



Memorandum Date: August 7, 2023

Order Date: August 29, 2023

TO: Board of County Commissioners

DEPARTMENT: County Administration - Operations

PRESENTED BY: Kellie Hancock, Property Management Officer

AGENDA ITEM TITLE: ORDER/In the Matter of Authorizing a Transfer of Two County Owned Tax Foreclosed Real Properties to the City of Springfield: Map and Tax Lot 17-03-27-41-05200, AKA 1577 Laura Street; and Map and Tax Lot 17-02-33-34-00800, AKA 367 S. 52nd Street, all in Springfield, Lane County, Oregon.

I. MOTION

Move to authorize the transfer of two County owned tax foreclosed real properties to the City of Springfield, Map and Tax Lot 17-03-27-41-05200, AKA 1577 Laura Street; and Map and Tax Lot 17-02-33-34-00800, AKA 367 S. 52nd Street, all in Springfield, Lane County, Oregon.

II. AGENDA ITEM SUMMARY

Pursuant to ORS 271.330 and LM 21.010.025, the City of Springfield is requesting that real property which was foreclosed upon for non-payment of property taxes be transferred to them for development of low-income housing. Their attached proposal includes possible funding sources, development process and transfer conditions.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

The first property, 1577 Laura St, consists of 0.17 acres of R1 zoned land in a class D neighborhood. The existing structure was built in 1956, is 1,008 square feet and has three bedrooms and one bath. The structure is not habitable, as it has suffered many years of neglect and deferred maintenance and needs to be razed. The market value of this land without an improvement is \$66,639 per the Lane County Assessor's 2022 tax roll.

The second property, 367 S 52nd Street, consists of 0.25 acres of R1 zoned land in a class M neighborhood. There is not an existing structure. There was an older manufactured structure on the land previously but it was removed or demolished in 2002. The market value of this land without an improvement is \$51,929 per the Lane County Assessor's 2022 tax roll.

A foreclosure judgement was filed on September 24, 2020, for 1577 Laura St. in the amount of \$7,435 and for 367 S 52nd St. in the amount of \$3,141. Both of the above properties were deeded to Lane County on September 27, 2022, at the end of the owner's two year redemption period, when said owner did not redeem the property. To date, Lane County has incurred expenses in the amount of \$19,300 for Laura St. and \$2,035 for 52nd St. to clean and maintain the properties.

B. Policy Issues

ORS 271.330 grants express power to any political subdivision to relinquish the title to any property not needed for public use to a municipal corporation for the purpose of providing low income housing. LM 21.010.025(D) further outlines the procedure for requesting a transfer. A legal notice was posted in the Register Guard for two successive weeks, advertising Lane County's intent to transfer title to the City of Springfield the aforementioned properties for the purpose of developing low income housing. This notice was also published on the Lane County website. Opportunity for public comment or objection was given prior to this agenda item being presented to the Board.

C. Board Goals

Providing the City of Springfield with the opportunity to revitalize and develop these properties exhibits our Lane County Core Behavior of being driven to connect, as well being focused on solutions. Lane County is also donating to the Strategic Priority of contributing to vibrant communities by providing developable land located in neighborhoods to the City of Springfield.

D. Financial and/or Resource Considerations

There is no fee for a request pursuant to ORS 271.330 and LM 21.010.025(C). Pursuant to LM 21.010.025(F), the requesting entity shall pay a non-refundable administrative fee of \$400. In addition, the requesting entity shall pay for the out-of-pocket costs of the transfer, including but not limited to publication costs, estimated at \$400, and recording fees, estimated at \$200, for a total of \$1,000.

The Tax Foreclosure Program is self-funded and currently has an adequate reserve balance which is used to clean and maintain tax foreclosed properties prior to sale. Transferring these properties does not put the program under any duress.

E. Health Implications

Safe, sanitary, affordable housing is essential to the health and vitality of Lane County.

