

# 2023 Annual Report

Projects & Loans

**PROJECT** **UNITS**

**501 C(3)**

**BROOKLYN**

55 Pierrepont St 189

**MANHATTAN**

Carnegie East House 104  
 CUNY Graduate Center Housing 38  
 CUNY Rate Modification 77  
 Lotts Residence (de Sales) 127  
 Marseilles Apartments 135  
 Village Care 85

**STATEN ISLAND**

College of Staten Island Residences 133

**TOTAL 501 C(3) 888**

**80/20**

**BROOKLYN**

Atlantic Court Apartments 320

**MANHATTAN**

1 Columbus Pl Dev 730  
 155 West 21st Street 109  
 260 West 26th Street 204  
 456 Washington 22  
 520 West 48th Street 109  
 92nd & First Residential Tower (Rivereast Apartments) 98  
 Avalon Morningside 296  
 Columbus Apartments 166  
 Jane St 148  
 Manhattan West West End Towers 1,000  
 Related - The Lyric 285  
 Related - Westport 371  
 Related Sierra 213  
 Related Tribeca Towers 440  
 Related Upper East 261  
 Roosevelt Island (aka Manhattan Park) 1,107  
 Sagamore - W 89 St 265  
 The Foundry 222  
 The Nicole 150  
 W 43 St Refunding 375  
 York Ave Development 272

**QUEENS**

Barclay Ave. 66

**TOTAL 80/20 7,229**

**AHPLP**

**BRONX**

1189 Sheridan Ave 48  
 1203 Fulton Av & 575 E 168th St 37  
 1985-1995 Creston Ave 84  
 982 Prospect Avenue 21  
 Freeman Simpson 67  
 TPT Findlay Avenue 20  
 Tremont Anthony 32

**BROOKLYN**

1615 St Johns Place 34  
 340 South Third Street 41  
 455 Decatur Street 8  
 480 Nostrand Ave 25  
 TPT BK06 PACC 37

**MANHATTAN**

2038 5th Ave 7  
 215 Audubon Ave 47  
 2653, 2697 Frederick Douglass Blvd (Azoic I) 18  
 308 W. 147th Street (Azoic II) 25  
 328 & 340 Pleasant Ave 10  
 520-540 Audubon Avenue 138  
 Cathedral Parkway Development LP 66

**QUEENS**

334 Beach 54th Street 32

**TOTAL AHPLP 797**

**CO-OP CITY TOP-LOSS GUARANTEE**

**BRONX**

Co-op City Top-Loss Guarantee 15,372

**TOTAL CO-OP CITY TOP-LOSS GUARANTEE 15,372**

**ELLA**

**BRONX**

112 East Clarke Place 122  
 1001 Whitlock Avenue 265  
 1490 Southern Boulevard 115  
 1880 Boston Road 168  
 1921 Atlantic Avenue 236  
 2069 Bruckner Boulevard 344  
 233 Landing Road 136  
 530 Exterior Street 157  
 980 Westchester (aka - Tiffany Court Plaza) 151  
 985 Bruckner 215  
 988 East 180th Street (Lambert 3A) 163

Atlantic Chestnut Phase 2	436	Chestnut Commons	275
Bedford Green House	118	Coney Island Phase I	446
Belmont Cove Apartments	153	Coney Island Phase II	376
Betances V	152	Ebenezer Plaza Phase 1A	197
Blondell Commons	182	Ebenezer Plaza Phase 1B	118
Bronx Point - Phase I	542	Ebenezer Plaza Phase 2	208
Casa Celina (aka - Celina Sotomayor)	205	Glenmore Manor	233
Compass 5	218	Greenpoint Landing F2	103
Compass 6	261	Greenpoint Landing H1H2	348
Compass Residences 2B	164	HELP ONE: Building A	184
Compass Residences 3	366	Ingersoll Senior Apartments	146
Creston Burnside	114	Linden Grove	153
Crotona Terrace II AKA Crotona Terrace Building B	108	Linden Terrace II	160
East 138th Street Apartments	96	Linden Terrace Phase 3	156
Elton Crossing aka Melrose Commons North Site C	199	Livonia Avenue Phase II	242
Jerome Court	175	MHANY Portfolio	254
La Casa del Mundo (3475 Third Avenue)	102	Prospect Plaza Site 3	135
La Central	496	Simba Simbi	157
Lambert Redevelopment: Building 5A/B	279	Spring Creek 4B-1	160
Melrose Commons Supportive Housing	59	Spring Creek 4B-2	240
Melrose North	171	Spring Creek 4C	240
Mill Brook Terrace	159	The Glenmore	161
MLK Plaza	167	Van Dyke Houses	100
Morris II Apartments	154	Van Dyke III	180
Northeastern Towers Annex	159	Van Sinderen Plaza	130
Park Haven	178	Williamsburge Bridgeview (aka LPC Warehouse)	55
Parkchester Gardens	221		
Peninsula Phase 2	359	<b>MANHATTAN</b>	
PRC Andrews	248	37 Hillside Avenue	164
River Crest Phase A ( aka - 1164 River Avenue)	250	Acacia Gardens	179
River Crest Phase B (aka - 1184 River Avenue)	250	Clinton Broome Street Apartments	232
Second Farms	319	Essex Crossing Site 2	195
Serviam Heights	197	Essex Crossing Site 5	212
St. Fancis Commons	116	Genesis Year 15	358
The Peninsula (aka - Spofford)	183	Marcus Garvey Village	169
The Watson	326	New Providence	131
The Willow	133	Randolph Houses North	115
Thessalonian Manor	120	Sendero Verde Phase I	361
TLK Manor	83	The Eliza (aka - Inwood Library)	174
Twin Parks Terrace	182	The Frederick	75
Victory Commons	95	Victory Plaza	136
Wakefield Yards (aka - Enclave 241st)	251	West 127th Street Residence (CUCS)	117
West Farms/Longfellow	181	WSFSSH at 108th Street	199
Wilfrid East & West	190		
		<b>QUEENS</b>	
<b>BROOKLYN</b>		14-14 Central Avenue (Co-op)	142
1345 Rogers Avenue	123	Astoria Towers II	106
1510 Broadway	108	Baisley Pond Park (aka - JFK Hilton)	318
326 Rockaway Avenue Apartments	216	Beach Channel Senior Residences	155
50 Penn	218	Beach Green Dunes II	127
Atlantic Chestnut Phase I	403	Beach Green Dunes III	143
Atrium at Sumner	190	Edgemere Commons B1	237
Bedford Union Armory	415	Far Rockaway Village 3	354
Bensonhurst Housing for the Elderly	71	Hallett's Point - Building 7	163
Broadway Triangle Site C	140	Jamaica Crossing Mid Rise	130

RadRoc	253	1240 Washington Avenue	100
Rockaway Village Phase 4	184	1314 Nelson Ave	115
Rockaway Village Phase II	316	1334 Louis Nine Boulevard	123
The Pavilion at Locust Manor	85	1380 University Avenue	139
		1434 Ogden Avenue	130
		15 East Clarke Place	102
		1770 TPT Project	100
		2007 LaFontaine Ave Apts	88
		2015 Monterey Avenue	330
		2035 Marmion Avenue (Perm)	90
		2065 Morris Avenue	63
		2111 Hughes Avenue	72
		27 E. 169th Street (East Clarke)	106
		270 East Burnside Ave Apt	114
		2727 Decatur Avenue	50
		3035 White Plains Road	74
		3160 Park Avenue Condo 1A	95
		3716-3720 Third Avenue	41
		450-2 E 148 St (Brook East) (C-2)	34
		500 East 165th Street	128
		550 East 170th Street	98
		600 Concord Avenue	83
		655 Morris Avenue	176
		678 (aka 638) Sagamore Street (C-2)	84
		725 & 737 Fox St. (Perm)	106
		830 Fox Street	58
		900 Ogden Avenue (Perm)	120
		920 Westchester Avenue	110
		ABEKEN Apartments	120
		Albert Goodman Apartments	252
		Aldus Street Apartments	164
		Arista UAC	290
		Arthur Avenue Residence	108
		Aurea Apartments	85
		Barrier Free Living Residences	121
		Bathgate Avenue Apartments	89
		Boricua Site E	80
		Boricua Village Site A-2	85
		Boricua Village Site C	130
		Borinquen Court	145
		Brook Avenue Gardens (Perm)	79
		Brook Willis Apartments	121
		Brookhaven Apartments	95
		Bruckner by the Bridge	419
		Bryant Avenue Apartments	99
		Casa del Sol Apts	114
		City Cedars, LP	95
		Claremont Park Apartments	98
		Compass Residences 1B	127
		Council Towers VII	79
		Courtlandt Ave Apt	167
		Courtlandt Corners I	71
		Courtlandt Crescent	217
		Creston Avenue	122
		Creston Heights	125
<b>STATEN ISLAND</b>			
Seaview Site C	161		
<b>TOTAL ELLA</b>		<b>23,921</b>	
<b>GHPP</b>			
<b>BRONX</b>			
775 Jennings Street	13		
<b>BROOKLYN</b>			
Freddy Baez, 404 Quincy Street	6		
<b>MANHATTAN</b>			
81 Madison Street	20		
Lenox Court HDFC	30		
<b>TOTAL GHPP</b>		<b>69</b>	
<b>HARP</b>			
<b>QUEENS</b>			
Queensboro Development	118		
<b>TOTAL HARP</b>		<b>118</b>	
<b>HOSP</b>			
<b>BRONX</b>			
Montefiore Medical Center	116		
<b>MANHATTAN</b>			
Royal Charter (NY Hospital)	519		
<b>TOTAL HOSP</b>		<b>635</b>	
<b>LAMP</b>			
<b>BRONX</b>			
1001 MLK Blvd (a/k/a University)	89		
1016 Washington Avenue	65		
1046-1050 Hoe Avenue	42		
1068 Gerard Avenue	82		
1085 Washington Avenue	90		
1090 Franklin Ave	60		
1211 Southern Blvd	123		

