



Deschutes County Board of Commissioners
1300 NW Wall St., Suite 200, Bend, OR 97701-1960
(541) 388-6570 - Fax (541) 385-3202 - www.deschutes.org

AGENDA REQUEST & STAFF REPORT

For Board Business Meeting of July 20, 2015

Please see directions for completing this document on the next page.

DATE: July 6, 2015

FROM: James Lewis Property & Facilities 541-385-1414

TITLE OF AGENDA ITEM:

Consideration of Board signature of Document 2015-422, a Bargain and Sale Deed to Redmond Habitat for Humanity.

PUBLIC HEARING ON THIS DATE? No

BACKGROUND AND POLICY IMPLICATIONS:

The attached Bargain and Sale Deed conveys property to the Redmond Habitat for Humanity (RHFH) via donation for use as low income housing as permitted by ORS 271.330. The subject property, located at 205 SW Black Butte Avenue, Redmond, was acquired by Deschutes County through property tax foreclosure. The property consists of an older single family home on a small residential lot. The RHFH has indicated through correspondence (see attached Exhibit A) their desire to acquire the property for low income housing, including a re-model of the home. The timeline associated with placing a family at the home is somewhat dependent upon the timeline for necessary permits, repairs and new construction – RHFH indicated that the Back Butte property could be ready for occupation within 6 months of taking ownership.

The donation of this (and an additional) property was discussed with and directed by the Board of Commissioners at a work session on April 20 and July 6, 2015.

FISCAL IMPLICATIONS:

There is no consideration for this conveyance. The donation of property for low income housing to a qualified non-profit low income housing provider is authorized pursuant to ORS 271.330.

RECOMMENDATION & ACTION REQUESTED:

Staff recommends signature of Documents 2015-422.

ATTENDANCE: James Lewis, Property Manager

DISTRIBUTION OF DOCUMENTS:

Original to James Lewis for recordation.

EXHIBIT A



Attn: James Lewis
Property Manager
Deschutes County Properties
And facilities Department

James,

In regards to both the Home Repair/remodel at 205 SW Black Butte Avenue and the Property located at 2429 SW Valleyview Drive, the Redmond Habitat for Humanity is excited for the opportunity to acquire these properties in order to provide affordable housing to qualified individuals in the Redmond community.

- Our legal name and the name used on all documents pertaining to the acquisition and eventual development of these properties is. **“Redmond Habitat for Humanity”**
- Our plans for these projects are to first repair the property at 205 SW Black Butte Avenue and get it occupied in the next six months. We are not sure the exact shape of the home and will not know until we are able to thoroughly examine it, but six months should be adequate time to examine and repair.
- The property located at 2429 SW Valleyview would obviously be a new build and our projected timeline for the development of that property is eighteen to twenty four months.

Criteria for owning a RHFH home

- Must be a United States citizen or permanent legal resident.
- Must have NOT owned a home in the past three years.
- Currently living in sub-standard, subsidized, or unaffordable housing.
- Must contribute 500 hours of “sweat equity.”
- Must have proof of steady income and have satisfactory credit history.
- Must be within 30-60% of the median income for Deschutes County.

Restrictions:

We have restrictions built into our contracts that require the home owner to reside in the home five years before having any ability to sell the home or obtain any equity, including the initial built in equity the home comes with. Overall the ownership and equity in the home is accrued by the home owner at a rate of 1/360 a month until the time they pay off the 30 year loan. Sales of the homes are subject to approval by Redmond Habitat for Humanity.

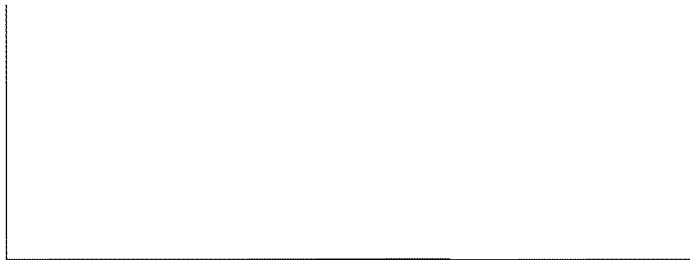
We have also most recently executed a Declaration of Restrictive Covenant on our latest home which requires us to ensure that the housing unit be available solely for the low income families. A copy for this is available upon request.

If there is any additional information I can get to you, please do not hesitate to contact me.

Sincerely,

Scott Brown
Director of Operations
Redmond Habitat for Humanity
541-279-3937

REVIEWED
LEGAL COUNSEL



For Recording Stamp Only

After Recording, Return To:
Habitat for Humanity
c/o Scott Brown, Director
P.O. Box 692
Redmond, OR 97756

BARGAIN AND SALE DEED

DESCHUTES COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to Redmond Habitat for Humanity, a non-profit corporation registered in the State of Oregon, Grantee, the following described real property:

The South Half of the East Half (S ½ E ½) of Lot 5 and the East Half (E ½) of Lot 6, Block 2, TOWNSITE OF REDOMND, City of Redmond, Deschutes County, Oregon.

SUBJECT TO: all encumbrances of record and those common and apparent on the land.

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.

The true consideration for this conveyance is zero (0) dollars as the use of the land is for low income housing pursuant to Oregon Revised Statutes 271.330 (2).

DATED this ____ day of _____, 2015.

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

ANTHONY DEBONE, Chair

ATTEST:

ALAN UNGER, Vice-Chair

Recording Secretary

TAMMY BANEY, Commissioner

STATE OF OREGON)
) ss.
County of Deschutes)

Before me, a Notary Public, personally appeared ANTHONY DEBONE, ALAN UNGER, and TAMMY BANEY the above-named Board of County Commissioners of Deschutes County, Oregon and acknowledged the foregoing instrument on behalf of Deschutes County, Oregon.

DATED this _____ day of _____, 2015

Notary Public for Oregon

My Commission Expires: _____