

Gateway - 106 Halsey

Human Solutions Inc.



Building Profile

Project Type	New Construction
Location	Gateway
Regulated Units	52
Total Units	52
Status	In Construction

Units

By Type		By Income Level	
Studio	11	30% MFI	6
1-Bedroom	31	40% MFI	-
2-Bedroom	10	50% MFI	2
3-Bedroom	-	60% MFI	44
Other	-	80% MFI	-
		Market Rate	-

MFI=Median Family Income

Estimate Development Cost

Total	\$17,423,822
Portland Housing Bureau	\$7,350,000

Development Team

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

Human Solutions Inc. (HS) was awarded \$4,250,000 out of the Fall 2015 Notice of Funding Availability (NOFA) for rental and homeownership projects in the Gateway URA. Prosper Portland concurrently awarded development rights to the project site at 106th and NE Halsey Street, and will provide a ground lease on the site to the project.

The proposed new construction project is a mixed-use, mixed-income elevator-served development with a six-story residential building containing market rate and affordable housing units, community and retail spaces, and a two-story commercial building containing office and retail space. HS will relocate its current office to the project. PHB funding is allocated only to the 40 affordable rental units scattered throughout the taller residential building.

Located in the residential common area is a computer room, community trash area, dog wash and resident lounge with kitchen facilities. There are 50 vehicle tuck under parking spaces, and 81 covered bicycle parking spaces.

This project has an extremely attractive amenity in the brand new Gateway Discovery Park which is north of the site in the middle of the Gateway community. A plaza along one side of the project will allow for events staging as well.



Portland Housing Bureau

Mayor Ted Wheeler • Director Shannon Callahan