



ROOTED IN THE COMMUNITY, GROWING NEW PARTNERSHIPS

Annual Report 2003

A Letter From the Director

There is much to celebrate at Portland Community Reinvestment Initiatives, Inc. PCRI is a resolute and spirited organization with a commendable reputation of providing a vital service to the community. PCRI's track record in managing affordable housing and related programs for low-income residents in the City of Portland is praiseworthy. We have long-term partners and gain new partners and supporters on a regular basis. This confidence and support of PCRI is because of the work of dedicated employees and strong leadership by its Board of Directors. Their combined creative energy and enthusiasm has parlayed PCRI into a momentous time in its history. These accomplishments did not come without challenges, and we are facing economic times that will test us more.

Community development corporations like PCRI address significant needs in the community; needs that are best addressed by concerned and committed citizens and advocates. We are being pressured in many ways. The national funding that traditionally supports our efforts is diminishing, while the needs for the services are escalating. In 2003, we experienced the highest turnover rate in our history – many families were forced to move out of state or return to their extended families. The promise of a changed economy is upon us. The higher paying manufacturing jobs are being replaced with lower paying service jobs, and this is occurring at a time when

housing costs and family-related expenses such as health care and utility costs are rising appreciably.

How will we manage these challenges? We have to become more creative and more focused on our mission. We have to put more effort into creative solutions and more than anything – we have to garner more support from community partners. We will move into our next phase with a rallying cry to national, non-traditional sources of support and more importantly – we have to rely on businesses and corporations who employ PCRI residents and community residents. Small businesses and major corporations all benefit from

the work PCRI does in the community. We house their employees. An overwhelming majority of PCRI residents are employed. However, only 22% of them earn more than 50% of the area median income.

As you review this annual report, please think of ways you can support PCRI in the future. We are interested in hearing what you think about our work. Nothing would please me more than to meet and discuss PCRI's future with you.

Yours very truly,



Maxine Fitzpatrick



Who We Are

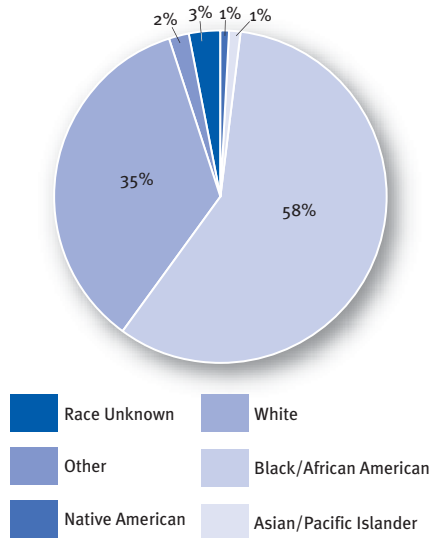
VISION

PCRI's vision is to provide affordable housing and associated services that achieve family stability, self-sufficiency and resident wealth creation.

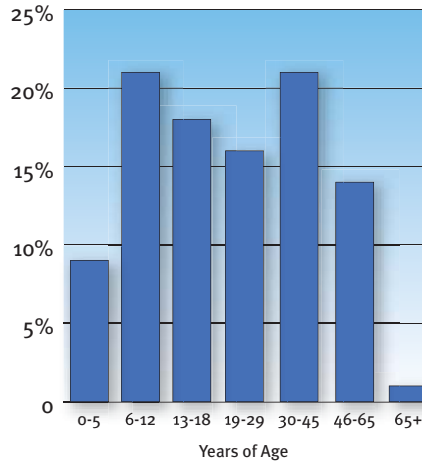
MISSION

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.

