



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
215 West 125<sup>th</sup> Street, 4<sup>th</sup> Floor—New York, NY 10027  
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**HENRIETTA LYLE**  
Chairperson

**ANDREW LASSALLE**  
Assistant District Manager

**Resolution on  
Site Control and Land Disposition at  
407, 409, and 415 Lenox Avenue  
by Lemor Realty Corporation**

**Whereas**, Lemor Realty Corporation (“Lemor”) has submitted an application seeking Community Board 10’s support for site control at 407, 409, and 415 Lenox Avenue for the purpose of developing a mix use facility to include 130 units of affordable residential rental units, and commercial and community space;

**Whereas**, Lemor will offer studio, one, and two, bedroom apartments at an average price range of \$996 to \$1,698, \$1,070 to \$1,823, and \$1,287 to \$2,190 respectively; studio, one, and two bedroom apartments will be offered based on 100%, 80%, and 60% of AMI;

**Whereas**, Lemor will offer community space to Street Corner Resources Inc. free of charge; Street Corner Resources Inc. is a community based organization dedicated to reducing gun and gang violence via music, education, job training, and access to employment opportunities;

**Whereas**, Lemor has developed over 603 units of affordable housing in the central Harlem community, including:

1. 106 units at West 140<sup>th</sup> Street and Adam Clayton Powell with an average AMI of 40% in 1998;
2. 97 units at West 123<sup>rd</sup> Street and Fredrick Douglass Blvd with an average AMI of 60% in 2001;
3. 200 units at West 140<sup>th</sup> Street and Adam Clayton Powell with an average AMI of 40% in 2004;
4. 49 units at West 145<sup>th</sup> Street and Adam Clayton Powell with an average AMI of 60% in 2007;
5. 100 units at West 132<sup>nd</sup> and West 137<sup>th</sup> Streets, and Lenox with an average AMI of 70% in 2007; and
6. 51 units at West 145<sup>th</sup> Street and Adam Clayton Powell with an average AMI of 77% in 2013.

**Therefore, be it resolved**, that Manhattan Community Board 10 votes to support Lemor Realty Corporation’s application for site control at 407, 409, and 415 Lenox Avenue with a unanimous vote of **26** in favor.