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INTRODUCTION

Since 1958, the Portland Development Commission has played a major role in the revitalization of Portland's downtown and surrounding urban neighborhoods. Apart from its many responsibilities as the City of Portland's urban renewal agency, the Commission has also worked extensively in the area of neighborhood revitalization and community development, concentrating on single and multi-family housing rehabilitation. Funds for these activities come from the federal Housing and Community Development Block Grant Program, its Section 312 loan program and various special purpose grants.

Portland's housing programs are based on a City Council approved Housing Policy. The goals of this Policy address a number of areas of need city-wide. These goals include the replacement of housing lost in the downtown area, rehabilitation of the existing housing stock to combat deterioration and blight, and the creation of new single-family and multi-family housing.

Since 1965, the PDC has offered a series of loan programs to encourage the rehabilitation of single-family, multi-family and investor-owned properties. More recent, innovative programs encourage new construction of middle income housing and the "recycling" of vacant or abandoned housing. All these programs help to upgrade and maintain the City's housing stock.

The Housing and Community Development Act (HCD) of 1974 made it possible for the Commission to focus its attention on improving the supply and quality of housing for low and moderate income people through Community Development Block Grant funding. Identification of certain deteriorating neighborhoods targeted further efforts for revitalization and improvement of neighborhoods as well as the community as a whole. The result of this major commitment to housing and neighborhood conservation by the City is apparent in the overall high quality and livability of the community that is known nation wide.

The majority of PDC's rehabilitation loans are made to owners of single-family homes. However, PDC also administers programs for investor-owned properties, for commercial, historic, multi-family, and mixed-use properties.

This Housing Project Reference File is a profile of many of the projects funded in part by the Portland Development Commission's Investor Rehabilitation Loan (IRL) Program as well as other sources in which PDC's role was key. It provides detailed information about non-profit, historic, residential/mixed-use rehabilitation and new construction projects.

For further information about projects listed in the Project Reference File, contact:

Portland Development Commission
Multi-Family Housing Section
1120 S.W. Fifth Avenue, Suite 1102
Portland, Oregon 97204-1968
(503) 796-5300

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 2109 N.W. Irving

NUMBER OF UNITS: 54

PROJECT COST: \$380,000

PROJECT FEATURES: 4-story woodframe, brick veneer exterior with 14 studios, 31 one-bedroom and 9 two-bedroom units in N.W. Portland.

START: December 3, 1978

COMPLETION: December 12, 1979

PROJECT DATA

GROSS BUILDING AREA: 36,176 sq.ft.

SITE AREA: 10,000 sq.ft.

FLOOR AREA RATIO: 3.6

HEIGHT: 4-story

TYPICAL FLOOR AREA: 8,744 sq.ft.

NET RENTABLE AREA:

HOUSING: 34,992 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Studio	14		\$155
1-Bdrm	31	Avg.	\$175
2-Bdrm	9	648	\$190

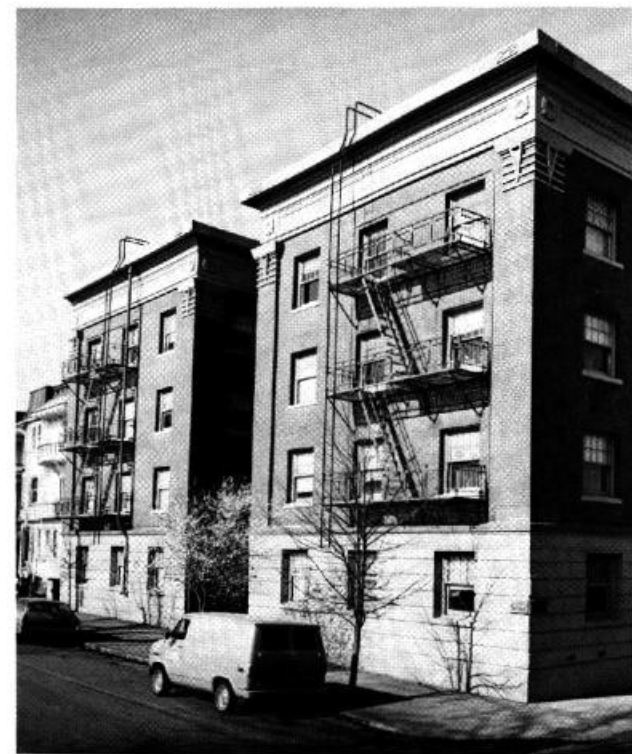
DEVELOPMENT & FINANCING

DEVELOPER: Parker Investments

CONTRACTOR: Jerry Parker

LEASING AGENT: Parker Investments

FINANCING:	Amount	Rate	Term
Equitable Savings & Loan	\$330,000	10.5%	25 years
Portland Development Commission	\$ 50,000	3 %	20 years



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PORTLAND DEVELOPMENT COMMISSION
1120 S.W. FIFTH AVENUE
PORTLAND, OREGON 97204
11/82

RESIDENTIAL

BEL AIRE APARTMENTS

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 2139 W. Burnside

NUMBER OF UNITS: 49

PROJECT COST: \$1,222,631

PROJECT FEATURES: Substantial rehabilitation of a vacant fire-damaged apartment building into 49 new dwelling units. Utilization of basement area and other spaces provided for an increase in units from the original 28 oversized apartments. Good access to transportation and downtown commercial areas.

START: July 14, 1981

COMPLETION: July 8, 1982

DEVELOPMENT & FINANCING

DEVELOPER: Jordan Schnitzer

ARCHITECT: MacKenzie, Saito & Associates

CONTRACTOR: A.C. Schommer & Sons, Inc.

LEASING AGENT: Harsh Investment Co.

FINANCING:	Amount	Rate	Term
First Interstate Bank/ Harsh Investment Co.	\$600,000	14.3%	10 years
Portland Development Commission (IRL)	\$350,000	3 %	10 years
U.S. Dept. of Housing and Urban Development (IRL 312)	\$250,000	3 %	10 years
Borrower Cash Investment	\$ 22,171		

PROJECT DATA

GROSS BUILDING AREA: 24,297 sq.ft.

SITE AREA: 8,805 sq.ft.

HEIGHT: 4-story

TYPICAL FLOOR AREA: 6,074 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Studio	44	315-545	\$270
1-Bdrm	5	525-560	\$306



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PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 1424-34 S.W. Morrison Street

NUMBER OF UNITS: 51

PROJECT COST: \$2,286,300 (est.)

PROJECT FEATURES: Substantial rehabilitation of an 82-year-old hotel to provide 12 efficiency and 39 one-bedroom apartment units for the low income elderly. Unique feature is creation of a 4-story courtyard within the existing structure. Structure is on the National Register of Historic Places and qualifies for historic preservation tax credit. Financing provided by the State through the sale of tax-exempt revenue bonds.

START: May 27, 1982

COMPLETION: Estimated for February, 1983

DEVELOPMENT & FINANCING

DEVELOPER: Bakke-Purcell

ARCHITECT: MacKenzie, Saito & Associates, P.C.

CONTRACTOR: C-3 Builders, Inc.

LEASING AGENT: Safeguard Properties

FINANCING:	Amount	Rate	Term
Oregon State Housing Division—Revenue Bonds	\$1,829,100	13.75%	30 years

PROJECT DATA

GROSS BUILDING AREA: 27,000 sq.ft.

SITE AREA: 10,000 sq.ft.

HEIGHT: 4-story plus basement

NET RENTABLE AREA:

HOUSING: 19,755 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Efficiency	12	330	\$447*
1-Bdrm	39	405	\$551*

*Includes utilities. Tenants pay only 30% of their income regardless of rent.



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PORTLAND, OREGON 97204
11/82

RESIDENTIAL

CAPRICE APARTMENTS

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 2167 N.W. Flanders

NUMBER OF UNITS: 18

PROJECT COST:

PURCHASE: \$89,387

REHABILITATION: \$50,613

TOTAL: \$140,000

PROJECT FEATURES: Substantial rehabilitation of an existing apartment house provided upgrading and modernization of 18 dwelling units. Project was one of the first publicly assisted projects under a variable interest rate format Investor Rehabilitation Loan (IRL).

START: August, 1977

COMPLETION: April, 1978

DEVELOPMENT & FINANCING

DEVELOPER: Roger L. Meyer/David W. Bowman

ARCHITECT: Zaik/Miller

ENGINEER: N/A

CONTRACTOR: N/A

LEASING AGENT: N/A

FINANCING:	Amount	Rate	Term
Benj. Franklin Sav. & Loan (purchase)	\$89,387	9.75%	20 years
Benj. Franklin Sav. & Loan (rehab)	\$15,613	6.50%	20 years
Portland Development Commission	\$35,000	4.91%	20 years

PROJECT DATA

GROSS BUILDING AREA: 14,080 sq.ft.

SITE AREA: 10,000 sq.ft.

HEIGHT: 3-story

TYPICAL FLOOR AREA: 4,693 Sq.ft.

NET RENTABLE AREA:

RETAIL: N/A

OFFICE: N/A

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Efficiency	12	500	\$145
1-Bdrm	6	680	\$165



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1120 S.W. FIFTH AVENUE
PORTLAND, OREGON 97204
11/82

PROJECT DESCRIPTION

TYPE: New Construction
 LOCATION: S.W. 12th and Clay
 NUMBER OF UNITS: 235
 PROJECT COST: \$7,298,000
 PROJECT FEATURES: Structure to receive 10 years abatement of property taxes. Rents will be subsidized through the Federal Section 8 program. Financing was provided through a State bond issue.

MAJOR TENANTS: Low-income elderly.

START: April 15, 1978
 COMPLETION: April 15, 1979

DEVELOPMENT & FINANCING

DEVELOPER: Harsh Investment Corp.
 ARCHITECT: MacKenzie, Saito & Associates
 ENGINEER: MacKenzie, Saito & Associates
 CONTRACTOR: Hoffman Construction Co.
 LEASING AGENT: Harsh Investment Corp.

FINANCING:	Amount	Rate	Term
Oregon State Housing Division—Revenue Bonds	\$7,500,000	6.375%	28 yrs. 8 months

PROJECT DATA

GROSS BUILDING AREA: 189,747 sq.ft.
 SITE AREA: 24,000 sq.ft.
 FLOOR AREA RATIO: 6.96:1
 HEIGHT: 18-story
 TYPICAL FLOOR AREA: 9,786 sq.ft.
 NET RENTABLE AREA:
 HOUSING: 141,836 sq.ft.
 RETAIL: 500 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
1-Bdrm	234	600	\$407 (as of 10/82)
2-Bdrm	1	1200	rent-free (manager's unit)



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 PORTLAND, OREGON 97204
 11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 1217 S.W. 11th

NUMBER OF UNITS: 34

PROJECT COST: \$49,700

PROJECT FEATURES: The major renovation was directed toward cost-effective unit-heating systems and efficient water heaters. The exterior was weather-proofed and the interior was upgraded for more pleasant livability.

START: October 7, 1981

COMPLETION: March 1, 1982

DEVELOPMENT & FINANCING

DEVELOPER: 1217 S.W. 11th Limited Partnership

CONTRACTOR: MacNaughten-Heyman Construction

LEASING AGENT: 1217 S.W. 11th Limited Partnership

FINANCING:	Amount	Rate	Term
Portland Development Commission	\$49,700	10.5%	7 years/ 20 year amort.

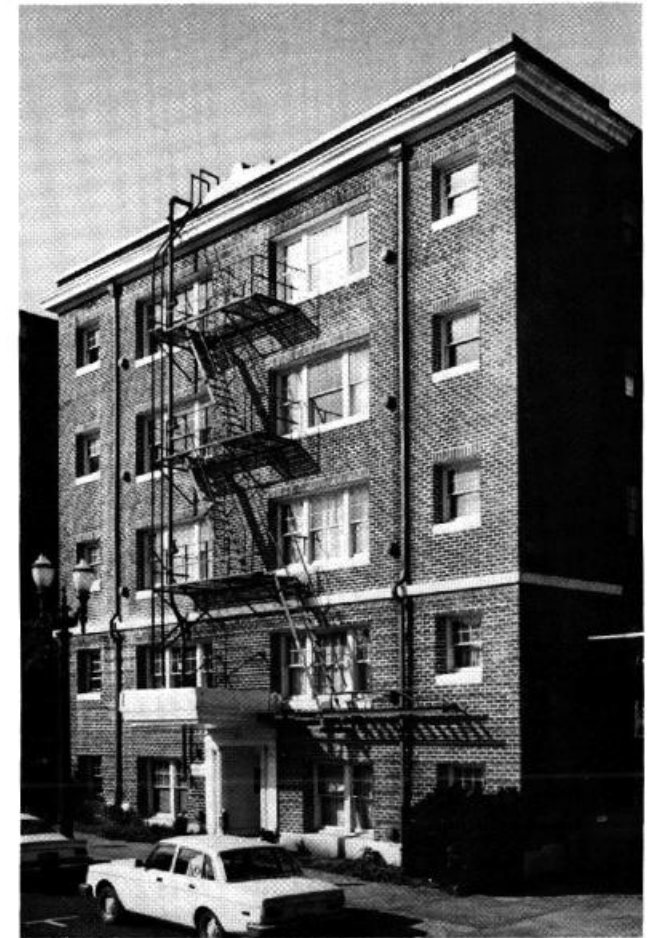
PROJECT DATA

SITE AREA: 6,500 sq.ft.

