

**ORDINANCE NUMBER \_\_\_ SUPPLEMENTAL  
CONCERNING A TAX ABATEMENT AGREEMENT AMONG  
THE CITY OF STAMFORD AND LAWNHILL TERRACE PHASE 3 LIMITED  
PARTNERSHIP  
AND THE HOUSING AUTHORITY OF THE CITY OF STAMFORD  
FOR 52 BELOW-MARKET UNITS LOCATED AT  
36-138 CUSTER STREET (EVEN NUMBERS ONLY), STAMFORD, CT**

**WHEREAS**, the City is empowered to grant real property tax abatements for rental units for low and moderate-income persons or families under Chapter 220 of the Stamford Charter and Code of Ordinances, in accordance with the powers granted by Section 8-125 of the Connecticut General Statutes, which requires that such abatements be passed by an ordinance; and

**WHEREAS**, the Housing Authority of the City of Stamford d/b/a Charter Oak Communities ["COC"] has ground leased the land located at 36 – 138 Custer Street (even numbers only) to Lawnhill Terrace Phase 3 Limited Partnership ["the Partnership"], which shall make and own improvements during a thirty-year affordability period that shall consist of a fifty-two unit rental housing complex known as "Lawnhill Terrace Phase 3" ["the Property"], and

**WHEREAS**, all fifty-two units shall be restricted to households of low- and moderate-income persons and families ["Below-Market Units"]; and

**WHEREAS**, a proposed agreement provides for an abatement of one hundred percent of real property taxes assessed on the fifty-two Below-Market Units for a period of thirty (30) years in a manner and under such terms as are more particularly described in the proposed agreement, which is incorporated herein and made a part hereof; and

**WHEREAS**, it is in the best interests of the City to support initiatives to increase or preserve affordable rental housing in Stamford for low- or moderate-income persons and families;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF STAMFORD THAT:**

1. The City hereby grants an abatement of one hundred percent (100%) of all real property taxes assessed by the City against the fifty-two Below-Market Units in accordance with the terms of the proposed tax abatement agreement, which is incorporated herein by reference as though fully set forth herein, and further complies with all of the terms and conditions set forth in said agreement.
2. The Mayor of the City of Stamford is hereby authorized and empowered to act for and on behalf of the City of Stamford, to execute and deliver all documents he deems necessary or desirable.

Effective Date. This Ordinance shall take effect upon enactment.

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Matthew Quinones, President, and Susan Nabel, Clerk, do hereby certify that the foregoing Ordinance was \_\_\_\_\_ by a machine vote of \_\_\_\_\_ by the 30th Board of Representatives at the Meeting held on \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Matthew Quinones, President

\_\_\_\_\_  
Susan Nabel, Clerk

C: Mayor David R. Martin  
Kathryn Emmett, Director of Legal Affairs  
William Forker, Tax Collector