



Community

in Motion

Spring 2004

A Newsletter for the Residents of PCRI

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PCRI Board President Phil Damiano, award recipient Baruti Artharee, and PCRI Executive Director Maxine Fitzpatrick. (Photo by Julie Keefe)

## Barbara B. Smith Award to Baruti Artharee

On April 5, PCRI awarded the 3rd Annual Barbara B. Smith Community Support Award to Baruti Artharee at a luncheon event held at the Double Tree Lloyd Center. This award is given annually to a person in the community who has provided outstanding support of PCRI and its mission, unwavering support of affordable housing in Portland and a continued commitment to the community. The special guest speaker for the event was State Treasurer Randall Edwards. Approximately 150 people attended this award luncheon, many sharing inspiring stories from Baruti's life.

Mr. Artharee is the Regional Director of Diversity Initiatives for Providence Health System. Prior to this, he was the Deputy Director of Housing at the Portland Development Commission. "When Baruti came to PDC, he forged a

relationship with the community development organizations. This brought about a greater recognition of the role our organizations could play in serving the community and how PDC could partner with us to help us better serve people." This is just one of the reasons executive director Maxine Fitzpatrick cited for selecting Mr. Artharee as the 2004 recipient.

The namesake of this award, Barbara B. Smith, was PCRI's first honoree because of her continual support of PCRI. Mrs. Smith has worked in the banking industry for many years, most recently in community relations. She has opened doors for PCRI and provided information on new programs and potential partners to help PCRI achieve its mission. Like Mr. Artharee, her efforts aid the affordable housing community at large and numerous other organizations



Thank you to Seeds of Change for

their donation to our annual resident seed give-away! Residents picked up packs of organic vegetable, herb and flower seeds for their summer gardens.



Thank you to Portland Nursery for on-

going support of PCRI's "Pretty Houses" program through the donation of bulbs and camellias.

### Follow-up to The Oregonian's "Season of Sharing Program"

PCRI was surprised and pleased to receive \$3,000 from The Oregonian. This money was made possible through the generosity of The O's readers who responded to the stories in the Season of Sharing Wishbook.

## Thanks to our Luncheon Sponsors:

- Providence Health System
- Miller Nash, LLP
- NW Natural
- Washington Mutual
- Gales Creek Insurance Services
- Quantum Management Services, Inc.
- JD Fulwiler & Co. Insurance



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## The Director's Corner

# Remaining Hopeful on the Road to Homeownership



**"I'm here,  
I exist and  
there's hope."**

– Vernon Jarrett

On a beautiful May evening, 40 residents came to find out more about PCRI's goal of providing them with the

tools they need to become homeowners. Rita McCain-Walker, PDC's homeownership coordinator, was a special guest at the meeting. She was passionate yet down to earth in sharing her own experiences as a homeowner and as a pre-purchase counselor in her past work in Wisconsin. She showed that when you work with someone who understands the home buying process and you remain committed to overcoming any challenges, you can do it.

Rita and I talked about things to consider before beginning the process. First of all, your readiness to buy a home. While your PCRI house may not meet your dream of homeownership, keep in mind that single-family homes require many of the same responsibilities of homeownership such as maintaining one's yard, covering utilities and paying rent on time. In other words, you may be better prepared than you think.

Second, responsible money management. When you purchase a home, it is the single largest expenditure you will make. Think about it – you will literally obligate yourself to pay thousands of dollars for up to thirty years. But you will be contributing to your own wealth – equity is the term most people use – and a house is the greatest source of equity for most American households. Without a budget, however, making sound decisions about your finances is more difficult and many become discouraged early on. Are you making good decisions about how you spend your hard-earned money? Although the amount of your income is of major importance, do not let it be an obstacle that keeps you from learning more about what you need to do to overcome that barrier.

Another big obstacle to homeownership is affordability. Getting educated about the process is one thing, but finding a house you can afford, in light of today's escalating housing prices, is a matter for concern. Truth be told, that situation is not going to change. Housing prices are not going to go back to where they were in north and northeast Portland 10 years ago, before the areas became hot spots.

