

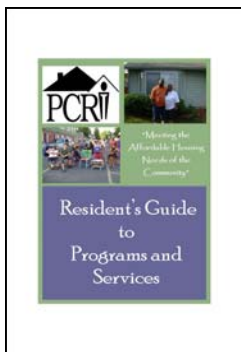
PCRI Newsletter

INSIDE THIS ISSUE

<i>People You Should Know</i>	2
<i>Homeownership News</i>	3
<i>Mission-Driven Activities</i>	4
<i>Updates & Information</i>	5
<i>Property Management</i>	6
<i>Community Resources</i>	7

Get Yours Today!

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



PCRI Youth Win State-Wide Contest!

This spring, the American Leadership Forum created the Oregon Youth in Action Contest. The contest challenges middle and high school youth to develop innovative projects that promote healthy bodies and healthy communities. In response, three PCRI youth joined together with a shared idea: develop a healthy snack youth can enjoy and afford.

PCRI is exceptionally proud that our youth made one of nine winning entries. Marina, Grant and Tosha's winning project, "Teenagers Engaged in Eating Nutritious Snacks" (TEENS), received a \$2,000 implementation grant which will help the team successfully create a healthy snack.

The TEENS project, sponsored by PCRI, will create an affordable and healthy snack which will be for sale at the Village Market store located in New Columbia. Marina, Grant and Tosha will test market and survey community teens, work with a chef to develop the product, design appealing packaging, locate production facilities, produce and distribute the snack and gather opinions of shoppers who buy the product at the Village Market.

In May, the trio of PCRI youth and other state-wide team winners met with Oregon State Senator Chip Shields and Governor John Kitzhaber and each team presented their project to the Human Services Committee. Picture with Governor to right.

PCRI is thrilled to support the youth in this worthy endeavor. Their talents and creativity are sure to make an impact in the community. For more information about this program, call Julie at 503-281-1778 or email Julie@pcrihome.org.



Building Partnerships for Rehabilitation!

In order to preserve and continually improve PCRI's unique mix of single-family homes,



small multi-plexes and apartments, we are strengthening our partnerships with local government and community businesses. On June 16th, PCRI, Portland Housing Bureau and Colas Construction gathered with community representatives and neighbors to celebrate the results of one such partnership: the completion of a 12 unit rehabilitation project. PCRI hosted the event at a home on N Drummond—its rehabilitation was an especially dramatic transformation, barely recognizable as the same home before and after. Additional partnerships are already underway, 11 more homes are scheduled for major rehabilitation this year and less intensive improvements are in progress throughout PCRI's portfolio. For more information about PCRI's rehabilitation projects, check out our up-to-date blog at www.pcrihome.org/blog.

Meet PCRI's Vice President of the Board



Michael Parkhurst joined the PCRI Board in 2005 and has served as Board Vice President since 2009 (and President from 2007-2009). Affordable housing has been a passion of his since he was a young father of three struggling to make ends meet while going to school on the East Coast. Now those three kids are grown adults wrestling with their own affordable housing challenges! Michael has never forgotten what it means to need a little help with rent, and remembers first encountering PCRI as a great housing option when he moved back to Portland in 1995.

After several years teaching college in Massachusetts and in Oregon, he has worked for the last dozen years in community revitalization and affordable housing. He currently works for the Gresham Redevelopment Commission, managing urban renewal projects in the Rockwood neighborhood. He lives in North Portland with his wife Nicole.

Director's Corner: Worsening Affordable Housing Need

According to HUD's *Worst Case Housing Needs 2009: Report to Congress*, since 2001 there has been a 42% increase nationally in the incidences of worst case housing need. The need to pay more than one-half of one's income on rent is the predominant cause of worst case needs, and the lack of affordable housing is the main driver of the high rent burdens.

The homeownership crisis and economic recession likely played a major role in this worsening housing condition. Worst case needs are attributable to shrinking incomes, lack of rental assistance and sheer competition for the affordable housing that is available. To complicate and exacerbate this housing need, higher income renters occupy about 42% of the units that are affordable to extremely low-income renters, who earn less than 30% percent of the Area Median Income (AMI).

The percentage of those experiencing this hardship is above average in the West. However, more than 6% of the nation's households experience this form of hardship. Affordable housing must remain a priority for the use of local community development resources. PCRI's role in the affordable housing market needs to expand and progressive advocacy for increasing the supply becomes its mission related responsibility.

— *Maxine Fitzpatrick*

People You May See at the Front Desk



Yolanda Windon recently relocated to Oregon after living in Las Vegas for four years. She is a single parent of 2 daughters and brings her background of financial/banking work to PCRI. She began with PCRI through Brooks Staffing. She says, "At first I was like, 'No – I don't like reception work,' but [Brooks' staff] was like, 'come on ... just do it until you find something else.' So I did and I haven't regretted it since." She believes in befriending others "(it's in my nature)", but she LOVES the feeling she gets when she is able to help people find housing. Her hobbies include reading (everyone at PCRI can testify to how many books she reads) and watching football. Go Dallas Cowboys!!



Jordan Allen came to PCRI in January 2011 as a new resident of Portland. After receiving her BS in Business Administration from Fordham University, Jordan served a year in AmeriCorps with Rebuilding Together New Orleans. Through rebuilding homes in New Orleans, Jordan gained a passion for community development and more specifically for working to provide safe and affordable housing. At PCRI, Jordan works as Maintenance Administrator. She fields resident maintenance requests and schedules maintenance technicians. In her free time Jordan enjoys traveling, cooking, music, and riding her bike.



Traci Tarver started with PCRI as a Property Management volunteer in April 2010. Since she was hired, she's been Front Desk, Admin Assistant, and Maintenance Admin. Now Traci is Admin Assistant for the Fiscal, Asset Management and Housing Development departments. A Portland native and resident except for one year when she lived in Vancouver, WA, she holds a BS in Human Resources Management and Business Management from PSU. Traci enjoys all types of music and loves to dance, travel to warm climates, and she wants to run a marathon "(which I am going to start training for)".

Battles Family Buys a Beautiful New Home!

Jewlien Battles purchased a 3 bedroom, 2 bath home built in 2006 located in family friendly North Portland. His three years of dedication to building credit and following PCRI's step-by-step process paid off. The home is close to public transportation, freeway access, markets and parks. Battles was very pleased with the level of service, professionalism and guidance provided throughout his home buying process. The down payment program enabled Jewlien to upgrade his home immediately with new floors, paint counters and carpeting. Jewlien says, "first time homebuyers should always ask lots of questions, listen to their homebuyer counselor, and trust their better instincts when dealing with lenders, realtors and others involved in the home buying process." Contact Charles at 503-288-2923 to find out how you can own a home.



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Homebuyer Club... learns about home inspections

Each month, experts in the home purchasing field join PCRI residents to share information about the ins and outs of home buying. In May, the homebuyer club covered a topic every potential home purchaser should know about: **inspections**. Before you purchase any home, you should be sure to have an inspector thoroughly inspect the property to make sure it is soundly built and that there are no hidden issues that could cost you thousands of dollars to repair. PCRI's Homebuyer Club is part of our comprehensive Homeownership Program which will assist you through the process of evaluating your credit score, counseling you through the steps to homebuying, and connecting you with loan officers and resources in the community that you can use. PCRI can connect you with additional resources such as a home purchase IDA (matched savings account) or MHAC home purchase assistance funding which can help you pay for down payment and closing costs. If you want more information about purchasing a home or want to join the Homeownership Program and learn how you can own a home of your own, contact Charles at 503-288-2923.



Preserving Senior Homeownership

On March 15th the Minority Homeowners Assistance Collaborative (MHAC) held a forum giving seniors an opportunity to share their stories about challenges they face to maintain homeownership. Guest speakers from the City of Portland and the Department of Justice discussed how they can assist homeowners.

