



# CITY OF PORTLAND

OFFICE OF MANAGEMENT AND FINANCE  
BUREAU OF REVENUE AND FINANCIAL SERVICES

(503) 823-4090

**Ted Wheeler, Mayor**  
**Thomas W. Lannom, Interim Chief Financial Officer**  
**Tyler Wallace, Interim Revenue Division Director**

Mail to: PO Box 8834  
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Email: [liens@portlandoregon.gov](mailto:liens@portlandoregon.gov)

## Foreclosure Recommendation Report

The Revenue Division recommends foreclosure on **6402 SE 103<sup>rd</sup> Ave** delinquent City liens. The lien accounts meet delinquency requirements for foreclosure and no mitigating factors were discovered that would prevent foreclosure or indicate that an adjustment of the lien amount is in order.

### *Summary Information*

**Site Address:** 6402 SE 103<sup>rd</sup> Ave

**Recorded Property Owner:** 103<sup>rd</sup> Multiplex LLC

**Property ID:** R335566

**Lien Account Numbers:** 165225, 174293, 174557, 174558, 174559, 174560, 174931 and 175242

**Type of Liens:** Code Enforcement and Code Violation

**Use of Property:** Multi-family, currently unoccupied

**Amount of Delinquent Lien:** **\$159,061.09**

**Payoff Amount Recommended:** **\$159,061.09, plus ancillary cost for foreclosure sale**

### *General Information*

Properties with delinquent liens greater than 90 days outstanding surface as part of a coordinated effort collaborating with the Bureau of Development Services (BDS) about “Distressed Vacant Properties” for a potential Council Foreclosure Sale List. BDS and the Portland Police Bureau have expressed concerns that these properties are nuisances in their neighborhoods. In many instances, the Police Bureau is called to disturbances at these properties frequently or within the surrounding area. Neighbors complain that many of these properties are inhabited by unlawful occupants and there are commonly drug activities taking place, which jeopardizes the public health, safety, and welfare of the neighborhood.

Some of the properties are investment properties owned by absentee owners and financial institutions. These vacant and distressed properties are not generating income for the owner. The neglect by the owner caused the problems to exacerbate and the lien balance to increase over time. These properties drain City resources whether through services being rendered by BDS to secure the property or by the Police and Fire responding to calls at the residence or in the immediate area. These properties become eyesores in the community and pose a safety hazard.

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**Liens Section – Revenue Division**  
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For the above mentioned reasons, the Revenue Division's recommendations are to retain the balance owed for these type of properties, except in cases where mitigating circumstances point toward improved property owner compliance resulting in a reduced lien amount approved by BDS.

## *Liens Details*

| Liens No.                              | Assessment Date | Lien Type        | Balance          |
|--|-----------------|------------------|------------------|
| 165225                                 | N/A             | Street LID       | Not yet assessed |
| 174293                                 | 7/18/2022       | Code Enforcement | \$11,920.09      |
| 174557                                 | 10/28/2022      | Code Violation   | \$596.84         |
| 174558                                 | 10/28/2022      | Code Violation   | \$5,630.72       |
| 174559                                 | 10/28/2022      | Code Violation   | \$11,184.40      |
| 174560                                 | 10/28/2022      | Code Violation   | \$5,630.72       |
| 174931                                 | 2/28/2023       | Code Violation   | \$31,903.62      |
| 175242                                 | 5/28/2023       | Code Violation   | \$92,149.70      |
| Total amount due as of August 31, 2023 |                 |                  | \$159,016.09     |

Please note the balance will be recalculated on the sale date.

## *Property Summary*

Extremely Distressed Property Enforcement (EDPE) Program engaged this 9-unit apartment property for a non-compliant septic system. Property septic system drains directly into the Johnson Creek bed. BDS Code hearing held against property and active Code Hearing Officer Order. Property residents were relocated by owner. Property has been subject to break-ins, dumping, and damage by unauthorized persons. Property was cleared and secured by Portland Police under trespass authority from owner. On November 22, 2022, the property became unsecure again and a City vacate warrant was issued. Until property is connected to sewer, any resumption of occupancy presents environmental risk due to the septic system configuration. Code Hearing Officer Order assessed \$30,000 civil penalty per month until violations were corrected.

The oldest delinquent lien on this property is one year past due.

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## *Police Involvement*

Between August 27, 2020 and July 24, 2023 there were 21 calls for service at this address. The majority of the calls were for disorder. Outside of the listed address there were 39 calls made within 200 feet of this property.

## *Evaluation Criteria*

City Code 5.3.060 states that “the Revenue Division may evaluate individual delinquent open liens to develop recommendations on revising the payment amount of the lien and the payment terms.

Recommendations for any adjustments must be based on the criteria summarized in the table below:

| Criteria (City Code 5.30.060)  | Yes | No | Unknown |
|--|-----|----|---------|
| Property owner has committed prior City Code violations or has a delinquent account  | ✓   |    |         |
| Property owner has taken steps to correct violation or resolve any delinquency       |     | ✓  |         |
| Property owner’s financial condition allows to resolve the problem                   |     |    | ✓       |
| Violation of high gravity and magnitude  | ✓   |    |         |
| Violation was intentional or negligent caused by the property owner                  | ✓   |    |         |
| Violation was repeated or continuous   | ✓   |    |         |
| High degree of difficulty to correct the violation or delinquency                    | ✓   |    |         |
| Economic or financial benefit accrued to property owner as a result of the violation |     | ✓  |         |
| Property owner is cooperative and making an effort to correct the violation          |     | ✓  |         |
| Cost to the City to investigate and correct the violation                            | ✓   |    |         |
| Any other relevant factor  | ✓   |    |         |

The Revenue Division has reviewed the information related to this property and its history of violations using the criteria listed above. The review found no mitigating factors that would

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suggest that a reduced lien amount would encourage improved compliance, property improvement, or elimination of hazards.

### ***Communication with Owner***

The Liens Team sends monthly billing statements. If a property owner is unable to pay in full, the liens team can set up a payment arrangement plan. When an account is 30 days past due, a courtesy call is placed to offer assistance and set up a payment arrangement plan and a delinquency letter is mailed. A second delinquency letter is mailed when the account is 60 days past due and a certified with return receipt letter is mailed when the account is 90 days past due. Thereafter, the Foreclosure Prevention Manager calls the property owner and sends additional certified with return receipt foreclosure notices to the property owner and parties with an interest.

The Liens Team mailed out 19 letters to the owner from July 29, 2022 to August 14, 2023. In 2023, there were 13 mailed letters. The Foreclosure notices were mailed certified with a return receipt request on August 1, received back as undeliverable and August 4, to an updated address. The return receipt has not yet been received for the August 4, certified mailed letter.

There have been no telephone conversations with the owner, as we have not been able to find a valid phone number.