

Learning Places Summer 2017

Annotated Bibliography

Affordable Housing in LIC After Amazon

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Focus: How the affordable housing will be affected by Amazon's disrupting of moving into LIC.

Sources:

Barbanel, Josh. "Long Island City Condos Catch Eye of Investors Cooling on Manhattan." *The Wall Street Journal*, 14 October 2018, <https://www.wsj.com/articles/long-island-citycondos-catch-eye-of-investors-cooling-on-manhattan1539522000?mod=searchresults&page=1&pos=8>. *The Wall Street*

Journal paints a distinct picture of what is the future of housing in Long Island City. It portrays how last year in 2017 housing in Manhattan went down, but more investor chose to invest in Long Island City due to the prices were cheaper. The purchase of housing will continue to grow that Amazon's announcement. This announcement has pushed housing cost to skyrocket forward. It will push out locals and shops that were there for years in order to make room for investors.

Chegut, et al. "Energy Efficiency and Economic Value in Affordable Housing." *Energy Policy*, vol. 97, 2016, pp. 39–49.

This book highlights the efficiencies of affordable housing. One being a key highlight is energy efficiency. The energy efficiency is improved by about 20%. Despite housing having restraints in repaying the community back, because of the low income people living within the houses, and the landlords are focused on the energy efficiency within the building, and tenants benefit from the low energy cost/rent cost. One key example to show the benefits of affordable housing is a study conducted in Dutch Affordable housing in which they sell dwellings of houses, in this case they sold 17,835 houses from 2008-2013. These houses that were sold in the affordable market were tested for their energy usages and they were rated A++-G, A++ indicting the highest energy efficiency. So the houses in affordable housing are energy efficient, and provide a usefulness for the economy from whichever it resides in. Affordable housing, is benefit for the people that are middle

income and are allowed a house for lower price, and the economy in turn benefits from it as well, in energy consumption.

Fitzsimmons, Emma G. "Amazon Is Coming. Can New York's Transit System Handle It?" The New York Times, The New York Times, 20 Nov. 2018, www.nytimes.com/2018/11/20/nyregion/amazon-new-york-subway-queens.html.

Fitzsimmons shares that at Court Square, a busy station in Long Island City, the E, G, M and 7 lines run. Here, the number of weekday riders grew since 2012's 18,600 to last year's approximate 23,600 riders. The Vernon Boulevard-Jackson Avenue station grew from 11,500 riders in 2012 to 15,700 last year. These two stops are the closest ones to Amazon's desired location. Andy Byford, the New York City subway leader, suggested that a large reason that "Amazon was attracted to Long Island City... [was because] it already has a rich transport-transit offer." The trains around there are already "crowded and miserable" though, and Amazon's arrival would only make the problem worse with its potential influx of 25,000 workers. This is why this source relates to the topic. It relates to the other sources because the focus was on things pertaining to how the new Amazon headquarter would affect the nearby train (services) and/or gentrification.

Hughes, C.J. "Industrial Retro in Long Island City." New York Times, 25 September 2016, p. 12(L). Academic OneFile, http://link.galegroup.com/apps/doc/A464525477/AONE?u=cuny_nytc&sid=AONE&xid=9cf43639.

In this New York Times articles, it describes how Long Island City has changed from an industrial factory space and began to develop into a community in the 1980s. Long Island City began to change as media started to use the space in movies and television. It revamped the neighborhood and people started to trickle into the once deserted neighborhood. With Amazon moving in, I believe this will be second big wave to put Long Island City on the map and change the neighborhood again.

Hughes, C. J. "What Amazon Means for Long Island City." New York Times, 22 November 2018, <https://www.nytimes.com/2018/11/22/realestate/what-amazon-means-for-longisland-city.html>.

From the New York Times, there are examples how condos are purchased for higher prices compared to last year. Experts are predicting that once the ground breaks and Amazon officially moves in that the prices will jump again. There are a few studies that show that when Amazon leaked the news how the second headquarters is moving into the neighborhoods that apartments for lease went up and rent began to rise. This article

covered the new stores that were moving to accommodate the new foot traffic they anticipate to happen.

Kahn, Matthew E. "Gentrification Trends in New Transit-Oriented Communities: Evidence from 14 Cities That Expanded and Built Rail Transit Systems." *Real Estate Economics*, vol. 35, no. 2, Summer 2007, pp. 155–182. EBSCOhost, doi:10.1111/j.1540-6229.2007.00186.x.

