Greetings PCRI Families,

As we began the process of welcoming summer, there are a few things we would like to remind you to do — things that can help PCRI keep your housing costs down. As well, there are tasks you can do to help PCRI keep your home in good condition. The suggestions and reminders are included in this Newsletter.

We would also like to hear from you — how we can make your housing better? Everyone deserves a safe, sanitary and decent place to live and we must work together to make that happen. Also remember we have one Administrative Assistant in the Maintenance Department and 400 families to serve; therefore, your patience and understanding are always appreciated.

PCRI is making a change in the type of window blinds installed. If you have broken panes in the blinds at your windows and they are not holding up well under normal day-to-day use, please let us know. If you are having that problem, please call PCRI’s Maintenance Department to let us know. When you call, please feel free to leave a message.

We have had some changes in PCRI’s property management department. PCRI has two new property managers — Cameo Whitney and Matthew Strickland. As well, Kimberley Jackson is now the Manager of the Department. Additionally, Karmen Morrison has joined Genora Dyer as a front Desk Administrator.

As you may know, PCRI is in the process of constructing three new apartment buildings; one for seniors — Kafoury Court, and two other apartment buildings for families. The two new family sized buildings are the Beatrice Morrow and King Parks. Both apartment buildings are located on Martin Luther King Jr. Boulevard.

The Beatrice Morrow is named in recognition of Portland, Oregon’s equal rights pioneer, Beatrice Morrow. And King Parks is named in recognition of both Martin Luther King Jr. and Rosa Parks Therefore, the name King Parks.

Unfortunately, since there are so many people in need of housing — transfers to the new buildings are not an option. The purpose is to bring displaced residents back to the neighborhood.

As we move into the summer months, watch out for summer activities for the children and young adults. We will keep you informed about activities for the children and summer jobs as they become available and we are notified.

Lastly, please take time to get involved in the operation and oversight of your City – Portland and your State – Oregon. Each day, there are multitudes of decisions being made that impact you and your family’s well-being. Get informed and stay informed. You are the best one to look after your best interest.

All the Best,
Maxine Fitzpatrick, Executive Director
PCRI is happy to announce our groundbreaking ceremony was held on February 27, 2018, celebrating the construction of four new townhomes on N Williams Avenue. These townhomes are the first four homeownership opportunities to be developed by PCRI in North and Northeast Portland. The homes are prioritized for sale to low- and moderate-income families involuntarily displaced from N/NE Portland.

COMMUNITY EVENTS-PAST & PRESENT

LADIES-ARE YOU INTERESTED IN BECOMING A TRADESWOMAN?. .TRADESWOMAN?
WHAT’S A TRADESWOMAN YOU MAY ASK?

Oregon Tradeswomen is a Portland-based nonprofit organization founded on the principles that women deserve and can attain economic self-sufficiency through pursuing careers in the building, mechanical, electrical, and utility trades while helping and encouraging the trades industry build up a diverse workforce. Oregon Tradeswomen produces an annual Career Fair where career women and young girls can learn more about training opportunities in the construction trades, apprenticeship, and job openings at local construction companies such as the National Association of Minority Contractors of Oregon (NAMCO) and Colas Construction.

Past Oregon Tradeswomen workshops have included: Wire a Light and Switch, Climb a Utility Pole, Operate Heavy Equipment, Learn the Basics of Welding, Build a Birdhouse, Learn about Solar and Wind Power, Green Roofing, Green Carpeting techniques, and many more!

This experiential event, now in its 26th year, offers an introduction to the jobs, skills, and benefits of a career in the skilled construction trades. Participants have the opportunity to learn skills in hands-on workshops, try out tools, meet employers, meet successful tradeswomen, make things to take home and find out about career training opportunities.

