

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



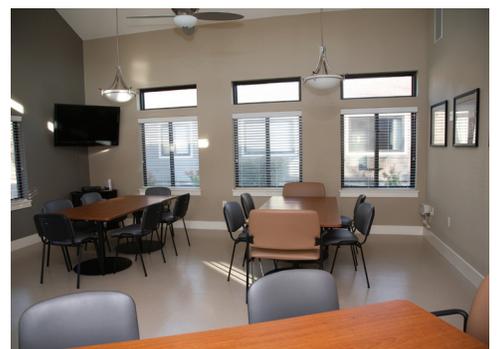
The Village Apartments were extensively remodeled using Housing Preservation Funds provided by Oregon Housing and Community Services.

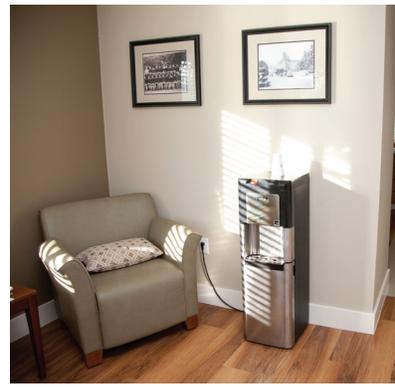
over fifty years. Mr. Suarez relies on the rent assistance, as well as the close knit community and his neighbors. He also appreciates the recent renovations, which included weatherization and energy efficiency improvements. Mr. Suarez’s apartment is far more comfortable now, and his winter electricity 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

[MORE >](#)





“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.

**Affordable
Homes for
Oregon
Communities**

Preserve Oregon Housing

www.preserveoregonhousing.org

Oregon Housing Preservation Project Partners:

Oregon Housing and Community Services • City of Portland
Network for Oregon Affordable Housing

Support generously provided by:

Meyer Memorial Trust • John D. and Catherine T. MacArthur
Foundation • Collins Foundation • Oregon Community Foundation