

**By WILLIAM NEUMAN**

Published: November 28, 2004, Sunday

## Affordable Condos Planned for Harlem

A group of developers is planning a condominium building on 116th Street, between Fifth and Lenox Avenues, as part of the city's push to revitalize one of Harlem's main crosstown corridors.

The building, with 250 apartments, will be called the Kalahari, after a decorative motif on its facade inspired by designs used on homes in the Kalahari region of southern Africa, according to one of the developers, Carlton Brown, a principal of Full Spectrum Building and Development.

"We think architecture is one statement of who's here and what they're about," Mr. Brown said. "So much of the work that's been done in African-American communities doesn't make reference to our cultures."

Mr. Brown and his development partner, Ron Moelis, of L&M Equity Participants, said half the apartments will be offered at market rates of \$400 to \$500 a square foot. Thirty percent of the units will go to moderate-income buyers and 20 percent will be designated for low-income buyers. Moderate income is defined as a family earning no more than 130 percent of the median income for the area. The annual median income for a family of four is currently \$62,800. While the median is likely to change before the condos go on sale, if the calculation were made today, the moderate income limit would be \$81,640. Low-income buyers can earn no more than 80 percent of the median, which would work out to \$50,240 today.

The Kalahari will be designed to reduce energy consumption and will employ materials considered more friendly to the environment, Mr. Brown said.

The project will also include a movie theater that will specialize in films by African-American and Latino filmmakers, as well as squash courts that will be used by a youth sports program. Each apartment will also be wired for broadband Internet access.

The Kalahari will be built on land to be bought for \$1 million from the Department of Housing Preservation and Development as part of the city's Cornerstone Program, which dedicates city-owned land for housing construction, a spokesman for the agency said.

Mr. Brown recently completed another innovative development down the block from the Kalahari site, at 1400 Fifth Avenue, at the corner of 116th Street, that was also a Cornerstone project.

That project has been billed as the first so-called green design condominium building with an affordable housing component. All 128 apartments at 1400 Fifth Avenue have been sold, two-thirds of them to low- and middle-income buyers, Mr. Brown said. Four of the seven town houses that are part of the development are still for sale, at \$1.2 million apiece, he said.

Syreeta McFadden, director of multifamily new construction programs for the Department of Housing Preservation and Development, said the Kalahari is seen as part of a dramatic transformation. "This is the major piece that's going to complete the entire corridor," she said. "It's a big gaping hole we'll be able to fill now. It's been a long time coming, and 116th Street has come back."

The developers were certified this month to begin the land-use approval process and they hope to be cleared to purchase the land and begin construction by June. If all goes as planned, the building could be open to tenants by the middle of 2007, Mr. Brown said.

The building is designed by an architectural team that includes Frederic Schwartz Architects, GF55 Architects and Studio JTA. Mr. Schwartz was chosen to create memorials to the victims of the Sept. 11, 2001, terror attack to be built in Liberty State Park in New Jersey and in Westchester County.

#### A Fortunate Sale For a Literary Agent

Charlotte Sheedy, a well-known literary agent who is also the mother of the actress Ally Sheedy, recently sold a building on King Street in SoHo for \$3.3 million.

The four-story building at 41 King Street has a pair of duplexes and an extension in the back with two one-bedroom apartments. It was bought by Louis DiLauro, a dealer in rare coins.

Ms. Sheedy bought the building in 1988 for \$1.1 million, according to the deed filed with the city.

Ms. Sheedy currently represents Daniel Handler, who writes the popular "A Series of Unfortunate Events" children's books under the pseudonym Lemony Snicket. She also represents the author and illustrator Maira Kalman, and Eve Ensler, who wrote "The Vagina Monologues."

Ms. Sheedy said she lived in the King Street house until about six years ago, when she had foot surgery and needed a home without stairs. She now lives in a rental apartment in Midtown. Mr. DiLauro, who closed on the property last month, said he plans to live in one of the duplex units and will continue to rent out the rest of the apartments.

He sells rare coins at the Manhattan Art and Antiques Center on Second Avenue, between 55th and 56th Streets. Mr. DiLauro said the rarest coin he ever handled was

minted around 550 B.C. in southern Italy as a prize for the winners of Olympic games. He sold it in 1974 for \$90,000, but he said it is probably worth about \$1 million today.

Published: 11 - 28 - 2004 , Late Edition - Final , Section 11 , Column 4 , Page