• FREE admission, parking, onsite childcare, and shuttle transportation from the Gateway transit center
• Dads & Daughters event with coffee and refreshments from 1:00 – 2:00 pm
• Tradeswomen Fashion Show at 12:00 pm

Contact Oregon Tradeswomen for more information:
503.335.8200 x 21
info@tradeswomen.net
www.tradeswomen.net

SAVE THE DATES IN 2018

May 18
School Girls’ Day
May 19
Careers for Women Day

A hands-on, trades-related career fair serving thousands of girls and women
www.tradeswomen.net/fair
Have you ever thought about doing the type of construction work required to build this multi-unit, five-story building? Rendering vs. Up-to-date

**PROGRESS ON THE BEATRICE MORROW APARTMENTS**

**UPCOMING PCRI PROPERTY INSPECTIONS**

The purpose of inspections is to ensure properties are well-maintained, safe, and in sanitary conditions. Preventative maintenance inspections are conducted by your property manager and our maintenance technicians for all units, regularly. If we have not already seen you this year, you should be receiving notice in the near future.

**PCRI MAINTENANCE UPDATES:**

If your gutters look like they may be clogged, or if they are clogged, please call PCRI to place a maintenance work order request. Make sure your gutters are clear of debris, and the downspout outflow is directed away from the house. Usually, moisture entering basements and crawlspace is due to downspouts dumping water near the foundation instead of out to the street and yard area. If you know how to check your furnace filters, we encourage you to do so twice annually. Dirty filters increase heating costs, as your furnace works harder to pull heated air into your home. And, if the furnace is not coming on properly, or at all, the thermostat batteries may need to be replaced.

**THE DO’S & DON’T’S OF FIRE AND HEALTH SAFETY**

**Smoke detectors** - Please be sure your smoke detectors are in working order. If your smoke detector is battery operated, consider using a ten-year battery to be safe. It is also helpful if they have a “hush” function (most do), so if they go off – they can be silenced. NEVER, NEVER remove a battery and leave it out. Only functioning batteries can alert you if there is a fire in your home.

**Light Fixtures** - Don’t use bulbs higher than 60 watts, the reason being is that higher wattages create heat that can potentially melt insulators within the fixture. Thus, causing a fire.

**Extension Cords** - Are for temporary use, non-permanent basis. Extension cords have the ability to overheat and cause a fire.

**Utility Shut Offs:** Do you know where the shut offs are for your electric power, gas, and water? If not – don’t worry - please contact PCRI’s maintenance department for further assistance.

**Flammables:** For safety, please keep flammables in proper storage containers, and not stored inside of your home. Remember to keep the area surrounding the furnace and hot water tank free and clear of all items, especially those that are combustible.

**Unattended Cooking, Candles, & Space Heaters:** According to Portland Fire & Rescue, all three of these items are the #1 cause of fire deaths. Stay safe and don’t leave any of these items unattended.

**Plug in Air Fresheners:** Did you know that these items have been known to overheat and cause a fire? Use plug-ins only as directed.

**Found “Treasures”:** Electrical and gas items that are found and or purchased at a thrift store are potentially faulty and dangerous.

**Stove/Oven Fire Precaution:** Never use water to put out a grease/oil fire. If there is a fire in your oven, do not open the door - call the fire department!
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| FEBRUARY 28  | Tax Time                        | 6:00pm| - How to leverage your return for your home purchase  
- Benefits associated with Homeownership vs Renting                                                                                                    |
| MARCH 7      | Homeownership Orientation       | 1:00pm| - PCRI's Homeownership Program is intended to assist you with creating a successful action plan which will include a budgeting and savings plan to get you mortgage ready. We offer one-on-one counseling and group education workshops to help meet your homeownership goals.  
- Enroll in our program and connect with one of our Homeownership Program Coordinators to analyze your financial and credit situation, identify barriers preventing you from obtaining affordable mortgage financing, and develop a plan to remove those barriers |
| MARCH 21     | Homeownership Orientation       | 6:00pm|                                                                                                                                                                                                               |
| MARCH 28     | Get Ready to be Ready           | 6:00pm| - Learn how to calculate your income  
- What are your debts? What is your debt to income ratio? Why is it important?                                                                                                                                     |
| APRIL 4      | Homeownership Orientation       | 1:00pm|                                                                                                                                                                                                               |
| APRIL 18     | Homeownership Orientation       | 6:00pm|                                                                                                                                                                                                               |
| APRIL 25     | Student Loans                   | 6:00pm| - Understanding what type of loan(s) you have  
- Affordable repayment options  
- How student loans affect qualifying for a mortgage                                                                                                  |
| MAY 3        | Homeownership Orientation       | 1:00pm|                                                                                                                                                                                                               |
| MAY 16       | Homeownership Orientation       | 6:00pm|                                                                                                                                                                                                               |
| MAY 30       | Obtaining a Mortgage Loan       | 6:00pm| - What does it mean to be mortgage ready? What will be expected of you?  
- Types of loans (FHA, Conventional, VA)  
- The loan process  
- What questions should you ask when selecting a lender?                                                                                         |
| JUNE 6       | Homeownership Orientation       | 1:00pm|                                                                                                                                                                                                               |
| JUNE 20      | Homeownership Orientation       | 6:00pm|                                                                                                                                                                                                               |
| JUNE 27      | Get Ready to be Ready           | 6:00pm|                                                                                                                                                                                                               |
### 2018 Workshop Schedule