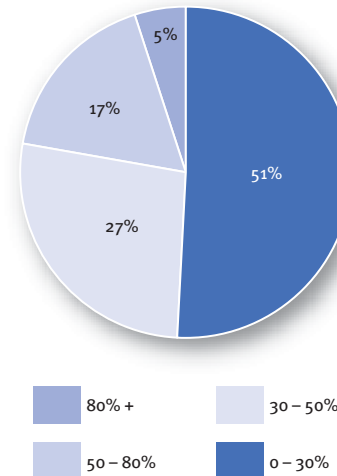
WHOM WE SERVE*



AGES OF PCRI RESIDENTS



RESIDENT INCOME LEVELS**



*Race/ethnicity is determined by the designated head of household's race/ethnicity. Therefore, data include circumstances like the head of household being self-identified as White, while children are African/American, resulting in an overall designation of White. In addition, each race may include Hispanics.

**Based on 2003 annual income recertification data.

Property Management and Maintenance

When the economy takes a downturn, as was the case in 2003, low-income people who are living on the edge are the hardest hit. This was true for many of PCRI's residents. Even with the low rents PCRI is able to offer, 33% of the move outs for 2003 were due to residents no longer being able to afford their rents, needing to double up or moving out of the state altogether. On the bright side, 5% of residents who moved out were able to move on to homeownership! While PCRI's vacancies were slightly higher than recent years, the organization fared well considering the overall rental market and economy.

AVERAGE 2003 VACANCY RATE FOR PCRI PROPERTIES: 6%

AVERAGE 2003 VACANCY RATE FOR PORTLAND METRO AREA: 10.8%¹

PCRI AVERAGE RENT COLLECTION RATE FOR 2003: 99%

PCRI'S MAINTENANCE TEAM COMPLETED MORE THAN 1200 WORK ORDERS IN 2003.

PCRI'S REFURBISHMENT CREW COMPLETED 52 PROPERTY REFURBISHMENTS IN 2003, THUS MEETING THEIR GOAL OF ONE REFURBISHMENT PER WEEK FOR THE PAST THREE YEARS.

PCRI'S PROPERTY MANAGERS, KIMBERLEY MASON AND MARY LUCERO, BECAME CERTIFIED OCCUPANCY SPECIALISTS.

As with other departments, the Property Management and Maintenance crews reached beyond their usual scopes of work and developed more partnerships. Maintenance began working with Community Court crews, undertook several Paint-A-Thon days with numerous volunteers and worked with Friends of Trees on several tree plantings in the community. Property Management and other staff worked extremely hard to get a PCRI family nominated into *The Oregonian's* Season of Sharing program. *The Oregonian* staff delivered numerous presents, including clothing, \$300 in Fred Meyer gift certificates, a computer and other gifts to a PCRI family in great need.

¹U.S. Census Bureau, "Housing Vacancies and Homeownership Annual Statistics: Portland Metro Area, 2003" (<http://www.census.gov/hhes/www/housing/hvs/annua03/anno3tg.html>)



Chuck Skinner

RESIDENT
PROFILE



“...they connected me with PCRI. If it weren’t for that, I think I would be homeless at this point.”

Chuck moved into his PCRI home on December 15th, 1996. “I went to an AIDS conference that year. From there I got connected to Cascade AIDS Project, and then they connected me with PCRI. If it weren’t for that, I think I would be homeless at this point.”

It’s no small statement to say that Chuck has been a model resident. Ever since he moved in he has made every attempt to make his home as comfortable and vibrant as possible. PCRI has featured his garden a number of times in the quarterly newsletter, and others have taken notice, too. *Home & Gardens Magazine* featured him for the “Best and Tallest Corn in Portland” in 1997. But, in the past couple of years, in addition to his garden and home, Chuck has taken on a new interest with intensity – a love of computers. He teaches

computer basics to low-income children, rebuilds old computers to give away and whenever possible, sells some to purchase more parts so he can keep giving away what he can.

Referring to PCRI’s Director of Programs, he states, “It’s all Loreta’s fault. Two years ago she told me about Free Geek. I took a class there, I started volunteering and now look at me!” In the past year, Chuck has given away 11 of the computers he has rebuilt and 14 students, ages 9-16, have graduated from his in-home computing classes. Chuck hopes to one day save enough for a business license and earn enough money through a successful business, so that he can keep buying what he needs to rebuild and give computers away, still offer free lessons and in the process, earn a better living.

Programs



The Programs Department undertook an extensive strategic planning session in 2003. One of the major developments out of this was the recognition that the Child Care Program had expanded beyond its initial focus on supporting residents' child care needs. The new name, Child and Family Services, more accurately represents these family-focused services, which include:

- NEEDS-BASED DRIVES, SUCH AS THE ANNUAL SCHOOL SUPPLY DRIVE
- CHILDREN'S SPECIAL EVENTS
- CHILD CARE HOUSE DEVELOPMENT AND OVERSIGHT
- CHILD CARE IMPROVEMENT PROJECT
- EMERGENCY CHILD CARE SCHOLARSHIPS
- PARENT RESOURCE CENTER

Outside of these services, in 2003 Programs introduced PCRI E-news, a weekly electronic newsletter filled with events and local resources, and a garden seed give-away. Park Terrace Community Center generated community spirit among residents through a talent show, health fair and computer classes for seniors and children. The Programs Department continued to produce a quarterly resident

newsletter, conduct annual resident surveys, prepare grants and host special projects. In the works for 2004-2007 are a homeownership initiative, financial workshops and workforce collaboration.

The Parent Network members initiated one of the most successful new, annual events – the school supply drive. Concerned about the financial hardships PCRI families face and wanting to send children to school with a fresh start, Network members and staff worked diligently for many months securing donations. In the end, 167 backpacks filled with supplies, including pens, pencils, crayons, rulers, markers, protractors and more were distributed at the annual resident picnic and at an event at Park Terrace Community Center.

Many new partnerships were formed this year, with organizations such as:

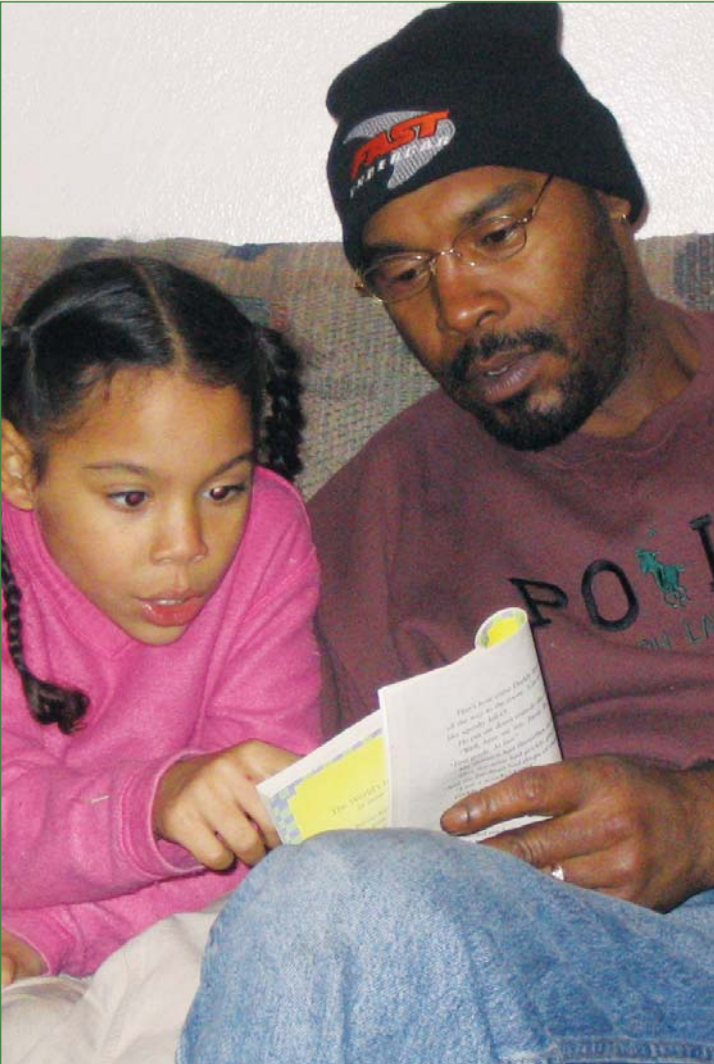
- AFRICAN AMERICAN ALLIANCE FOR HOMEOWNERSHIP
- COMMUNITY CYCLING CENTER
- DRESS FOR SUCCESS
- eSCRIP
- PORTLAND NURSERY
- SEEDS OF CHANGE
- WESSINGER FOUNDATION

