

Foreclosure List 2024-01

February 7, 2024



Revenue Division

Ordinance Procedure Change

- At previous Council meetings we included all properties on 1 ordinance for foreclosure
- At the advice of Council, we are submitting each property on a separate ordinance
 - Prevents delays in moving properties forward
 - Allows us the opportunity to remove properties in situations where an agreement has been made

City of Portland Assessments, Liens, Collections and Foreclosure Program

- Property Assessments
- Liens eligible for Foreclosure
 - 90 days delinquent for open liens
 - Code Violations, Nuisances
 - Deferred System Development Charges
 - Private Plumbing Sewer Connections
 - One year delinquent for bonded liens
 - Local Improvement District (LID), Sidewalk repair
 - System Development Charges (SDC)
- Foreclosure
 - Used as a last resort when corrections have not been made to the property and when fees have not been paid

City Foreclosure Program

Vacant and Distressed Properties with Delinquent Liens

- Focused effort to resolve vacant and distressed properties
- Minimize the adverse effects caused by these properties in the community
- Bring these properties into productive use
- Used as a last resort

Characteristics of Vacant and Distressed Properties

- No contact from property owners
- No efforts to make corrections
- Community complaints and code violations often increase in number
- The City's programs or payment plans do not motivate the property owner
- Attractive for unlawful occupants
- A property with uncorrected violations may get worse over time

Property Expectations

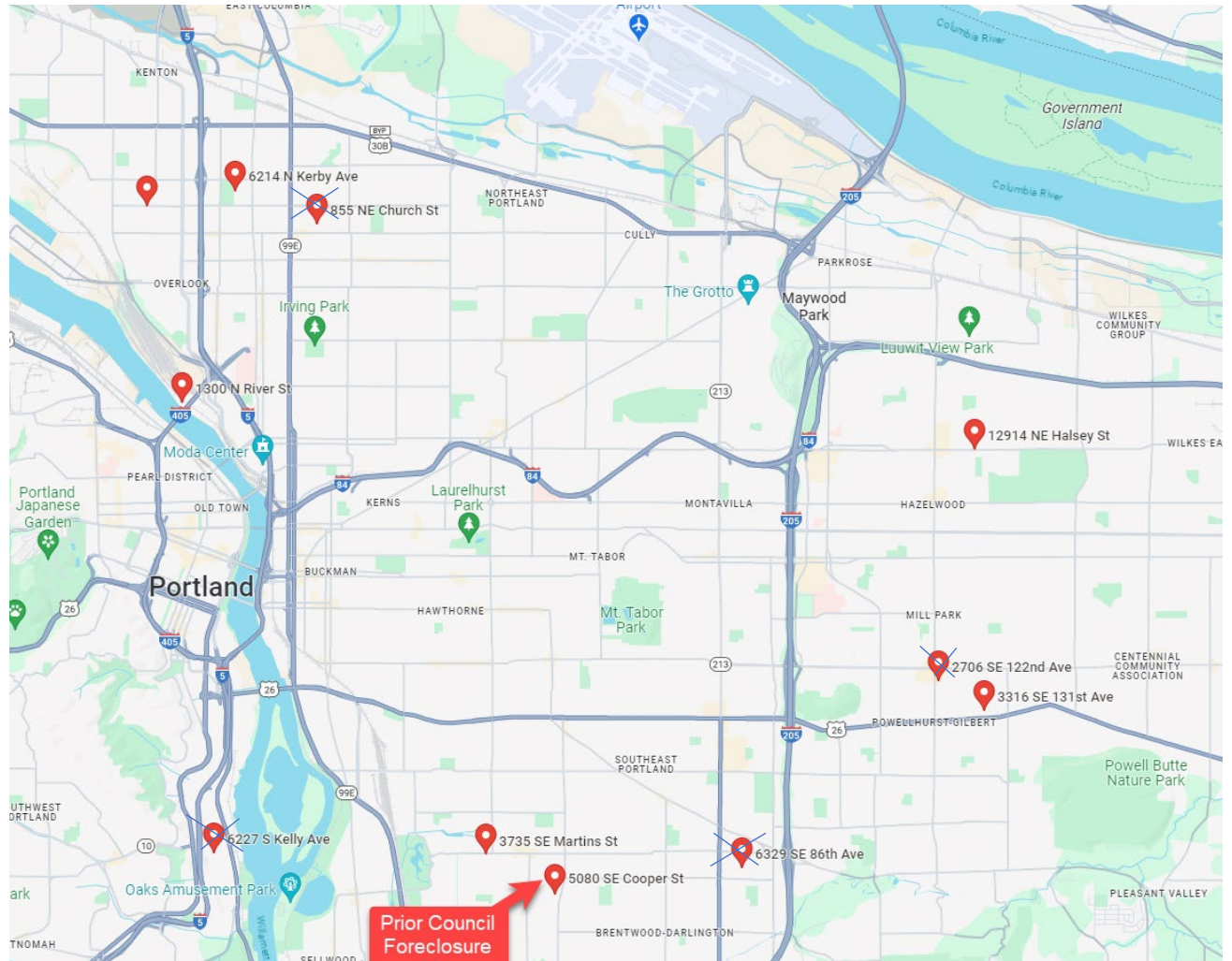
- Minimum Standard
- Bureau of Development Services Compliance Division
 - Property Complaints
 - Incentive to correct violations
 - Referral to Revenue Division for Assessment