**FEBRUARY 28 Tax Time**
- 6:00pm
- How to leverage your return for your home purchase
- Benefits associated with Homeownership vs Renting

**MARCH 7 | MARCH 21 Homeownership Orientation**
- 1:00pm
- 6:00pm
- PCRI’s Homeownership Program is intended to assist you with creating a successful action plan which will include a budgeting and savings plan to get you mortgage ready. We offer one-on-one counseling and group education workshops to help meet your homeownership goals.
- Enroll in our program and connect with one of our Homeownership Program Coordinators to analyze your financial and credit situation, identify barriers preventing you from obtaining affordable mortgage financing, and develop a plan to remove those barriers

**MARCH 28 Get Ready to be Ready**
- 6:00pm
- Learn how to calculate your income
- What are your debts? What is your debt to income ratio? Why is it important?

**APRIL 4 | APRIL 18 Homeownership Orientation**
- 1:00pm
- 6:00pm
- Understanding what type of loan(s) you have
- Affordable repayment options
- How student loans affect qualifying for a mortgage

**APRIL 25 Student Loans**
- 6:00pm
- What does it mean to be mortgage ready? What will be expected of you?
- Types of loans (FHA, Conventional, VA)
- The loan process
- What questions should you ask when selecting a lender?

**MAY 3 | MAY 16 Homeownership Orientation**
- 1:00pm
- 6:00pm
- Obtaining a Mortgage Loan
- What does it mean to be mortgage ready? What will be expected of you?
- Types of loans (FHA, Conventional, VA)
- The loan process
- What questions should you ask when selecting a lender?

**JUNE 6 | JUNE 20 Homeownership Orientation**
- 1:00pm
- 6:00pm
- Get Ready to be Ready
- Understanding Credit
- What is credit? What you need to know about credit?
- What makes up a credit score?
- No credit? How to build?
- Disputing your credit report

**JULY 18**
- 6:00pm
- Homeownership Orientation

**JULY 25**
- 6:00pm
- Working with a Realtor
- Buyer vs Selling Agent
- What does your agent do for you?
- Shopping for a home

**AUGUST 1 | AUGUST 15**
- 1:00pm
- 6:00pm
- Homeownership Orientation

**AUGUST 29**
- 6:00pm
- Understanding Credit
- What is credit? What you need to know about credit?
- What makes up a credit score?
- No credit? How to build?
- Disputing your credit report

**SEPTEMBER 5 | SEPTEMBER 19**
- 1:00pm
- 6:00pm
- Homeownership Orientation

**SEPTEMBER 26**
- 6:00pm
- Get Ready to be Ready

**OCTOBER 3 | OCTOBER 17**
- 1:00pm
- 6:00pm
- Homeownership Orientation

**OCTOBER 24**
- 6:00pm
- Cost of Homeownership
- Post purchase support
- Keeping and maintaining your home
- Homeowner’s Insurance

**NOVEMBER 7**
- 1:00pm
- Homeownership Orientation

**NOVEMBER 14**
- 6:00pm
- Money Management & Budgeting
- Do you know where your money is going each month?
- Saving towards your future home purchase and beyond
- Individual Development Accounts (IDAs)

