

# Low/Moderate Income Housing

## PROJECT/OWNERSHIP

MULTIFAMILY - SERENE CT. APTS.  
1130 NE FIRST AVENUE  
OWNER:  
JUNIOR & VONNE WILLIAMS  
4040 NW THURMAN STREET  
PORTLAND , OR 97210  
YEAR OF ACQUISITION: 1986

234-1946  
97232

## LEGAL

ADDITION: HOLLADAYS  
BLOCK: 57 MAP: 2930  
LOTS: 1 & 2

## PUBLIC DATA

CENSUS TRACT: BLOCK:  
URD: OR CONVENTION CENTER  
AREA: ZONING: CXd

## ASSESSMENT AND TAXATION

LAND VALUE IMPROVEMENTS TOTAL VALUE TAX EXEMPTIONS  
\$ 125,000 + \$ 312,000 = \$ 437,000 \$ 0

TAX ACCT NO. TAX YEAR DATE APPRAISED TAX EXEMPTION  
396201490 91/92 1991

## BUILDING DATA

SITE AREA: 7800 sf USAGE: HOUSING: 100 %  
BLDG AREA: 18480 sf OFFICE: 0 %  
STORIES: 4 RETAIL: 0 %  
BASEMENT: N  
YR BUILT: 1913 STATUS: OPEN  
HISTORIC: III CONDITION: FAIR

RENOVATION: NO

PUBLIC FINANCING:

TYPE: MULTIFAMILY: X STUDENT:  
HOTEL/MOTEL: GROUP LIVING:  
SRO: CONDO:  
TRNSNT LODGNG:

## UNIT MIX RENTS

	\$100- \$150	\$151- \$200	\$201- \$250	\$251- \$300	\$301- \$350	\$351- \$400	\$401- \$450	\$451- \$500	\$501- \$550	\$551- \$600	\$601- \$650	\$650+	N/A	TOTAL
HOTEL/MOTEL ROOMING UNIT														
STUDIO														
1 BEDROOM				11	15									26
2 BEDROOM														
3 BEDROOM														
SIZE N/A														
TOTALS	0	0	0	11	15	0	0	0	0	0	0	0	0	26

## HOUSING UNIT DATA

RENTAL TYPE:

OPEN MARKET: X  
SECT 8/SUBS:

VACANT UNITS: 0  
AVG HOUSEHLD SIZE: 1.7  
HOUSEHLD W/MINORS: 1  
UNITS DOUBLED UP: 16  
AVG TIME OF OCC: 2 YRS  
UNIT TURNOVER: 12/YR

SRCE: MAIL TO OWNER  
DATE: 8/92  
MGR: RAY RIGOR, 234-1946

## TENANT PROFILE

AGE  
<30 YRS: 30 %  
31-60: 65 %  
>60 YRS: 5 %  
  
EMPLOYMENT  
EMPLOYED: 80 %  
IN DWNTWN: 50 %  
UNEMPLOYED: 0 %  
RETIRED: 20 %  
STUDENT: 0 %

## UTILITIES INCLUDED

WATER/SEWER: X  
GAS:  
ELECTRICITY:  
STEAM:  
GARBAGE: X  
ALL:  
  
EST COST IF  
NOT INCLUDED:  
\$ /MNTH

## SERVICES

MAID/LINEN:  
MEALS:  
24 HR DESK COVERAGE: X  
RES FLOOR AIDES:  
COUNSELING SERVICES: X  
MEDICAL SERVICES:  
GROUP ACTIVITIES:

## AMENITIES

LAUNDRY FACILITIES: X  
SINK IN ROOM: X  
MICROWAVE/STOVE: X  
FRIDGE IN ROOM: X  
FURNITURE:  
COMMUNITY ROOM:  
EMRGNCY CALL BUTTON:  
PHONE IN ROOM: X  
PHONE ON EACH FLOOR: X  
SECURED ENTRANCE: X  
COMMUNITY KITCHEN:  
ADDITIONAL STORAGE: X  
  
PARKING:  
ONSITE:  
OFFSITE:  
SECURED:  
COVERED:  
CHARGE:  
SPACES:  
  
BATHROOMS:  
PRIVATE: X  
SHARED:

## COMMENTS

LAST UPDATE: