

**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:** January 2009

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.

There are waiting lists for apartments in both the cooperative and rental developments. Waiting lists may be "open" or "closed", depending on their length and the turnover rate of apartments at the development. Developments that have closed waiting lists will re-open the waiting list through public advertisement in two daily newspapers and two ethnic newspapers. Those developments that have open waiting lists have very long list. In some cases, particularly in co-ops, the wait for an apartment may be several years.

**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. **Unless otherwise indicated, the waiting list is open.**

If you have any question regarding this matter, please call this Division at 212-863-6502. 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 &amp; Address</u>	<u>No. of Apartments</u>	<u>Managing Agent</u>
<b><u>BROOKLYN CO-OPS</u></b>		
ATLANTIC TERMINAL I 161 South Elliott Place Brooklyn, NY 11217	200	Webb & Brooker, Inc. 2534 Adam Clayton Powell, Jr. Blvd. New York, NY 10039 Tel. 212-926-7100
ATLANTIC TERMINAL II 475 Carlton Avenue Brooklyn, NY 11238	304	Prestige Management 3485 East Tremont Avenue Bronx, NY 10465 Tel. 718-822-7377
BRIGHTON HOUSE 500 Brightwater Court Brooklyn, NY 11235 <b>(For People 62 and Over Waiting List Closed)</b>	191	ARCO Wentworth 3646 Nostrand Ave. Brooklyn, NY 11229  Tel. 718-332-0777
CADMAN PLAZA NORTH 140 Cadman Plaza West Brooklyn, NY 11201 <b>(Waiting List Closed)</b>	250	Arco Wentworth 3646 Nostrand Avenue Brooklyn, NY 11201 Tel. 718-332-0777
CADMAN TOWERS 101 Clark Street Brooklyn, NY 11210 <b>(Waiting List Closed)</b>	421	Tudor Realty Services 250 Park Avenue South New York, NY 10003 Tel. 212-557-3600
CONTELLO TOWERS II 2740 Cropsey Avenue Brooklyn, NY 11214	321	Matthew Adams Properties 127 East 59 Street, 3 Floor New York, NY 10022 Tel. 212-699-8900

**BROOKLYN CO-OPS**

CROWN GARDENS 1185 Carroll Street Brooklyn, NY 11225	238	RY Management 1619 3 <sup>rd</sup> Ave. NY, NY 10128 Tel. 212-534-7771
HARWAY TERRACE 2475 West 16 <sup>th</sup> Street Brooklyn, NY 11214 <b>(Waiting list closed)</b>	360	Saparn Realty 505 Eight Avenue, Suite 1802 New York, NY 10018 Tel. 212-629-8288
HIGHLAWN TERRACE 225 Avenue T Brooklyn, NY 11223	124	ARCO Wentworth 3646 Nostrand Ave. Brooklyn, NY 11229 Tel. 718-332-0777
KINGS BAY I 2520 Batchelder Street Brooklyn, NY 11235	538	ARCO Wentworth 3646 Nostrand Ave. Brooklyn, NY 11229 Tel. 718-332-0777
*KINGS BAY II 2533 Batchelder Street Brooklyn, NY 11235	356	Vintage Real Estate Services 450 7 <sup>th</sup> Avenue, Suite 1106 New York, NY 10123 Tel. 212-736-3680
LINDSAY PARK 202 Union Avenue Brooklyn, NY 11206 <b>(Waiting List Closed)</b>	2,702	Zenith Properties, Inc. 202 Union Avenue Brooklyn, NY 11211 Tel. 718-782-9000
LUNA PARK 2879 West 12 <sup>th</sup> Street Brooklyn, NY 11224 <b>(Waiting List Closed)</b>	1,573	Douglas Elliman Property Management 675 3 <sup>rd</sup> Avenue New York, NY 10017 Tel. 212-692-8348
NORTHSIDE GARDENS 114 North 5 <sup>th</sup> Street Brooklyn, NY 11211	41	De Rosa Management 2290 Fredrick Douglas Blvd. NY, NY 10027 Tel. 646-698-9806
PRATT TOWERS 333 Lafayette Avenue Brooklyn, NY 11238 <b>(Waiting List Closed)</b>	326	ARCO Wentworth 3646 Nostrand Avenue Brooklyn, NY 11229 Tel. 718-332-0777
RYERSON TOWERS 309 Lafayette Avenue Brooklyn, NY 11238	326	ARCO Wentworth 3646 Nostrand Ave. Brooklyn, NY 11229 Tel. 718-332-0777
SAM BURT HOUSES 2675 West 36 <sup>th</sup> Street Brooklyn, NY 11224	146	ARCO Wentworth 3646 Nostrand Ave. Brooklyn, NY 11229 Tel. 718-332-0777
ST. JAMES TOWERS 21 St. James Place Brooklyn, NY 11205 <b>(Waiting List Closed)</b>	326	ARCO Wentworth 3646 Nostrand Ave. Brooklyn, NY 11229 Tel. 718-332-0777

## **BROOKLYN RENTALS**

ATLANTIC PLAZA 249 Hopkinson Avenue Brooklyn, NY 11233	716	Nelson Management Group, Ltd. 118-35 Queens Blvd., 14 <sup>th</sup> Fl. Forest Hill, NY 11375 Tel. 718-385-3600
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	Excelsior Management Co. 70 West 36th Street, Suite 602 New York, NY 10018 Tel. 212-630-0212
ESSEX TERRACE 2305 Linden Boulevard Brooklyn, NY 11208	104	Shinda Management 217-02 Jamaica Avenue Queens Village, 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	Metropolitan Realty Group 15 West 39 <sup>th</sup> Street, 7 <sup>th</sup> Floor New York, NY 10018 Tel. 212-835-9040
TIVOLI TOWERS 49-57 Crown Street Brooklyn, NY 11225	302	Lentnek Management. Co. 2770 Ocean Avenue Brooklyn, NY 11229 Tel. 718-332-8600
<b><u>QUEENS CO-OPS</u></b>		
AGUILAR GARDENS 156-11 Aguilar Avenue Flushing, NY 11367 <b>(Waiting List Closed)</b>	256	Metro Management Develop. 42-25 21 <sup>st</sup> Street Long Island City, NY 11101 Tel. 718-706-7755
BIG SIX TOWERS 59-55 47 <sup>th</sup> Avenue Woodside, NY 11377 <b>(Waiting List Closed)</b>	982	Douglas Elliman Property Management 675 Third Avenue New York, NY 10017 Tel. 212-692-8348
CEDAR MANOR 116-51 157 <sup>th</sup> Street Jamaica, NY 11434	215	ARCO Wentworth 3646 Nostrand Ave. Brooklyn, NY 11229 Tel. 718-332-0777
DAYTON BEACH PARK 8600 Shore Front Parkway Rockaway Beach, NY 11693	1,144	Phipps Houses Services, Inc. 902 Broadway, 13 <sup>th</sup> Fl. New York, NY 10010 Tel. 212-243-9090
DAYTON TOWERS 8000 Shore Front Parkway Rockaway Beach, NY 11693	1,752	ARCO Wentworth 4 Executive Blvd., Suite 100 Suffern, NY 10901 Tel. 845-368-2400
FOREST PARK CRESCENT 90-50- Union Turnpike Glendale, NY 11385 <b>(Waiting List Closed)</b>	240	Rachlin Management 69-09 108 <sup>th</sup> Street Forest Hill, N.Y. 11375 Tel. 718-575-9292