In this source, Kahn discusses the link between gentrification and transit and expands on that. According to the 14-city study that was done on the expansion and building of rail transit systems, cities such as Boston and Washington, DC, have experienced gentrification in communities with access to "Walk and Ride" stations which are stations within 1 mile of your location. Having access to "Walk and Ride" stations increases the amount of transit-oriented communities where people can work, live, commute, and shop while using their cars less and less or not at all. Gentrification near trains leads to people relying more on trains on a day to day basis and causes an increase on the number of train riders in such areas. Amazon building a headquarters in Long Island City will increase its nearby trains' daily riders. This is why this source relates to the topic. Again, it relates to the other sources because the focus was on things pertaining to how the new Amazon headquarter would affect the nearby train (services) and/or gentrification.

Lynn, Barry C. "Democrats must become the party of freedom: re-embracing anti-monopoly will reinvigorate American liberty and beat back Trumpism." *Washington Monthly*, Jan.-Feb. 2017, p. 33+. *Academic OneFile*, http://link.galegroup.com/apps/doc/A478697685/AONE?u=cuny_nytc&sid=AONE&xid=8f3a741a. Accessed 5 Dec. 2018.

This resource is a perfect example of how the U.S is in fact overfilled with modern day monopolies. It talks about hillary clinton's campaign, and how she emphasised this issue but failed to bring it forward on the run for presidency. It is said this could of won her the presidency, because american people care about their everyday needs. From a comportate stand view, I can understand why hillary stopped, before she brought in countless lawsuits for these undiscovered truth. Hillary was on the rise to limit the power of these massive corporations, she knew the struggles of the smaller corporations and wanted to do something about it. This makes me wonder if all the monopolization is occurring because of president trump.

O'Connell, Jonathan, and Rachel Siegel. "Amazon's fast expansion invites growing political scrutiny." *Washingtonpost.com*, 14 Nov. 2018. *Academic OneFile*, http://link.galegroup.com/apps/doc/A562113394/AONE?u=cuny_nytc&sid=AONE&xid=57b8243d

Accessed 5 Dec. 2018.

This source's main point was that, it explained how the big news of amazon looking to expand their headquarters into 2 cities was only a mass political plan to land the two largest cities, for whatever reason they have in mind. They did this by offering to bring in 50,000 jobs, and when the big news was revealed, those offered jobs dropped by ½ and they would be bringing people in, there was nothing said about the locals of the city. Creating a modern-day monopoly, it is said "amazon is becoming a constituent of a number of senators and lawmakers". Amazon wants to be everywhere. Who knows what can be their limit once they have access to lawmakers themselves. They will outsmart everyone in their own field, this is only the begging.

Premack, Rachel. "Amazon's Sprawling Long Island City HQ2 Plans Are Displacing Plans to Build Affordable Housing for Low-Income Residents." *Business Insider*, Business Insider, 16 Nov. 2018, www.businessinsider.com/amazon-hq2-long-island-city-displacing-affordable-housing-2018-11

This gives a great example of the disrupting of Amazon moving into Long Island City. The article said Plaxall a plastic company owes the majority of land that Amazon bought over to build their headquarters. Plaxall was ready to give a proposal to build roughly 5,000 new houses on that some of the site that Amazon bought, and around 1200 of them were going to be go towards affordable housing. So the plans to build new houses have been squashed, because of Amazon. However the 14.7 acres Amazon bought, only 2 acres of that land might still be available for a building site for affordable housing, but Plaxall is unsure if it might be. Another company, Developer TF Cornerstone, was also going to build about 250 affordable housing units in the same spot that Amazon bought, and that would've been around 1,000 residences living in the area. This move into the neighborhood left a voice for concern for the largest housing project in the country. They said is the move going to create jobs for the people of the Queensbridge project, or the middle class in the city. So the disruption of Amazon seems minor, but it impacts the neighborhood in great ways.

Washington to turn heat up on digital giant; In the final part of his series James Dean reports on growing calls from politicians to rein in Amazon." *Times* [London, England], 31 Aug. 2018, p. 34. *Academic OneFile*, http://link.galegroup.com/apps/doc/A552416124/AONE?u=cuny_nytc&sid=AONE&xid=2e2e2449. Accessed 5 Dec. 2018.

This source was about how amazon is becoming intertwined with the government. President trump does not like amazon and he calls them out for not paying enough taxes, as well as using the U.S Post as their "delivery boy". This article also talks about how the company is making it seem like their are spending enough to make it seem that their contributing to the city and the gvmt. But they are also making revenue twice as much, and projected to quadruple in the next year.