

New York State Assemblymember-Elect
Hakeem S. Jeffries

December 8, 2006

Hon. Sheldon Silver
Speaker of the New York State Assembly
250 Broadway
New York, NY 10007

Mr. John F. Cape
Director
New York State Division of the Budget
State Capitol
Albany, NY 12224

Hon. Owen Johnson
New York State Senate
23-24 Argyle Square
Babylon, NY 11702

Re: Atlantic Yards Project

Dear Public Authorities Control Board Members:

I write to urge that you delay consideration of the Atlantic Yards project until the important issues raised in connection with the proposed development are addressed by the Empire State Development Corporation.

First, central Brooklyn is experiencing a serious affordable housing crisis that threatens the racial, socioeconomic and cultural diversity of our neighborhoods. If we do not address this housing crisis, working families, the middle class and senior citizens on fixed incomes will continue to be pushed out of our community.

The affordable rental units that have been proposed as part of the Atlantic Yards project are a significant step in the right direction. There are, however, no plans for affordable home ownership. That must change. Given that a considerable amount of government funds will be spent subsidizing the housing component of the project, it is essential that a substantial number of apartment units be set aside for affordable home ownership.

Presently, only 25% of the 2,250 projected units of affordable housing are scheduled to be built as part of the first construction phase. This is not acceptable. During each phase, at least 50% of the units constructed should be classified as affordable.

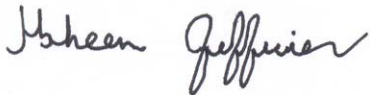
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Second, the proposed Atlantic Yards project is too dense, and the height of the buildings should be reduced. At this juncture, the Empire State Development Corporation has failed to adequately consider the adverse impact that an additional 16,000 - 18,000 residents will have on public infrastructure and services in the community, such as fire and police protection, traffic, transportation, sanitation and public education. Given the likely adverse impact, it is important to explore economically viable ways to reduce the density and height of the project, in a manner that preserves the affordable housing component.

Third, eminent domain is one of the government's most extraordinary powers, and should only be used in very limited circumstances. Here, a federal lawsuit has been filed alleging that the use of eminent domain in connection with the Atlantic Yards project is unconstitutional. The courts should be allowed to decide this issue.

For the reasons set forth above, I respectfully request that the Public Authorities Control Board delay consideration of the Atlantic Yards project until the issues raised in this letter have been resolved.

Sincerely,



Hakeem Jeffries
Assemblymember-Elect
57th Assembly District