

The Village Apartments

Monmouth

The Village Apartments provides a home to 22 seniors living in a community of approximately 10,000. Last year, The Village was purchased by a developer who wanted to ensure the property would continue to be a home for seniors for years to come. It was extensively remodeled using Housing Preservation Funds provided by Oregon Housing and Community Services and the owner renewed an agreement with the US Department of Housing and Urban Development (HUD) to keep rents affordable for seniors on fixed incomes.

Tony Suarez is one of the long-time residents of The Village. He moved in five years ago, after the death of his wife of



“This is a beautiful place since they rebuilt it... everything was made easier for me.”

– Tony Suarez, resident



The Village Apartments were extensively remodeled using Housing Preservation Funds provided by Oregon Housing and Community Services.

over fifty years. Mr. Suarez relies on the rent assistance, as well as the close knit community and his neighbors. He also appreciates the recent renovations, which included weatherization and energy efficiency improvements. Mr. Suarez’s apartment is far more comfortable now, and his winter electricity bills have dropped from over \$100 to less than \$70 per month – a big savings for someone living on a fixed income. Mr. Suarez says of the renovations, “This is a beautiful place since they rebuilt it... everything was made easier for me.” The renovation also added new air conditioners to keep homes comfortable on Monmouth’s hot summer days.

Mr. Suarez’s neighbor, Monetta Williamson, also appreciates the new renovations and the stable home that The Village provides. She recently celebrated her 90th birthday with friends in the brand new community room. Ms. Williamson doesn’t know how she’d survive without the help paying her rent provided by the project-based rental assistance. “I stayed in a tent for 11 months when I lived in Nebraska – things were just going wrong,” she says. “I’m afraid I would live in a tent again if I couldn’t live here.”

Ms. Williamson and Mr. Suarez are just two of The Village’s long-time residents, who proudly call this apartment

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“I’m afraid I would live in a tent again if I couldn’t live here.” – Monetta Williamson, resident



thrilled when Northwest Real Estate Capital Corporation partnered with Guardian Management to purchase and renovate the property and renewed the contract with HUD to maintain the affordable rents. The renovation not only made the buildings more energy efficient, it also added a community garden and a community room. In the units, new safety features include grab bars and roll-in showers for seniors with limited mobility.

move from their homes and feared they would lose the help with rents. She often reassured them that if the owner did decide to sell there was someone standing by to purchase the property who intended to keep it affordable. And that’s just what happened.

community their home. Nearby to the property are the Monmouth city library, a post office, and a full service grocery store. Residents rely on one another and public transportation to get to the store, attend doctors’ appointments, and run errands. With very few options in Monmouth for seniors on fixed incomes, residents were

Debra Rodriguez, a long-time Monmouth resident, is the community manager at The Village. She also loves the improvements and is happy to see the residents settled into their new homes. Before the purchase and renovation, she says many of the residents worried about having to

Now, Ms. Rodriguez jokes, one of her biggest problems is how to accommodate 22 residents with only 12 garden beds – now a hot commodity. At first the residents were skeptical but now everyone wants one after seeing how well they work.

With the renovations now completed and a long-term HUD contract in place, The Village will provide safe, stable and affordable homes (and fresh vegetables) to seniors in Monmouth for many years to come.

Preserving properties like The Village Apartments is the primary focus of the Oregon Housing Preservation Project (OHPP). As Oregonians with the lowest incomes continue to have trouble finding a safe, decent, and affordable place to call home, properties with project-based rent assistance contracts provide an invaluable, irreplaceable resource. In many communities around the state, these properties

may represent the only safe, stable home for a senior living on a fixed income or a family struggling with unemployment. Federal project-based rent assistance also helps fuel the local economy, providing the property a steady stream of income that can attract private capital and investment.

In 2007, a partnership of state and local stakeholders, both public and private, established the OHPP in

response to an impending wave of long-term federal project-based rent assistance contracts that would soon reach their expiration dates. Without contract renewals, that assistance is lost forever. OHPP works to provide outreach, technical expertise, and short- and long-term financing to preservation-minded buyers and owners of at-risk properties, with an ultimate goal of preserving 6,000 homes across Oregon.

