



# MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: Oct. 2017)

## Board Clerk Use Only

Meeting Date: 12/7/17

Agenda Item #: C.1

Est. Start Time: 9:30 am

Date Submitted: 12/1/17

**Agenda Title: Resolution Authorizing the Private Sale of a Tax Foreclosed Property as Allowed Under ORS 275.225 to Jimmy K Warren & Norma J Warren**

<b>Requested Date:</b> Next Available Agenda	<b>Time Needed:</b> Consent
<b>Department/Division:</b> County Management Assessment, Recording and Taxation /Tax Title Program	<b>Contacts:</b> Mike Sublett, Tax Title Program Coordinator
<b>Phone:</b> 503.988.9824	<b>Email:</b> michael.a.sublett@multco.us
<b>Presenters:</b> NA	

## **General Information:**

### **1. What are you requesting from the Board?**

The Division Director is requesting the Board approve the private sale of a tax foreclosed property to Jimmy K Warren & Norma J Warren ("Purchaser").

### **2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer(s) this action affects and how it impacts the results.**

ORS 275.225 allows the County to sell County owned property, including property acquired through tax foreclosure, at a private sale if that property meets certain conditions with respect

to value and the applicable zoning and building codes. The subject property ("Property"), described in Exhibit A to the Resolution, is an irregular rectangular parcel of 3,920 square feet.

The Property was foreclosed on for delinquent property tax liens and came into County ownership on October 1, 2012. By Resolution 2013-019, dated February 28, 2013, the County donated the Property to a qualified, non-profit corporation for redevelopment as low income housing pursuant to ORS 271.330 (2). The small size of the parcel made it unsuitable for redevelopment and it reverted to County ownership on April 24, 2017.

The Property has an estimated real market value of \$14,130 on the assessment roll, less than the \$15,000 cap provided under ORS 275.225(1)(a). In addition, DART is confident the planning and development jurisdiction records confirm that the 3,920 square foot parcel is unsuitable for the construction or placement of a dwelling under applicable ordinances, building codes, as further required under ORS 275.225(1)(b).

Purchaser owns an adjacent property. Tax Title has received cash in the amount of \$5,500.00 from the Purchaser. DART/Tax Title recommends the proposed sale of the Property to Purchaser.

**3. Explain the fiscal impact (current year and ongoing).**

This action affects the DART Program Offer 72038. In compliance with Multnomah County Code Chapter 7 and ORS 275.275, the net proceeds from the sale of the Property will be directed to a dedicated sub-fund of the General Fund to provide: (i) Funds for housing placement and retention support services for youth and families with children; (ii) Flexible rental assistance to place youth and families with children into housing; or (iii) Funds to develop new low income housing that is affordable to youth and families with children with 30 percent or lower median family income. In addition, the sale places the Property back onto the assessment roll and avoids future operations and maintenance expense and potential liability.

**4. Explain any legal and/or policy issues involved.**

No legal issues are expected. The Property will be deeded "As Is" without any warranties or representations.

**5. Explain any citizen and/or other government participation that has or will take place.**

A solicitation to all adjacent property owners was sent by certified mail on October 17, 2017, with a deadline of November 14, 2017. The purchaser sent the highest bid received by the County for the property on November 1, 2017.

**Required Signature:**

<b>Elected Official/ Department Director:</b>	<b>/s/ Marissa Madrigal</b>	<b>Date:</b>	<b>12/1/17</b>
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