

# PCRI Newsletter

## PCRI Moves Into A Home Of Its Own



PCRI headquarters on Northeast Martin Luther King Jr. Blvd. sets an example for homeownership.

In the Community Development world, it is important to lead by example. As homeownership is important for our residents, it is also important to our Board and staff. Last year PCRI did lead by example, by moving into a home of our own. Last October, the staff moved into the new office, which happens to be an enormous house first owned by a local timber baron. Located on Martin Luther King Jr. Blvd., we are highly visible to the general public as well as to PCRI residents. As only the third owner in the 98 year history of the house, it was important to restore this building to its historic significance. Before the move, the office was completely renovated and restored inside and out. From new landscaping outside, to restoring the original stained woodwork throughout the interior, PCRI has shown that moving into homeownership is something to be proud of. Finally and most importantly, it sends a wonderful message to residents and potential residents, that they are welcomed and that PCRI considers them special and deserving of a wonderful place to call home. It sets the standards for the care and maintenance of the homes they live in. The new PCRI office represents the housing stability we hope all residents will feel and the promise of homeownership for all those who aspire.

**Inside this issue:**

<b>Director welcomes new PCRI residents</b>	2
<b>Programs Department News</b>	3
<b>Wealth Creation and Homeownership Kickoffs</b>	4-5
<b>Section 8 waiting list reopening</b>	6
<b>Emergency Maintenance information</b>	6
<b>Community Resources</b>	7



Mike Purcell and O. Gerald Uba of the ACDC Board celebrate with award namesake Barbara B. Smith.

## Albina Community Development Corp. Receives Barbara B. Smith Award

This October PCRI's board, staff and supporters were on hand as the board of the Albina Community Development Corporation received special recognition. ACDC chose PCRI to acquire their portfolio of homes scattered throughout North and Northeast Portland serving individuals, families and seniors. ACDC board representatives O. Gerald Uba, Mike Purcell and Phyllis Spaulding were presented the 5th annual Barbara B. Smith Community Support Award for outstanding support of PCRI and it's mission, unwavering support of affordable housing in Portland and continued commitment to the local community. Other partners from the public and private sector also were recognized and thanked for contributing their professional services and financial support in making the over 300 unit acquisition possible.

# The Director's Corner

## Welcome New PCRI Residents!

This spring PCRI was fortunate to acquire homes owned by the Albina Community Development Corporation. If your home was one of them, I want to welcome you into the PCRI family!

For 15 years PCRI has provided high quality homes at affordable rents. PCRI now owns over 700 units of housing consisting of single homes and apartments located mostly in North and Northeast Portland. We are proud to make it possible for long-term Portland residents to live in the neighborhoods they grew up and raised their families in. Those of you who are new to the neighborhood live in one of the most diverse, convenient and attractive areas in Portland.

The PCRI staff, Board and I care about more than providing you with affordable housing. Let me tell you about some of the other things you can look forward to as a member of the PCRI family:

For new PCRI residents, our Programs Department will help you connect with community resources and participate in activities that meet your personal and family needs and goals. Some featured in this newsletter are the homeownership initiative, the weekly medical van and the Parent Network. We'll tell you about new and ongoing services and activities offered by PCRI and in the community through a monthly E-news and will seek your ideas for future resident services through surveys and focus groups.

Our future housing development plans include building units you can afford to buy. PCRI has vacant land on which to build some homes for residents who work with us to become homeowners. We expect some of these homes to be available by 2008.

For new PCRI residents being managed by Infinity or Cascade property management companies, you eventually will be served by PCRI's property managers and housing maintenance team. Every day we will strive to meet the high standards you expect and deserve.

If you are satisfied with a more arms length relationship, we want you to know we will be there if and when you need us. If you would like more interaction, we want to get to know you and your family's needs and aspirations. We want to enlist your support and input as we structure experiences to help you reach them. We want to share our knowledge of the community and offer avenues for you to make your impact on community life. Since we have entrusted PCRI homes to your care, we're in this together. It is our hope that we can and will enrich each others lives!

Warm Regards,

Maxine Fitzpatrick  
Executive Director

*"Just because you start at the bottom, does not mean it will take you longer to get to the top."*  
Iyanla Vanzant



Alberta Simmons Plaza, located at 6615 NE Martin Luther King Jr. Blvd, is one of many affordable housing properties recently taken over by PCRI.

