

**The City of New York
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
OFFICE OF HOUSING OPERATIONS
Division of Housing Supervision**

DEPARTMENTAL MEMORANDUM

TO: All Interested Parties
FROM: Division of Housing Supervision
RE: Mitchell-Lama Housing Companies and Redevelopment Companies
REVISED: July, 2024

The following is a list of Mitchell-Lama Housing Companies, Redevelopment Companies and their Managing Agents, categorized by borough under the headings "**Cooperative**" and "**Rental**" housing.

This list should not be interpreted to indicate an availability of apartments in these developments, but used only as a guide to locate middle income housing in New York City. To ascertain whether apartments are available or may soon become available, **please contact the managing agent for the development of your choice**. However, if your choice is not available, you should inquire about apartments in any other development operated by the managing agent.

If you have any question regarding this matter, please call this Division at 212-863-6500. For information on State Mitchell-Lama, please call 212-480-7343 or write to the Division of Housing and Community Renewal, 25 Beaver Street, New York, N.Y. 10004.

<u>Development Name & Address</u>	<u>No. of Apartments</u>	<u>Managing Agent</u>
<u>BROOKLYN CO-OPS</u>		
ATLANTIC TERMINAL I 161 South Elliott Place Brooklyn, NY 11217	200	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 636-1688
ATLANTIC TERMINAL II 475 Carlton Avenue Brooklyn, NY 11238	304	Prestige Management 1776 Eastchester Road, Suite 210 Bronx, NY 10461 Tel. (718) 636-1502
BRIGHTON HOUSE 500 Brightwater Court Brooklyn, NY 11235 (For Person(s) 62 and Over)	191	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 332-0532
CADMAN PLAZA NORTH 140 Cadman Plaza West Brooklyn, NY 11201	250	Vintage Real Estate Services 1981 Marcus Avenue, Suite 206 Lake Success, NY 11042 Tel. (718) 847-0189
CADMAN TOWERS 101 Clark Street Brooklyn, NY 11210	421	FirstService Residential 575 Fifth Avenue, 9th Floor New York, NY 10017 Tel. (718) 522-1900
CONTELLO TOWERS II 2740 Cropsy Avenue Brooklyn, NY 11214	321	First Service Residential 575 Fifth Avenue, 9th Floor New York, NY 10017 Tel. (718) 943-9433

BROOKLYN CO-OPS

CROWN GARDENS 1185 Carroll Street Brooklyn, NY 11225	238	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 706-7755
HIGHLAWN TERRACE 225 Avenue T Brooklyn, NY 11223	124	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 376-6051
KINGS BAY I 2520 Batchelder Street Brooklyn, NY 11235	538	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 646-9080
KINGS BAY II 2533 Batchelder Street Brooklyn, NY 11235	356	Vintage Real Estate Services 1981 Marcus Avenue, Suite 206 Lake Success, NY 11042 Tel. (212) 736-3680
LINDSAY PARK 202 Union Avenue Brooklyn, NY 11206	2,702	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 782-9000
LUNA PARK 2879 West 12 th Street Brooklyn, NY 11224	1,573	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 266-5400
NORTHSIDE GARDENS 114 North 5 th Street Brooklyn, NY 11211	41	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 593-8904
PRATT TOWERS 333 Lafayette Avenue Brooklyn, NY 11238	326	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 638-4793
RYERSON TOWERS 309 Lafayette Avenue Brooklyn, NY 11238	326	New Bedford Management 210 E. 23 rd Street, 5th Floor New York, NY 10010 Tel. (212) 674-6123
SAM BURT HOUSES 2675 West 36 th Street Brooklyn, NY 11224	146	Vintage Real Estate Services 1981 Marcus Avenue, Suite 206 Lake Success, NY 11042 Tel. (718) 759-6652
ST. JAMES TOWERS 1 St. James Place Brooklyn, NY 11205	326	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 789-0004

BROOKLYN RENTALS

BEDFORD GARDENS 80 Ross Street Brooklyn, NY 11211	647	Kraus Management 33-01 Vernon Boulevard Long Island City, NY 11106 Tel. (718) 274-5000
DCA CENTRAL BROOKLYN (19 Sites in Brooklyn) Brooklyn, NY 11233	216	Reliant Realty Services 909 Third Avenue, 21st Floor New York, NY 10017 Tel. (718) 573-8506
ESSEX TERRACE 2305 Linden Boulevard Brooklyn, NY 11208	104	Shinda Management 217-02 Jamaica Avenue Jamaica, NY 11428 Tel. (718) 740-0416