HEIGHT: 4-story

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Studio	21	400	\$195
1-Bdrm	13	550	\$208



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11/82

PROJECT DESCRIPTION

TYPE: New Construction

LOCATION: N.W. 28th & Upshur

NUMBER OF UNITS: 42

PROJECT COST: \$2,250,000

PROJECT FEATURES: As partial implementation of the Thurman Vaughn Corridor Plan, 42 moderate income condominiums were constructed on property previously owned by the state. 1, 2 and 3-bedroom units cost \$49,000, \$59,000 and \$69,000 respectively. Development guidelines were formulated in conjunction with the Thurman Vaughn Neighborhood Committee. Portland Development Commission solicited proposals for competitive selection of the developer. The development was planned for three phases with buildings clustered around greens providing excellent design compatibility with the surrounding neighborhood.

START: August, 1981

COMPLETION: The project was constructed in phases.

The final phase to be completed in December, 1984.

DEVELOPMENT & FINANCING

DEVELOPER: The Hollman Company

ARCHITECT: John Kyle

CONTRACTOR: The Hollman Company

LANDSCAPE ARCHITECT: Macy & Walker

FINANCING:	Amount	Rate	Term
General Electric Mortgage	Rate and terms vary for each phase		
Benjamin Franklin Savings & Loan	Rate and terms vary for each phase		

PROJECT DATA

SITE AREA: 86,295 sq.ft.

HEIGHT: 2 to 3-story

HOUSING PROFILE

Unit Type	Number of Units	Size Sq.Ft.	Sales Price
1-Bdrm	8	702	\$49,000
2-Bdrm	26	910	\$59,000
3-Bdrm	8	1,148	\$69,000



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 10/84

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 1329 S.W. 14th

NUMBER OF UNITS: 46

PROJECT COST:

PURCHASE: \$138,000

REHABILITATION: \$573,593

TOTAL: \$711,593

PROJECT FEATURES: Substantial rehabilitation of a vacant fire-damaged building into 46 units of new housing for low/moderate-income renters. New roof structure incorporated additional living units. Location is near college and student tenants are not uncommon.

PROJECT DATA

GROSS BUILDING AREA: 36,322 sq. ft.

SITE AREA: 8,262 sq. ft.

FLOOR AREA RATIO: 4.4:1

HEIGHT: 5-story

TYPICAL FLOOR AREA: 7,264 sq. ft.

NET RENTABLE AREA:

HOUSING: 7,264 sq. ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Studio	11	442-505	\$200-270
1-Bdrm	31	507-819	\$200-250
2-Bdrm	3	778-850	\$240-250
3-Bdrm	1	1,217	\$305

DEVELOPMENT & FINANCING

DEVELOPER: Marvin Albaugh

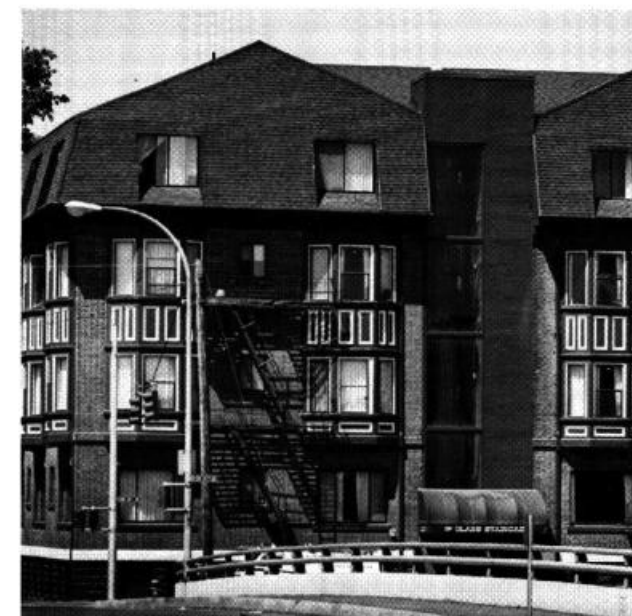
ARCHITECT: Neil Farnham

ENGINEER: Engineered Concepts

CONTRACTOR: Guaranty Construction Co.

LEASING AGENT: Guardian Properties

FINANCING:	Amount	Rate	Term
Charter First Mortgage/ Standard Insurance Co.	\$400,000	10.5%	20 years
Portland Development Commission	\$250,000	3 %	20 years
Owner Cash Investment	\$ 61,593		



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PORTLAND, OREGON 97204
11/82

PROJECT DESCRIPTION

TYPE: New Construction

LOCATION: 1420 S.E. 16th

NUMBER OF UNITS: 71

PROJECT COST: \$2,557,670

PROJECT FEATURES: 71 one-bedroom units, including seven handicapped. Rents are subsidized by the federal government through the Section 8 Housing Assistance Payment program. Financing provided by the State through the sale of tax-exempt General Obligation bonds.

START: January, 1981

COMPLETION: December, 1981

DEVELOPMENT & FINANCING

DEVELOPER: Simpson Housing Corporation

ARCHITECT: Kenneth L. Cole

ENGINEER: Stites and Chakrabarti

CONTRACTOR: Great Northwest Management Co.

LEASING AGENT: Great Northwest Management Co.

FINANCING: Oregon State Housing Division Tax-Exempt
—General Obligation Bonds

PROJECT DATA

GROSS BUILDING AREA: 57,800 sq.ft.

SITE AREA: 19,500 sq.ft.

HEIGHT: 7-story

NET RENTABLE AREA:

HOUSING: 40,825 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
1-Bdrm	71	575	\$419*

*Includes utilities.



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PORTLAND, OREGON 97204
11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 1125 S.W. 12th Avenue

NUMBER OF UNITS: 50

PROJECT COST: \$2,080,000

PROJECT FEATURES: Substantial rehabilitation of a 72-year-old hotel. To provide 36 studio and 14 one-bedroom units of housing for the low-income elderly. Rents supplemented by the federal government through the Section 8 program. Tenants pay 30% of their income as rent. Structure has received 10-year abatement of taxes.

START: June 27, 1981

COMPLETION: March, 1983 (est.)

DEVELOPMENT & FINANCING

DEVELOPER: Jordan D. Schnitzer

ARCHITECT: MacKenzie, Saito & Associates

CONTRACTOR: Westwood Construction Co.

LEASING AGENT: Harsh Investment Corp.

FINANCING:	Amount	Rate	Term
Oregon State Housing Division—General Obligation Bonds	\$1,653,900	12.75%	30 years

PROJECT DATA

GROSS BUILDING AREA: 24,720 sq.ft.

SITE AREA: 5,000 sq.ft.

HEIGHT: 5-story plus full basement

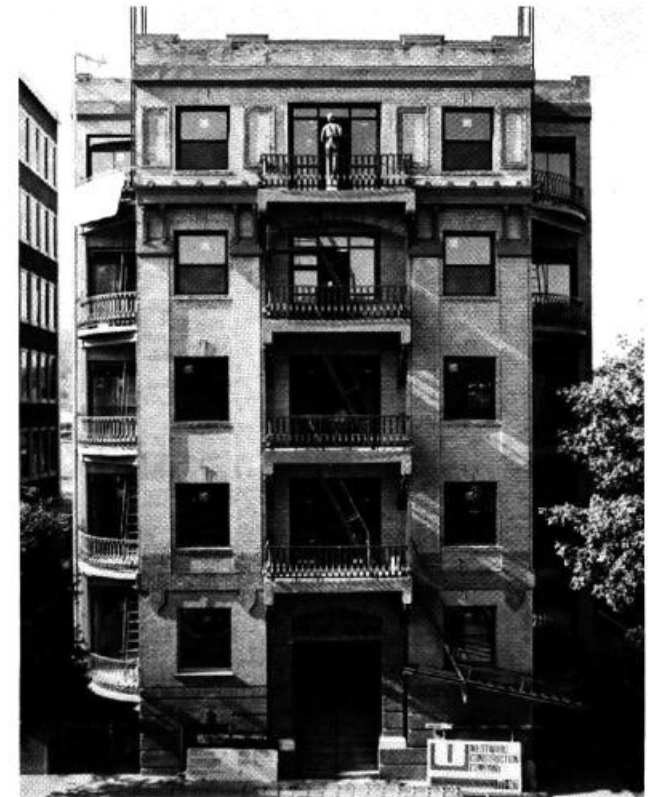
NET RENTABLE AREA:

HOUSING: 20,815 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Studio	36	435	\$478*
1-Bdrm	14	500	\$587*

*Includes utilities.



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PORTLAND, OREGON 97204
11/82

PROJECT DESCRIPTION

TYPE: New Construction

LOCATION: 1st Ave. & Lincoln Street

NUMBER OF UNITS: 104

PROJECT COST: \$12,000,000

PROJECT FEATURES: This project completes the American Plaza Condominium complex begun in 1971 at the south end of Second Avenue Mall involving 3 towers of 18, 26 and 22 stories, totalling 331 units. Served by a recreation building, indoor and outdoor pools, 48 visitor parking spaces and 384 covered spaces.

START: June, 1979

COMPLETION: June, 1981

DEVELOPMENT & FINANCING

DEVELOPER: American Plaza

ARCHITECT: Boutwell, Gordon, Beard & Grimes

ENGINEER: Moffatt

CONTRACTOR: W.C. Sivvers

LEASING AGENT: Gilley Co.

FINANCING:	Amount	Rate	Term
U.S. National Bank	N/A		
Benj. Franklin	N/A		
Equitable	N/A		

PROJECT DATA

GROSS BUILDING AREA: 246,624 sq.ft.

SITE AREA: 144,000 sq.ft.

FLOOR AREA RATIO: 4.29:1

HEIGHT: 22-story

TYPICAL FLOOR AREA: 9,367 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Sales Price
1-Bdrm	2		
2 or more	102	1200-2400	\$142-\$368,000



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 11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 2151 N.W. Johnson

NUMBER OF UNITS: 46

PROJECT COST: \$1,395,940

PROJECT FEATURES: This substantial rehabilitation project increased the number of dwelling units from 31 to 46. All units were completely modernized to include new baths, kitchens, heating, electrical and plumbing systems.

START: March 20, 1981

COMPLETION: September 15, 1981

DEVELOPMENT & FINANCING

DEVELOPER: Jordan Schnitzer

ARCHITECT: MacKenzie, Saito & Assoc., P.C.

CONTRACTOR: A.C. Schommer & Sons, Inc.

LEASING AGENT: Harsh Investment Co.

FINANCING:	Amount	Rate	Term
U.S. National Bank of Oregon	\$600,000	14%	30 years
U.S. Dept. of Housing & Urban Development (IRL 312)	\$455,000	3%	20 years
Borrower Cash Investment	\$ 5,940		

PROJECT DATA

GROSS BUILDING AREA: 30,700 sq.ft.

SITE AREA: 11,000 sq.ft. + 4,000 sq.ft. leased for parking.

FLOOR AREA RATIO: 2.5

HEIGHT: 3-story

TYPICAL FLOOR AREA: 10,233 sq.ft.

NET RENTABLE AREA:

HOUSING: 24,215 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Studio	37	300-590	\$290
1-Bdrm	9	500-900	\$331



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PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 2015-2065 N.W. 29th

NUMBER OF UNITS: 41

PROJECT COST: \$142,709

PROJECT FEATURES: The major rehabilitation was the installation of individual gas furnaces and water heaters in each building in lieu of the aged central hot water and heating system. Kitchen cabinets and counters, walls, floors, painting inside and out, window and door repairs, and miscellaneous repairs make this a more rentable, desirable and attractive improvement for the community.

START: March 15, 1982

COMPLETION: July 16, 1982

DEVELOPMENT & FINANCING

DEVELOPER: Jones/Graham/Riedel

CONTRACTOR: J&J Construction Co.

