

# Low/Moderate Income Housing

## PROJECT/OWNERSHIP

SANDE COURT APARTMENTS  
609 SE TAYLOR 97214  
OWNER:  
JAMES & CAROLE RAZE; UNIVERSAL LIFE CHURCH 220-1144  
16725 NE PACIFIC DRIVE  
PORTLAND, OR 97230  
YEAR OF ACQUISITION: 1981

## LEGAL

ADDITION: PARK  
BLOCK: 136 MAP: 3131  
LOTS: 3 & 4

## PUBLIC DATA

CENSUS TRACT: BLOCK:  
URD: CENTRAL EASTSIDE  
AREA: ZONING: 1G1

## ASSESSMENT AND TAXATION

LAND VALUE IMPROVEMENTS TOTAL VALUE TAX EXEMPTIONS  
\$ 75,000 + \$ 423,500 = \$ 498,500 \$ 0  
TAX ACCT NO. TAX YEAR DATE APPRAISED TAX EXEMPTION  
644500190 91/92

## BUILDING DATA

SITE AREA: 10000 sf USAGE: HOUSING: 90 %  
BLDG AREA: 23154 sf OFFICE: 0 %  
STORIES: 3 RETAIL: 10 %  
BASEMENT: Y  
YR BUILT: 1927 STATUS: OPEN  
HISTORIC: III CONDITION: FAIR

## RENOVATION:

## PUBLIC FINANCING:

TYPE: MULTIFAMILY: X STUDENT:  
HOTEL/MOTEL: GROUP LIVING:  
SRO: X 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	HOUSING UNIT DATA	
HOTEL/MOTEL ROOMING UNIT		12												12	RENTAL TYPE:	
STUDIO					39									39	OPEN MARKET: X	
1 BEDROOM						2								2	SECT 8/SUBS:	
2 BEDROOM															VACANT UNITS: 8	
3 BEDROOM															AVG HOUSEHLD SIZE: 1.5	
SIZE N/A															HOUSEHLD W/MINORS: 5	
															UNITS DOUBLED UP: 4	
															AVG TIME OF OCC: 2 YRS	
															UNIT TURNOVER: 40%	
															SRCE: JIM RAZE - OWNER	
															DATE: 7/92	
															MGR:	
TOTALS	0	12	0	0	39	2	0	0	0	0	0	0	0	53		
TENANT PROFILE		UTILITIES INCLUDED				SERVICES				AMENITIES						
AGE		WATER/SEWER:				MAID/LINEN:				LAUNDRY FACILITIES:				PARKING:		
<30 YRS: 35 %		GAS:				MEALS:				SINK IN ROOM:				ONSITE:		
31-60: 40 %		ELECTRICITY:				24 HR DESK COVERAGE:				MICROWAVE/STOVE:				OFFSITE:		
>60 YRS: 25 %		STEAM:				RES FLOOR AIDES:				FRIDGE IN ROOM:				SECURED:		
EMPLOYMENT		GARBAGE:				COUNSELING SERVICES:				FURNITURE:				COVERED:		
		ALL: X				MEDICAL SERVICES:				COMMUNITY ROOM:				CHARGE:		
EMPLOYED: 70 %		EST COST IF				GROUP ACTIVITIES:				EMRGNCY CALL BUTTON:				SPACES:		
IN DWNTWN: %		NOT INCLUDED:								PHONE IN ROOM:				BATHROOMS:		
UNEMPLOYED: 10 %		\$ /MNTH								PHONE ON EACH FLOOR:				PRIVATE: X		
RETIRED: 20 %										SECURED ENTRANCE:				SHARED: X		
STUDENT: 0 %										COMMUNITY KITCHEN:						
										ADDITIONAL STORAGE:						
COMMENTS																
9 UNITS SHARE 2 BATHS. ALL OTHERS HAVE PRIVATE BATHS.																
LAST UPDATE:																