LINDEN PLAZA 675 Lincoln Avenue Brooklyn, NY 11208	1,525	R/Y Management 1619 Third Avenue New York, NY 10128 Tel. (212) 534-7771
ROBERTO CLEMENTE PLAZA 60 Division Avenue Brooklyn, NY 11211	532	Douglas Elliman Property Management 675 Third Avenue New York, NY 10017 Tel. (718) 387-8213
TIVOLI TOWERS 49-57 Crown Street Brooklyn, NY 11225	302	Stellar Management 44 West 28th Street 6th Floor New York, NY 10001 Tel. (212) 843-3763
<u>QUEENS CO-OPS</u>		
AGUILAR GARDENS 156-11 Aguilar Avenue Flushing, NY 11367	256	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (347) 204-8344
BIG SIX TOWERS 59-55 47 th Avenue Woodside, NY 11377	982	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 898-7022
CEDAR MANOR 116-51 157 th Street Jamaica, NY 11434	215	Vintage Real Estate Services 1981 Marcus Avenue, Suite 206 Lake Success, NY 11042 Tel. (212) 736-3680
DAYTON BEACH PARK 8600 Shore Front Parkway Rockaway Beach, NY 11693	1,144	Prestige Management 1776 Eastchester Road, Suite 210 Bronx, NY 10461 Tel. (718) 945-4550
DAYTON TOWERS 8000 Shore Front Parkway Rockaway Beach, NY 11693	1,752	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 945-1818
NORDECK/ARVERNE 353 Beach 57 th Street Arverne, NY 11692	342	Prestige Management 1776 Eastchester Road, Suite 210 Bronx, NY 1046 Tel. (718) 945-2666
<u>QUEENS RENTALS</u>		
BAY TOWERS 319 Beach 98 th Street Rockaway Park, NY 11694	374	Lightstone Group 1985 Cedar Bridge Avenue Lakewood, NJ 08701 Tel. (718) 474-2400
BRIDGEVIEW III APARTMENTS 8-10 27 th Avenue & 8 th Street Astoria, NY 11102	170	TUC Management Company 200 West 57 th Street, Suite 702 New York, NY 10019 Tel. (718) 278-4084
GOODWILL TERRACE 4-21 27 th Avenue Astoria, NY 11102	207	Rose Associates 777 Third Avenue, 6th Floor Astoria, NY 11102 Tel. (718) 932-4200
OCEAN VILLAGE 57-15 Shore Front Parkway Queens, NY 11694	1093	C+C Affordable Management LLC 1735 Park Avenue, 3rd Floor New York, NY 10035 Tel. (212) 348-3248
SEAVIEW TOWERS 331 Beach 31 Street Queens, NY 11691	461	A-1 Realty 1551 Franklin Avenue Mineola, NY 11501 Tel. (516) 203-3900

BRONX CO-OPS

ADEE TOWERS 3000 Bronx Park East Bronx, NY 10467	292	New Bedford Management 210 E. 23rd Street, 5th Floor New York, NY 10010 Tel. (718) 882-2900
BRONXWOOD TOWERS 855 East 233 rd Street Bronx, NY 10466	108	New Bedford Management 210 E. 23rd Street, 5th Floor New York, NY 10010 Tel. (646) 453-5265
CANNON HEIGHTS 3400 Ft. Independence Street Bronx, NY 10463	170	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 593-8939
CHATTERTON TERRACE 1041 Pugsley Avenue Bronx, NY 10472	132	Century Management 440 9th Avenue, 15th Floor New York, NY 10001 Tel. (212) 560-6450
DENNIS LANE 2141 Crotona Avenue Bronx, NY 10457	280	Vintage Real Estate Services 1981 Marcus Avenue, Suite 206 Lake Success, NY 11042 Tel. (718) 933-3393
HUTCHINSON PARKWAY APTS. 1950 Hutchinson River Parkway Bronx, NY 10461	158	Vintage Real Estate Services 1981 Marcus Avenue, Suite 206 Lake Success, NY 11042 Tel. (212) 736-3680
KINGSBRIDGE ARMS 2865 Kingsbridge Terrace Bronx, NY 10463	105	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 593-8924
LIND-RIC 2410 Barker Avenue Bronx, NY 10467	171	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 593-8935
LINDVILLE 3555 Olinville Avenue Bronx, NY 10467	142	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 593-8940
ROSEDALE GARDENS 1810 Bruckner Boulevard Bronx, NY 10473	407	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 842-7085
SCOTT TOWERS 3400 Paul Avenue Bronx, NY 10468	351	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 933-6308
TILDEN TOWERS I 3511 Barnes Avenue Bronx, NY 10467	125	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 706-7755
TILDEN TOWERS II 801 Tilden Avenue Bronx, NY 10467	265	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 263-6170
WOODSTOCK TERRACE 920 Trinity Avenue Bronx, NY 10456	319	Prestige Management 1776 Eastchester Road, Suite 210 Bronx, NY 1046 Tel. (718) 665-9105

