**IMPACT STATEMENT**

**Legislation title:** Declare as surplus City-owned property located at 9442 NE 13th Avenue and authorize the Director of the Bureau of Environmental Services to proceed with a public sale of the property (Ordinance)

**Contact name:** Virginia Bowers

**Contact phone:** 503-823-6471

**Presenter name:** Eli Callison

**Purpose of proposed legislation and background information:**

# BES, through the Watershed Services Group, acquired 4.15 acres in the Columbia Slough to protect and restore wetlands historic to the Columbia River floodplain. This purchase included a single-family home and associated landscape improvements that are not necessary for Watershed’s goals. Through a property line adjustment, the portion of the property with natural resource values was added to the Flyway Wetland Natural Area. The remaining 0.34 acres containing the house and garage, driveway and landscaping is excess to the Bureau’s watershed improvement goals. The house is considered a tear down. The property has gone through the City Disposition process per ADM-13.02 - Disposition of City Real Property

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**Financial and budgetary impacts:**

Sale of this property will have positive impact on the financial situation of the Bureau. The property will be marketed and sold by Chris Balmes Properties LLC. The contract realtor will be paid per the contract with Chris Balmes Properties LLC, from the commission from the sale of the property. Sale income of the house will be returned to the Sewer System Disposal Fund.

**Community impacts and community involvement:**

East Columbia Neighborhood Association, North Portland Neighborhood Services, Columbia Corridor Association, and neighbors within 200 feet of the property were notified of this disposition on Feb. 1, 2022. The flyer was also mailed to 328 other residents who were part of a mailing list created by the BES Communication Engagement Group. A comment period of 60 days was provided, which ended on April 2, 2022. Notice of this property disposition was included on the City’s website and posted at the site.

Sale of the property is beneficial to the community because it will add to the housing supply. There have been concerns in the past from neighbors about homeless camping and vandalism on the property. Once it is privately owned and managed, those concerns should be alleviated.

Seven citizens called or emailed requesting information. Only one person made actual comments. The commenter was concerned that the house was allowed to go to ruin and is now a “tear down”. BES response is that the house was originally slated to be demolished but community members wanted to keep it in the housing stock. Shortly after the house was purchased a pipe broke, flooding the house and causing major damage. The Bureau chose not to use rate-payer money to fix up the house but rather sell the house “as-is” and let the purchaser bear the cost of repair. Unfortunately, the property line adjustment took longer then expected and then the pandemic hit causing further delays to getting the property to market. At this point it would be better and cheaper for a private developer to demolish the house rather than the City based on the City’s contract procurement rules, and the need to keep the basement and sewer connection intact for future a building.

**100% Renewable Goal:**

* Not applicable

**Budgetary Impact Worksheet**

**Does this action change appropriations?**

**YES**: Please complete the information below.

**NO**: Skip this section

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