

# Low/Moderate Income Housing

## PROJECT/OWNERSHIP

VIVIAN APARTMENTS 236-6113  
100-110 NE MLK 97232  
OWNER:  
NORTHWEST WHOLESALE DIST. INC. 236-6113  
107 NE GRAND  
PORTLAND , OR 97232  
YEAR OF ACQUISITION: 1986

## LEGAL

ADDITION: EAST PORTLAND  
BLOCK: 108 MAP: 3031  
LOTS: 3 & 4

## PUBLIC DATA

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

## ASSESSMENT AND TAXATION

LAND VALUE	IMPROVEMENTS	TOTAL VALUE	TAX EXEMPTIONS
\$ 53,100	+ \$ 258,300	= \$ 311,400	\$ 0
TAX ACCT NO. 226507330	TAX YEAR 91/92	DATE APPRAISED	TAX EXEMPTION

## BUILDING DATA

SITE AREA:	6000 sf	USAGE:	HOUSING:	76 %
BLDG AREA:	16500 sf		OFFICE:	0 %
STORIES:	3		RETAIL:	24 %
BASEMENT:	Y			
YR BUILT:	1911	STATUS:	OPEN	
HISTORIC:		CONDITION:	POOR	

RENOVATION: NEW HEATING SYSTEM

## PUBLIC FINANCING:

TYPE:	MULTIFAMILY:	X	STUDENT:	
	HOTEL/MOTEL:		GROUP LIVING:	
	SRO:	X	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			6											6
STUDIO			20											20
1 BEDROOM			1											1
2 BEDROOM														
3 BEDROOM														
SIZE N/A														
TOTALS	0	0	27	0	0	0	0	0	0	0	0	0	0	27

## HOUSING UNIT DATA

### RENTAL TYPE:

OPEN MARKET: X  
SECT 8/SUBS:

VACANT UNITS: 0  
AVG HOUSEHLD SIZE: 1.2  
HOUSEHLD W/MINORS: 0  
UNITS DOUBLED UP: 10  
AVG TIME OF OCC: 1 YR  
UNIT TURNOVER: 10/YR

SRCE: JACK ARMSTRONG, 236-6113  
DATE: 7/92  
MGR: JACK ARMSTRONG

## TENANT PROFILE

AGE  
<30 YRS: 9 %  
31-60: 37 %  
>60 YRS: 54 %  
  
EMPLOYMENT  
EMPLOYED: 31 %  
IN DWTWN: 100 %  
UNEMPLOYED: 15 %  
RETIRED: 54 %  
STUDENT: 0 %

## UTILITIES INCLUDED

WATER/SEWER:  
GAS:  
ELECTRICITY:  
STEAM:  
GARBAGE:  
ALL: X  
  
EST COST IF  
NOT INCLUDED:  
\$ /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:	X	ONSITE:	
MICROWAVE/STOVE:	X	OFFSITE:	
FRIDGE IN ROOM:	X	SECURED:	
FURNITURE:	X	COVERED:	
COMMUNITY ROOM:		CHARGE:	
EMRGNCY CALL BUTTON:		SPACES:	
PHONE IN ROOM:		BATHROOMS:	
PHONE ON EACH FLOOR:		PRIVATE:	X
SECURED ENTRANCE:	X	SHARED:	X
COMMUNITY KITCHEN:			
ADDITIONAL STORAGE:	X		

## COMMENTS

OWNER: NORTHWEST WHLSLE DIST. INC.; PROPERTY MGR: JEANNIE ELINGER; ONSITE MGR: JACK ARMSTRONG.

LAST UPDATE: