

PCRI Newsletter



December, 2008

PCRI's Homebuyer Club!!!

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Tour of Homes by Club Members

On Saturday, August 23rd PCRI held a "Tour of Homes" for residents who are involved in our Homebuyer Club. Residents were able to see a number of homes that were for sale in North and Northeast Portland at reasonable prices. The Homebuyer Club meets once a month and provides support to individuals who want to learn how to navigate the home buying process. If you are interested in preparing for homeownership, call 503-288-2923.

PCRI



and

Maxine Fitzpatrick



15 Years of Service

Summer Art Project at Maya Angelou

The Mural to the right was painted by children who attended the 4th Annual Summer Art Program held at Maya Angelou Apartments in August. Mariah Ureel, a local neighbor, has coordinated the program for the past 4 years. Four other artists donated their time to make this program a success. The children completed several art projects over the course of a week.



Mural painted by Maya Children



The Director's Corner



Thoughts on the three “E’s.....

Election... This year in the Presidential election history was made! The first African American President, Barack Obama will take office on January 22nd. He will face great challenges related to the economy, war, and domestic affairs. Throughout the debates and the speeches made, he emphasized the need to come together and find solutions to the problems we face as a nation. Key words of “challenge and change” gave many Americans hope. As the President Elect is preparing to take office, you too need to prepare for the future. I have the following **Challenge** for you..... stay informed about the critical issues that will have a direct impact on this country and your future. **Change** the way you do things. It is no longer “business as usual.” Determine how you can become more self-sufficient and make the necessary adjustments. ONE decision can make a difference! ONE vote made a difference; so will the decision you make today!



Economy...Never before in our history has our economy undergone such drastic changes in such a short time. Freddie Mac, Fannie Mae, AIG, \$700 billion dollar bail out...these are all becoming household words and have changed the way we do business as well as our confidence in financial institutions and the U.S. economy as a whole. For PCRI families, finances are of utmost importance. Building a solid foundation for you and your family will be critical in your ability to support your household for the long term. To help families develop this firm foundation, PCRI is providing **Financial Preparedness Seminars** with the aim of giving you tools to more effectively manage your household budget and reach your family goals. PCRI does the same thing only on a larger scale. We have a mission statement and strategic plan that help us keep on track and ensure we will be able to continue to provide housing for the families who depend on us. Take time out today to lay a firm and solid foundation for your family! If you would like to get involved in our Financial Preparedness Program, contact our office at (503) 288-2923.

Employment...The unemployment rate in the state of Oregon hit 7.3% during the month of October, losing 14,100 jobs since September—the worst seasonally adjusted monthly decline since February, 1981. In spite of this, there are still many jobs that are advertised and need to be filled. It is very important that each of us develop and maintain marketable skills. As the economy tightens, marketable skills will become critical. If you are in the market for a job, do not get discouraged. You may need to spend some time improving your skills or you may have to take a job that pays less than you feel you ought to get paid. If you are currently employed and looking to advance, determine what skills and training will be required for you to successfully move to the next level and take advantage of educational opportunities offered by Portland Community College and other institutions of higher learning. During times like these, those who prepare will surface to the top. Challenging times require perseverance. Continue to strive and you will make it! Be encouraged, not discouraged!!! *“For tomorrow belongs to the people who prepare for it today.”* African Proverb.

Maxine Fitzpatrick, Executive Director



Who's New at PCRI



Congratulations on the BIG "10"

Please join us in saying "Thank You" to Marvin Dean for providing 10 years of outstanding service to PCRI. Marvin began as a member of the landscaping and grounds crew and has received several promotions. He is now the Manager of PCRI's Maintenance Department.



Marvin Dean, Manager
10 years of service!

Welcome Back Rachel Hestmark



Rachel Hestmark, Leasing Agent

Rachel worked at PCRI several years ago and has returned as Leasing Agent in the Property Management Department. She stated "I am happy to be back at PCRI; I always enjoyed helping the residents and greeting the guests in the community. I appreciate all of the great people that I meet daily on my journey to success and I hope that I will stay strong in continuing to service you."

Toi Irvan-Hopson has joined our staff

Toi Irvan-Hopson joined PCRI in September 2008, but has been a part of the Property Management Industry for several years. Toi said "I put my heart and soul into my job and residents. My husbands name is Kenny Hopson and we have three children, ages range from 3 months, 6 years and 10 years old. So we stay very busy!! In our spare time we enjoy hiking and camping. 11 years ago we decided to move away from Portland and now we are delighted to return so we can be closer to our friends, family and the community." Toi is committed to providing you with the best possible service. Join us in welcoming Toi!!!



Toi Irvan-Hopson, Property Manager

Fenny is a welcome addition to the Urban League

Fenny comes to PCRI with on-site property management experience and a wealth of knowledge. He has a strong background in all aspects of home repairs and remodeling. Fenny is the Site Manager at the Urban League. We welcome his input and contributions.



