



## Brenner, Saltzman & Wallman LLP

Attorneys at Law – Established 1963

June 29, 2022

### SUMMARY OF TAX ABATEMENTS

<u>Address</u>	<u>Name of Development</u>	<u>Name of Developer</u>	<u>Tax Abatement</u>	<u>Dates</u>
69 Webster Street 237 Ashmun Street 219 Ashmun Street 220 Ashmun Street 114 Bristol Street Gregory Street Webster Street	Monterey Place 2 Phase 1B, 1C and R	Beacon Corrigan and Jenison	1998 agreement was \$225/unit with 3% annual increase for 20 years; in 2016, taxes were \$357/unit; 20-year extension granted in 2016; expires in 2038 for Phase 1B and 1C; expires in 2041 for Phase 2R (339 units; 280 receive subsidies)	8/1/16
340 Dixwell Avenue and 772 Orchard Street	Beulah Land Development	Beulah Land Development Corporation	\$400/unit plus 3% annual increase for 30 years	10/2020
391 Ashmun	Ashmun/Canal	RJ Development and Advisors LLC	\$400 for the affordable units for 5 years, then 3% increase for 12 years	2020
300 State Street	State-Chapel	Beacon Communities	\$400 for the affordable units (60 units) with 3% annual increase for 17 years	11/2021
210-290 Valley Street	Valley Street Townhouses	Glendower (New Haven Housing Authority)	\$350/unit with 3% annual increase for 39 years	9/2020
33-35 Sylvan Avenue	Trinity Rowe	Trinity Rowe Limited Partnership	\$250.00/unit for 39 years; with annual increase based upon HUD inflation factor; \$325.46 today	12/7/2009
2 John Williamson Drive	Quinnipiac Terrace Phases 1-3	Trinity New Haven LLC	\$250.00/unit for 39 years; with annual increase based upon HUD inflation factor (Phases 1 and 2 -	12/28/2004



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			\$333.92 today; Phase 3 - \$325.12 today)	
358, 360 Orange Street	McQueeney Towers (elderly)	The Glendower Group and ECC Group RAD III, LLC	\$350.00/unit for 39 years No escalator	1/2020
	Rockview Rentals Phase I		\$305.27/unit plus HUD inflation factor	
109 Frank Street	Valencia Macri Development Project	CH Supportive Housing 1 LLC	\$430.46 plus 3% escalator	
122 Wilmont Road	Brookside Senior Housing	Glendower Wilmont LLC	\$309.48 plus HUD inflation factor	
133-135 Sylvan Avenue	Casa Otoñal	Casa Otoñal Housing Corp.	Taxes completely abated starting with October 1, 1997 Grand List (Good thru Grand List of 10/1/2024)	6/23/2000
578 George Street	Waverly Townhouses	HANH RAD GROUP 2	\$350/unit for 39 years (no escalator)	7/9/21
3 Waverly Street	Waverly Townhouses	HANH RAD GROUP 2	\$350/unit for 39 years (no escalator)	7/9/21
1000 Quinnipiac Avenue	Stanley Justice Landing	HANH RAD GROUP 2	\$350/unit for 39 years (no escalator)	7/9/21
210-232 Quinnipiac Avenue	Fulton Park	HANH RAD GROUP 2	\$350/unit for 39 years (no escalator)	7/9/21
60 Warren Street a/k/a 15 Olive Street	Winslow-Celentano (elderly housing)	HANH RAD GROUP 3	Tax abatement for 39 years \$350/unit (no escalator)	2015
657 Grand Avenue	Farnam Courts	Glendower Farnham, LLC	\$400 plus HUD escalator for 39 years	



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657 Grand Avenue	Farnam Courts	Glendower Farnham, LLC II	\$400 plus HUD escalator for 39 years	
145 Eastern Street	Eastview Terrace	HANH/ Glendower	\$250/unit plus HUD inflation factor for 39 Years  \$339.27/unit today	2008
197 Chatham	Eastview Terrace Phase II	Glendower Fair Haven, LLC	\$405.75/unit plus 3% escalator	
2 Catherine way	Brookside Phase I	Brookside 1 Associates	\$311.90/unit plus HUD inflation factor	
21 Augustine	Brookside Phase 2	Brookside 2 Associates	\$316/unit plus HUD inflation factor	
0 Brookside	Brookside	Glendower Ribicoff Four LLC	\$417.92 unit includes 3% escalator	
819 Sherman Avenue	Constance Motley Baker RAD 1		\$350/unit (no escalator)	
81-913 Liberty Street	Katherine Harvey RAD 1		\$350/unit (no escalator)	
220-230 Court Street	Prescott Bush RAD 1		\$350/unit (no escalator)	
5A-45B Daisy street	Newhall Gardens RAD 1		\$350/unit (no escalator)	