

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

In the Matter of Approving a Request)
to Transfer 42 Tracts of Land to)
Northeast Community Development)
Corporation for the the Nehemiah)
Housing Opportunity Program)

RESOLUTION

92-33

WHEREAS, pursuant to Ordinance 672, Northeast Community Development (NECDC) has filed a request for transfer without consideration to NECDC of 42 tracts of land acquired by the County through tax-foreclosure proceedings;

WHEREAS, in accordance with the Ordinance, the Tax Title Unit reported the request to the Board at a public meeting; and

WHEREAS, based on the report, the Board scheduled a public hearing on the proposed transfer; and

WHEREAS, a public hearing on the proposed transfer was held on March 12, 1992, the director having published notice of the hearing as required of Multnomah County; and

WHEREAS, during the application period, the County reviewed and endorsed the proposed program, finding a donation of County-owned property, acquired through tax-foreclosures, would serve a public purpose by providing decent, safe, and sanitary housing under the Federal Nehemiah Housing Opportunity Program (NHOP), and

NOW THEREFORE BE IT RESOLVED:

1. The County approves transfers of the tracts of land identified on Exhibit A attached hereto, to NECDC for the purpose of providing decent, safe, and sanitary housing under the Federal Nehemiah Housing Opportunity Program (NHOP) contained in Title VI of the Housing and Community Development Act of 1987 and 24 CFR Part 280.
2. The Chair is authorized to execute deeds of conveyances without consideration on or after March 12, 1992, a maximum of 10 properties listed on Exhibit A per month (to be selected by NECDC) until the list on Exhibit A is exhausted.
3. Transfers of property to NECDC for the Nehemiah Housing Opportunity Program shall be subject to the following conditions:

- (a) Grantee shall execute and deliver to Multnomah County a security interest document, either a mortgage or real property trust deed, satisfactory to County, as security for performance by grantee, its successors and assigns, of the obligation to pay Multnomah County the sum of all canceled real property taxes, the cost of foreclosure attributable to the tract conveyed, and maintenance costs incurred by the County prior to transfer, if:
- (i) The tract is conveyed to persons or entities not qualified for housing assistance under the Nehemiah Housing Opportunity Program (NHOP);
 - (ii) Renovation, rehabilitation or construction of housing eligible for federal assistance under NHOP is not completed within 36 months after the date of the conveyance; or
 - (iii) NECDC becomes ineligible to receive NHOP federal funds.
- (b) The Chair is authorized to execute such agreements as are necessary to subordinate the security interest described in Paragraph 1 above to any lien necessary to secure predevelopment and construction financing for renovation, rehabilitation, or construction under the Nehemiah Housing Opportunity Program.
- (c) When NECDC transfers the property to a purchaser qualified under NHOP, the County will cancel the obligation to repay canceled taxes and costs, and execute such documents as are necessary to release the lien.



ADOPTED this 12th day of March, 1992

MULTNOMAH COUNTY, OREGON

By

Gladys McCoy
Gladys McCoy, County Chair

REVIEWED

LAURENCE KRESSEL, COUNTY COUNSEL
for Multnomah County, Oregon

By

John L. D. Bay

Account Number: 01020-0210
Legal Description: ALBINA HEIGHTS
LOTS 3-5, BLOCK 2
Property Location: 4936 NE 10TH AVE
Taxes Owed When Deeded to County: \$7,180.20
Costs Incurred in Managing Property: \$319.81
Total Taxes & Costs: \$7,500.01 Market Value, 4/30/91: \$10,600.00

Account Number: 01050-3550
Legal Description: ALBINA HOMESTEAD
W 1/2 OF LOTS 7 & 8, BLOCK 16
Property Location: 77 NE MASON ST
Taxes Owed When Deeded to County: \$6,803.93
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$6,803.93 Market Value, 4/30/91: \$12,700.00

Account Number: 03670-0350
Legal Description: ARLETA PARK
LOTS 47 & 50
Property Location: 724 NE SUMNER ST
Taxes Owed When Deeded to County: \$7,367.17
Costs Incurred in Managing Property: \$477.31
Total Taxes & Costs: \$7,844.48 Market Value, 4/30/91: \$14,700.00

Account Number: 03670-0750
Legal Description: ARLETA PARK
LOTS 104 & 105
Property Location: FORMER 525 NE SUMNER ST
Taxes Owed When Deeded to County: \$5,634.00
Costs Incurred in Managing Property: \$304.70
Total Taxes & Costs: \$5,938.70 Market Value, 4/30/91: \$1,000.00

