

BEFORE THE BOARD OF COUNTY COMMISSIONER
FOR MULTNOMAH COUNTY, OREGON

In the Matter of Approving Requests)	
for Transfers of Tax Foreclosed)	
Properties to Northeast Community)	ORDER
Development Corporation (NECDC) for)	95-175
Low Income Housing Development)	

WHEREAS, Multnomah County acquired the real property as listed on Attachment 1 through the foreclosure of liens for delinquent taxes, and

WHEREAS, State of Oregon statute and Multnomah County ordinance allow for transfer of Tax Foreclosed Properties to governmental agencies and non-profit corporations for low income housing and public purposes, and

WHEREAS, the Northeast Community Development corporation has requested transfers of the listed properties located in the City of Portland, Multnomah County, Oregon to be used and to continue to be used for low income housing by the Northeast Community Development Corporation, and

WHEREAS, after holding a public hearing on the requested transfers, as required by State of Oregon statute and Multnomah County ordinance, the Multnomah County Board of Commissioners determine that it is in the interest of the County that the transfer be made and that the deed be given as soon as title is cleared.

NOW THEREFORE, it is ORDERED:

1. The County approves transfers of the tracts of land identified in Attachment 1 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. The Chair is authorized to execute deeds of conveyances without consideration for the tracts listed in Attachment 1 at any time after the approval of this ORDER.
3. Transfers of property to NECDC for the Nehemiah Housing Opportunity Program shall be subject to the following conditions:
 - (a) Grantee shall execute and deliver to Multnomah County a security interest document, either a mortgage or real property trust deed, satisfactory to the County, as security for performance by grantee, its successors and assigns, of the obligation to pay Multnomah County the sum of all canceled

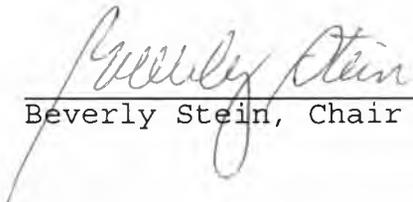
real property taxes, the cost of foreclosure attributable to the tract conveyed, and maintenance costs incurred by the County prior to transfer, if:

- (i) The tract is conveyed to persons or entities not qualified for housing assistance under the Nehemiah Housing Opportunity Program (NHOP);
 - (ii) Renovation, rehabilitation, or construction of housing eligible for federal assistance under NHOP is not completed within 36 months after the date of the conveyance; or
 - (iii) NECDC becomes ineligible to receive NHOP federal funds.
- (b) The Chair is authorized to execute such agreements as are necessary to subordinate the security interest described in Paragraph 3 (a) above to any liens necessary to secure predevelopment and construction financing for renovation, rehabilitation, or construction under the NHOP.
- (c) When NECDC transfers the property to a purchaser qualified under NHOP, the County will cancel taxes and costs, and execute such documents as are necessary to release the lien.

Dated at Portland Oregon this 10th day of August, 1995.

