

# 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



**P**reserving properties like Spyglass 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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