

# COMMUNITY

PCRI  
REPORT  
2016





## DIRECTOR'S MESSAGE

As PCRI approaches its 25th year of service, I am reminded of the importance and impact of the work we do in and with the community.

Last year, PCRI launched the Pathway 1000 initiative, a bold effort to mitigate involuntary displacement in North and inner Northeast Portland. PCRI's board and staff embraced this initiative and have focused their energy and effort to make our goal a reality: at least 1,000 new affordable homes for rent and purchase by those at risk of displacement or who have previously been displaced.

Through outreach and forums, we learned what is wanted and needed by community organizations, families, individuals and seniors whose lives are the foundation and essence of our community.

As Portland grows and changes, the time has never been more important for the community's voice to be heard. It has never been more important to put into action ambitious and measurable goals to preserve the cultural and economic diversity of our city. And it has never been more important for PCRI to serve the needs of the community that surrounds us, breaking generational cycles of poverty, ensuring stability and opportunity, and reversing the circumstances that have displaced so many families.

We give our most heartfelt thanks to the community members, partners, supporters and donors who have given their unqualified support to help us achieve these goals. Thank you!

# AFFORDABLE RENTAL HOUSING

**IMPACT:** For nearly 25 years, PCRI has invested in Portland's neighborhoods, preserving cultural diversity, preventing displacement and providing tools which empower families to achieve stability and self-sufficiency. PCRI's portfolio is woven into more than 30 neighborhoods, eliminating concentrations of poverty, stabilizing these neighborhoods, and giving residents opportunities to remain an integral part of Portland's vibrant, but rapidly changing community.



## New Development

Construction will begin in early 2017 for The Beatrice Morrow, a new mixed-use development at the former Grant Warehouse site. Community-serving commercial retail space, a generous community center and 80 affordable apartments will be prioritized for rent by families with roots in surrounding neighborhoods in the heart of NE Portland.

In late 2017, PCRI anticipates beginning construction of King Parks Apartments, a new development just steps from PCRI's office. King Parks' 70 family-sized apartments and townhomes will also be prioritized for rent by families with historic roots in NE Portland.

# HOME OWNERSHIP

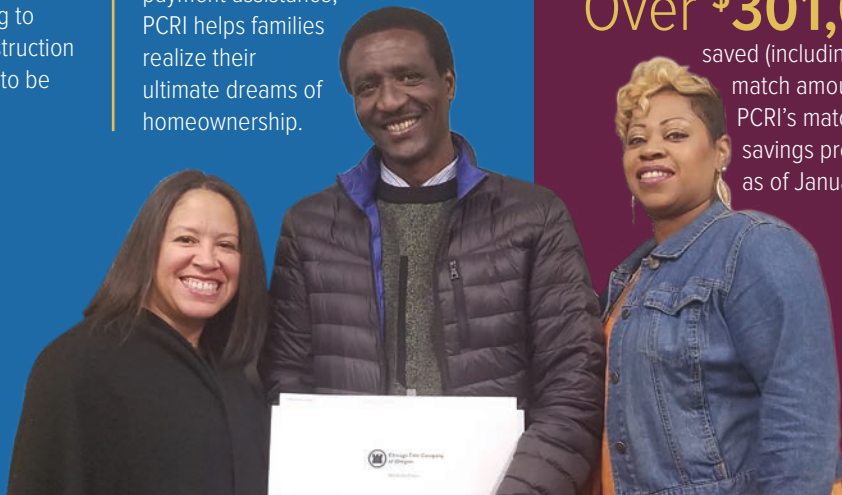
**IMPACT:** In addition to helping families realize the “Great American Dream”, homeownership represents the ultimate opportunity to achieve stability and build assets that can be passed down from one generation to the next, breaking cycles of poverty.

**40%** increase in program enrollment compared to 2015

**22 new homes**

will be developed by PCRI enabling first-time buyers to purchase a home they can afford without having to compete with investors. Construction of the 22 homes is projected to be complete by late 2018.

With the helping hands of certified homeownership counselors for pre- and post-purchase support, financial wellness training, a network of informed and committed partners, and access to down-payment assistance, PCRI helps families realize their ultimate dreams of homeownership.



# ASSET BUILDING

**IMPACT:** Financial wellness counseling and credit-building initiatives have helped participants reduce and eliminate debt, connect to programs to establish and build credit, and to reach other, larger financial goals, such as college degrees and homeownership.

**132 points** increase in credit scores for one resident using a new credit building rent payment program. Nine residents increase their score 80+ points.

**Over \$301,000**

saved (including IDA match amounts) in PCRI's matched savings program as of January 2017.

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

# HOME RETENTION

**IMPACT:** PCRI ensures seniors are able to remain in the home they own, preserving seniors' access to community resources and retaining cultural and economic diversity in established and changing neighborhoods.

**100%** of participants in fiscal year 2016 have retained homeownership.

**\$270,000** financial assistance for home repairs provided in fiscal 2016 (a 90% increase over the prior year)

**47** seniors assisted in PCRI's program in fiscal 2016 (a 50% increase over the prior year)

PCRI's homeownership retention program helps seniors maintain stable homeownership, make improvements to be able to age in place, and avoid displacement. Seniors benefit from PCRI's asset building programs as well as monthly workshops, financial assistance, one-on-one support and advocacy, and community volunteer assistance.



# OTHER ACCOMPLISHMENTS

- PCRI was named one of the 100 Best Nonprofits to Work For in the State of Oregon from Oregon Business Magazine, the 6th year PCRI has earned this honor
- Executive Director Maxine Fitzpatrick was named one of Portland Business Journal's "Women of Excellence" for 2016
- Executive Director Maxine Fitzpatrick was recognized by the Urban League of Portland as the honoree at the organization's 2016 "Equal Opportunity Day" ceremony
- PCRI Earned a \$250,000 grant from Meyer Memorial Trust to ensure generous community space and family sized units in its new development, The Beatrice Morrow.
- PCRI was awarded \$100,000 by Wells Fargo Housing Foundation to support development of new homes for low-income first-time buyers. The homes are expected to be completed and sold by the end of 2018.



# PATHWAY 1000

Pathway 1000 is an ambitious initiative created by PCRI to mitigate displacement which occurred in North and inner Northeast Portland. Pathway 1000 will achieve this goal by developing 1,000 new units of affordable housing in the next 10 years, both for homeownership and rental purposes. Pathway 1000 will mitigate involuntary displacement associated with the city's economic expansion activities in the North and inner Northeast neighborhoods of Portland. The plan will address both housing and economic development.

In concert with Portland State University's Masters in Urban and Regional Planning (MURP) program, PCRI held a series of community forums in Summer 2016 to engage community members and inform planning efforts for Pathway 1000's housing developments. The results of this effort were published by the MURP candidates in the Pathway 1000 Community Housing Plan report.

PCRI began working with community stakeholders in late 2016 to establish goals and strategies for contracting and employment associated with the initiative and to create a marketing and outreach strategy, ensuring economic opportunity for African Americans and other residents and businesses with historic ties to north and inner northeast Portland.

**Meeting the Affordable Housing  
Needs of the Community**



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