

Received At Council Meeting
Meeting Date: 5/13/19
Agenda Item: 2 - Public Comment
Received by: A. Johnson
From: Jo Ann Leadingham

May 13, 2019

"Jo Ann's Plan" for helping the homeless in Oregon. I am calling it that because that is accurate. This is not about affordable housing but transitional housing and help re-entering society as contributing members.

This idea came from me wondering how the people with homes could help those without homes. This is a relatively painless and easy way to have on-going funding for this enormous problem.

This funding happens at the close of escrow for any property that is residential including residential lots, single family residences and multiple units. If housing is permitted, it counts – also mixed use properties based on the percent that is residential. This will not affect property taxes or increase rents. It is to be paid by the seller and will only show on their closing statement as a line item to the homeless fund for the jurisdiction where the property is located. This should qualify as a charitable deduction and/or selling expense for the seller. It is to be paid by the seller and not the buyer. Sometimes buyers barely have the necessary funds for purchase, whereas, sellers usually leave the transaction with funds. Commercial properties would be excluded as would title transfers in a family trust or inheritance, divorce and also foreclosures. The loan holder on a foreclosure would pay when the property is resold. New construction to be exempt as system development charges are already causing an increase in new home prices. The seller of the lot would have paid when the builder bought it. Regarding manufactured home parks, they too will be included. Rule of thumb: if someone will live there, it is included. Farms to be included if there is a home, based on the percentage of the total acreage. An addendum to the Real Estate Listing Agreement will need to be created.

All money raised in a jurisdiction to be used there. This will keep the higher populated areas from taking funds from the more rural ones. It should also work out to be proportionate to the need. The non-profits that help with this on-going issue would apply for these funds. The County Commissioners in each county would decide who gets how much. If there aren't commissioners, then the City Council to decide. This will bring in millions of dollars to the state. The Commissioners could choose to disburse in small amounts or plan for big projects. It is their call on this. Best guess right now is Marion County would get upwards of \$2,000,000 annually. Someone with more contacts and access than I have will need to research this.

I am proposing the amount to be .1% of the sales price. A \$70,000 residential lot would contribute \$70. A million dollar home or apartment building would pay \$1000 to the fund. Those amounts should be relatively painless in each case. Remember, it comes from the seller.

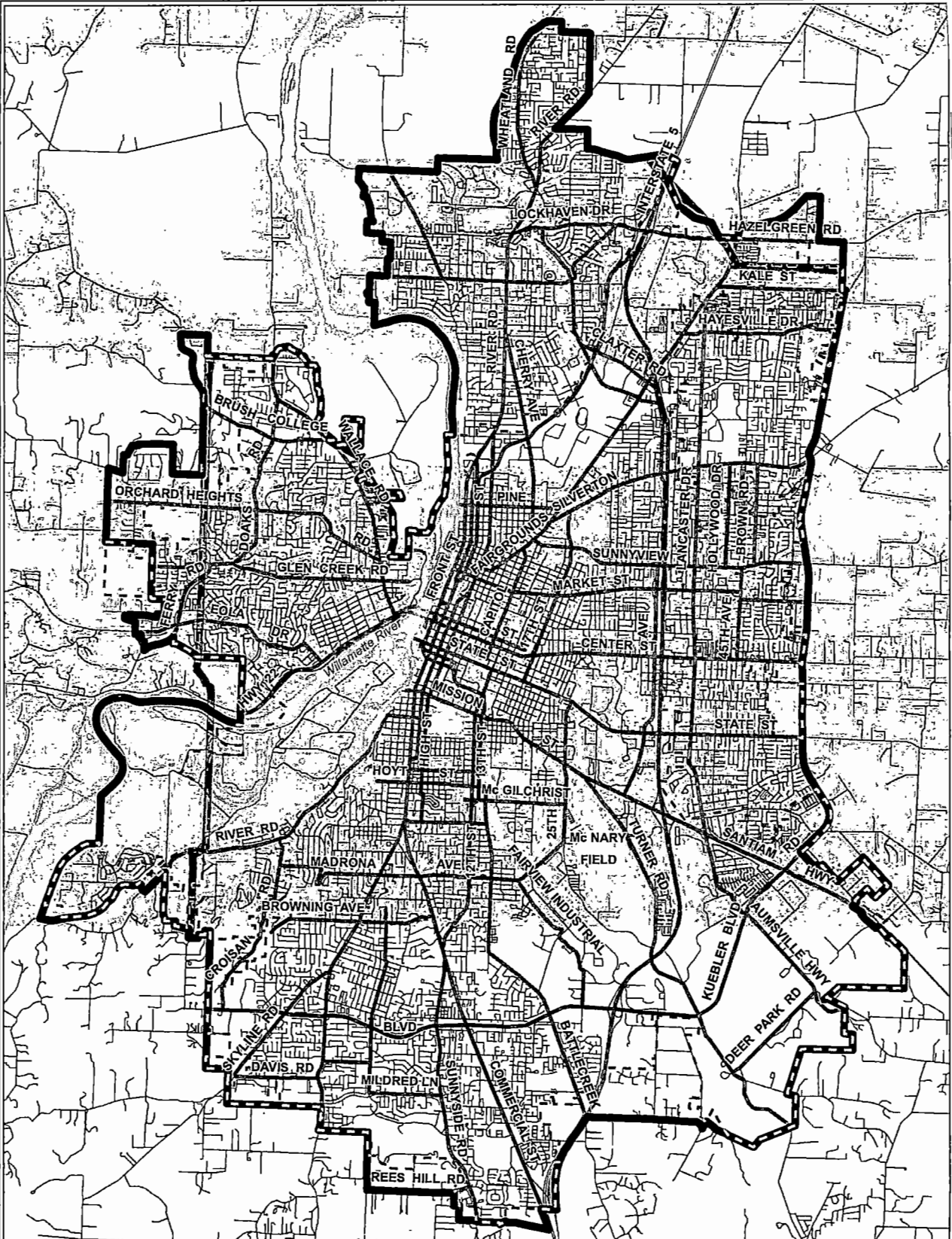
I know this is just a starting place and changes will need to be made. Ideally this would be statewide. Realistically, starting smaller is more doable. A great start would be a cooperative venture with Salem, Keizer, Marion and Polk Counties. If Salem needs to try this on their own, so be it. Salem can show the rest of the state how it is done!