By approving this transfer, the Board is providing opportunity for affordable housing to be developed within the incorporated limits of the City of Springfield and for that housing to be offered to its low-income residents.

F. Analysis

The properties being proposed for transfer were foreclosed upon for non-payment of property taxes in 2020 and deeded to the County in 2022, at the end of the owner's redemption period. The City of Springfield has proposed a transfer of the properties to be used for development of low-income housing. The City of Springfield has examined the properties, evaluated feasibility of completing the proposal and explored avenues of possible funding. If the properties are not used for low-income housing as proposed, they will either be returned to Lane County or Lane County will be compensated by the property owner. Opportunity was given for public comment or objection prior to this meeting. All documents relating to the conveyance have been reviewed by legal counsel on both sides of the transaction and have been found satisfactory.

G. Alternatives/Options

The following options are available to the Board:

1. Approve the transfer of both properties to the City of Springfield for the development of low-income housing as presented in the attached proposal.
2. Approve the transfer of one property to the City of Springfield as presented in attached proposal while retaining ownership of the other property.
3. Direct staff to negotiate different terms, transfer amounts and/or development requirements for one or both properties.
4. Reject the request for a transfer and instead offer both properties at a Sheriff's Sale, which would yield greater consideration.

IV. RECOMMENDATION

Staff recommends option one above.

V. TIMING/IMPLEMENTATION

All required notices have been given and no further waiting is needed to do the transfer.

VI. FOLLOW-UP

If a transfer is approved, staff will follow-up to have the proper conveyance documents signed and recorded.

VII. ATTACHMENTS

City of Springfield's Formal Proposal
Board Order

Quitclaim Deed – Laura St.

Quitclaim Deed – 52nd St.

Aerial Image – Laura St.

Aerial Image – 52nd St.



July 14, 2023

Lane County Board of County Commissioners
c/o Kellie Hancock, Property Management Officer

RE: Transfer of Lane County Tax Foreclosed Properties in Springfield

Dear Commissioners,

I am submitting this proposal on behalf of the Springfield City Council. The City proposes that Lane County transfer two residential properties of approximately .17 and .25 acres to the City for purposes of development as low-income housing as allowed under ORS 271.330(2) and the Lane Manual 21.010.025. The tax lots requested for transfer are 1703274105200 and 1702333400800.

The City is working to address the community's housing needs by supporting several efforts to increase the supply and affordability of housing across the housing continuum. The City's Housing Strategy, originally developed by Council in 2017, includes the efforts the City is focusing on to help meet housing needs. Land acquisition for the development of low-income housing is one effort the City has undertaken as part of its Housing Strategy. Transfer of these properties fits within the City's existing housing work and expertise and will help the City and County meet the housing needs of vulnerable populations in the community. If the County approves this request, the City is committed to making sure the properties are available for efficient and prompt development.

The City appreciates the Board of County Commissioner's consideration of this request and looks forward to partnering with the County on this and future housing-related efforts.

Sincerely,

Sean VanGordon
Mayor of Springfield, Oregon

Encl: Springfield's Proposal for Two Tax-Foreclosed Properties
Springfield Housing Strategy

SPRINGFIELD'S PROPOSAL FOR TWO TAX-FORECLOSED PROPERTIES

CITY OF SPRINGFIELD EXPERTISE

The City of Springfield is working to address the community's housing needs by supporting several efforts to increase the supply and affordability of housing across the housing continuum. In 2016 the City conducted a comprehensive analysis to evaluate housing challenges in Springfield, and to identify efforts the City could undertake to address the community's needs. Using this information, the Council created the City's [Housing Strategy](#), which includes the efforts the City is focusing on to help meet housing needs. Land acquisition for the development of low-income housing is one of the efforts the City has undertaken as part of its Housing Strategy. The City is actively searching for land to acquire or help developers acquire in Springfield for development as low-income housing. Transfer of these Lane County tax foreclosed properties will help the City meet this goal.

