

PASSED

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDINANCE NO.
7-00

IN THE MATTER OF AUTHORIZING THE TRANSFER OF
COUNTY OWNED REAL PROPERTY IDENTIFIED AS ASSESSOR'S
MAP NO. 15-04-32-24-02100, COMMONLY KNOWN AS 1034 ELM
STREET, JUNCTION CITY, TO THE JUNCTION
CITY/HARRISBURG CHAPTER OF HABITAT FOR HUMANITY
FOR THE PURPOSE OF PROVIDING LOW INCOME HOUSING

WHEREAS, pursuant to ORS 271.330 AND 456.365, any County may dedicate, sell convey, lease or otherwise relinquish title to any of its property for the purpose of providing low income housing and

WHEREAS, the property identified by Assessor's map No. 15-04-32-24-02100 was acquired by Lane County through foreclosure for non-payment of property taxes and can be used as a resource in the development of low income housing and

WHEREAS, Lane Manual 21.430 prescribes procedures for effecting conveyances of County - owned real property for use in providing low income housing and said procedures have been adhered to and

WHEREAS, the Junction City/Harrisburg Chapter of Habitat for Humanity is a qualified non-profit corporation organized to undertake low-income housing projects and has submitted a request to acquire, without monetary consideration, the aforementioned County-owned real property and

WHEREAS, the Junction City/Harrisburg Chapter of Habitat for Humanity has agreed to inclusion in the Quitclaim Deed from Lane County language which insures use of the property for the provision of low-income housing for a period of ten years from its transfer, with low-income housing defined as housing for families where annual income does not exceed 80% of the median income for the area as determined annually by the Department of Housing and Urban Development and

WHEREAS, the Junction City/Harrisburg Chapter of Habitat for Humanity has also agreed to include language in said Quitclaim Deed to ensure that the property is developed for low income housing within three years of its transfer or said real property shall be subject to reversion to Lane County and

WHEREAS, the Board further finds that the first reading of this ordinance was held on May 31, 2000, that on this date the second reading and public hearing were held and that notice of this ordinance and public hearing has been duly published in Lane County as required by ORS 271.330 and ORS 456.370 and

WHEREAS, due consideration was given to all testimony submitted at said public hearing

NOW, THEREFORE, the Board of County Commissioners of Lane County ordains as follows:

1. The Board finds that the facts are as stated in the above recitals.
2. The Board further finds that, in accordance with ORS 271.330 and ORS 456.365, the aforementioned County-owned real property is appropriate for transfer to a non-profit corporation for the purpose of providing low-income housing.
3. The Board further finds that the Junction City/Harrisburg Chapter of Habitat for Humanity is a qualifying nonprofit corporation pursuant to ORS 271.330 and ORS 456.355, and that it is appropriate and in the best interests of Lane County to transfer the property to it without monetary consideration
4. Based upon these findings, the Board approves transferring by Quitclaim Deed, without monetary consideration, title to Lane County owned real property identified as:

Lot 7, Block 68, of the ORIGINAL PLAT OF JUNCTION CITY, as platted and recorded in Book H, Page 749, Lane County Plat Records, Lane County, Oregon.
5. The Board further approves executing said Quitclaim Deed with provisions to insure that the property is used for low-income housing as defined in LM 21.430(2)(a) for a period of not less than ten (10) years from the date of its transfer and that said property shall be developed for said use within three years of its transfer or said property shall be subject to reversion to Lane County
6. It is further approved that the County Administrator is authorized to execute any other documents necessary to complete the transfer.

ENACTED this 14th day of June, 2000

APPROVED AS TO FORM

Date 5-11-00 by County

[Signature]
County Administrator

[Signature]

Chair, Board of County Commissioners

[Signature]
BOARD SECRETARY

IN THE MATTER OF AUTHORIZING THE TRANSFER OF COUNTY OWNED REAL PROPERTY IDENTIFIED AS A SESSOR'S MAP NO. 15-04-32-24-02100, COMMONLY KNOWN AS 1034 ELM STREET, JUNCTION CITY, TO THE JUNCTION CITY/HARRISBURG CHAPTER OF HABITAT FOR HUMANITY FOR THE PURPOSE OF PROVIDING LOW INCOME HOUSING



**P. O. Box 171
Junction City, OR 97448
541-998-8565 or 541-998-6036**

May 1, 2000

Mr. Jeff Turk
Property Management Office
Lane County
125 East Eighth
Eugene, OR

RE: Transfer of Property at 1034 Elm St, Junction City

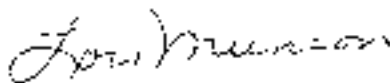
The Junction City/Harrisburg Habitat for Humanity is requesting transfer of county-owned property at 1034 Elm Street in Junction City.

The house has been evaluated and deemed unsuitable for rehabilitation so our plans would involve total demolition of the house. We would then be able to build a simple, decent home in partnership with a low-income family.

