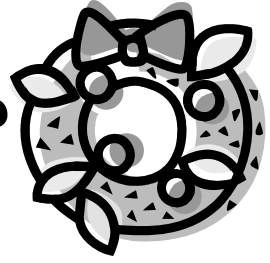


# PCRI Newsletter



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## Celebrating Food Day Together!

PCRI's Food Day Celebration was held October 24<sup>th</sup> at O.A.M.E. "This event was a testament to how wholesome, nourishing food can be a powerful catalyst in bringing together our diverse communities" stated Adriana, the event organizer.

PCRI residents and their families enjoyed an evening of delicious, culturally-inspired foods prepared by our Native American, African American, and Hispanic communities. Families received a free take-home bag of fresh, seasonal organic fruit and veggies donated by local small farms. PCRI raffled several great cookware prizes and presented the results of our Healthy Foods Access Survey and Assessment.

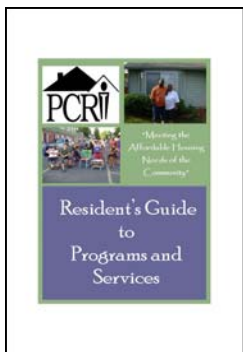


The following topics were presented: the relationship between health equity and economic equity; Native American First Foods; urban farmer's food access perspective; environmental justice and turning brownfields into thriving community gardens; fruit tree gleanings as a community food resource; and efforts to start up a mobile market and a community-driven Latino market. Residents and community members also enjoyed a lively and entertaining cooking demonstration by Chef Stacey Givens. The children had their own activities room and had a lot of fun with our terrific childcare providers. If you did not

have the chance to take our Healthy Foods Access Survey, but are interested in growing your own food or getting involved in improving food access in your neighborhood, please contact Adriana at [adriana@pcrihome.org](mailto:adriana@pcrihome.org) or 503-288-2923.

### Get Yours Today!

PCRI Resident Services Guide outlines the Programs and Services available to you. Please come by and pick up your copy.



## PCRI named one of 100 Best Nonprofits

For the second year in a row, Oregon Business Magazine honored PCRI as one of the 100 Best Nonprofits to work for in Oregon. The award is based on the ranking of more than 5,500 anonymous surveys submitted by non-profit employees throughout the state, with the top 100 non-profits being recognized. This means PCRI staff ranked our organization as a rewarding and enjoyable place to work.



The benefits of a great workplace extend beyond the employees, as Deputy Director Deborah Turner pointed out, "Results of the 100 Best survey confirms that PCRI is on track with hiring the right staff—staff are here because they want to be and enjoy the work they do. Core to that work is their commitment to providing residents with mission driven high quality services coupled with excellent customer service."

The complete list of Oregon Business Magazine's 100 Best Nonprofits was published October 2011 and is available online at [www.oregonbusiness.com/100-best](http://www.oregonbusiness.com/100-best).



## Mission:

PCRI's Mission is to preserve, expand and manage affordable housing in the City of Portland and provide access to and advocacy for services for our residents.

## Vision:

PCRI's vision is to provide affordable housing and associated services that achieve family stability, self-sufficiency and resident wealth creation.



## Director's Corner: Holiday Wishes



It's the holiday season and I am reminded how there's much to celebrate, even in our nation's most difficult economic times. I am reminded of the biblical scripture that says no matter how little we have, we still have something to give. Minimally what we can give is love. I always notice how friendly and kind people are during the Christmas holidays. We are greeted and we greet others with well wishes, nice smiles and pleasantries. One of the best times to exhibit kindness is when times are most difficult. When we can find a way to be kind, it lightens our burdens and warms our hearts in the most beneficial way. During this joyous season, let's be thankful and show our love by loving one another – it makes for a great day, week, month and life. On behalf of PCRI staff and board of directors, we wish each of you a warm and prosperous new year.

*Happy Holidays, Maxine Fitzpatrick*

In our next newsletter, we will feature new leadership at PCRI – we have a new president and she will be highlighted. Please look forward to learning about her.

## Meet Your Work Order Team:



**Armando Diaz**—Maintenance Technician—Armando specializes in maintenance requests for occupied units. He is lead technician for mechanical systems such as heating systems and appliances. When Armando isn't busy repairing your home, you'll probably find him working on a car as that is his favorite pastime.



**Steve Archer**—Maintenance Technician—As Steve likes to say, his job "is to wait hand and foot on each renter, to fix all the issues at hand, and make sure they're happy." Steve is an avid bowler and likes to brag about his 205 average. Thursday nights you might catch him at the bowling alley throwing a 'turkey'.

## Join PCRI's Board

PCRI is looking for a well-rounded resident to become a member of PCRI's policy Board. This is a very important position. The Board is responsible for making policy decisions that determine the future direction of PCRI. Requirements: be available one day a month from 9am to 11am for monthly meetings; have transportation to and from meetings; have the desire to serve and knowledge of business operations. This is your opportunity to positively impact PCRI and the work we do in the community. If you or someone you know would like to join us, contact PCRI at 503-288-2923.



## PCRI Resident Picnic!



In August, PCRI's annual resident picnic was held at Peninsula Park where we enjoyed a bountiful BBQ and good times together. Games and activities, a chorus by our young people, fabulous raffle prizes, face painting, and cool swims in the pool were features of the day. We'd like to say a warm thank you to our donors (Mid-k, Geneva's, Whole Foods, Ruby Jewels, Fred Meyers, New Seasons, Safeway, Trader Joe's, and Re Viva! to name a few) for providing prizes and some of the food and resources that made a successful event. For more information regarding the picnic or to find out about other programs and activities, please call PCRI at 503-288-2923.



## Continuing Education...

Would you like to stay competitive when searching for employment? Take advantage of Margaret Carter Center's self-paced literature to upgrade your skills. This is a convenient opportunity to refresh grammar, computer skills, or resume writing. Come find out what information is available to help you. Come by 626 NE Brazee, or contact Lisa at 503-281-1778 or [lisa@pcrihome.org](mailto:lisa@pcrihome.org) for up-to-date hours and assistance.



## Outstanding Partners!



PCRI loves our community partners. Fortunately, our community partners love us too! At Oregon Tradeswomen's annual meeting and celebration on October 25, 2011, PCRI was presented an *Outstanding Partner Award* to recognize our ongoing partnership with the Tradeswomen's pre-apprenticeship training program.

"This is a great path for our two organizations. At the core of our efforts are affordable housing and living wage jobs," said Maxine Fitzpatrick, PCRI's Executive Director. "And it's personally rewarding to see the women in these classes empowering themselves to create a better future for themselves and their families." PCRI and Oregon Tradeswomen are already making plans for projects in the coming year. For more information about the Tradeswomen's programs, visit [www.tradeswomen.net](http://www.tradeswomen.net).

## Fun Weekly Activities!



Maya Angelou Community Center held a very successful art camp this summer and now has a new schedule of weekly activities: Monday is Computer Tutoring 3:00-5:00pm, Tuesday is Brain Games 4:00-5:00pm, Wednesday is Piano Lessons 3:30-5:30pm, and Thursday is Spanish Class. All activities are led by professionals. For more information about Maya Center programs including festive holiday dinners in November and December, contact Catherine at 503-287-4009, [catherine@pcrihome.org](mailto:catherine@pcrihome.org), or stop by the center Monday through Thursday between 2-7pm at 4012 N. Borthwick Avenue.