The City is a Department of Housing and Urban Development (HUD) entitlement community, receiving annual allocations of both Community Development Block Grant (CDBG) and HOME funding for community development, including affordable housing. As such, the City has expertise in working with developers of affordable housing, including by awarding funding for low-income housing development through competitive request for proposal (RFP) processes and monitoring projects for conformance with affordability requirements.

If the County transfers these properties for low-income housing purposes, the City does not plan to own the properties long-term. The City would award the properties to developers through competitive RFP or similar processes. Additionally, the City has other incentive programs and funding sources that could be paired with each property to help ensure their successful development as low-income housing.

DUE DILIGENCE CONDUCTED

The City has been working to identify land to acquire for affordable housing for several years. Previous efforts focused on lots that can accommodate multi-unit apartments with at least 40 units to make projects competitive for State funding. However, with the adoption of Springfield's updated Development Code in 2022, which incorporates State middle housing requirements, the City has also begun to consider acquiring land for small-scale infill projects.

Given the size of the tax-foreclosed lots, the City determined it should conduct additional due diligence to determine their feasibility for development as low-income housing before requesting transfer from the County. The City worked with University of Oregon architecture students who envisioned multi-unit middle housing developments that would be feasible on each lot and used this information to interview 14 local service providers, non-profit developers, and small private developers about their interest and ability to develop the lots for this purpose.

The City's proposal for each lot is based on the information collected during its due diligence, along with existing City resources that can be paired with each lot.

PROPOSAL

1577 Laura Street (tax lot # 1703274105200)



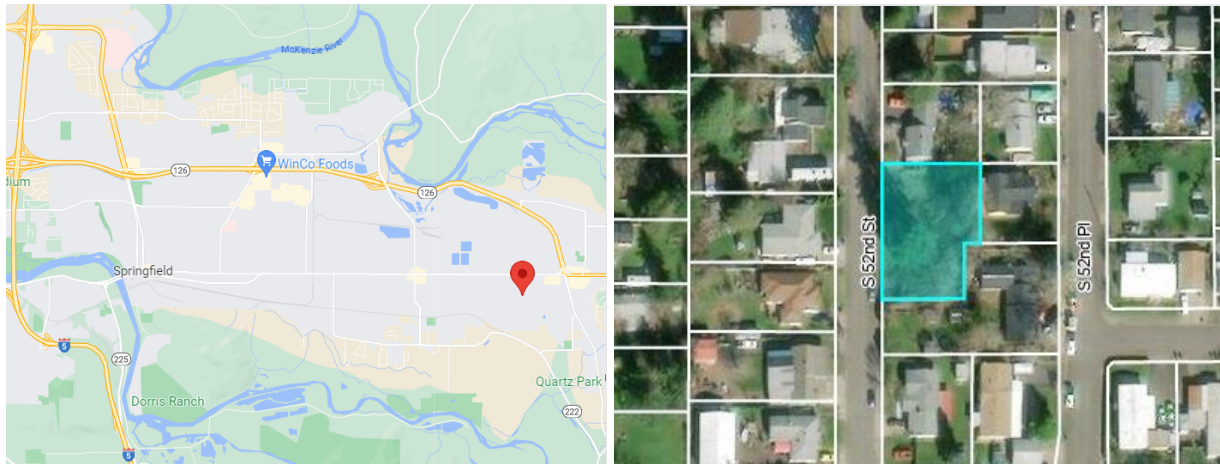
The Laura Street property is an R-1 zoned lot of **0.17** acres with an existing single-family home onsite that would need to be razed. The lot could accommodate four units.

The City requests transfer of this property for development as **low-income rental housing**. The City has federal HOME Investment Partnership Program – American Rescue Act (HOME-ARP) funds of \$745,728 for development and \$200,000 for supportive services to serve people experiencing homelessness, people at-risk of homelessness, and people who are fleeing/attempting to flee domestic violence, including priority special needs populations as identified in the Eugene-Springfield’s 2020 Consolidated Plan. The City would **award this property to a developer as part of the HOME-ARP RFP process** through the Eugene-Springfield HOME Consortium along with HOME-ARP funds for development and supportive services. The City’s due diligence suggests that the available HOME-ARP development funds will likely be sufficient to cover most, if not all development costs for a project of this scale.