LEASING AGENT: J&J Properties, Inc.

FINANCING:	Amount	Rate	Term
U.S. National Bank of Oregon	\$66,000	16½%	15 years
Portland Development Commission	\$65,700	3 %	15 years
Owner Cash Investment	\$11,009		

PROJECT DATA

HEIGHT: 2-story

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
1-Bdrm	12	767	\$240
2-Bdrm	28	864	\$255
2-Bdrm	1	1,000	\$465 (house)



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PORTLAND, OREGON 97204
11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation
 LOCATION: 711 S.E. 11th Avenue
 NUMBER OF UNITS: 53
 PROJECT COST: \$200,000
 PROJECT FEATURES: Boiler repair, new windows and doors, interior painting and remodeling, roof repairs. Minimum code and general property improvements were made to an old, brick apartment building to improve its energy efficiency and fire/life safety systems. Building is occupied by good mixture of lower income renters.

START: July 29, 1980
 COMPLETION: February 2, 1981

DEVELOPMENT & FINANCING

DEVELOPER: James Kent
 CONTRACTOR: Oilco, Inc.
 LEASING AGENT: Self

FINANCING:	Amount	Rate	Term
Bank of California	\$100,000	16%	15 years
Portland Development Commission	\$100,000	3%	15 years

PROJECT DATA

GROSS BUILDING AREA: 40,934 sq.ft.
 SITE AREA: 14,000 sq.ft.
 FLOOR AREA RATIO: 3:1
 HEIGHT: 5-story
 TYPICAL FLOOR AREA: 8,272 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Studio	30	N/A	\$192.50
1-Bdrm	23	N/A	\$225.00



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 11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 1403-1419 S.E. 26th Avenue

NUMBER OF UNITS: 6

PROJECT COST: \$31,180

PROJECT FEATURES: Renovation of this six-plex was the first project to be funded under HUD's Rental Rehabilitation Program. Tenants occupying the structure are eligible for rent subsidy under the Federal Section 8 program. The Housing Authority of Portland assisted in the rent assistance portion of the project and the Portland Development Commission provided rehabilitation financing. Heat conversion, weatherization, electrical upgrading and various code deficiencies were included in the project.

START: July 20, 1982

COMPLETION: September 2, 1982

DEVELOPMENT & FINANCING

DEVELOPER: Sam Leshner

CONTRACTOR: Function Form, Inc.

LEASING AGENT: Self

FINANCING:	Amount	Rate	Term
Portland Development Commission	\$15,600	3%	DPL
Borrower Cash Investment	\$15,580		

PROJECT DATA

GROSS BUILDING AREA: N/A

SITE AREA: 8,892 sq.ft.

FLOOR AREA RATIO: N/A

HEIGHT: 1-story

NET RENTABLE AREA:

RETAIL: N/A

OFFICE: N/A

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
1-Bdrm	6	620-690	\$245*

*Section 8 Subsidized



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PORTLAND, OREGON 97204
11/82

RESIDENTIAL

ROSE FRIEND APARTMENTS

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 1307 S.W. Broadway

NUMBER OF UNITS: 61

PROJECT COST: \$754,000

PROJECT FEATURES: Substantial rehabilitation of an older 35-unit apartment building into a new 60-unit apartment building. All new systems provide convenient downtown living for lower income residents.

START: June 2, 1977

COMPLETION: April 1, 1978

PROJECT DATA

GROSS BUILDING AREA: 40,000 sq.ft.

SITE AREA: 10,000 sq.ft.

FLOOR AREA RATIO: 4:1

HEIGHT: 5-story

TYPICAL FLOOR AREA: 8,000 sq.ft.

NET RENTABLE AREA:

HOUSING: 27,888 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Studio	27	315-574	\$120-199
1-Bdrm	32	604-660	\$190-270
2-Bdrm	1	1,055	\$422
Guest	1		

DEVELOPMENT & FINANCING

DEVELOPER: First Christian Church

ARCHITECT: Annand-Boone & Associate

CONTRACTOR: Self

LEASING AGENT: First Christian Church

FINANCING:	Amount	Rate	Term
U.S. Dept. of Housing & Urban Development (IRL 312)	\$754,000	3%	20 years



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11/82

RESIDENTIAL

ROYAL ARMS APARTMENTS

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 1829 N.W. Lovejoy

NUMBER OF UNITS: 65

PROJECT COST:

PURCHASE: \$250,000

REHABILITATION: \$1,536,710

TOTAL: \$1,786,710

PROJECT FEATURES: Substantial rehabilitation of a vacant, burned-out apartment building into 22 studios and 43 one-bedroom units. New interior finishes, electrical, plumbing and heating systems provide attractive, comfortable housing to low- and moderate-income renters.

START: August, 1979

COMPLETION: March, 1980

DEVELOPMENT & FINANCING

DEVELOPER: Jordan Schnitzer

ARCHITECT: MacKenzie, Saito & Associates

ENGINEER: MacKenzie, Saito & Associates

CONTRACTOR: P&C Construction

LEASING AGENT: Harsh Investment Co.

FINANCING:	Amount	Rate	Term
U.S. National Bank of Oregon	\$776,560	10.75%	30 years
U.S. Dept. of Housing & Urban Development (IRL 312)	\$760,150	3 %	20 years
Secured Privately	\$250,000		

PROJECT DATA

GROSS BUILDING AREA: 43,400 sq. ft.

SITE AREA: 19,550 sq. ft.

FLOOR AREA RATIO: 2.22:1

HEIGHT: 5-story

TYPICAL FLOOR AREA: 8,680 sq. ft.

NET RENTABLE AREA:

HOUSING: 43,400 sq. ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Studio	22	448-686	\$225-250
1-Bdrm	43	509-673	\$260-355



COMPILED BY:
PORTLAND DEVELOPMENT COMMISSION
1120 S.W. FIFTH AVENUE
PORTLAND, OREGON 97204
11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 2743 N.W. Thurman

NUMBER OF UNITS: 8

PROJECT COST:

PURCHASE: \$85,000

REHABILITATION: \$116,000

TOTAL: \$201,000

PROJECT FEATURES: This project combined the resources of the State and City to convert State-owned property to lower income home ownership. The 8-unit brick apartment complex was originally purchased for highway right-of-way. Cancellation of the highway project necessitated selling the property. The occupants organized and an acquisition and rehab project was structured to convert the property to condominium ownership. Four of the existing tenants purchased their units. Financing included PDC rehab loans and the Oregon State Single-Family Mortgage Purchase program.

START: Building purchased Fall, 1980

COMPLETION: Rehab complete March, 1981

DEVELOPMENT & FINANCING

DEVELOPER: Portland Development Commission

ARCHITECT: Preliminary rehab drawings done by tenants

ENGINEER: Ginther Engineering

CONTRACTOR: Mike Richmond Property Development, Inc.

FINANCING:	Amount	Rate	Term
Portland Development Commission	\$15,000	3 %	20 years
Oregon State Single-Family Mortgage Purchase Program	\$13,000	9¼ %	30 years

PROJECT DATA

HEIGHT: 1-story

HOUSING PROFILE

Unit Type	Number of Units	Sales Price
Studio	6	\$35,000—\$40,000
1-Bdrm	1	
2-Bdrm	1	



COMPILED BY:
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1120 S.W. FIFTH AVENUE
PORTLAND, OREGON 97204
11/82

PROJECT DESCRIPTION

TYPE: New Construction
 LOCATION: N.W. 26th & Upshur
 NUMBER OF UNITS: 30
 PROJECT COST: Public cost approx. \$100,000 for site, improvements, parking and mini park.
 PROJECT FEATURES: Construction of 30 units on previously owned State property which was purchased by PDC. PDC leased property to the developer. Angle parking, off-street parking, mini park included in development. All Section 8 tenants. Tenants must pay 30% of their income towards rent. The remainder of the rent payment is made by the federal government through the Section 8 Rental Assistance program. Two units are designed for the handicapped. Financing provided by the State through its Revenue Bond Multi-Unit program.

START: February, 1980
 COMPLETION: July 30, 1980

DEVELOPMENT & FINANCING

DEVELOPER: Walsh Construction Co.
 ARCHITECT: Jens Housley
 CONTRACTOR: Walsh Construction Co.
 LEASING AGENT: Tom Walsh & Co.

FINANCING:	Amount	Rate	Term
Land Lease	\$2,500/yr	12 %	60 years
Oregon State Housing Division—Revenue Bonds	\$803,000	7¼ %	30 years

PROJECT DATA

GROSS BUILDING AREA: 27,553 sq.ft.
 SITE AREA: 52,563 sq.ft.
 HEIGHT: 2-story
 NET RENTABLE AREA:
 HOUSING: 25,892 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
3-Bdrm	10	1,186	\$484*
2-Bdrm	8	827	\$406*
1-Bdrm	8	572	\$406*
2-Bdrm	4	710	\$290*

*Includes utilities.



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 PORTLAND, OREGON 97204
 11/82

PROJECT DESCRIPTION

TYPE: New Construction

LOCATION: N.E. 6th Avenue between N.E. Emerson and
N.E. Roselawn

PROJECT COST: \$1,215,350

PROJECT FEATURES: 36 one-bedroom units for low-income elderly tenants. Two units designed for the handicapped. Units laid out in a standard fashion with average design and utility. Rents are subsidized by the federal government through the Section 8 Rental Assistance program. Financing provided by the State through the sale of tax-exempt revenue bonds.

START: January 25, 1980

COMPLETION: December 24, 1980

DEVELOPMENT & FINANCING

DEVELOPER: Walnut Park Oregon Ltd.

CONTRACTOR: Bruce Broussard & Associates

LEASING AGENT: Multi-Unit Management Corp.

FINANCING:	Amount	Rate	Term
Oregon State Housing Division Tax-Exempt —Revenue Bonds	\$968,000	7.50%	30 years

PROJECT DATA

GROSS BUILDING AREA: 25,535 sq.ft.

SITE AREA: 24,000 sq.ft.

HEIGHT: 3-story

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
I-Bdrm	36	534	\$345*

*Includes utilities.



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PORTLAND, OREGON 97204
11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 829 S.E. 15th Avenue
1403 S.E. Belmont

NUMBER OF UNITS: 64

PROJECT COST: \$250,000

PROJECT FEATURES: Moderate rehabilitation of an old mixed-use apartment building. Work included mini-interior and exterior improvements primarily to comply with housing and safety codes. Two commercial tenants occupy space on first floor.

START: July 31, 1981

COMPLETION: January 20, 1982

DEVELOPMENT & FINANCING

DEVELOPER: Wellesley Court Associates

CONTRACTOR: Self

LEASING AGENT: Self

FINANCING:	Amount	Rate	Term
Mortgage Credit Corp	\$125,000	variable	20 years
Portland Development Commission	\$125,000	3%	20 years

PROJECT DATA

FLOOR AREA RATIO: N/A

HEIGHT: 4 floors with basement

TYPICAL FLOOR AREA: N/A

NET RENTABLE AREA: N/A

RETAIL: 2,500 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Studio	20	280-550	\$191
1-Bdrm	43	522-800	\$232
1-Bdrm	1	800	\$225



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PORTLAND, OREGON 97204
11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 310 N.W. Sixth

NUMBER OF UNITS: 78

PROJECT COST: \$673,700

PROJECT FEATURES: This building was partially damaged by fire and required extensive work to bring building into an economical maintenance cycle. The existing 84 units were converted to 78 rooms under the City's SRO (Single-Room Occupancy) Demonstration Program. The completed structure provides a combination of sleeping rooms with and without kitchen units and all share common restroom facilities. Complete fire and security systems were installed with major plumbing, electrical, and heating systems improved. Individual occupants receive rental assistance under the Section 8 Moderate Rehabilitation Program.

START: June 23, 1983

COMPLETION: November 1, 1983

DEVELOPMENT & FINANCING

DEVELOPER: M&C Properties/Devcorp of Oregon

ARCHITECT: Stastny/Graham & Fletcher, Finch and Farr Architects

CONTRACTOR: Silco Construction Company

LEASING AGENT: Burnside Consortium

FINANCING:	Amount	Rate	Term
Portland Development Commission	\$307,000	3%	15 years
Oregon Pioneer Savings & Loan	\$366,000	15.5%	15 years

PROJECT DATA

GROSS BUILDING AREA: 28,377 sq.ft.

SITE AREA: 10,000 sq.ft.

FLOOR AREA RATIO: 2.84

HEIGHT: 3-story

TYPICAL FLOOR AREA: 9,259 sq.ft.