Crossroads Plaza II	136	Parkview II	88
Crotona Ave Proj	86	Peter Cintron Apartments	165
Crotona Parkway Apartments	96	Pio-VIP Homes	184
Daly IV	273	Plaza Borinquen	88
Dorado Apartments (Melrose Site D)	58	Plover Apartments	138
East 165th St Development	136	PRC Shakespeare	414
East Tremont Avenue Apts	73	PRC Simpson Street	301
El Jardin de Seline	84	PRC Westchester	409
Forest House	124	Prospect Avenue	124
Freeman Gardens	36	Prospect Court	59
George Hardy St Francis Apartments	204	Rev Ruben Diaz Gardens (950 Westchester Ave)	111
Gerard Court Proj	126	Rev. Dr. Fletcher C. Crawford Housing	84
Granite Terrace	77	Roscoe C. Brown	279
Hewitt House Apartments	83	Rose Hill	119
Highbridge Apartments	296	Rubin Wolf Apartments	69
Highbridge Overlook	155	Scheuer Gardens	116
Hoe Avenue Apartments	136	Scheuer Plaza	100
Hoewood Point	80	Sedgcliff	128
Intervale Ave	68	Serviam Towers	160
Intervale Gardens	66	Silverleaf	118
Intervale II	80	Soundview Family	120
Intervale Independent Seniors	48	Soundview Senior	86
Jacob's Place	63	Southern Boulevard Apartments	370
Kingsbridge Court	98	St. Ann's Terrace CDE	314
La Fontaine E-2	74	St. Ann's Terrace FG	161
La Terraza/Melrose Site B-1	107	St. Luke's Housing for the Elderly	81
Las Casas Development	227	St. Peter's Avenue Apts (ABEKEN II)	58
Lebanon West Farms	141	Summit Ridge	58
Lindenguil Hall	104	Target V	83
Longwood Residences	321	The Woodlands	101
Louis Nine Blvd Apt	95	Thessalonica Court Apartments	191
Maple Mesa Apartments	59	Tiffany Street Apartments	84
Maria Lopez Plaza	216	Trinity Apartments	75
MBD Rose Ellen Smith	47	University Macombs Apts	210
MBD Silva Taylor	361	Urban Horizons II	128
Melrose Commons Site 5 Apartments	63	Villa Avenue Apartments	111
Mid-Bronx Apartments	184	Vyse Ave Project	11
Monterey Apartments	97	Vyse Avenue Apartments	96
MONTMAC (Unimac II)	111	Walton Henwood Apartments	105
Morris Avenue Apartments	209	Webster Commons Building A	135
Morris Court	201	Webster Commons Building E	80
Morris Heights Mews	111	West Farms Square	526
Morrisania Portfolio	676	West Tremont Ave Apt	84
Morrisania Terrace	42	Westchester Ave	70
Mother Arnetta Crawford Apartments	84	Westchester Point	141
Mount Sharon	106	Westside Bronx Apartments	147
Nelson Senior Houses (C-2)	82	White Plains Courtyard	100
New Hope Project (Walton)	63		
Ocelot ECW	119	<b>BROOKLYN</b>	
Ogden Avenue	120	1120-1122 Madison Street	16
Ogden Avenue Apartments II	59	1469-71 Bedford Ave	27
Palacio del Sol	124	1490 Dumont Avenue	176
Park House	248	1825 Atlantic Avenue	150
Park West Apartments	134	219 Sackman St (Perm)	38
Parkview Apartments	110	45 Malta Street	48