BRONX RENTALS

CAROL GARDENS (Lorace House) 820-880 Theriot Avenue Bronx, NY 10472	314	Dolphin Property Services 44 Warburton Avenue, 1st Floor Yonkers, NY 10701 Tel. (718) 893-7100
EVERGREEN GARDENS 950 Evergreen Avenue Bronx, NY 10473	355	Nelson Management 118-35 Queens Blvd., 14th Floor Brooklyn, NY 11239 Tel. (718) 385-3600
KEITH PLAZA 2475 Southern Blvd. Bronx, NY 10458	301	R/Y Management 1619 Third Avenue New York, NY 10128 Tel. (718) 534-7771
KELLY TOWERS 2375 Southern Blvd. Bronx, NY 10458	301	R/Y Management 1619 Third Avenue New York, NY 10128 Tel. (718) 584-4213
MINS PLAZA 443-445 St. Ann's Avenue Bronx, NY 10454	83	ACACIA 920 Prospect Avenue Bronx, NY 10459 Tel. (718) 741-1913
O.U.B. HOUSES 545 East 144 th Street Bronx, NY 10454	359	ACACIA 920 Prospect Avenue Bronx, NY 10459 Tel. (718) 741-1913
STEVENSON COMMONS 755 White Plains Road Bronx, NY 10473	947	Dolphin Property Services 44 Warburton Avenue, 1st Floor Yonkers, NY 10701 Tel. (347) 758-9860
TRACEY TOWERS 40 West Mosholu Parkway Bronx, NY 10468	869	R/Y Management 1619 Third Avenue New York, NY 10128 Tel. (718) 220-6767

MANHATTAN CO-OPS

CLAYTON APARTMENTS 485 Lenox Avenue New York, NY 10037	159	FirstService Residential 575 Fifth Avenue, 9th Floor New York, NY 10017 Tel. (212) 736-3680
CONFUCIUS PLAZA 10 Confucius Plaza New York, NY 10002	760	FirstService Residential 575 Fifth Avenue, 9th Floor New York, NY 10017 Tel. (212) 219-9775
EAST MIDTOWN PLAZA 333 East 23 th Street New York, NY 10010	746	FirstService Residential 575 Fifth Avenue, 9th Floor New York, NY 10017 Tel. (212) 679-4342
1199 HOUSING 2120 First Avenue New York, NY 10029	1,586	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (212) 534-8503
ESPLANADE GARDENS 2569 Seventh Avenue New York, NY 10039	1,870	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (212) 368-2700
FRANKLIN PLAZA 2085 Second Avenue New York, NY 10029	1,632	Prestige Management 1776 Eastchester Road, Suite 210 Bronx, NY 1046 Tel. (212) 369-3303