The City proposes a 20-year affordability period to be consistent with ORS 271.330; this period exceeds the minimum requirements for use of HOME-ARP funds.

The City has a **Low-Income Rental Housing Property Tax Exemption (LIRHPTE) program** which a developer could apply for to help offset ongoing operational costs of a project by exempting property taxes for up to twenty successive years. To qualify for the LIRHPTE, a developer must create at least four new units of rental housing reserved for households with incomes at or below 60% of the area median income (AMI).

367 S 52nd Street (tax lot # 1702333400800)



The S 52nd Street property is an R-1 zoned vacant lot of **0.25** acres. The lot could accommodate four to five housing units, such as townhomes or a cottage cluster.

The City requests transfer of this property for development as **low-income home ownership housing**. Home ownership is a priority of the Council, and while the City does not have development funds available for home ownership housing to award with this property, there are other City housing incentives that could be used to make the project pencil.

To reduce upfront development costs, the City has a program to **waive City system development charges (SDCs) for affordable home ownership** housing which is sold affordably to low-income buyers at or below 80% AMI for a period of five years. The City also has the **Springfield Home Ownership Program (SHOP)** which provides no-interest loans of up to \$25,000 for first-time low-income homebuyers earning at or below 80% AMI. These funds can be used to help reduce the subsidy a buyer needs to make a home affordable by helping with down payment and other purchase costs, such as closing fees and buying down interest rates. Multiple developers interviewed by the City said that the award of the land and City incentives would likely be enough to make a project pencil for low-income homeownership.

The City would **create a competitive RFP process** to accept proposals for development of low-income homeownership units on the property, or a similar open and competitive selection process. The proposals would be required meet an affordability period of at least 20 years.

Transfer Conditions

The City Attorney's Office has identified concerns about the original foreclosure proceedings that would prevent underwriting of title insurance for the county lots, specifically the method of service of the prior owners and lienholders. This situation poses a barrier to awarding these properties for development as low-income housing. If the County transfers the properties to the City, the City will need to file a proactive lawsuit in Lane County to quiet title in favor of the City. If the City is unsuccessful in this effort, it would return the properties to Lane County.

The City requests that the County transfer the properties with a deed restriction requiring affordability for a 20-year period. After the transfers takes place, if the City is successful in quieting title to the properties in favor of the City, the City will make the properties available

through competitive RFPs or similar process, as discussed above. The City will make its best effort to make these properties available to developers and ensure timely development. If the City is unsuccessful in finding a qualified developer through an RFP or similar process within a reasonable time, it will return the property to Lane County. If a qualified developer is awarded the property but does not make progress on the development within a reasonable time, the property owner will be required to compensate Lane County.

Summary of Proposal

Property	Proposed Use	Proposed Terms	Springfield Resources
1577 Laura Street	<ul style="list-style-type: none"> • 4 units • Low-Income Rental Housing 	<ul style="list-style-type: none"> • 20- year affordability requirement with repayment to County if unmet • Return to County if unsuccessful in quieting title • Return to County if unsuccessful in finding a qualified developer through the RFP process • Property owner compensates the County if not making progress on the development or using the property for another purpose 	<ul style="list-style-type: none"> • HOME-ARP funds-development and operation • Low Income Rental Housing Property Tax Exemption
367 S 52 nd Street	<ul style="list-style-type: none"> • 4-5 units • Low-Income Home Ownership Housing 	<ul style="list-style-type: none"> • 20- year affordability requirement with repayment to County if unmet • Return to County if unsuccessful in quieting title • Return to County if unsuccessful in finding a qualified developer through RFP or similar process • Property owner compensates the County if not making progress on the development or using the property for another purpose 	<ul style="list-style-type: none"> • SDC waiver for affordable home ownership • Springfield Home Ownership Program buyer assistance

Springfield Housing Strategy

UPDATE
FALL
2022

In 2016, the **Springfield City Council** directed staff to evaluate housing needs and to build on strategies to both increase the supply of housing and the accessibility of housing across the housing continuum. The result is the **Springfield Housing Strategy**, which includes the actions the City is taking to address the community's housing needs.