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Fortunately, agencies like the Portland Development Commission have financing assistance to help you buy a home at an affordable price. For example, we have all seen dilapidated homes revitalized with new windows, flooring and fresh paint. We do a double take and think, "What a difference!" This is one option that families at lower income levels have used to buy a home, and there are other programs. Our goal is to make you aware of all your options and help you become ready to use them.

Becoming a homeowner is a joyous moment. You get the keys, unlock the front door and it dawns on you – everything on the lot is yours. You can finally say "my home" and it is exactly that. Ask anyone who owns their home and they will doubtlessly agree that it is a moment they remember well.

How will you do that? The famous literary artist Zora Neal Hurston said, "It is easy to be hopeful in the day when you can see the things you wish on." That's where you are. It is much easier, though difficult as it may be, than what you may have envisioned.

If you did not make the first meeting and you find what I have written here interesting, call us. We are in the early stage, so there will be more opportunities for information. I invite each of you to participate in several focus groups later this month. (For more information, see page 6.) We will work with as many of you as we can regardless of your income level through the process of making your desire for homeownership a reality.

On a related note, you may have heard that PCRI will be building homes that will be available for purchase to participants of our homeownership initiative. Regardless of whether you are interested in new construction or existing older homes, town home or Portland-style, our program is designed for any resident who wishes to become a homeowner. In addition, while the initiative is dedicated to increasing the number of minority homeowners, we welcome every household regardless of race.

The success of this program and other affordable housing opportunities are tied to the City's effort to support affordable housing. I encourage you to vote for those individuals who know about and are committed to addressing your concerns. Start following the issues now, and remember to make your voice heard this November by voting.

*Melanie S. Patrick*



# PCRI Updates

## Property Management

### *Writing A Check To Pay Your Rent?*

Please make sure your correct address is written on the check, as well as if someone is paying rent on your behalf with their personal check. If the correct information is not written on the check, it may not get posted to your account, and you may receive a late fee and a notice for non-payment of rent.

### *What If The 7th Falls On A Weekend Or Holiday?*

Your rent is due on the 1st day of every month, with a grace period through the 7th day. PCRI has a mail slot located on MLK Blvd., in the first doorway closest to Wygant. If your rent payment is received on or after the 8th, there is a \$25 late fee.

### *Inspections:*

Property Management will visit your home some time this year to conduct an inspection. The inspection is conducted for health, safety and capital improvement concerns. You will be notified by mail of the scheduled inspection.

### *Something Needs Repair In My Home. What Do I Do?*

Call PCRI's office to inform us of any repairs. Ben will write up a work order [WO] for the item that needs attention. By placing a WO, you are giving the technician permission to enter the home to fix your request. If you deny access, it may take longer to complete the repair. Because the technician's day is planned out in advance, he is not able to fix anything that has not been requested as a WO.

### *What If An Agency Is Helping Me With My Rent?*

It is your responsibility to have the agency fax PCRI a letter of confirmation including how much they are assisting you with & when PCRI will receive payment.

### *Can I Get Satellite Dish?*

Yes, as long as it is not attached to any portion of the dwelling. The satellite dish company may provide a pole specifically for the dish. If a satellite dish is installed on the house, you will be charged for all damages.

### *What Is Renter's Insurance? Should I Get It?*

Renter's insurance protects you against liability claims and your personal property against such perils as fire, theft and vandalism. PCRI highly recommends that you purchase renter's insurance. It is great security!

### *Oh No! My Check Has Been Returned From The Bank For "NSF."*

PCRI will re-deposit your check. However, there will be additional charges that you will have to pay to PCRI and possibly to your bank.

### *Regarding My Yard, What Am I Responsible For?*

Residents are responsible for the following: mowing, pruning, tree care, trimming of hedges, cutting back blackberry bushes and disposing of yard debris. If you need assistance, Eric at E & L Quality Landscape is a reasonably priced landscaper whom several residents have hired in the past. Call him at (503) 309-8374 and let him know that PCRI referred you.