## **QUEENS RENTALS**

BAY TOWERS 319 Beach 98 <sup>th</sup> Street Rockaway Park, NY 11694	374	American Shelters Corp. 326 Third Avenue, 2 <sup>nd</sup> Fl. Lakewood, NJ 08701 Tel. 718-474-2226
BRIDGEVIEW III APARTMENTS 8-10 27 <sup>th</sup> Avenue & 8 <sup>th</sup> Street Astoria, NY 11102	170	TUC Management Company 4 Executive Blvd., Suite 100 Suffern, NY 10901 Tel. 718-278-4084
GOODWILL TERRACE 4-21 27 <sup>th</sup> Avenue Astoria, NY 11102	207	Goodwill Terrace 4-21 27 <sup>th</sup> Avenue Astoria, NY 11102 Tel. 718-932-4200
SEAVIEW TOWERS a/k/a Michael J. Sessa Apts. 333 Beach 32 <sup>nd</sup> Street Far Rockaway, NY 11691	461	Seaview Towers 331 Beach 31 Street Queens, NY 11691 Tel. 718-471-3490

## **BRONX CO-OPS**

ADEE TOWERS 3000 Bronx Park East Bronx, NY 10467	292	Metro Management Development 42-25 21 <sup>st</sup> Street L.I.C., NY 11101 Tel. 718-706-7755
BRONXWOOD TOWERS 855 East 233 <sup>rd</sup> Street Bronx, NY 10466	108	Excelsior Management 70 West 36 <sup>th</sup> Street, Suite 602 New York, NY 10018 Tel. 212-630-0212
CANNON HEIGHTS 3400 Ft. Independence Street Bronx, NY 10463	170	Cannon Heights c/o Mr. Alan Rosenberg 3400 Ft. Independence Street Bronx, NY 10463 Tel. 718-884-5529
CHATTERTON TERRACE 1041 Pugsley Avenue Bronx, NY 10472	132	Century Management 7 Penn Plaza, Suite 1400 NY, NY 10001 Tel. 212-560-6400
CORLEAR GARDENS 290 West 232 <sup>nd</sup> Street Bronx, NY 10463	117	Metro Management Development 42-25 21 <sup>st</sup> Street. L.I.C., NY 11101 Tel. 718-706-7755
DENNIS LANE 2141 Crotona Avenue Bronx, NY 10457	280	Vintage Real Estate Services 450 7 <sup>th</sup> Avenue, Suite 1106 New York, NY 10123 Tel. 212-736-3680
HUTCHINSON PARKWAY APTS. 1950 Hutchinson River Parkway Bronx, NY 10463	158	Vintage Real Estate Services 450 7 <sup>th</sup> Avenue, Suite 1106 New York, NY 10123 Tel. 212-736-3680
KINGSBRIDGE ARMS 2865 Kingsbridge Terrace Bronx, NY 10463	105	Total Realty Associates 733 Yonkers Avenue Yonkers, NY 10704 Tel. 914-964-0554
LIND-RIC 2410 Barker Avenue Bronx, NY 10467	171	Metro Management Development 42-25 21 <sup>st</sup> Street L.I.C., NY 11101 Tel. 718-706-7755
LINDVILLE 3555 Olinville Avenue Bronx, NY 10467	142	E.T.C. Management Corp. 71 West 23 <sup>rd</sup> Street 6 <sup>th</sup> Floor New York, NY 10010 Tel. 212-727-0700

