

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR MULTNOMAH COUNTY, OREGON

In the Matter of Approving a Request to
Transfer 60 Tracts of Land to Northeast
Community Development Corporation for
the Nehemiah Housing Opportunity Program

RESOLUTION

91-85

WHEREAS, pursuant to Ordinance 672, Northeast Community Development Corporation ("NECDC") has filed a request for transfer without consideration to NECDC of 60 tracts of land acquired by the County through tax-foreclosure proceedings;

WHEREAS, in accordance with the Ordinance, the Tax Title Unit reported the request to the Board at a public meeting; and

WHEREAS, based on the report, the Board scheduled a public hearing on the proposed transfer; and

WHEREAS, a public hearing on the proposed transfer was held on June 13, 1991, the director having published notice of the hearing as required by Ordinance 672; and

WHEREAS, NECDC applied for and received a Nehemiah Housing Opportunity Program grant to develop housing for first-time home owners of Multnomah County; and

WHEREAS, during the application period, the County reviewed and endorsed the proposed program, finding a donation of County-owned property acquired through tax foreclosures would serve a public purpose by providing decent, safe, and sanitary housing under the Federal Nehemiah Housing Opportunity Program, and

NOW THEREFORE BE IT RESOLVED:

1. The County approves transfers of the tracts of land identified on Exhibit A attached hereto, to NECDC for the purpose of providing decent, safe, and sanitary housing under the Federal Nehemiah Housing Opportunity Program (NHOP) contained in Title VI of the Housing and Community Development Act of 1987 and 24 CFR Part 280.

2. Tax Title is authorized to execute deeds of conveyances of properties described on Exhibit A without consideration on the following schedule:

(a) As of July 22, 1991, the following properties as listed on Exhibit A: #1, #2, #4, #6, #11, #48, #49;

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1 (b) As of January 1, 1992, a minimum of 10 properties
2 listed on Exhibit A (to be selected by NECDC);

3 (c) On or after February 1, 1992, a minimum of 10
4 properties listed on Exhibit A per month (to be selected by
5 NECDC) until the list on Exhibit A is exhausted.

6 3. Transfers of property to NECDC pursuant to this resolution
7 shall be subject to the following conditions:

8 (a) Title to any tract not previously conveyed to
9 eligible participants in the Nehemiah Housing Opportunity
10 Program (NHOP) shall revert to the County if:

11 (i) The tract is conveyed to persons or entities
12 not qualified for housing assistance under NHOP;

13 (ii) Renovation, rehabilitation or construction of
14 housing eligible for federal assistance under NHOP is not
15 completed within 36 months after the date of the
16 conveyance; or

17 (iii) NECDC become ineligible to receive federal
18 funds for operations under NHOP.

19 (b) During the time NECDC retains any tract described in
20 Exhibit A, no such tract will be maintained in violation of
21 Section 18.03.050 to 18.03.095, Code of City of Portland. If
22 any tract is maintained in violation of such Code provisions
23 or if any assessment to recover the cost of correcting any
24 nuisance defined by the Portland Code is placed against such
25 tract while owned by NECDC, the County may reenter and reclaim
26 the property and terminate all rights of NECDC therein. The
County shall not exercise this authority until NECDC has been
given 30 days to eliminate the violation(s) and pay the
assessment(s), if any.

ADOPTED this 20th day of June, 1991.

By Gladys McCoy
Gladys McCoy, County Chair
Multnomah County, Oregon

REVIEWED:

By Laurence Kressel
Laurence Kressel, County Counsel
For Multnomah County, Oregon

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LEGAL DESCRIPTIONS

EXHIBIT "A"