We want Springfield to be a welcoming community for all people in every phase of life, whether it's just starting out with a new family or downsizing to a smaller home.

Sheltering

Allow for temporary sheltering options.

Overnight Parking Program

Allow religious and social institutions and industrial sites to host up to 3 vehicles/campers/trailers. Provide \$37,000/yr in City general funds to support non-profits running the parking program. **STATUS: ONGOING**

RVs as Temporary Housing

Temporarily allow RVs to be occupied on private property to address regional shortage of affordable temporary housing options. **STATUS: ONGOING**

Shelter Sites

Assist with siting emergency shelter as needed. Work with Mainstream Housing Inc to continue operation of a temporary emergency pallet shelter site. Award one-time federal ARPA funds toward acquisition of a house to shelter unhoused women in Springfield. **STATUS: IN PROGRESS**

Egan Warming Center

Continue looking for a long-term solution to ensure a cold weather emergency shelter is available in Springfield. Use State general funds to help meet this need. **STATUS: IN PROGRESS**

Affordable Housing Development

Incentivize and fund development of income-restricted housing.

Income-Restricted Affordable Housing Development

Award federal HOME funds and other one-time funds toward new Affordable Housing projects. Help develop a new Manufactured Dwelling Park with \$3 million in State general funds. **STATUS: ONGOING**

Land Acquisition

Identify land suitable for Affordable Housing development and use federal funds to acquire or help developers acquire land. **STATUS: IN PROGRESS**

Development Fee Waiver for Non-profit Affordable Housing Providers

Waive development fees for affordable homeownership and Rental Housing developed by non-profits. **STATUS: ONGOING**

Low-Income Rental Housing Property Tax Exemption

Allow property taxes to be exempted for 20 years for income-qualified Rental Housing. **STATUS: ONGOING**

SDC Waiver for Homeownership

Implement temporary program to waive System Development Charges (SDCs) for housing that is sold affordably to low-income homebuyers. **STATUS: IN PROGRESS**

Renter Assistance

Assist agencies supporting low-income renters in Springfield.

Rent Assistance for Low-income Households

Award one-time Community Development Block Grant (CDBG) coronavirus relief funds to the County to distribute to local non-profit agencies to provide emergency household assistance. **STATUS: IN PROGRESS**

Springfield Eugene Tenants Association (SETA)

Award one-time CDBG coronavirus relief funds to SETA to support their tenant hotline to assist, educate, and empower renters on housing rights issues. **STATUS: IN PROGRESS**

Home Ownership Assistance

Provide assistance to prospective and current low-income homeowners.

Home Repair Program

Provide up to \$10,000 over 5 years in financial assistance with CDBG funds (as a grant) to help very low-income homeowners with home repairs that address health, safety, or accessibility needs. **STATUS: ONGOING**

Springfield Home Ownership Program

Provide up to \$25,000 in financial assistance with CDBG funds (as an interest-free loan) to help first-time low-income homebuyers purchase a home. **STATUS: ONGOING**

Housing Diversity & Production

Increase the supply and diversity of housing at all levels.

Springfield Development Code Update

Updated Development Code to support efficient, timely, clear development review. Implement State middle housing laws (House Bill 2001) to allow more diverse housing types in residential zones. **STATUS: COMPLETED**

SDC Waiver for ADUs

Waive System Development Charges (SDCs) for Accessory Dwelling Units (ADUs) through June 2027. **STATUS: ONGOING**

Housing Diversity Tax Exemption

Consider multi-year waiver of property taxes for multiple unit housing to incentivize development in some areas of Springfield. **STATUS: IN PROGRESS**

The status for each action listed above indicates how far along the City is in implementing that action.