Account Number: 03670-1380
Legal Description: ARLETA PARK
LOTS 108, 113 & 114
Property Location: FORMER 511 NE WEBSTER ST
Taxes Owed When Deeded to County: \$1,593.95
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$1,593.95 Market Value, 4/30/91: \$1,200.00

Account Number: 12690-0610
Legal Description: CAESAR PARK
LOT 9, BLOCK 5
Property Location: FORMER 5322 NE 13TH AVE
Taxes Owed When Deeded to County: \$8,373.22
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$8,373.22 Market Value, 4/30/91: \$6,200.00

Account Number: 14680-0740
Legal Description: CENTRAL ALBINA
LOT 7, BLOCK 6
Property Location: FORMER 725 N SKIDMORE ST
Taxes Owed When Deeded to County: \$3,351.42
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$3,351.42 Market Value, 4/30/91: \$2,100.00

Account Number: 14680-2950
Legal Description: CENTRAL ALBINA
LOT 14, BLOCK 18
Property Location: 4056 N ALBINA AVE
Taxes Owed When Deeded to County: \$6,082.99
Costs Incurred in Managing Property: \$210.49
Total Taxes & Costs: \$6,293.48 Market Value, 4/30/91: \$17,300.00

Account Number: 14680-3110
Legal Description: CENTRAL ALBINA
LOT 13, BLOCK 19
Property Location: 3946 N ALBINA AVE
Taxes Owed When Deeded to County: \$6,867.83
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$6,867.83 Market Value, 4/30/91: \$18,400.00

Account Number: 14680-5410
Legal Description: CENTRAL ALBINA
S 1/2 OF LOT 14, BLOCK 31
Property Location: FORMER 3600 N ALBINA AVE
Taxes Owed When Deeded to County: \$487.44
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$487.44 Market Value, 4/30/91: \$1,000.00

Account Number: 16390-2890
Legal Description: CLIFFORD ADD
N 37 1/2' OF LOT 6, BLOCK 16
Property Location: BETWEEN 4519 AND 4537 N KERBY
Taxes Owed When Deeded to County: \$1,546.24
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$1,546.24 Market Value, 4/30/91: \$1,800.00

Account Number: 17560-0030
Legal Description: CONCORD HEIGHTS
LOT 3, BLOCK 1; W 20' OF LOT 4, BLOCK 1
Property Location: FORMER 1126 NE EMERSON
Taxes Owed When Deeded to County: \$4,562.20
Costs Incurred in Managing Property: \$378.70
Total Taxes & Costs: \$4,940.90 Market Value, 4/30/91: \$400.00

Account Number: 19950-0220
Legal Description: DAVIS HIGHLAND
LOT 5, BLOCK 3
Property Location: 4839 NE GRAND AVE
Taxes Owed When Deeded to County: \$5,379.59
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$5,379.59 Market Value, 4/30/91: \$7,300.00

Account Number: 38430-0010
Legal Description: HIGHLAND
LOT 1, BLOCK 1
Property Location: ADJ 4704 NE MARTIN LUTHER KING JR BLVD
Taxes Owed When Deeded to County: \$4,215.91
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$4,215.91 Market Value, 4/30/91: \$13,300.00

Account Number: 38430-0030
Legal Description: HIGHLAND
LOT 3, BLOCK 1
Property Location: 4704 NE MARTIN LUTHER KING JR BLVD
Taxes Owed When Deeded to County: \$7,267.63
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$7,267.63 Market Value, 4/30/91: \$12,700.00

Account Number: 38430-0040
Legal Description: HIGHLAND
LOT 4, BLOCK 1
Property Location: 4622 NE MARTIN LUTHER KING JR BLVD
Taxes Owed When Deeded to County: \$3,142.48
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$3,142.48 Market Value, 4/30/91: \$38,300.00

Account Number: 38430-0120
Legal Description: HIGHLAND
W 1/2 OF LOTS 11 & 12, BLOCK 1
Property Location: 424 NE WYGANT ST
Taxes Owed When Deeded to County: \$3,834.87
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$3,834.87 Market Value, 4/30/91: \$14,000.00

Account Number: 38460-4480
Legal Description: HIGHLAND PARK
LOT 4, BLOCK 19
Property Location: 5723 NE 13TH AVE
Taxes Owed When Deeded to County: \$6,530.55
Costs Incurred in Managing Property: \$721.18
Total Taxes & Costs: \$7,251.73 Market Value, 4/30/91: \$15,300.00

