For over 20 years, PCRI has invested in Portland’s neighborhoods, preserving cultural diversity, preventing displacement, and providing tools which empower low-income Portland families to achieve stability and self-sufficiency. PCRI’s portfolio of over 700 rental units is woven into the fabric of more than 30 Portland neighborhoods. This approach eliminates concentrations of poverty, helps to stabilize neighborhoods, and gives residents one of the last stable opportunities to remain an integral part of Portland’s vibrant, but rapidly changing community.

**Development:** PCRI has created the foundation of an ambitious 10-year plan to develop 1,000 new units of housing for affordable rental and homeownership opportunities. Leveraging PCRI-owned properties and employing a variety of public and private partnerships, these homes will be a pathway for displaced residents to return to Portland’s close-in neighborhoods and a safety net to ensure stability for low-income families at risk of displacement.
With the helping hands of certified homeownership counselors for pre-and post-purchase support, financial wellness training, a network of informed and committed partners, and access to down-payment assistance, PCRI helps families realize their ultimate dreams of homeownership.

For over 20 years, PCRI has successfully preserved a valuable community asset: affordable housing. With the foundation of safe, stable housing, children learn better in school, adults can pursue and advance their careers, and families can achieve self-sufficiency. By improving the lives of low-income families, we strengthen an entire community.

Still, our mission is not complete. While family incomes are mostly stagnant, rents and home prices are escalating at a record pace. Combined, these factors threaten to displace lower-income families from centrally-located, high-opportunity neighborhoods. With a robust development pipeline and a focus on keeping its economic opportunity firmly in the community, we can simultaneously strengthen our community, mitigate displacement, and empower a workforce with living wage jobs.

We give our most generous thanks to our partners, supporters, and donors. Together, we enable PCRI households to achieve the success stories that we are so thrilled to share.

**Homeown ership Impact**
In addition to helping families realize the “Great American Dream”, homeownership represents the ultimate in stability and can provide excellent opportunities for wealth building that can be shared with future generations, breaking the cycle of poverty for the next generation.

25 active Homeownership participants (as of 1/2015)

$160,000 Down Payment Assistance to be awarded FY 2015
ASSET BUILDING

Beyond the stability of affordable housing, PCRI helps families succeed with budgets, build or repair credit, avoid scams and financial pitfalls, and save toward life’s biggest goals. Financial wellness training and one-on-one counseling are complimented by matched-savings programs and credit-building initiatives.

55 participants in PCRI’s financial wellness class as of 12/2014

Over $326,000 saved (including IDA match amounts) as of 12/2014

IMPACT

Education IDAs empower participants to improve their career prospects and earning potential; home purchase and repair IDAs fast-track participants on their way to the stability and wealth building opportunity of homeownership.

“Programs like this...accept you for who you are, where you’re coming from and are willing to take the steps with you. It’s what allows a person to overcome those barriers.”

— Kelli Elliott, IDA participant and PCRI resident
PCRI’s homeownership retention program helps seniors avoid foreclosure, maintain stable homeownership, and make improvements to allow them to safely age in place. Seniors benefit from PCRI’s asset building programs as well as financial assistance and one-on-one support and advocacy.

97% of participants in fiscal year 2014 have retained homeownership.

$42,000 of emergency financial assistance provided.

“The staff follow-up was unbelievable. So often, we — the elderly — get put off and forgotten about. Not in my case.”

— resident
Meeting the Affordable Housing Needs of the Community

Portland Community Reinvestment Initiatives, Inc.
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