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LIHI ready to open 69 apartments, new headquarters in Little Saigon

By [JOURNAL STAFF](#)

Everyone needs a little tranquility these days and that can be found in Low Income Housing Institute's new An Lac apartment building in Seattle's Little Saigon neighborhood.

According to LIHI, An Lac means tranquility in Vietnamese.

LIHI planned to hold a grand opening ceremony next week for the six-story building at 1253 S. Jackson St. but had to postpone it due to coronavirus concerns. Still, tenants on Tuesday are expected to start moving in and LIHI on Friday will move its headquarters into 11,000 square feet in the back of the first floor.

An Lac has 69 apartments consisting of studio and one- and two-bedroom units.

Units have kitchens, solid surface countertops, large windows, wood cabinets, vinyl plank flooring and carpet in the bedrooms. Residents will share an on-site laundry, entry lounge, top floor community room with kitchen and exterior deck, and a large roof deck.

Studios are 522 square feet and rent for \$930-\$1,125 per month; one-bedroom units are 600-620 square feet and go for \$995-\$1,200; and two-bedroom units are 790-950 square feet and cost \$1,185-\$1,435. LIHI reports that units are still available.

The project serves lower-wage households, with income limits of \$46,500 for singles, \$53,150 for couples, \$59,800 for three persons and \$66,400 for four.

There is 1,700 square feet of ground floor retail available facing South Jackson Street that can be one space or divided for multiple tenants.



Photo from Walsh Construction Co. [\[enlarge\]](#)

An Lac has 69 apartments, offices and retail over six floors.



Photo from LIHI [\[enlarge\]](#)

LIHI is relocating its headquarters to this office space on the ground floor.

The building has several sustainable features: a tight air barrier, energy-efficient lighting, fresh air ventilation, rooftop solar panels, green roof areas, and landscaping using native plants to reduce irrigation needs.

Runberg Architecture Group and Walsh Construction Co. are leading the project team.

Here's the rest of the team: Quantum Consulting Engineers (structural), KPFF Consulting Engineers (civil), Glenn Takagi (landscape architect), JRS Engineering (building envelope), A3 Acoustics (acoustical engineer), Studio Pacifica (accessibility), Robert Williams & Associates, (arborist), Rushing Co. (MEP design assist), Emerald Aire (mechanical engineer), Merit Electric (electrical engineer), Adept Plumbing (plumbing engineer), Firepower (low-voltage engineer), Technical Resources Consultants (specifications), Allegion (door hardware), ABA Land Surveyors, PanGeo (geotechnical engineer), The Riley Group and Geotech Consultants (environmental consultants), and Objekts (furniture design).

(Editor's note: This article has been updated to reflect the correct spelling of The Riley Group.)

Funding is coming from the city of Seattle, King County, Boston Capital, Banner Bank, Washington State Housing Finance Commission and Wyncote Foundation Northwest.

The DJC reported last year that LIHI sold its soon-to-be-former Belltown headquarters at 2407 First Ave. to two entities related to Burrard Group of Vancouver, B.C. The developer plans a 10-story tower with up to 180 furnished units there.

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