

HEALTHY HOMES PROGRAM SAYS GOODBYE TO DAVID REEDER AS SUPERVISOR

Last May 2024, David Reeder joined Newberg Area Habitat for Humanity (NAHFH) as the manager of the Healthy Homes Program. At the end of June, he will transition within the Habitat family from working part-time for two local Habitat organizations to working full-time at McMinnville Area Habitat for Humanity as the Construction Supervisor. "I enjoyed my time while working in Newberg, and I look forward to working full-time in one location and working with new construction. That is really what I love."

During David's time with NAHFH, he worked on 12 different applications for the Healthy Homes Program. The program is funded by a grant from Housing and Urban Development (HUD) and requires a home assessment before repairs are completed. Healthy Homes functions as a reimbursement grant, where all labor and materials for repairs performed are tracked and reimbursed. The scope of a HUD Healthy Homes repair is capped at \$15,000. McMinnville also has a home repair program, Ramps, Rails, and Repairs, but since it is not funded through HUD, the projects are on a much smaller scale and limited to \$1500.

Under David's lead at NAHFH, he completed 12 assessments on homes in Newberg, Dundee, and Sherwood that needed

repairs. The requirements include a visual assessment of the home's condition, an interview with the resident, and a sampling of potential



environmental hazards. The goal is to create a safe and healthy home for the residents, and the assessment is the first step in creating an action plan. David and NAHFH volunteers contribute physical labor for repairs as "leverage". NAHFH is required to contribute as leverage at least 15% of the project costs budgeted for labor and materials. Three of the homes also required hiring subcontractors to correct issues.

Eight of the assessed homes have had various issues necessitating corrective action, including: windows and trim replacement, foundation

work, mold eradication, replacing drywall and insulation, plumbing, tub or shower replacement, decking, door replacement, and flooring. "Some contractors have helped us get more leverage on expensive repairs by working with us, knowing they are helping to do a repair through a Habitat program. And if a homeowner is willing to volunteer with labor, that gives some leverage too."

The four remaining homes that went through the assessment process did not receive repairs for different reasons. One of the homeowners moved before work started, another did not respond after the initial assessment, a third did not meet the income criteria set out by the program requirements, and the last homeowner opted out.

Besides managing the Healthy Homes Program, David also repaired homes through the A Brush with Kindness (ABWK) program. NAHFH's ABWK program aids local homeowners with small repairs. The difference with this program is that the homeowner pays for materials, and NAHFH covers the labor through staff and volunteers to perform repairs. There were two projects on separate homes that David assisted in completing under ABWK: the addition of a safety ramp and the repair of a furnace.



Habitat Office
620 N Morton Street
Newberg, Oregon
Monday - Friday
9:00 AM - 1:00 PM
503-537-9938

Habitat Staff

Shannon Selah - Executive Director
Libbie Bailey - Administrative Assistant
Miche McCausey - Construction Supervisor
David Reeder - Healthy Homes Repair Manager

ReStore Staff + Support Staff

Jerome Spencer - ReStore Manager
William Troyer - Community Outreach Coordinator

Officers of the Board of Directors

Norm Daviess - President
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Rus St. Cyr - Secretary
Storr Nelson - Treasurer

“I learned that the Healthy Homes Program is needed and necessary. It benefits people who are really in need. There is a good amount of interest, and it is gaining traction.” David was part-time at the Newberg and McMinnville affiliates. He is glad that his replacement, Omar Rojas, will be a full-time employee managing both Healthy Homes and ABWK. “There are five active, fully approved projects that Omar will take over as supervisor, and a waiting list of seven more. I know he has the skills to do a fantastic job, and he will need volunteers.”

David will pass his files and tool belt over to Omar by the end of June. “My first project in McMinnville has already been planned on property on Naomi Way in McMinnville. I will be the supervisor and will be working with building volunteers.” We will miss David and wish him the very best as he starts his new position in McMinnville. NAHFH appreciates all of David’s efforts in setting up systems for the HUD Healthy Homes Program in Newberg and is thankful that, as the Habitat organizations continue to collaborate, their paths may cross from time to time.

**OMAR ROJAS BECOMES
NEW HEALTHY HOMES
SUPERVISOR**



Newberg Area Habitat for Humanity (NAHFH) was fortunate to hire Omar Rojas as the new Healthy Homes supervisor. His last position

was with a for profit construction company as a project manager and on any given day he would travel 60 + miles between projects in order to keep the construction projects on schedule. He was at a point in his career that he was searching for a job with less time on the road and more

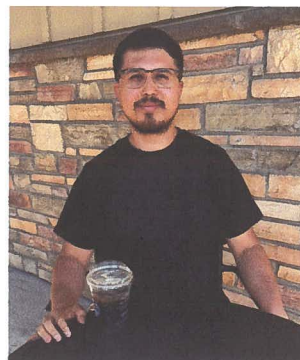
time working with clients. “I am good at what I do and here I get to help people who need it.”

He added that even in his short few weeks working beside David Reeder that he can see that people working and volunteering at Habitat are people who value community and are here to help. “My mom was a single mom of three kids. I am now helping a mother in the same position. Another client is an elderly woman whose husband has passed away. In her, I see my granny. I can personally make the connections with these people in my own life, and I’m smiling at the end of the day because of it.” He realizes his job will be about the people and helping them get what they require to live a better life.

Omar has already visited some of the sites of the homeowners he will be helping. He knows there will be a learning curve as he transitions into the HUD program and the assessment process, but he looks forward to the challenge. “David’s heart is open and will work with what he has. I want to get to that and execute and help people who need it. David has put together the formula, and I will continue that process.”

