

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

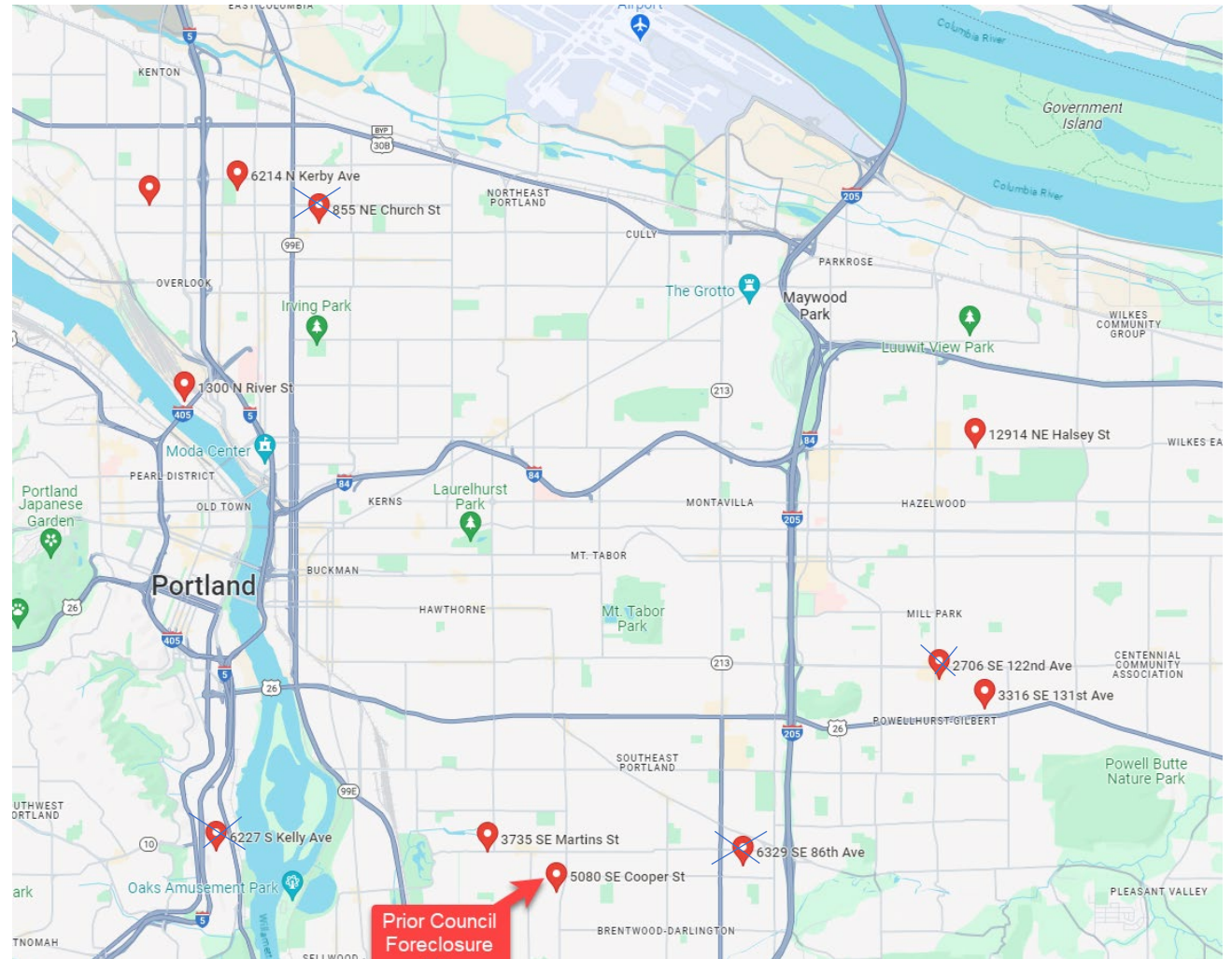
- Minimum Standard
- Bureau of Development Services Compliance Division
 - Property Complaints
 - Incentive to correct violations
 - Referral to Revenue Division for Assessment

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

Council votes on whether to move forward with each Ordinance



Approved Council Ordinance authorizes the City Treasurer to conduct the Foreclosure Sale



Property owner may pay amount owed up to the sale date



After the sale is administered, the former property owner has a one-year redemption period