500 Nostrand Ave. (The Alhambra)	46	Stanley Commons	240
523 Vermont Av	74	The Garvey	78
550 Watkins Street	104	The Henry Apartments	134
56 Sullivan Street	20	The Plaza (Noble Drew)	385
609 Metropolitan Avenue	65	Utica Place	87
Albany Crossings	92	Williamsburg Apartments	53
Atlantic Commons Cornerstone LP	48	YWCA Third Avenue	84
Berean Apartments	107		
Bristol Hopkinson (The Beacon)	168	<b>MANHATTAN</b>	
CABS Housing	72	1428 Fifth Avenue	120
Coney Island Commons	195	144 W 144 St Malcolm X -Z	16
Cook Street Apts (Rev D J Kenna Apts)	152	203-15 W 148 St - Site 15 (C-2)	87
Crown Heights Senior Residence	144	2059 Madison Avenue	54
David Chavis Senior Apartments	153	216 & 224 W 141 St	31
Dr. Betty Shabazz Houses	160	228-238 Nagle Avenue	99
ENY Resyndication	468	261 Hudson Street	41
Fountains at Spring Creek	102	262 West 115th Street	10
Gateway Elton II	175	349-359 Lenox LLC	25
Gateway Elton III	287	542-48 & 552-58 W 149 St	36
Gateway Elton Street	197	55 E 130 St	25
Grace Towers	168	55 W 129 St	40
Granville Payne	103	70-74 East 116th Street	23
Greene Avenue Senior Housing	150	75 East 116th Street	130
Greenpoint Landing Site G2	93	8th Ave (Madame CJ Walker) E-2	41
Jennings Hall	150	All Saints Project	99
Kings County Senior Residence	173	Capitol Hall	202
Kingston Heights	132	Carnegie Park	92
Linden Mews (Perm)	36	Casabe House	125
Livonia Commons	283	Churchill House	98
Livonia Terrace	173	Clinton Parkview	96
Magnolia Plaza	102	Clinton Terrific Tenements	88
Medger Evers Houses	308	Draper Hall	203
Monsignor Vetro Apartments	45	East River Apartments	178
Navy Green R-1	112	Echo Apartments	99
Navy Green R3	101	Edgecombe Preservation	254
New Lots Plaza	87	Fabria Houses	65
PACC Resyndication	496	Fania Gersham Apartments	29
POP Bishop Boardman	200	Friendly Hands Apartments	76
POP Bishop Mugavero	85	Good Neighbor Apartments	118
POP Holy Spirit	50	Harlem Dowling	60
POP Mary Star of the Sea	100	Harlem RBI	89
POP Msgr. Burke	50	Harlem River Point North	173
POP Msgr. O'Brien	112	Harlem River Point South Apartments	140
POP Pope John Paul II	60	Harmony House (Perm)	55
POP Sr. Lucian	149	Haven Plaza	186
POP St. Brendan	120	L&M HCCI Harlem Preservation Portfolio	447
Prospect Plaza Phase 1	110	Lafayette Gardens	47
Prospect Plaza Phase II	148	Lenox Ave	26
Quincy Greene	44	Lenox Powell Apartments	59
Restore Housing (aka - 260 Herkimer Street)	138	Lexington Courts (Met Paca)	229
River Rock	54	LMLD Citywide	662
Riverway Apartments	115	Logan Gardens	104
Sons of Italy	106	Macombs Place Proj	58
Spring Creek Apartments I & II	583	Mannie Wilson	102
Spring Creek IV (Perm)	83	MetroEast 99th Street	176

Mother Zion	76
New Horizons Preservation LP	48
North Park Apartments	122
Olga Mendez Apartments	74
Phipps Plaza South	402
Pitt Street Development	263
Prince Hall Apartments	98
Randolph Houses South	168
Related 2nd Ave.	19
Related W 105 St	11
Sinclair Apartments	81
St. Lucy's Apartments	100
The Bridge	81
The Dempsey	80
The Douglass	70
The Hobbs Cien Court	340
Two Bridges Senior Apartments	109
West 135th Street	198
West 153rd Street	85
Wien House	100

