

**ORDINANCE NUMBER 1173 SUPPLEMENTAL  
CONCERNING A TAX ABATEMENT AGREEMENT BETWEEN THE CITY OF  
STAMFORD AND 22 CLINTON LLC FOR 88 BELOW-MARKET UNITS LOCATED AT  
22 CLINTON AVENUE, STAMFORD**

**WHEREAS**, the City is empowered to grant real property tax abatements for rental units used 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 8-215 of the Connecticut General Statutes, which require that such abatements be passed by an ordinance; and

**WHEREAS**, the Housing Authority of the City of Stamford d/b/a Charter Oak Communities (the "Authority") has ground leased the land located at 22 Clinton Avenue, Stamford, CT to a limited liability company called 22 Clinton LLC, which shall own improvements during a thirty-year affordability period that shall consist of an eighty-eight unit rental housing complex known as "Clinton Manor" (the "Property"); and

**WHEREAS**, all eighty-eight units in the Property shall be restricted to households of low- and moderate-income persons and families ("Below-Market Units"); and

**WHEREAS**, the proposed agreement provides for an abatement of one hundred percent of real property taxes assessed on the eighty-eight Below-Market Units for a thirty (30) year period in a manner and under such terms that are more particularly described in said 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- and moderate-income persons and families; and

**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 eighty-eight 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.

This ordinance shall take effect upon enactment.


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Randall M. Skigen, President, and Annie M. Summerville, Clerk, do hereby certify that the foregoing ordinance was approved on the Consent Agenda by the 29<sup>th</sup> Board of Representatives at the Meeting held on Monday, August 4, 2014.

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Randall M. Skigen, President  
Dated this 7<sup>th</sup> day of August, 2014

  
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Annie M. Summerville, Clerk  
Dated this 11<sup>th</sup> day of August, 2014

  
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David R. Martin, Mayor, City of Stamford  
Dated this 12<sup>th</sup> day of August, 2014

EFFECTIVE DATE: August 22, 2014

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cc: Mayor David R. Martin  
Michael Handler, Director of Administration  
Jim Hricay, Director of OPM  
Ernie Orgera, Director of Operations  
Thomas Madden, Director of Economic Development  
Kathryn Emmett, Esq., Law Department  
Ted Jankowski, Director of Public Safety, Health & Welfare  
Donna Loglisci, Town Clerk