Opportunities to Correct Violations/Delinquencies

- Lien Reduction Review Program (BDS)
- Waivers (BDS)
- One-Time Pre-Foreclosure Reduction Offer (BDS)
- Catch Up Payment Plan Agreement
- Hardship Payment Plan Agreement
- Delinquency Outreach

Properties Recommended for City Foreclosure

- 6 properties
- 16 liens
- \$746,632.66 owed as of January 19, 2024
- Removed from list ✕
- **1 property approved on a prior Council Foreclosure List 2020-01**
 - 3 liens
 - **\$110,900.67 owed as of January 19, 2024**



Properties Recommended for City Foreclosure Characteristic Snapshot

Property Characteristics – Use, Delinquency Period and 2020 Census Race and Ethnicity Data

Item#	Property Id	Site Address	Property Use	Days Late of Oldest Lien as of January 19, 2024	Census 2020: Race and Ethnicity in Oregon by Dot Density by Address *
1	R666193	3316 SE 131st Ave	RESIDENTIAL IMPROVED	7 Months and 2 days	Vacant
2	R309902	12914 NE Halsey St	RESIDENTIAL IMPROVED	6 Years, 6 Months and 20 days	White, not Hispanic or Latino
3	R102746	1300 N River St	WHSE DISTRIBUTION	14 Years, 10 Months and 30 Days	Vacant
5	R233710	5923 N Detroit Ave	RESIDENTIAL IMPROVED	1 Year, 2 Months and 2 Days	White, not Hispanic or Latino
6	R208479	6214 N Kerby Ave	RESIDENTIAL IMPROVED	5 Years, 10 Months and 2 Days	White, not Hispanic or Latino
8	R258077	3735 SE Martins St	ADULT FOSTER CARE	2 Years, 7 Months and 2 Days	Vacant
11	R104983	5080 SE Cooper St	RESIDENTIAL IMPROVED	22 Years, 10 Months and 6 days	White, not Hispanic or Latino

* Population Research Center – Portland State University
Census Data for Oregon, Mapping Race & Ethnicity with dot Density
This data is for resident; not ownership

★ Approved on a prior Council Foreclosure List 2020-01; Ordinance 190190

3316 SE 131st Ave

- One lien placed against the property
- Delinquency ranges from 2022- 2024
- Total amount owed on liens: **\$3,021.24** (As of January 19, 2024)
- Ownership: Secretary of Veterans Affairs
- 17 police calls to this property and 18 calls were made within 200 feet of this property from 2022 - 2024
- Trash and debris all over the property
- Numerous sanitation and safety violations
- Property is subject of complaints for squatter activity