*"Your attitude about who you are and what you have is a very little thing that makes a big difference."*  
Theodore Roosevelt

# Programs Department News

## Back stronger than ever!

The PCRI Programs Department has been busy jumpstarting two great programs of the past as well as thinking of new ways to help you meet challenges and support your personal and family goals. The aim of the Programs Department is to help you make great things happen for yourself, your family and your community. Three successful program areas we are happy to continue are the Parent Network, the PCRI Homeownership Initiative and Resident Services. You can read about homeownership as one wealth creation tool on the pages that follow. But, now let's talk about kids. Being a parent is more than a notion these days. Whether you are a parent or grand parent raising grandkids, the job is the same – seeing your children safely and soundly to adulthood. As you face the sometimes overwhelming but rewarding task of parenting, we want you to know that you are not alone!

**The Parent Network** can be a source of information, empowerment and encouragement in your important role by offering you:

**Parenting Support**— Parenting is hard and single-parenting is harder. Having other parents who listen and offer positive suggestions and support makes it a lot easier.

**Childcare resources**— Information on where and how to secure childcare.

**Parenting Skills**— Infants, youngsters and teenagers respond differently to life and need parenting in different ways. In the Parent Network you can learn and share ideas for nurturing your children physically and emotionally and academically. You can explore ways to support your children's strengths and interests and to help them address challenges at home, school or in the community.

**Parent/Child Advocacy**— As a member of the Parent Network you will plan and advocate for issues important to you and your child. You can get help and advice on advocating for your child's needs in school and other systems. Last year the Parent Network lobbied state legislators on childcare issues. PCRI Parents also attended community meetings about changes to Jefferson High School.

**WE NEED YOU!** The Parent Network can be and do much more with your ideas and participation. **Share your ideas.** Respond to Parent Network surveys and tell us what areas of parenting you need help in. What information, action or resource would make the positive difference in these areas?

### Participate! -

- Come to the meetings.
- Come to Parent Network classes and events.
- Be an advocate – Represent other PCRI parents at meetings with policy makers and at special events.

**Childcare Will Be Provided at all Parent Network Activities**



**Allyson Spencer, PCRI Programs Director**

### **Resident Services**

If you or your family have needs or goals you would like to meet, the PCRI Program Department is here to help in the following ways:

**Information and Referral**—Call or email and we will point you to available resources in the community to help you meet your needs or aspirations.

**Services for Kids**— We offer emergency childcare stipends when funding permits, back to school supplies and other goods for children as resources are available. We also will offer a homework program for middle and high school students starting in January.

**Site Specific Services**— Park Terrace, Maya Angelou and Alberta Simmons currently offer services to their residents. We are considering offering these services to PCRI residents who live close to these complexes next year.

**New Programs**— Your suggestions from the yearly recertification survey will be used to develop several new resident services next year. Areas where programs may be developed include living independently, job search, education and training, family and youth development, reading, ESL, financial management, healthy living, recreation, using computers, volunteering and civic engagement.

*The aim of the Programs Department is to help you make great things happen for yourself, your family and your community....*

For more information on PCRI resident services contact Allyson at (503) 288-2923 or allyson@pcrihome.org

### **PCRI E-NEWS Wants to Deliver to You!**

- PCRI News
- Job Announcements
- Community Events and services

**SEND YOUR EMAIL ADDRESS TO:**  
angela@pcrihome.org

### Community Resource Corner:

#### **Domestic Violence Prevention and support:**

- The Bradley -Angle House offers emergency help for victims of domestic violence (503) 281-2442

# Wealth Creation .....What is it?

**What is Wealth?** There are many definitions for wealth with the most common definitions being: (a) a large amount of money or possessions; (b) the value of assets owned by an individual or a community; and (c) well being or prosperity. Most of us gain wealth by owning a home, owning a successful business or getting an education which increases our value in the market place.

**Why do I need it?** Wealth creation is very important for many reasons. In our society wealth is needed for a place to live, food, clothing, vacations, a car, retirement, college education, and the list goes on and on.



**Need Help Creating it?** PCRI's vision is to provide affordable housing and associated services that achieve family stability, self-sufficiency and resident wealth creation. In keeping in line with our vision, we are hosting a fantastic Wealth Creation Seminar to be held on Thursday, November 9<sup>th</sup> at 7:00 p.m. till 9:00 p.m. at Park Terrace, 315 N. Alberta in the community center.



The guest speaker for this exciting and motivating seminar is none other than Roslyn Hill, a local property developer and entrepreneur. She will share her journey to owning properties on Alberta Street. She will share tips for building wealth that are sound and practical.

Come get energized! Space is limited. Please call us at (503) 288-2923 to reserve a seat for this dynamic seminar. Let us know if you will need childcare.