Fenny Pearson, Site Manager



Homeownership

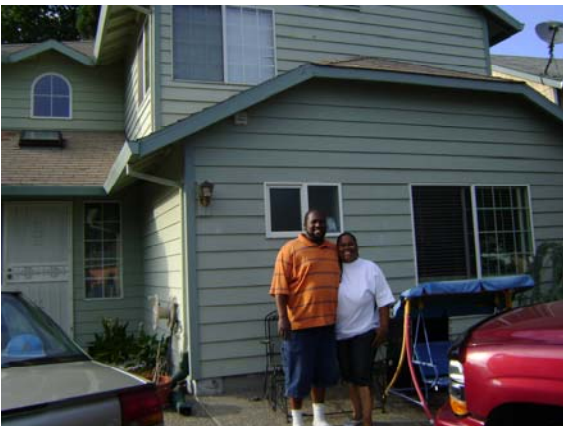


Asfaw Family Purchases their first home!!!



Zecharias is like many hardworking PCRI residents. He loves his wife and children, enjoys his job, and wanted to purchase a home to raise his growing family in. Zecharias graduated from PCRI's Homeownership Training Program by completing the following steps: (1) attended an intake and assessment session (2) attended an 8 hour HUD Certified homebuyer education class (3) got pre-approved for a home loan (4) worked with a realtor to find that perfect home, and (5) applied for funds to help with down payment and closing costs. Zecharias and his family are proof that **"right now"** is one of the best times to purchase a home. Call Charles at (503) 288-2923 today. He can help you develop a plan that is perfect for your family.

Wilson Family Purchases their first home!!!



Lottie and Kelvin in front of their home

"I was in the line at Safeway and heard someone calling my name. I turned to look behind me. This time it wasn't to chastise me for working so late. This time, it was Lottie, sharing some exciting news; she had purchased a home and was going to be moving out of PCRI's housing into her own home. She was happy and I was happy for her" said Maxine Fitzpatrick, Executive Director. Lottie and her partner Kelvin are an example of another success story. Homeownership has always been a part of both of their extended families and both of them received lots of family support and advice regarding their decision to purchase their first home. Lottie and Kelvin want to inform all of the residents of PCRI that **"YES"** you can do it. The process can be scary but if you go through the necessary steps you too can buy a home. **CONGRATULATIONS!!!**

Are You Mortgage Ready? It doesn't matter; we can help!

Homeownership is part of the American Dream. It is the first step to building wealth and to establishing and leaving a legacy for your children. Owning a home is a magnificent accomplishment; however, it requires a plan. When renting an apartment or home the tenant is not responsible for the cost of maintenance, property taxes and you are bound by a rental contract. This reduced responsibility also means less control. As we evolve through adulthood, one of our goals is to increase the amount of control we have over our lives. PCRI's Homeownership Program is here to assist you with achieving your desired goal of homeownership and wealth creation. Once you decide to buy a home, ask yourself these three questions: (1) Do I have a steady source of income? (2) Have I been employed regularly for at least two years? and (3) Is my credit in average or good standing? If you answer yes to all three questions, you are ready. If you answer no, you simply need a little more preparation. Whether you answered "yes" to all questions or "no" to any of the questions, we can help!!! Schedule a free consultation with Charles to explore all of your available options. Call 503-288-2923 today.



Resident Services



Youth in Action!!!

PCRI's Summer Youth Internship Program



This year's kickoff to PCRI's Summer Youth Internship Program was a great success. We want to thank twin brothers, Davon and Javon Washington for their participation.

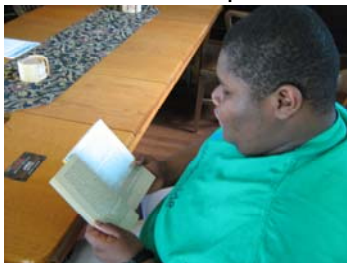
The Summer Youth Internship Program provided the youths with the opportunity to have summer employment and gain valuable skills to prepare them for school, work, and life. The Summer Youth Internship Program will be an ongoing program and we encourage any youth residents between the ages of 15-18 to apply for next year's program. For additional information, please contact Charles @ 503.288.2923.

PCRI's Youth Reading Club

Studies show that most students experience a loss of reading skills over the summer months, but children who continue to read actually gain skills. This year's



Summer Reading Program involved youth between the ages 12-18. Youth who completed the program received a cash reward. If you feel your children would benefit from such a program, get them involved next summer. For additional details regarding this program, please contact Charles @ 503.288.2923.



Community Programs

The Step it Up Inc.

Their mission is to inspire the belief that all young people deserve a chance to prove their abilities and pursue their career dreams. The main purpose of Step it Up, Inc. (SIU) is to:

- match career-aspiring high school students, and especially minority and low-income students, from Portland, Oregon with an individualized career internship experience
- with an on-site mentor/trainer
- and provide each student with long-term financial, educational support, and encouragement.

