

Zoning for Quality and Affordability (ZQA)

We had zoning regulations that were written decades ago and didn't prioritize affordability – they were simply not up to the challenge of **addressing our housing crisis while protecting our neighborhoods**.

We have acted now. Our changes will:

1. Support the **creation of senior and affordable housing**
2. Make it easier and less expensive to **build affordable housing**
3. Improve ground floor spaces to **support neighborhood quality of life**

How it works

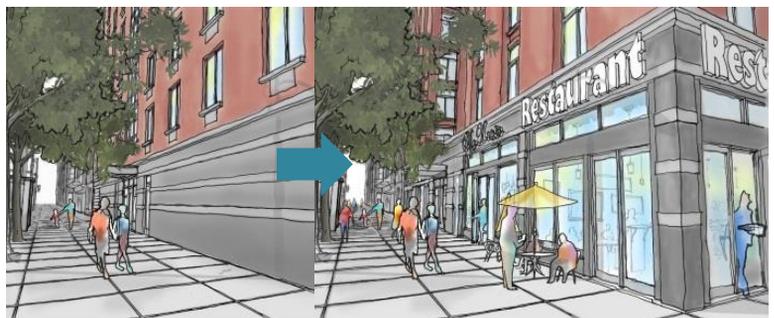
Increases building envelopes for senior and affordable housing to facilitate the building of space that is already allowed

Reduces unnecessary and expensive parking requirements so that taxpayer money can be redirected towards more housing, and so that seniors aren't stuck on long waitlists for affordable homes while development proceeds too slowly



(LiveOn NY)

Updates rules to allow for better-quality buildings and 5 feet for better ground-floor retail, like day-care centers and supermarkets – so affordability goes hand-in-hand with neighborhood quality of life



Outdated regulations were holding us back, so we **made targeted changes** to build an affordable New York.

Learn more about *Housing New York* at nyc.gov/housing

More and Better Senior Housing

ZQA will increase the production of affordable housing across the city.

- Allow seniors more options to stay within their communities as they age.
- Boost the creation of modern senior affordable housing and continuum of care facilities.
- Allow limited additional height in our service-rich communities that facilitate an independent lifestyle and a connection to the community.
- Allow senior housing projects to be more financially feasible, including with better community and outdoor spaces, by eliminating some zoning codes that favored the construction of parking lots over affordable housing.

Modest increases in overall building heights will protect neighborhood character while allowing more space for senior housing and buildings that can accommodate elevators and other essential features for seniors:

- Maximum of 1 additional story in low-density neighborhoods.
- Maximum of 2 additional stories in middle-density neighborhoods.
- Maximum of 3 additional in high-density neighborhoods.

The additional height allowed for affordable senior housing can never be converted to market-rate housing.

ZQA encourages the creation of nursing care, assisted living, and independent living facilities.

- For the first time it will enable these uses to be housed under one roof, allowing seniors to age in place and allowing couples with different and evolving care needs to remain together.
- Both affordable senior housing and long-term care facilities are required to provide common areas to serve the needs of their residents. ZQA allows these common facilities to be placed on the ground floor in the rear of the building, where previously only parking or commercial uses could be located.

Parking Requirements Eliminated for Affordable Housing



New area with waived parking minimums represents 90% of previous ZQA proposal.

Max building heights for IH/AIRS/LTCF in R6+ Districts

District	Existing	ZQA Proposal	ZQA Final
R6A	70	85	85
R7A	80	105	95
R7D	100	115	115
R7X	125	145 (AIRS)	145 (AIRS)
R8A	120	145	145
R8X	150	175	175
R9A wide street	145	175	175
R9A narrow street	135	165	165
R9X wide street	170	205	205
R9X narrow street	160	195	195
R10A wide street	210	235	235
R10A narrow street	185	215	215
District	Existing	ZQA Proposal	ZQA Final
R6 QH wide street AIRS IH	75	85	85
R6 QH narrow street AIRS	55	85	85
R7 QH wide street AIRS IH	80	105	105
R7 QH narrow street AIRS	75	105	95
R8 QH	120	145	145
R9 QH wide street	145	175	175
R9 QH narrow street	135	165	165
R10 QH wide street	210	235	235
R10 QH narrow street	185	215	215

Non-IH/AIRS/LTCF maximum heights for Quality Housing Buildings

District	Existing	ZQA Proposal	ZQA Final
R5D	40	45	40*
R6A	70	75	70*
R6B	50	55	50*
R7A	80	85	80*
R7B	75	75	75
R7D	100	105	100*
R7X	125	125	125
R8A	120	125	120*
R8B	75	75	75
R8X	150	155	150*
R9A wide street	145	155	145
R9A narrow street	135	145	135
R9X wide street	170	175	170*
R9X narrow street	160	175	160*
R10A wide street	210	215	210*
R10A narrow street	185	195	185
District	Existing	ZQA Proposal	ZQA Final
R6 QH wide street outside MN Core	70	75	75
R6 QH wide street inside MN Core	65	65	65
R6 QH narrow street	55	55	55
R7 QH wide street outside MN Core	80	85	85
R7 QH narrow street or wide street inside MN Core	75	75	75
R8 QH wide street outside MN Core	120	145	135
R8 QH narrow street or wide street inside MN Core	105	125	115
R9 QH wide street	145	155	145
R9 QH narrow street	135	145	135
R10 QH wide street	210	215	215
R10 QH narrow street	185	195	185

* Additional 5' in C overlays and equivalents and in Residence Districts for Community Facility spaces outside Manhattan core.

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