



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: Feb. 2017)

## Board Clerk Use Only

Meeting Date: 7/13/17  
Agenda Item #: R.6  
Est. Start Time: 11:05 am  
Date Submitted: 6/2/17

**Agenda Title:** Order Declaring Certain Tax Foreclosed Properties Subject to Waste and Directing the Tax Collector to Issue a Deed to the County.

### Requested

Meeting Date: July 13, 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 Email: 503/1  
Michael Vaughn, Division Director; Mike Sublett, Tax Title Program

Presenters: Coordinator

## General Information

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

- (1) Adopt the findings and recommendation of the Director of Assessment, Recording and Taxation with respect to certain tax foreclosed properties in redemption; and,
- (2) Determine whether said properties are subject to waste and therefore, as authorized under ORS 312.122, order the following:
  - The redemption period shall be expedited to a 30-day redemption period.
  - The rights of the owners shall be forfeited upon the expiration of the redemption period.
  - Direct the Tax Collector to issue a Deed to County for each of the properties after the shortened redemption period.

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

The County issued written notice dated May 10, 2017 ("Notice"), to the owners, occupants, and interested parties as required under both ORS 312.122 and ORS 312.125, advising of the expiration of the redemption period for the following tax foreclosed properties ("Properties"), R178765 and R302460. The Notice explained that the properties have been foreclosed upon for delinquent taxes by a proper judgment of the Multnomah County Circuit Court, dated October 7, 2016; and unless the properties were redeemed by October 8, 2018, the Properties would be deeded to the County. In addition, the Notice stated that the redemption period could be reduced to 30 days if the County's Division of Assessment, Recording and Taxation Director ("Director") determined that the properties were subjected to waste. Per ORS 312.122 and Multnomah County Code Sections (MCC) 7.421-7.425 individual hearings were set for June 12, 2017, to determine whether the Properties were subjected to waste. Notice was provided to all interested parties and explained that the

hearing was their opportunity to be heard and present information. The Notice also stated that after the hearing the Director would prepare written findings and submit such findings and a recommendation to the Board.

At the hearings, evidence and testimony was presented by the County establishing that the properties were subject to waste as defined in MCC § 7.422. The recommendation to the Multnomah County Board is that the Properties be declared subject to waste; that the statutory redemption period be reduced from two years to 30 days per ORS 312.122; that the owners' right of possession is forfeited following the 30-day redemption period; and, to direct the Tax Collector to deed the Properties to the County after expiration of the 30-day redemption period if not sooner redeemed.

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

During the two year redemption period if a property is subject to waste, there is loss of value for the property. Frequently, waste of a property blights neighborhoods, discourages investment, attracts nuisances, accumulates waste, provides rodent harborage, encourages occupancy by unauthorized persons, and, supports criminal activities. In addition, the County incurs increased costs of managing the property once it has been foreclosed upon and is the responsibility of the County.

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

See the discussion in No.2 above for compliance.

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

See the discussion in No.2 above for notice and outreach.

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**Required Signature**

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**Elected  
Official or  
Department  
Director:**

Travis Graves /s/

**Date:**

June 28, 2017