Surveys and small group discussions conducted during the forum revealed the top five challenges seniors face and some possible solutions. The top five challenges that seniors face are: living on a fixed income, high mortgage payments, Loan Modification process, home Repairs and property taxes.

With this in mind, the MHAC Home Retention program provides services that may be able to assist seniors find solutions to the challenges they face. During the past year, MHAC has assisted over 100 seniors ages 55 or older who live in North/Northeast Portland. Due to this success, the Portland Housing Bureau has re-funded MHAC to provide another year of services for seniors. Call Shalonda at 503-288-2923 if you or someone you know is a senior in need of home retention services.



New Homes for Sale...

Residents can buy one of four affordable LEED Gold-certified homes in North Portland for a mortgage payment of approximately \$1,100.00 per month. These homes were built from the ground up by PCRI specifically for purchase by low- and moderate-income families. Each home has three bedrooms, two baths and 1550 to 1620 square feet of living space. All of the homes are built using state-of-the-art energy-efficient construction, durable and beautiful materials and low-maintenance features that earned the homes a place on the City of Portland's 2010 *Build it Green!* homes tour.



Qualified first-time home buyers will be able take advantage of down payment assistance and 10-year limited property tax abatements. The water-efficient design features and fixtures as well as energy-efficient heating,

cooling and appliances help to ensure low utility bills and long-term affordability. Families interested in seeing and purchasing these new homes should contact Ben Loftis at ben@pcrihome.org or contact Charles Funches charles@pcrihome.org or call 503-288-2923.

Mission-Driven Activities

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.

Page 4

PCRI Families Learn How to Start a Small Business

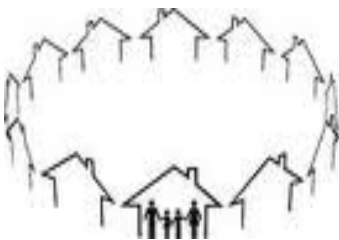
PCRI partners with Microenterprise Services of Oregon and local business professionals to bring you the most up-to-date information about forming your own business. Workshops are a 4-part series held on a regular basis. Business professionals teach the basics of how to start your own business. We talk about the types of business entities, what types of businesses might be right for you, and how to get started. These workshops are limited in size. Please contact Julie for more information at julie@pcrihome.org or 503-281-1778.



Advocate for community!

Do you wonder why certain policies and laws are made and others aren't? Ever thought, "I should have a say in that! Why don't they ask me what I think?" PCRI will provide training for you so you can speak to the issues of today with the people in power. Give power to yourself and your community by joining PCRI as a volunteer advocate. Being an advocate will empower you to speak about the changes you want to see. To learn about becoming a community advocate, please call Adriana at 503-288-2923 x115.

Partake in PSU study...



Portland State University Professors Lisa K. Bates and Ellen M. Basset are conducting a study on the neighborhood choices of Portland residents, and they want to hear from you. They want to know

what you like about your neighborhood, what are the most important resources in your community, and what would you change if you could. To be part of the study, you will participate in a one-hour interview, and you will receive a \$20 Gift Card to Fred Meyer to thank you for your time. Interviews are being scheduled now and will be continuing through the summer. PCRI residents interested in participating should contact Allison Moe at (510) 517-0998 or almoe@pdx.edu.

Get \$5 for your opinion...

On Healthy Food Access

We have been meeting with and surveying you, PCRI residents, about your food access barriers, needs and wishes. If you did not yet get the chance to take our survey, for a short time only (until August 4), our survey will be available online, it's a simple 3-steps:

- 1) Type the following into your online internet browser: <https://www.surveymonkey.com/s/foodaccesssurvey>
- 2) Complete our secure online survey (takes about 20 minutes; one survey per household)
- 3) Contact Adriana at adriana@pcrihome.org or 503-288-2923 x115 to let her know you completed our online survey and get confirmation within 24-48 hours. After receiving confirmation, you will receive \$5 cash as a thank you! (You can choose to have \$5 mailed or pick it up at the main office)!