NET RENTABLE AREA:

RETAIL: 9,475 sq.ft.

HOUSING: 18,902 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq.Ft.	Monthly Rent
SRO	78	100+	\$203



COMPILED BY:
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1120 S.W. FIFTH AVENUE
PORTLAND, OREGON 97204
10/84

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 10 N.W. Broadway

NUMBER OF UNITS: 105

PROJECT COST: \$107,600

PROJECT FEATURES: Moderate rehabilitation of older SRO hotel provided needed improvements to the interior to assure safe, sanitary conditions. Included in the work were such items as: new roof, boiler repair, new door locks and keying system, window repairs and shades, various electrical and plumbing repairs and painting and refurbishing of lobby. First floor commercial income (3 tenants) contributed heavily to the economic feasibility of the project. This project provides a needed housing resource for low-income Burnside community.

START: June, 1981

COMPLETION: August, 1981

DEVELOPMENT & FINANCING

DEVELOPER: Helen Swindells

ARCHITECT: MacKenzie, Saito & Associates

ENGINEER: MacKenzie, Saito & Associates

CONTRACTOR: Jorgens Construction

LEASING AGENT: Butch Swindells

FINANCING:	Amount	Rate	Term
Willamette Savings & Loan	\$75,000	15%	20 years
Portland Development Commission	\$53,800	3%	20 years

PROJECT DATA

GROSS BUILDING AREA: 32,196 sq.ft.

SITE AREA: 9,000 sq.ft.

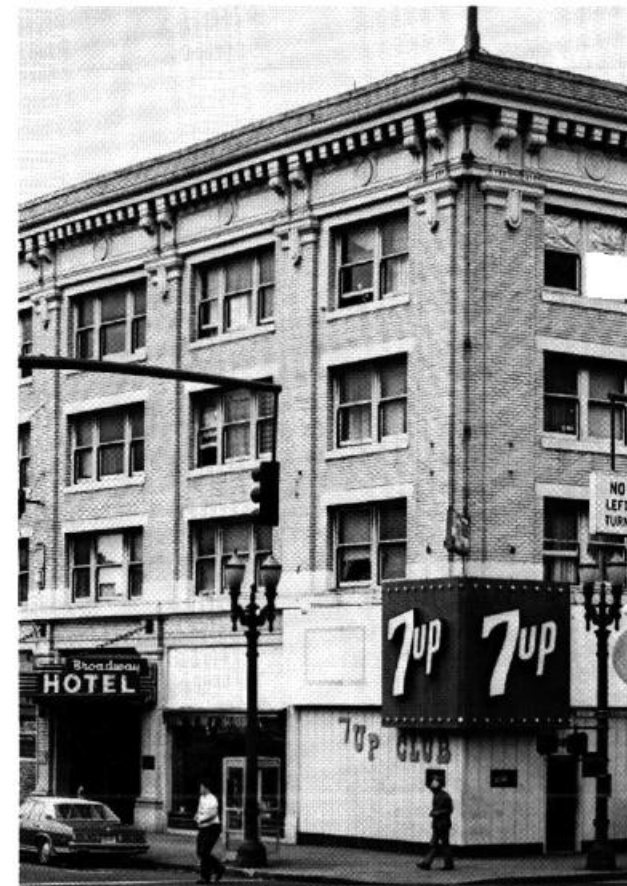
FLOOR AREA RATIO: 3.6:1

HEIGHT: 52 ft.

TYPICAL FLOOR AREA: 8,050 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
SRO	105	165	\$108



COMPILED BY:
PORTLAND DEVELOPMENT COMMISSION
1120 S.W. FIFTH AVENUE
PORTLAND, OREGON 97204
11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 129-137 N.W. Sixth Avenue

NUMBER OF UNITS: 38

PROJECT COST:

PURCHASE: \$260,000

REHABILITATION: \$378,800

TOTAL: \$638,800

PROJECT FEATURES: Publicly assisted acquisition by the Burnside Consortium, Inc. which is renovating the 37 SRO (single-room occupancy) residential hotel units.

Continued occupancy by various retail tenants. Purchase financing was provided in part by the building's seller who subordinated a land sale contract to allow loans by the Development Commission and the National Trust for Historic Preservation. Renovation funds were provided by the PDC.

DEVELOPMENT & FINANCING

DEVELOPER: Burnside Consortium, Inc.

ARCHITECT: William Church

ENGINEER: MacKenzie, Saito & Associates

CONTRACTOR: Not Determined

LEASING AGENT: Burnside Consortium, Inc.

FINANCING:	Amount	Rate	Term
Nat'l. Trust for Historic Preservation	\$ 40,000	Grant	N/A
Portland Development Commission	\$ 90,000	0 %	DPL
Nat'l. Trust for Historic Preservation	\$ 40,000	8.5%	5 years
Nemer Investment Company	\$ 90,000	12 %	10 years
Portland Development Commission	\$378,800	3 %	20 years

PROJECT DATA

GROSS BUILDING AREA: 14,040 sq.ft.

SITE AREA: 5,000 sq.ft.

FLOOR AREA RATIO: 2.8:1

HEIGHT: 36 ft.

TYPICAL FLOOR AREA: 4,680 sq.ft.

NET RENTABLE AREA:

RETAIL: 4,680 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
SRO	38	130	\$203

Rents are subsidized by the Federal Government under the Section 8 Housing Assistance Payment program.



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1120 S.W. FIFTH AVENUE
PORTLAND, OREGON 97204
11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation
LOCATION: 1019 S.W. 10th Avenue
NUMBER OF UNITS: 84
PROJECT COST: \$3,717,250
PROJECT FEATURES: Conversion of the Odd Fellows Building, an underutilized commercial building, to 84 units of Section 8 elderly housing. This first project of the City's Neighborhood Strategy Area program restores a historical landmark, creates new housing and maintains supporting retail space on the ground floor. Section 8 rent subsidies, state tax-exempt bond financing, city relocation assistance and limited property tax abatement aided project feasibility. Unique feature is creation of covered 6-story courtyard within existing structure.

DEVELOPMENT & FINANCING

DEVELOPER: Chaucer Court, Ltd.
ARCHITECT: Martin Soderstrom & Matteson
ENGINEER: Don Kramer
CONTRACTOR: P&C Construction
LEASING AGENT: A.E. Brim & Associates, Ltd.

FINANCING:	Amount	Rate	Term
State Housing Division (permanent)	\$2,973,800	7¼%	30 years
Peoples Mortgage (interim)			

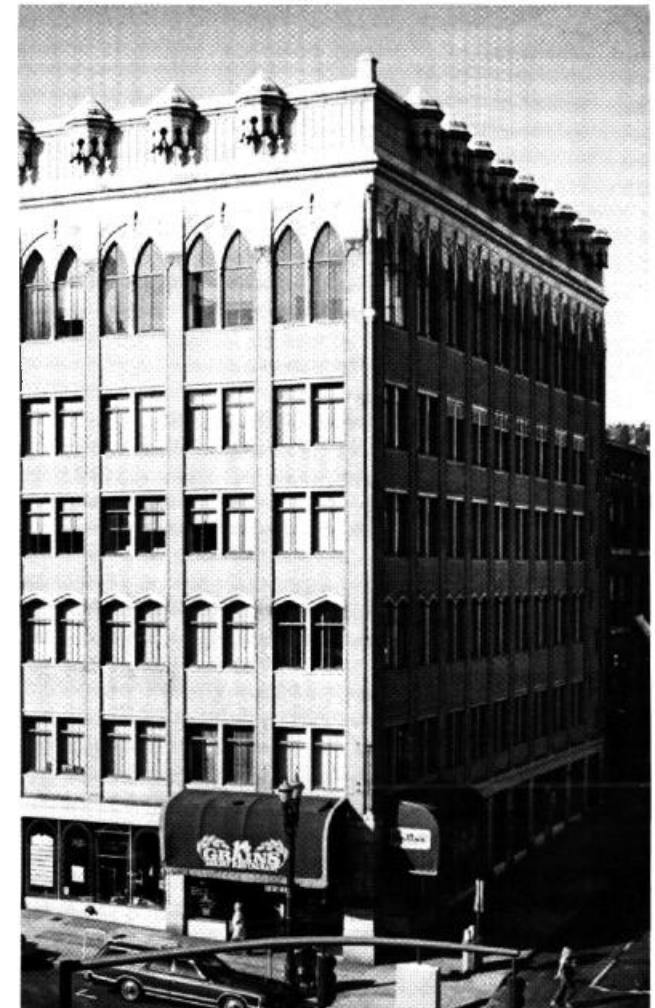
PROJECT DATA

GROSS BUILDING AREA: 74,825 sq.ft.
SITE AREA: 10,302 sq.ft.
FLOOR AREA RATIO: 8:1
HEIGHT: 9-story
TYPICAL FLOOR AREA: 7,939 sq.ft. less courtyard.
NET RENTABLE AREA:
RETAIL: 9,626 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Studio	29	425	\$334*
1-Bdrm	54	500	\$419*
2-Bdrm	1	625	(manager's unit)

*Includes utilities



COMPILED BY:
PORTLAND DEVELOPMENT COMMISSION
1120 S.W. FIFTH AVENUE
PORTLAND, OREGON 97204
11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 1320 S.W. Washington

NUMBER OF UNITS: 78

PROJECT COST: \$310,000

PROJECT FEATURES: This moderate rehabilitation project enabled a non-profit service agency to upgrade an alcoholism treatment center which had been operating in an old residential hotel. Sleeping rooms and special care services are provided to residents in accordance with the single-room occupancy standards. Improvements include new central kitchen, modernized bathrooms, fire sprinklers, new heating system and related fire/life safety improvements.

MAJOR TENANTS: Commercial/retail tenants occupy first floor.

START: April 16, 1981

COMPLETION: July 27, 1982

DEVELOPMENT & FINANCING

DEVELOPER: De Paul Center, Inc.

ARCHITECT: Elmer G. Zeller

CONTRACTOR: Brokamp and Jaeger, Inc.

LEASING AGENT: Self

FINANCING:	Amount	Rate	Term
Portland Development Commission	\$310,000	3%	10 year/ 20 year amort.

PROJECT DATA

GROSS BUILDING AREA: 31,860 sq.ft.

SITE AREA: 11,500 sq.ft.

HEIGHT: 4-story

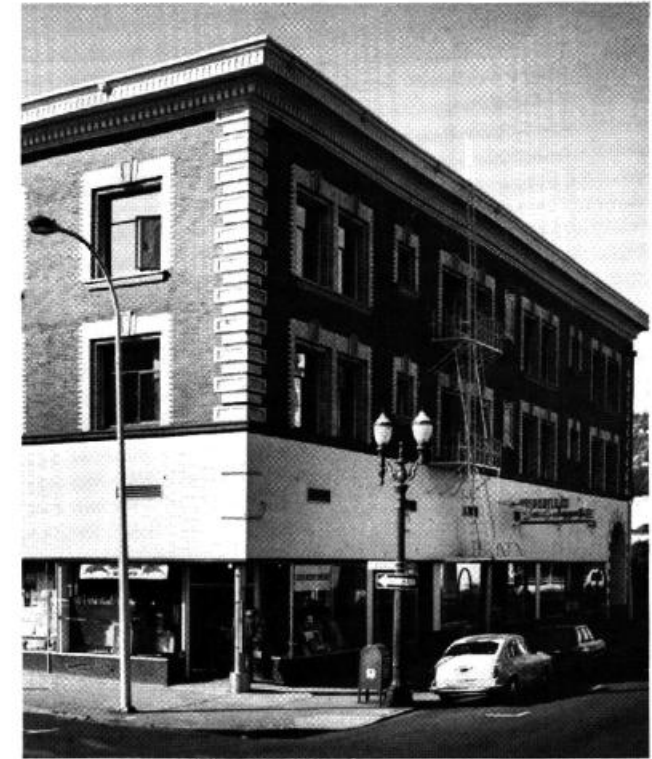
TYPICAL FLOOR AREA: 10,180 sq.ft.

NET RENTABLE AREA:

RETAIL: 11,500 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
SRO	78	140	N/A



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1120 S.W. FIFTH AVENUE
PORTLAND, OREGON 97204
11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 622-26 S.W. 9th Avenue

NUMBER OF UNITS: 23

PROJECT COST: \$500,000

PROJECT FEATURES: Conversion of 64 hotel/transient units with shared facilities to 23 permanent fully serviced dwelling units for open market rental.

MAJOR TENANTS: Commercial first floor—housing units on top 4 stories.