ROSEDALE GARDENS 1810 Bruckner Boulevard Bronx, NY 10473	407	ARCO Wentworth 3646 Nostrand Ave. Brooklyn, NY 11229 Tel. 718-332-0777
SCOTT TOWERS 3400 Paul Avenue Bronx, NY 10468	351	Metro Management Development 42-25 21 <sup>st</sup> Street L.I.C., NY 11101 Tel. 718-706-7755
TIBBETT TOWERS 3130 Irwin Avenue Bronx, NY 10463	224	Century Management 7 Penn Plaza, Suite 1400 New York, NY 10001 Tel. 212-560-6400
TILDEN TOWERS I 3511 Barnes Avenue Bronx, NY 10467	125	Anker Management 200 North Central Ave., Suite 340 Hartsdale, NY 10530 Tel. 914-288-0200
TILDEN TOWERS II 801 Tilden Avenue Bronx, NY 10467	265	E.T.C. Management Corp. 71 West 23 <sup>rd</sup> Street 6 <sup>th</sup> Floor New York, NY 10010 Tel. 212-727-0700
WOODSTOCK TERRACE 920 Trinity Avenue Bronx, NY 10456	319	Prestige Management 3485 East Tremont Avenue Bronx, NY 10465 Tel. 718-822-7377
<b><u>BRONX RENTALS</u></b>		
CAROL GARDENS (Lorace House) 820-880 Theriot Avenue Bronx, NY 10472	314	Grenadier Realty 1230 Pennsylvania Avenue Brooklyn, NY 11239 Tel. 718-642-8700
EVERGREEN GARDENS 950 Evergreen Avenue Bronx, NY 10473	355	Grenadier Realty Corp. 1230 Pennsylvania Avenue Brooklyn, NY 11239 Tel. 718-642-8700
KEITH PLAZA 2475 Southern Blvd. Bronx, NY 10458	301	R/Y Management 1619 Third Avenue New York, NY 10128 Tel. 212-534-7771
KELLY TOWERS 2375 Southern Blvd. Bronx, NY 10458	301	R/Y Management 1619 Third Avenue. New York, NY 10128 Tel. 212-534-7771
KINGSBRIDGE APARTMENTS 170-200 West Kingsbridge Avenue Bronx, NY 10463	90	170 Kingsbridge Pistilli, LLC 37-08 28 <sup>th</sup> Avenue, Suite 300 Astoria, NY 11103 Tel. 718-204-1600
MINS PLAZA 443-445 St. Ann's Avenue Bronx, NY 10454	83	South Bronx Community Management 2804 Third Avenue Bronx, NY 10455 Tel. 718-585-4818
O.U.B. HOUSES 545 East 144 <sup>th</sup> Street Bronx, NY 10454	359	South Bronx Community Management 2804 Third Avenue Bronx, NY 10455 Tel. 718-585-4818
PARK LANE 1965 Lafayette Avenue Bronx, NY 10473	352	Grenadier Realty 1230 Pennsylvania Avenue Brooklyn, NY 11239 Tel. 718-642-8700
STEVENSON COMMONS 755 White Plains Road Bronx, NY 10473	947	Grenadier Realty 1230 Pennsylvania Ave. Brooklyn, NY 11239 Tel. 718-642-8700

