

PASSED

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDINANCE NO.  
8-04

IN THE MATTER OF AUTHORIZING THE TRANSFER OF SURPLUS COUNTY OWNED REAL PROPERTY LOCATED AT 651 EAST 32<sup>ND</sup> STREET, EUGENE TO THE NEIGHBORHOOD ECONOMIC DEVELOPMENT CORPORATION FOR THE PURPOSE OF PROVIDING AFFORDABLE HOUSING (MAP NO. 18-03-08-22-10100)

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. 18-03-08-22-10100 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 Neighborhood Economic Development Corporation is a qualified non-profit corporation organized to undertake low-income housing projects and has submitted a request to acquire the aforementioned County-owned real property without consideration and

WHEREAS, the Neighborhood Economic Development Corporation 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 Neighborhood Economic Development Corporation 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 April 14, 2004, 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 Neighborhood Economic Development Corporation 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 them.
4. Based upon these findings, the Board approves transferring without consideration to the Neighborhood Economic Development Corporation, by Quitclaim Deed, title to Lane County owned real property identified as:

***Beginning at a point on the North line of 32<sup>nd</sup> Street, said point being South 1° 18' West 369.84 feet and North 89° 46' East 950 feet from the initial point of the AMENDED PLAT OF ROSEDALE ADDITON TO EUGENE, as platted and recorded in Book 4, Page 81, Lane county Oregon Plat Records; running thence North 1° 18' East 138.58 feet; thence North 89° 46' East 52 feet; thence South 1° 18' West 138.58 feet; thence South 89° 46' West 52 feet to the Point of Beginning, in 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 ten (10) years from the date of its transfer and that said property shall be developed and used for said purpose 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 or his designee is authorized to execute any other documents necessary to complete the transfer.

ENACTED this 28<sup>th</sup> day of April, 2004

  
 Bobby Green, Chair, Board of County Commissioners

  
 SECRETARY

IN THE MATTER OF AUTHORIZING THE TRANSFER OF SURPLUS COUNTY OWNED REAL PROPERTY LOCATED AT 651 EAST 32<sup>ND</sup> STREET, EUGENE TO THE NEIGHBORHOOD ECONOMIC DEVELOPMENT CORPORATION FOR THE PURPOSE OF PROVIDING AFFORDABLE HOUSING (MAP NO. 18-03-08-22-10100, SECOND READING AND PUBLIC HEARING APRIL 28, 2004 AT 1:30 PM IN COMMISSIONER'S CONFERENCE ROOM)

APPROVED AS TO FORM

Date 4/6/04 Lane county

  
 OFFICE OF LEGAL COUNSEL



# NEDCO

Neighborhood Economic  
Development Corporation

February 20, 2004

Jeff Turk  
Lane County Facilities  
Fax: 682-4290

Dear Jeff,

This letter is to express NEDCO's interest in acquiring the vacant property at 651 E. 32<sup>nd</sup> Street, Eugene. We plan to contract with Bring Recycling to demolish the house and outbuilding, then build a new single story 3 bedroom 1 ½ bath home to be placed in our affordable homeownership program for low income households. When completed, the home will be offered through NEDCO's lease-purchase program. The homebuying household will complete both NEDCO's Threshold Home Ownership Education and Counseling Program and the ABC's of Homebuying course.

NEDCO will cover the County's administrative processing fee (\$400) and transfer costs including the public hearing and published notice. We understand that the deed will contain a restriction requiring the property to be used for affordable housing purposes for a minimum of ten years. We plan to complete the demolition in summer 2004, then begin construction in Spring 2005.

We look forward to the opportunity to create another affordable home ownership opportunity in Eugene, and look forward to working with Lane County to achieve that goal.

Please let me know if I can answer any other questions.

Sincerely,



Sandy Halonen  
Executive Director

## QUITCLAIM DEED

LANE COUNTY, a political subdivision of the State of Oregon, pursuant to Ordinance No.8-04 of the Board of County Commissioners of Lane County, releases and quitclaims to:

### NEIGHBORHOOD ECONOMIC DEVELOPMENT CORPORATION

all its right, title and interest in that real property situated in Lane County, State of Oregon, described as:

*Beginning at a point on the North line of 32<sup>nd</sup> Street, said point being South 1° 18' West 369.84 feet and North 89° 46' East 950 feet from the initial point of the AMENDED PLAT OF ROSEDALE ADDITON TO EUGENE, as platted and recorded in Book 4, Page 81, Lane county Oregon Plat Records; running thence North 1° 18' East 138.58 feet; thence North 89° 46' East 52 feet; thence South 1° 18' West 138.58 feet; thence South 89° 46' West 52 feet to the Point of Beginning, in Lane County, Oregon ( map #.18-03-08-22-10100).*

This grant is made pursuant to ORS 271.330 and ORS 456.355- 456.370 and is conditioned upon use of the herein conveyed property by grantee, its heirs, assigns and successors in interest, for the provision of low income housing to qualified families for a period of ten (10) years from the date of this transfer. A "low income family" shall be defined as a family whose annual gross income does not exceed 80% of the median income for the area as determined by the U. S. Department of Housing and Urban Development.

This grant is further conditioned upon use of the herein conveyed property for the provision of low income housing within three (3) years from the date of its transfer to grantee or said property shall be subject to reversion to grantor

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS. 30.930.

The true and actual consideration for this transfer is: The provision of low income housing.

004-00

ERLINE

AMAZON

PARKWAY  
BOUNDARY OF PERMANENT EAS

SE. COR.  
WM. BREEDING  
D.L.C. 49

W. J. M. D.

