

**DUNDEE COMMONS - AFFORDABLE HOUSING AND EARLY LEARNING HUB**

Newberg Area Habitat for Humanity (NAHFH) serves St. Paul, Sherwood,

Dundee, Dayton, and Newberg. Although *A Brush With Kindness* and the *Healthy Homes* programs have both done projects stretching to the surrounding communities build projects have always occurred within the city limits of Newberg.

Dundee Commons will be the first new build site outside of Newberg, and it is a project that has been realized because of the partnership among Newberg Area Habitat for Humanity, Newberg First United Methodist Church, and Head Start of Yamhill County.

Three years ago Newberg First United Methodist Church tasked a committee to study affordable housing issues within the community. It was clear that the Newberg/Dundee area was in need of more affordable housing options. That initial committee invited Rick Rogers, then Executive Director of NAHFH, to join them. Around the same time, the Northwest Methodist Conference, who owned the land in Dundee, wanted to transfer the land to the Newberg First United Methodist Church if they could create a project in which the land

could be used. It was through discussion and the investigation of business and residential codes that the idea of a shared space between affordable housing and Head Start was formed. "Affordable housing takes



creativity since it is outside the box of traditional American housing models," stated Shannon Selah.

Norm Daviess, president of the NAHFH board said, "We knew that we couldn't put homes on the first floor since it was zoned commercial. It was then that Rick informed the committee that Head Start wanted to put a facility in Dundee but could never find the space. If we could build a three-story structure, we could house the Head Start non-profit program on the bottom floor and then the affordable housing units on the second and third floors."

This project would provide four two-story, three bed, two bath homes and a 2700 square foot space for Head Start adjacent to the existing church on the corner of Pacific Highway and SW 11th Street. The

project is also slated to relocate the parking lot to improve the traffic flow. "Although this project is a first in our area, Eugene built a larger-scale project that brought together early childhood development and affordable housing. That project showed us how we could access OHCS LIFT funding to make the project pencil out," added Shannon Selah.

Shannon then expressed, "All developers, affordable and conventional, struggle with penciling out budgets due to material costs, government fees, and general inflation." The projected cost of this

Habitat build has an estimated cost of \$5 million dollars. "It is our hope that some of the Dundee companies will donate to this project since some of their employees might be the families buying the four homes. Also the homeowner's children might be some of the 50 - 60 students who will be served through the Head Start educational program," Norm affirmed.

Demolition of one of the dilapidated structures on the property and infrastructure work will be the focus during 2025 along with securing all the funding streams. "It is important to state that it is our



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intention to leave the sanctuary so the Dundee congregation can continue to worship in their space,” stated Norm Daviess, Habitat Board Chair.

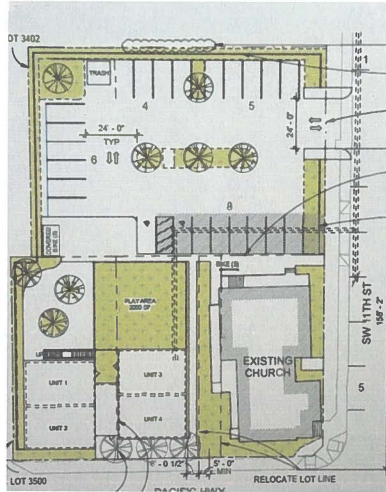
Scott Edwards Architecture has provided the renderings of the building, playground, and updated parking areas. This project will be a combination of a commercial build and a Habitat build; therefore, a contractor will be hired to construct the shell, the first floor classrooms

and the parking lot. Newberg Area Habitat for Humanity volunteers, alongside the Habitat Construction Supervisor, will finish the interior of the homes situated on the second and third floors. Like other Habitat constructions projects, the land will be put into a land trust so these homes will forever be low-income housing.

The lack of affordable housing and childcare have been two challenges that continue to cause barriers for our low-income families in both Dundee and Newberg. It is because of the stewardship of the Newberg First United Methodist Church and the congregation’s dream of how to preserve the existing house of worship on the Dundee property that the seeds of this project took root.

### NEW EMPLOYEE HAS A SERVANT’S HEART

Newberg Area Habitat for Humanity (NAHFH) welcomes William Troyer as one of the new partnering AmeriCorp employees. He recently graduated from Ohio University with a degree in communications, a minor in journalism, and a focus in media social change. These concentrations have taught him how to analyze media and how it is used for social change. NAHFH was searching for an individual who had strengths in



media, technology, and the communication skills to recruit untapped volunteers in the surrounding Habitat communities and the local colleges. William was that person so he packed his bags and traveled to Oregon to start his position in early January of 2025.

William speaks fondly of his college years and stressed that he attended a university with diverse experiences.

He understands that some members of a community are more privileged than others. He saw that when attending college in Athens, a city in Southeastern Ohio and a part of the Appalachian region, and it helped him understand cultural differences shaping that region of the United States. He was also quick to note that many times cultural differences can be incorrectly perceived. “Often misrepresented, Appalachians are hard working people who take care of their families and each other. They also have a deep depth of caring for their neighbors while extending kindness within their communities.” It is clear when chatting with William that people should be judged by the care and spirit in their heart not their outward advantages.

“Those values transferred into me, and I wanted to put those learned values to work.” His strongest role models might have been his parents while growing up. His father, who works for the Environmental Protection Agency (EPA), got him interested in working in some form of federal service, combined with his mother, a teacher



who currently assists students with functional needs. “My parents instilled in me the values of both leadership and service.” These core principles

inspired him to apply for an AmeriCorp Habitat position.

Although William has had experiences that have taken him away from Ohio, applying at NAHFH would bring him out to Oregon - the furthest West he has ever been. “One great thing about Habitat is they work with underprivileged families. Habitat of Humanity partners with these families so they can afford a better place to live.” Habitat’s vision inspired William to apply as a part of Newberg’s team.

The AmeriCorp position is a ten-and-a-half-month contract. This does not worry William. During those months, he will recruit more volunteers by making community partnerships and assist with the website, social media, and other outreach media. When asked what he hopes to accomplish during his time with NAHFH, he answered within a short few minutes of thought, “I want to have a better tie in the community. I want to lay a better foundation for volunteerism. I want to exhibit a profound sense of community through our mission.” No doubt William’s mindset already has shaped his path for success within the organization.

**Volunteer on the Build Crew or Repair Work For Healthy Homes**



**Mondays and/or Wednesdays  
9:00 A.M. - 4:00 P.M.**

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