## Exterior Improvements...



Work just finished on exterior improvements at the Maggie Gibson Plaza, located on the corner of NE Alberta Street and NE 17th Avenue. The renovation will help with energy efficiency and a new paint job to refresh the front of the building. One of PCRI's residential/commercial properties, Maggie Gibson provides affordable housing to several households and also contains neighborhood businesses, including Community Cycling Center, Shape It Up Hair Salon, and Mimosas "Paint Your Own Pottery" Studios. PCRI is pleased to participate in Alberta Main Street neighborhood association's Façade Improvement Program, which provided a portion of the upgrade funding. For more information contact Ben at 503-288-2923 or [ben@pcrihome.org](mailto:ben@pcrihome.org).

## Help Find Assistance!

A big thank you to SEI Community & Family Programs for bringing their Low-income Home Energy Assistance Outreach to Park Terrace Community Center (PTCC) in October. SEI successfully assisted 19 residents with up to \$150.00 in utility assistance for the holiday season. PCRI is very grateful for this service as it will help many residents keep their lights on and heat their homes through the winter. For more information, please contact Amber at PTCC at 503-282-1359.





## Volunteers Needed...

**Photographer:** PCRI seeks a volunteer **photographer** to capture some of the great achievements of PCRI's residents. This photographer should have quality equipment and skill taking shots that encompass the amazing attributes of a wide variety of families and individuals at various events and activities. Please call PCRI at 503-288-2923.

**Chef:** Over the summer, three of PCRI's youth interns researched what would make the ultimate snack for teens. Their results make a compelling picture of a delicious, nutritious snack bar and they can hardly wait to see their vision made a reality. They need a **Chef** to help them take their research and idea and make it real. Please consider volunteering your time to help our resident youth with their innovative project. Learn more on our website [www.pcrihome.org/news](http://www.pcrihome.org/news), or call Julie at 503-288-2923 to get cooking with "Team TEENS".



## Expect to See Lisa...

PCRI residents can expect to see Resident Services Coordinator Lisa knocking on your door. She'll share some important information about the services PCRI offers to you as a resident and she'll give you a useful packet that includes a magnet with an easy-to-keep list of numbers that can hang on your refrigerator. Please welcome Lisa and return her smile.



## Free Tax Prep Services!



PCRI is thrilled to partner with CASH Oregon and AARP Tax-Aide this tax season to provide free tax preparation services for PCRI residents and the Portland community. PCRI's Margaret Carter Neighborhood Network Center, located at 626 NE Brazee (enter on NE 7th), will have two qualified volunteer tax preparation specialists available for scheduled appointments starting in January. These volunteers will provide confidential and free tax preparation services for you. They can perform back-taxes, catch you up on the latest tax rules, answer your questions, and file your current taxes. PCRI residents can take advantage of this service by scheduling an appointment at 503-281-1778.

## Anyone Can Learn to be Financially Fit!

In Financial Fitness Class, Innovative Changes taught residents that the Cash Society is now a Plastic Society. This means that debit and credit cards are the first choice for most consumers. As a consumer, you should know that choosing a card over cash means you are avoiding a scientifically proven "pain response" that occurs every time you use cash. When you pick plastic there is a greater potential for overspending or forgetting about your budget. And the key to Financial Fitness is making and maintaining a budget that balances your bills with savings and splurges. PCRI will hold another Financial Fitness series in January. Contact Julie at 503-288-2923 for more information.

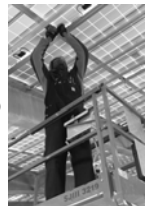


## IDAs Help with Repairs

PCRI partners with CASA of Oregon to provide matched savings accounts for PCRI residents which can assist with specific, identified needs. Participants who meet the eligibility qualifications and take Financial Fitness class can save for home purchase, home repairs, business start-up, education, or job-specific training. Save a minimum of \$25 a month and receive a 3 to 1 match. Resources for this program are limited. To learn more, please contact Julie at [julie@pcrihome.org](mailto:julie@pcrihome.org) or 503-288-2923.

