

## Zoning for Quality and Affordability (ZQA) saves time and money and improves the quality of affordable homes.

Current zoning regulations restrict the creation of affordable housing by imposing complex and unnecessary requirements that add costs and limit our ability to serve the housing needs of New Yorkers. In addition, current zoning regulations have often produced substandard ground floors and buildings that are inconsistent with the traditional character of neighborhoods.

With ZQA, zoning will better support the creation of affordable housing, particularly much-needed affordable housing for seniors, while also encouraging well-designed buildings that support vibrant, livable neighborhoods.

For example, the following affordable senior housing developments, which will be home to more than 200 residents, would have taken less time and money to build with ZQA. Those savings could have been used to create more affordable apartments or community space.

### Cypress Hills Senior Housing Residence, Brooklyn

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Cypress Hills Senior Housing Residence, developed by Cypress Hills Local Development Corporation (CHLDC), currently under construction at 137 Jamaica Avenue, Brooklyn, is a 54-unit project for very low-income seniors. It is scheduled to open in 2017.

To develop this project, CHLDC had to request special approval from the City to allow the shape and height needed for the project and decrease the required parking from 19 to 10 spaces. This extra approval added to the overall time and cost. Without it, the project would have been limited to 27 apartments – half of the homes now being provided – and far more costly with twice as much parking as needed. Had ZQA already been codified, these extra approvals would not have been necessary, and construction would have started two and a half years sooner.

## Crotona LGBT Senior Housing, the Bronx



Crotona LGBT Senior Housing, proposed to be built at 771-775 Crotona Park North in the Bronx, will provide 82 apartments to low-income seniors by August, 2018. All rents will be subsidized and tenants will only be required to pay 30% of their income on rent. Current zoning regulations required that the project include 10 parking spaces, adding \$1.9 million to the cost of the project. H.E.L.P. Development Corp. expects a maximum of four spots might actually be used. If ZQA were in place, the additional funds could be used to develop more affordable housing for NYC seniors.

## HANAC Corona Senior Residence Project, Queens

The new HANAC Corona Senior Residence Project will provide 68 units of affordable housing to low-income and formerly homeless seniors. Located at 54-25 101 Street in the Corona section of Queens, this new 8-story building will also provide a 5,000 square foot Pre-K on the ground floor. The project is expected to be ready for tenants in 2017.

Because ZQA was not yet codified, HANAC requested and was issued overrides to current zoning regulations for height, unit sizes, and parking at Corona Senior Residence.



By eliminating the requirement to provide 16 parking spaces, the project will save \$800,000 in development costs and \$5,000 in annual operating costs, and also pave the way for a Pre-K serving as many as 54 children. By removing the height restriction, the project will include two additional rental units for seniors. ZQA would have made these important changes possible in a more efficient and expedited manner.