Springfield Housing Snapshot UPDATE FALL 2022

What is housing affordability?

Housing is considered affordable if a household spends less than 30% of its income on housing-related costs, including utilities.⁶ Housing affordability is a term applicable to households at a range of incomes.

How is that different from Affordable Housing?

Affordable Housing is housing priced so that a household at or below the median income pays no more than 30% of its total gross income on housing and utilities.¹⁰

Springfield's housing market

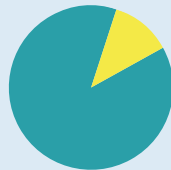
Springfield's population will grow by almost **300 people per year**, through 2040. The population within the urban growth boundary was 70,337 in 2020 and is estimated to be 76,042 by 2040.¹

Housing is **hard to find** in Springfield, due to a very low vacancy rate.²

SPRINGFIELD Vacancy Rate **2.1%**
EUGENE Vacancy Rate **4.5%**
OREGON Vacancy Rate **8.2%**

Springfield's **housing inventory** is aging.

88% of housing in Springfield is more than 20 yrs. old.²



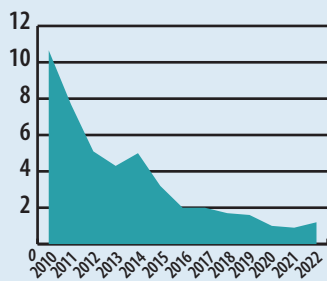
Springfield needs to build about **296 dwelling units per year** to keep up with population growth from 2010 to 2030.³

The **average sale price** of Springfield homes has increased.⁵

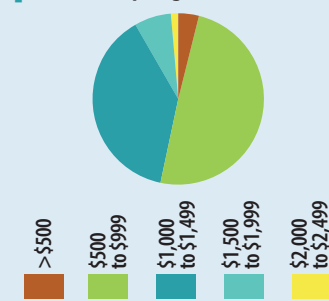
2022 Q2 average home sale: \$443,000
2021 Q2 average home sale: \$371,000 > difference of \$72,000
2020 Q2 average home sale: \$315,000 > difference of \$56,000

2020 Fair Market Rent in Springfield:⁶
 1 Bedroom \$893 2 Bedroom \$1,176

Lane County's **home sales inventory** is decreasing.⁵



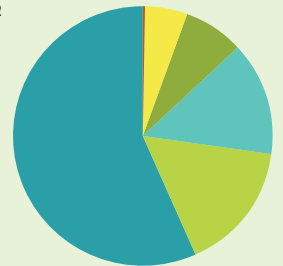
Gross monthly rent paid in Springfield in 2020²



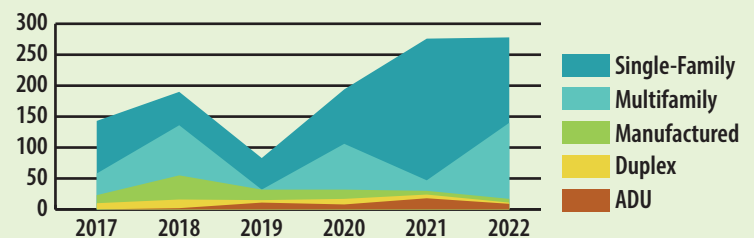
Housing mix & development

Springfield's housing mix²

- 56.5%** Detached single unit
- 16.2%** Multi-family (5+ units)
- 14%** Attached single unit or duplex
- 7.6%** Mobile home
- 5.3%** 3-4 units
- 0.4%** Boat, RV, van, etc.



