

**GOVERNEUR GARDENS**  
**305 MADISON STREET, NEW YORK, NY 10002**  
**MITCHELL-LAMA CO-OP**

STUDIO AND TWO BEDROOM CO-OP APARTMENT WAITING LIST IS BEING OPENED

Apartment Size	Income Limits Min-Max* (125% AMI)	Purchase Price	Monthly Maintenance Lowest to Highest**
Studio	\$23,918.08 - \$119,375.00	\$19,677.00	\$556.18 - \$638.91
Two Bedroom	\$29,738.20 - \$161,125.00	\$35,418.60	\$926.43 - \$1,014.77

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

**OCCUPANCY STANDARDS:** **STUDIO:** One to Two persons. **TWO (2) BEDROOM:** Three to Five persons. No fewer than three persons, a brother and a sister who are both adults, or a parent or guardian with at least one child.

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

- Applicant **must be** a New York State resident
- Applicant **must be** at least 18 Years Old at the time of the lottery.
- Applicants **must be** financially responsible.
- Current Shareholders are **not** eligible to apply
- 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.
- **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.
- 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.
- 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 \$75 non-refundable application fee will be required at the completion of the lottery. Waiting list will be established by a limited lottery. There will be a limit of **500** applicants drawn from the Studio Lottery. There will be a limit of **250** applicants drawn from the Two Bedroom Lottery.

**HOW TO APPLY:** **ONLINE** You can now apply to a lottery online through Mitchell-Lama 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://a806-housingconnect.nyc.gov/nyclottery/lottery.html#ml-home>



**BY MAIL** Mail Post Card or Envelope by regular mail. Registered and Certified Mail will not be accepted. Clearly print your full first and last name, current address and last 4 digits of your social security number and the bedroom size lottery that you wish to apply for. If you do not include the last 4 digits of your social security number or fail to indicate the bedroom size lottery, you will not be entered into the lottery.

Mail post card or envelope to:

**Gouverneur Gardens Studio Lottery**  
P.O. Box **1055**  
114 John Street  
New York, NY 10038

**Gouverneur Gardens Two Bedroom Lottery**  
P.O. Box **929**  
114 John Street  
New York, NY 10038

**DEADLINE: Requests must be received by: March 30, 2022.**



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

Eric Adams, Mayor • Adolfo Carrión, Commissioner • [www.nyc.gov/hpd](http://www.nyc.gov/hpd)