If you have no internet access or prefer pen and paper, feel free to pick up a paper copy at the PCRI office front desk, and turn in completed surveys to Adriana **NO later than August 4th** for the thank you gift. For this initiative to be successful we absolutely need your input and help.

Resident Keeps it Green...



Congratulations to PCRI resident, Marius Ibuye. Marius is a recent high school graduate and now the new Build it Green Home Tour intern. He will learn about green building and climate change while taking pre-pharmacy classes in the fall. PCRI homes have twice been on the tour. To learn how you can keep it green, call the Green Building Hotline: 503-823-5431.

OTI Crafts Rehab Details

The crew that's getting ready to install new floors in PCRI's affordable rental home is a Trades and Apprenticeship Careers Class (TACC) from Oregon Tradeswomen, Inc. (OTI). The class is a free seven-week pre-apprenticeship training program that helps women prepare for high-wage, high-skill construction careers through hands-on construction experience, classroom instruction and field trips. For PCRI, OTI students have clocked over 1000 hours of valuable labor; installing floors, fences, and porches. PCRI residents who are women and are interested in this training program can join OTI and learn how they can be employed in the trades. Call Oregon Tradeswomen at 503-335-8200.



Dancing With the Stars Fundraiser for PCRI ...

Early next year, PCRI will hold a fundraiser called *Dancing with the Stars Portland*. It is an evening gala event celebrating our 20th anniversary. Portland celebrities will dance with instructors from Arthur Murray Dance Studio in a dazzling competition. A reception and plated dinner and drinks will also be featured. *Dancing with the Stars Portland* aims to connect and engage community members as well as raise funds and expand our efforts to meet Portland's affordable housing needs. Help us preserve existing rental homes, develop new homes for first-time homebuyers, and provide residents with services that lead to family stability and self-sufficiency. If you or someone you know would like to join us, contact PCRI at 503-288-2923.



Maya Angelou Community Center Keeps Growing...

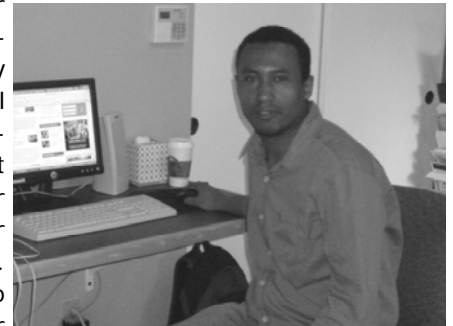


The Maya Angelou Community Center has blossomed. We had Zumba fitness classes that got all kinds of residents dancing for their health. We also had occupational therapist and local artist Cyndi Strid give an art and bookmaking

class to youth residents. We continue to celebrate holidays from many cultures and enjoy Karaoke and Movie Nights. You can read more about our summer programming in this newsletter's youth section. For more information, contact Catherine at 503-287-4009, catherine@pcrihome.org, or stop by the center Monday through Thursday between 2-7pm at 4012 N. Borthwick Avenue.

Margaret Carter Neighborhood Network Center...

The Margaret Carter Neighborhood Network Center is newly remodeled as of April 2011! A grand re-opening and resident Question & Answer was held May 10th for everyone to enjoy. Please feel free to stop by the center



for assistance with job search, to use computers, or have a resident services coordinator help with information and referral. The center is located at 626 NE Brazee and is open Monday through Thursday from 9:00 am till 4:30 pm or you may contact Lisa at 503-281-1778 or lisa@pcrihome.org to schedule an appointment.

Park Terrace Community Garden!

This year we are lucky to have a wonderful volunteer, Alison C., to help us with our community garden. Alison has a great background in growing vegetable gardens and will not only show you how to plant a wonderful garden but will give you the knowledge you need to start and maintain a garden of your own. With a generous donation from Portland Nursery, Alison will teach us how to plant a summer and winter garden with everything



from tomatoes to kale.

So if you are interested in learning the ins and outs of gardening and would like to cook with food you grow with your own hands then this is your opportunity.

