

Priority: Vibrant Communities
Program Offer Type: Existing Operating
Related Programs: 91011

Lead Agency: Community Services
Program Contact: Gary Thomas

Program Characteristics:

Executive Summary

The Tax Title Program is responsible for the management and disposition of the County's tax foreclosed property inventory. The County's foreclosed property portfolio consists of slightly less than 420 properties. Every year, 20 to 30 properties are deeded to the county in the fall with the taking of the Tax Foreclosure Deed. Of the current inventory, approximately 77% of the properties are strips of various sizes, 21% are vacant lots that are mostly irregular in shape and not buildable, and 2% are properties with improvements sited on them. Properties are sold at public auction and by entering into private sales with adjacent owners. The inventory is also reduced by transferring properties to government agencies and to non-profit housing developers and nonprofit corporations for public use.

Program Description

The county comes into ownership of real property, bare land and land with improvements, at least once a year through the foreclosure of delinquent property tax liens. The foreclosed properties are placed into the Tax Title inventory of properties that have been acquired over the years through tax foreclosure. Multnomah County Code Chapter 7 and Chapter 27 specifically state how tax foreclosed properties are to be managed and the process to be used in their disposition. Shortly after the properties come into Tax Title inventory they are made available for repurchase to the former owners of record. Some properties not repurchased and odd shaped parcels not suitable for construction are made available to government agencies within the county for transfer. Depending on their availability, selected properties consisting of vacant land that is buildable and parcels with improvements, are made available to the Affordable Housing Development Program for low income housing purposes. Properties with certain desired environmental characteristics not requested by government are made available to other organizations. Any remaining inventory properties are available to be sold at public auction or private sale.

Program Justification

In recent years, the number of properties deeded to the county through tax foreclosure has averaged between 20 to 30 parcels. All properties are responsibly managed to insure that the surrounding neighborhood is not negatively affected. Tax Title maintains communication with other government agencies within the county to insure that all foreclosed properties comply with current nuisance and building codes. A goal is to sell or transfer as many Tax Title properties as possible to place them back on the tax roll so they once again become an integral part of the neighborhood. When a Tax Title property is occupied by an individual with human services needs we work with the county's DCHS, Aging & Disability Services Department to arrive at practical solutions acceptable to all parties. A Tax Title property was recently transferred to Community Vision Inc.

Performance Measures

Measure Type	Primary Measure	Previous Year Actual (FY07-08)	Current Year Purchased (FY08-09)	Current Year Estimate (FY08-09)	Next Year Offer (FY09-10)
Output	Properties remaining in Tax Title Inventory	420	418	404	402
Outcome	Properties placed back on the tax roll & into community use	21	22	40	32
Outcome	Revenue disbursed to taxing districts for public use	0	20,000	10,000	20,000

Performance Measure - Description

The main goal of the program is to reinstate properties received through tax foreclosure back onto the tax roll. This is accomplished by sales to the public and government agencies. A parallel goal is to place foreclosed properties into public use which is accomplished by transfer to government agencies and to non-profit corporations. At the end of every budget year, the Tax Title revenues are totaled, operating expenses and set asides are accounted for, and the balance of revenue is disbursed to the different taxing districts within the county.

Legal/Contractual Obligation

ORS 275 details how counties have to manage & dispose of tax foreclosed properties.

ORS 322 provides guidance on how the redemption period can be reduced when there is evidence of waste and abandonment.

ORS 312 details the foreclosure process & responsibilities of the county.

ORS 271 provides information on how counties are allowed to transfer foreclosed properties to non-profits & government agencies.

ORS 98 details the processes to follow when there is abandoned property & vehicle at a foreclosed property.

Revenue/Expense Detail

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds
	2009	2009	2010	2010
Program Expenses				
Personnel	\$0	\$185,682	\$0	\$159,939
Contracts	\$0	\$346,035	\$0	\$366,907
Materials & Supplies	\$0	\$86,500	\$0	\$87,332
Internal Services	\$0	\$59,799	\$0	\$54,423
Subtotal: Direct Exps:	\$0	\$678,016	\$0	\$668,601
Administration	\$25,675	\$0	\$19,828	\$0
Program Support	\$0	\$0	\$0	\$0
Subtotal: Other Exps:	\$25,675	\$0	\$19,828	\$0
Total GF/non-GF:	\$25,675	\$678,016	\$19,828	\$668,601
Program Total:	\$703,691		\$688,429	
Program FTE	0.00	2.00	0.00	1.50
Program Revenues				
Indirect for dep't Admin	\$10,649	\$0	\$12,040	\$0
Fees, Permits & Charges	\$0	\$293,032	\$0	\$283,587
Intergovernmental	\$0	\$40,035	\$0	\$20,000
Taxes	\$0	\$20,227	\$0	\$45,014
Other / Miscellaneous	\$0	\$324,722	\$0	\$320,000
Program Revenue for Admin	\$10,649	\$0	\$0	\$0
Total Revenue:	\$21,298	\$678,016	\$12,040	\$668,601

Explanation of Revenues

The Program has to be financially self sustaining. When actual revenues are above the programs operating costs the balance is distributed to local governments. A total of \$300,000 is used as Beginning Working Capital for the Tax Title Fund.

Significant Program Changes

Last year this program was: #91005, Tax Title