



CITY OF PORTLAND

BUDGET & FINANCE

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Foreclosure Recommendation Report

The Office of Budget & Finance recommends foreclosure on **2336 SE 130th Ave** for 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: 2336 SE 130th Ave
Recorded Property Owner: Flagstar Bank
Property ID: R103905
Lien Account Numbers: 175691
Type of Liens: Code Enforcement
Use of Property: X- Row/Attached Housing
Amount of Delinquent Liens: **\$8,601.93**
Payoff Amount Recommended: **\$8,601.93**

General Information

This property is included on the list of “Distressed Vacant Properties” provided by Portland Permitting & Development and identified as priority for foreclosure. Portland Permitting & Development and in some instances the Portland Police Bureau have expressed concerns that these properties are nuisances to the neighborhoods where they are located. In many instances, the Police Bureau is called to disturbances at these properties frequently. 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.

Many of these properties are investment properties owned by financial institutions or absent owners who have no vested interest in the neighborhood effects such distressed properties have on the community. They are demonstrated hazards and magnets for crime. For these reasons, the Office of Budget & Finance recommendation is for these distressed and egregious properties are concise and generally maintain the amount owed as is with no recommended reduction in lien amount, except in cases where mitigating circumstances point toward improved property owner compliance with a reduced lien amount.

Lien Details

Liens No.	Assessment Date	Lien Type	Balance
175691	9/18/2023	Code Enforcement	\$8,601.93
Total amount due as of September 25, 2024			\$8,601.93

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

Property Summary

There are squatters at the property. The structural members supporting the 2nd story balcony have started to deteriorate creating a safety issue at the residence. Trash and debris are accumulating on the exterior of this property.

Police Involvement

Between September 19, 2023, and September 9, 2024, there was 6 calls for service at this address. All of the calls were for disorder. Outside of the listed address there were 82 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.

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	✓		

Communication between the Owner and the Liens Team

This property is owned by Flagstar bank and being managed by an Asset Preservation Company. I have not had contact with either company over the phone. There are two required Notice of Foreclosure letters that have to be mailed to the property owner and parties with interest in the property. These letters were sent between 8/26/2024 - 9/30/2024.