### QUEENS

Archer Avenue	89
Astoria Senior Residence	184
Council Towers VI	78
Gateways Apartments	365
Linden Boulevard Apartments	300
Macedonia Plaza	143
Oceanview	328
POP Msgr. Campbell	72
Richmond Place	117
Self Help KVII	92
Selfhelp (KIV) Apartments	159
Selfhelp Houses	150
Wavecrest II	123

### STATEN ISLAND

Broad Street Senior Housing	105
Carmel Apartments	100
Concord/Seaside	430
Markham Gardens Apartments	240

---

**TOTAL LAMP** **41,711**

---

## LIBERTY BOND

### MANHATTAN

2 Gold Street	650
201 Pearl Street	189
63 Wall Street	476
90 Washington Street	398
90 West Street	410
Beekman Tower (8 Spruce St)	904

---

**TOTAL LIBERTY BOND** **3,027**

---

## LIMITED EQUITY CO-OPS

### BRONX

Daly Ave	32
Tremont Vyse I	24
Tremont Vyse II	18
Tremont Vyse III	30

### MANHATTAN

Maple Ct	135
Maple Plaza Coop	155

---

**TOTAL LIMITED EQUITY CO-OPS** **394**

---

## LOAN ACQUISITION

### BRONX

Crotona Park North	67
--------------------	----

### MANHATTAN

Nueva Era Apartments	34
----------------------	----

---

**TOTAL LOAN ACQUISITION** **101**

---

## LOAN SALE

Loan Sale	2,529
-----------	-------

---

**TOTAL LOAN SALE** **2,529**

---

## LOAN SALE SERVICED BY OTHERS

Loan Sale Serviced by Others	1,067
------------------------------	-------

---

**TOTAL LOAN SALE SERVICED BY OTHERS** **1,067**

---

## M2

### BRONX

2605 Grand Concourse	94
Villa Gardens	53
Webster Commons Building D	123

### BROOKLYN

1618 Fulton Street	103
Bedford Arms	94
Caton Flats	255
Pacific Park B3 (38 Sixth Avenue) - Tranche 1	303
The Astra at Gates Avenue	96

**MANHATTAN**

Fulton Houses	160
MEC 125th Street	404
Riverwalk 8	341
The Robeson	79

**QUEENS**

148th Street Jamaica	380
HPS - North Tower	800
HPS - South Tower	394
Jamaica Crossing High Rise	539

---

**TOTAL M2** **4,218**

---

**MIRP****BRONX**

1212 MLK, L.P.	54
----------------	----

**MANHATTAN**

Bradhurst Apartments LLC	23
Salem House (MIRP)	48

---

**TOTAL MIRP** **125**

---

**MITCHELL-LAMA****BRONX**

Adee Towers	293
Albert Einstein	635
Cannon Heights	171
Carol Gardens Apart	315
Corlear Gardens Coop.	118
Evergreen Gardens	357
Keith Plaza	311
Kelly Towers	302
Kingsbridge Apartments	91
Kingsbridge Arms	105
Lindville Housing	143
MINS Plaza	84
Montefiore Hospital II	399
OUB Houses	361
Scott Tower	352
Stevenson Commons	948
Tilden Towers I	126
Tilden Towers II	266
Tracey Towers	871
Woodstock Terrace	319

**BROOKLYN**

Brighton Houses Coop	193
Cadman Plaza N Coop	251
Cadman Tower Coop	422

Crown Gardens Coop	238
DCA Apartments	216
Essex Terrace	105
First Atlantic Terminal	212
Kent Village	534
Linden Plaza Preservation	1,527
Lindsay Park	2,709
Luna Park (2880 West 12th Street)	1,576
Ocean Gate Apartments	542
Pratt Tower (*Cooperative)	32
Ryerson Towers	327
Second Atlantic Terminal	305
Tivoli Towers	320

**MANHATTAN**

1199 Plaza	1,594
Bethune Tower	135
Clayton Apartments	160
Clinton Tower	396
Confucius Plaza Coop	762
CPC HDC Participation Loan SPE 1	
CPC HDC Participation Loan SPE 2	
Esplanade Gardens	1,872
Franklin Plaza Apartments	1,635
Goddard Riverside	194
Gouverneur Gardens	782
Independence House	120
Jefferson Tower	190
Lincoln Amsterdam	186
Masaryk Towers	1,109
Penn South	2,820
River Terrace	431
Riverbend Houses	625
RNA House	208
Rosalie Manning	109
Ruppert House	652
Stryckers Bay	234
Tanya Towers	138
Tri Faith House	148
Trinity House	200
Village East	215
Washington Square SE	175