START: February, 1977

COMPLETION: January, 1978

PROJECT DATA

GROSS BUILDING AREA: 23,848 sq. ft.

SITE AREA: 5,000 sq. ft.

FLOOR AREA RATIO: 5:1

HEIGHT: 5-story

TYPICAL FLOOR AREA: 4,770 sq. ft.

NET RENTABLE AREA:

RETAIL: 4,500 sq. ft.

HOUSING: 19,080 sq. ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Studio	11	370	\$135-150
1-Bdrm	4	N/A	\$250
2-Bdrm	8	1,200	\$350

DEVELOPMENT & FINANCING

DEVELOPER: Edward Hamilton, et al.

ARCHITECT: Jerry Ward

ENGINEER: Peterson Engineering

CONTRACTOR: Grander Construction

FINANCING:	Amount	Rate	Term
Standard Insurance Co.	\$315,000	9¾%	20 years
Portland Development Commission	\$132,450	3 %	20 years



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 1120 S.W. FIFTH AVENUE
 PORTLAND, OREGON 97204
 11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 1117 S.W. Stark

NUMBER OF UNITS: 81

PROJECT COST: \$1,001,000

PROJECT FEATURES: This building was the first project completed under Portland's SRO (Single-Room Occupancy) Demonstration Program. The original 99 rooms were modified to comply with the City's minimum housing regulations adopted for SRO type units. The resulting 81 units were improved to provide safe, more livable conditions. New community kitchens were constructed on each floor and common restrooms were remodeled to current standards. Fire sprinklers, interior finishes, storage cabinets, doors, locks, plumbing and electrical improvements were completed. The State Housing Division participated with the Portland Development Commission to provide necessary financing.

START: June 17, 1983

COMPLETION: September 27, 1983

DEVELOPMENT & FINANCING

DEVELOPER: The Fairfield Group

ARCHITECT: Jim Ritzdorf

CONTRACTOR: The Greg Specht Company

LEASING AGENT: A.E. Hamilton Co.

FINANCING:	Amount	Rate	Term
Portland Development Commission	\$143,000	3%	15/20 yrs
Maduff/State Housing Division	\$858,000	13.75%	15/30 yrs

PROJECT DATA

GROSS BUILDING AREA: 27,516 sq.ft.

SITE AREA: 7,680 sq.ft. (.18 acres)

HEIGHT: 4-story

TYPICAL FLOOR AREA: 6,879 sq.ft.

NET RENTABLE AREA: 27,516 sq.ft.

RETAIL: 5,540 sq.ft.

HOUSING: 21,976

HOUSING PROFILE

Unit Type	Number of Units	Size Sq.Ft.	Monthly Rent
SRO	81	98-206	\$203



COMPILED BY:
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 1120 S.W. FIFTH AVENUE
 PORTLAND, OREGON 97204
 10/84

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 200-16 N.W. 3rd Avenue

NUMBER OF UNITS: 96

PROJECT COST: \$570,000

PROJECT FEATURES: Conversion of a vacant transient hotel into 96 efficiency apartments for the elderly. Facility is owned by a private investor and is managed under contract by the Housing Authority of Portland. Tenants receive rent subsidies under the Section 23 leasing program (now called Section 8). Financing was arranged through the private placement of a Housing Authority bond issue.

START: October, 1974

COMPLETION: May, 1975

DEVELOPMENT & FINANCING

DEVELOPER: William Naito

ARCHITECT: Coburn, Sheldon & Kahn

ENGINEER: P&C Construction

CONTRACTOR: P&C Construction

LEASING AGENT: William Naito

FINANCING:	Amount	Rate	Term
Housing Authority of Portland Bond	\$570,000	6½%	15 years

PROJECT DATA

GROSS BUILDING AREA: 51,528 sq. ft.

SITE AREA: 19,000 sq. ft.

FLOOR AREA RATIO: 3:1

HEIGHT: 3-story

TYPICAL FLOOR AREA: 19,000 sq. ft.

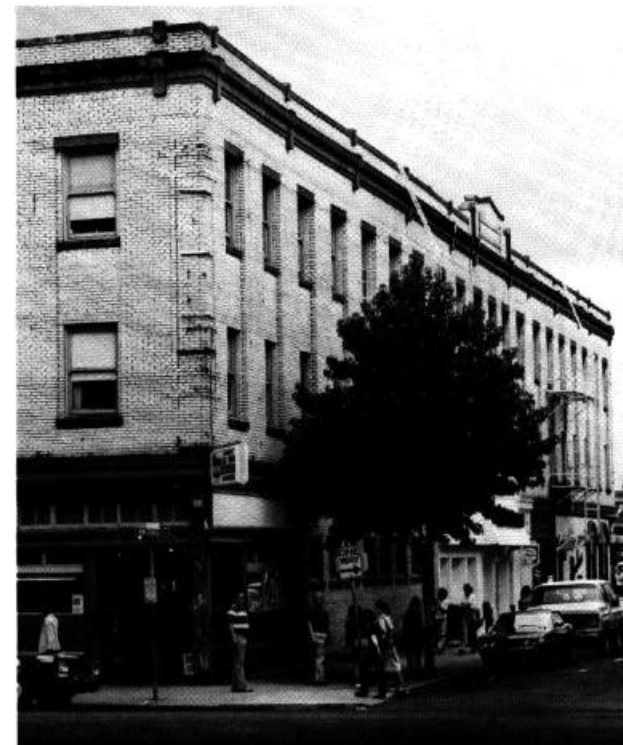
NET RENTABLE AREA:

RETAIL: 19,000 sq. ft.

HOUSING: 32,528 sq. ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Studio	96	300	\$216.60



COMPILED BY:
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1120 S.W. FIFTH AVENUE
PORTLAND, OREGON 97204
11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 1101-1139 S.W. Jefferson

NUMBER OF UNITS: 80

PROJECT COST: \$1,328,600

PROJECT FEATURES: This 2-part structure, half hotel and half apartments, had deteriorated to a point of being unfit for habitation. Substantial rehabilitation has provided housing for low-income and handicapped persons under the SRO demonstration, and added 30 inexpensive apartment units. Work included considerable upgrading of electrical, plumbing and mechanical systems, interior and exterior repairs and finishes, and a new elevator and lobby area. In addition, commercial areas have been redesigned including relocating the theatre and creating proper fire separation between the residential and commercial areas. Occupants of the SRO units receive rent assistance under the Section 8 Moderate Rehabilitation Program. The apartment units are rented on the open market, or to qualified holders of rent certificates.

START: December 15, 1983

COMPLETION: Under Construction

DEVELOPMENT & FINANCING

DEVELOPER: Hoffman & Hoffman, Inc.

ARCHITECT: Van Lom

ENGINEER: Van Walston/Interface Engineering, Inc.

CONTRACTOR: Hoffman & Hoffman, Inc.

FINANCING:	Amount	Rate	Term
Portland Development Commission	\$460,100	3%	15/20 yrs
Benjamin Franklin Savings & Loan	\$868,500	14.5%	15/30 yrs

PROJECT DATA

GROSS BUILDING AREA: 48,922 sq.ft.

SITE AREA: 20,000 sq.ft.

FLOOR AREA RATIO: 2.45

HEIGHT: 3-story

TYPICAL FLOOR AREA: 16,089 sq.ft.

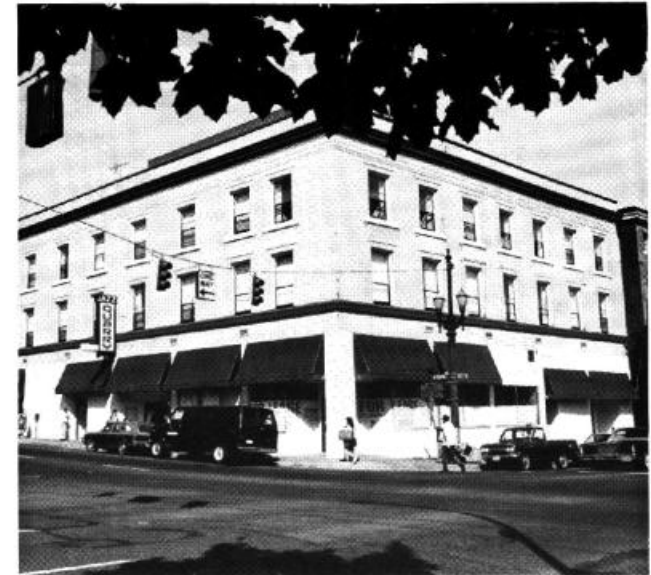
NET RENTABLE AREA:

RETAIL: 16,311 sq.ft.

HOUSING: 32,178 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq.Ft.	Monthly Rent
SRO	50	100-150	\$203
1-Bdrm	28	288-408	\$250
2-Bdrm	2	569	\$319



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 1120 S.W. FIFTH AVENUE
 PORTLAND, OREGON 97204
 10/84

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 302-308 S.W. 12th Avenue

NUMBER OF UNITS: 56

PROJECT COST: \$25,000

PROJECT FEATURES: Rehabilitation loan was secured by an assignment of lease with consent of property owner, representing the first lessee loan originated as indicated under the Downtown Plan program. Needed repairs included electrical, fire protection, and miscellaneous code improvements.

START: January, 1981

COMPLETION: July, 1981

DEVELOPMENT & FINANCING

DEVELOPER: Budahl/Benner Enterprises

ENGINEER: DeTemple Plumbing

CONTRACTOR: Self

LEASING AGENT: Self

FINANCING:	Amount	Rate	Term
Portland Development Commission	\$25,000	9-12%	112 mos

PROJECT DATA

GROSS BUILDING AREA: 26,013 sq.ft.

SITE AREA: 9,900 sq.ft.

FLOOR AREA RATIO: 2.6:1

HEIGHT: 33 ft.

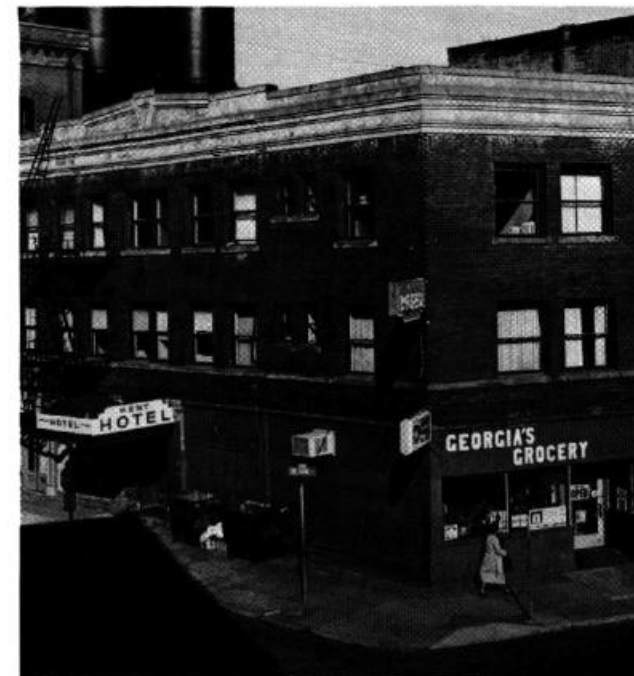
TYPICAL FLOOR AREA: 8,671 sq.ft.

NET RENTABLE AREA:

RETAIL: 8,671 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
SRO	56	160	\$138



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PORTLAND, OREGON 97204
11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 723 S.W. Salmon Street

NUMBER OF UNITS: 162

PROJECT COST: \$8,208,000 (est.)

PROJECT FEATURES: The substantial rehabilitation of this 56-year old hotel provided 140 efficiency and 22 one-bedroom apartments for the low-income elderly and handicapped. The ground floor provides approximately 8,325 sq.ft. of related commercial area. The structure received 10-year tax abatement of property taxes and in return, signed a rent regulatory agreement with Portland Development Commission. The financing was provided by the State through the sale of tax-exempt general obligation bonds.

START: July, 1982

COMPLETION: January, 1983

DEVELOPMENT & FINANCING

DEVELOPER: Jordan D. Schnitzer

ARCHITECT: Sheldon, Eggleston, Reddick Associates

CONTRACTOR: Hoffman Construction Company

LEASING AGENT: Harsh Investment Corp.

FINANCING:	Amount	Rate	Term
Oregon Housing			
Division—General			
Obligation Bonds	\$6,458,400	12.75%	30 years

PROJECT DATA

GROSS BUILDING AREA: 102,682 sq.ft.

SITE AREA: 10,000 sq.ft.

HEIGHT: 11-story

NET RENTABLE AREA: 61,012 sq.ft.