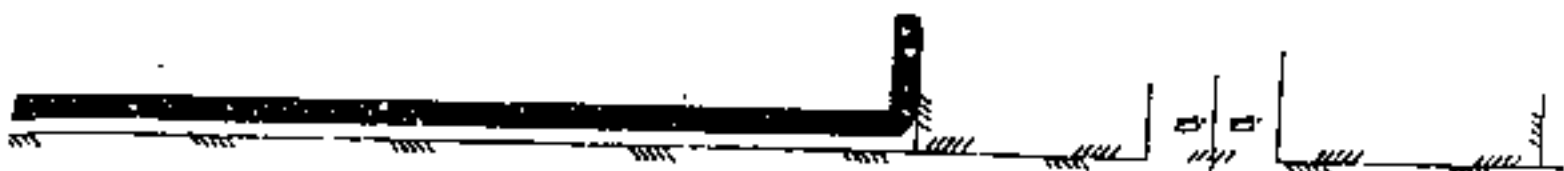
As you are familiar with Habitat for Humanity, you know that Habitat works with families whose incomes are 60% of Lane County's median income or less. Partner families contribute 500 hours of "sweat equity" labor on their home construction or other Habitat projects and then purchase their homes with a no-interest mortgage. The Junction City/Harrisburg Habitat has sold two three-bedroom homes in the last two years -- the average price of those homes was \$50,000. The Habitat Board has been very clear that the costs to the homeowner for principal, insurance and taxes should not exceed 28% of the family's income.

Enclosed is a check for \$400 for the administrative fee involved with this transfer. Please call me at 998-8565 if I can be of assistance.

Sincerely,



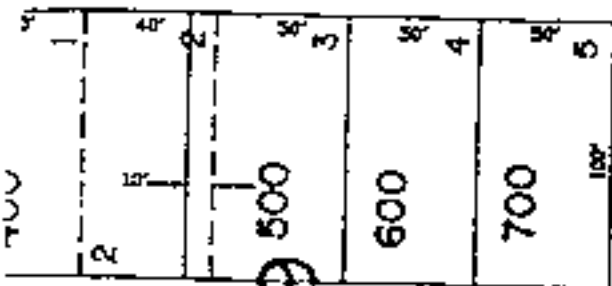
Lois Munson
Administrative Director



STREET

AVENUE

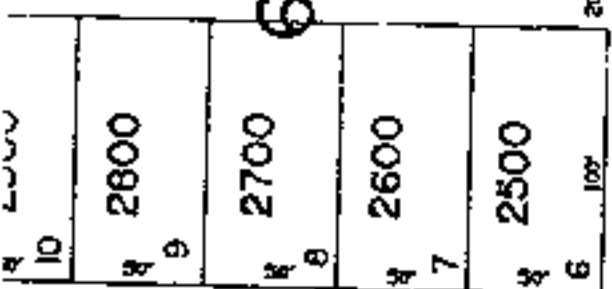
AVENUE



500

600

700

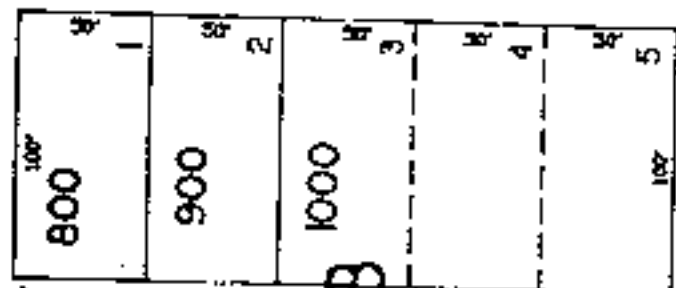


2800

2700

2600

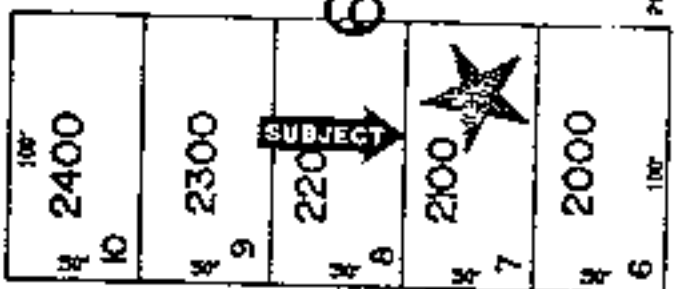
2500



800

900

1000



2400

2300

2200

2100

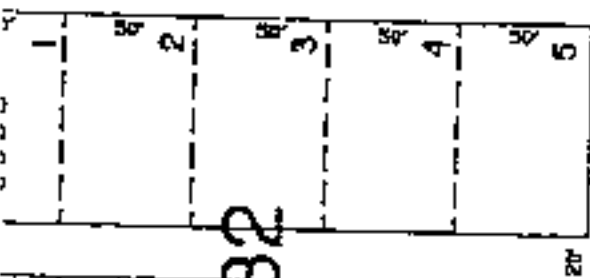
2000

SUBJECT

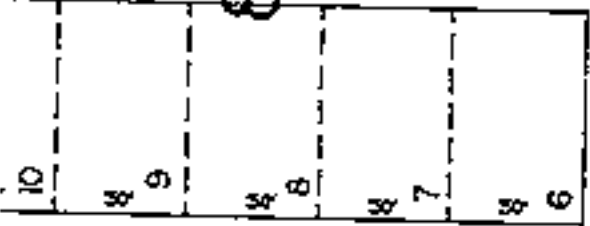


ELM

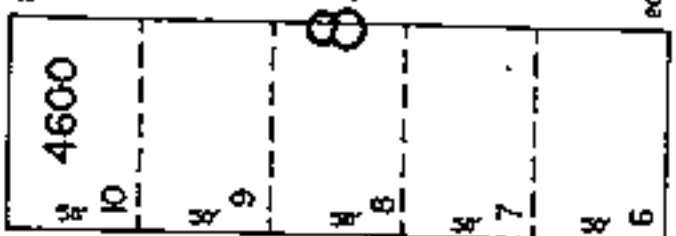
STREET



82



3700



4600

83

FRONT

STREET

S.P.R.R.

100' 100' 100'