Thank you for your time and consideration.

Jo Ann Leadingham
joleadingham@comcast.net



Received At Council Meeting
Meeting Date: 5/13/19
Agenda Item: 11A
Received by: A. Johnson
From: Joseph Schaefer



LEGEND



Urban Growth Boundary

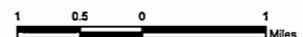


Salem City Limits

Major Streets

Other Streets

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



SRC Sec. 200.050(d) All property, easements, and rights-of-way acquired by the developer shall be acquired by the developer in the name of, and conveyed to, the City, free of all liens and encumbrances, no later than the time of recording of the final plat. If the property acquired by the developer is subject to an easement held by a federal, state, or local governmental entity, the developer may request relief from the provisions of this subsection as follows:

(1) Decisions made after [insert effective date of ordinance].

The applicant may request relief from this subsection through a Class 2 adjustment, pursuant to SRC chapter 250. Notwithstanding SRC 250.005(d)(2), a Class 2 adjustment for relief pursuant to this subsection may be approved if the following criteria are met:

(A) The City's planned uses of the encumbered area are consistent with the terms of the easement;

(B) The applicant has made good faith efforts to remove the encumbrance;

(C) Feasible alternatives exist for the relocation or modification of any City improvements within the encumbered area should the City's use come into conflict with the existing easement; and

(D) The City will not incur substantial cost to relocate or modify any City improvements within the encumbered area should the City's use come into conflict with the existing easement.

(2) Decisions made prior to [insert effective date of ordinance].

The applicant may seek relief from the provisions of this subsection through modification of the land use decision. For an urban growth preliminary declaration, the applicant may seek an amendment pursuant to SRC 200.030.

(3) When the applicant demonstrates there are no feasible alternatives for the relocation or modification of any City improvements, a Class 2 adjustment for relief pursuant to this subsection may be approved if the following criteria are met:

(A) The City's planned uses of the encumbered area are consistent with the terms of the easement;

(B) The developer has made good faith efforts to remove the encumbrance;

(C) The governmental entity that holds the encumbrance consents to the City's planned uses of the encumbered area in a written agreement.

(D) The City's planned uses of the encumbered area are unlikely to present a material risk to the continuation of existing uses in the encumbered area, or the risks are mitigated to the extent practicable.

(4) If the required conveyance to the City is for a public facility identified in a public facilities master plan or a land use master plan, the property, easements, and rights-of-way may be conveyed to the city subject to existing liens and encumbrances that benefit a federal, state or local government entity.

