

Renovations finished on area apartments

The King County Housing Authority recently completed major renovations at two Highline-area apartment complexes for elderly and disabled residents.

A \$2.3 million renovation of the housing authority's 43-unit Brittany Park apartment complex at 18265 First Ave. S. in Normandy Park has provided critically needed fire and life safety upgrades.

At the 30-unit Riverton Terrace apartment complex at 14440 41st Ave. S. in Tukwila, a \$2.65 million renovation provided similar improvements.

"One of our top priorities is to maintain the highest possible standards of safety and well-being for our seniors and for persons with disabilities," said Stephen Norman, executive director of the King County Housing Authority.

"The Brittany Park and Riverton Terrace renovations not only upgrade the quality and ensures the long-term viability of a vital public asset, it also improves the safety and comfort of our seniors and residents with disabilities."

Brittany Park and Riverton Terrace are two of eight public housing buildings receiving vital safety improvements and beautifully remodeled community spaces as part of a recent \$25 million financing transaction.

The housing authority had developed a multi-year plan to install sprinklers, update fire safety systems and make critical building improvements to its portfolio of 22 senior/disabled buildings.

However, continued federal funding cuts to public housing slowed the pace of the rehabilitation work to one-and-a-half buildings per year, Norman noted.

Over the past seven years, however, the housing authority finished work on 14 of its apartment buildings. To avoid further delaying the work and incurring the resulting increased costs, it sought a way to accelerate completion of improvements for the remaining eight buildings.

The solution involved a complex financing transaction that involved federal tax credits, tax-exempt

bonds and public housing capital funds. The financing was completed in August 2007.

The projects included replacing the fire alarm system and installing a new fire sprinkler system, upgrading emergency stairways with new railings, flooring and lighting, adding new lighting and finishes for hallways, lobby, elevator and laundry rooms, replacing doors and hardware at unit entries, common areas and main entries, improving residential unit and common area ventilation, providing units with new water lines, water heaters, faucets and baseboard heaters, furnishing unit entries with new carpet, and replacing the roof and cleaning and resealing exterior siding.

W.G. Clark was the construction contractor.

Similar renovations are to be completed at the 60-unit Munro Manor, 630 S.152nd St., Burien, by December.



King County Housing Authority photo

Riverton Terrace Apartments in Tukwila sport a brand new exterior.