

N.I.C.E. COTTAGE COMMONS

A Rural Affordable Housing & Community Stewardship Pilot Project

Prepared By:
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Proposed Service Area:
Forest Grove, Gaston, Cornelius, Carlton, Yamhill, and surrounding
communities in Washington and Yamhill Counties, Oregon

Executive Summary

N.I.C.E. Cottage Commons is a small-scale housing development designed to address the growing shortage of attainable housing in rural Oregon communities.

The project combines a private on-site steward residence with a cluster of thoughtfully designed cottage homes that provide affordable and stable housing opportunities for local residents while preserving open space, neighborhood character, and quality of life.

Unlike large apartment complexes, Cottage Commons emphasizes dignity, privacy, community connection, and environmental stewardship.

The project is intended to serve as a demonstration model that can be replicated throughout rural Oregon communities facing housing shortages.

The Need

Housing costs throughout Washington and Yamhill Counties continue to increase while the supply of smaller and moderately priced housing remains limited.

Many residents face significant barriers to housing stability including:

- Fixed-income households
- Seniors
- Individuals with disabilities
- Single adults
- Workforce employees
- Rural residents seeking smaller housing options

Traditional housing developments often do not meet the needs of these populations.

The result is housing insecurity, displacement, and loss of community stability.

Project Vision

N.I.C.E. Cottage Commons creates a small neighborhood-scale housing community where residents can enjoy:

- Attractive cottage homes
- Private outdoor space
- Shared green space
- Walking paths
- Community gathering areas
- Landscaped grounds
- Long-term housing stability

The development is designed to demonstrate that affordable housing can also be beautiful, peaceful, and community-centered.

Our proposed partnership with the experienced team at RG ProBuilders is an exciting opportunity.

Good, Honest, Hard Work. That's RG.

- 15+ years of expert work in Oregon, Arizona, and Southwest Washington.
- Dedicated to expertise, attention to detail, and customer service.

"You've never hired a contractor who cares like we do!"

Why RG ProBuilders?

"We'll work with you to design a package that fits your needs. From size and specs, to finishes and details, we'll put it all on paper and solidify the plan."

"Before we break ground, we'll do the leg work to secure all permits and requirements. Then our expert craftsmen will get to work, keeping you in the loop along the way."

"From ADUs, shops, and barns, to additions, remodels, and more, you'll experience increased home value, incredible living space, and very jealous neighbors. Win-win."

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LOCAL

21211 NE 72nd Ave

Battle Ground, WA 98604

Proposed Development

Phase One

Founder Residence

900-1,100 square feet

Features:

- Private entrance
- Fenced yard
- Pet-friendly space
- Separate landscaping buffer

Rental Cottages

Two initial cottages

600-800 square feet

One and two-bedroom configurations

Covered porch or balcony

Dedicated parking

Phase Two

Additional cottages added after stabilization of operations.

Community Features

- Mail pavilion
- Picnic area
- Barbecue area
- Community garden
- Water feature
- Native landscaping
- Walking paths
- Shade trees

Community Benefits

The project provides measurable benefits including:

- Increased housing supply
- Small-scale affordable housing
- Rural workforce housing
- Community revitalization
- Increased local economic activity
- Demonstration project for future housing development

Organizational Background

The N.I.C.E. Foundation (New Initiative Community Enhancement Foundation) is an Oregon nonprofit organization focused on:

- Historic preservation
- Rural revitalization
- Community enhancement
- Educational opportunity
- Land stewardship
- Community development

The organization seeks practical solutions that strengthen communities while preserving local identity and quality of life.

Founder Background

Founder and Executive Director Martine Rohlfing developed the **N.I.C.E. Cottage Commons** concept after personally experiencing the challenges of housing instability, rising housing costs, and limited housing options available to many Oregonians.

Rather than viewing these experiences solely as personal hardship, they became the catalyst for creating a housing model that could serve others facing similar challenges.

This project reflects a commitment to transforming lived experience into practical community solutions.

Funding Request

The project seeks a combination of:

- Property acquisition financing
- Construction financing
- Community development financing
- Housing partnership support
- Planning and infrastructure funding
- Philanthropic investment

Funding may be secured through a combination of traditional lending, community development financial institutions, government programs, grants, donations, and strategic partnerships.

Long-Term Sustainability

Revenue generated through rental operations will support:

- Property maintenance
- Operating expenses
- Reserve accounts
- Future expansion
- Community programming

The goal is to create a financially sustainable housing model that remains affordable while maintaining high-quality living environments.

Closing Statement

N.I.C.E. Cottage Commons represents more than a housing development.

It is a practical demonstration that small-scale, community-oriented housing can address affordability challenges while preserving the character, beauty, and sense of place that make Oregon's rural communities unique.

The project seeks partners who share a commitment to housing stability, stewardship, and long-term community resilience.

Sincerely,

Martine Rohlfing

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THE-NICE-FOUNDATION.ORG