After recording, return to:
City Recorder, City of Salem
555 Liberty Street SE, Room 205
Salem OR 97301-3513

Send tax statements to:
Finance Department, City of Salem
555 Liberty Street SE, Room 230
Salem OR 97301-3513

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2017-006553



\$81.00

00329479201700065530070079

06/02/2017 11:35:18 AM

REC-WD Cnt=1 Stn=1 C. PARIS
\$35.00 \$10.00 \$11.00 \$20.00 \$5.00

Warranty Deed

Tran Co., an Oregon domestic business corporation, hereinafter called Grantor, 2485 Lancaster Dr. NE, Salem OR 97305, conveys and warrants to the CITY OF SALEM, an Oregon municipal corporation, organized and existing under and by virtue of the laws of the State of Oregon, hereinafter called Grantee, 555 Liberty Street SE, Salem, Oregon 97301-3513, For Roadway Purposes, all that real property situated in Polk County, State of Oregon, described as follows:

See Exhibit A attached and as shown on Exhibit B attached.

Grantor covenants that it is the owner of the above-described property free of all encumbrances except: a perpetual easement to the benefit of United States of America, Bonneville Power Administration and its assigns for the purposes of electric power transmission purposes and communication purposes as recorded in Document 2005-015377, Polk County Records, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is no money, but for other valuable consideration.

"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

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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.”

Grantee assumes no liability for any hazardous waste on or from this Property. Grantor, its successors and assigns, agree to defend, indemnify and hold harmless the Grantee, its officers, agents, and employees against any and all liabilities, damages, penalties, losses, claims, demands, actions, suits, and judgments (including attorney fees and costs), and any costs or expenses incurred resulting from the presence of hazardous waste onto or from the Property, including any and all costs associated with clean up or remediation that may be required. This provision shall not apply to a release of hazardous waste onto or from the Property caused by the officers, agents, or employees of Grantee. Any action taken pursuant to this provision shall not constitute an admission of liability or waiver of any defenses to liability. “Hazardous waste” has the same meaning as provided in Oregon Revised Statutes 466.005, as may be amended.

Dated this 2nd day of May, 2017.

Michael S. Compton, President
Tran Co.

By: [Signature]

Grantor

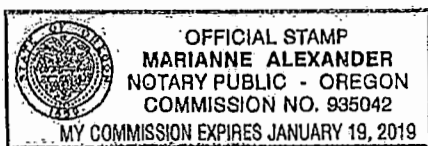
PRESIDENT

Title

STATE OF OREGON)
) ss.

County of Marion)

This instrument was acknowledged before me on 17 May 2nd, 2017,
by Michael S. Compton, as President of Tran Co., an Oregon domestic business corporation.



[Signature]
Notary Public—State of Oregon

My commission expires: 01-19-2019

Dated this 2nd day of May, 2017.

Gerry L. Koonce, Vice President
Tran Co.

By: [Signature]

Grantor

Vice President

Title

STATE OF OREGON)
) ss.

County of Marion)

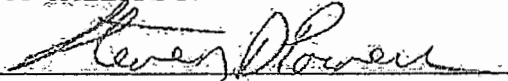
This instrument was acknowledged before me on May 2nd, 2017,
by Gerry L. Koonce, as Vice President of Tran Co., an Oregon domestic business corporation.



[Signature]
Notary Public—State of Oregon

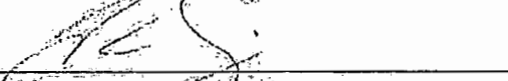
My commission expires: May 22, 2017

ACCEPTED ON BEHALF OF THE CITY
OF SALEM BY:



Steven D. Powers, City Manager

APPROVED AS TO FORM:



City Attorney



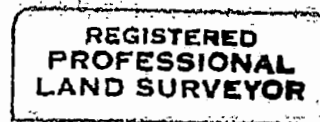
Print Name

Checked By: AKS 5/15/17
Project or Permit Number: 17-103504-PL
April 28, 2017 055/84