PCRI is very grateful for all new and continuing partners, funders, sponsors and other donors! Please see an inclusive list at the end of this report.



Maurice Golden

RESIDENT
PROFILE



“I stay for the networking... We share common issues and our work lets us give back to the community.”

As a football fan, Maurice Golden can revel in his recent accomplishment of getting the Parent Network meeting nights switched from Mondays. As the only man in the Parent Network, he knew he was alone on this one and was thankful to win over the group.

Maurice started renting with PCRI three years ago with his then-four year old daughter Maurisa and infant son Makya. “I immediately got involved with the Parent Network. I was a single dad with two kids. I had just gotten out of being in jail for nine months. I don’t know where we would be without PCRI. The school supplies we received would probably have cost us about \$100. The stipend I receive for being a Parent Network member helps keep my child care provider happy, and I can’t forget about the emergency child care scholarship that was there when I needed it.”

In the past few years, Maurice has had less of a need for child care information or the emergency child care scholarships. Yet he remains active. “I stay for the networking. I like to hear the issues other parents are facing and how they are handling them. We share common issues, and our work lets us give back to the community.”

Maurice would like to work with the Network to take action on: 1) making sure fathers get to see their children if they pay child support; 2) getting the state to publicize voting rights loud and clear for ex-offenders; and 3) getting more men involved in the Parent Network. “I want to see more men – more black men – contribute to the society, to their neighborhoods and to their families.”

Housing Development



THE FAB FOUR – GREEN BUILDING REHABILITATION

December 2003 saw the finishing touches being put on this green building development. The Fab Four, as this project became known, consists of four properties and a total of five rental-housing units. Each of these units was completely rehabbed according to green building standards. These properties include two, three and four bedroom single-family homes and a duplex with one and two bedrooms.



RUSSET MORRIS GREEN PLEXES

PCRI's latest new construction project was in the predevelopment stage in 2003. The Russet Morris Green Plexes, will be PCRI's first "all green" new construction project. This project encompasses a two and three bedroom duplex in the Piedmont neighborhood, and a triplex consisting of one, two and three bedroom units in the Eliot neighborhood. This property will include a wheelchair adaptable unit and a unit reserved for a Cascade AIDS Project client. This unit will serve those earning 30% or less of area median income. The remaining units will serve those earning no more than 60% of area median income (\$40,750 for a household of four). There are numerous green features to these units, including:

- GAS-POWERED CLOSED LOOP WATER TURBONIC SPACE HEATING
- RECYCLED-CONTENT NYLON CARPET
- CABINETS MADE FROM SUSTAINABLE PLANTATION-GROWN WOOD

THE OCIE TROTTER BUILDING – PCRI'S FUTURE OFFICE

This historic building, located at 6329 NE Martin Luther King, Jr. Boulevard, will become the home of PCRI in 2005. This move will allow PCRI to save on monthly rent and provide much needed storage space and room for staff. In 2003, this project obtained its building permit, went through five building code appeals and proceeded with historic design review. Several bids for the rehab were also solicited during this time.

PCRI WAS PROUD TO RECEIVE HONORABLE MENTION IN THE 2003 NATIONAL **MAXWELL AWARDS OF EXCELLENCE** PROGRAM FOR PARK TERRACE APARTMENTS. THIS PROGRAM, SPONSORED BY THE FANNIE MAE FOUNDATION, SEEKS TO IDENTIFY, RECOGNIZE AND SHOWCASE THE OUTSTANDING WORK OF NONPROFIT ORGANIZATIONS IN DEVELOPING AND MAINTAINING AFFORDABLE HOUSING.

