



March 30, 2026

The Honorable Kathy C. Hochul
Governor
State of New York
NYS State Capitol Building
Albany, NY 12224

Re: Requests concerning modification to the Atlantic Yards project

Dear Governor Hochul,

As you are aware, Cirrus Real Estate Partners and LCOR [announced](#) on October 7, 2025 that New York State Empire State Development Corporation (ESD) approved their partnership to develop the unbuilt sites at the ESD sponsored Atlantic Yards project first approved in December 2006 and modified in June 2014. ESD has expressed an intention to reach an agreement with the new development team on changes to the project plan in the spring of 2026. While we are encouraged by the team's plan to actually build the housing, more assurances are needed at this juncture.

We have significant concerns both regarding the proposal the development team has [presented](#) in public meetings to date, and also with the short timeframe ESD has set to reach agreement with the team on changes to be approved through a modification to the General Project Plan (GPP). We ask you to intervene to ensure the following:

- 1) Atlantic Yards prioritizes the delivery of deeply and permanently affordable housing that New Yorkers urgently need.
 - a) The State must ensure the project provides the missing 1,031 affordable apartments for extremely low- to low-income New Yorkers committed under the [2005 affordable housing MOU](#) from the existing approved project density, *before* factoring in affordable apartments to be committed in exchange for additional density that Cirrus and LCOR are seeking.
 - b) At least thirty-five percent (35%) of *additional* housing from any increase in density that Cirrus and LCOR are seeking must be offered to households earning an average of 60% of AMI with at least 10% of the units offered at 40% of AMI or below. This affordability is consistent with New York City's Mandatory Inclusionary Housing (MIH) program which was adopted as part of neighborhood rezonings in [Gowanus](#) and along [Atlantic Avenue](#) recently approved under the City's ULURP process. The additional affordable housing at these AMI levels should be delivered in the early phase and completed at least in proportion to market rate and workforce housing, not held until the end of the modified plan.
 - c) New York State should contribute \$143 million to New York City's Affordable Housing Trust Fund by January 2027 to build or preserve affordable housing in Brooklyn Community Boards 2, 3, 6 or 8. ESD entered into a settlement with BrooklynSpeaks in June 2014 regarding the timely delivery of the affordable housing at Atlantic Yards by May 2025 in exchange for BrooklynSpeaks not bringing a fair housing legal claim against the State. ESD unilaterally decided to not collect the liquidated damages outlined in ESD's contract with

- the developer for their failure to produce the remaining 876 units of affordable housing at Atlantic Yards by May 2025. It is estimated that those damages, which were to go to NYC to support affordable housing, would reach \$143 million given the project's delays.
- d) Current residents of Brooklyn community districts 2, 3, 6, and 8 as well as persons displaced after 2006 must receive community preference in all lotteries for affordable housing at Atlantic Yards.
 - 2) Pacific Street between Flatbush Avenue and Fourth Avenue must be redesigned as a slow shared street with continuous sidewalk and plantings. Loading should be designed to be in the interior of the buildings to not impede traffic or pedestrian uses on Flatbush Avenue, Fourth Avenue or Pacific Street. Buildings at Site 5 must be set back from Pacific Street, with a building or building section contextual to the row houses on the south side of the street buffering towers from the residential context.
 - 3) At least one of the remaining project buildings constructed early in the next phase of development must include indoor space for large community gatherings, to be administered by a non-profit steward not affiliated with project developers, or by a City cultural institution such as Brooklyn Public Library, consistent with the original intent of the [Urban Room](#).
 - 4) Public open space created by the project must be designed through a participatory community design process, and be administered and maintained by the New York City Parks Department, a non-profit organization independent from owners of project buildings, or through a newly created Parks Improvement District (PID) which will operate, maintain and program *all* of the open space created through Atlantic Yards and include representation from the surrounding communities.
 - 5) The project must create and fund a Special Enforcement District bounded by a five-block radius around the Barclays Center arena. It should be staffed by a dedicated team of enforcement officers from select New York City agencies to manage the disruptions from ongoing development construction and arena event activity. The enforcement team will be able to respond to reported incidents in real time, a long unmet community need. During business hours, it will patrol the service area to monitor and enforce construction, parking, environmental, and health/safety violations. During arena events, the team will ticket illegal parking/loitering violations, provide traffic and pedestrian flow management, and promote public safety.

An amended Atlantic Yards plan will still be exposed to single developer risk, which has led to delayed or lost public benefits throughout the life of this project. The Cirrus and LCOR plan must therefore be subject to independent financial review by a qualified firm to ensure feasibility, and the results shared with the board of the Atlantic Yards Community Development Corporation (CDC) as part of an open meeting. The Atlantic Yards CDC is a body created to oversee the public benefits of the project, with members appointed by State and City legislatures, City and Brooklyn borough executives, and the Governor. In order to provide transparency and consent appropriate for changes to a project of this scale, the MOU expected to be executed in 2026 as part of further modifications to the GPP must require approval by AYCDC's board.

Finally, to ensure accountability over ten or more years of remaining construction, the project must be overseen by a newly created local development corporation whose board has decision-making authority on all project modifications, and enforcement power for all public commitments with meaningful representation by local elected officials and the surrounding community.

We have expressed many of these concerns to ESD and the development team. We are encouraged that thus far they appear to be listening, but our history with this project teaches us to communicate the needs of our communities clearly and in writing. Likewise, we appreciate your administration's willingness to work with the community more than any other in the past.

We urge you to work with us to fulfill these requests to ensure that this historically fraught project receives the support and earns the trust of the local community, and successfully achieves the public purpose goals for which it was approved by the State.

Sincerely,



Jo Anne Simon
Member of Assembly, AD-52



Jabari Brisport
State Senator, SD 25



Phara Souffrant Forrest
Member of Assembly, AD-57



Antonio Reynoso
Brooklyn Borough President



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