**DECEMBER 5**
- 6:00pm
- Homeownership Orientation

**DECEMBER 19**
- 6:00pm
- Get Ready to be Ready

* All Homeownership Orientations will be held at the PCRI Annex 6601 NE MLK Jr. Blvd
* All Education Workshops will be held at PCC Cascade Campus 705 N Killingsworth in Terrell Hall Rm 112 (with the exception of Feb 28, April 25 & May 30 will be held in Terrell Hall Rm 101)
* Registration is required. Please contact Marqueesha Merriweather 503.288.2923 ext 102 or Marqueesha@pcrihome.org
RESIDENT RESPONSIBILITIES

Here’s a list of a few things residents are responsible for:

• Batteries (smoke detector, thermostat, etc.)
• Light bulbs
• Shower rods
• Replacement blinds*
• Refrigerator condiment bars, drawers, and shelves
• Cleaning of areas around the home prone to mold/mildew build up
• Any items broken

*Note: A back-charge may be added if blinds need to be replaced due to abuse.

If you need assistance performing any of these repairs, please contact Nicole in Maintenance, and she will gladly assist you by getting a maintenance technician out to address the problem. (503) 288-2923 ext.114.

Thank you for keeping your home in a good state of repair! It is appreciated and can help us keep your housing costs as low as possible.

SPECIAL MAINTENANCE, WORK ORDERS, AND REQUESTS

Gutters: If you notice vegetation growing in your gutters or your downspouts are draining back towards the foundation of your house, please place a work order with the Maintenance Department.

Pest Control: During the Spring and Summer months, you may see an influx of pests. It is important to remember pests will be readying themselves for the warm weather, too! You can expect to see an increase of spiders, ants, centipedes, pantry pests, such as Indian Meal moths, and stinging pests such as bees and wasps as the temperature increases. Residents are required to make a reasonable effort to control pests before contacting the office with a maintenance request. If you have any questions about this, please contact Maintenance at (503)288-2923 for more information.

GRASS, AND WEEDS, AND DEBRIS, OH MY! HERE ARE SOME TIPS ON LANDSCAPING AROUND YOUR HOME:

• Mow lawns and water regularly when the weather is hot and dry
• Maintain your yard area by removing trash, weeds, leaves and other yard debris regularly
• Trim shrubs, bushes, blackberry vines and small trees. You can’t do that – call Nicole in Maintenance and she will assist you in getting this necessary maintenance work done. Please know that there will be a back charge if PCRI has to send someone out to do this work. Remember, yard work is something you agreed to do in your lease agreement.
• Remove moss from walkways, decks, stairs, and porches seasonally or as needed
• Properly discard mattresses, furniture, and general trash away from your curbside.

** For single-family home residents; if you would like a referral to a landscaper, please contact Nicole in the Maintenance department. Also, there are two Tool Libraries in North and Northeast which have tools available at no charge for residents of the area. (Visit www.northportlandtoollibrary.org or www.neptl.org for more information.)

HOLIDAYS AND CELEBRATIONS:

There are a host of different holidays and celebrations coming up, and PCRI would like to help you be safe doing so!

Fireworks: Fireworks are not allowed, and use of them are in direct violation of your lease agreement. If you would like to take your family to a fireworks show in the area, please visit www.portlandoregon.gov for a list of sites.

Barbeque Grills: Barbeque grills must be at least 10 feet away from any building or combustible surface. Please do not leave grills unattended, be sure the fire is completely out, and the coals are cold before discarding.

SPRING CLEANING: PATIO & PORCHES

Please do not store indoor furniture on porches or patios. A few plants and some patio furniture are great, but please do not use these areas for storage purposes.
WE'RE HIRING!

Join us! PCRI has a few available positions, and we invite you to apply. If you see an interesting opportunity and would like to apply, please share this information with your family and friends.