### *My Water Bill Is Out Of Control – What Do I Do?*

For assistance in paying your water bill, call Albina Ministerial Alliance at (503) 285-0493; Salvation Army at (503) 239-1226 or St. Vincent DePaul at (503) 235-8431. Eligibility criteria apply. For help with other utility bills, come by PCRI for our resource guide.

## Maintenance

Dear residents,

For a second year in a row, PCRI is pleased to offer free bulbs from the Portland Nursery! Call our office for information on when they will be available.

We recently hired several new technicians. Miguel Pinto started in March with enthusiasm and speaks Spanish. Rick Fuchs was hired on permanently in March and lives in SW Portland with his wife Kara.

Some of you have asked about what types of home improvement projects you can undertake. Setting up shelves is one – painting walls is another. We are happy to provide residents with paint (Sherwin Williams CCC-White). If you have another color in mind, call Property Management to let them know. Please note that resi-

dents are responsible for priming walls before moving out or risk losing their deposit.

Right around now, we get more WO's for household pests like ants, mice and roaches. Give us a call and we will come over and spray any ant nests with Ortho-Ant Spray, set traps/poison for rodents &/or hire an exterminator.

Did you know that having a vegetable garden usually does not add more than \$15 to your overall water bill? That's worth the money you'll save eating fresh vegetables instead of buying them at the grocery store. Find out other tips on saving water by attending the Water Bureau's free water conservation workshop on June 4 at the Oasis Institute, 621 SW 5th Ave, 10th Floor. Call (503) 284-6827 for details on this and future workshops.

- Bryant Edwards, Maintenance Supervisor

# Spotlight on Families

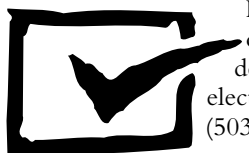


## Get Out the Vote

PCRI has joined a coalition of local organizations to register voters in Portland this year. You have a right to be involved in your community and the electoral process, and we want to help make it easy for you.

If you have recently moved, changed your name or political party, turned 18, been released from jail or become an American citizen, you need to fill out a new voter registration card in order to vote in the November elections.

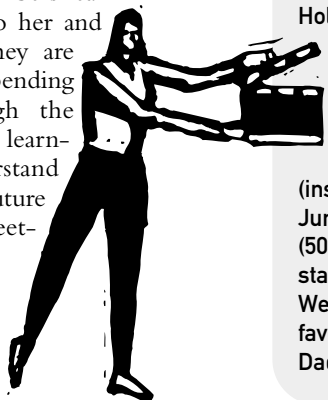
Voter registration cards are available in PCRI's front desk area. You can also drop your ballot into PCRI's ballot box located in our front desk area, and we will turn it in before the 8:00 pm deadline on Election Day. You don't even have to buy a stamp!



For more information on voter registration deadlines and upcoming elections, contact Arika at (503) 288-2923.

## Update from the Parent Network

On April 19 we welcomed former state legislator Jo Ann Bowman to the monthly Parent Network meeting. Jo Ann works with Oregon Action, a state-wide community organization dedicated to economic and social justice for all. She addressed why voting matters so much and the ways many people of color have been excluded from voting. Network members really enjoyed talking to her and asking questions. They are very interested in spending time going through the voter pamphlet and learning how to understand ballot measures in future parent network meetings.



## Summer Camp Information

PCRI has a list of summer camps and scholarships for residents of Multnomah County. If you have not received this information by mail already, please call and we will be happy to send it to you or help you select a option that best suits your family's needs.

## Child Care Scholarships

PCRI has child care scholarship available to parents who are at risk of losing their child care without financial assistance. Parents who are returning to school are also eligible.

