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191771

Ordinance

Initiate foreclosure action on 3312 NE Broadway for the collection of delinquent City Liens placed against the property

Passed

The City of Portland ordains:

Section 1. The Council finds:

1. Portland City Code Chapter 5.30 establishes a process for foreclosing delinquent liens on properties. The foreclosure process is generally used as a last resort, after repeated code violation fines and liens have gone unpaid.
2. Portland City Code section 5.30.100 requires the Bureau of Revenue and Financial Services, Revenue Division to prepare a proposed foreclosure list and submit the list to the City Council for action.
3. In April 2024, the Bureau of Development Services submitted properties it identified as priority Vacant and Distressed Properties to the Bureau of Revenue and Financial Services, Revenue Division for foreclosure consideration. After review and analysis of the cases, this property qualified to be added to the foreclosure list and is being submitted to Council based on their potential to help solve public health, safety, or welfare objectives, pursuant of City Code 5.30.100. Additional consideration was given to the number of abatements, whether the property owner had multiple delinquencies and the negative impact the property was causing to the neighborhood.
4. Revenue mailed notices to the property owners and mortgagees, by certified mail with return receipts required, of pending foreclosure action on the property between April 30 and May 28, 2024, as required by Portland City Code section 5.30.050 (D).

NOW, THEREFORE, the Council directs:

- A. The City Council approves Foreclosure List 2024-02, as attached as Exhibit A-1, and directs the City Treasurer to begin foreclosure

Introduced by

[Mayor Ted Wheeler](#)

Bureau

[Management and Finance;](#)
[Revenue Division](#)

Contact

Kevin Foster

Foreclosure Prevention
Manager (Coordinator III)

✉ kevin.foster@portlandoregon.gov

Include property address in
the subject line of emails.

📞 [503-823-5186](tel:503-823-5186)

Monday - Friday 7:30am -
4:30pm

Requested Agenda Type

Regular

Date and Time Information

Requested Council Date

June 12, 2024

proceedings to sell the following property:


1. 3312 NE Broadway, 3300 NE Broadway LLC & Grant Park Parking LLC, owners of record. Tax no. R732300010

B. The City Council accepts the Foreclosure Report, attached as Exhibit B-1.

C. Pursuant to Portland City Code Chapter 5.30 and 5.30.210, the owner or any person having an interest in the property, or their legal representative, may redeem the property by paying the redemption price to the City Treasurer at any time within three months from the date of the foreclosure sale.

Documents and Exhibits

 [Exhibit A-1](https://www.portland.gov/sites/default/files/council-documents/2024/exhibit-a-1.pdf) 112.59 KB
(<https://www.portland.gov/sites/default/files/council-documents/2024/exhibit-a-1.pdf>)

 [Exhibit B-1](https://www.portland.gov/sites/default/files/council-documents/2024/exhibit-b-1.pdf) 191.06 KB
(<https://www.portland.gov/sites/default/files/council-documents/2024/exhibit-b-1.pdf>)

An ordinance when passed by the Council shall be signed by the Auditor. It shall be carefully filed and preserved in the custody of the Auditor (City Charter Chapter 2 Article 1 Section 2-122)

Passed by Council
June 12, 2024

Auditor of the City of Portland
Simone Rede

Impact Statement

Purpose of Proposed Legislation and Background Information

This ordinance begins foreclosure proceedings on one property with delinquent City liens that are eligible for foreclosure under City Code 5.30. The liens were placed against the property by the Bureau of Development Services for code enforcement, code violations, or nuisance abatement. All the liens are delinquent, and in some cases the violations have not been corrected.

This property comes before Council as part of a coordinated effort by the Mayor's Office, Bureau of Development Services and Office of Management and Finance's, Bureau of Revenue and Financial Services, Revenue Division to actively pursue remedies, including foreclosure, for vacant and

distressed properties. This property has been identified as causing significant problems for neighbors and are the subject of multiple and frequent police calls and numerous enforcement activities.

The Foreclosure Prevention Manager in the Revenue Division has reviewed each case to ensure it meets criteria for foreclosure. The Foreclosure Prevention Manager has also reviewed whether any aggravating or mitigating conditions exist within the case history that would prevent the City from moving forward with foreclosure or warrant an adjustment of lien amounts. The property owner and mortgagees have received notification of the pending foreclosure action.

Financial and Budgetary Impacts

Once the City forecloses on this property, proceeds generated by the sale will recover the cost of conducting the sale, the amount owed on liens, and collection and foreclosure costs for the Revenue Division, the City Treasurer, and the Bureau of Development Services.

Based on the number and amount of the liens, as of May 17, 2024, the amount expected to be recovered is \$20,021.97. Actual cost recovery may differ.

There is not a budgetary impact.

Community Impacts and Community Involvement

This property has presented major problems for the neighbors and neighborhoods in the community. Problems include criminal behavior, unlawful occupants, and unsafe and/or unhealthy conditions. Foreclosure is being employed as one of the tools available to the City to resolve blight and put properties back into productive use.

100% Renewable Goal

Not applicable.

Budget Office Financial Impact Analysis

This action authorizes initiation of foreclosure proceedings on property with delinquent City liens at 3312 NE Broadway. Proceeds generated by the sale will recover the cost of conducting the sale, the amount owed on liens, and collection and foreclosure costs for the Revenue Division, the City Treasurer, and the Bureau of Development Services. Per bureau estimates, the amount expected to be recovered is approximately \$20,021.97.

Document History

Item 481 Regular Agenda in [June 5-6, 2024 Council Agenda](https://www.portland.gov/council/agenda/2024/6/5)
(<https://www.portland.gov/council/agenda/2024/6/5>)

City Council

Passed to second reading

Passed to second reading June 12, 2024 at 9:30 a.m.

Item 525 Regular Agenda in [June 12-13, 2024 Council Agenda](https://www.portland.gov/council/agenda/2024/6/12)
(<https://www.portland.gov/council/agenda/2024/6/12>)

City Council

Passed

Commissioner Dan Ryan Yea

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Mayor Ted Wheeler Yea