



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
Portland, OR 97207-8834
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Foreclosure Recommendation Report

The Revenue Division recommends foreclosure on **2826 SE 87th 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: 2826 SE 87th Ave

Recorded Property Owner: Kelly Freed

Property ID: R193399

Lien Account Numbers: 87889, 149357, 155067, 155569, 160633, 167728, 167830, 171769 and 175265

Type of Liens: System Development Charges, Nuisance, Code Enforcement and Chronic Offender

Use of Property: Single family, currently unoccupied

Amount of Delinquent Lien: **\$151,485.35**

Payoff Amount Recommended: **\$151,485.35, 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

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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.

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
87889	3/30/1993	SDC Lien	\$3,360.55
149357	6/10/2010	Nuisance	\$1,505.02
155067	5/1/2014	Code Enforcement	\$72,190.81
155569	8/10/2014	Nuisance	\$2,200.18
160633	4/18/2017	Code Enforcement	\$65,623.69
167728	5/18/2019	Code Enforcement	\$823.82
167830	6/28/2019	Code Violation	\$2,151.52
171769	1/10/2020	Chronic Offender	\$1,234.45
175265	6/10/2023	Nuisance	\$2,395.31
Total amount due as of August 31, 2023			\$151,485.35

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

Property Summary

Extremely Distressed Property Enforcement (EDPE) Program vacated this property under Code Hearings Order. The property has had two significant fires, the second one destroyed structure. Property is subject to frequent trespass and vandalism. The property has a complicated history of ownership transactions, including involvement from banks.

The oldest delinquent lien on this property is twenty-five years past due.

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Police Involvement

Between August 11, 2018 and July 24, 2023 there were 20 calls for service at this address. The majority of the calls were for disorder. Outside of the property address there were 39 calls made within 200 feet of the 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 are 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 suggest that a reduced lien amount would encourage improved compliance, property improvement, or elimination of hazards.

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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 32 letters to the owner from August 2010 to August 2023. There were 2 letters mailed in 2023. The first Foreclosure notice was mailed out certified on July 11, 2023 and returned as undeliverable on August 8, 2023. The second Foreclosure notice was re-mailed out certified on August 8, 2023 to a different address. As of August 31, 2023 we have not received confirmation of delivery for the return receipt. An additional Foreclosure notice was mailed out certified to additional parties who have an interest in this property on August 21, 2023.

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

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