ASSESSMENT
ROLL
JANUARY 1990

LIST	ADDITION	LEGAL 1	PROP	TAX	EXPENSE	MARKET
01	ALBINA HOMESTEAD	LOT 5, BLOCK A	4316 NE GARFIELD	\$4,837.33	\$30.50	\$10,100.00
02	ALBINA HOMESTEAD	N 1/2 OF LOT 11, BLOCK 3	3930 NE GARFIELD	\$3,401.06	\$155.37	\$500.00
03	ALBINA HOMESTEAD	W 1/2 OF LOT 1, BLOCK 12	126 NE MASON ST	\$3,714.57	\$857.32	\$4,700.00
04	ALBINA HOMESTEAD	LOT 11, BLOCK 12	S OF 4038 NE RODNEY AVE	\$1,048.60	\$308.00	\$1,000.00
05	ALBINA HOMESTEAD	W 29' OF E 70' OF LOT 1, BLOCK 14;	W OF 136 NE FAILING ST	\$189.22	\$478.00	\$500.00
06	ALBINA HOMESTEAD	N 19.6' OF LOT 15, BLOCK 27;	4070 N VANCOUVER AVE	\$3,676.76	\$1,139.48	\$8,700.00
07	ARLETA PARK	LOT 1; EXC PT IN ST, LOT 6	NE 9TH AVE, S OF 870 NE ROSELAWN ST	\$122.32	\$1,052.65	\$800.00
08	ARLETA PARK	LOTS 35 & 38	W OF 724 NE SUMNER ST	\$1,065.58	\$530.80	\$6,000.00
09	ARLETA PARK	LOTS 46 & 51	727 NE WEBSTER ST	\$4,417.69	\$689.44	\$15,300.00
10	CENTRAL ALBINA	LOT 2, BLOCK 5	FORMER 4415 N KERBY AVE	\$2,604.66	\$6,364.15	\$6,800.00
11	CENTRAL ALBINA	LOT 1, BLOCK 7	FORMER 4235 N BORTHWICK AVE	\$4,308.76	\$5,011.75	\$6,900.00
12	CENTRAL ALBINA	LOT 11, BLOCK 11	S OF 4134 N HAIGHT AVE	\$616.40	\$578.79	\$2,000.00
13	CENTRAL ALBINA	W 55' OF LOTS 15 & 16, BLOCK 19	FORMER 3966-3970 N ALBINA AVE	\$5,726.64	\$38,546.09	\$2,500.00
14	CENTRAL ALBINA	LOT 11, BLOCK 30	FORMER 3726 N ALBINA AVE	\$1,215.34	\$619.43	\$2,000.00
15	CENTRAL ALBINA	W 1/2 OF LOT 18, BLOCK 31	N OF 3634 N ALBINA AVE	\$534.84	\$0.00	\$1,600.00
16	CENTRAL ALBINA	LOT 1, BLOCK 36	3633 N VANCOUVER AVE	\$3,207.85	\$1,548.60	\$12,000.00
17	CENTRAL ALBINA ADD	LOT 5, BLOCK 16	S OF 4512 N COMMERCIAL AVE	\$814.72	\$862.00	\$2,000.00
18	CENTRAL ALBINA ADD	LOT 6, BLOCK 18	N OF 4506 N GANTENBEIN AVE	\$853.16	\$280.00	\$2,000.00
19	MULTNOMAH	N 25' OF LOT 14, BLOCK 15	FORMER 4018 N MISSOURI AVE	\$0.00	\$0.00	\$1,300.00

LEGAL DESCRIPTIONS

EXHIBIT "A"

ASSESSMENT
ROLL
JANUARY 1990

LIST	ADDITION	LEGAL 1	PROP	TAX	EXPENSE	MARKET
20	CLOVERDALE EXTENSION & PLAT 2	LOT 11, BLOCK 13	835 NE JESSUP ST	\$3,826.62	\$322.00	\$5,800.00
21	CLOVERDALE EXTENSION & PLAT 2	LOT 12, BLOCK 13	5719-5721 NE 9TH AVE	\$5,711.97	\$234.00	\$5,000.00
22	CLOVERDALE EXTENSION & PLAT 2	LOTS 13 & 14, BLOCK 13	5711 NE 9TH AVE	\$8,653.22	\$1,702.67	\$9,000.00
23	CLOVERDALE TRACT	LOT 16, BLOCK 2	NW CORNER NE 7TH & CHURCH	\$613.32	\$0.00	\$1,500.00
24	DAVIS HIGHLAND	LOTS 11 & 12, BLOCK 3	FORMER 4803 NE GRAND AVE	\$2,194.21	\$556.09	\$6,000.00
25	HIGHLAND SCHOOLHOUSE	LOT 14, BLOCK 3	FORMER 4841 NE 12TH AVE	\$782.07	\$268.00	\$1,300.00
26	LINCOLN PARK	LOT 13, BLOCK 19	FORMER 3607 NE 8TH AVE	\$694.72	\$319.39	\$1,000.00
27	LINCOLN PARK	LOT 15, BLOCK 21	3623 NE 6TH AVE	\$2,227.65	\$1,551.37	\$10,800.00
28	LINCOLN PARK ANNEX	LOT 3, BLOCK 4	4406 NE 7TH AVE	\$3,823.24	\$1,151.37	\$1,000.00
29	LINCOLN PARK ANNEX	LOT 4, BLOCK 5	S OF 4404 NE 8TH AVE	\$743.41	\$1,203.00	\$1,000.00
30	CENTRAL ALBINA	LOT 7, BLOCK 32; NE 15' OF LOT 8, BLOCK 32	3521 N KERBY	\$4,214.71	\$0.00	\$14,400.00
31	LINCOLN PARK ANNEX	LOT 4, BLOCK 18	FORMER 4046 NE 7TH AVE	\$3,493.36	\$615.76	\$1,000.00
32	LINCOLN PARK ANNEX	LOT 5, BLOCK 19	FORMER 4036 NE 8TH AVE	\$2,159.78	\$555.76	\$1,000.00
33	LINCOLN PARK ANNEX	E 59' OF LOT 16, BLOCK 23	FORMER 3973 NE 10TH AVE	\$1,682.17	\$616.84	\$1,100.00
34	M PATTONS & SUB	SUB TRACT K, LOT 5, BLOCK 1	844 N EMERSON ST	\$4,149.77	\$1,476.46	\$15,200.00
35	M PATTONS & SUB	N 53' OF LOT 1, E 1/2 OF BLOCK L	5134-5138 N ALBINA AVE	\$8,242.32	\$0.00	\$5,700.00
36	M PATTONS & SUB	LOT 12, SUB E 1/2 TRACT L	FORMER 627 NE WEBSTER ST	\$4,255.90	\$270.00	\$2,000.00
37	MAEGLY HIGHLAND	LOT 5, BLOCK 1	4905 NE CLEVELAND AVE	\$3,498.90	\$1,301.00	\$5,600.00

