

Revealed: 294 East 162nd Street, South Bronx Affordable Housing



294 East 162nd Street, rendering by Dattner Architects

BY: REBECCA BAIRD-REMBA 7:30 AM ON JULY 27, 2016

Affordable housing projects are cropping up on vacant lots all over the South Bronx, and today's development will rise at 294 East 162nd Street, between Morris and Teller avenues in Melrose.

Dattner Architects designed the building, which will become the latest entry in the firm's extensive portfolio of clean and modern affordable buildings. When it's finished, 294 East 162nd will reach 12 stories and hold 126 units. The apartments will be spread across 115,910 square feet of residential space, for 919-square-foot average units.

They'll also be a mix of supportive and below-market housing. Thirty-seven apartments will go to formerly homeless people, and the remaining 89 units will go to families

earning between 60 and 80 percent of the Area Median Income (for a three-person household, that starts at \$48,960 and goes up to \$78,336).

Services for the Underserved, a supportive housing non-profit, is co-developing the building with Alan Bell's B&B Urban and L+M Development. L+M and B&B Urban scooped up the 21,500-square-foot site for \$975,000 in 2013, but they recently transferred the property to a housing development fund linked with SUS for \$4,001,331.

SUS is going to offer case management for mental health and substance abuse, as well as job placement and educational services. The building will also have basic amenities on the ground floor, including a community room, fitness room, and laundry.

Construction kicked off earlier this month and is expected to wrap sometime in 2018.