The City has issued **building permits for over 1,000 new dwellings** in the last 5 years.⁴



Income & affordability

Springfield **UNEMPLOYMENT** Rate **8%**²

Springfield **POVERTY** Rate **18.3%**²

Springfield Poverty Rate for **RENTERS** **23%**²

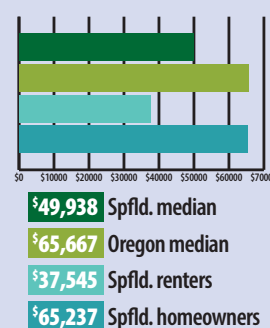
Springfield **UNHOUSED** residents **1,055 people**⁷

Tenant-based vouchers **IN SPRINGFIELD** **932 households**⁹

Wait list for **HOUSING CHOICE VOUCHERS** **3,699 households**⁹

At some point in 2022.

Median income²



Springfield households

53.8% are homeowners²

46.2% are renters²

25% of homeowners are cost burdened⁸

46% of renters are cost burdened⁸

Households are **cost burdened** if they pay 30% or more of income on housing.

SOURCES: ¹ PSU Population Research Center, ² US Census ACS 5-year (2020), ³ 2011 Residential Land & Housing Needs Analysis, ⁴ City of Springfield (2022), ⁵ RMLS, ⁶ HUD, ⁷ Lane County Homeless by Name List (Oct. 2022), ⁸ CHAS (2015-2019), ⁹ Homes for Good (Sept. 2022), ¹⁰ Eugene-Springfield Metro Plan



COMMUNITY DEVELOPMENT DIVISION | Development & Public Works Dept.
 City of Springfield, Oregon | bit.ly/spfldhousing

SPRINGFIELDOR @CITYOFSPRINGFIELDOREGON
 SPFLDOREGON CITY-OF-SPRINGFIELD

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 23-08-29-05

ORDER / IN THE MATTER OF
AUTHORIZING A TRANSFER OF TWO
COUNTY OWNED TAX FORECLOSED
REAL PROPERTIES TO THE CITY OF
SPRINGFIELD: MAP AND TAX LOT 17-03-
27-41-05200, AKA 1577 LAURA STREET;
AND MAP AND TAX LOT 17-02-33-34-
00800, AKA 367 S 52ND STREET, ALL IN
SPRINGFIELD, LANE COUNTY, OREGON.

WHEREAS, Lane County foreclosed upon and entered a judgement against the following Real Properties due to non-payment of property taxes on September 24, 2020:

Map and Tax Lot No. 17-03-27-41-05200, located at 1577 Laura St., and

Map and Tax Lot No. 17-02-33-34-00800, located at 367 S. 52nd St., both in Springfield, Oregon; and

WHEREAS, the two properties listed above were deeded to Lane County on September 27, 2022, at the end of each owner's redemption period, and the properties were not redeemed by said owners; and

WHEREAS, ORS 271.330 grants public agencies express power to convey real property to a municipal corporation for the purpose of providing low income housing for not less than 20 years; and

WHEREAS, the City of Springfield now requests that these properties be transferred to the City for development of low income housing in accordance with ORS 271.330; and

WHEREAS, the County has prepared Quitclaim Deeds to convey the above referenced properties to the City of Springfield that include a condition relating to the 20-year low-income housing requirement;

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

1. The County Administrator is authorized to sign all conveyance documents necessary to transfer ownership of the above-listed properties to the City of Springfield.

ADOPTED this 29th day of August, 2023.

Pat Farr, Chair
Lane County Board of Commissioners

Tax Acct. No.:
0136356

Map/Tax Lot No.:
17-02-33-34-00800

Grantor
Lane County
125 E. 8th Avenue
Eugene, Oregon 97401
Attn: Property Management

Grantee
City of Springfield
225 Fifth Street
Springfield, Oregon 97477
Attn: DPW Community Development

After recording return to:
Grantor

Until requested, all tax statements shall be sent to:
Grantee

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

QUITCLAIM DEED

Lane County, a political subdivision of the State of Oregon, **Grantor**, releases and quitclaims to City of Springfield, a municipal corporation of Oregon, **Grantee**, all right, title, and interest in the real property described on the attached **Exhibit A**,

Grantor's conveyance of this property is subject to the requirements of ORS 271.330(1), as in effect August 11, 2023, and is conditioned upon the property being used for low-income housing for not less than twenty (20) years from the effective date of this conveyance.