**QUEENS**

Arverne View Apts (a.k.a. Ocean Village)	1,093
Arverne/Nordeck Apartments (Phase 1)	342
Bay Towers	375
Big Six Towers	980
Bridgeview III	171
Dayton Beach Park	1,149
Dayton Tower Coop	1,758
Goodwill Terrace	202
Sam Burt	148
Seagirt	917
Seaview Towers	462



## STATEN ISLAND

Castleton Park	454
North Shore Plaza	536

---

**TOTAL MITCHELL-LAMA** **39,753**

---

## MIX & MATCH

### BRONX

1675 Westchester Apartments	249
290 East 149 Street	164
425 Grand Concourse	277
491 Gerard Avenue	153
600 East 156th Street	175
Bronx Commons	305
Compass Residences Building 2A	128
Concourse Village West	265
Creston Parkview	189
Mosholu Grand	152
Norwood Gardens	118
PRC Fox Street	200
PRC Tiffany Street	161
Story Avenue East	212
Story Avenue West	223
Tremont Renaissance	256
Westchester Mews	206

### BROOKLYN

1601 DeKalb Avenue	127
Hanson Place (aka - 150 S. Portland)	104
Linden Terrace	235

### MANHATTAN

East Village Homes	45
Lexington Gardens II	400
North Cove (aka - 373, 375 West 207th Street)	611
The Gilbert	153

### QUEENS

Apex Place	442
Archer Green	387
Beach 21st Street	224
Beach Green North	101
Far Rockaway Village	457
Hunter's Point South F & G	1,132
Jamaica 2	543
One Flushing	232
Rockaway Village Phase 5	385
Tree of Life	174
Willetts Point - Phase 1	881

---

**TOTAL MIX & MATCH** **10,066**

---

## MIXED INCOME

### BRONX

810 River Avenue	134
------------------	-----

### BROOKLYN

535 Carlton	298
Greenpoint Landing Site E3	98

### MANHATTAN

Carmel Place (My Micro NY)	55
----------------------------	----

---

**TOTAL MIXED INCOME** **585**

---

## MODREHAB

### BRONX

B&L Grand Concourse	102
Beulah Year 15 Portfolio	293

### BROOKLYN

BEC Year 15 Phase I	219
CSH	359

### MANHATTAN

Logan Plaza	130
Revive 103 North	30

### QUEENS

Astoria Apartments (aka - Astoria Towers)	62
---	----

### STATEN ISLAND

Harbour View	122
--------------	-----

---

**TOTAL MODREHAB** **1,317**

---

## NEWHOP

### BRONX

1514 Sedgwick Avenue	96
1778-1800 Southern Blvd	64
3160 Park Avenue Condo 1B	57
3254 White Plains Road	125
3815 Putnam Avenue W 238 St	91
850 Jennings	103
870 Jennings Street Apartments	84
Beechwood at Needham	47
Boricua Site D	80
Boricua Site F	77
Boricua Village Site A-1	136
Boricua Village Site B	100
Cliffside Properties	84

