

**ORDINANCE NO. 1229 SUPPLEMENTAL  
CONCERNING A TAX ABATEMENT AGREEMENT AMONG  
THE CITY OF STAMFORD AND LAWNHILL TERRACE 2 LIMITED PARTNERSHIP  
AND THE HOUSING AUTHORITY OF THE CITY OF STAMFORD  
FOR 60 BELOW-MARKET UNITS LOCATED AT  
150-168 LAWN AVENUE (EVEN NUMBERS ONLY) AND 99-199 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 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 150 -168 Lawn Avenue (even numbers only) and 99 -199 Custer Street (even numbers only) to Lawnhill Terrace 2 Limited Partnership ["the Partnership"], which shall make and own improvements during a thirty-year affordability period that shall consist of a sixty unit rental housing complex known as "Lawn hill Terrace 2" ["the Property"], and **WHEREAS**, all sixty of 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 sixty 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 sixty 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.

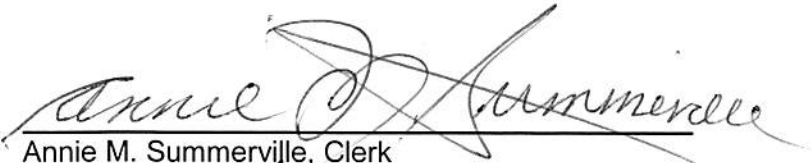
Effective Date. This Ordinance shall take effect upon enactment.


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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 Regular Board Meeting held on July 10, 2017.

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Randall M. Skigen, President  
Dated this 17<sup>th</sup> day of July, 2017

  
Annie M. Summerville, Clerk  
Dated this 17<sup>th</sup> day of July, 2017

  
David R. Martin, Mayor, City of Stamford  
Dated this 21<sup>st</sup> day of July, 2017

EFFECTIVE DATE: July 3, 2017

cc: Mayor David R. Martin  
Michael Handler, Director of Administration  
Jay Fountain, 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  
William Forker, Director of Assessment and Collection  
Jonathan Gottlieb, Charter Oak Communities