## Get a Career, Get Electric!

African American women and men can get introduced to the electrical trade in two workshops designed by Constructing Hope, OTI, and NECA/IBEW. Participants will learn how to wire a light and hear from electricians about the trade and how to apply for a career earning up to \$37 an hour at the end of an apprenticeship program. **WHEN:** *African American Women Wire a Light Workshop* on November 29th. *African American Men Wire a Light Workshop* on November 30th. Both workshops will run from 6:00-8:00 pm. **WHERE:** Constructing Hope located at 405 NE Church St., Portland. For information about the men's night contact Constructing Hope at 503-281-1234 or information about the women's night contact Oregon Tradeswomen, Inc. at 503-335-8200 x31.





## Homeownership Realized! Paint & Repair-a-thon!



Long time resident of ten years, Doneena Caster, pictured between her lender and agent, signed her final home purchase documents in October. Like many of PCRI's residents, Doneena had the drive and desire to own a home and leave a legacy for her

children. Living in one of PCRI's single family homes for ten years prepared Doneena for the rigors and joys of homeownership. Doneena joined the Homeownership Program in 2008 and discovered with hard work, patience, and dedicated PCRI staff, homeownership can happen. In three easy steps, you can succeed like Doneena! 1) make an appointment with PCRI; 2) attend "Home Buyer Club" meetings; 3) utilize training and advice provided throughout the program. Just ask Doneena what these steps did for her! She now lives in a remodeled three-bedroom home. To learn about homeownership, contact Charles at 503-288-2923 or [charles@pcrihome.org](mailto:charles@pcrihome.org).



One of the Homeownership Retention Program participants received home repairs through Reach's Annual Paint and Repair-a-thon. Through the resources and referral process, this homeowner was able to get

her home painted and some minor home repairs completed. Call Shalonda for more info at 503-288-2923.

## MHAC Expands Service...

Portland Housing Bureau recently expanded funding for the Minority Homeowners Assistance Collaborative (MHAC) which consists of PCRI, African American Alliance for Homeownership, Hacienda CDC, and NAYA Family Center to continue assisting senior homeowners through the Free Homeownership Retention Program. Due to its success serving seniors in N/NE Portland, the program is expanded to provide services to seniors ages 55 or older who live in the City of Portland, own their own home and need supportive services or referrals to prevent foreclosure. Last year, MHAC served over 100 clients living in N/NE Portland by providing resources and referrals that connected seniors to organizations that offer free services. The types of resources and referrals include: assistance with free home repair, utility assistance, tax deferments, free legal assistance, and free foreclosure prevention services. Call Shalonda at 503-288-2923 if you or someone you know is a senior in need of home retention services.

## What is DPAL any way?

PCRI residents can use DPAL to help pay for their first home purchase. The Down Payment Assistance Loan (DPAL) is a homebuyer assistance tool designed exclusively for first-time homebuyers that are purchasing a home in Portland's Interstate Corridor or Lents Town Center Urban Renewal Areas. DPAL is a second mortgage loan funded by the Portland Housing Bureau (PHB) and co-administered with the Minority Homebuyer Assistance Collaborative (MHAC). It is used in conjunction with a first mortgage loan from a participating lender. PHB has partnered with MHAC to identify and select eligible households for the program. MHAC is a partnership comprised of the African American Alliance for Homeownership, Hacienda Community Development Corporation, Native American Youth and Family Center, and PCRI. To qualify, a homebuyer must be actively working with and be selected by one of the MHAC partners. Average assistance ranges from \$15,000 to \$40,000 and includes home rehabilitation assistance as well. PCRI wants to encourage residents to take advantage of this excellent program! Residents can use this program to expand their first-time home buying options. To learn more,



please schedule an appointment today. Contact Charles at 503-288-2923 or [charles@pcrihome.org](mailto:charles@pcrihome.org).