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Spyglass Apartments

Lincoln City

In December 2010, Becky Foster came to Spyglass Apartments in Lincoln City as resident manager. Almost immediately, renovation began on this 40-unit complex that sits atop a hill, surrounded by small trees, and which is home to families with children.

The residents welcomed the much-needed renovations. New siding and roofs, exterior repairs, and complete interior overhauls, including bathrooms and kitchens, are now complete. An aging complex has been refreshed and given new life. And a community spirit has been nurtured by Becky's warmth and the foundation that safe, decent and affordable housing provides.

Also new to the complex at about that time were Grace Kelly and her son, Kai. They moved in just as construction began, thrilled to have a safe, affordable place to call home after being disrupted and afraid. And Spyglass is truly home.



The Spyglass Apartments were originally built through a US Department of Agriculture (USDA) Rural Development program. The aging complex has been given new life with much-needed renovations.

Grace exchanged keys with Carol, her next door neighbor. They have gone so far as to decorate their shared doorway with matching door mats and plants. They often join other neighbors at the new picnic table near the basketball

court, while younger kids enjoy the new playground equipment.

Kai made friends, and has frequent sleepovers. He is thriving at the nearby school, developing his talents as a budding author and thinking about attending summer school so he can skip a grade. Grace gives back to the larger community as well. She was asked by the manager of the local Department of Human Services office to facilitate a support group for women, which began in January.

Spyglass was originally built through a US Department of Agriculture (USDA) Rural Development program. This effort helped rural communities build

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Grace and her son Kai are thrilled to have a safe, affordable place to call home and a wonderful neighbor like Carol.





affordable housing for the residents who call these communities home. As a result of the owners renewing an agreement with USDA and an investment by Oregon Housing and Community Services, Spyglass will continue to be an affordable home for families in Lincoln County for years to come.

Renee Wear lived at Spyglass through the not so good years. She moved in ten years ago to be near her mother. Over time, the apartment deteriorated to the point that she began to look at other options for affordable housing. The renovations came just in time. Now, she says, the wind no longer sings through the walls and she enjoys the new windows. She loves the setting, with American eagles occasionally perching in the trees nearby.

With the renovations now complete and the project-based rental assistance preserved, Renee and Grace, along with many other families, will be able to continue to count on Spyglass as a safe, stable and affordable home well into the future.

“The wind no longer sings through the walls.”

– Renee Wear, resident



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Bella Vista Estates

Boardman

In January of 2014 the residents of Bella Vista Estates Cooperative in Boardman purchased their 127-space manufactured housing community securing long-term stability and affordable living for the residents. Formerly known as Desert Springs Estates, Bella Vista Estates is one of seven resident-owned manufactured housing communities in Oregon assisted by CASA of Oregon.

Purchase of manufactured housing communities by resident-owned cooperatives preserves their affordability and provides residents greater control of their future. Once purchased by members of a non-profit cooperative the community will remain as an affordable manufactured housing community. Resident ownership encourages wealth-building for cooperative members through appreciation in their home values and provides incentives for the coop owners to invest in improvements to the community infrastructure.



A stable and affordable community providing opportunity.

Under the guidance of Community and Shelter Assistance Corporation, or CASA of Oregon, Bella Vista's residents formed a cooperative, secured financing and completed the purchase in January of 2014. CASA of Oregon advised the residents and helped secure the \$3.15 million in financing needed to buy Bella Vista Estates.

One of the largest resident-owned communities converted to date in Oregon, the preservation of Bella Vista

Estates ensures that residents, many of whom are agricultural workers in the area, are able to enjoy economic security and stability. "We are excited to accomplish this goal for the benefit of the hardworking families in our manufactured housing community. They can rest assured that affordable housing will always be available near their places of work", said Clarissa Jimenez, Board Secretary of Bella Vista Estates Cooperative.



The residents are the proud new owners of Bella Vista Estates.

