

October 30, 2024

C.H.T. Place LLC  
301A Central Avenue  
Lawrence, NY 11559

Dear Irving Langer and C.H.T. Place LLC,

We are writing as the elected officials representing 63 Tiffany Place in the Columbia Street Waterfront section of Brooklyn. It has recently come to our attention that C.H.T. Place LLC, alongside managing agent E&M Management, has terminated its negotiations with the Tenant Association in the building. We are alarmed by this shift, especially after months of communication between C.H.T. Place and the Tenant Association facilitated by Nixon Peabody LLP. **We understood these negotiations to reflect a good faith by all parties to reach a mutually agreeable outcome. This sudden change is deeply concerning especially given the many alternative ways to preserve our relationship. We are writing to request that E&M reconsider its decision.**

The undersigned elected officials have been concerned about this building for many years and have advocated for the preservation of affordability. As the end of the Low-Income Housing Tax Credit regulatory agreement approached, it was inexcusable for E&M Associates to leave tenants in the dark and uncertain about their protections against eviction and excessive rent increases, leaving them at risk of imminent displacement. E&M Associates only addressed the future of the building after tenants held a public rally.

Amid a housing crisis in New York City, preserving every unit of affordable housing is critical. In the Columbia Street Waterfront area, 63 Tiffany is a beacon of affordability in an increasingly expensive neighborhood. As E&M is aware, many residents of 63 Tiffany have lived in the building for decades, raised families here, and become integral members of the local community.

It is essential that 63 Tiffany Place remains affordable and continues to protect current residents. The preferred outcome of tenants and the undersigned elected officials is to ensure the building is sold to a mission-driven and community-based non-profit, which would preserve long-term affordability and make necessary repairs.

We understand that the termination of the Memorandum of Understanding (MOU) with the Tenant Association does not necessarily mean that negotiations with a mission-driven and community-based nonprofit would need to cease. However, we are concerned that this termination removes a critical layer of transparency for residents who have already been struggling with a lack of communication from their property managers.

We believe there is a viable path forward that can address the needs of tenants and the business considerations for E&M Associates. To that end, **we urge C.H.T./E&M to reinstate the Memorandum of Understanding with the Tenant Association and resume good faith negotiations as soon as possible.**

Thank you, and please keep us informed about E&M's path forward with negotiations.

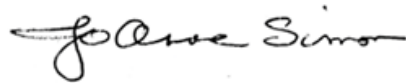
Sincerely,

A handwritten signature in black ink, appearing to read "Dan Goldman".

United States Representative Dan Goldman

A handwritten signature in blue ink, appearing to read "Andrew Gounardes".

New York State Senator Andrew Gounardes

A handwritten signature in black ink, appearing to read "Jo Anne Simon".

New York State Assemblymember Jo Anne Simon

A handwritten signature in black ink, appearing to read "Brad Lander".

New York City Comptroller Brad Lander

A handwritten signature in black ink, appearing to read "Antonio Reynoso".

Brooklyn Borough President Antonio Reynoso

A handwritten signature in black ink, appearing to read "Shahana Hanif".

New York City Council Member Shahana Hanif