Visit their website at www.step-it-up.org

Youth Employment Institute

Youth Employment Institute (YEI) provides educational and employment training for low-income youth in the Portland metropolitan area to include:

- GED completion, credit recovery and computer training.
- Job placement and gaining work experience.
- YEI also provides on-site daycare exclusively for teen mothers and fathers enrolled in YEI's training and mentoring program.

Visit their website at www.yei.org

PCRI Youth Programs

- Robotics for youth ages 8-14 (Sept-Dec)
- Holiday Card Contest for ages 4-12 (Nov-Dec)
- Computer Center for homework (all year)
- Internship for youth (June thru August)
- Summer Reading Program (June thru August)
- Tutoring Services (during school year)
- Computer Services (at various locations)
- Youth Fair (May)



Property Management

\$75.00 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, 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.... if you don't know – ask somebody and we will be delighted to inform you about the latest thing going on at PCRI.....Call our office for details – Ask for Rachel @ 503-288-2923 x103

Home Maintenance Reminders



PCRI's Maintenance Crew wants to ensure that all 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 an 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 into the PCRI offices at (503) 288-2923 during regular business hours.

Inspector's Corner

Use of extensions cords is an interesting subject. Everybody uses them, but the Local, State and National Fire Safety organizations along with Local, State and National Electrical Standards groups tells everyone NOT to use them. Recently there has been a television segment aired on local channels that was made by the Portland Fire Department telling people not to use extension cords due to there being a potential fire hazard. Extension cords can be purchased in various lengths and wire gauges. Normally, the cheapest extension cords are bought without matching the cord to the use it is intended for.



If you are using appliances such as toasters, hair dyers, fans, etc., and plug them into an inexpensive, undersized extension cord, you can easily overheat the cord and start a fire. Extension cords, when used, should be checked regularly and discarded when found to be damaged.

In older homes where a minimum amount of wall plugs are available, people will use these extension cords that overload the house electrical circuits, This can also lead to problems in the house system and can possibly lead to an electrical fire.

In my inspection reports, the use of extension cords in PCRI housing is a reportable issue due to the report being guided by the safety and standards organizations listed above. I am required to recommend that extension cords NOT be used. Use of extension cords on certain appliances is not allowed by standards and this is listed in the instruction manuals for those appliances. If the Manufacturer's allow extension cords, the instruction manual will list the required gauge and length of cord that can be used.



At NO time should any electrical circuit be overloaded. Be safe!

Delane



Community Resources... Happy Holidays!



Listed below are organizations that help with energy assistance.

Human Solutions—(503) 548-0200

IRCO—(503) 235-9396

Native American Rehabilitation Association-(503) 224-1044.

Portland Impact—(503)988-6020

Salvation Army(503)239-1264

SEI Community Services—(503) 240-0828

St. Vincent De Paul—(503)235-8431-provide rent and utility assistance.

YWCA Housing Enrichment Resources—(503) 721-6760.

SENIORS

Ride Connection is a nonprofit, community service organization established to link accessible, responsive transportation with community needs. Ride Connection coordinates a Network of over 30 providers. Their service representative's schedule over 358,000 rides for more than 10,500 individuals annually, and their numbers keep increasing.

Website: <http://www.rideconnection.org>

Holiday List



PCRI has a list of organizations that provide holiday food boxes and toys for kids. Please feel free to drop by and pick up a list. PCRI is located at 6329 NE MLK JR. BLVD.

Family Services

Oregon Helps can tell you whether your family might be able to get help from local agencies for many programs and services. Look them up at

<http://www.oregonhelps.org>



New restaurant in the community!

Barquitu is a new restaurant located at 3939 NE Martin Luther King Jr. Blvd and serves very delicious Ethiopian food. One of the owners of the restaurant is a PCRI resident. Stop in and try their food. Congratulations!!!

Tax Returns...We can help you file a free tax return and get \$\$\$ for earned income tax credit. Contact Charles at 503-288-2923 to get information.

Food Banks



There are many food banks in Portland that can help with your food needs. Some food banks are right in your neighborhood and are located in churches or in other community centers. Some of the food banks are listed below:

- Oregon Food Bank 503-282-0555—they will refer you to a food bank close to your home. You can also go online at oregonfoodbank.org and locate a food bank near your home.
- Crossroads Food Bank 503-257-9345
- Allen Temple Food Pantry 503-284-1010
- Northeast Emergency Food Program 503-284-5470—open Monday, Tuesday, Thursday and Saturdays from 1:00 p.m. till 4:00 p.m. Located at 4800 NE 72nd.

During the holiday season there are many locations that provide hot meals for the family. Contact our office for a list of those organizations.



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