Please submit cover letter and resume to Tamara Trofimenko, HR Manager at jobs@pcrihome.org

Open Positions

Fiscal Manager Position
Under the direction of the Executive Director, the Fiscal Manager plans, directs, coordinates and manages the non-profits’ financial and tax reporting, cash management, accounts receivable and payable, revenue collection, low-income and affordable housing development project accounting, low-income tax credit reporting, and grants management functions.

As a key member of the Executive Team, the Fiscal Manager partners with the Executive Director to implement policies, procedures and strategies for the financial management and accounting of PCRI’s fiscal department. The Fiscal Manager plans, organizes and manages the organization’s fiscal and accounting activities consistent with generally accepted accounting principles (GAAP) and standard business practices accurately and efficiently. The Fiscal Manager implements and develops sound, financial management procedures, and supervises the organization’s staff of accounting and finance professionals.

The Fiscal Manager is responsible for monitoring the financial performance and ongoing financial health and regulatory compliance of the organization and real estate portfolio performance. The Fiscal Manager oversees and implements the organization’s fiscal policies and procedures.

Property Accountant
The Property Accountant reports to Fiscal Manager and is responsible for updating and maintaining the General Ledger, maintaining fixed asset and work in progress accounts, regulatory reporting, account reconciliation, cash monitoring, maintenance of the accounting system, assisting with budget and audit preparation.

Maintenance/Refurbishment Technician Position
The Maintenance/Refurbishment Technician is responsible for the overall maintenance of rental properties and for refurbishment repairs on vacant properties that require significant repairs to make them move-in ready.

Executive Assistant/Administrative Assistant
The Executive / Administrative Assistant works directly with the Executive Director. The responsibilities extend to the coordination of the ED’s management responsibilities and management team, Executive Team and Managers of the organization in providing daily administrative tasks and special projects. The ideal candidate will be experienced in handling a wide range of administrative and executive support related tasks and will be able to work independently with little or no supervision. This person must be exceedingly well organized, flexible and enjoy the administrative challenges of supporting an office of diverse people. In addition, the ideal candidate will have the ability to exercise good judgment in a variety of situations, with strong written and verbal communication, administrative, and organizational skills, and the ability to maintain a realistic balance among multiple priorities. The Executive / Administrative Assistant will perform a variety of highly responsible, confidential and complex tasks with discretion.

Want to stay updated on PCRI and community events? Follow us on social media!
Facebook: @PCRIHome
Twitter: @PCRIHome
Instagram: @pcrihome
Pinterest: @pcrihome503
Youtube: @pcrihome
LinkedIn: @PortlandCommunityReinvestmentInitiatives,Inc.
www.pcrihome.org
www.pathway1000.org
PCRI LAUNCHES PATHWAY 1000 PLAN

On April 17, PCRI invited the press and the community to celebrate the completion of the Pathway 1000 Implementation Plan, PCRI’s 10-year displacement mitigation initiative.

“We need only to examine promises made, and apologies received, to know what is needed is more than words containing promises and apologies can provide. Action is required,” Executive Director Maxine Fitzpatrick said. “Pathway 1000 will go beyond apologies and promises. We are addressing the housing issues caused by income disparities in the City of Portland and State of Oregon. We are offering corrective measures and long-term solutions. The Plan addresses unemployment, underemployment, wage disparities and the unequal treatment that led to these disparate outcomes.”

MAINTENANCE REQUESTS

To ensure all emergencies are received in a timely manner, we ask that non-emergency requests be called into the PCRI office at 503-288-2923 x114 during regular business hours. Routine maintenance will be scheduled with you for a specific day and time frame. Note-A charge will be assessed for a no show appointment.

EMERGENCIES

PCRI Maintenance wants to ensure that all residents have a safe and secure place to live. For fire, police, or medical emergencies, residents should call 911.

Maintenance emergencies are:
- No heat
- Severe leaks or flooding
- No electricity
- Inoperable toilet, particularly if there is only one toilet in the home

If you are experiencing any of the above, call the after-hours maintenance emergency phone at 503-265-9634. Leave a message with your name, address and phone number and your call will be answered or returned as quickly as possible. Please note that resident lockouts do not constitute a maintenance emergency, and a local locksmith should be contacted for assistance.