RETAIL: 8,325 sq.ft.

HOUSING: 84,788 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq.Ft.	Monthly Rent
Efficiency	140	310-416	\$507*
1-Bdrm	22	568-624	\$628*

*Includes utilities. Tenants pay 30% of their income as rent. Difference supplemented by federal government through Section 8.



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 PORTLAND, OREGON 97204
 11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 205 N.W. Couch

NUMBER OF UNITS: 43

PROJECT COST: \$283,000

PROJECT FEATURES: Residential rehabilitation for low-income SRO (single-room occupancy). Renovation of the residential portion of this mixed-use property upgraded hotel-type units to City's single-room occupancy standards. New mechanical, electrical and plumbing systems were included in work designed to fit the existing physical layout of building.

START: October, 1980

COMPLETION: March, 1981

DEVELOPMENT & FINANCING

DEVELOPER: H. Naito Co.

ARCHITECT: William Church

ENGINEER: P&C Construction

CONTRACTOR: P&C Construction

LEASING AGENT: Northwest Pilot Project/Burnside Consortium

FINANCING:	Amount	Rate	Term
Neighborhood Self-Help Grant	\$105,000		
U.S. Dept. of Housing & Urban Development (IRL 312)	\$133,000	3%	20 years
Owner Cash Investment	\$ 5,000		

PROJECT DATA

GROSS BUILDING AREA: 17,500 sq.ft.

SITE AREA: 9,500 sq.ft.

FLOOR AREA RATIO: 1.84:1

HEIGHT: 2-story

TYPICAL FLOOR AREA: 9,500 sq.ft.

NET RENTABLE AREA:

RETAIL: 9,500 sq.ft.

HOUSING: 9,000 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
SRO	43	100	\$100



COMPILED BY:
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1120 S.W. FIFTH AVENUE
PORTLAND, OREGON 97204
11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 1005 S.W. 9th Avenue

NUMBER OF UNITS: 56

PROJECT COST:

PURCHASE: \$500,000

REHABILITATION: \$621,040

TOTAL: \$1,121,040

PROJECT FEATURES: Substantial rehabilitation enabled the conversion of a 105-room residential hotel to 56 individual apartments which are rented to elderly under the Section 8 Housing Assistance Payment program.

START: December, 1976

COMPLETION: September, 1977

DEVELOPMENT & FINANCING

DEVELOPER: Hans Juhr

ARCHITECT: Schuette & Wheeler

ENGINEER: Krucher

CONTRACTOR: Juhr & Son Construction

LEASING AGENT: Guardian Properties

FINANCING:	<u>Amount</u>	<u>Rate</u>	<u>Term</u>
GNMA/FNMA	\$1,193,000		

PROJECT DATA

GROSS BUILDING AREA: 40,000 sq.ft.

SITE AREA: 5,000 sq.ft.

FLOOR AREA RATIO: 8:1

HEIGHT: 8-story

TYPICAL FLOOR AREA: 5,000 sq.ft.

NET RENTABLE AREA:

RETAIL: 5,000 sq.ft.

HOUSING: 30,000 sq.ft.

HOUSING PROFILE

<u>Unit Type</u>	<u>Number of Units</u>	<u>Size Sq. Ft.</u>	<u>Monthly Rent</u>
Studio	21	N/A	\$283
1-Bdrm	35	N/A	\$347

Rents are subsidized by the Federal Government under the Section 8 Housing Assistance Payment program.



COMPILED BY:
PORTLAND DEVELOPMENT COMMISSION
1120 S.W. FIFTH AVENUE
PORTLAND, OREGON 97204
11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 1218 S.W. Washington

NUMBER OF UNITS: 76

PROJECT COST: \$981,250

PROJECT FEATURES: Substantial rehabilitation of a vacant commercial office building into low-income housing proved to be an excellent example of conversion of interior spaces. Property is owned and operated by the Housing Authority of Portland and occupants receive rent subsidy under the Federal Section 8 program. Commercial retail tenants occupy the first floor which was partially renovated to allow for required fire separation and related code improvements. Provisions for 8 handicapped units were included.

START: May 5, 1977

COMPLETION: January 15, 1978

DEVELOPMENT & FINANCING

DEVELOPER: Housing Authority of Portland

ARCHITECT: Atelier Northwest

ENGINEER: Don Puderbaugh

CONTRACTOR: Lloyd R. Watt

LEASING AGENT: Bullier & Bullier/Housing Authority of Portland

FINANCING:	Amount	Rate	Term
U.S. Dept. of Housing & Urban Development (IRL 312)	\$981,250	3%	20 years

PROJECT DATA

GROSS BUILDING AREA: 44,624 sq.ft.

SITE AREA: 10,000 sq.ft.

FLOOR AREA RATIO: 4.5:1

HEIGHT: 5-story

TYPICAL FLOOR AREA: 8,656 sq.ft.

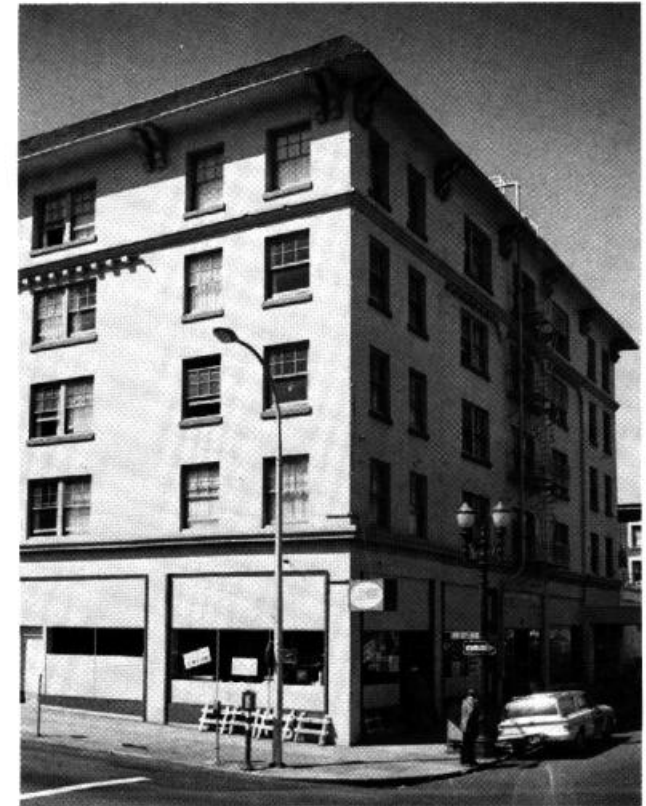
NET RENTABLE AREA:

RETAIL: 7,000 sq.ft.

HOUSING: 28,000 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Studio	72	284	\$176-200
1-Bdrm	4	438	\$176-200



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11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 333 Oak Street

NUMBER OF UNITS: 90

PROJECT COST: \$1,864,843

PROJECT FEATURES: Substantial rehabilitation and conversion of office building to 90 studio and one-bedroom units for elderly housing with Section 8 rent subsidies.

START: August, 1977

COMPLETION: April, 1978

PROJECT DATA

GROSS BUILDING AREA: 71,000 sq.ft.

SITE AREA: 10,000 sq.ft.

FLOOR AREA RATIO: 8.1:1

HEIGHT: 10-story

TYPICAL FLOOR AREA: 6,000 sq.ft.

NET RENTABLE AREA:

OFFICE: 8,500 sq.ft.

HOUSING: 62,500 sq.ft.

HOUSING PROFILE

<u>Unit Type</u>	<u>Number of Units</u>	<u>Size Sq. Ft.</u>	<u>Monthly Rent</u>
Studio	72	600 avg.	\$292
1-Bdrm	18		\$351

DEVELOPMENT & FINANCING

DEVELOPER: Han Juhr

ARCHITECT: Schuette & Wheeler

ENGINEER: Dick Ebeling

CONTRACTOR: Juhr & Son

LEASING AGENT: Guardian Properties

<u>FINANCING:</u>	<u>Amount</u>	<u>Rate</u>	<u>Term</u>
Simco (interim)			
FNMA/GHMA (permanent)	\$1,993,000		



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11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 2517-2531 N. Williams

NUMBER OF UNITS: 24

PROJECT COST: \$800,000

PROJECT FEATURES: This 3-story building was a key property in the overall redevelopment strategy of this area (Eliot neighborhood). Substantial renovation of this vacant building included new plumbing, electrical, heating, elevator and new exterior finishes. The completed structure provides open market and Section 8 assisted housing, as well as commercial spaces leased to non-profit service agencies.

START: November 15, 1983

COMPLETION: August 1, 1984

DEVELOPMENT & FINANCING

DEVELOPER: H. Philip Eder/Devcorp of Oregon

ARCHITECT: Unthank, Sedar, Poticha Architects, P.C.

CONTRACTOR: Silco Construction Co.

LEASING AGENT: Urban League of Oregon

FINANCING:	Amount	Rate	Term
Portland Development Commission (CDBG)	\$449,750	3%	20 years
Dept. of Housing & Urban Development (HUD 312)	350,250	9%	10 years

PROJECT DATA

GROSS BUILDING AREA: 28,966 sq.ft.

SITE AREA: 20,000 sq.ft.

FLOOR AREA RATIO: 1:1.45

HEIGHT: 3-story

TYPICAL FLOOR AREA: 6,636 (all floors except 1st floor which is 9,058 sq.ft.)

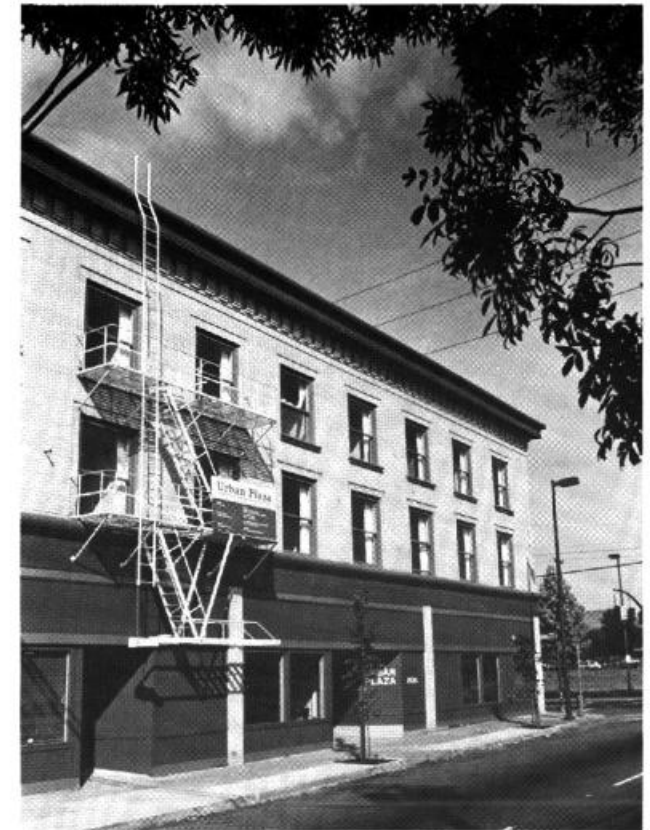
NET RENTABLE AREA: 20,858 sq.ft.

OFFICE: 10,458 sq.ft.

HOUSING: 10,400 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq.Ft.	Monthly Rent
Studio	4	325	\$175
1-Bdrm	20	425	\$200



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PORTLAND, OREGON 97204
10/84

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 1430 S.E. 11th Avenue

NUMBER OF UNITS: 27

PROJECT COST: \$209,300

PROJECT FEATURES: Moderate rehabilitation of an older 27-unit apartment building included new roof, improved heating system, modernized kitchens and bathrooms, and new interior finishes. Building provides good, reasonably priced apartments to lower income renters.

START: May 14, 1981

COMPLETION: October 19, 1981

DEVELOPMENT & FINANCING

DEVELOPER: Floan Trust/James Kent

CONTRACTOR: D.R. Mandich Construction

LEASING AGENT: Self

FINANCING:	Amount	Rate	Term
Bank of California	\$100,000	17.71%	12 years
Portland Development			
Commission	\$100,000	3 %	12 years
Borrower Cash			
Investment	\$ 9,300		

PROJECT DATA

GROSS BUILDING AREA: 21,855 sq.ft.

