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Apartments, preschool to open in September

By [JOURNAL STAFF](#)

A 70-unit low-income apartment building called The Tony Lee will open in September on the former site of Fire Station 39 at 2820 N.E. 127th St. in Seattle's Lake City neighborhood.

In a press release, the Low Income Housing Institute said its six-story, \$21.9 million project was designed by Runberg Architecture Group and built by Walsh Construction Co.

A preschool with four classrooms for 80 children will be on the first floor in space developed with funding from the Seattle Department of Education and Early Learning. The Refugee Women's Alliance will operate the school using a subsidy from the department and other funds. LIHI Executive Director Sharon Lee said her organization will charge ReWA nominal rent.



Photo provided by LIHI [\[enlarge\]](#)

The project was designed by Runberg Architecture Group and built by Walsh Construction Co.

The apartments will be open to people making up to 60 percent of the King County area median income. For a two person household, 60 percent is \$48,150.

LIHI said the building is in the Lake City Urban Village next to Fire Station 39 and near a library, community center, supermarkets, restaurants, retail and public transit.

It has 15 studios of 430 to 442 square feet, 25 one-bedrooms of 523 to 621 square feet, 25 two-bedrooms of 816 to 978 square feet, and five three-bedrooms of 1,074 to 1,089 square feet

The nonprofit developer said the rents are less than half of market rate. For example, the studios will rent from \$500 to \$1,000 per month, depending on the renter's income, and the two-bedrooms from \$637 to \$1,300.

The apartments have Energy Star features, dishwashers, disposals, plank flooring and solid surface counters.

The building has an on-site laundry, rooftop deck, gardens, a solar array, parking for the preschool, and an outdoor children's play space.

LIHI board president Joseph Abreu said, "The mayor and City Council saw the wisdom of transferring surplus land at no cost to LIHI to create more affordable housing. Lake City has seen significant rent increases resulting in displacement. Now 70 households can live in stable long-term housing with rents they can afford."

The Seattle Office of Housing provided construction financing. Umpqua Bank is providing construction and permanent financing. Housing credits were awarded by the Washington State Housing Finance Commission. Boston Capital is the tax credit equity investor.

LIHI said the building is named for Tony Lee, a civil rights advocate and champion for low-income families, people of color, refugees and immigrants. He was a founding member of the Asian-Pacific Islander Coalition of Washington and the Equity in Education Coalition, an attorney at Evergreen Legal Services, and advocate for Washington Association of Churches, the Catholic Archdiocese and Solid Ground. He won the Goldmark Award for exceptional leadership in social justice from the Washington Legal Foundation.

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