Exhibit A

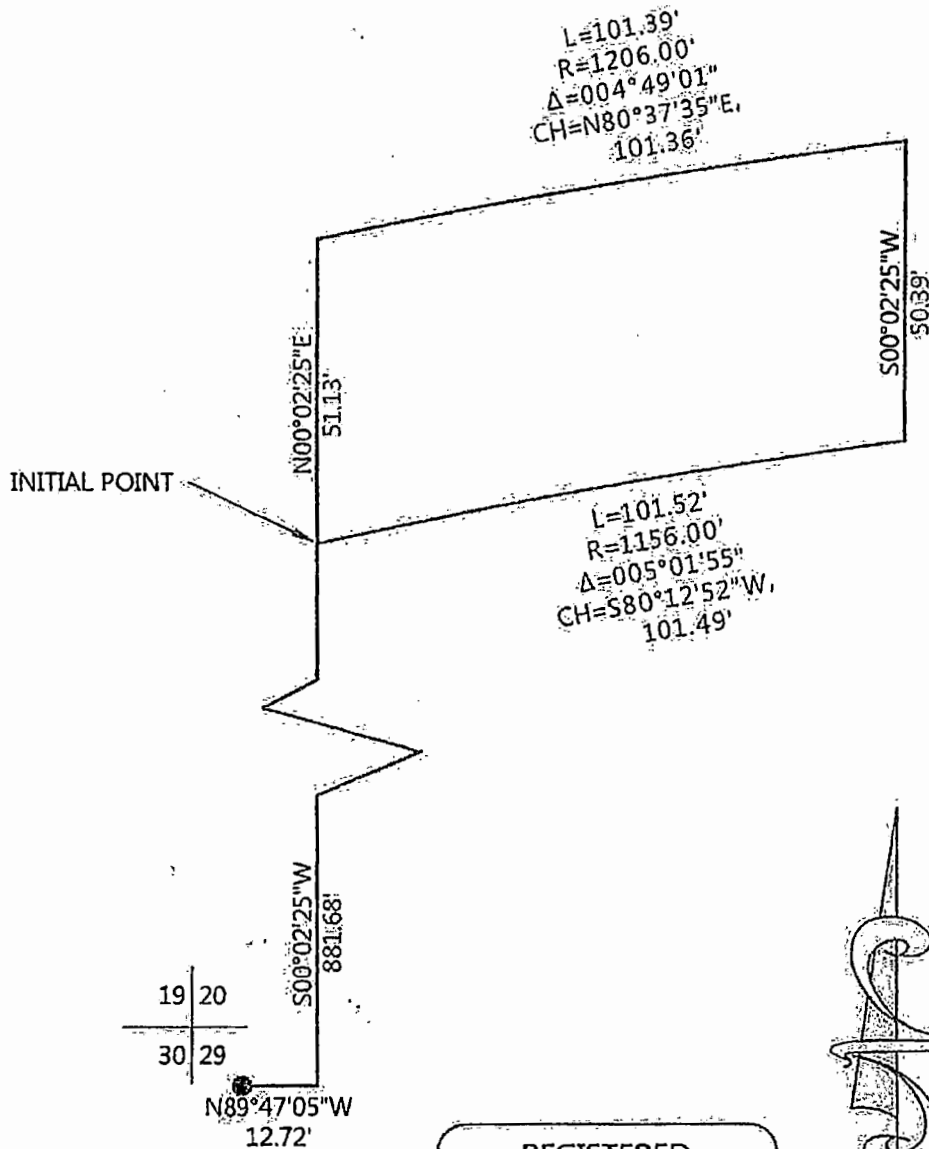
Beginning at a point on the West line of the Bonneville Power Administration Right-of-way which point bears South 89°47'05" East 12.72 feet and North 00°02'25" East 881.68 feet from the Northwest corner of Section 29, in Township 7 South, Range 3 West of the Willamette Meridian in the City of Salem, Polk County, Oregon; thence North 00°02'25" East along said West line a distance of 51.13 feet; thence northeasterly along the arc of a 1206.00 foot radius curve to the right (the chord of which bears North 80°37'35" East 101.36 feet) a distance of 101.39 feet to the East line of said Right-of-way; thence South 00°02'25" West along said East line a distance of 50.39 feet; thence southwesterly along the arc of a 1156.00 foot radius curve to the left (the chord of which bears South 80°12'52" West 101.49 feet) a distance of 101.52 feet to the Point of Beginning. Said parcel of land contains 0.12 acres, more or less.

This legal description was prepared from a deed recorded as Document No. 2005-015377, Polk County Records.



Robert D. Hamman
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS
EXPIRES: 6/30/2017

EXHIBIT B



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Robert D. Hamman
OREGON
JULY 13, 2004
ROBERT D. HAMMAN
64202LS

EXPIRES: 6-30-2017



1" = 30'
04/17/2017
#4803

Polk County Assessor Certification of Charges Paid

(2015 Oregon Laws Chapter 96)

All charges against the real property have been paid for the property that is the subject of the deed between the following Grantor and Grantee and identified in the Polk County Assessment records by the listed account numbers if account numbers are known:

Grantor: Granada Land Co. LLC

Grantee: City of Salem

Account No(s): 569650

Certification No.: N/A

Date Document Signed: 5/15/17

Consideration Amount: \$ Other

Assessor's or Designee's Signature: *Douglas Schmidt*

Date Signed: 6/2/17

The deed must be recorded on the same day that the Certification of Charges Paid is signed by the Assessor or their designee. If not recorded on that date, the Certification will be invalid. Refer to ORS 311.411

Complies with Oregon Department of Revenue form 150-310-411 (Rev. 10-15)