

ESPLANADE GARDENS

2569 7TH AVENUE, NEW YORK, NY 10039 • MITCHELL-LAMA CO-OP
ONE, TWO & THREE BEDROOM APARTMENT WAITING LISTS ARE BEING OPENED

Apartment Size	Income Limits Min - Max*	Purchase Price Min - Max**	Monthly Maintenance**
One Bedroom	\$35,120 - \$182,250	\$28,000 - \$33,000	\$878 - \$1,059
Two Bedroom	\$43,400 - \$202,500	\$33,000 - \$36,000	\$1,085 - \$1,230
Three Bedroom	\$53,760 - \$235,000	\$32,000 - \$42,000	\$1,344 - \$1,495

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

OCCUPANCY STANDARDS:

ONE BEDROOM: One to three persons, **TWO BEDROOM:** Two to Four persons, **THREE BEDROOM:** Four to Six persons

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

- Applications are **not** transferable.
- Applicants **must be** financially responsible.
- Current Shareholders are not eligible to apply.
- Applicant/Head of household **must be** at least 18 Years old at the time of the lottery.
- Preference will be given to documented veterans **selected** in the lottery that are NY State residents only.
- 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 will be required from applicants selected through the lottery. A waiting list will be established based on a limited lottery. A maximum of **500** applicants will be drawn for the One-Bedroom and Two-Bedroom units, and **300** applicants will be drawn 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:

**Esplanade Gardens
One Bedroom Lottery**
P.O. Box **144**
New York, NY 10272

**Esplanade Gardens
Two Bedroom Lottery**
P.O. Box **145**
New York, NY 10272

**Esplanade Gardens
Three Bedroom Lottery**
P.O. Box **146**
New York, NY 10272

DEADLINE: Requests must be postmarked by: **Tuesday, September 2, 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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