BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 20-08-25-05

IN THE MATTER OF TRANSFERRING TITLE TO FOUR LOTS AT 13TH AVENUE AND TYLER STREET IN EUGENE TO HOMES FOR GOOD HOUSING AGENCY FOR PERMANENT SUPPORTIVE HOUSING, DELEGATING AUTHORITY TO THE COUNTY ADMINISTRATOR TO SIGN THE TRANSFER DOCUMENTS, AND TRANSFERRING $113,149.79 TO THE LANE EVENTS CENTER FROM THE COUNTY GENERAL FUND

WHEREAS, the Lane County Board of Commissioners has determined that more Permanent Supportive Housing units are needed to address homelessness in the community; and

WHEREAS, the Board identified four lots comprising a .74 acre property at the Lane Events Center as a site for Permanent Supportive Housing units for families experiencing homelessness; and

WHEREAS, ORS 275.330(1) allows the governing board of a county to set aside real property to be sold and conveyed if it is not needed by the county for public use and if the sale is in the best interests of the county and ORS 271.330(2)(a)(A) allows a county to relinquish title to a nonprofit corporation for the purpose of low income housing or social services; and

WHEREAS, Lane County has the aforementioned property available that is zoned (PL) public land where specialized housing is permitted as an outright use when it is operated by the public agency that owns the development site; and

WHEREAS, Homes for Good Housing Agency has met the conditions of the option agreement approved via Board Order 20-05-19-02; and

WHEREAS, Transient Room Tax funds used to purchase a portion of the .74 acre property must be reimbursed if the property is used for a non-TRT eligible purpose; and

WHEREAS, current project development funding secured by Homes for Good does not allow for land purchase costs or TRT reimbursement;

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

1. The .74 acre parcel of real property comprised of four Tax Lots on Assessor's Map numbers 17-04-36-41, lots 10200, 10300, 10400, and 10500 is not needed by the County for public use and that it is in the best interests of the County to relinquish title to the property for development as Permanent Supportive Housing that will provide low income housing and social services.
2. The deed for four real properties attached as Exhibit A is approved, to transfer of ownership of those properties to the Housing Authority and Community Services Agency of Lane County dba Homes for Good Housing Agency.

3. The County Administrator is delegated authority to execute all documents are necessary for the execution of the property transfer.

4. That following a Supplemental Budget adjustment, $113,149.79 be transferred from the County’s General Fund to the Lane Events Center to reimburse TRT funds used in the purchase of the lots.

ADOPTED this 25th day of August, 2020.

Heather Buch, Chair
Lane County Board of Commissioners
Tax Acct. Nos.: 0486173, 0486181, 0486199, 0486207

Map/Tax Lot Nos.: 17 04 36 4 1, #10200
17 04 36 4 1, #10300
17 04 36 4 1, #10400
17 04 36 4 1, #10500

Grantor
Lane County, a political subdivision of the State of Oregon
125 E. 8th Avenue
Eugene, Oregon 97401
Attn: County Administrator

Grantee
Housing Authority and Community Services Agency of Lane County dba Homes for Good Housing Agency
100 W. 13th Avenue
Eugene, Oregon 97401
Attn: Executive Director

After recording return to
Housing Authority and Community Services Agency of Lane County dba Homes for Good Housing Agency
100 W. 13th Avenue
Eugene, Oregon 97401
Attn: Executive Director

Until requested, all tax statements shall be sent to
Grantee

Regardless of the Tax Account Number, the property conveyed is described in this Deed.

BARGAIN AND SALE DEED

Lane County, a political subdivision of the State of Oregon, Grantor, conveys to the Housing Authority and Community Services Agency of Lane County, an Oregon public body corporate and politic doing business as Homes for Good Housing Agency, Grantee, the real property described on the attached Exhibit A.

The true consideration for this conveyance consists entirely of other value given.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Except for the following encumbrances:
Covenants, conditions, restrictions, easements, and rights-of-way of record, if any.

1- Bargain and Sale Deed
GRANTOR

Executed as of the ____ day of _____________, 2020.

Lane County, a political subdivision of the State of Oregon

By: ______________________
    Its: County Administrator, acting under the authority granted by Lane County Board of Commissioners Order No. __________ (______________, 2020)

State of Oregon, County of _____________) ss.

This instrument was acknowledged before me on this ___ day of ________ 2020 by ________________, as County Administrator of Lane County, a political subdivision of the State of Oregon.

______________________________
Print Name:
Notary Public for Oregon
My commission expires:

GRANTEE

Executed as of the ____ day of _____________, 2020.

By signature below, the Housing Authority and Community Services Agency of Lane County, an Oregon public body corporate and politic doing business as Homes for Good Housing Agency, approves and accepts this conveyance pursuant to ORS 93.808.

By: ______________________
    Its: Executive Director

State of Oregon, County of _____________) ss.

This instrument was acknowledged before me on this ___ day of ________ 2020 by ________________, as Executive Director of Lane County, a political subdivision of the State of Oregon.

______________________________
Print Name:
Notary Public for Oregon
My commission expires:

2- Bargain and Sale Deed
Exhibit A
Legal Description

PARCEL 1:
The North 85 feet of the following: Beginning at a point on the South line of 13th Avenue West 180.5 feet West of the West line of Van Buren Street, if extended South; running thence West along the South line of said 13th Ave. 90 feet; thence South 160 feet; thence East 90 feet; and thence North 160 feet to the place of beginning, in Eugene, Lane County, Oregon.

PARCEL 2:
The West 46.5 feet of: Beginning at a point on the South line of 13th Avenue West, 80 feet West of the West line of Van Buren Street, if extended South; run thence West along the South line of 13th Avenue West, 100.5 feet; thence South 160 feet; thence East 100.5 feet; and thence North 160 feet to the place of beginning, in Eugene, Lane County, Oregon.

PARCEL 3:
The South 75 feet of the East 45 feet of the following described premises, to-wit: Beginning at a point on the South line of 13th Avenue West, 180.5 feet West of the West line of Van Buren Street, if extended South; running thence West along the South line of said 13th Avenue, 90 feet; thence South 160 feet; thence East 90 feet; thence North 160 feet to the place of beginning, in Lane County, Oregon.

ALSO: The South 75 feet of the West 45 feet of the following described premises, to-wit: Beginning at a point on the South line of 13th Avenue West, 180.5 feet West of the West line of Van Buren Street, if extended South; running thence West along the South line of said 13th Avenue West; 90 feet; thence South 160 feet; thence East 90 feet; thence North 160 feet to the place of beginning, in Lane County, Oregon.

PARCEL 4:
Beginning at a point on the South line of 13th Avenue West 270.5 feet West of the West line of Van Buren Street, if extended South; running thence West along the South line of 13th Avenue 63 feet; thence South 160 feet; thence East 63 feet; thence North 160 feet to the place of beginning in Eugene, Lane County, Oregon.

3- Bargain and Sale Deed