

Affordable Qualifying Residential Site

Qualifying Residential Site (QRS), created in December 2024 in the New York City Zoning Resolution, are lots in low-density districts meeting certain criteria that permit an increase in residential floor area. Where the maximum residential floor area allowed on a zoning lot exceeds 50,000 square feet, QRS must provide permanently affordable housing at a weighted average of 80% AMI to maximize residential floor area. For details, refer to [Zoning Resolution \(ZR\) §12-10](#).

Where and How Affordability Requirements Apply

Where the maximum residential floor area allowed on a zoning lot exceeds 50,000 square feet, if the developer elects to increase residential floor area beyond the standard floor area ratio (FAR), a portion of the residential floor area must be restricted pursuant to a Restrictive Declaration for Affordable Qualifying Residential Site (AQRS).

Developers may build up to the maximum QRS FAR, but only a portion of the increased residential floor area may be market rate. The market-rate residential floor area is calculated as: [Maximum QRS FAR under ZR §23-21] divided by 1.2. Any residential floor area above that threshold must be permanently affordable.

Example:

With a maximum FAR of 1.5,
 $1.5 \div 1.2 = 1.25$ FAR may be market rate.
 Any FAR above 1.25 must be affordable.

Affordability Standards for Restricted Floor Area

The affordable housing portion of an AQRS project must comply with the following requirements:

- Income-restricted at a weighted average of 80% AMI
- No more than three income bands
- No income band may exceed 100% of AMI

HPD will also apply other requirements consistent with ZR §27-00.

AQRS Process

Because a Restrictive Declaration is necessary for the permitting and approval of building plans for AQRS sites, the Department of Housing Preservation and Development (HPD) and the Department of Buildings (DOB) have coordinated to operate the program similarly to the existing Mandatory Inclusionary Housing (MIH) and Universal Affordability Preference (UAP) programs. DOB will hold the delivery of the New Building permit until HPD's Inclusionary Housing Program has issued a Permit Notice. HPD will provide the Permit Notice after the execution and submission for recording of the AQRS Restrictive Declaration. Finally, the developer may not request a temporary certificate of occupancy (TCO) for the portion of the building in excess of the unrestricted floor area until after the developer has provided DOB with the HPD Inclusionary Housing Completion Notice. This process follows the one outlined in ZR §27-00.