For Immediate Release
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Section 8 Housing Preserved and Renovated in Kitsap County
LIHI’s purchase saves 50 units of affordable housing for low-income families in Port Orchard

Seattle - The Low Income Housing Institute (LIHI) is proud to announce the preservation and renovation of 50 units of affordable housing for families at Cedar Heights, located at 333 Lippert Drive West in Port Orchard.

LIHI will celebrate the preservation of the Cedar Heights Apartments on Wednesday, August 21 from 10:00 – 11:30 AM. The event will feature a tour of several units, as well as speeches by State Representative Patricia Lantz, residents of Cedar Heights, and other supporters of the project.

Cedar Heights is another successful effort to preserve “at-risk” Section 8 housing. The residents of Cedar Heights are extremely low-income, 60% earn less than 20% of the area median income (AMI). LIHI purchased the property in December 2000 to prevent it from being converted to market-rate housing, which would have forced many of the families from their homes.

Funding partners include the Kitsap County Housing and Community Development Program, Kitsap County Consolidated Housing Authority, KeyBank, HUD, Washington State Office of Community Development, Washington State Housing Finance Commission, the Federal Home Loan Bank of Seattle, and Pacific Northwest Bank. LIHI received tax credit equity from Enterprise Social Investment Corporation.

Cedar Heights underwent significant renovations including the construction of a new playground. The units have new siding, exterior paint, windows, fire alarm system to meet the new City of Port Orchard Fire Code, and kitchen upgrades. Cedar Heights has 10 one-bedroom units, 30 two-bedroom units and 10 townhouse-style three and four-bedroom units. Twenty percent (10) of the units at Cedar Heights are set-aside for the disabled, and twenty percent are reserved for large families.

“We are very pleased to have the opportunity to preserve affordable housing in Kitsap County,” said Sharon Lee, LIHI’s Executive Director. “As increasingly more Section 8 contracts expire, the need to save housing for low-income families has reached a critical state.” Section 8 rental assistance enables low-income households to pay 30% of their income for housing, with the balance of operating costs covered by HUD. Without the subsidy, many of the families at Cedar Heights would not be able to afford to stay there.

Between 2002 and 2011, project-based Section 8 contracts at 159 properties with 5,006 housing units in Washington State will expire. Many private owners who developed these units over 20 years ago are now interested in selling or converting the units to market-rate housing.

The Low Income Housing Institute is a private non-profit developer, owner and manager of affordable housing and has developed over 1,700 units of affordable housing in the Puget Sound region.

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