Join us **every Monday** from 4:00-4:45pm for gardening at Park Terrace (315 N. Alberta St.). No experience necessary and all ages are welcomed. Call Park Terrace Community Center for details: 503-282-1359.

Maintenance Update

Now is time to take stock of your household and get things in shape with cleaning and repairs.



Cleaning—Spring cleaning can help maintain and make your home healthy. Wipe clean any neglected nooks and crannies and arrange for small repairs now before they turn into extensive and costly repairs later.

**Please contact the Maintenance Dept if you notice dry rot, water damage, or other repair concerns.

If you are expecting a maintenance person to come to your home for repair work, please clean and clear the area they will work in, especially the toilet and surrounding floor. Maintenance techs may not be able to work if an area is not properly cleaned and cleared.

Yards—For those residents of our single-family homes, yard maintenance is your responsibility.



- * Lawns must be mowed at a minimum of every other week and must be watered regularly when the weather is hot and dry.
- * Trash, weeds, leaves and other yard debris must be removed at least weekly.
- * You are also required to trim and maintain shrubs, bushes, blackberry vines and small trees.
- * Moss should be removed from walks, decks, stairs and porches seasonally or as needed.

If you would like a referral to a landscaper, please contact our office. Also, rental tools with no fees can be checked out at two Tool Libraries in North Portland (2209 N Schofield – 503-823-0209 – Sat 9-2, Tues 5p-7:30pm) and Northeast Portland(5431 NE 20th Avenue –Redeemer Lutheran Church – 503-539-1756 - Sat, 9-2, Wed 5:30-7:30p). See web-sites for more info:

www.northportlandtoolibrary.org or www.neptl.org

Porches/Patios—Please remember porches and patios are not to be used for general storage – a few plants and some patio furniture are great – no other items are acceptable.

BBQ—Must be at least 10 feet away from any building or combustible surface. Please do not leave BBQs unattended and of course, be sure the fire is out and the coals are cold before discarding.

Inspector's Corner

Mold issues are common in the Great NW and can be present all year. Mold can grow anywhere on any surface.

Once a surface humidity reaches 80% or more, mold will appear and thrive. Cold air does not hold as much moisture as warm air, so the colder and moister a surface is, the more mold will be experienced. If you have seen mold on windows, you may have noticed it is worse at the bottom of the window than at the top. This is due to warm air rising — windows are warmer at the top than at the bottom - which causes higher humidity. High humidity is like food for mold spores.



Mold spores love leaks. The best way to reduce the chance of leaks is to make sure gutters are clean and downspouts and extensions are directing water 5 feet or more from the foundation on the exterior. If you have damaged downspouts or gutters or you see gutters that are overflowing during rain events, call the PCRI Maintenance Department and request cleaning and/or repairs.



Some things you can do to help prevent or limit mold from appearing:

- 1) Keep the interior of the home warm (but not too warm!). Mold spores love cold, moist environments.
- 2) Open up windows, blinds and curtains during the day, to allow air to flow over the surfaces
- 3) Limit the amount of indoor house plants. Plants add moisture to your home.
- 4) Open up the closet doors (however, for safety, keep fire doors closed) to promote air flow.
- 5) When cooking, always use the exhaust or hood fan and keep it running for 15 minutes.
- 6) Use the bathroom exhaust fan every time you take a bath or shower and leave the fan (approximately 30 minutes) until the humidity in the room is reduced. *If you have a window, open it often to allow fresh air in.*
- 7) Clean spills or flooding as they occur to reduce moisture.
- 8) Trim outdoor plants 12 inches away from walls.



If you have visible mold, clean the surface(s) with soap and water and dry the areas completely. Once dry, spray 10% bleach to 90% water solution on to the surfaces, do not wipe dry, instead let it air dry.

(Also, refer to the mold and mildew addendum, you signed with your lease, for more details)

Call the PCRI office if you have specific questions.



We hope a nice long summer is coming soon.