## Life After Renting

"Life After Renting" is a program for homeowners who have gone through PCRI's home buying program. Meetings cover various aspects of being a new homeowner. Topics include: estate planning, insurance, home security, and much more. This is a great opportunity for homeowners who have questions, concerns, or simply want peer support. The September meeting was presented by community partners: Energy Trust of Oregon and the Department of Environmental Quality (DEQ). During the meeting, clients learned about Home Energy IQ, brownfields, lead paint removal, and received free Energy Savers Kits. If you want more information about joining this group, contact Charles at 503-288-2923.

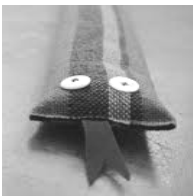
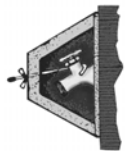




## Maintenance Update

It's the time of year when we take steps to protect our homes from freezing weather. Within an hour or so you can ensure your home is "winterized" and save yourself aggravation and inconvenience as the days grow colder. Follow these basic steps to better protect your home from the wrath of winter.

- **If you have a crawl space:** install foam blocks in your crawl space vents. Inexpensive and available at any hardware or home improvement store, they reduce the amount of cold air entering from underneath your home; which reduces heating costs and helps protect your water pipes.
- **Install foam hose bib covers** on all outside spigots. If there is an interior valve that turns the water off to the hose bib, it is good practice to shut the water off at that valve as well.
- **Make sure your downspout** outflow is directed away from your home. Many times moisture entering basements and crawlspaces are amplified by downspouts dumping water near the foundation.



- A rolled blanket or towel placed at the bottom of your exterior doors will help **reduce drafts**.
- Check your furnace filters monthly. **Dirty filters increase heating costs** as your furnace works harder to pull heated air into your home.
- **Adjust/close off heating vents** in rooms you less often use to keep heated air in areas you frequent.

When a hard freeze takes place, open cabinets under sinks that are against an outside wall. This allows warm air to circulate into the cabinet and helps protect pipes from freezing. Also try adjusting your faucets so the slightest trickle of water comes out (moving water does not freeze as easily).



Keep walkways and steps clear of snow and ice to prevent slip hazards. **Ice-melt, sand, or Kitty litter** are good items to sprinkle on walkways and porch steps to provide some traction on icy surfaces. **Do not use products that contain rock salt—they may damage carpets and other types of flooring.**

Traveling? Pack a few warm blankets, a first aid kit, and some non-perishable snacks in the trunk of your vehicle in case you get stranded. Take a sack of sand or kitty litter to sprinkle under your tires if you get stuck on snowy or icy roads. Remember, to keep your distance from other cars on the roadway and plan for possible delays.

*Have a safe and warmer winter season!*



Weatherization Works

## \$75 for a Referral



Yes, it is true! You can receive \$75.00 as a referral bonus if you refer someone to PCRI for one of our rental properties and that person is approved and moves into a PCRI rental property. It's just that easy... tell a friend, have them complete an application and list you as a referral, we process the application, if they move in, you will receive \$75.00.

By the way, don't just stop at renting! Tell somebody about your experience, about the great programs, about the activities that PCRI offers. And if you don't know what we offer, call our office and ask for the Programs Department. If you are eligible for the referral bonus, contact Yolanda at 503-288-2923.



## Youth News

### PCRI Summer Youth Interns

12 youth had fun interning this summer in an action-packed 5 week program. 10 youth worked at PCRI in the main office and our affiliated community centers and the additional 2 worked with Oregon Association of Minority Entrepreneurs (O.A.M.E.). Interns completed various tasks including: filing, organizing, researching best practices for social media, and preparing crafts with children at the Maya Art Camp. In addition, the Back to Basics program instructed interns in sewing, making soap, etiquette, and how to take professional looking photographs. The instructor shared with interns the fundamentals of business start-up and how to use these basic skills to save money at home and also make money as small business owners. Interns made professional resumes, learned financial basics, and excelled at mock interviews conducted by the



regional hiring manager for Safeway — two interns were hired by Safeway through these interviews! PCRI is grateful to the support of the Hoover Family

Foundation for making these job experiences possible. As one of the interns said, "This is a great way to start your first job."

