



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: April 22, 2026

SUBJECT: Approval of second amendment to a restrictive covenant encumbering a parcel consisting of +/- 39.31-acres known as Map and Tax Lot 151310A001900 and commonly known as Northpoint Vista in Redmond

RECOMMENDED MOTION:

Move approval of Document No. 2026-0290, a Second Amendment to a Restrictive Covenant (2024-344) encumbering a parcel consisting of +/- 39.31-acres known as Map and Tax Lot 151310A001900, and commonly known as Northpoint Vista in Redmond.

BACKGROUND AND POLICY IMPLICATIONS:

In May 2024, Deschutes County donated +/- 39.31-acres known as Map and Tax Lot 151310A001900 and commonly known as Northpoint Vista to the City of Redmond. The purpose of the donation was to support the development of affordable, workforce and market housing.

The original Restrictive Covenant(Deschutes County Document No. 2024-344) , recorded at the time of conveyance, included reversionary language so if the Grantee (City or subsequent owners and developers) fails to demonstrate substantial initiation of the Affordable Housing Pilot Project within seven (7) years from the time the Land Donation Agreement known as Deschutes County Document N. 2019-847 was executed on December 18, 2019, Grantor (County) may at its election, exercise the Right of Reversion wherein ownership of the Property will revert to Grantor (County). "Substantial initiation" means infrastructure expenditures of at least One Million (\$1,000,000) dollars.

The City of Redmond has met the infrastructure expenditure requirement as shown by the attached Exhibit A and is respectfully requesting the County amend the Restrictive Covenant to confirm the Right of Reversion has not been exercised and that the City has satisfied the "substantial initiation" requirement and remains in good standing under the Restrictive Covenant. In essence, the Second Amendment to the Restrictive Covenant will waive the County's Right of Reversion specific to "substantial initiation". All other terms of the Restrictive Covenant will remain in effect.

Amending the Restrictive Covenant to remove the Right of Reversion specific to “substantial initiation” will help developers in the lending process associated with the development of Northpoint Vista.

BUDGET IMPACTS:

None

ATTENDANCE:

Kristie Bollinger – Deschutes County Property Management

Linda Cline – Housing Program Analyst, City of Redmond