GODDARD-RIVERSIDE 711 Amsterdam Avenue New York, NY 10025	193	FirstService Residential 575 Fifth Avenue, 9th Floor New York, NY 10017 Tel. (212) 813-3061
GOUVERNEUR GARDENS 305 Madison Avenue New York, NY 10002	778	Prestige Management 1776 Eastchester Road, Suite 210 Bronx, NY 1046 Tel. (212) 204-0640
JEFFERSON TOWERS 700 Columbus Avenue New York, NY 10025	189	FirstService Residential 575 Fifth Avenue, 9th Floor New York, NY 10017 Tel. (212) 324-9008
LINCOLN-AMSTERDAM 110 West End Avenue New York, NY 10023	168	Maxwell-Kates, Inc. 9 East 38th Street, 6th Floor New York, NY 10016 Tel. (212) 684-8282
MASARYK TOWERS 61 Columbia Street New York, NY 10002	1,105	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (212) 982-2212
RIVERBEND 2289 Fifth Avenue New York, NY 10037	622	Prestige Management 1776 Eastchester Road, Suite 210 Bronx, NY 1046 Tel. (212) 283-1338
RIVER TERRACE 157-10 Riverside Drive West New York, NY 10032	430	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (212) 928-4100
R.N.A. HOUSE 150-160 West 96 th Street New York, NY 10025	207	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 593-8919
ROSALIE MANNING 230 East 88 th Street New York, NY 10028	108	R/Y Management 1619 Third Avenue New York, NY 10128 Tel. (212) 534-7771
RUPPERT HOUSE 1779 Second Avenue New York, NY 10028	652	Maxwell-Kates, Inc. 9 East 38th Street, 6th Floor New York, NY 10016 Tel. (212) 684-8282
ST. MARTIN'S TOWERS 65 West 90 th Street New York, NY 10024	179	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (212) 496-6060
STRYCKER'S BAY APARTMENT 66 West 94 th Street New York, NY 10025	233	FirstService Residential 575 Fifth Avenue, 9th Floor New York, NY 10017 Tel. (212) 324-9008
TRI-FAITH 1646 First Avenue New York, NY 10028	147	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (718) 706-7755
VILLAGE EAST TOWERS 170 Avenue C New York, NY 10009	427	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (212) 477-5500
VILLAGE VIEW 15 East 4 th Street New York, NY 10009	1,232	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (212) 777-3838

WASHINGTON SQ. SOUTHEAST 505 LaGuardia Place New York, NY 10012	174	Metro Management 1981 Marcus Avenue, Suite C-131 Lake Success, NY 11042 Tel. (212) 475-3010
YORK HILL 1540 York Avenue New York, NY 10028	296	FirstService Residential 575 Fifth Avenue, 9th Floor New York, NY 10017 Tel. (212) 324-9008

MANHATTAN RENTALS

BETHUNE TOWERS 650 Lenox Avenue New York, NY 10037	133	Dalton Management 60 East 42nd Street, Suite 1010 New York, NY 10165 Tel. (646) 296-4714
CLINTON TOWERS 790 Eleventh Avenue New York, NY 10019	396	P & L Management PO Box 9 Rte 22 Brewster, NY 10509 Tel. (212) 247-3033
HAMILTON HOUSE 141 West 73 rd Street New York, NY 10023	183	Project Find 160 West 71st Street, Suite 2F New York, NY 10023 Tel. (212) 874-0300
INDEPENDENCE HOUSE 176 West 94 th Street New York, NY 10025	120	WSFSSH 2345 Broadway New York, NY 10024 Tel. (212) 721-6032
MANHATTAN PLAZA 400 West 43 rd Street New York, NY 10036	1,688	Related Management 423 West 55th Street New York, NY 10036 Tel. (212) 971-0660

MANHATTAN RENTALS

PHIPPS PLAZA EAST 485 First Avenue New York, NY 10016	104	Phipps Houses Services 902 Broadway, 13th Floor New York, NY 10010 Tel. (212) 532-1080
TANYA TOWERS 620 East 13 th Street New York, NY 10009 (Disabled Persons & Senior Citizens)	157	Wavecrest Management 87-14 116th Street Richmond Hill, NY 11418 Tel. (718) 412-3730
TOWER WEST 65 West 96 th Street New York, NY 10025	216	Rose Associates 777 Third Avenue, 6th Floor Astoria, NY 11102 Tel. (212) 865-1877
TRINITY HOUSE 100 West 92 nd Street New York, NY 10025	199	Maxwell-Kates, Inc. 9 East 38th Street, 6th Floor New York, NY 10016 Tel. (212) 684-8282

STATEN ISLAND RENTAL

ARLINGTON TERRACE 85 Holland Avenue Staten Island, NY 10303	535	R/Y Management 1619 Third Avenue New York, NY 10128 Tel. (718) 448-3111
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CASTLETON PARK 165-185 St. Marks Place Staten Island, NY 10301	454	Stellar Management 156 William Street, 10th Floor New York, NY 10038 Tel. (917) 379-0106
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MANHATTAN REDEVELOPMENT CO-OP

PENN STATION SOUTH 321 Eighth Avenue New York, NY 10001	2,820	Mutual Redevelopment 321 Eighth Avenue New York, NY 10001 Tel. (212) 675-3200
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