Account Number: 38490-0530
Legal Description: HIGHLAND PLACE
E 25' OF LOTS 5-7, BLOCK 6; EXC PT IN ST, E 25' OF LOT 8, BLOCK 6
Property Location: EAST OF 306 NE GOING ST
Taxes Owed When Deeded to County: \$585.80
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$585.80 Market Value, 4/30/91: \$600.00

Account Number: 49710-3670
Legal Description: LINCOLN PARK
LOT 15, BLOCK 22
Property Location: BETWEEN 3613 AND 3637 NE GRAND AVE
Taxes Owed When Deeded to County: \$1,632.05
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$1,632.05 Market Value, 4/30/91: \$1,100.00

Account Number: 49730-0260
Legal Description: LINCOLN PARK ANNEX
W 33 1/3' OF LOT 7, BLOCK 2
Property Location: 523 NE SKIDMORE ST
Taxes Owed When Deeded to County: \$3,110.48
Costs Incurred in Managing Property: \$155.11
Total Taxes & Costs: \$3,265.59 Market Value, 4/30/91: \$8,800.00

Account Number: 49730-1490
Legal Description: LINCOLN PARK ANNEX
LOT 2, BLOCK 11
Property Location: FORMER 4224 NE 7TH AVE
Taxes Owed When Deeded to County: \$4,394.28
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$4,394.28 Market Value, 4/30/91: \$5,000.00

Account Number: 52670-0030
Legal Description: MAEGLY HIGHLAND
LOT 2, BLOCK 1
Property Location: FORMER 4929 NE CLEVELAND AVE
Taxes Owed When Deeded to County: \$5,447.23
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$5,447.23 Market Value, 4/30/91: \$5,100.00

Account Number: 52670-4730
Legal Description: MAEGLY HIGHLAND
LOT 6, BLOCK 12
Property Location: FORMER 4503 NE RODNEY AVE
Taxes Owed When Deeded to County: \$3,629.92
Costs Incurred in Managing Property: \$175.20
Total Taxes & Costs: \$3,805.12 Market Value, 4/30/91: \$900.00

Account Number: 59190-1440
Legal Description: MULTNOMAH
EXC PT IN HWY, LOT 2, BLOCK 10
Property Location: 1024 N SKIDMORE ST
Taxes Owed When Deeded to County: \$4,748.21
Costs Incurred in Managing Property: \$146.74
Total Taxes & Costs: \$4,894.95 Market Value, 4/30/91: \$7,000.00

Account Number: 59190-2360
Legal Description: MULTNOMAH
LOT 10, BLOCK 15
Property Location: BETWEEN 4026 AND 4044 N MISSOURI
Taxes Owed When Deeded to County: \$1,695.71
Costs Incurred in Managing Property: \$1,285.75
Total Taxes & Costs: \$2,981.46 Market Value, 4/30/91: \$2,200.00

Account Number: 61150-0510
Legal Description: NORTH IRVINGTON
LOT 9, BLOCK 1
Property Location: FORMER 3903 NE GRAND AVE
Taxes Owed When Deeded to County: \$3,597.77
Costs Incurred in Managing Property: \$446.55
Total Taxes & Costs: \$4,044.32 Market Value, 4/30/91: \$1,100.00

Account Number: 61150-0950
Legal Description: NORTH IRVINGTON
LOT 5, BLOCK 4
Property Location: FORMER 3934 NE 7TH AVE
Taxes Owed When Deeded to County: \$2,118.10
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$2,118.10 Market Value, 4/30/91: \$1,100.00

Account Number: 61150-1390
Legal Description: NORTH IRVINGTON
W 50' OF LOT 9, BLOCK 6
Property Location: FORMER 923 NE FAILING ST
Taxes Owed When Deeded to County: \$3,563.10
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$3,563.10 Market Value, 4/30/91: \$1,300.00

Account Number: 61150-3890
Legal Description: NORTH IRVINGTON
LOT 1, BLOCK 25
Property Location: 1112 NE PRESCOTT ST
Taxes Owed When Deeded to County: \$5,257.01
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$5,257.01 Market Value, 4/30/91: \$12,800.00

Account Number: 61150-4020
Legal Description: NORTH IRVINGTON
LOT 12, BLOCK 25
Property Location: 1144 NE PRESCOTT
Taxes Owed When Deeded to County: \$3,093.80
Costs Incurred in Managing Property: \$2,166.82
Total Taxes & Costs: \$5,260.62 Market Value, 4/30/91: \$10,600.00

