



**CONSTRUCTION & DESIGN**

# City unveils 300-unit affordable housing development and new music hall in The Bronx

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BRONX COMMONS  
DANOIS ARCHITECTS  
MUSIC HALL  
WXY ARCHITECTURE + URBAN DESIGN

The city has unveiled plans for a new 305-unit affordable housing development in the Bronx that would include a 300-seat music hall.

Bronx Commons will transform long-abandoned, city-owned land — the final undeveloped parcel of the Melrose Commons Urban Renewal Area — into a center for living, working, learning, shopping and entertainment, honoring the neighborhood revitalization plan created by local residents more than 20 years ago.

The development's creative financing structure maximizes affordable housing financing and Low Income Housing Tax Credit (LIHTC) equity along with public and private grants to create unique non-residential spaces — in addition to badly-needed affordable housing — that will serve as neighborhood anchors of development and revival.

The 426,000 s/f mixed-used development in the Melrose section of the Bronx will include 305 affordable apartments, retail space, and the Bronx Music Hall, a 14,000 s/f, 300-seat music venue and arts-centered community hub focused on the history of cutting edge Bronx music.

Mayor Bill de Blasio, the New York City Department of Housing Preservation and Development (HPD) Commissioner Vicki Been, Housing Development Corporation (HDC) President Eric Enderlin, and New York State Homes and Community Renewal (HCR) Commissioner Jamie Ruben join WHEDco, and BFC Partners announced the start of construction last Friday (Jan. 13)

“Bronx Commons will include hundreds of affordable apartments, a landscaped public plaza, places to eat and shop, all anchored by the Bronx Music Hall – a new music venue, gallery, and arts-based community center focused on the Bronx’s heritage of cutting edge music,” said Nancy Biberman, Founder and President of WHEDco.

“This is a huge step forward in our commitment to building a more affordable Bronx and strengthening the Melrose Commons community for generations to come,” said Don Capoccia, principal at BFC Partners. “Affordable housing is about more than four walls and a roof – and that is why the innovative, community-based plan for Bronx Commons will have such a powerfully positive impact on local families. ”

Danois Architects is the design architect for Bronx Commons. WXY Architecture + Urban Design is the architect for the Bronx Music Hall. Local Projects, a renowned interactive-media design firm, are designing the Bronx Music Hall.

Apartment will span seven income bands and be affordable to homeless individuals and families, and those with annual household income ranging from \$22,032 to \$89,760 for a household of three.

<http://rew-online.com/2017/01/24/city-unveils-300-unit-affordable-housing-development-and-new-music-hall-in-the-bronx/>