

Carolyn Gardens

Human Solutions, Inc.



Building Profile

Project Type	Rehabilitation
Location	Gateway
Regulated Units	12
Total Units	12
Status	Open

Units

By Type	By Income Level		
Studio	-	30% MFI	-
1-Bedroom	-	40% MFI	-
2-Bedroom	-	50% MFI	-
3-Bedroom	4	60% MFI	12
4-Bedroom	8	80% MFI	-
Other		Market Rate	-

MFI=Median Family Income

Rehabilitation Cost

Total	\$150,000
Portland Housing Bureau	\$150,000

Development Team

Human Solutions, Inc., Owner
Human Solutions, Inc., Developer
Dalla Terra, Construction Management Consultant
Principle Management, Property Management
Colas Construction Inc., General Contractor
STACK Architecture, Architect

Carolyn Gardens is a 12-unit property providing family-size housing on SE Division St in the Gateway neighborhood. The project consists of four 3-bedroom and eight 4-bedroom units, all of which carry a project-based Section 8 vouchers to serve very-low income families.

Carolyn Gardens has struggled due to its small unit count, lack of amenities such as community or office space onsite for service delivery, long-standing deferred maintenance and significant construction defects. Funding from the Portland Housing Bureau has allowed the owner/developer, Human Solutions, to undertake the needed rehabilitation to preserve this critically important family housing and leverage over \$1.7 million in new funding from other sources.



**Portland
Housing Bureau**

Mayor Ted Wheeler • Director Shannon Callahan