

Lottery For 20 Affordable, New Sutton Place Apartments Now Accepting Applications

Applications are open for a chance to rent a one-bedroom for \$1,254 per month or a two-bedroom for \$1,511 per month.

By [Brendan Krisel](#), Patch National Staff | Apr 18, 2017 11:56 am ET | Updated Apr 18, 2017 12:29 pm ET

SUTTON PLACE, NY — An affordable housing lottery for 20 units in a newly constructed Sutton Place building is now accepting applications. The building, located at 321 E. 60th St. near a Queensboro Bridge access ramp, is renting one-bedroom and two-bedroom apartments at rates below market value.

The city's Housing Connect [website began taking applications](#) for the affordable units Monday. Six one-bedroom units, reserved for one- and two-person households earning a minimum \$48,949 annually, will rent for \$1,254 per month and 14 two-bedroom units, reserved for households up to four people earning a minimum \$54,795 annually, will rent for \$1,511 per month.

Future tenants' rent will cover gas for cooking but will have to pay their own electric bills, according to the Housing Connect website. The building includes amenities such as an elevator, on-site laundry (coin operated) and on-site parking for an additional fee.

Here's a chart from Housing Connect that details the available units and levels of affordability:

AVAILABLE UNITS AND INCOME REQUIREMENTS

Unit Size	Monthly Rent ¹	Units Available		Household Size ²	Annual Household Income ³ <i>Minimum – Maximum⁴</i>
1 bedroom	\$1,254	6	→	1 person	\$44,949- \$50,800
				2 people	\$44,949- \$58,000
2 bedroom	\$1,511	14	→	2 people	\$53,795- \$58,000
				3 people	\$53,795- \$65,280
				4 people	\$53,795- \$72,480

¹ Rent includes gas for cooking. Tenants pay electricity.

² Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.

³ Household earnings includes salary, hourly wages, tips, Social Security, child support, and other income. Income guidelines subject to change.

⁴ Minimum income listed may not apply to applicants with Section 8 or other qualifying rental subsidies. Asset limits also apply.

Prospective tenants can apply for the housing lottery online using the [Housing Connect website](#). Applications must be submitted by June 16 and there will be no fee to apply. A mail-in application can also be submitted by sending a self-addressed letter to: 321 E.60th St., c/o Housing Partnership Development Corporation, 242 West 36th Street, 3rd Floor, New York, NY 10018.

Fifty percent of the units will be prioritized for residents of Manhattan Community Board 8, which spans Sutton Place and the Upper East Side. An additional 5 percent will be prioritized for city employees as well as 5 percent for mobility-disabled applicants and 2 percent for vision- or hearing-disabled applicants.

Plans for the building were originally submitted with the city in March, 2015, [New York YIMBY reported](#). Due to the building's proximity to the Queensboro Bridge it sits on an oddly-shaped lot, according to the report. The building's developers successfully argued with the city Board of Standards and Appeals for a zoning variance on the site, which allowed them to use the lot for residential use, YIMBY reported.

The building will rise nine stories and contain 21 apartment units, according to building plans filed in 2015.

Photo of site mid-construction by Google Maps