LEGAL DESCRIPTIONS

LIST	ADDITION	LEGAL 1	PROP	TAX	EXPENSE	MARKET
38	MAEGLY HIGHLAND	LOT 7, BLOCK 12	4504 NE CLEVELAND AVE	\$2,819.48	\$4,473.72	\$9,600.00
39	MULTNOWAH	LOTS 14 & 16, BLOCK 14	S OF 4026 N MICHIGAN AVE	\$2,363.28	\$312.80	\$4,000.00
40	MULTNOWAH	S 2' OF LOT 4, BLOCK 23;	S OF 3964 N MICHIGAN AVE	\$770.50	\$0.00	\$1,100.00
41	MULTNOWAH	S 19' OF LOT 6, BLOCK 23;	FORMER 3950 N MICHIGAN AVE	\$3,023.82	\$432.25	\$1,100.00
42	MULTNOWAH	S 1/2 OF LOT 8, BLOCK 36	3610 N MISSISSIPPI	\$4,098.64	\$188.50	\$8,500.00
43	NORTH ALBINA	LOT 4, BLOCK 25	5916 N MISSOURI	\$5,586.39	\$4,286.00	\$23,700.00
44	NORTH IRVINGTON	LOT 10, BLOCK 1	3913 NE GRAND AVE	\$1,855.76	\$727.04	\$11,500.00
45	NORTH IRVINGTON	OT 14, BLOCK 4	FORMER 3953 NE 8TH AVE	\$2,946.78	\$360.00	\$6,000.00
46	NORTH IRVINGTON	LOT 14, BLOCK 6	FORMER 3953 NE 10TH AVE	\$2,640.66	\$0.00	\$1,500.00
47	NORTH IRVINGTON	LOT 12, BLOCK 25	4316 NE 11TH AVE	\$3,420.59	\$3,375.45	\$5,500.00
48	PIEDMONT	LOTS 6 & 7, BLOCK 4	5621 NE RODNEY	\$8,951.28	\$0.00	\$49,900.00
49	PIEDMONT	LOT 7, BLOCK 9	5765 NE GARFIELD	\$8,711.50	\$0.00	\$36,700.00
50	ROSEDALE & ANNEX	LOT 13, BLOCK 9	5045 NE 13TH AVE	\$4,234.31	\$1,271.86	\$9,200.00
51	ROSEDALE & ANNEX	LOT 2, BLOCK 11	5044 NE 14TH AVE	\$3,826.96	\$438.00	\$8,700.00
52	ROSELAWN	LOT 6, BLOCK 4	FORMER 845 NE ROSELAWN	\$3,920.71	\$279.00	\$300.00
53	ROSELAWN	LOT 5, BLOCK 7	W OF 440 NE ROSELAWN	\$389.58	\$210.00	\$3,000.00
54	ROSELAWN	LOT 9, BLOCK 7	W OF 524 NE ROSELAWN ST	\$630.47	\$0.00	\$3,000.00
55	ROSELAWN	LOT 10, BLOCK 7	524 NE ROSELAWN ST	\$4,930.95	\$331.94	\$7,200.00
56	ROSELAWN	LOT 11, BLOCK 7	FORMER 524 NE ROSELAWN	\$3,171.46	\$984.67	\$4,400.00
57	ROSELAWN	LOT 19, BLOCK 7; W 15' OF LOT 20, BLOCK 7	W OF 726 NE ROSELAWN ST	\$555.68	\$225.90	\$1,000.00
58	VERNON	LOT 15, BLOCK 2; S 24' OF	FORMER 5321 NE 15TH AVE	\$1,347.24	\$140.00	\$5,100.00

LEGAL DESCRIPTIONS

LIST	ADDITION	LEGAL 1	PROP	TAX	EXPENSE	MARKET
59	WALNUT PARK	LOT 7, BLOCK 23	FORMER 5022 NE RODNEY AVE	\$5,482.77	\$798.46	\$3,000.00
60	WILLIAMS AVENUE ADD #2	W 1/2 OF LOT 17, BLOCK 1	FORMER 134 N ALBERTA ST	\$3,313.18	\$0.00	\$4,900.00
Total:				\$182,314.83	\$90,031.67	\$384,000.00