35% Design completion and Open Houses expected in June
FEDERAL FUNDING

✓ Securing local funding
✓ Aligning costs with budget
✓ Expediting NEPA to submit to FTA
✓ Finalizing third party agreements
✓ Completing other Federal deliverables
# Schedule

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<tr>
<th>Week Start</th>
<th>March</th>
<th>April</th>
<th>May</th>
<th>June</th>
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<td>2</td>
<td>4</td>
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<td>TriMet Distribute Design</td>
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<td>TriMet Cost Estimate</td>
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<tr>
<td>Partner Review</td>
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<td>25</td>
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<tr>
<td>Partner Comment Review</td>
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<td>7</td>
<td>14</td>
<td>21</td>
</tr>
<tr>
<td>60% Design Effort</td>
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<td>28</td>
<td>4</td>
<td>11</td>
</tr>
</tbody>
</table>
35% Design Approach

- Enhanced Platform
- Standard Platform
- Light Touch Platform
- Established Platform
- Explore Bikes Up and Over
- BAT Lanes
- Laneway Reconfiguration
- Signals
Next Steps + Areas of Focus

• Maintained commitment to 15-20% performance improvement

• Establishing a parallel process to vet approach to bicycle interface

• Continue to refine signal optimization with jurisdictional partners

• Close coordination with Outer Division Multi-Modal Safety Project (ODMMSP) to ensure complementary design

• Ongoing work in the community to coordinate input

• 35% Design Open Houses
Questions?