## *Save the dates... Wealth Creation and Home- ownership Calendar of events*

**November 9<sup>th</sup>**

**Wealth Creation Seminar  
with Roslyn Hill**

An exciting 2 hour seminar that will inspire you to get involved and give you helpful hints regarding how you can begin the process of wealth creation. Call to reserve a seat. Drawings for Door prizes will take place during the seminar. Location: Park Terrace, 315 N. Alberta in the community center. Time: 7:00 – 9:00 p.m. Please pre-register and let us know if you need childcare by calling Deborah at (503) 288-2923.

**November 16<sup>th</sup>**

**Homeownership Kickoff  
Meeting**

You can buy a home! Come find out how this can be accomplished and hear heart warming stories of others who have overcome major obstacles and have recently been able to fulfill their dream of home ownership. Informational packets will be given to all participants. Drawings for door prizes will take place. Location: Park Terrace, 315 N. Alberta in the community center. Time: 7:00 – 8:30 p.m. Please pre-register and let us know if you need childcare by calling Deborah at (503) 288-2923.

### **Wealth is more than money!**

"Wealth is not about what you can acquire, but about what you can accomplish, and accomplishments take discipline, self-denial and, yes, time. To build wealth, to experience true abundance in our lives, we must go beyond meeting short-term needs and wants—a roof over our heads, clothes on our backs, the 'bling' of things quickly acquired and just as easily discarded—to focus on long-term goals," Comments from Earl G. Graves, Sr., publisher of *Black Enterprise* magazine in recognition of the magazine's 35th anniversary. "True wealth building is about an investment of time as well as money."

#### **Tip #1 for Getting Started...write your goals down on paper**

"The first step to achieving any serious goal is to write it down and then visualize having achieved that goal. The subconscious mind then begins to direct your thoughts and actions towards your goal. Most people do not achieve their goal, because they never fully mentally commit themselves. They make half-hearted attempts and then give up at the first sign of adversity.

Taking financial responsibility is more than earning a paycheck and dutifully paying your bills. Being financially responsible involves knowing how much money you have, where it is coming from, where it is going and what it's doing in the meantime...Most people will say that keeping track of their money is too much work, but when you consider how many hours a week you work to earn it, wouldn't spending a few hours a week managing your money be worth the effort?" Michael Shinn, Certified Financial Planner.

# Home Ownership...can I really own a home?

**Introduction:** My name is Deborah Turner and I am the new Homeownership Coordinator. I come to PCRI with a strong background in the field of finance and have been very successful in helping people reach their personal financial goals, especially individuals who may have obstacles to overcome. My motto is "if there is a will, there is a way!" As a home owner myself (actually I have been fortunate enough to own 7 homes throughout my life), I have had to overcome many obstacles that stood between me and the goal of home ownership. A positive attitude with self determination can accomplish a lot! I am a living testimony to that.



Deborah Turner

**If you are serious about owning your own home** and desire the personal satisfaction that comes from having a place of your own, and want to take advantage of home ownership as a form of wealth creation, give me a call. I am here to help you figure out how you can fulfill this dream.

In the Portland Observer dated October 11th, *Bernie Foster, chairman of the African American Alliance for Homeownership stated that "Homeownership is the single largest generator of personal wealth."* I am pleased that many PCRI residents have already taken advantage of this fantastic program and some of them are now in their own homes; several others are only months away from homeownership.



**Home Ownership Kickoff:** On Thursday, November 16<sup>th</sup> at 7:00 p.m. we will have an exciting and energizing **Homeownership Kickoff Meeting** at Park Terrace, 315 N. Alberta in the community center. Our guest speaker will give relevant information regarding how you can become a Home Owner, even in today's economy. Come and get en-

**Take advantage of the following services:** PCRI provides the following services free of charge to residents who are interested in owning their own home:

- Homebuyer education
- Financial and educational workshops
- Confidential one-on-one counseling
- Credit counseling
- Pre-purchase counseling
- Post-purchase counseling
- Default/delinquency counseling
- Free copy of your credit report

## Advantages of Home Ownership

- A Place of your own—Your home is your castle.
- Tax Benefits.
- Pride of ownership.
- Security and stability.
- Control of your life.
- Opportunity to build equity and create wealth.
- Freedom to decorate your home as you want, and to make decisions about your home.
- Financial motivation—home ownership is a good investment.
- Predictable housing costs.

## Did you know?



There are special loan programs for first time home buyers.



You can repair your credit scores.



We will help you save for home ownership.