## Upcoming Parent Network Meetings

Monday, June 14

Monday, July 12

Monday, August 9

## Resources

The Lifespan Care Line is a free and confidential referral service that links family caregivers to respite and recreation resources, support groups and financial assistance when available. Lifespan connects families with the Family Caregiver Support Program (FCSP). FCSP also provides financial assistance for grandparents over 60 years old who are legal guardians of their grandchildren. Lifespan Respite Care Line: (503) 988-4790

## Upcoming summer Events for the Whole Family

Here are fun events for the whole family this summer. Many events are free, but some have a small charge, so call ahead to check prices.

**Free Drum Classes** from Homowo African Arts and Culture Organization  
McCoy Village (4430 NE Martin Luther King Blvd.)  
Saturdays through the summer, 12:30 – 1:30 pm  
(503) 331-6688. All ages are welcome.

**Teen Lounge and Homework Club**  
Hollywood Library (4040 NE Tillamook)  
Tuesday May 18, 3:30 – 6:00 pm  
(503) 988-5391

**Free Family Film Festival**  
Regal Cinemas Lloyd Center  
(inside the mall)  
June 15 – August 11  
(503) 335-3760. Selected G & PG movies start at 10:00 am Tuesdays and Wednesdays. Films this year include favorites like Spy Kids, Cat in the Hat, Daddy Daycare and Agent Cody Banks.

**Juneteenth: Words along the Way**  
North Portland Library (512 N. Killingsworth St.)  
Saturday June 19, 2:00 – 4:00 pm  
(503) 988-5394. June 19 is the date the word of emancipation reached the last slaves in Texas. The library will be celebrating this day with stories and activities.

**Family Camperoo at the Oregon Zoo**  
All August long, 5:30 pm – 9:30 am  
(503) 220-2781. Bring the whole family for a night's stay on the Zoo grounds. Set up camp on the concert lawn and take part in activities including games, snacks and a private showing of the Discover Birds! show.

## PCRI School Supply Drive

(PCRI residents only)  
Park Terrace Apartments Community Center (315 N Alberta)  
August 21  
Call Arika at (503) 288-2923. Information will be mailed about this event in July.

# Focus on Park Terrace

## Recent News

### A Chess Champ among Us

Park Terrace is proud to announce that resident Reginald Smith, age 10, made front page news by beating more than 60 competitors to tie for second place in the statewide chess tournament in March. Not bad for a fourth-grader! We're so proud of you!

Many **thanks to Powell's Books** for their donation of 17 boxes of books for Park Terrace's Community Center!

Come join us for **Friday Night Wind-downs**, every Friday from 4:00 – 9:00 pm. Past wind-downs have featured BBQ, delectable cakes from Helen Bernhard's Bakery (made possible by Pioneer Towncar Service) and foot care.

## Upcoming Events

Weekly "Friday Night Wind-Down,"  
4:00 – 9:00 pm

June 14 - July 30 - Computer classes  
(kids: M, W, F) (adults: T & TH)

June 18 - Father's Day dinner  
4:00 – 9:00 pm

June 26 - Park Terrace's "Accomplishing Goals" picnic & talent show

August 28 - Park Terrace's "I Have a Dream - A Celebration of the Life of Dr. King" Picnic

## Park Terrace Wins Again!

Park Terrace Community LLC and PCRI have won another award for the Park Terrace 88 unit rehabilitation project and construction of a new community center. Oregon Housing and Community Services awarded the PCRI project as winner in the "Preserving Affordable Housing" category for the 2004 Excellence in Housing Awards. PCRI's nomination was selected from statewide affordable housing entries. The award was received by executive director Maxine Fitzpatrick in a ceremony in Salem on April 23.



## Focus on... PCRI Residents



**F**rom time to time, we like to feature residents living in PCRI's housing program. So often the public carries misperceptions about just who are "those low-income people" they read about, and their dreams and aspirations. We hope to break those stereotypes one resident at a time.

### Sara and Delilah McCarville, PCRI Residents since May 2003

#### How we got here:

I saw the 'for rent' sign outside this house and liked it, not realizing it was part of a program. My daughter and I were living with my parents at the time, so I called about it.

