

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

In the Matter of Supporting the
Nehemiah Program

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RESOLUTION
#89-167

WHEREAS the Board of County Commissioners believes that safe, affordable housing is essential to the stability and vitality of our neighborhoods, and

WHEREAS the Board of County Commissioners recognizes that the presence of vacant and abandoned properties which are allowed to deteriorate contributes to the general decline of neighborhoods by reducing the values of property and discouraging investment, and

WHEREAS these properties are potential drug houses, targets for vandalism, may become dangerous nuisances due to lack of maintenance, and are generally associated with other criminal activities and declining neighborhood property values, and

WHEREAS Multnomah County experiences loss of revenue when its tax-foreclosed properties remain off the tax rolls while simultaneously requiring maintenance at county expense, and

WHEREAS high unemployment exists in many of the neighborhoods burdened with vacant and abandoned properties, further undercutting neighborhood vitality, and

WHEREAS, Multnomah County residents bear the costs of deteriorating neighborhoods in declining property values, loss of safety, lack of freedom to move, and loss of neighborhood identity, and

WHEREAS the Nehemiah Housing Program presents the opportunity to expand home ownership in four Portland neighborhoods by making constructive use of foreclosed properties and

WHEREAS Multnomah County now owns some 42 properties in these four neighborhoods by virtue of tax-foreclosure, with some 88 other properties now in redemption and potential additions to this list;

NOW, THEREFORE BE IT RESOLVED THAT:

Multnomah County supports the application of the Northeast Community Development Corporation to participate in the Nehemiah Housing Opportunity Program and will provide a letter of support to be included with the application package, and

Multnomah County will expedite foreclosure proceedings to the extent allowed by law on those properties suitable for the Nehemiah project, and

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The Board of County Commissioners finds that the donation without consideration of as many of the County's 130 tax-foreclosed properties referenced above as are legally transferable to the Nehemiah Program (through the Portland Development Commission) to provide decent, safe, and sanitary living accommodations for first-time homeowners constitutes a public use of these properties and serves a public purpose per ORS 456.355-.365.

CRITERIA FOR DONATION

Properties will be screened by county staff to determine to the extent possible that were it not for providing these properties to the Nehemiah Project, the properties would:

- a) Likely become or continue to be a nuisance, or
- b) Produce a new or ongoing County liability, or
- c) Contribute to the decline in assessed value of neighboring properties, or

The Board of County Commissioners strongly recommends that the Northeast Community Development Corporation actively pursue:

- a) Selection as homebuyers, where appropriate, those families leaving transitional housing with case management;
- b) First-source hiring agreements specifying the hiring, where possible, of neighborhood residents when rehabilitation, construction, or demolition work is scheduled; and
- c) Policies designed to encourage the identification of and continued support to qualified home buyers, including screening and technical assistance as necessary to promote regular home maintenance and responsible homeownership; and

BE IT FURTHER RESOLVED THAT:

Multnomah County will make best efforts to coordinate its array of resources in support of the Nehemiah efforts should the Program be funded.

ADOPTED this 8th day of August, 1989



Gladys McCoy
Gladys McCoy
Multnomah County Chair

Laurence Kressel
Laurence Kressel
Multnomah County Counsel

8/10/89
Page 3 of 3
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