



2407 First Avenue, Suite 200, Seattle, WA 98121

For Immediate Release:

## **The Low Income Housing Institute opens our newest project, Denny Park Apartments.**



The Grand Opening celebration for Denny Park Apartments in Seattle's South Lake Union neighborhood, will take place on Thursday January 19 at 230 8<sup>th</sup> Avenue. The event will go from 10:30 to 12, with a brief program starting at 11. Congressman Jim McDermott, Seattle Mayor Greg Nickels, and President and Chief Executive Officer of Enterprise Community Investment Jeffrey H. Donahue, are among those confirmed to speak at the celebration. Apartment units will be open for view.

The 50-unit Denny Park Apartments is LIHI's first building operated under a "no-smoking" policy. Smoking will not be allowed either in the individual units or the public spaces. Residents must inform their guests of the no-smoking rule, and smoking will constitute grounds for eviction. This policy is being implemented to ensure a high standard for indoor air quality, which is consistent with the building being designed as a "green" building. "We believe strongly that children and adults should be able to live in a 'smoke-free' environment. Denny Park Apartments is one of Seattle's first affordable housing projects that bans smoking throughout. By promoting healthy families and healthy homes, we hope we have started a trend," stated Sharon Lee, LIHI executive director.

Denny Park Apartments has the distinction of being the first project in the country to receive funds from the Green Communities Initiative, a five-year, \$555 million initiative to build more than 8,500 homes that provide significant health, economic and environmental benefits to low-income families and communities across the country.

Green Communities, a partnership between Enterprise and the Natural Resources Defense Council (NRDC), provides tax credit equity, grants and favorably priced financing, as well as expert training and technical assistance, to developers for affordable rental and for-sale homes that promote health, conserve energy and natural resources and enhance access to jobs, schools and services.

The project is also the City Office of Housing's ninth SeaGreen project to open since 2002. SeaGreen—Greening Seattle's Affordable Housing promotes healthy environments while protecting and conserving resources. Office of Housing staff also worked closely with Enterprise and NRDC to develop the Green Communities criteria used to ensure that projects met certain objective environmental benchmarks. As a result of its many green features, Denny Park received national press coverage, with laudatory articles appearing in such places as the Wall Street Journal and Forbes Magazine.

The 55,000-square-foot building at 230 Eighth Avenue North has 26 studio apartments, 11 one-bedroom units, eight two-bedroom and five three-bedroom units. Ground floor commercial space and parking are located below the housing. Eight of the units provide transitional housing for homeless families with children. Over 50 % of the units serve the working poor making 30% of area median income. The balance serves households up to 60% of AMI. To qualify as environmentally friendly, Denny Park Apartments take advantage of many resource efficient features. The apartments have east-west exposures, are near amenities and public transportation and are built with durable 50-year exterior materials and low-maintenance landscaping. The construction cost was \$6.6 million. The architect is Runberg Architecture Group and the contractor is Rafn Construction.

Funding for the \$10.8 million Denny Park Apartments included \$5.5 million in tax credits from Enterprise Community Investment, \$2.1 million from the City of Seattle and \$1.4 million from the State Housing Trust Fund. Other funding partners include: Federal Home Loan Bank, Washington State Housing Finance Commission, Washington Community Reinvestment Association, Bill & Melinda Gates Foundation's Sound Families Program, Seattle Housing Authority and Wells Fargo Bank.

**When: Thursday, January 19, 2006**  
**10:30 am – Noon (program will begin at 11)**

**Where: [Denny Park Apartments](#)**  
**230 Eighth Avenue North**  
**Seattle, WA 98109**

**Investor:** Enterprise Community Investment

**Architect:** Runberg Architecture Group

**Contractor:** RAFN

**For more information:** please contact Sharon Lee, LIHI Executive Director, (206) 443-9935 ext. 111, [sharonl@lihi.org](mailto:sharonl@lihi.org)