#### What she likes about her house:

It's a cute two-bedroom house with a back yard that Delilah just loves, and the rent is significantly cheaper than other places.

#### A typical day for us is...

We're up at 7 am for breakfast, run errands if necessary, but mostly I try to spend as much time with Delilah as I can before I

have to go to school. I drop her off at pre-school and go to class from 12-4 pm. Circle back to pick her up, take her home to my sister, and I'm off again to class at night. I'm taking undergrad classes in forensic chemistry and hope to be accepted to OHSU's school of medicine next year.

#### When I grow up, I want to...

...Be a forensic pathologist or an OB/GYN. I like that you can take the human body and have it tell you what happened.

#### Lessons for others:

People get the wrong idea about being low-income. I really try to break that misconception as well as give back to the community what I take from it. Delilah and I volunteer during the holidays for Loaves and Fishes, and I was a mentor for teen moms and worked at OHSU's Children's Hospital before I started school.



# PCRI's Homeownership Initiative

## Informational Seminars

PCRI held an informational meeting about its new homeownership program on May 4. Maxine Fitzpatrick and Rita McCain-Walker, homeownership coordinator for the Portland Development Commission, shared information about the City of Portland's effort to increase the rate of minority homeownership and answered questions about the program.

PCRI will be holding seminars on how to buy a home, identifying ways to become purchase-ready and addressing credit challenges. In addition, we will offer one-on-one support, counseling and information about local down payment assistance programs.

If you were unable to make this meeting, don't worry - we will be sending out more information in the near future.

This program would not be where it is today without the exceptional help of Jenny Bajwa, our intern from PSU who is currently working on a Masters degree in Urban and Regional Planning. She will be leaving us at the end of June and will be sorely missed.

## We Need Your Feedback

PCRI is looking for residents to participate in hour-long focus groups at the end of May. These focus groups are a great opportunity for residents to share their opinions and offer feedback about the structure of PCRI's homeownership program. This program is designed for you, and we want to make sure it fits YOUR needs. Please contact PCRI to sign up for either Thursday, May 20 (6 pm) or Saturday, May 22 (11 am). Child care will be provided.

### -THANK YOU-

- To John and Merry Melonas for their financial contribution to PCRI's homeownership program.
- On behalf of everyone at PCRI, Maxine would like to share how much your thank you cards, holiday greetings and other special letters mean to us. You really brighten our day!

## My Yard is the Color of the Rainbow

- By Chuck Skinner, PCRI Resident

- I am a person who likes nice things.
- I am a person who shops at discount stores for clothes.
- I am a person who likes to see flowers bloom in the spring.
- I am a person who likes my room in different colors because they bring out the best in me.
- I am a person who likes to help others with things they can't get for themselves.
- I am a person who likes to work on my computer at night and sleep during the day.
- I am a person who likes to eat homemade cake and whipped cream.
- I am a person who would rather be thin than fat.
- I am a person who gives bags of tomatoes to neighbors and friends.
- I am a person who loves to cook for others rather than for myself.
- I am a person who loves football.
- I am a person who likes to take road trips with others,
- I am a person who likes different colors in my yard because each color means something.

My yard is the color of the rainbow.



## Did you know that...?

- In Portland, only 40% of homeowners are minorities.
- According to Portland's Homeownership Advisory Committee, there are relatively few homeowner households with incomes under \$25,000.
- Of PCRI residents polled, 56% said that a lack of down payment or savings prevented them from buying a home, while 42% said credit challenges were a substantial deterrant.

# Job Skill Development

## PCC Skill Center

Every year, the PCC Skill Center changes the lives of over 250 individuals by offering classes in computer applications, applied math, technology literacy and office skills. Over 50% of their program's graduates stay and become college students.

