

Daniel Goldman, U.S. Representative
Chair, Brooklyn Marine Terminal Task Force

Andrew Gounardes, New York State Senator
Vice Chair, Brooklyn Marine Terminal Task Force

Alexa Avilés, New York City Councilmember
Vice Chair, Brooklyn Marine Terminal Task Force

June 4th, 2025

Dear Task Force Chair, Vice Chairs, and members,

As you approach a June vote on whether to move forward with a proposal to redevelop the Brooklyn Marine Terminal, we are writing to express our support for new homes as a component of this plan. New York City is in the midst of its worst housing crisis in over 50 years, and New Yorkers desperately need the thousands of affordable homes that could be built on a portion of this underused public land.

By now, we all know that New York City is in the grips of a full-blown housing emergency. Only 1.4% of units are vacant – the lowest rate in modern history. Asking rents are at record highs, growing by 24% since 2020. From recent graduates to new parents to retirees, seemingly everyone is struggling to find a place to live or keep the one they're in. Across many neighborhoods, demand for housing far outpaces supply.

The communities around the Brooklyn Marine Terminal are experiencing these challenges firsthand. Over the last decade, only 111 new affordable housing units have been permitted within a quarter mile radius of the Brooklyn Marine Terminal site. In recent years, the broader Community Board 6 has lost 1,500 units to alterations that consolidate multiple units into single homes – the highest such loss of any area in Brooklyn. The median asking rent in the area now exceeds \$3,000.

In this context, the almost 8,000 homes proposed for the Brooklyn Marine Terminal – including more than 2,600 permanently affordable units – will open up new opportunities for New Yorkers who live in, or hope to move to, this waterfront community. The project will provide space for families of all sizes and all incomes. We are pleased that the proposal would achieve a significant percentage of affordable homes on the site, as well as the reservation of two hundred new homes for NYCHA tenants at Brooklyn Marine Terminal and funding for additional NYCHA improvements at Red Hook Houses, and would fund this through project revenues, without diverting existing sources of City housing capital subsidy from other communities or NYCHA campuses. This means that the affordable housing created through this project would truly be additive to what the City can otherwise fund – a win-win. While our focus is housing, we also appreciate the need for investments in transportation, new public access and open space, climate resiliency, and port infrastructure.

The housing shortage is a real, urgent problem. We urge you to vote to take the next step forward with a plan that can deliver significant new homes for New Yorkers for decades to come.

Sincerely,

Citizens Housing and Planning Council, Howard Slatkin, Executive Director
Community Preservation Corporation, Rafael E. Cestero, CEO
New York Housing Conference, Rachel Fee, Executive Director
New York State Association for Affordable Housing, Jolie Milstein, President & CEO
Open New York, Annemarie Gray, Executive Director