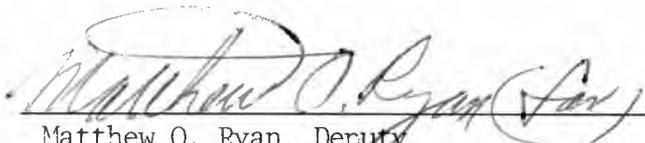


BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON



Beverly Stein, Chair

REVIEWED:
Laurence Kressel, County Counsel
for Multnomah County



Matthew O. Ryan, Deputy
95-12

PROPERTIES REQUESTED FOR TRANSFER BY NECDC
JULY 17, 1995

<u>NUMBER</u>	<u>MAP</u>	<u>ADDITION</u>	<u>PROPERTY ADDRESS</u>	<u>USE</u>	<u>SIZE</u>	<u>VALUE</u>	<u>TAXES</u>
01050-2120	2630	ALBINA HMSTD	FORMER 3957 NE GARFIELD AVE	VAC LOT	5,000	\$ 1,800	\$5,156.98
14680-0780	2629	CENTRAL ALBINA	FORMER 4412 N ALBINA AVE.	VAC LOT	3,400	\$ 2,400	\$1,915.66
14680-0790	2629	CENTRAL ALBINA	FORMER 4420 N ALBINA AVE.	VAC LOT	5,000	\$ 3,300	\$3,092.45
14680-3110C	2629	CENTRAL ALBINA	3946 N ALBINA AVE	RES SGL	5,000	\$27,700	\$8,213.07
14700-2180	2530	CENTRAL ALBINA	FORMER 4215 N GANTENBEIN AVE.	VAC LOT	5,000	\$28,300	\$5,202.05
17560-0220	2531	CONCORD HTS	FORMER 1302 NE EMERSON ST	VAC LOT	4,250	\$ 2,300	\$3,643.54
49710-0620	2631	LINCOLN PARK	FORMER 3803 NE 8TH AVE	VAC LOT	5,000	\$53,100	\$7,385.23
49710-3660	2631	LINCOLN PARK	FORMER 3613 NE GRAND AVE	VAC LOT	5,000	\$ 1,600	\$2,206.56
52670-2660	2530	MAEGLY HIGHLAND	FORMER 4635 NE MALLORY AVE	VAC LOT	5,000	\$ 1,800	\$2,282.66
59190-4680	2629	MULTNOMAH	3723-3727 N MISSOURI AVE	RES MULT	6,000	\$26,000	\$3,987.15
59190-6630	2629	MULTNOMAH	FORMER 3621 N ALBINA AVE	VAC LOT	7,500	\$12,000	\$4,139.74
59190-6640	2629	MULTNOMAH	S. OF FORMER 3621 N ALBINA	VAC LOT	2,500	\$ 7,600	\$2,802.76
61030-1430	2429	NORTH ALBINA	S. OF 5817 N MICHIGAN AVE	VAC LOT	5,000	\$ 5,100	\$1,730.41
61150-0910	2631	NORTH IRVINGTON	FORMER 3968 NE 7TH AVE	VAC LOT	6,300	\$ 1,900	\$1,435.16
72530-0530	2531	ROSELAWN ANNEX	FORMER 1106 NE ROSELAWN ST.	VAC LOT	8,500	\$13,800	\$3,791.20

NOTE: All the above properties, proposed for conveyance to NECDC, were deeded to Multnomah County in October, 1994; with the exception of 14680-3110, acquired in December, 1994 and 59190-4680, acquired in October, 1991.

ATTACHMENT 1

DEED

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, conveys to the NORTHEAST COMMUNITY DEVELOPMENT CORPORATION, an Oregon non-profit corporation, the following described properties in the City of Portland, County of Multnomah, Oregon:

Lot 3, Block 8, ALBINA HOMESTEAD ADDITION; Commonly known as the former 3957 Northeast Garfield Ave., Portland, OR. Tax account number: R-01050-2120; Deed number: D961215.

The South 34.4 Feet of Lot 11, Block 6, CENTRAL ALBINA ADDITION; Commonly known as the former 4412 North Albina Ave., Portland, OR. Tax account number: R-14680-0780; Deed number: D961216.

The North 15.6 Feet of Lot 11, Lot 12, Block 6, CENTRAL ALBINA ADDITION; Commonly known as the former 4420 North Albina Ave., Portland, OR. Tax account number: R-14680-0790; Deed number: D961217.

Lot 13, Block 19, CENTRAL ALBINA ADDITION; Commonly known as 3946 North Albina Ave., Portland, OR. Tax account number: R-14680-3110; Deed number: D961218.

Lot 3, Block 17, CENTRAL ALBINA ADDITION; Commonly known as the former 4515 North Gantenbein Ave., Portland, OR. Tax account number: R-14700-2180; Deed number: D961219.

