

CROWN GARDENS

1185 CARROLL STREET, BROOKLYN, NY 11225 • MITCHELL-LAMA CO-OP
ALL BEDROOM SIZES APARTMENT WAITING LISTS ARE BEING OPENED.

| Apartment Size | Maintenance Fees* | Purchase Price* | Income Limit Min - Max** |
|----------------|-------------------|---------------------|--------------------------|
| Studio | \$794 - \$924 | \$19,222 - \$23,339 | \$31,760 - \$182,250 |
| One Bedroom | \$972 - \$1,186 | \$26,080 - \$32,938 | \$38,880 - \$182,250 |
| Two Bedroom | \$1,203 - \$1,376 | \$35,682 - \$38,422 | \$48,120 - \$202,500 |
| Three Bedroom | \$1,423 - \$1,614 | \$45,286 - \$48,030 | \$56,920 - \$235,000 |

*Subject to change. **Based upon the number of persons in household.

OCCUPANCY STANDARDS: STUDIO and ONE-BEDROOM APARTMENTS: One to three people.

TWO BEDROOM APARTMENTS: Two to four people. **THREE BEDROOM APARTMENTS:** Four to Six people.

NOTE: A single parent with two children remains eligible for a three-bedroom apartment, regardless of gender.

IMPORTANT NOTICE: (FAILURE TO COMPLY WITH ANY OF THE FOLLOWING WILL RESULT IN DISQUALIFICATION)

- Applications are **not** transferable.
- Current Shareholders cannot apply.
- Applicants **must be** financially responsible.
- Applicant **must be** at least 18 Years old at the time of the lottery.
- Preference will be given to documented veterans **selected** in the lottery.
- Any applicant that does not have the proper family composition will automatically be disqualified.
- Applicants can only be on one waiting list at a development. If applicants have the right family composition, they can apply to more than one lottery. However, if they are selected for more than one lottery, they will have to choose which waiting list they prefer.
- **ONE REQUEST ONLY PER APPLICANT.** Any applicant placing a duplicate request will not be entered into the lottery. An applicant can only submit a paper entry or an on-line entry. If applicants enter on-line and also mail in a letter or postcard, they have submitted a duplicate request and will not be eligible for the lottery.
- An applicant whose name is selected in a lottery cannot be included in the family composition of any other applicant who is selected in the same lottery for that particular housing company development. Failure to comply will result in the disqualification of both applicants.

Additional Information: A non-refundable \$75 application fee applies to applicants selected in the lottery.

A waiting list will be established with **300** Studio, One-, and Two-Bedroom units, and **200** applicants selected for the Three-Bedroom units.

HOW TO APPLY: **ONLINE** You can now apply to a lottery online through Housing Connect. Applying is fast, easy and you will be able to check the status of your entry to see if you have been selected.



To apply on line go to: <https://housingconnect.nyc.gov/PublicWeb/>

BY MAIL You must submit your application by regular mail using a postcard or envelope. Registered and certified mail will not be accepted. Clearly print your full name, current mailing address, date of birth, and the bedroom size lottery you are applying for. If you do not include your date of birth or fail to indicate the bedroom size, your application will not be entered into the lottery. Mail your completed postcard or envelope to the following address:

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| Crown Gardens Studio Lottery P.O. Box 905 New York, NY 10272 | Crown Gardens One Bedroom Lottery P.O. Box 960 New York, NY 10272 | Crown Gardens Two Bedroom Lottery P.O. Box 966 New York, NY 10272 | Crown Gardens Three Bedroom Lottery P.O. Box 959 New York, NY 10272 |
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DEADLINE: Requests must be postmarked by: **Monday, December 1st, 2025.**



YOU CANNOT APPLY DIRECTLY TO THE DEVELOPMENT. • EQUAL HOUSING OPPORTUNITY
SUPERVISED BY THE NYC DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Eric Adams, Mayor • Ahmed Tigani, Acting Commissioner • www.nyc.gov/hpd



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