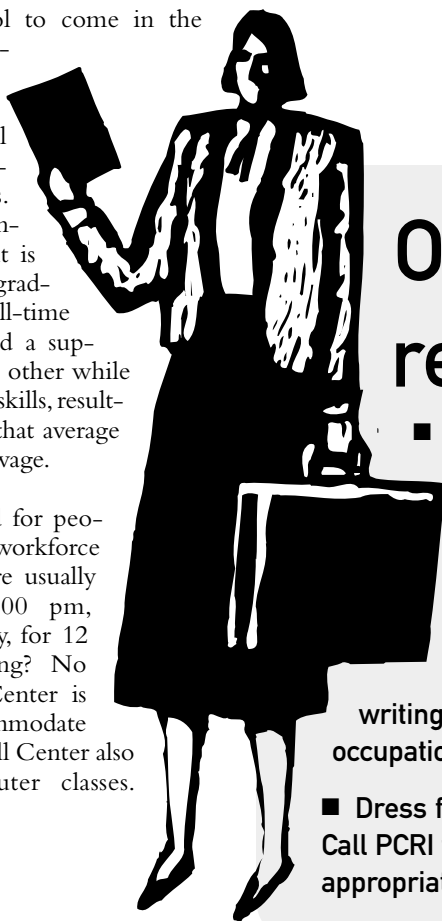
"The most exciting thing is to watch someone turn her life around and get a better-paying job after graduating from our center," shared Patrick Schwab, department chair. Dr. Schwab and the rest of the staff at the Skill Center help students overcome challenges to full-time employment and offer life skill and ESL classes for new immigrants. They also run a program for Jefferson High School students at risk of dropping out of school to come in the afternoons for homework assistance.

The PCC Skill Center connects students with employers. While there is no guarantee of job placement, it is proud that over 90% of graduates are placed in full-time jobs. Students also build a support network with each other while gaining knowledge and skills, resulting with hourly wages that average higher than minimum wage.

Classes are designed for people who need to build workforce skills quickly. Classes are usually from 8:00 am - 4:00 pm, Monday through Friday, for 12 weeks. Already working? No problem - the Skill Center is flexible and can accommodate part-time study. The Skill Center also offers evening computer classes.

There are no location or residency requirements, and most of the tuition is waived. The Skill Center charges some technology and student fees, usually \$60 per term. Applicants should have a high school diploma or GED to begin, but if they do not, the Skill Center offers GED preparation training.

The PCC Skill Center is located on the Portland Community College Cascade campus (739 N. Killingsworth) and is accepting calls for its next term: (503) 978-5341.



## Other Employment-related Resources:

- Northeast Workforce Center, Inc. 4106 N. Vancouver Ave., (503) 288-4370. NWC has the latest job openings in the metro area; computer lab for residents, fax and e-mail center; materials and supplies.
- North/Northeast Urban League One Stop Career Center. 3034 NE Martin Luther King Jr. Blvd., (503) 241-4644. They have a job search research room; resume writing and interviewing workshops; displaced workers program; occupational skills training; referrals to partner agencies.
- Dress for Success Oregon  
Call PCRI for referral at (503) 288-2923. DFSO provides interview appropriate clothing and support for unemployed women.

## Bryant – Employee of the Year!



“**H**e is so professional in everything he does, he knows so much, he helps out residents even outside of his normal duties and hours, and he is even willing to help staff people who need to pick his brain. His handling of tasks is extremely professional and efficient and he seems to have a great managerial style.”



## Bowling v. REACH

Congratulations to REACH CDC (especially Mike Masat’s amazing strike streak) for beating PCRI during the CDC Bowl-a-thon held February 5 at Interstate Bowling. Best of all, PCRI staff confirmed suspicions that Maxine “I’m-not-a-bowler” Fitzpatrick indeed has her very own ball!

**PCRI e-news** features local events, financial assistance, free family activities and employment opportunities

sent directly to your e-mail. If you have not yet received PCRI e-news, send an e-mail to [loreta@pcrihome.org](mailto:loreta@pcrihome.org).