Account Number: 72500-0650
Legal Description: ROSELAWN
LOT 9, BLOCK 4; EXC PT IN ST, LOT 10, BLOCK 4
Property Location: FORMER 877 NE ROSELAWN ST
Taxes Owed When Deeded to County: \$1,229.72
Costs Incurred in Managing Property: \$240.25
Total Taxes & Costs: \$1,469.97 Market Value, 4/30/91: \$400.00

Account Number: 72500-1000
Legal Description: ROSELAWN
LOT 14, BLOCK 7
Property Location: FORMER 622 NE ROSELAWN
Taxes Owed When Deeded to County: \$6,133.61
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$6,133.61 Market Value, 4/30/91: \$4,200.00

Account Number: 72500-0440
Legal Description: ROSELAWN
LOT 6, BLOCK 3
Property Location: 822 NE EMERSON ST
Taxes Owed When Deeded to County: \$7,216.81
Costs Incurred in Managing Property: \$227.20
Total Taxes & Costs: \$7,444.01 Market Value, 4/30/91: \$1,500.00

Account Number: 72500-0630
Legal Description: ROSELAWN
LOTS 7 & 8, BLOCK 4
Property Location: E/845 NE ROSELAWN ST
Taxes Owed When Deeded to County: \$1,352.37
Costs Incurred in Managing Property: \$830.00
Total Taxes & Costs: \$2,182.37 Market Value, 4/30/91: \$600.00

Account Number: 72530-0360
Legal Description: ROSELAWN ANNEX
E 1/2 OF LOT 38, BLOCK 1; LOTS 39 & 40, BLOCK 1
Property Location: 1017 NE ROSELAWN ST
Taxes Owed When Deeded to County: \$5,407.12
Costs Incurred in Managing Property: \$585.27
Total Taxes & Costs: \$5,992.39 Market Value, 4/30/91: \$13,600.00

Account Number: 75420-0070
Legal Description: SERENE PARK
LOTS 7 & 8, BLOCK 1
Property Location: WEST OF 1239 NE SUMNER ST
Taxes Owed When Deeded to County: \$896.49
Costs Incurred in Managing Property: \$592.77
Total Taxes & Costs: \$1,489.26 Market Value, 4/30/91: \$1,600.00

Account Number: 86070-0260
Legal Description: VERNON
LOT 14, BLOCK 2
Property Location: BETWEEN 5311 AND 5321 NE 15TH AVE
Taxes Owed When Deeded to County: \$1,765.13
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$1,765.13 Market Value, 4/30/91: \$1,400.00

Account Number: 86070-3900
Legal Description: VERNON
LOT 8, BLOCK 20
Property Location: FORMER 5204 NE 15TH AVE
Taxes Owed When Deeded to County: \$1,874.02
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$1,874.02 Market Value, 4/30/91: \$1,800.00

Account Number: 86070-4030
Legal Description: VERNON
LOT 5, BLOCK 21
Property Location: FORMER 5236 NE 14TH PL
Taxes Owed When Deeded to County: \$3,326.42
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$3,326.42 Market Value, 4/30/91: \$1,800.00

Account Number: 86070-5100
Legal Description: VERNON
LOTS 5 & 6, BLOCK 28
Property Location: FORMER 5020-5026 NE 18TH AVE
Taxes Owed When Deeded to County: \$3,368.66
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$3,368.66 Market Value, 4/30/91: \$4,000.00

Account Number: 86070-7690
Legal Description: VERNON
LOT 12, BLOCK 42
Property Location: FORMER 4825 NE 16TH
Taxes Owed When Deeded to County: \$6,591.85
Costs Incurred in Managing Property: \$1,744.91
Total Taxes & Costs: \$8,336.76 Market Value, 4/30/91: \$6,700.00

Account Number: 87730-1020
Legal Description: WALNUT PARK
LOT 4, BLOCK 5
Property Location: 5334 N WILLIAMS AVE
Taxes Owed When Deeded to County: \$7,545.86
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$7,545.86 Market Value, 4/30/91: \$27,300.00

Account Number: 94127-0580
Legal Description: SEC 27, 1N 1E
TL #58 0.05 AC (SEE ATTACHED EXHIBIT A)
Property Location: FORMER 3430 COMMERCIAL AVE
Taxes Owed When Deeded to County: \$1,496.55
Costs Incurred in Managing Property: \$0.00
Total Taxes & Costs: \$1,496.55 Market Value, 4/30/91: \$2,000.00