Maxwell Awards
of
Excellence
PROGRAM

Tiffany Jordan

RESIDENT
PROFILE



“We even took Matthew to the ballet for the first time and to a Beaver’s game with tickets through PCRI.”

Imagine hosting Thanksgiving dinner for 130 people! That’s exactly how Tiffany Jordan and her family spend this holiday and have for the past four years. “It started when I was a single parent. I networked with many other parents, some who didn’t have family to visit. I started inviting people over and it grew from there.” Tiffany utilizes every inch of her PCRI home for this annual event, including the basement, garage and backyard.

As the daughter of a social worker, caring and sharing are in Tiffany’s blood. She became a social worker as well, and holds degrees in criminal justice and sociology. Tiffany has chosen a field that traditionally does not pay well, but is one she greatly cares about. “My partner is finishing his second degree, so right now we are a family of three living on one income. The rent I pay here is the same I paid for a small

two-bedroom apartment. This is the first time my son has ever had a backyard.”

Another resident referred Tiffany to PCRI in 2002. Since then, Tiffany has also referred numerous people to PCRI. “It’s just a great deal, and it seems like services are constantly being added. When I was unemployed I still needed to spend all day looking for a job, but I couldn’t pay for child care for my son, Matthew. The emergency child care scholarship was a huge help. We even took Matthew to the ballet for the first time and to a Beaver’s game with tickets through PCRI.”

Tiffany also refers information to PCRI. “I’ve been able to share a lot of the information I have about energy assistance programs and consolidating student loans. I pass on whatever I can.”

Financials

2003 BALANCE SHEET

Assets

CASH AND CASH EQUIVALENTS	\$591,093
ACCOUNTS RECEIVABLE AND OTHER CURRENT ASSETS	183,586
LONG-TERM RECEIVABLES	200,064
CAPITAL ASSETS	12,998,771

Total assets \$13,973,514

Liabilities

ACCOUNTS PAYABLE AND OTHER CURRENT LIABILITIES	105,908
OTHER LONG-TERM LIABILITIES	144,463
NOTES AND MORTGAGES PAYABLE	10,667,742