There are five Healthy Home projects in progress. Those need to be completed first and then the six with pre-assessments will be his next repair projects. He understands that he will be busy, and he looks forward to his new job demands. “The winning formula is here. I get excited about the potential, and I am so glad to be here.”

David Reeder’s last day at NAHFH will be June 30 and then Omar will be on his own. Although this is just two short weeks away, Omar’s confident attitude and infectious smile relays he will be ready. He is asking questions, reviewing files, visiting home sites, and absorbing the digital programs that are connected to this position. “I am a jack of trades when it comes to construction and my strength in building might be framing. Yet, my strongest skills are communication, management, and organization.”



**JULIO ZUNIGA HIRED AS
HABITAT BOOKKEEPER**

Newberg Area Habitat for Humanity (NAHFH) welcomed Julio Zuniga towards the end of April as the new bookkeeper for the affiliate. He works approximately 12 hours per week while keeping his full time position at an accounting firm in the Portland area. He was drawn to this position because it was part-time, based in Newberg, his accounting skills could help a non-profit, and the

When interacting with Omar, it is evident that he is a people person. He emphasized that the two most important people in his life are his daughter and his wife. In fact, his daughter’s best friends or the “Goof Troop”, as he calls them, spend quality time at his home since it has become the hangout house. It is clear that cultivating and strengthening relationships is the core of Omar’s life and work

“I was aware what Habitat represented but now I am really learning what it means. There is a mission and vision based on moral and ethical values, and Habitat constructs and builds with those in mind. It’s like getting to be on the super hero team, and I am part of the fighting for good.”

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



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

For more information, contact us:

**Email: info@newberghabitat.org
Phone: (503) - 537-9938**

majority of his hours could be completed remotely. Within the interview, it was evident that Julio would be a team player and would add a friendly, positive attitude while implementing electronic accounting systems throughout the organization.

Julio talked about the difference of working for a company that operates to make a profit versus his short time working for Habitat, a non-profit organization. "I am impressed about the amount of care that Habitat puts into outreach. There is a lot of support for families, and the people working here have passion for their community. Both the Executive Director and the ReStore manager are so supportive."

Julio outlined how he currently is reviewing NAHFH's accounts to acquaint himself with the vendors and the transactions. "There is always a time of investigative accounting when taking over the books. It is important to make sure that the accounts are up to date and in good standing before I institute any changes going forward." He has found that the Newberg affiliate has mainly operated with paper copies of bills, receipts, and revenue recording. Julio is working to bring the bookkeeping practices into the age of digital records.

By going paperless, he believes the accounting systems will be much more efficient. He is transitioning the online accounts to auto pay while connecting bank accounts and credit cards to Quickbooks. In fact, if someone within the employee group uses a credit card, it will automatically be recorded to the bank account once his systems are put into place. Being paperless will make it easy to search and find particular transactions within an account especially during an audit, and going digital will use less physical space in an already crowded office.

"I am hoping to learn more about the grants awarded to NAHFH after I make all the digital transitions. I then hope



to be more involved in the grant process in order to help set up the accounts and help with appropriately tracking. Shannon, the executive director, does a great job coding and their descriptions; we can just be more efficient with this as well." Another change Julio would like to make in the near future is helping Jerome, the manager of the ReStore. "I would like to develop an electronic system for the reporting of sales and revenue for the ReStore. It would be easier and more streamlined for Jerome and me."

Julio and his family moved from California three years ago wanting to be closer to family and were looking for a place that gave them a better quality of life. His family has used their vacation time to explore small towns on the coast, area pumpkins patches, tulip farms, and family friendly activities around the state of Oregon. He is excited that this fall will start another chapter in his family's lives as both of his children will start school this fall. His son will be enrolled in kindergarten and his daughter will start pre-school. "This will allow my wife and me to become volunteers in the school district and build stronger relationships within the Newberg community."

COLLEGE STREET HOMES CONTINUE TO MAKE PROGRESS

Two homes are completed and waiting for the pavers and landscaping, and then families will be able to move in. The dedication ceremony will be planned soon, mortgage papers completed and then families will be handed keys and take occupancy. Families have worked their 500 hours of sweat equity and are anxious to move in.

The third home's foundation has been poured and will use the same blueprint

as the two already built on the College lots. The framing is already starting as well. The construction supervisor has outlined the schedule for volunteers and contractors and is hopeful this home will be completed on a shorter timeline.

The plan is to add three additional homes at the College Street build site would bring the site to a six home Habitat community. The blueprints for the additional homes are

being designed. They will not be the same drawings as the original three homes because of the lot layout in the back section. Also there must be access

allotted if emergency vehicles are ever needed.

There is also a home build site across town being prepared on Fifth Street. It will be a duplex with a Veteran home on the bottom floor and another home on the second level.

We thank the dedicated volunteers that can be seen at the build site every Monday and Wednesday through the year. Many of the same volunteers also build on Saturdays alongside the future homeowners. These volunteers are the bedrock of the Habitat workforce turning dreams into reality.

With so many future homes planned, and the Dundee Commons project being finalized within the next year, Newberg Area Habitat for Humanity would welcome more volunteers. You can work anywhere from one day a month to one day a week or multiple days a week. Come join us and be part of a team that is making a positive impact in the community.

Habitat ReStore
801 N. Meridian Street
Newberg, Oregon
(971)-832-8153

Thursday, Friday, Saturday
9:00 AM - 5:00 PM

