

# IS SUNNYSIDE YARDS A GOOD DEAL FOR QUEENS?

## OVERDEVELOPMENT

LIC is already the fastest growing neighborhood IN AMERICA, a trend quickly spreading throughout Western Queens (mostly as luxury housing.) At least 15,000 units were added in LIC from 2012-2017 alone. 3,200 new students added (original estimate: 99) rendering 7 out of 9 schools officially overcrowded. MTA ridership grew 7x the average city rate in the last 6 years.

## DISPLACEMENT

The EDC is partially counting on increased real-estate taxes to fund Sunnyside Yards. Increased property taxes are passed on from landlords to tenants through raised rents, displacing local immigrants, working & middle class communities, and small businesses.

## TAXPAYER COST

The EDC estimates that the cost of developing Sunnyside Yards will be \$19 billion, which means the final number will be much higher- yet they still can't explain where the money will be coming from.

## UNAFFORDABLE HOUSING

Of the proposed 24,000 housing units in Sunnyside Yards, at least 70% would be luxury housing, with the rest considered "affordable". A recent new development in Sunnyside offered the following "affordable" monthly rentals: 1 bedroom, \$2,251 (must earn \$77K to qualify); 2 bedroom, \$2,714 (must earn \$93K to qualify).

## ENVIRONMENTAL COST

Sunnyside Yards has been designated a Superfund Site by NY State, after a century of contamination from trains. Both the groundwater and soil pose a "significant threat to human health" via lead and other contaminants, according to our state.

# WE CAN BUILD A CITY FOR THE RICH... OR INVEST IN THE ONE THAT ALREADY EXISTS

## NYCHA HOUSING

Queens has the largest amount of public housing in desperate need of repairs in the entire country. The cost of building Sunnyside Yards could pay for **half** of the total capital needs of NYCHA.

## TRULY AFFORDABLE HOUSING

Instead of giving large tax breaks to luxury housing developers, the city should focus on building *truly* affordable housing with stronger rent control laws.

Rather than giving away public land to developers like TF Cornerstone, NYC should be using the Community Land Trust model to create housing owned and maintained by New Yorkers themselves.

## SCHOOLS & EDUCATION

80% of NYC students are in classes that exceed State class size limits. More public schools are desperately needed, but they are often built as part of deals with luxury developments which end up displacing the very families that are in most need of new schools.

## PUBLIC TRANSPORTATION

NYC has the worst subway record in the world, thanks in part to \$1.5 billion in funding stripped away by the state in recent years. A new \$50 billion capital plan has been proposed to keep our system maintained, but where the funding is coming remains unresolved. The money earmarked for Sunnyside Yards could be used here.

# WHO EXACTLY IS THE EDC?

The **Economic Development Corporation** develops major economic projects in New York City. This sounds good, until you examine their record: one luxury development after another, using underhanded tactics to finish expensive projects that never benefit the actual communities surrounding them.

The EDC is responsible for Sunnyside Yards. Look inside to learn about some of the other projects the EDC has brought to New York City... and how it affected the local neighborhoods!

**Interested in learning more, or in being part of a community- led effort to determine the future of Sunnyside Yards?**

Contact us at [syfightback@gmail.com](mailto:syfightback@gmail.com)



# F

- Initially estimated the cost at \$20 billion. Actual cost was \$25 billion.
- Gave the developer \$6 Billion in tax breaks and investments, including:
  - \$2.4 billion to extend 7 Train line (which is \$.32 billion over budget)
  - \$1.2 billion for Hudson Park & Boulevard
  - \$785 million in building development tax breaks
- Gerrymandered the map to include Harlem public housing as part of the zone, which diverted \$1.2 billion in funding away from Harlem and into Hudson Yards' luxury housing.
- Overestimated Hudson Yards' potential tax revenue, leaving the city with millions less in actual revenue.

# H U D S O N Y A R D S

# D

- Promised \$3 billion in tax breaks to the richest corporation in the world.
- Secretly offered public land to Amazon without going through the official public review process (Uniform Land Use Review Procedure - ULURP)
- Signed a non-disclosure agreement with Amazon to keep all details of the deal hidden from public view during negotiations.
- Legally agreed to notify Amazon of any public record requests submitted by individuals related to the deal.

# A M A Z O N H Q 2

# C

- Displaced dozens of immigrant-owned & operated auto shops - along with the jobs they provided to community residents, as part of a \$3 billion dollar redevelopment plan led by EDC. The developers received 23 acres of land for \$1.
- 45 mechanic and auto-body shops were displaced by the city and forced to relocate to the Bronx, destroying their businesses and leading them to file for bankruptcy. A year later, they were evicted from their Bronx warehouse.
- Only completed Phase 1 of the development plan, leaving land left derelict after the displacement. Remaining auto shops have seen business plummet by as much as 60% as a result.

# W I L L E T S P O I N T