Delane Guild

Property Inspector

Youth News

PCRI Maya Art Camp: August 8-12, youth ages 6 to 13 can work together on an extended group art project every day from 10am to 12:30pm. Contact Catherine at 503-287-4009 for more information.

O.A.M.E. Boot Camp: August 11th, Oregon Association of Minority Entrepreneurs will give youth ages 14 to 21 training and hands-on experience with the support and mentorship of businesses in the state of Oregon and SW Washington. Contact Modena Perry at (503) 249-7744 or visit 4134 N. Vancouver, #100 for more information.

Boys and Girls Club Summer Programs: For a drop-in fee (additional costs for special activities and field trips), Boys & Girls Club offers sports, arts and crafts, and leadership development for youth ages 7 to 18 years old at the 5250 NE Martin Luther King, Jr., Blvd. location. Call 503-282-8480 for up-to-date information.

Matt Dishman Community Center: Get your youth active from 9am to 5pm daily. Call 503-823-3186 or visit the Center at 77 NE Knott.



Police Activities League of Portland: Portland Activities League offers week-long or year-long activities for youth ages 8 to 18. Hours are Noon to 5:30pm. Call 503-256-3479 or stop by the center located at 449 NE Emerson Street, for more information.



Ethos: Ethos Music Center is dedicated to the promotion of music and music-based education for youth in underserved communities. Call 503-AT-ETHOS (283-8467) or visit their website at <http://ethos.org/>.

Portland Parks and Recreation Activities: Free events throughout summer. Call 503-823-PLAY (7583) for up-to-date information about times and locations near you. Activities include: Movies at the Park, Concerts in the Park, Playground Programs, and

Rock Climbing Wall.

ACE Mentor Program of Oregon: A free program to enlighten and increase awareness in high school students of career opportunities in building design and construction industry through mentoring. Meetings held once every 2 weeks. Registration opens in August. See website for more details: <http://acementor.org>.



Want to help PCRI?

PCRI seeks donations of gently used equipment that will enable us to provide the quality services and resources our residents have come to expect. Our wish list is:

- * Office Chairs with 5-hour or longer sit time
- * Newer PCs (generally 2.8Ghz or quicker with 1GB RAM or better)
- * Flat-panel (LED or LCD) monitors
- * Optical mice (most of our three community centers still use older models)
- * RAM for existing computer systems
- * Leaf Blowers
- * 20 foot ladder (non aluminum)
- * 12-16 foot fold-out ladders (non aluminum)
- * Table saw
- * Power Snake (at least fifty inches)
- * Floor sander
- * Ladder rack for pickup truck
- * Locking truck boxes

Community Resources

Need Something? Dial 211!

2-1-1 is a telephone number that connects callers to information about available services.

Need financial assistance?

* For those in need, St. Vincent de Paul will pay \$100 of your rent if you can pay the rest. Call 503-235-8431 for information.

* www.yournextstepgrants.org pays up to \$200 for rent and other needs. Call 503-330-7755 for info.

* SEI has some energy assistance funds available. Call 503-285-0493 to learn more.

Do you need food?

Oregon Food Bank can help.

Call 1-800-777-7427

Get a Free Computer

Call FreeGeek at 503-232-9350 or visit them at 1731 SE 10th Ave in Portland, Tuesday-Saturday, 11:00 AM-7:00PM for more information.





www.pcrihome.org

Portland Community Reinvestment
Initiatives, Inc.
6329 NE Martin Luther King Jr. Blvd.
Portland, Oregon 97211

Phone: 503-288-2923
Fax: 503-288-2891
Email: julie@pcrihome.org

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2011 SUMMERTIME RESIDENT



IN THE PARK

DATE: Sunday, August 21, 2011

LOCATION: Peninsula Park

(700 North Rosa Parks Way)

TIME: 1:00PM - 5:00PM

RSVP IS OPTIONAL

If you want Free Swimming Passes,
please RSVP by August 15th

Call: 503-288-2923

Raffle & Prizes

Games

Swimming



Karaoke

Food & Drinks

Activities for

All Ages

