

Foreclosure List

March 5, 2025



Revenue Division

The Team

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graph LR; Team[The Team] --- PP&D[Portland Permitting and Development (PP&D): recommends properties to the Revenue Division for foreclosure consideration]; Team --- CA[City Attorney: identifies barriers to foreclosure and advises on legal matters]; Team --- RD[Revenue Division: reviews delinquent accounts, PP&D and City Attorney recommendations, and determines which properties to submit to Council for foreclosure consideration]; Team --- CT[City Treasurer: conducts the foreclosure sale];
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recommends properties to the Revenue Division for
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Attorney recommendations, and determines which properties
to submit to Council for foreclosure consideration

City Treasurer: conducts the foreclosure sale

City Foreclosure Program

Focused effort on vacant and distressed properties

Minimize the adverse effects caused in the community

To prompt the owner to bring the property into productive use

Used as a last resort when all other options have been exhausted

Characteristics of Foreclosure Referrals

Community
complaints and
code violations

Illegal activity /
history of police
involvement

Trash and debris

Vacant and
distressed

City's incentives do
not motivate
owner to act

Unresponsive or
absent owners

Occupants without
ownership
unlawfully
accessing property

Landscape uncared
for

Uncorrected
violations tend to
worsen over time

How can owners avoid, reduce, or pay liens?



Lien Reduction Review Program:

- After the case is closed, owners can apply to have their lien balance reviewed.



Waivers:

- Engaged owners are given fee waivers while they work to correct the violations.



Payment Plan Agreements

- Catch Up Plan - payment plans that extend up to 60 months
- Hardship Plan - pay interest and billing charges for a period not to exceed 12mo



Agreement for resolution:

- Collaborate on a reasonable plan to bring resolution

Foreclosure Program Results:

(September 19, 2016 – January 31, 2025)

- **57 properties referred for foreclosure consideration**
- **42 properties paid off all liens prior to foreclosure sale**
 - \$2.2 million collected
 - 74% of properties avoided foreclosure
- **10 properties sold at City foreclosure sales**
 - \$1.3 million in proceeds from the sales

Properties Recommended for City Foreclosure

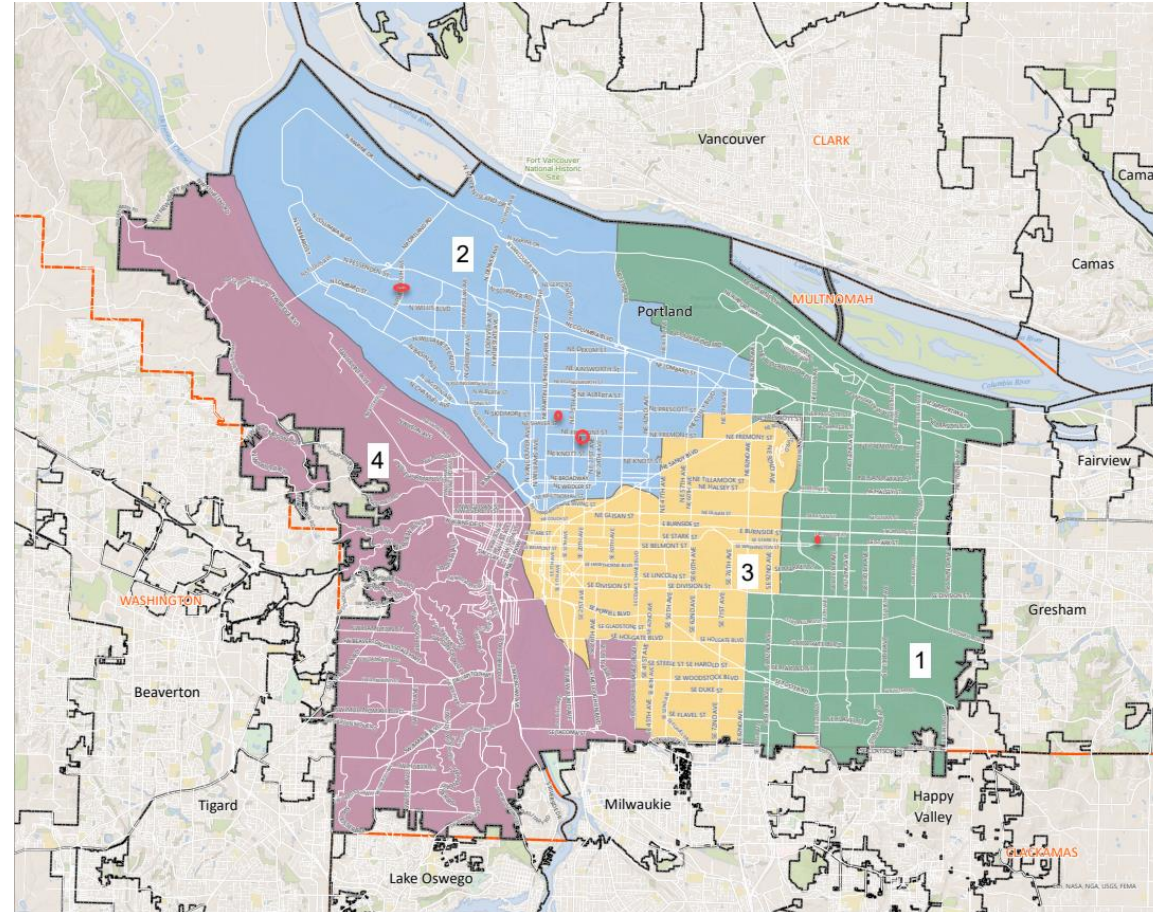
4 Properties

12 Liens

Code
Enforcement
and/or Nuisance
Liens

\$264,777.86

City of Portland District Map



11514 SE Alder St

- Property located in District 1
- Two liens against the property
- Delinquent since 2024
- Total amount owed: \$6,724.36 (As of February 25, 2025)
- Owner: Estate of Kendall L. Rich
- Unlawful occupancy
- Excessive trash and debris at the property



10218 N Tyler Ave

- Property located in District 2
- One lien against the property
- Delinquent since 2008
- Total amount owed: \$231,667.34 (As of February 25, 2025)
- Owner: James & Karen Douglas Living Trust
- Excessive trash and debris in the backyard
- Rodent problem
- Roof has collapsed in several places



111 NE Killingsworth St

- Property located in District 2
- Two liens against the property
- History of paying off delinquent liens before foreclosure sale
- Delinquent since 2024
- Total amount owed: \$6,777.66 (As of February 25, 2025)
- Owner: Grant Construction Co Inc 401K Plan ET AL
- Property has extensive fire damage
- Roof damage leaving property open to outside elements



4121 NE Grand Ave

- Property located in District 2
- Seven liens against the property
- Delinquent since 2020
- Total amount owed: \$19,608.50 (As of February 25, 2025)
- Owner: Geza Development LLC
- Trash & Debris being left on site
- Unlawful occupants camping on site
- Overgrowth of vegetation impeding on the sidewalk



Next Steps in the City's Foreclosure Process



Council will vote at the next hearing 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 the former property owner can reclaim the property during the 90-day redemption period