

**ORDINANCE NO. _____ SUPPLEMENTAL
CONCERNING A TAX ABATEMENT AGREEMENT BETWEEN
THE CITY OF STAMFORD AND
SPRUCE CT OWNER LLC
FOR 115 BELOW-MARKET UNITS LOCATED AT
72 SPRUCE STREET, 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;

WHEREAS, Spruce CT Owner LLC (“Owner”) is Contract Purchaser for an 89 unit cooperative low and moderate income complex commonly known as Coleman Towers, located at 72 Spruce Street, Stamford, Connecticut (the “Property”);

WHEREAS, the Property was constructed in 1971 as an affordable rental complex which was later converted to a cooperative form of ownership to provide home ownership opportunities to low and moderate income families and is now in need of maintenance and improvement;

WHEREAS, it is the intent of Owner to renovate and rehabilitate the Property and increase the total number of units from 89 to 132; and, in compliance with its committed Connecticut Housing Finance Authority financing, to maintain a total of 115 units at below market rents for a minimum of forty years, with 27 of these units affordable for persons or households at or below 50% of the Area Median Income (“AMI”) and 88 of these units affordable for persons or households at or below 60% of the AMI;

WHEREAS, the 27 units affordable for persons or households at or below 50% of the AMI shall remain so in perpetuity;

WHEREAS, the Board of Representatives of the City of Stamford is committed to preserving and expanding the stock of affordable housing in the City of Stamford;

WHEREAS, a proposed tax abatement agreement provides for an abatement of seventy five percent (75%) of real property taxes assessed on the Property for a period of forty (40) years, with possible extensions to one hundred eight (108) years, commencing on the date the Owner purchases and rehabilitates the Property and receives a Final Certificate of Occupancy; 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 seventy five percent (75%) of all real property taxes assessed by the City against the Property, commencing on the date the Owner purchases and rehabilitates the Property and receives a Final Certificate of Occupancy for so long as 115 units were and shall be occupied by low or moderate income persons or families and that monies equal to the amount of such taxes so abated shall be used exclusively for any one or more of the following purposes: to reduce rents below the level which would be achieved in the absence of such abatement, or to improve the quality and design of such housing, or to effect occupancy of such housing by persons and families of varying income levels within limits approved by the City, or to provide necessary related facilities or services in such housing, all in accordance with the terms of the proposed Tax Abatement Agreement Between the City of Stamford and Spruce CT Owner LLC, which Agreement is hereby made a part hereof as if fully set forth herein.
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 she deems necessary or desirable to effectuate this tax abatement, pursuant to C.G.S. § 8-125 and City of Stamford Code of Ordinances Chapter 220.

Effective Date. This Ordinance shall take effect upon enactment.