

1 BEFORE THE BOARD OF COUNTY COMMISSIONERS
2 FOR MULTNOMAH COUNTY, OREGON
3 ORDINANCE NO. 753
4

5 An ordinance to amend Ordinance 672 regarding transfer of
6 tax-foreclosed properties to assist housing programs by changing
7 notification procedures of property availability and providing a
8 means for selection and transfer of property to affected housing
9 sponsors, and declaring an emergency.
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11 (Language in brackets [] is to be deleted; underlined
12 language is new.)
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14 MULTNOMAH COUNTY ORDAINS AS FOLLOWS:
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16 Section I. Findings

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

21 (B) By Resolution 89-167, dated August 8, 1989, the County
22 committed its support to the Northeast Community Development
23 Corporation (NECDC) as a sponsor of the federal Nehemiah Housing
24 Opportunity Program in four neighborhoods.
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1 (C) NECDC continues to administer the Nehemiah program, and
2 has received tax foreclosed properties from the County as an
3 element of its operation.

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

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

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15 Section II. Amendment to Section III of Ordinance 672

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17 Section III of Ordinance 672 is amended as follows:

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19 (A) When tax foreclosed property is [~~deeded~~]transferred to
20 the County and the procedures for repurchase under Ordinance No.
21 560 have been completed, the Department shall compile a list of
22 the [~~remaining~~] properties available for housing programs (the
23 "Property List"). The Department shall mail the Property L[ist
24 [shall be mailed] to governmental units in Multnomah County, [~~the~~

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1 ~~Housing Authority of Portland, the Portland Development~~
2 ~~Commission, Nonprofit Housing Sponsors, and the Multnomah County~~
3 ~~Community Development Commission]~~ officially recognized
4 neighborhood associations in the County or any city in the County
5 in which the properties are located, and the Northeast Community
6 Development Corporation (NECDC) with a notice that the properties
7 are eligible for transfer pursuant to this ordinance. ~~[(B)~~

8 ~~The Department shall not schedule sheriff's sale of properties~~
9 ~~referred to in paragraph (A) until 60 days after the required~~
10 ~~notices have been mailed.]~~

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

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

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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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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

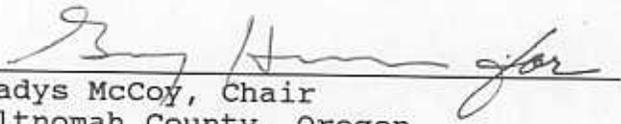
23 (b) serve the public interest by carrying out
24 some other specifically identified public
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1 welfare of the people of Multnomah County, an emergency is
2 declared, and the Ordinance shall take effect upon its execution
3 by the County Chair, pursuant to Section 5.50 of the Charter of
4 Multnomah County.

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



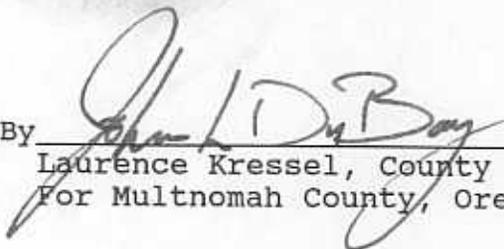
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Gladys McCoy, Chair
Multnomah County, Oregon

REVIEWED:

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By 

Laurence Kressel, County Counsel
For Multnomah County, Oregon

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