In recent years strong demand for low-cost housing has increased interest in acquisitions of manufactured housing parks. Large companies in the sector have been purchasing portfolios of parks which has reduced competition. At the same time, a growing need for affordable housing has increased demand for space in parks resulting in higher rents which increases investor interest even more.

According to data provided by CASA of Oregon, there are approximately 1,100 manufactured housing parks with 62,700 spaces statewide. This represents a significant portion of the affordable housing stock available to low- and fixed-income Oregonians.

Preserving manufactured housing communities through sales to mission-based non-profit owners or conversion to resident ownership are effective strategies for preserving affordable manufactured housing in Oregon.

Between 2009 and 2014, ten manufactured housing communities in Oregon were preserved with funding provided by Oregon Housing and Community Services Department using proceeds from the sale of Oregon lottery backed bonds and the Oregon Affordable Housing Tax Credit. Seven of the ten are now resident-owned communities, including Bella Vista Estates Cooperative in Boardman.

Preserved Manufactured Housing Communities Totals 2008-2014

Properties	10
Total Units	555
State Funds Invested	\$4,500,000
Other Capital Sources	\$22,397,964
Construction Contracts	\$1,912,062
Jobs Created	203
Total Project Costs	\$23,597,964

Harwood Mobile Manor

Junction City

St. Vincent dePaul of Lane County, a community-based non-profit organization that owns and operates affordable rental properties in several Oregon communities, has acquired and preserved four Lane County manufactured housing communities making extensive improvements and providing stability for the residents.

Harwood Mobile Manor, located in Junction City, was in receivership and in desperate need of physical improvements when St. Vincent de Paul acquired it in 2011. The acquisition was made possible using a conventional bank loan and Housing Preservation Funds from Oregon Housing and Community Services. The dedicated Housing Preservation Funds were raised through the sale of Lottery Backed Bonds approved by the Oregon Legislature in 2009.

“Harwood was typical of many rural parks,” said Terry McDonald, Executive Director, St. Vincent de Paul. “There were a number of units that needed to be removed and replaced with new models or renovated.”

Tom has lived in the park for over 14 years, off and on. The trailer he was living in was condemned when it was found to have dead mice, dead rats, and a possum (not playing dead) in the walls. He now lives in a mobile home renovated by St. Vincent de Paul. “They spent \$9,000 to fix it up,” he said. “It’s really

“People are taking better care of their yards and watching their kids better. If something’s wrong, management is right on it.”

– Tom, Harwood Mobile Manor resident

“There is nothing dignified about living in mobile homes that are in disrepair. We’re proud of the mobile home parks we’ve acquired and look forward to additional opportunities.”

– Terry McDonald, Executive Director,
St. Vincent de Paul

nice. I like being out in the country but close enough to town to get what I need.” Tom used to drive an armored truck, but now is on disability due to complications from diabetes and the aftermath of a kidney/pancreas transplant. He’s noticed good changes since St. Vinnie’s took over management. “People are taking better care of their yards and watching their kids better. If something’s wrong, management is right on it.”

Denise also enjoys the quiet, country living. Her 3-bedroom mobile home was acquired from the Oregon Department of Transportation and needed minimal repairs. It’s her first time renting housing on her own.

Prior to moving to Harwood, Denise and her two children had been living with her parents. She appreciates the



Tom, pictured with his therapy dog, Cheyenne, benefitted from the change in ownership.



Denise, pictured with daughter Emily, 5.

affordable rent and the friends her children have made since moving to Harwood. Denise works 40 hours per week as a caregiver in a foster home for developmentally disabled adults and is going to school for her GED. After that, she’ll continue at Lane Community College and study to become an X-ray technician, and save money for a down-payment on a house.

“Preservation of mobile home parks is a good strategy for us,” said McDonald. “We acquire them, fix them up, and have affordable rentals or home ownership opportunities for people who otherwise would have few options. Our mission statement references ‘the dignity of all’. There is nothing dignified about living in mobile homes that are in disrepair. We’re proud of the mobile home parks we’ve acquired and look forward to additional opportunities.”