HEIGHT: 3-story

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Small Studio	4	396	\$205
Large Studio	18	416	\$215
1-Bdrm	5	554	\$230



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11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 15 S.W. Second Avenue

NUMBER OF UNITS: 39

PROJECT COST:

PURCHASE: \$250,000

REHABILITATION: \$1,365,636

TOTAL: \$1,615,636

PROJECT FEATURES: Conversion of vacant residential hotel into studio, 1 and 2 bedroom apartments under the Section 8 Substantial Rehabilitation program. First floor commercial tenants continued occupancy during the construction, which transformed interior light wells into an attractive courtyard/atrium. Individual occupants qualify for Federal rent subsidy.

MAJOR TENANTS: First floor tenants include small shops and tavern/restaurant.

START: May, 1980

COMPLETION: March, 1981

DEVELOPMENT & FINANCING

DEVELOPER: John Beardsley

ARCHITECT: Chilless Nielson

CONTRACTOR: Valley Inland Pacific Contractors

LEASING AGENT: Norris, Beggs & Simpson

FINANCING:	Amount	Rate	Term
Columbia Mortgage/ Standard Ins., Co.	\$682,800	12%	30 years
Portland Development Commission	\$633,400	3%	20 years
Owner Cash Investment	\$ 49,436		

PROJECT DATA

GROSS BUILDING AREA: 31,720 sq.ft.

SITE AREA: 8,170 sq.ft.

FLOOR AREA RATIO: 4:1

HEIGHT: 4-story

TYPICAL FLOOR AREA: 8,170 sq.ft.

NET RENTABLE AREA:

RETAIL: 8,170 sq.ft.

HOUSING: 24,510 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Studio	27	364-447	\$312
1-Bdrm	9	443-556	\$370
2-Bdrm	3	697	\$453

Rents are subsidized by the Federal Government under the Section 8 Housing Assistance Payment program.



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11/82

PROJECT DESCRIPTION

TYPE: New Construction

LOCATION: 1200 S.W. 12th Avenue

NUMBER OF UNITS: 89

PROJECT COST: \$5,338,000 (est.)

PROJECT FEATURES: This mid-rise apartment complex provides 89 housing units developed on nine levels, plus one level of tenants' and administrative space and one level of underground parking. The project provides low-income and handicapped housing. The rents are supplemented by Section 8 certificates made available through the Portland Development Commission's Neighborhood Strategy Area allocation.

START: May 25, 1982

COMPLETION: July, 1983

DEVELOPMENT & FINANCING

DEVELOPER: Thomas MacDonald

ARCHITECT: Larry Dean Hart

ENGINEER: Charles J. Conlee

CONTRACTOR: Wilson & Dean Construction Co.

LEASING AGENT: Guardian Properties, Inc.

FINANCING:	Amount	Rate	Term
Oregon State Housing Division— General Obligation Bonds	\$3,995,000	13.75%	30 years

PROJECT DATA

GROSS BUILDING AREA: 78,440 sq.ft.

SITE AREA: 14,200 sq.ft.

HEIGHT: 10-story plus one level underground parking

NET RENTABLE AREA:

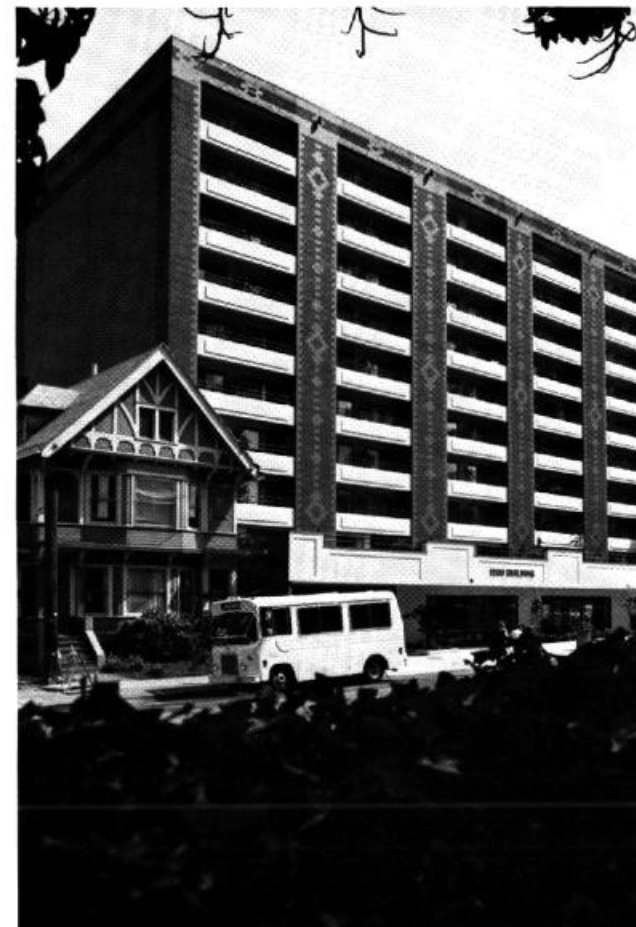
RETAIL: 6,235 sq.ft.

HOUSING: 65,376 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq.Ft.	Monthly Rent
I-Bdrm	89	584	\$562*

*Includes utilities.



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11/82

PROJECT DESCRIPTION

TYPE: New Construction

LOCATION: 710 S.W. St. Clair St. along Burnside

NUMBER OF UNITS: 72

PROJECT COST: \$4,000,100 (est.)

PROJECT FEATURES: This mid-rise apartment complex provides 71 units developed on seven levels plus two levels of parking. Project provides a manager's unit and office together with supporting commercial and community use areas. The project provides rent subsidies to low-income, handicapped and elderly through the Portland Development Commission's Neighborhood Strategy Area allocation of Section 8 certificates. Financing was provided by the State through the sale of tax-exempt general obligation bonds.

START: June, 1982

COMPLETION: July, 1983

DEVELOPMENT & FINANCING

DEVELOPER: Thomas Croke III

ARCHITECT: David V. Barry (Supervising)

Lyle Swedberg (Design)

ENGINEER: Werner Griessel

CONTRACTOR: Pacific Northwest Construction

LEASING AGENT: Guardian Management Corporation

FINANCING:	Amount	Rate	Term
Oregon Housing Division—General Obligation Bonds	\$3,200,000	12.75%	30 years

PROJECT DATA

GROSS BUILDING AREA: 69,615 sq.ft.

SITE AREA: 9,690 sq.ft.

HEIGHT: 7-story

NET RENTABLE AREA:

RETAIL: 2,400 sq.ft.

HOUSING: 54,128 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq.Ft.	Monthly Rent
1-Bdrm	72	547	\$603*

*Includes utilities. Tenants pay 30% of their income towards rent; federal government supplements the difference.



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PORTLAND, OREGON 97204
11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 2145 N.E. Union

PROJECT COST: \$127,679

PROJECT FEATURES: Renovation of this commercial building on Union Avenue included upgrading work and office space, employee facilities, parking lot repaving and exterior finishes.

START: February 2, 1984

COMPLETION: May 18, 1984

DEVELOPMENT & FINANCING

DEVELOPER: Roth Motor Company

ARCHITECT: MacKenzie/Saito

CONTRACTOR: William A. McInnis, Inc.

FINANCING:	Amount	Rate	Term
Portland			
Development			
Commission (HCD)	\$47,500	3%	20 years
Cash	\$80,179		

PROJECT DATA

GROSS BUILDING AREA: 2,760 sq.ft.

SITE AREA: 5,329 sq.ft.

HEIGHT: 2-story

NET RENTABLE AREA:

 OFFICE: 2,760 sq.ft.



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PORTLAND, OREGON 97204
10/84

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 3802-3814 N.E. Union

PROJECT COST: \$154,000

PROJECT FEATURES: This project involved the renovation of a commercial property which had proved a blighting influence on Union Avenue. Rehabilitation work included new interior finishes, hallways, restroom facilities, exterior refurbishing, paved parking, fire and life safety systems. In addition, an enclosed storage area was created to be suitable for a construction company.

START: September 7, 1983

COMPLETION: May 23, 1984

DEVELOPMENT & FINANCING

DEVELOPER: Markle/Stickel/Carnig

CONTRACTOR: Paul Stickel Construction

LEASING AGENT: Owners

FINANCING:	Amount	Rate	Term
Portland Development Commission (HCD)	\$50,000	3%	20 years
U.S. National Bank of Oregon	\$104,000	13.5%	15/20 yrs

PROJECT DATA

GROSS BUILDING AREA: 7,613 sq.ft.

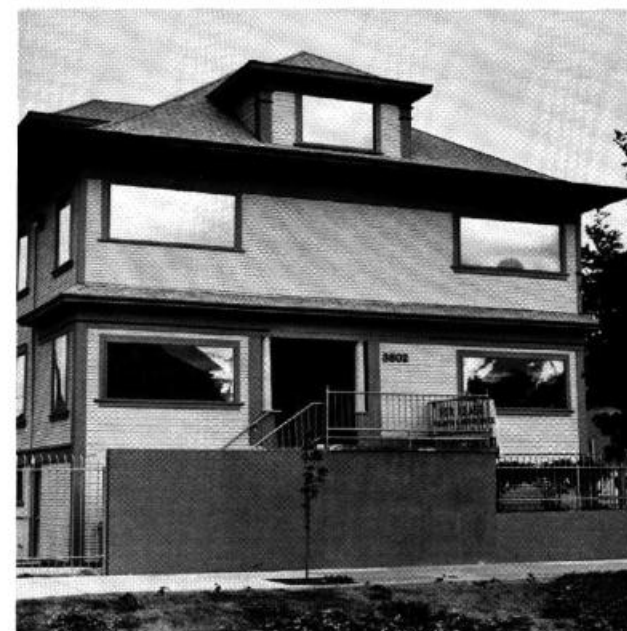
SITE AREA: 9,000 sq.ft.

HEIGHT: 2-story, attic and basement

TYPICAL FLOOR AREA: 3,130 sq.ft.

NET RENTABLE AREA:

OFFICE: 7,613 sq.ft.



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10/84

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 5529 North Haight

NUMBER OF UNITS: 4

PROJECT COST: \$10,450

PROJECT FEATURES: Financing to rehabilitate this home for the developmentally handicapped was provided under the City's Non-Profit Loan Program funded by the Community Development Block Grant. Income to support the loan is derived through state assistance programs for disabled individuals and not through traditional rental occupancy. Complete upgrading to satisfy life/safety standards included replacement/repair of plumbing, electrical, fire safety, new finishes, and weatherization.

START: April 12, 1983

COMPLETION: November 3, 1983

DEVELOPMENT & FINANCING

DEVELOPER: Specialized Housing, Inc.

CONTRACTOR: The Banyan Association

LEASING AGENT: Association for Retarded Citizens

FINANCING:	Amount	Rate	Term
Portland Development Commission	\$10,350	3%	7/10 yrs

(All cost overruns to be taken care of by Specialized Housing)

PROJECT DATA

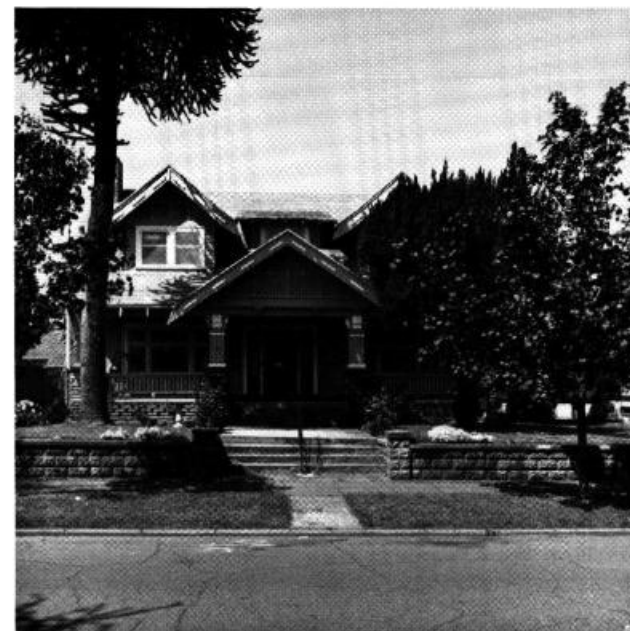
GROSS BUILDING AREA: 2,175 sq.ft.

SITE AREA: 5,000 sq.ft.

HEIGHT: 2-story with basement

HOUSING PROFILE

Unit Type	Number of Units	Size Sq.Ft.	Monthly Rent
Studio	4	543	\$122.75



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10/84

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 1438 S.E. Division

NUMBER OF UNITS: 6

PROJECT COST: \$50,175

PROJECT FEATURES: The building is currently occupied and licensed as a residential care facility to provide an Indian Alcoholism Treatment program. The facility administered by the Native American Rehabilitation Association is one of three program components and is designed to serve "singles." It provides a 15-bed facility and is funded by federal, state and private grants and donations. Rehabilitation to achieve code compliance, as well as functional and energy efficiency was provided by the City's Non-Profit Loan Program.

START: April 23, 1984

COMPLETION: June 28, 1984

DEVELOPMENT & FINANCING

DEVELOPER: Native American Rehabilitation Association

CONTRACTOR: Fred Willoughby Construction

FINANCING:	Amount	Rate	Term
Portland Development Commission	\$50,000	3%	20 years
Cash	\$175		

PROJECT DATA

GROSS BUILDING AREA: 2,150 sq.ft.

SITE AREA: 5,900 sq.ft.

HEIGHT: 2-story with basement

HOUSING PROFILE

Unit Type	Number of Units	Size Sq.Ft.	Monthly Rent
Shared bed-rooms (2-3 persons per room, total 15-bed capacity)	6	varies	N/A



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 10/84

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 1819 N.W. Everett Street

PROJECT COST: \$92,515

PROJECT FEATURES: Rehabilitation to this historical landmark included necessary fire sprinklers, related code improvements, and general property improvements which increased the space utilization potential of the building.

Facility is used to provide economical lease space for community service agencies and groups. Space is also made available for special events which are associated with community service. Funds were provided by the City's loan assistance program for non-profit corporations and the State Historical Preservation Office.

START: September 25, 1981

COMPLETION: April 13, 1982

DEVELOPMENT & FINANCING

DEVELOPER: Northwest Service Center, Inc.

ARCHITECT: Robert Leeb

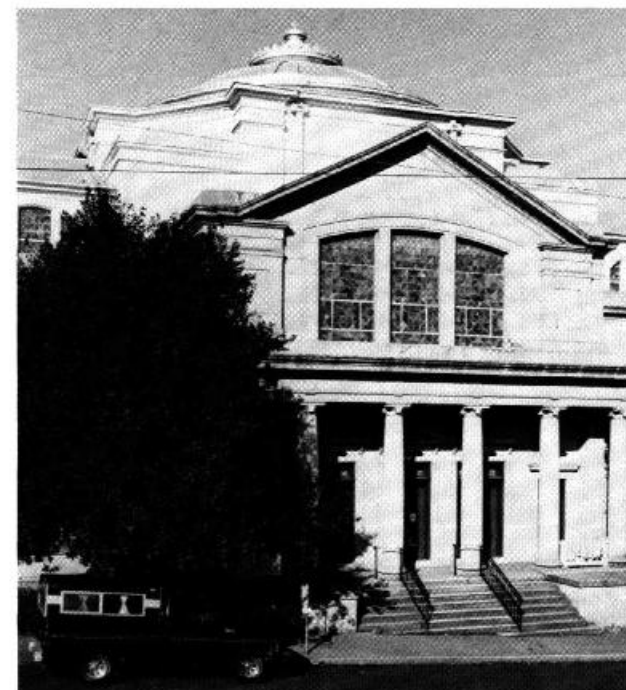
LEASING AGENT: L.R. Sweeney Construction

FINANCING:	Amount	Rate	Term
Portland Development			
Commission	\$70,000	3%	20 years
State Historical Grant	\$22,000		
Borrower Cash			
Investment	\$ 515		

PROJECT DATA

NET RENTABLE AREA: 10,500+ sq.ft.

RETAIL: additional space available for special events and meetings.



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11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 2408 N. Farragut

PROJECT COST: \$40,000

PROJECT FEATURES: Upgrading of existing day care center which provides service to local neighborhood. New kitchen, added bathroom facilities, upgraded interior finishes, and improved entries to enable agency to supervise 10-15 preschool children. Loan funds provided by the City's loan assistance program to non-profit corporations which serve the public in designated community development neighborhoods.

START: January 23, 1981

COMPLETION: March 27, 1981

DEVELOPMENT & FINANCING

DEVELOPER: St. John's Day Care Center

CONTRACTOR: T.E. Comfort Associates

FINANCING:	Amount	Rate	Term
Portland Development Commission	\$40,000	3%	20 years



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11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 532 S.E. Grand Avenue

NUMBER OF UNITS: 12

PROJECT COST:

PURCHASE: \$42,000

REHABILITATION: \$291,044

TOTAL: \$333,044

PROJECT FEATURES: Excellent example of exterior restoration of Victorian Italianate architecture dating back to 1891. The ground floor of the Barber Block, containing approximately 3,000 sq.ft., includes a seafood restaurant/lounge utilizing the entire ground floor. The 2nd and 3rd floors, containing approximately 3,000 sq.ft. each, were converted from very small one-room sleeping quarters to efficiency, one-, two- and three-bedroom apartments. Much of the existing interior woodwork was stripped and refinished, and extensive work was done to restore the exterior finish to its original condition.

START: April 25, 1978

COMPLETION: December 18, 1978

DEVELOPMENT & FINANCING

DEVELOPER: Jack Burns, Leonard Gionet, David Lavier

ARCHITECT: Allen/McMath/Hawkins

ENGINEER: James G. Pierson, Inc.

CONTRACTOR: Barber Block Partnership

LEASING AGENT: Barber Block Partnership

FINANCING:	Amount	Rate	Term
Benj. Franklin Sav. & Loan	\$120,000	10%	20 years
State Historic Preservation Grant	\$ 76,044	Grant	
Urban Conservation Fund (PDC)	\$ 95,000	3%	20 years

PROJECT DATA

GROSS BUILDING AREA: 17,000 sq.ft.

SITE AREA: 5,000 sq.ft.

FLOOR AREA RATIO: 3:1

HEIGHT: 3-story

TYPICAL FLOOR AREA: 3,000 sq.ft.

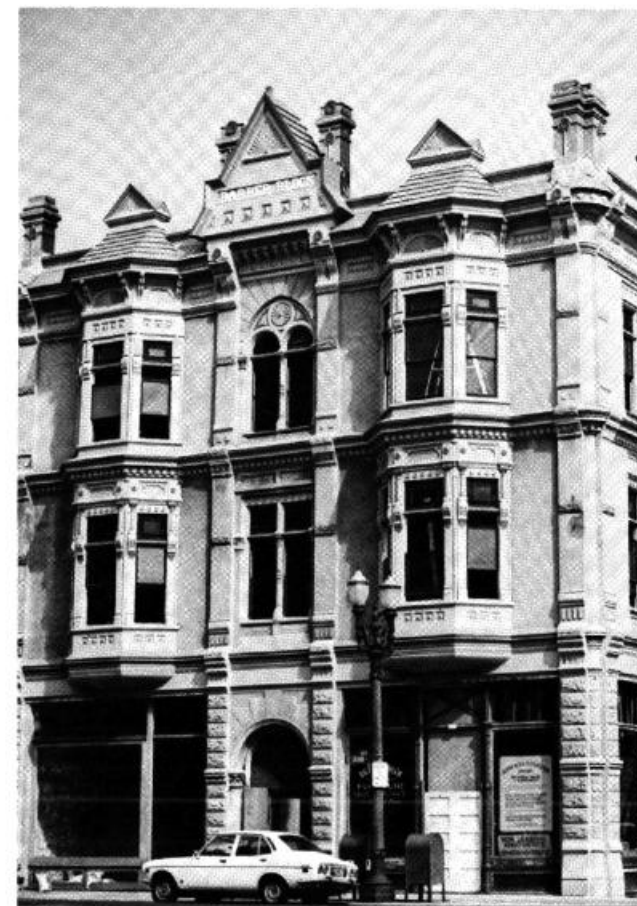
NET RENTABLE AREA:

RETAIL: 3,000 sq.ft.

HOUSING: 6,000 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Studio	3	350-555	\$175-200
1-Bdrm	6	380-670	\$200-275
2-Bdrm	2	576-880	\$275-325
3-Bdrm	1	1,000	



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 PORTLAND, OREGON 97204
 11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 1425 S.W. 20th

NUMBER OF UNITS: 4

PROJECT COST: \$421,575

PROJECT FEATURES: This single-family residence, built in 1872, was originally located at the current Lincoln High School site. Designated as a historic property, it has been renovated to provide mixed-commercial office and residential use. Renovation included housing and building code upgrading (heating, electrical, plumbing and fire safety), as well as significant exterior improvements.

START: May 15, 1983

COMPLETION: June 28, 1984

DEVELOPMENT & FINANCING

DEVELOPER: The Kamm House Partnership

ARCHITECT: Allen, McMath, Hawkins

ENGINEER: James G. Pierson, Inc.

CONTRACTOR: Renovation Properties

FINANCING:	Amount	Rate	Term
Portland Development Commission (HCD R/Hist)	\$117,000	3%	15/20 yrs
Benjamin Franklin Savings & Loan	\$266,000	13.5%	15/30 yrs
Cash	\$38,575		

PROJECT DATA

GROSS BUILDING AREA: 9,295 sq.ft.

SITE AREA: 15,000 sq.ft.

FLOOR AREA RATIO: 1:62

HEIGHT: 3-story

NET RENTABLE AREA: 6,725 sq.ft.

OFFICE: 3,475 sq.ft. (2 floors)

HOUSING: 2,700 sq.ft. (4 units)

HOUSING PROFILE

Unit Type	Number of Units	Size Sq.Ft.	Monthly Rent
Studio*	1	575	\$290
1-Bdrm*	1	785	\$335
Studio**	1	425	\$290
2-Bdrm**	1	850	\$380

*Basement, **3rd Floor



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10/84

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 2066 N.W. Irving

NUMBER OF UNITS: 5

PROJECT COST:

PURCHASE: \$60,000

REHABILITATION: \$233,500

TOTAL: \$293,500

PROJECT FEATURES: Linnea Hall, constructed in 1910, served as a Swedish Cultural Center until 1979. The historical landmark has been restored to duplicate its original exterior finish, but the original dance floor and basement areas have been converted into five modern apartments and 3,500 sq.ft. of office space. New electrical, plumbing and heating systems complement tastefully done interiors.

START: February 4, 1981

COMPLETION: June 10, 1981

DEVELOPMENT & FINANCING

DEVELOPER: Linnea Hall Investors, Ltd.

ARCHITECT: Richard Michaelson

CONTRACTOR: Renovation Properties

LEASING AGENT: Smith Ritchie

FINANCING:	Amount	Rate	Term
Far West Federal Sav. & Loan	\$176,750	14%	20 years
Urban Conservation Fund (PDC)	\$116,750	3%	20 years

PROJECT DATA

GROSS BUILDING AREA: 7,724 sq.ft.

SITE AREA: 10,000 sq.ft.

HEIGHT: 3-story

TYPICAL FLOOR AREA: 1st—4508

2nd & 3rd—1608 ea.

NET RENTABLE AREA:

OFFICE: 4,200 sq.ft.

HOUSING: 3,528 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Studio	1	705 avg.	\$275
1-Bdrm	4		\$310



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 11/82

PROJECT DESCRIPTION

TYPE: Rehabilitation

LOCATION: 535 S.E. Grand

NUMBER OF UNITS: 17

PROJECT COST: \$921,000

PROJECT FEATURES: Substantial rehabilitation of this historical building included the conversion of sleeping rooms to apartments on the second floor and professional offices on the third floor. Central lobby area restored to original finishes. Elevator was installed to enhance tenant access. New electrical, plumbing, heating systems throughout. Commercial tenants (store fronts) occupy first floor. Public assistance was limited to the second floor housing units.

START: October, 1980

COMPLETION: July, 1981

DEVELOPMENT & FINANCING

DEVELOPER: Logus Block Partnership

ARCHITECT: Allen/McMath/Hawkins

ENGINEER: James G. Pierson

CONTRACTOR: Lavier & Gionet Enterprises

LEASING AGENT: Logus Block Partnership

FINANCING:	Amount	Rate	Term
Willamette Savings & Loan	\$575,000	14%	10 year/ 30 year amort.
U.S. Dept. of Housing and Urban Development	\$250,550	3%	10 year/ 20 year amort.

PROJECT DATA

GROSS BUILDING AREA: 27,000 sq.ft.

SITE AREA: 10,000 sq.ft./100'x100'

HEIGHT: 3-story

TYPICAL FLOOR AREA: 9,000 sq.ft.

NET RENTABLE AREA:

RETAIL: 9,000 sq.ft.

OFFICE: 9,000 sq.ft.

HOUSING: 9,000 sq.ft.

HOUSING PROFILE

Unit Type	Number of Units	Size Sq. Ft.	Monthly Rent
Studio	17	212-420	\$195-245



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11/82