

Immediate Vacancies & Replenish Waiting List

1755 WATSON AVE LLC

1115 Commonwealth Ave, 1111 Commonwealth Ave, 1120 Rosedale Ave Bronx, NY 10472

New York City is committed to the principle of inclusivity in all its neighborhoods, including supporting New Yorkers to reside in neighborhoods of their choice, regardless of their neighborhood of origin and regardless of the neighborhood into which they want to move.



Amenities: Outdoor recreation area, Community Lounge, Bicycle Storage, Parking*, On-Site Laundry* (Additional fees apply)

Transit: Trains: 6 Buses: BX4A, BX5, BX36 Buses

No application fee • No broker’s fee • Smoke free and Pet free building

Applications are now being accepted for immediate vacancies and to replenish the waiting list. Individuals or households who meet the income and household size requirements listed in the table below may apply. Qualified applicants will be required to meet additional selection criteria such as asset limits. Applicants who meet the requirement for mobility or visual/hearing adapted units will be prioritized as units become available.

UNIT(S) FOR WAITING LIST

Unit Size(s)	Monthly Rent Range ¹	Asset Limit	House-hold Size(s) ²	Annual Household Income ³ Minimum – Maximum ⁴
30% AREA MEDIAN INCOME (AMI)				
Studio - 3 Bedroom	\$795 - \$1,147	\$50,880	1 - 7 People	\$30,549 - \$63,120
40% AREA MEDIAN INCOME (AMI)				
Studio – 3 Bedroom	\$1,092 - \$1,588	\$67,840	1 - 7 People	\$40,732 - \$84,160
50% AREA MEDIAN INCOME (AMI)				
Studio - 3 Bedroom	\$1,389 - \$2,029	\$84,800	1 - 7 People	\$50,915 - \$105,200
60% AREA MEDIAN INCOME (AMI)				
Studio - 3 Bedroom	\$1,686 - \$2,470	\$101,760	1 - 7 People	\$61,098 - \$126,240
100% AREA MEDIAN INCOME (AMI)				
Studio - 3 Bedroom	\$2,280 - \$3,352	\$169,600	1 - 7 People	\$81,463 - \$210,400

UNIT(S) AVAILABLE FOR IMMEDIATE LEASING

Unit Size	60% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Asset Limit	Household Size ²	Annual Household Income ³ Minimum – Maximum ⁴	100% AREA MEDIAN INCOME (AMI)	Monthly Rent ¹	Asset Limit	Household Size ²	Annual Household Income ³ Minimum – Maximum ⁴			
Studio		\$1,602	\$101,760	1 Person	\$ 58,218 - \$71,280		\$1,778 - \$1,831	\$169,600	1 Person	\$ 64,252 - \$118,800			
				2 People	\$ 58,218 - \$81,420				2 People	\$ 64,252 - \$135,700			
1 Bedroom		\$1,713		1 Person	\$ 62,435 - \$71,280		\$2,231		1 Person	\$ 80,195 - \$118,800			
				2 People	\$ 62,435 - \$81,420				2 People	\$ 80,195 - \$135,700			
				3 People	\$ 62,435 - \$91,620				3 People	\$ 80,195 - \$152,700			
2 Bedroom							\$2,750		\$169,600	2 People	\$ 99,155 - \$135,700		
										3 People	\$ 99,155 - \$152,700		
										4 People	\$ 99,155 - \$169,600		
										5 People	\$ 99,155 - \$183,200		

¹ Rent includes gas for cooking. Tenants are responsible for 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.

How Do You Apply?

Applications may be requested in person or by mailing a self-addressed envelope to:

**1755 Watson Ave LLC
C/o Spring Leasing and Management
401 Franklin Avenue, Suite 314
Garden City, NY 11530**

Applications may also be requested by emailing marketing@springmanagement.net or by calling **516-665-0015**.

What Happens After You Submit an Application?

Applications are logged in the order in which they are received. As units become available, applicants on the waiting list who appear to qualify will be contacted to submit documents that verify their household size, identity of members of the household and household income.

Mayor Zohran Mamdani • HPD Commissioner Dina Levy • HDC President Eric Enderlin

