



Eastern Connecticut
Housing Opportunities, Inc.

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December 19, 2017

Board of Commissioners
Brooklyn Housing Authority
Tiffany Street
Brooklyn, CT 06234

SUBJECT: Tiffany Place

Dear Commissioners:

Since being chosen as preferred developer to assume ownership of Tiffany Place, ECHO has investigated the potential for funding the reconstruction of the development so that it could be returned to use as an affordable housing resource for the Town. As indicated to you in our proposal, it was our intention to re-open Tiffany Place and operate it as affordable rental housing, in keeping with our objectives as an organization and with our conviction that the location of the property was not conducive to a market-rate development. Part and parcel of this approach is the need for substantial governmental support for the redevelopment. While we identified a number of sources that could contribute funding to the redevelopment (such as historic tax credits), the largest single source necessary to make the project financially feasible would be grant assistance from the State through the Department of Housing.

At the time of our proposal, Tiffany Place was still subject to the requirements of the Affordable Housing Program and was listed among the developments of the State-Assisted Housing Portfolio (SSHP). As you are aware, there is designated funding within the Department of Housing for the renovation of SSHP properties, and it was our intention to seek project funding through that program. However, the State has since released the development from the Affordable Housing Program, and it is no longer an SSHP property. The effect of this change is that grant assistance from the State would have to be pursued under the CHAMP Program, in competition with proposals for the development of new rental housing units. The State's guiding policy in awarding CHAMP development grants is to support developments that integrate affordable housing into areas where such housing is underrepresented or non-existent, as opposed to further concentrating assisted housing in areas where it is already present. Given this policy, which is reflected in the scoring system used by the Department of Housing to govern CHAMP grant award decisions, we have concluded that State financial assistance for the reconstruction of Tiffany Place is unlikely.

Given that we see no feasible way forward for the project in keeping with our mission, we have reluctantly concluded that ECHO will not pursue ownership of Tiffany Place. Should you solicit interest in the property from others, please be assured that ECHO stands ready to assist in turning over materials or sharing our knowledge of the property.

Very truly yours,

Peter Battles

Peter Battles
President