



Department: County Management **Program Contact:** Sally Brown
Program Offer Type: Existing Operating Program **Program Offer Stage:** As Proposed
Related Programs:
Program Characteristics:

Executive Summary

The Tax Title Program, within the Division of Assessment, Recording and Taxation (DART), is responsible for the management, maintenance and disposition of the County's tax foreclosed property inventory. The County's portfolio consists of 250 properties. Less than 10% are properties with improvements or structures. Properties are disposed of at auction, private sales and by transfer to government agencies and non-profit corporations.

Program Summary

The County comes into ownership of real property at least once a year through the foreclosure of delinquent property tax liens. The tax foreclosed properties are placed into the Special Program Group's (SPG) inventory and are managed and disposed of pursuant to Multnomah County Code, Chapter 7. Shortly after the properties are deeded to the County they are available for repurchase by qualified former owners of record. Maintenance and operation of the properties is performed through agreement and reimbursement to Department of County Assets, Facilities and Property Management Division.

SPG researches and inspects the properties received to determine their highest and best use. The Department will identify property to be sold at a public sale, in cooperation with the Multnomah County Sheriff's Office; a private sale; or, made available for donation to governments, non-profit sponsors. Effective January 1, 2016, ORS 275.275 was amended to reflect the distribution of proceeds from sales, net of approved expenses. All net proceeds will be credited to the General Fund, Sub-Fund 10030 Tax Title: Affordable Housing, for the following purposes: (i) Funds for housing placement and retention support services for youth and families with children; (ii) Flexible rental assistance to place youth and families with children into housing; or (iii) Funds to develop new low income housing that is affordable to youth and families with children with 30 percent or lower median family income.

Performance Measures					
Measure Type	Primary Measure	FY15 Actual	FY16 Purchased	FY16 Estimate	FY17 Offer
Output	Properties remaining in Tax Title Inventory	245	245	225	210
Outcome	Properties placed back on the tax roll & into community use	30	34	29	30
Outcome	Revenue credited to General Fund, Sub-Fund	n/a	\$1,500,000	2,500,000	\$655,000

Performance Measures Descriptions

The goal of the program is to reinstate tax foreclosed properties to the tax roll or into public use. At the end of every budget year the tax foreclosed property revenues are totaled, operating expenses and pass-through payments are accounted for, and the balance of revenue will be disbursed to Multnomah County General Fund, Sub-Fund 10030 Tax Title: Affordable Housing.

Legal / Contractual Obligation

Oregon Revised Statutes (ORS) 275 details how counties are to manage & dispose of tax foreclosed properties. ORS 312 details the foreclosure process & responsibilities of the county including guidance on how the redemption period can be reduced when there is evidence of waste and abandonment. ORS 271 provides information concerning the transfer of foreclosed properties to non-profits & government agencies. ORS 98 details procedures concerning abandoned property & vehicles at foreclosed property. Multnomah County Code Chapter 7 specifically states how tax foreclosed properties are to be managed and the process to be used for disposition.

Revenue/Expense Detail

	Proposed General Fund	Proposed Other Funds	Proposed General Fund	Proposed Other Funds
Program Expenses	2016	2016	2017	2017
Personnel	\$146,515	\$0	\$249,533	\$0
Contractual Services	\$1,518,020	\$0	\$813,320	\$0
Materials & Supplies	\$84,956	\$0	\$116,686	\$0
Internal Services	\$20,454	\$0	\$32,019	\$0
Total GF/non-GF	\$1,769,945	\$0	\$1,211,558	\$0
Program Total:	\$1,769,945		\$1,211,558	
Program FTE	1.60	0.00	2.35	0.00

Program Revenues				
Fees, Permits & Charges	\$50	\$0	\$50	\$0
Taxes	\$9,253	\$0	\$8,442	\$0
Other / Miscellaneous	\$1,786,260	\$0	\$1,200,000	\$0
Interest	\$4,437	\$0	\$3,066	\$0
Total Revenue	\$1,800,000	\$0	\$1,211,558	\$0

Explanation of Revenues

The Program is financially self sustaining. Program revenues include contract principle \$8,442 and interest estimated \$3,066 from contracts and repurchases of tax foreclosed properties. Sales of Tax Foreclosed Properties (auction sales, repurchases, and private party sales) are estimated at \$1,200,000 for FY17. Fees of \$50 are for late fees on contract payments per County Fee Ordinance. When program actual revenues exceed the program's operating costs, the excess is distributed to Multnomah County Fund 10030 Tax Title: Affordable Housing, in accordance with ORS 275.275, and per formula provided in ORS 311.390.

Significant Program Changes

Last Year this program was: FY 2016: 72038-16 DART Tax Title

Net increase of .75 FTE from FY 2016 to FY 2017

Allocated .10 FTE Chief Appraiser to the program; Position reclassified to Property Management Specialist Sr and transferred .75 FTE from GIS /Parcel Management #72028 to Tax Title. Transferred 50 FTE (Appraiser 1) from Residential Appraisal #72034 to Tax Title Program; Transferred 60 FTE allocation from Tax Title to Special Programs#72030