TRACEY TOWERS 40 West Mosholu Parkway Bronx, NY 10468	869	R/Y Management 1619 Third Avenue New York, NY 10128 Tel. 212-534-7771
<b><u>MANHATTAN CO-OPS</u></b>		
CLAYTON APARTMENTS 485 Lenox Avenue New York, NY 10037	159	Ms. Anne White 485 Lenox Avenue New York, NY 10037 Tel. 212-926-2559
COLUMBUS PARK TOWERS 100 West 94 <sup>th</sup> Street New York, NY 10025 <b>(Waiting List Closed)</b>	162	A.D.A.M., Inc. 495 Broadway 6 <sup>th</sup> Floor New York, NY 10012 Tel. 212-866-1452
CONFUCIUS PLAZA 10 Confucius Plaza New York, NY 10002 <b>(Waiting List Closed)</b>	760	Tudor Realty Services 250 Park Avenue South New York, NY 10003 Tel. 212-219-9775
EAST MIDTOWN PLAZA 319 East 24 <sup>th</sup> Street New York, NY 10010 <b>(Waiting List Closed)</b>	746	Cooper Square Realty 6 East 43 Street, 12 <sup>th</sup> Fl. New York, NY 10017 Tel. 212-634-8907
1199 HOUSING 2120 First Avenue New York, NY 10029	1,586	Marian Scott Real Estate 107-129 East 126 Street New York, NY 10035 Tel. 212-996-0200
ESPLANADE GARDENS 2569 Seventh Avenue New York, NY 10039 <b>(Waiting list closed)</b>	1,870	Prestige Management 3485 E. Tremont Avenue Bronx, NY 10465 Tel. 718-822-7377
FRANKLIN PLAZA 2085 Second Avenue New York, NY 10029	1,632	Prestige Management 2085 Second Avenue New York, NY 10029 Tel. 212-369-3303
GODDARD-RIVERSIDE 711 Amsterdam Avenue New York, NY 10025	193	Cooper Square Realty, Inc. 6 East 43 Street New York, NY 10017 Tel. 212-634-5415
GOUVERNEUR GARDENS 305 Madison Avenue New York, NY 10002 <b>(Waiting List Closed)</b>	778	Metro Management 42-25 21 Street L.I.C., NY 11101 Tel. 212-630-0212
JEFFERSON TOWERS 700 Columbus Avenue New York, NY 10025 <b>(Waiting List Closed)</b>	189	Tudor Realty Services 250 Park Avenue South New York, NY 10003 Tel. 212-864-2753
LINCOLN-AMSTERDAM 110 West End Avenue New York, NY 10023 <b>(Waiting List Closed)</b>	168	Arco Management Corp. 4 Executive Blvd., Suite 100 Suffern, NY 10901 Tel. 845-368-2499
MASARYK TOWERS 61 Columbia Street New York, NY 10002 <b>(Waiting List Closed)</b>	1,105	ARCO Wentworth 4 Executive Blvd., Suite 100 Suffern, NY 10901 Tel. 845-368-2400
RIVERBEND 2289 Fifth Avenue New York, NY 10037	622	Prestige Management 3485 East Tremont Ave. Bronx, NY 10465 Tel. 718-822-7377
RIVER TERRACE 157-10 Riverside Drive West New York, NY 10032	430	Self Manage 212-928-4100