12914 NE Halsey St

- **Two liens placed against the property**
- Delinquency ranges from 2017 - 2024
- Total amount owed on liens: **\$72,828.68** (As of January 19, 2024)
- Ownership: Dan J. Hankins
- 4 police calls to this property and 89 calls were made within 200 feet of this property from 2017 - 2024
- Accumulation of trash and debris
- Yard is overgrown to the point it impedes emergency access within five feet of property
- Abandoned vehicles at property



1300 N River St

- **Three liens placed against the property**
- Delinquency ranges from 2008 - 2024
- Total amount owed on liens: **\$560,681.65** (As of January 19, 2024)
- Ownership: Stan Herman
- 30 police calls to this property and 157 calls were made within 200 feet of this property from 2012 – 2024
- RV Camp has formed at the property
- Building suffered substantial damage due to fire in 2017
- Unpermitted structure remodel being done on site



6227 S Kelly Ave - REMOVED

- **Three liens placed against the property**
- Delinquency ranges from 2005 - 2024
- Total amount owed on liens: **\$225,572.56** (As of January 19, 2024)
- Ownership: Laurence R Lindstrom
- No police calls at property from 2012 - 2024
- Property has been vacant for over 10 years
- Portions of the foundation is cracked and spalling in sections
- Portions of gutter and downspouts are damaged or missing
- Property is a good candidate to put back into productive use



5923 N Detroit Ave

- **Three liens placed against the property**
- Delinquency ranges from 2022- 2024
- Total amount owed on liens: **\$15,810.45** (As of January 19, 2024)
- Ownership: Rena G. Long Trust
- 2 police calls to this property and 9 calls were made within 200 feet of this property from 2022 - 2024
- Property is subject to complaints, tall grass and large amounts of trash/debris on property
- Property is subject of complaints for squatters living in the home



6214 N Kerby Ave

- **Five liens placed against the property**
- Delinquency ranges from 2018 - 2024
- Total amount owed on liens: **\$60,724.50** (As of January 19, 2024)
- Ownership: Matthew Mc Crann
- 2 police calls to this property and 30 calls were made within 200 feet of this property from 2018 – 2024
- Home destroyed by explosion
- The foundation is open and unprotected
- Squatters are living in a tent on the lot



6329 SE 86th Ave - *REMOVED*

- **Four liens placed against the property**
- Delinquency ranges from 2014 - 2024
- Total amount owed on liens: **\$126,030.66** (As of January 19, 2024)
- Ownership: John K & Vera E McDonald Trust
- 3 police calls to this property and 63 calls were made within 200 feet of this property from 2014 – 2024
- Occupied RV parked in the rear of the home
- Complaints of garbage and waste in rear yard
- Property taxes are 3 years delinquent



3735 SE Martins St

- **Three liens placed against the property**
- Delinquency ranges from 2021 - 2024
- Total amount owed on liens: **\$ 33,566.14** (As of January 17, 2024)
- Ownership: Orvalee Ann Farris Revocable Living Trust
- 32 police calls to this property and 8 calls were made within 200 feet of this property from 2021 – 2024
- This is one property with two separate tax lots
- Property has a history of squatter activity
- There was a fire at the property in 2021
- Roof is open due to firefighting operations



855 NE Church St - REMOVED

- **One lien placed against the property**
- Delinquency ranges from 2009 - 2024
- Total amount owed on liens: **\$197,026.21** (As of January 19, 2024)
- Ownership: Vera Pool
- 6 police calls to this property and 113 calls were made within 200 feet of this property from 2012 – 2024
- Water damage inside the home
- Gutter/roof damage which exposes property to outside elements
- Property suffered fire damage in 2009



2706 SE 122nd Ave - **REMOVED**

- **Three liens placed against the property**
- Delinquency ranges from 2023 - 2024
- Total amount owed on liens: **\$15,221.27** (As of January 19, 2024)
- Ownership: QT Development LLC
- 21 police calls to this property and 33 calls were made within 200 feet of this property from 2023 – 2024
- This is one property with two separate tax lots
- RV's and cars are parked at property
- Trash and debris are being dumped at the site
- Lot is attractive to squatters and unlawful activity



Next Steps in the City's Foreclosure Process

