



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised March 2016)

Board Clerk Use Only

Meeting Date: 2/14/17
Agenda Item #: R.4
Est. Start Time: 9:50 am approx
Date Submitted: 2/3/17

Agenda Title: **ORDER Authorizing the Public Sale of Tax Foreclosed Property and Execution of Sale Documents**

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: February 16, 2017 **Time Needed:** 10 minutes
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): Michael Vaughn, DART Director; Mike Sublett, Tax Title Property Coordinator

General Information

1. What action are you requesting from the Board?

The DART Director is requesting the Board approve the sale of thirteen (13) Tax Foreclosed Real Properties at Public Sale in accordance with ORS 275.110 through ORS 275.190 ("Public Sale"). Any property not sold at the Public Sale may thereafter be sold at private sale subject to the requirements of ORS 275.200. The Department of County Management recommends that the Public Sale be approved.

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.

The County obtains title to real property through the foreclosure of delinquent property tax liens. These tax foreclosed properties are managed and disposed of pursuant to Multnomah County Code, Chapter 7 – Sections 7.400 – 7.425, as amended. The Tax Title Inventory ("Inventory") is managed by the Department of County Management ("DCM"), Division of Assessment, Recording & Taxation ("DART") Program #72038 - DART Tax Title ("Program"). The Program manages periodic Public Sales of the Inventory, which are conducted and noticed by the Civil Division of the Multnomah County Sheriff's Office, generating funding for affordable and low income housing purposes.

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

The sale of these properties removes them from County ownership and the associated maintenance requirements and liability risk. The proceeds, after applicable Program expenditures and reimbursement to respective municipalities for outstanding liens owing per the respective Intergovernmental Agreements, are directed to a General Fund Sub-Fund (10030 TT: Aff Housing). As required by ORS 275.275, the funds are dedicated for the following housing purposes: (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. The results of the Public Sale will determine the fiscal impact for transactions expected to close in April 2017.

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

See discussion in Sections 2 and 5.

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

The target Public Sale date is March 20, 2017. Per established practice, the Program sends notice of the Public Sale to all adjacent property owners prior to the sale date. Each parcel in the Public Sale is posted prominently with signage announcing its sale. In compliance with ORS 275.120, a notice of the Public Sale is published in the Daily Journal Of Commerce once each week for four consecutive weeks prior to the sale date. Notification of the Public Sale per ORS 275.110 will also be sent to any cities with municipal lien(s) per ORS 275.130. Because some of the properties identified for this sale have Internal Revenue Service ("IRS") liens that predated the County's tax foreclosure, the IRS may have the ability to make a claim to the sale proceeds on those affected properties. It is in the best interest of the County that the Director have the authority to execute an agreement and all related documents with the IRS to provide for distribution of sale proceeds, not to exceed the amount of their respective liens.

Required Signature

**Elected
Official or
Department**

Director: Marissa Madrigal /s/

Date: February 3, 2017