

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Outdated regulations were holding us back, so we **made targeted changes** to build an affordable New York.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

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