

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON  
ORDINANCE NO. 753

An ordinance to amend Ordinance 672 regarding transfer of tax-foreclosed properties to assist housing programs by changing notification procedures of property availability and providing a means for selection and transfer of property to affected housing sponsors, and declaring an emergency.

(Language in brackets [] is to be deleted; underlined language is new.)

MULTNOMAH COUNTY ORDAINS AS FOLLOWS:

Section I. Findings

(A) Ordinance 672 established procedures and standards for transferring tax foreclosed property to public agencies and to nonprofit sponsors to foster development of lower income housing and other public uses.

(B) By Resolution 89-167, dated August 8, 1989, the County committed its support to the Northeast Community Development Corporation (NECDC) as a sponsor of the federal Nehemiah Housing Opportunity Program in four neighborhoods.

03/04/93:1

(C) NECDC continues to administer the Nehemiah program, and has received tax foreclosed properties from the County as an element of its operation.

(D) The Multnomah County Affordable Housing Demonstration Program (AHDP) was implemented by the Community Development Division to foster low income housing development on County owned tax foreclosed properties.

(E) This ordinance is deemed necessary to establish procedures for notification to government units, NECDC and the AHDP of properties available for housing development and to clarify procedures for selection of properties by affected housing agencies in order to facilitate sale of properties not needed for housing development.

Section II. Amendment to Section III of Ordinance 672

Section III of Ordinance 672 is amended as follows:

(A) When tax foreclosed property is [~~deeded~~]transferred to the County and the procedures for repurchase under Ordinance No. 560 have been completed, the Department shall compile a list of the [~~remaining~~] properties available for housing programs (the "Property List"). The Department shall mail the Property L[ist] [~~shall be mailed~~] to governmental units in Multnomah County, [~~the~~]

03/04/93:1

~~Housing Authority of Portland, the Portland Development Commission, Nonprofit Housing Sponsors, and the Multnomah County Community Development Commission]~~ officially recognized neighborhood associations in the County or any city in the County in which the properties are located, and the Northeast Community Development Corporation (NECDC) with a notice that the properties are eligible for transfer pursuant to this ordinance. ~~[(B) The Department shall not schedule sheriff's sale of properties referred to in paragraph (A) until 60 days after the required notices have been mailed.]~~

(B) A list of properties remaining on the Property List, after deleting transfer requests of governmental units and NECDC, shall be submitted to the Multnomah County Affordable Housing Development Program (AHDP). AHDP shall select properties for low income housing development within 30 days after receipt of the Property List. Within five working days after selection, AHDP shall:

1. Mail to Nonprofit Housing Sponsors in Multnomah County a list of properties available for low income housing development.
2. Provide the Department with a list of properties not selected for housing development by governmental units, NECDC and AHDP. Such properties may be added to the inventory of tax foreclosed properties available for

03/04/93:1

1           disposition according to law.

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3   Section III.    Amendment of Section IV, Ordinance 672

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5   Subsections (A) through (D) of Section IV of Ordinance 672 are  
6   amended as follows:

7       (A)   A governmental unit, NECDC [~~public corporation, housing~~  
8   ~~authority,~~] or nonprofit housing sponsor may request transfer of  
9   tax foreclosed property owned by the County within the times set  
10   forth in this ordinance.   [A] Written requests by governmental  
11   units and NECDC shall be filed [~~in writing~~] with the Department  
12   within 30 days after notice of property availability was first  
13   mailed [~~on a form provided by the Department~~].   Written requests  
14   by Nonprofit Housing Sponsors shall be filed with AHDP within 45  
15   days after notice of property availability was first mailed. All  
16   requests shall be on forms provided by the Department or AHDP, as  
17   applicable.

18       (B)   The [Director] Department shall promptly prepare a  
19   written report [~~to the Board at a public meeting when a~~] for  
20   distribution to each Board member showing all requests for  
21   transfer of property under this ordinance.   The report shall  
22   identify the governmental unit, agency or entity requesting  
23   transfer, the location of the property, the amount of taxes owed  
24   when the property was transferred [~~deeded~~] to the county, the

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26   03/04/93:1  
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1 costs incurred by the county in managing the property, the market  
2 value of the property, and the requesting agency's [~~transferee's~~]  
3 proposed use of the property. After receiving the report, the  
4 Board shall schedule a public hearing [~~on the request if it~~  
5 ~~appears that the public interest will be served by the transfer~~]  
6 not less than fifteen days after receiving the report.

7 (C) The [~~Director~~] Department shall publish notice of the  
8 scheduled public hearing [~~on a transfer request~~] in a newspaper  
9 of general circulation in the County for two successive weeks.  
10 The notice shall state the location of the property and inform  
11 the public that the Board will hear objections to the transfer at  
12 the hearing. A copy of the notice shall be mailed to the  
13 applicant for the transfer and to other persons requesting mailed  
14 notice.

15 (D) At the conclusion of the hearing, the Board may order  
16 approval of the transfer if it [~~is~~]:

17 (1) is the most appropriate use of the property, and

18 (2) will either:

19 (a) aid and cooperate in the planning,  
20 undertaking, construction or operation of a  
21 housing project as defined in this ordinance,  
22 or

23 (b) serve the public interest by carrying out  
24 some other specifically identified public  
25

purpose.

(E) Within 5 working days after AHDP determines any property will not be transferred to a nonprofit housing sponsor, either because no applications for the property were received or approved, AHDP shall provide the Department with a list of properties not to be transferred. Such properties may be added to the inventory of tax foreclosed properties available for disposition according to law.

Section IV. New Section IX

Ordinance 672 is amended by adding the following:

Section IX. Nehemiah Housing Opportunity Program Support

The rights and obligations of NECDC under this ordinance to review lists of available tax foreclosed properties and to receive properties located in the King, Humboldt, Boise and Vernon neighborhoods, in accordance with Resolution 89-167, shall continue so long as NECDC shall sponsor and administer the Nehemiah Housing Opportunity Program (NHOP) contained in Title VI of the Housing and Community Development Act of 1987 and 24 CFR Part 280.

This Ordinance, being necessary for the health, safety, and

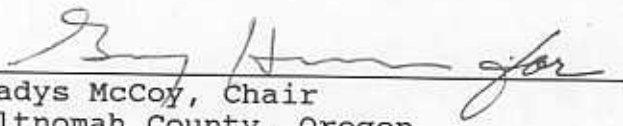
03/04/93:1



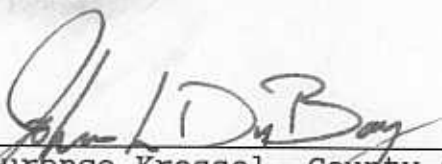
welfare of the people of Multnomah County, an emergency is declared, and the Ordinance shall take effect upon its execution by the County Chair, pursuant to Section 5.50 of the Charter of Multnomah County.

ADOPTED this 4th day of March, 1993,  
being the date of its First reading before the Board of  
County Commissioners of Multnomah County, Oregon.



  
Gladys McCoy, Chair  
Multnomah County, Oregon

REVIEWED:

By   
Laurence Kressel, County Counsel  
For Multnomah County, Oregon

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03/04/93:1