Total liabilities 10,918,113

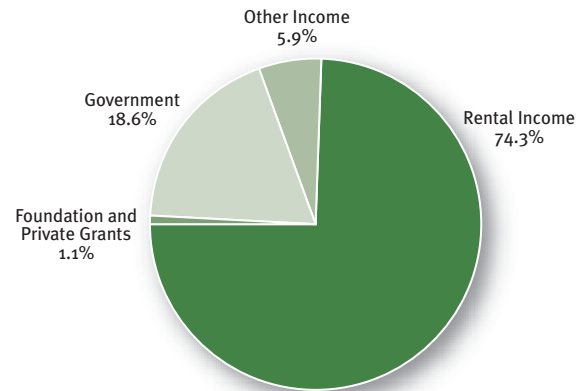
Net Assets

UNRESTRICTED	2,898,372
TEMPORARILY RESTRICTED	157,029

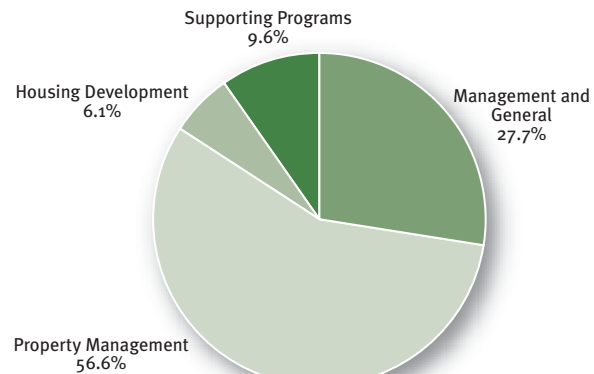
Total net assets 3,055,401

Total liabilities and net assets \$13,973,514

2003 REVENUE & EXPENSES



TOTAL REVENUE: \$2,465,101



TOTAL EXPENSES: \$2,177,115

2003 Donors

IN-KIND & CASH CONTRIBUTORS

A+ Gutters
All-Temp Professional, Inc.
ABC Electric Corp.
African American Alliance for Homeownership
All-Temp Professional, Inc.
Avon Walk for Breast Cancer
Bill & Lindsey Bailey
Baskin Robbins 31 Flavors
Ben & Jerry's
Big City Produce
The Blind Onion Pizza & Pub
Boeing Foundation
Boy Scouts of America
Cascade AIDS Project
Castle International
City of Portland Water Bureau
Coca Cola International
Coffee and Cream House
Domino's Pizza
Bryant Edwards
Ethos, Inc.
eScrip
Finnegan's Toys & Gifts
Maxine Fitzpatrick
Valerie Garrett
Girl Scouts of America
Steve Guile, LMT
Hands on Portland
Hasbro Foundation
Hollywood Video
Intel/United Way
Jansport Eastpak
Kink fm 102

Andre Kupersmith
Barry McMenamin
Metropolitan Sports, LLC
Marilyn Miller
Amy Miller-Dowell
Mississippi Pizza Parlor
Multnomah County District Attorney's Office
New Season's Market
Office Depot
Oregon Zoo
Payless Shoes
Peninsula CDC
Pepsi Cola General Bottlers
Pee't's Coffee & Tea
Picture People
Pizza Hut
Pizza Schmizza
Duane Poppe, LMT
Portland Beavers
Portland Children's Museum
Portland Development Commission
Portland Nursery
Portland Winter Hawks
ReBuilding Center
ReFind Furniture
Rejuvenation Hardware
Reser's Fine Foods
Safeway
Seeds of Change
Starbucks Coffee
Stash Tea Co.
Stellar Coffee
Timbers
Trillium Artisans

Tri-Met
US Bank
Vinnie's Pizza
Volunteer Works
Washington Mutual
Wild Oats
Windmere Realty

GOVERNMENT GRANTS & FOUNDATIONS

Boeing Foundation
Bureau of Housing and Community Development
The Collins Foundation
Early Head Start
The Enterprise Foundation
The Neighborhood Partnership Fund
NW Natural
Oregon Housing & Community Services
Portland Development Commission
US Bank
Washington Mutual
Wessinger Foundation

BOARD OF DIRECTORS:

Phil Damiano, *Board President*
Amy Miller-Dowell, *Vice President*
Ayanna Curry, *Treasurer*
Simone Brooks, *Secretary*
Tom Benjamin
Fred Hansen
Judith A. Pitre

STAFF:

Maxine Fitzpatrick, *Executive Director*
K'Lyn Bain, *Refurb Technician*
Susan Barrett, *Administrative Director*
Margaret Beasley, *Park Terrace Resident Services Coordinator*
Loreta Skucas-Boskovic, *Programs Director*
Arika Bridgeman-Bunyoli, *Family Services Coordinator*
Charlie Chau, *Assistant Fiscal Manager/IT Coordinator*
Marvin Dean, *Refurbs Foreman*
Bryant Edwards, *Maintenance Supervisor*
Rick Fuchs, *Refurb Technician*
Valerie Garrett, *Architect/Project Manager*
Delane Guild, *Maintenance Technician*
Ben Loftis, *Administrative Assistant*
Mary Lucero, *Property Manager*
Kimberley Mason, *Property Manager*
Shelby Rama, *Fiscal Director*
Anatoliy Trofimenko, *Maintenance Technician*
Tamara Trofimenko, *Bookkeeper*
Brian Thurman, *Refurb Technician*
Mike Williams, *Refurb Technician*



4829 NE Martin Luther King Jr. Blvd. • Portland, OR 97211-3351
Tel. 503-288-2923 • Fax 503.288.2891 • TDD #711 • www.pcrihome.org