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

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.

GRANTOR

Executed as of the ____ day of _____, 2023.

Lane County, a political subdivision of the State of Oregon

By: Steve Mokrohisky

Its: County Administrator, acting under the authority granted by Lane County Board of Commission Order No. 23-XX-XX-XX (August 29, 2023)

State of Oregon, County of _____) ss.

This instrument was acknowledged before me on this ____ day of _____, 2023 by Steve Mokrohisky, 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 _____, 2023.

By signature below, City of Springfield, a municipal corporation of Oregon, approves and accepts this conveyance pursuant to ORS 93.808.

By: _____

Its: _____

State of Oregon, County of _____) ss.

This instrument was acknowledged before me on this ____ day of _____, 2023 by _____, as _____ of City of Springfield, a municipal corporation of Oregon

Print Name:
Notary Public for Oregon
My commission expires:

Exhibit A

Legal Description

PARCEL 1:

Beginning at a point South 89° 44' East 25 feet South 0° 05' West 901 feet from the point of intersection of the South line of the McKenzie Highway with the East line of the A. W. Hammitt Donation Land Claim No. 38, Notification No. 7187, Township 17 South, Range 2 West of the Willamette Meridian; thence East 92.5 feet; thence South 0° 05' West 75 feet; thence West 92.5 feet; thence North 0° 05' East 75 feet to the point of beginning, in Lane County, Oregon.

PARCEL 2:

Beginning at a point South 89° 44' East 25 feet and South 0° 05' West 976 feet from the point of intersection of the South line of the McKenzie Highway with the East line of the A. W. Hammitt Donation Land Claim No. 38, Notification No. 7178, Township 17 South, Range 2 West of the Willamette Meridian; running thence East 77.5 feet; thence South 0° 05' West 52 feet; thence West 77.5 feet; thence North 0° 05' East 52 feet to the point of beginning, in Lane County, Oregon.

Tax Acct. No.:
0234250

Map/Tax Lot No.:
17-03-27-41-05200

Grantor
Lane County
125 E. 8th Avenue
Eugene, Oregon 97401
Attn: Property Management

Grantee
City of Springfield
225 Fifth Street
Springfield, Oregon 97477
Attn: DPW Community Development

After recording return to:
Grantor

Until requested, all tax statements shall be sent to:
Grantee

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

QUITCLAIM DEED

Lane County, a political subdivision of the State of Oregon, **Grantor**, releases and quitclaims to City of Springfield, a municipal corporation of Oregon, **Grantee**, all right, title, and interest in the real property described as follows:

Lot 5, Block 5, Hill-View Addition, as platted and recorded in Book 14, Page 24, Lane County Oregon Plat Records, in Lane County, Oregon.

Grantor's conveyance of this property is subject to the requirements of ORS 271.330(1), as in effect August 11, 2023, and is conditioned upon the property being used for low-income housing for not less than twenty (20) years from the effective date of this conveyance.

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

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.

GRANTOR

Executed as of the ____ day of _____, 2023.

Lane County, a political subdivision of the State of Oregon

By: Steve Mokrohisky

Its: County Administrator, acting under the authority granted by Lane County Board of Commission Order No. 23-XX-XX-XX (August 29, 2023)

State of Oregon, County of _____) ss.

This instrument was acknowledged before me on this ____ day of _____, 2023 by Steve Mokrohisky, 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 _____, 2023.

By signature below, City of Springfield, a municipal corporation of Oregon, approves and accepts this conveyance pursuant to ORS 93.808.

By: _____

Its: _____

State of Oregon, County of _____) ss.

This instrument was acknowledged before me on this ____ day of _____, 2023 by _____, as _____ of City of Springfield, a municipal corporation of Oregon

Print Name:
Notary Public for Oregon
My commission expires:

1577 Laura St



367 S 52nd, Sprngfld