*Ability is what you're capable of doing. Motivation determines what you do. Attitude determines how well you do it.*  
— Lou Holtz.

# Property Management News

## Section 8 waiting list reopening in November

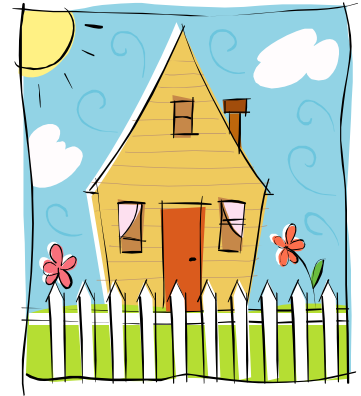
HAP is reopening the Section 8 waiting list in November. If you want to get on the list to receive this benefit you need to know the information below:

### Application Process

Applications are being taken between November 1 -17.

Starting November 1, applications can be downloaded from the HAP website - [www.hapdx.org](http://www.hapdx.org) and will be available at 13 Dept. of Human Services offices. One distribution site is the DHS Hollywood office located at 4400 NE Broadway.

Sign up sessions for people who need help with their applications or who want to discuss any part of the Section 8 program will be held in Northeast Portland on November 14th at the NE Police Princt, 449 NE Emerson. Another session will be held November 15th at New Columbia Community Room at 4627 N. Trenton.



Applications must be submitted at one of the sign-up locations or by mail. If they are mailed, they must be postmarked no later than November 17.

The application and outreach materials will be available in Spanish, Vietnamese, and Russian as well as English.

### Lottery Process

HAP will limit the list to the first 3,000 households randomly drawn, and let everyone who applied know if they are on the list or not. One application per household.

Creating a waiting list of 3,000 will mean some number of households will not be served in this round. In the meantime they will need to seek other housing options.

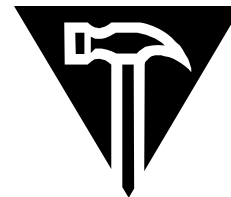
**Questions?** Please contact Dena Ford-Avery, Acting Director, Rent Assistance ([denaa@hapdx.org](mailto:denaa@hapdx.org), 503-802-8568).

## Maintenance News

PCRI's Maintenance Crew wants to ensure that our residents have a safe and secure place to live with their families. If an emergency comes up that endangers your health and safety, please use the emergency pager process.

### **Emergencies are:**

- No heat, no hot water
- Severe leaks and flooding
- Break-ins
- No Electricity
- Leaky roofs
- Toilets that are clogged and unusable



In case of emergency, call 503-599-3935. Leave your name, address, nature of the emergency and a number where you can be reached. The maintenance technician on call will respond. To ensure that all emergencies receive a timely response, we ask that non-emergency requests be called in to the PCRI offices at (503) 288-2923 during business hours.

# News You Can Use

## Cold and Flu Season Shots

With the onset of cold and flu season, many of us are anxious to find out where they are being offered. In speaking with Senior services, they have yet to arrive at a scheduled date. They encourage all seniors to seek shots from their primary care physician.

The following is a list of some of the available shots locations and dates. If you are a senior or disabled and need assistance with setting appointments or obtaining ride information please call us at (503) 288-2923. Most of all stay healthy. There may be a small fee for the shots.

<u>Organization</u>	<u>Address</u>	<u>Dates</u>	<u>Telephone</u>
Kaiser Permanente	Interstate Central Clinic	Until out	503 285-9321
Providence Adult	NE 47 <sup>th</sup>	Open Dates	503 215-9700
Safeway Stores	5920 NE MLK Blvd.	Oct 4 – Until Out	503 288-3272
	1100 NE Broadway	Oct 4 – Until Out	503 528-0506

## Medical Mobile

If you need to see a doctor or dentist and are homeless or low income and without insurance, you now have a new place to go in NE Portland. A mobile medical clinic bringing services to families and individuals will be located at the :

Albina Ministerial Alliance Office  
2887 N Williams  
Every Monday morning  
8:30-11:30 A.M.  
Get there using the #4 , #33 and #6 buses.

The 40-foot medical mobile clinic will provide primary medical care and pharmacy services on-site, immunizations and preventative care, pediatrics and much more in addition to referrals for dental, mental and other health needs. Charges for services are on a sliding fee scale. Check it out and tell your family and friends who may need these services too.

## Holiday Post Office Jobs

The US Post office is hiring seasonal workers for swing and graveyard shifts now until positions are filled. Pay is \$12/hr. Apply at the NE Area Employment Office at 30 N. Webster