

ORDINANCE NO. 098, 2026
OF THE COUNCIL OF THE CITY OF FORT COLLINS
AUTHORIZING THE CONVEYANCE OF CITY-OWNED REAL PROPERTY LOCATED
AT 314 NORTH HOWES STREET IN SUPPORT OF AFFORDABLE HOUSING
DEVELOPMENT

A. The City owns the property at the northeast corner of Maple Street and North Howes Street, which is known as 314 North Howes Street (the "Property"). The City acquired the Property through three transactions in 1997, 1998 and 2000 in support of the 1996 Civic Center Plan for general government facilities.

B. Housing Catalyst, a body corporate and politic, as the housing authority for the City of Fort Collins works to develop and offer affordable housing to the Fort Collins community.

C. Pursuant to Resolution 2026-060, the City and Housing Catalyst entered into an option agreement for Housing Catalyst to purchase the Property for a nominal amount. That Resolution itself did not authorize the conveyance of the Property and stated that conveyance of the Property could only happen upon Council approval by ordinance.

D. Housing Catalyst seeks to exercise the option authorized by Resolution 2026-060. The City and Housing Catalyst have negotiated a Purchase and Sale Agreement ("Agreement"), shown on Exhibit A, attached hereto and incorporated herein by reference, for the City to convey the Property to Housing Catalyst for a nominal price. Pursuant to the Agreement, Housing Catalyst would permanently restrict the Property to be used for affordable housing, promise to meet a timeline to develop the Property, and allow the City to repurchase the property for a nominal amount if the Agreement is breached.

E. Section 23-111(a) of the City Code authorizes City Council to sell, convey or otherwise dispose of any interests in real property owned by the City, provided the City Council first finds, by ordinance, that such sale or other disposition is in the best interests of the City.

F. Section 23-114 of the City Code authorizes City Council to dispose of interests in real property for less than fair market value provided that the City Council determines that such disposition serves a bona fide public purpose.

G. City staff has recommended that the City sell the Property to Housing Catalyst for \$500. City staff has estimated the value of the Property at \$2,250,000 to \$2,500,000.

In light of the foregoing recitals, which the Council hereby makes and adopts as determinations and findings, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. City Council finds that granting the sale of the Property on the terms and conditions described herein is in the best interests of the City and serves a bona fide public purpose in accordance with the requirements of Section 23-114 of the City Code because:

- a. The Property disposition promotes health, safety or general welfare and benefits a significant segment of the residents of Fort Collins because it promotes the goal of increasing the supply of affordable housing;
- b. The Property disposition supports the City's goal of helping to ensure a community with safe and affordable housing in the downtown area;
- c. The financial support provided through the Property disposition to Housing Catalyst can be leveraged through benefits to the City's cooperative relationship with Housing Catalyst;
- d. The financial benefit to Housing Catalyst is not substantial relative to the public purpose of increasing the supply of affordable housing in the city; and
- e. The Property disposition will not interfere with current City projects or work programs, hinder workload schedules or divert resources needed for primary City functions or responsibilities.

Section 2. City Council hereby authorizes the Mayor to enter the Agreement to convey the Property in substantially in the form shown on Exhibit A with such modifications as the City Manager, in consultation with the City Attorney, determines are necessary or appropriate to protect the interests of the City, ensures the Property is used exclusively for affordable housing or for purposes that directly and significantly benefit affordable housing, and effectuate the purposes of this Ordinance.

Introduced, considered favorably on first reading on July 21, 2026, and approved on second reading for final passage on August 18, 2026.

Mayor

ATTEST:

City Clerk

Effective Date: August 28, 2026
Approving Attorney: Ted Hewitt

Exhibits: Exhibit A – Purchase and Sale Agreement