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South Bronx development with new music hall opens affordable housing lottery, units from \$328/month

POSTED ON FRI, APRIL 12, 2019 BY [MICHELLE COHEN](#)



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Bronx Commons via Danois

A lottery has officially opened for 288 newly-constructed units at the Bronx Commons development at [443 East 162 Street](#) in the Melrose neighborhood in the [South Bronx](#). In addition to the affordable apartments, the mixed-use development offers retail, a landscaped public plaza—and the 14,000 square foot, 250-seat Bronx Music Hall, a [concert hall](#) with rehearsal spaces and an outdoor performance and recreational space among other amenities.



The affordable apartments, a mix of studio, one-, two-, and three-bedroom units, are available to residents earning between 30 and 110 percent of the area median income. Rents range from \$328 to \$1,995 per month. Building amenities include an on-site superintendent, three community rooms, two bicycle storage rooms, laundry rooms, a fitness room, two public plazas and on-site parking spaces.

Unit Size	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ <i>Minimum - Maximum⁴</i>	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ <i>Minimum - Maximum⁴</i>
Studio	\$328	4	1 person	\$13,846 - \$21,930	\$600	7	1 person	\$22,972 - \$36,550
1 bedroom	\$419	7	1 person	\$16,938 - \$21,930	\$759	14	1 person	\$28,595 - \$36,550
			2 people	\$16,938 - \$25,050			2 people	\$28,595 - \$41,750
2 bedroom	\$509	17	2 people	\$20,160 - \$25,050	\$917	36	2 people	\$34,149 - \$41,750
			3 people	\$20,160 - \$28,170			3 people	\$34,149 - \$46,950
			4 people	\$20,160 - \$31,290			4 people	\$34,149 - \$52,150
3 bedroom	\$582	2	3 people	\$23,349 - \$28,170	\$1,053	3	3 people	\$39,498 - \$46,950
			4 people	\$23,349 - \$31,290			4 people	\$39,498 - \$52,150
			5 people	\$23,349 - \$33,810			5 people	\$39,498 - \$56,350
			6 people	\$23,349 - \$36,300			6 people	\$39,498 - \$60,500
Unit Size	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ <i>Minimum - Maximum⁴</i>	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ <i>Minimum - Maximum⁴</i>
Studio	\$736	8	1 person	\$27,835 - \$43,860	\$913	7	1 person	\$33,703 - \$58,480
1 bedroom	\$929	17	1 person	\$34,423 - \$43,860	\$1,150	14	1 person	\$42,000 - \$58,480
			2 people	\$34,423 - \$50,100			2 people	\$42,000 - \$66,800
2 bedroom	\$1,121	47	2 people	\$41,143 - \$50,100	\$1,387	36	2 people	\$50,263 - \$66,800
			3 people	\$41,143 - \$56,340			3 people	\$50,263 - \$75,120
			4 people	\$41,143 - \$62,580			4 people	\$50,263 - \$83,440
3 bedroom	\$1,289	4	3 people	\$47,589 - \$56,340	\$1,595	3	3 people	\$58,080 - \$75,120
			4 people	\$47,589 - \$62,580			4 people	\$58,080 - \$83,440
			5 people	\$47,589 - \$67,820			5 people	\$58,080 - \$90,160
			6 people	\$47,589 - \$72,600			6 people	\$58,080 - \$96,800
Unit Size	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ <i>Minimum - Maximum⁴</i>	Monthly Rent ¹	Units Available	Household Size ²	Annual Household Income ³ <i>Minimum - Maximum⁴</i>
Studio	\$1,049	5	1 person	\$38,366 - \$65,790	\$1,144	2	1 person	\$41,623 - \$80,410
1 bedroom	\$1,320	10	1 person	\$47,829 - \$65,790	\$1,439	3	1 person	\$51,909 - \$80,410
			2 people	\$47,829 - \$75,150			2 people	\$51,909 - \$91,850
2 bedroom	\$1,591	28	2 people	\$57,258 - \$75,150	\$1,733	10	2 people	\$62,126 - \$91,850
			3 people	\$57,258 - \$84,510			3 people	\$62,126 - \$103,290
			4 people	\$57,258 - \$93,870			4 people	\$62,126 - \$114,730
3 bedroom	\$1,831	3	3 people	\$66,172 - \$84,510	\$1,995	1	3 people	\$71,795 - \$103,290
			4 people	\$66,172 - \$93,870			4 people	\$71,795 - \$114,730
			5 people	\$66,172 - \$101,430			5 people	\$71,795 - \$123,970
			6 people	\$66,172 - \$108,900			6 people	\$71,795 - \$133,100

Qualifying New Yorkers can apply for the affordable apartments until **June 14, 2019**.

A percentage of units will be set aside for applicants with disabilities including mobility (5%) and vision/hearing (2%). A preference for a percentage of units will go to residents of Bronx Community Board 3 (50%) and municipal employees (5%).

Complete details on how to apply are available [here](#) (pdf). Questions regarding this offer must be referred to NYC's Housing Connect department by dialing 311.

If you don't qualify for the housing lotteries mentioned, visit CityRealty.com's [no-fee rentals page](#) for other apartment deals in the city.

RELATED:

- [Bronx Commons will bring 305 affordable apartments and a new music venue to the South Bronx](#)
- [NYCHA's open space development plans move ahead with affordable senior housing in the South Bronx](#)
- [More renderings, details released for massive South Bronx waterfront development](#)

Renderings via WXY and Local Projects.

Link: <https://www.6sqft.com/south-bronx-development-with-new-music-hall-opens-affordable-housing-lottery-units-from-328month/>