

# Low/Moderate Income Housing



## PROJECT/OWNERSHIP

APARTMENTS  
2407 SE 12TH AVE. 97214  
OWNER:  
GARY RYAN (CONTRACT PRCHSE FRM LILLIAN ZIDELL) 232-8524  
2407 SE 12TH AVE., #3  
PORTLAND, OR 97214  
YEAR OF ACQUISITION: 1988

## LEGAL

ADDITION: STEPHENS  
BLOCK: 130 MAP: 3231  
LOTS: 12

## PUBLIC DATA

CENSUS TRACT: BLOCK:  
URD: CENTRAL EASTSIDE  
AREA: ZONING: R1

## ASSESSMENT AND TAXATION

LAND VALUE IMPROVEMENTS TOTAL VALUE TAX EXEMPTIONS  
\$ 16,200 + \$ 41,800 = \$ 58,000 \$ 0

TAX ACCT NO. TAX YEAR DATE APPRAISED TAX EXEMPTION  
794016080 91/92

## BUILDING DATA

SITE AREA: 5000 sf USAGE: HOUSING: 100 %  
BLDG AREA: 2306 sf OFFICE: 0 %  
STORIES: 3 RETAIL: 0 %  
BASEMENT: Y  
YR BUILT: 1905 STATUS: OPEN  
HISTORIC: CONDITION: GOOD

## RENOVATION:

## PUBLIC FINANCING:

TYPE: MULTIFAMILY: X STUDENT:  
HOTEL/MOTEL: GROUP LIVING:  
SRO: CONDO:  
TRANSNT 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		2												2
2 BEDROOM 3 BEDROOM								2						2
SIZE N/A														
TOTALS	0	2	0	0	0	0	0	0	2	0	0	0	0	4

## HOUSING UNIT DATA

### RENTAL TYPE:

OPEN MARKET: X  
SECT 8/SUBS:

VACANT UNITS: 1  
AVG HOUSEHLD SIZE: 1.5  
HOUSEHLD W/MINORS: 0  
UNITS DOUBLED UP: 0  
AVG TIME OF OCC: 2 YRS  
UNIT TURNOVER: 1.7/YR

SRCE: GARY RYAN  
DATE: 8/14/92  
MGR: GARY RYAN

## TENANT PROFILE

AGE  
<30 YRS: 50 %  
31-60: 50 %  
>60 YRS: 0 %  
  
EMPLOYMENT  
EMPLOYED: 75 %  
IN DWNTWN: 0 %  
UNEMPLOYED: 25 %  
RETIRED: 0 %  
STUDENT: 0 %

## UTILITIES INCLUDED

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

## SERVICES

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

## AMENITIES

LAUNDRY FACILITIES: X PARKING:  
SINK IN ROOM: ONSITE: X  
MICROWAVE/STOVE: OFFSITE:  
FRIDGE IN ROOM: SECURED:  
FURNITURE: COVERED:  
COMMUNITY ROOM: CHARGE:  
EMRGNCY CALL BUTTON: SPACES: 2  
PHONE IN ROOM: BATHROOMS:  
PHONE ON EACH FLOOR: PRIVATE:  
SECURED ENTRANCE: X SHARED:  
COMMUNITY KITCHEN:  
ADDITIONAL STORAGE: X

## COMMENTS

LAST UPDATE: