



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised March 2016)

## Board Clerk Use Only

Meeting Date: 1/19/17  
Agenda Item #: C.5  
Est. Start Time: 9:30 am  
Date Submitted: 1/3/17

**Agenda Title:** Resolution Authorizing the Private Sale of a Tax Foreclosed Property Allowed Under ORS 275.225 to James P. Whinston

*Note: Title should not be more than 2 lines but sufficient to describe the action requested. Title on APR must match title on Ordinance, Resolution, Order or Proclamation.*

### Requested

Meeting Date: Next Available Agenda Time Needed: Consent  
Department: County Management Division: Assessment, Recording and Taxation/Tax Title  
Contact(s): Mike Sublett  
Phone: 503-988-9824 Ext. 89824 I/O Address: 503/1

### Presenter

Name(s) &  
Title(s): NA

## General Information

### 1. What action are you requesting from the Board?

The Assessor is requesting the Board approve the private sale of a tax foreclosed property to condominium unit owner James P. Whinston ("Purchaser").

### 2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

ORS 275.225 allows the County to sell County owned property, including property acquired through tax foreclosure, at a private sale if that property meets certain conditions with respect to value and the applicable zoning and building codes. The subject property ("Property"), described in Exhibit A to the Resolution, is a small storage unit condominium in Irving Street Lofts.

The Property was foreclosed on for delinquent property taxes and came into County ownership on September 23, 2016. The Property has an estimated real market value of \$1,170 on the assessment roll, substantially less than the \$15,000 cap provided under ORS 275.225(1)(a). In addition, DART is confident the storage closet makes it unsuitable for the construction or placement of a dwelling under applicable ordinances, building codes, and condominium bylaws, as further required under ORS 275.225(1)(b).

Purchaser owns a residential unit condominium unit in the Irving Street Lofts.

Tax Title has received certified funds in the amount of \$11,110.00 from the Purchaser. DART/Tax Title recommends the proposed sale of the Property to Purchaser.

**3. Explain the fiscal impact (current year and ongoing).**

This action affects the DART Program Offer 72038. In compliance with Multnomah County Code Chapter 7 and ORS 275.275, the net proceeds from the sale of the Property will be directed to a dedicated sub-fund of the General Fund to provide: (i) Funds for housing placement and retention support services for youth and families with children; (ii) Flexible rental assistance to place youth and families with children into housing; or (iii) Funds to develop new low income housing that is affordable to youth and families with children with 30 percent or lower median family income. In addition, the sale places the Property back onto the assessment roll.

**4. Explain any legal and/or policy issues involved.**

No legal issues are expected. The Property will be deeded "As Is" without any warranties or representations.

**5. Explain any citizen and/or other government participation that has or will take place.**

Ownership of storage units is restricted to condominium owners. A solicitation to all potential purchasers in Irving Street Lofts was posted on the Irving Street Lofts common board with offering sheets. Multiple bids were received; the Purchaser's bid was the highest offer received by the posted deadline of December 13, 2016.

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**Required Signature**

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**Elected  
Official or  
Department  
Director:**

Marissa Madrigal /s/

**Date:**

January 3, 2017