Compass Residences 1A	110	116 West 116th Street	21
Courtlandt Corners II	252	130-136 West 112th Street	41
Creston Towers	42	132 East 112th Street	43
Crossroads Plaza	126	1400 Fifth Avenue Condominium	129
Crossroads Plaza IIIB	163	1405 Fifth Avenue Apts	81
Crotona Terrace	80	15-21 West 116th Street	38
Decatur Terrace	122	201 West 148th Street	25
Fox Leggett	50	202-18 W 148 St - Site 13 (C-2)	100
High Hawk Apartments	73	210-214 East 118th Street	27
Longwood Gardens	25	2232 First Ave, et. al.	21
Orloff Avenue	101	235-47 East 105th Street	48
Palmer Ave	90	245 East 124th Street (Tapestry)	185
Palmer Court II	68	304 West 117th Street	94
Prospect Macy	63	351 E 4 St	33
Shakespeare Place	127	414 Equities LLC	41
St. Ann's Terrace ABH	166	89 Murray St	163
The Tiffany	54	Artimus Site 8	54
Twin Pines Apartments	32	Azure Holdings II, LP	110
University Avenue Consolidated III	173	Beacon Mews	125
Via Verde Apartment Corporation	36	Beacon Towers (Coop)	73
Via Verde Rental Associates LP	76	Bethany Place	28
Washington Bridge View	48	Calvert Lancaster Parcel D	27
Webster Commons Building B	95	Calvert Lancaster Parcel F	29
		Casablanca Houses	32
		Cassiopeia Apts (250 W 116th St)	32
		Central Harlem Plaza	241
		East 118th Street	59
		East Harlem South	123
		Ellington on the Park	134
		Elliott Chelsea	168
		Fred-Doug 117, L.L.C.	138
		Frederick Douglass Blvd (Triangle Court I)	51
		Genesis Cornerstone	86
		Harriet Tubman Gardens	74
		Lenox (Shabazz) Gardens	51
		Little Larkspur	14
		Madison Park Apartments	128
		Madison Plaza	92
		Manhattan Court	123
		Strivers Gardens Condo	170
		Striver's Plaza	54
		Susan's Court (454 Manhattan Avenue)	125
		The Aspen	231
		The Balton	156
		The Washington (Site 14)	104
		Triangle Court II	40
		Triangle III	97
		Triple HDFC	69
		West 61st St Apartments	211
		<b>QUEENS</b>	
		136-14 Northern Blvd	60
		140-26 Franklin Ave	54
		14-56 31st Drive	60
		1-50 50th Avenue (HPS A)	619
<b>BROOKLYN</b>			
11 Broadway	160		
1133 Manhattan Avenue	210		
139 Emerson Place	50		
167 Clermont Ave Armory	111		
221 Parkville Ave	41		
250 Ashland Development	586		
277 Gates Ave	35		
421 Degraw St	90		
482 Franklin Avenue	93		
50 Greene Ave	39		
560A Gates Avenue Coop	34		
64 West 9th Street	26		
800 Bergen St	32		
893-895 Pacific Street	16		
Atlantic Terrace Coop	80		
Atlantic Yards B2	363		
Bergen Street Coop	48		
Bradford	105		
Bushwick Gardens Cooperative Apt	88		
City Point Tower One	251		
Columbia Hicks	95		
Ft. Hamilton Military Housing	228		
Ralph Avenue	72		
Ralph Avenue Ph. II	72		
State Renaissance Court	158		
The Shelton aka St. Phillips Co-op	83		
Williamsburg Edge	347		
<b>MANHATTAN</b>			
101 Avenue D Apartments	78		

1-55 Borden Avenue (HPS B)	306
161st Street Apartments	101
46-19 88th Street	17
58-12 Queens Blvd	122
65-60 Austin Street	50
84th Drive	49
9306 Shore Front Parkway	94
9501 Rockaway Blvd	72
99-22 67th Road	29
Austin Street	106
QFC Coop	69
Queens Family Courthouse Apartments	277

### STATEN ISLAND

Celebration Townhouses	74
Stapleton Court	92

---

<b>TOTAL NEWHOP</b>	<b>13,497</b>
---------------------	---------------

---

## NYCHA FEDERALIZATION

---

NYCHA Public Housing Preservation I LLC

### BRONX

Castle Hill	2,023
Marble Hill	1,682
St. Mary's Park	1,007

### BROOKLYN

Bayview	1,609
Bushwick	1,220
Malboro	1,763

### MANHATTAN

Amsterdam	175
Chelsea	425
Drew Hamilton	1,211
Manhattanville	1,272
Rutgers	721
Samuels	664

### STATEN ISLAND

Stapleton	693
-----------	-----

---

<b>TOTAL NYCHA FEDERALIZATION</b>	<b>14,465</b>
-----------------------------------	---------------

---

## NYCHA PACT

---

### BRONX

PACT Edenwald	2,035
PACT Union Avenue Consolidated	983

### BROOKLYN

PACT Boulevard	1,673
PACT Linden Penn	1,922
PACT Reid Park Rock	1,696
PACT Williamsburg	1,621

### MANHATTAN

PACT Audubon Houses, Bethune Gardens, and Marshall Plaza	557
PACT Harlem River I & II	693

