



## Legislation Text

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**File #:** Ordinance 59-2018, **Version:** 2

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Agenda Date: 01/15/2019

**Subject:**

An ordinance on second reading conveying The Bradley House property to South Metro Housing Options

Presented By: Mark Relph, City Manager
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**REQUESTED COUNCIL ACTION:**

Does city council support an ordinance on second reading conveying The Bradley House property to South Metro Housing Options?

**BACKGROUND:**

The City of Littleton previously transferred all interest in real property held by the City of Littleton Housing Authority to what is now known as the South Metro Housing Options (SMHO). The city further entered into agreements to authorize SMHO to act as a federally qualified housing authority within the City of Littleton.

The Bradley House structure was conveyed to SMHO sometime prior to 1995; however, staff recently learned the property was not. The city records are incomplete on this issue, but it is staff's opinion the intent was to transfer all interest to SMHO.

**PRIOR ACTIONS OR DISCUSSIONS:**

This ordinance passed on first reading at the regular city council meeting on December 18, 2018.

**STAFF ANALYSIS:**

The City Clerk has verified no documentation of ownership exists for the property with Arapahoe County. As a result, the attached Quit Claim Deed is being presented to convey the property to SMHO.

A quit claim deed is most appropriate for this situation (as opposed to a warranty deed), since the city cannot guarantee the chain of ownership based upon the lack of records. The Quit Claim Deed will transfer the City's interest in the property, which may be full ownership to something less.

Staff is bringing this item forward to in order to assist SMHO in its duties as a housing authority. SMHO is pursuing a federal grant from HUD, which requires the ownership of the building and the underlying property. SMHO as obtained a grant application extension pending the outcome of council's action. If council approves the execution of the Quit Claim Deed, SMHO will proceed with the grant application.

**OPTIONS/ALTERNATIVES:**

Option A: Support the execution of a Quit Claim Deed Conveying the property to South Metro Housing Options.

Option B: Do not support the ordinance and retain ownership. The resulting action would not allow SMHO to pursue the federal grant for this property.

**FISCAL IMPACTS:**

N/A

**STAFF RECOMMENDATION:**

Staff recommends approval of the ordinance.

**PROPOSED MOTION:**

I move to approve the ordinance on second reading conveying The Bradley House property to South Metro Housing Options.