Lots 1 and 2, Block 2, CONCORD HEIGHTS ADDITION; Commonly known as the former 1302 Northeast Emerson St., Portland, OR. Tax account number: R-17560-0220; Deed number: D961220.

Lot 12, Block 22, LINCOLN PARK ADDITION; Commonly known as the former 3803 Northeast Eighth Ave., Portland, OR. Tax account number: R-49710-0620; Deed number: D961221.

Lot 14, Block 22, LINCOLN PARK ADDITION; Commonly known as the former 3613 Northeast Grand Ave., Portland, OR. Tax account number: R-49710-3660; Deed number: D961222.

Lot 5, Block 8, MAEGLY HIGHLAND ADDITION; Commonly known as the former 4635 Northeast Mallory Ave., Portland, OR. Tax account number: R-52670-2660; Deed number: D961223.

**AFTER RECORDING RETURN TO:
NORTHEAST COMMUNITY DEVELOPMENT CORPORATION
4114 NORTH VANCOUVER AVENUE
PORTLAND, OR 97217**

Lot 9, the North 10 Feet of Lot 11, Block 28, MULTNOMAH ADDITION; Commonly known as 3723-3727 North Missouri Ave., Portland, OR. Tax account number: R-59190-4680; Deed number: D961224.

Lot 5, the North one-half of Lot 7, Block 36, MULTNOMAH ADDITION; Commonly known as the former 3621 North Albina Ave., Portland, OR. Tax account number: R-59190-6630; Deed number: D961225.

The South one-half of Lot 7, Block 36, MULTNOMAH ADDITION; Commonly known as the tract south of the former 3621 North Albina Ave., Portland, OR. Tax account number: R-59190-6640; Deed number: D961226.

The South one-half of Lots 8 and 9, Block 16, NORTH ALBINA ADDITION; Commonly known as the tract south of 5817 North Michigan Ave., Portland, OR. Tax account number: R-61030-1430; Deed number: D961227.

Lot 2, Block 4, NORTH IRVINGTON ADDITION; Commonly known as the former 3968 Northeast Seventh Ave., Portland, OR. Tax account number: R-61150-0910; Deed number: D961228.

Lots 57, 58, 59 and 60, Block 2, ROSELAWN ANNEX ADDITION; Commonly known as the former 1106 Northeast Roselawn St., Portland, OR. Tax account number: R-72530-0530; Deed number: D961229.

This transfer is without monetary consideration.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTIES DESCRIBED HEREIN IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON OR AGENCY ACQUIRING FEE TITLE TO THE PROPERTIES SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.



Until a change is requested,
Please send all tax statements to:
Northeast Community Development Corporation
4114 North Vancouver Avenue
Portland, OR 97217

Date: August 10, 1995

Board of County Commissioners
Multnomah County, Oregon

Reviewed:

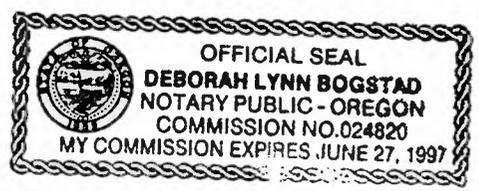

Matthew O. Ryan, Assistant County Counsel
Multnomah County, Oregon


Beverly Stein, Chair

STATE OF OREGON)
) SS
COUNTY OF MULTNOMAH)

On this 10th day of August, 1995, before me, a Notary Public in and for the County of Multnomah and State of Oregon, personally appeared Beverly Stein, Chair, Multnomah County Board of Commissioners, to me personally known, who being duly sworn did say that the attached instrument was signed and sealed on behalf of the County by the authority of the Multnomah County Board of Commissioners, and that said instrument is the free act and deed of said County.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by official seal the day and year first in this, my certificate, written.



Deborah Lynn Bogstad
Notary Public for Oregon
My commission expires: 6/27/97