---

<b>TOTAL NYCHA PACT</b>	<b>11,180</b>
-------------------------	---------------

---

## NYCHA CAPITAL FUND 2013 A & B

---

### MANHATTAN

NYCHA Capital Fund 2013 A	
NYCHA Capital Fund 2013 B	5,000

---

<b>TOTAL NYCHA CAPITAL FUND 2013 A &amp; B</b>	<b>5,000</b>
--	--------------

---

## NYCHA TRIBORO PRESERVATION

---

### BRONX, BROOKLYN, MANHATTAN

NYCHA Triboro Preservation	875
----------------------------	-----

---

<b>TOTAL NYCHA TRIBORO PRESERVATION</b>	<b>875</b>
---	------------

---

## PARTICIPATION LOAN

---

Participation Loan	9,163
--------------------	-------

---

<b>TOTAL PARTICIPATION LOAN</b>	<b>9,163</b>
---------------------------------	--------------

---

## PRESERVATION

---

### BRONX

1414 Walton	60
2629 Sedgwick Avenue	30
788 Fox Street	52
Banana Kelly	21
Baychester Murphy Houses	722
Comunilife Portfolio	242
Dreamyard NEP	301
Evergreen Tiebout	118
Grant Avenue Coop	162
HPD Cluster Swap #3	777
L&M Quad (*aka - Palacio del Sol, Parkview Apartments, Parkview II, 500 East 165th Street)	450
MBD Year 15 Resyndication	270
Mount Hope Preservation Apartments	497
Putnam Deegan II	44

Putnam-Deegan, L.P.	90
St. Ann's Portfolio	90
Southern and Willis	76

### BROOKLYN

90 Sands	491
Albany Kingston	224
Arker East New York Portfolio	437
BEC Continuum Resyndication	550
Carroll Gardens Portfolio	31
FAC Renaissance	146
FAC Renaissance Phase II	64
Jarka Hall	64
JOE Central Brooklyn	524
Lincoln Place (PHRFP Site J)	54
Los Sures (aka - 101 S. 3rd HDFC)	35
PACT Brooklyn Bundle II	2,625
Prospect Park South Portfolio	386
Williams & Georgia Towers (Co-op)	142

### MANHATTAN

3333 Broadway	565
Cleo Jenkins Apartments - Neighborhood Pillars Pgm	197
Hope East of Fifth	506
JOE Uptown	116
Lott Legacy Apartments	359
Northern Manhattan Equities (HCCI II)	159
PACT Manhattan Bundle	1,718
Phelps House	169
STRIVERS PLAZA II-A & B	117
Stuyvesant Town-Peter Cooper Village	5,000
Tahl Propp Section 8 Preservation Portfolio	549

### QUEENS

Glendale Multifamily Portfolio	72
Queenswood Apartments	296

### STATEN ISLAND

Elbee Gardens	178
---------------	-----

### MULTIPLE BOROUGHES

HPD Cluster Site Acquisition	729
HPD Cluster Site 2	225

---

<b>TOTAL PRESERVATION</b>	<b>20,730</b>
---------------------------	---------------

---

## SECTION 8

### BRONX

Clinton Arms	86
Crotona V	87
Hunts Point Peninsula Apartments	165

### BROOKLYN

Borough Park Court	131
Crown Heights I	36
Crown Heights II	32
Fulton Park 7&8	209
La Cabana	168

### MANHATTAN

Metro North Gardens	48
Morningside One Apts	109

---

<b>TOTAL SECTION 8</b>	<b>1,071</b>
------------------------	--------------

---

## SEED

### BROOKLYN

Watkins Street Cluster	105
------------------------	-----

### MANHATTAN

East 115th Street Cluster	140
---------------------------	-----

---

<b>TOTAL SEED</b>	<b>245</b>
-------------------	------------

---

## SERVICING ONLY

---

Servicing Only	54,804
----------------	--------

---

<b>TOTAL SERVICING ONLY</b>	<b>54,804</b>
-----------------------------	---------------

---

## YEAR-15

### BRONX

800 Fox Street	19
Home Street Homes	109
Louise Chazin Apartments	45
Simeon Services	27

### BROOKLYN

Crown Prospect	120
Cypress Hills Street	27
St. John's Apart LDCCH	48

### MANHATTAN

360 Preservation	429
First WHGA	59
John Hill Assoc LP	15
Park Side	160

---

<b>TOTAL YEAR-15</b>	<b>1,058</b>
----------------------	--------------

---

<b>TOTAL 2023 PORTFOLIO UNIT COUNT</b>	<b>286,010</b>
--	----------------



**VIEW FULL REPORT ONLINE AT**  
[www.2023annual.nychdc.com](http://www.2023annual.nychdc.com)