

# Essex Crossing's first affordable apartments for low-income seniors now up for grabs

*The building at 175 Delancey Street will have 99 one-bedroom apartments*  
BY [AMY PLITT@CURBEDNY](mailto:AMY.PLITT@CURBEDNY) APR 17, 2017, 9:15AM EDT



Just one month after [Essex Crossing's first affordable apartments](#) entered the [NYC affordable housing lottery](#), a new batch of low-income units—this time, aimed at one of the area's more vulnerable populations—has come up for grabs. The affordable housing lottery for [175 Delancey Street](#), also known as Site 6, is [officially open](#), with apartments available for seniors who meet the eligibility requirements.

The building, designed by Dattner Architects, will have 99 one-bedroom units; to be eligible for one, “individuals or households must have at least one member who is 55 years of age or older at the time the application is submitted,” according to a press release. Residents of Community Board 3 will have preference for half of the units, and residents of the former [Seward Park Extension Urban Renewal Area](#) get an extra leg up.

While the available apartments are open to those making between 30 and 90 percent of the area median income, the largest numbers are for those making 40 to 60 percent of the AMI: there are 20 apartments, which will rent for \$558/month, available for the former, and 55 apartments going for \$882/month for the latter.

The building itself will be home to a new NYU Langone medical center and a senior center operated by the Grand Street Settlement; amenities for residents will include a fitness center, laundry room, common room, and a rooftop garden.

Site 6 isn't the only fully affordable building for seniors that'll eventually be part of the Lower East Side megaproject: Site 8, part of [Essex Crossing's second phase](#), will have 92 apartments earmarked exclusively for low-income seniors.

The application through NYC Housing Connect, which closes on June 16, is available [here](#).