

106 Halsey

Human Solutions Inc.



Building Profile

Project Type	New Construction
Location	Gateway
Regulated Units	40
Total Units	40
Status (as of 10/4/17)	Construction expected: June 2018

Units

By Type		By Income Level	
Studio	10	30% MFI	4
1-Bedroom	23	40% MFI	-
2-Bedroom	7	50% MFI	36
3-Bedroom	-	60% MFI	-
Other	-	80% MFI	-
		Market Rate	-

MFI=Median Family Income

Estimate Development Cost

Total	\$17,425,037
Gateway TIF	\$4,750,000

Located at 10520 NE Halsey (106Halsey/Gateway Park) and within the Gateway Urban Renewal Area (URA), the project is expected to deliver 40 units of housing affordable to households with incomes at or below 60% of area median income (AMI); of the affordable units, 4 will have unsubsidized rents at or below 30% AMI. Programming includes another 35 units of workforce housing with rents restricted for households at or below 100% area median income. The remainder of the project is commercial, with 12,000 square feet of office space to serve as Human Solutions' headquarters, and 10,600 square feet of retail likely including a neighborhood grocery store and neighborhood serving retail such as a coffee shop. There will be 66 at grade parking spaces, with 30 designated for housing. The affordable housing, workforce housing, office and retail space will be separate condominiums.

Development Team

Human Solutions Inc., Sponsor
 Gerding Edlen, Consultant
 Holst Architects, Architect
 LMC Construction and ModsPDX, General Contractor
 Human Solutions, Property Manager



Portland Housing Bureau

Mayor Ted Wheeler • Interim Director Shannon Callahan