

# Low/Moderate Income Housing

## PROJECT/OWNERSHIP

GRAND OAKS/WILSHIRE APARTMENTS  
420-438 SE GRAND  
OWNER:  
REACH CDC  
2405 SE 11TH AVENUE  
PORTLAND, OR 97214  
YEAR OF ACQUISITION: 1985

235-2941  
97214  
231-0682

## LEGAL

ADDITION: EAST PORTLAND  
BLOCK: 121 MAP: 3031  
LOTS: 3 & 4, 5 & 6

## PUBLIC DATA

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

## ASSESSMENT AND TAXATION

LAND VALUE	IMPROVEMENTS	TOTAL VALUE	TAX EXEMPTIONS
\$ 103,900	+ \$ 254,400	= \$ 358,300	\$ 257,900
TAX ACCT NO. 226508200	TAX YEAR 91/92	DATE APPRAISED	TAX EXEMPTION 72% NONTAXABLE

## BUILDING DATA

SITE AREA:	10000 s/f	USAGE:	HOUSING:	75 %
BLDG AREA:	33705 s/f		OFFICE:	0 %
STORIES:	4		RETAIL:	25 %
BASEMENT:	Y			
YR BUILT:	1911	STATUS:	OPEN	
HISTORIC:		CONDITION:	GOOD	

RENOVATION: ASBESTOS ABATEMENT & NEW ROOF. OTHER WORK PLANNED

## 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	HOUSING UNIT DATA	
HOTEL/MOTEL ROOMING UNIT															RENTAL TYPE:	
STUDIO				9										9	OPEN MARKET: X	
1 BEDROOM				33										33	SECT 8/SUBS:	
2 BEDROOM															VACANT UNITS: 2	
3 BEDROOM															AVG HOUSEHLD SIZE: 2.5	
SIZE N/A															HOUSEHLD W/MINORS: 6	
															UNITS DOUBLED UP: 30	
															AVG TIME OF OCC: 2 YRS	
															UNIT TURNOVER: 34/YR	
TOTALS	0	0	0	42	0	0	0	0	0	0	0	0	0	42	SRCE: TONY JONES, 235-2941	
															DATE: 7/6/92	
															MGR: TONY JONES	
TENANT PROFILE		UTILITIES INCLUDED			SERVICES			AMENITIES								
AGE		WATER/SEWER: X			MAID/LINEN:			LAUNDRY FACILITIES: X								
<30 YRS: 30 %		GAS:			MEALS:			SINK IN ROOM: X								
31-60: 63 %		ELECTRICITY:			24 HR DESK COVERAGE:			MICROWAVE/STOVE:								
>60 YRS: 7 %		STEAM:			RES FLOOR AIDES:			FRIDGE IN ROOM:								
EMPLOYMENT		GARBAGE: X			COUNSELING SERVICES:			FURNITURE: X								
		ALL:			MEDICAL SERVICES:			COMMUNITY ROOM:								
EMPLOYED: 19 %		EST COST IF			GROUP ACTIVITIES:			EMRGNCY CALL BUTTON:								
IN DWNTWN: 70 %		NOT INCLUDED:						PHONE IN ROOM:								
UNEMPLOYED: 52 %		\$20 /MNTH						PHONE ON EACH FLOOR:								
RETIRED: 29 %								SECURED ENTRANCE: X								
STUDENT: 0 %								COMMUNITY KITCHEN:								
								ADDITIONAL STORAGE: X								
COMMENTS															LAST UPDATE:	
30% TENANTS ARE SECT8 VOUCHERS. MAX 3 PER UNIT. SOME UNITS ARE FURNISHED.																