R.N.A. HOUSE 150-160 West 96 <sup>th</sup> Street New York, NY 10025 <b>(Waiting List Closed)</b>	207	Maxwell-Kates, Inc. 9 East 38 <sup>th</sup> Street, 6 <sup>th</sup> Fl. New York, NY 10016 Tel. 212-684-8282
ROSALIE MANNING 230 East 88 <sup>th</sup> Street New York, NY 10028 <b>(Waiting List Closed)</b>	108	Maxwell-Kates, Inc. 9 East 38 <sup>th</sup> Street, 6 <sup>th</sup> Floor New York, NY 10016 Tel. 212-684-8282
RUPPERT HOUSE 1779 Second Avenue New York, NY 10028 <b>(Waiting List Closed)</b>	652	Maxwell-Kates, Inc. 9 East 38 <sup>th</sup> Street, 6 <sup>th</sup> Floor New York, NY 10016 Tel. 212-684-8282
ST. MARTIN'S TOWERS 65 West 90 <sup>th</sup> Street New York, NY 10024 <b>(Waiting List Closed)</b>	179	Arco Wentworth 3646 Nostrand Venue, 4 <sup>th</sup> Fl. Brooklyn, NY 11229 Tel. 718-332-0777
STRYCKER'S BAY APARTMENT 66 West 94 <sup>th</sup> Street New York, NY 10025	233	AKAM Associates 8 West 38 <sup>th</sup> Street, 7 <sup>th</sup> Floor New York, NY 10018 Tel. 212-986-0001
TRI-FAITH 1646 First Avenue New York, NY 10028 <b>(Waiting List Closed)</b>	147	Maxwell-Kates 9 East 38 <sup>th</sup> Street, 6 <sup>th</sup> Floor New York, NY 10016 Tel. 212-684-8282
VILLAGE EAST TOWERS 170 Avenue C New York, NY 10009 <b>(Waiting List Closed)</b>	427	Metro Management 42-25 21 <sup>st</sup> Street L. I. C., NY 11101 Tel. 718-706-7755
VILLAGE VIEW 175 East 4 <sup>th</sup> Street New York, NY 10009 <b>(Waiting List Closed)</b>	1,232	Metro Management Development 42-25 21 Street L.I.C., NY 11106 Tel. 718-706-7755
WASHINGTON SQ. SOUTHEAST 505 LaGuardia Place New York, NY 10012 <b>(Waiting List Closed)</b>	174	Metro Management 42-25 21 Street L.I.C., NY 11221 Tel. 718-665-4398
YORK HILL 1540 York Avenue New York, NY 10028 <b>(Waiting List Closed)</b>	296	ARCO Wentworth 3646 Nostrand Ave., 4 <sup>th</sup> Fl. Brooklyn, NY 11229 Tel. 718-332-0777
<b><u>MANHATTAN RENTALS</u></b>		
BETHUNE TOWERS 650 Lenox Avenue New York, NY 10037	133	Dalton Management Comp. LLC 3 Park Ave. Suite 2800 New York, NY 10016 Tel. 212- 679-9800
CLINTON TOWERS 790 Eleventh Avenue New York, NY 10019	396	P & L Management & Consulting PO Box 9 Rte 22 Brewster, NY 10509 Tel. 212-489-4049
HAMILTON HOUSE 141 West 73 <sup>rd</sup> Street New York, NY 10023	183	Find Aid For The Aged, Inc. 160 West 71 <sup>st</sup> Street New York, NY 10023 Tel. 212-874-0300
INDEPENDENCE HOUSE 176 West 94 <sup>th</sup> Street New York, NY 10025	120	Leebar Management Corp. 51 East 42 <sup>nd</sup> Street Suite 516 New York, NY 10017 Tel. 212-661-2233
MANHATTAN PLAZA 400 West 43 <sup>rd</sup> Street New York, NY 10036 <b>Waiting list for <u>Non- Section 8 only</u> is open</b>	1,688	Related Management 203 East 86 <sup>th</sup> Street New York, NY 10028 Tel. 212-319-1200

**MANHATTAN RENTALS**

PHIPPS PLAZA EAST 485 First Avenue New York, NY 10016 <b>(Waiting List Closed)</b>	104	Phipps Houses Services 902 Broadway, 13 <sup>th</sup> Fl. New York, NY 10010 Tel. 212-243-9090
TANYA TOWERS 620 East 13 <sup>th</sup> Street New York, NY 10009 <b>(Disabled Persons)</b>	157	AAA Management 495 Broadway, 6 <sup>th</sup> Floor New York, NY 10012 Tel. 212-941-9500
TOWER WEST 65 West 96 <sup>th</sup> Street New York, NY 10025 <b>(Waiting List Closed)</b>	216	Grenadier Realty Corp. 1230 Pennsylvania Avenue Brooklyn, NY 11239 Tel. 718-642-8700
TRINITY HOUSE 100 West 92 <sup>nd</sup> Street New York, NY 10025 <b>(Waiting List Closed)</b>	199	Maxwell-Kates, Inc. 9 East 38 <sup>th</sup> Street 6 <sup>th</sup> Floor New York, NY 10016 Tel. 212-684-8282

**STATEN ISLAND RENTAL**

ARLINGTON TERRACE 85 Holland Avenue Staten Island, NY 10303	535	Grenadier Realty 1230 Pennsylvania Avenue Brooklyn, NY 11239 Tel. 718-642-8700
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**MANHATTAN REDEVELOPMENT CO-OP**

PENN STATION SOUTH 321 Eighth Avenue New York, NY 10001 <b>(Waiting List Closed)</b>	2,820	Mutual Redevelopment 321 Eighth Avenue New York, NY 10001 Tel. 212-675-3200
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