

**ORDINANCE NO. 1269 SUPPLEMENTAL
CONCERNING A TAX ABATEMENT AGREEMENT AMONG
THE CITY OF STAMFORD AND LHT 4 LIMITED PARTNERSHIP
AND THE HOUSING AUTHORITY OF THE CITY OF STAMFORD
FOR 34 BELOW-MARKET UNITS LOCATED AT
31-97 CUSTER STREET (ODD 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 31 – 97 Custer Street (odd numbers only) to LHT 4 Limited Partnership ["the Partnership"], which shall make and own improvements during a thirty-year affordability period that shall consist of a thirty-four unit rental housing complex known as "Lawnhill Terrace Phase 4" ["the Property"], and the Board of Representatives is committed to preserving and expanding the stock of affordable housing in the City; and

WHEREAS, all thirty-four 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 thirty-four 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:

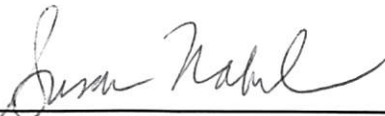
1. The City hereby grants an abatement of one hundred percent (100%) of all real property taxes assessed by the City against the thirty-four Below-Market Units in accordance with the terms of the proposed tax abatement agreement, which is incorporated herein by reference as though fully set forth herein, 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.

Matthew Quinones, President, and Susan Nabel, Clerk, do hereby certify that the foregoing Ordinance was approved on the Consent Agenda by the 30th Board of Representatives at the Regular Board Meeting held on November 4, 2020.



Matthew Quinones, President
Dated this 12th day of November, 2020



Susan Nabel, Clerk
Dated this 12 day of November, 2020



David R. Martin, Mayor, City of Stamford
Dated this 13th day of November, 2020

EFFECTIVE DATE: November 23, 2020

cc: Mayor David R. Martin
Kathryn Emmett, Esq., Law Department
Sandy Dennies, Acting Director of Administration
Jay Fountain, Director of OPM
Mark McGrath, Director of Operations
Lyda Ruijter, City & Town Clerk
Thomas Madden, Director of Economic Development
Ted Jankowski, Director of Public Safety, Health & Welfare
Jon Gottlieb, Rippowam Corporation