### Youth Team Takes it to the Limit

This spring, PCRI youth won a grant for their "Teenagers Engaged in Eating Nutritious Snacks" (TEENS) plan to create a healthy snack for other youth. Since receiving the grant the TEENS team has surveyed more than 240 teens, conducted blind taste tests, and completed ingredients research. Now, PCRI's youth interns are seeking a chef to help design their ideal snack. The youth hope to sell the snack to other youth via a pilot project. Are you ready to get cooking on this project — or know someone who is?



Please contact Julie, Thriving Families Coordinator, at 503-288-2923.

## Energy Assistance

**SEI**—Utilities Assistance for Low-income Residents available December 2011. Call the SEI Energy Assistance Hotline at 503-240-0828 for updates and information.

**FISH Emergency Services**—Utility assistance when funds are available. Call for availability 503-233-5533.

**Salvation Army-Portland Tabernacle Family Services**—Provides Energy Assistance, call for availability 503-239-1264.

**St. Andrews Emergency Services**—Electricity assistance with 5-day shut-off notice. Boundaries I-5 to NE 25th Ave., NE Killingsworth to NE Shaver. Call 971-244-0339 from 9 a.m-1 p.m. Mon., Wed., Thurs. and Fri. or visit 806 NE Alberta Street.

**YWCA Energy Assistance**—Assistance for electric, gas, water and oil; NO ASSISTANCE FOR PGE or Pacific Power. Make an appointment by calling 503-721-6760.



**Multnomah County Weatherization**—Insulation, heating, and related services to save energy through conservation measures. Contact (503) 988-6295 ext. 22312 for income and eligibility requirements.

**Community Energy Project, Inc**—Assistance with energy saving solutions, appointments required. Also provides great easy-to-do weatherization workshops. Please call 503-284-6827 or visit 422 NE Alberta Street.

**Impact Northwest**—If your power is disconnected, you may receive assistance by calling 503-988-6020.

**Neighborhood House**—Water, Heat and Energy Assistance. Call to sign up or for screening 503-246-1663 x1000.

**Saint Vincent DePaul**—Utilities, rents, food, travel and other emergencies. Applicant must come in person to 5120 S.E. Milwaukie Ave., Portland. Bring bills and landlord information. Offices are open from 9:00 AM – 12:00 PM and 1:00 PM – 4:00 PM Monday thru Friday. 503-235-8431 for information.





[www.pcrihome.org](http://www.pcrihome.org)

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## My Favorite Holiday Memory Contest



**Ages 6—17** can share their favorite holiday memory or story and receive a great prize! **The first ten stories submitted will receive \$5.00** and be eligible for the big prizes that range from **\$25 to \$50**.

**Rules:** Write a short story up to one page long (hand written or typed) about your favorite holiday memory. Be sure to describe the holiday in detail. For example: Why

was this holiday so memorable? What made it different from other holidays?



**Due to PCRI's main office by December 12th** (location: 6329 NE Martin Luther King Jr. Blvd. ) Prizes given December 15th. Questions? Call Julie at 503-288-2923.

## Holiday Recipe Contest



Enter your recipe to the Holiday Recipe Contest and have your named entered into a drawing!

**Ages 18 and older can participate** in the Holiday Recipe Contest. Be a part of a special collection of PCRI resident recipes. We will print the collected recipes in time for the Holidays so you can enjoy delicious dishes just like your neighbors!

**Recipes are due by December 5th.** Please turn your recipes in to PCRI's main office at 6329 NE Martin Luther King Jr. Blvd.

Recipe books will be available by December 12th at PCRI's main office. Raffle will be drawn December 12th and prizes can be collected any time during office hours after December 12th. Questions? Call Julie at 503-288-2923.