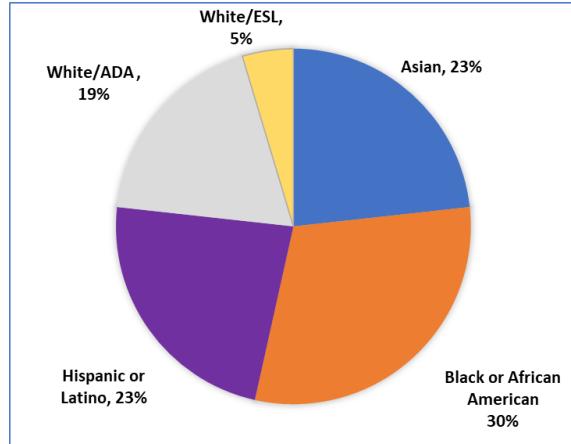


EMPOWERED NEIGHBORHOODS PROGRAM

2021 Q4 UPDATE

Overview:	The Empowered Neighborhoods Program supports clients of color and those with ADA disabilities who have received a letter from the City about work that needs to be completed on their residential or commercial property. We support clients until they reach full resolution of issues identified in the City's enforcement letter so that their <u>structure(s)</u> meet the standards of building and zoning code.										
Goal:	<ul style="list-style-type: none">To constructively support the client's best approach to resolve a violation case.										
Objectives:	<ul style="list-style-type: none">Inspect property/analyze violation issues with clientLook for opportunities to benefit clientHelp clients develop a strategy to address the complaintGuide clients through planning, drafting, permitting, construction, and resolution phases of a compliance caseEngage community support to help clients address drafting and construction										
Outputs:	<p>During 2021 Quarter 3, the program has helped 43 clients:</p> <table border="1"><tbody><tr><td>Research Planning</td><td>15 clients</td></tr><tr><td>Application</td><td>15 clients</td></tr><tr><td>Under Review/Pending</td><td>3 clients</td></tr><tr><td>Issued/Expired/Under Inspection</td><td>7 clients</td></tr><tr><td>Final Approval/Recorded/Completed</td><td>3 clients</td></tr></tbody></table> 	Research Planning	15 clients	Application	15 clients	Under Review/Pending	3 clients	Issued/Expired/Under Inspection	7 clients	Final Approval/Recorded/Completed	3 clients
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Expected Outcomes:	<ul style="list-style-type: none">Close compliance cases & make safer homes and commercial structuresIncreasing community engagement with BDS by providing the best possible service to clients of color and clients with disabilityImproving the way BDS staff members engage clients of color and clients with disability through staff participation with teams that serve our clients										

Key Findings:	<p>I noticed that several of my projects were getting stuck/delayed in construction. BDS puts in a considerable amount of time/effort to support clients from the BIPOC and disability communities; being able to final these permits and relieve clients from the violation case is critical. I worked to find the causes for construction delays and brought in additional support:</p> <ul style="list-style-type: none"> ● I started collaborating with Portland Community College's construction management students. <ul style="list-style-type: none"> ○ Students completed a full scope of the project ○ Students worked to obtain competitive bids for the work ○ Students prices the materials needed at today's actual costs ● Since traditional renovation non-profits have had many requests for assistance and have been less able to assist our clients, I started collaborating with team members from compliance division, Housing Bureau, and BDS Equity to gather monthly to share new construction resource ideas. ● Grants for construction assistance and materials were pursued as another way to find materials for my clients.
Examples:	<p>The Empowered Neighborhoods Program worked on two projects to help pandemic survivors from the BIPOC Community.</p> <ul style="list-style-type: none"> ● The project for Miguel and Olga was drafted by volunteer PCC architecture student Cathy Larsen to correct their unpermitted family room. The home with was purchased a few years ago when the family immigrated from Mexico. The unpermitted family room was leaking, so Miguel replaced the roof and received a violation notice. While the roof that Miguel installed was well-constructed, the foundation was a total loss and needed to be replaced. Our team drafted a plan to replace the foundation sill plate one side at a time with overlapping rebar to allow Miquel and a friend to do the job at a more affordable price. Miguel and Olga both work cleaning hotel rooms. After contracting COVID, the family survived an exceptionally frightening few months. BDS was able to waive a portion of their permit fees to help issue the permit. ● The project for Long will be drafted by PCC Architecture volunteer Alisa Pallister. Long bought a home with a converted attic space that he rented out for retirement income. The attic had been converted from storage to live load without a permit. We are working to understand the construction of the attic with the help of our architecture volunteer and Long's engineer. Together, the team will make sure that the attic floor is properly supported, bring the unit up to current standards, reconstruct the exterior stairway to make it safe, and get it ready for him to rent again. Before the pandemic, Long was a contractor; today, he is learning how to walk again. <p>EPA Grant was approved for funding!</p>

- I formed a collaboration in April for a reuse grant submission to the Environment Protection Agency and which was approved for funding. The groups collaborating are BDS, Bureau of Planning and Sustainability, Office of Management and Finance, METRO, ReBuilding Center (non-profit), and GroundScore (non profit).
- This is a reuse collaboration directed to divert reusable construction material headed for the landfill to the BIPOC and communities with disabilities at no charge.
- The communication team will head an information campaign on how to deconstruct projects and call for pickups of material for donations. ReBuilding Center and Groundscore will collaborate to do pickups at job sites. Metro will help divert usable material at the Centro Metro Transfer station from client loads.
- This work will help get the material collected, inventoried, prepared, sorted, and made available to the Empowered Communities clients at the ReBuilding Center. We expect to collect more than we need, so free materials will also go to construct permitted projects for the homes owned and occupied by BIPOC or persons with disabilities. We plan to collaborate with the non-profits who serve the BIPOC community to ensure that the materials go to the proper homeowners; this will leverage their ability to serve low income BIPOC clients.
- Our vision is to collectively work earnestly to work to benefit the BIPOC community while benefitting our planet at the same time. The idea is consistent with METRO 20/30 plan; we hope to make this so successful that it will be replicated in the tri-county area.

**Client
Support
Team:**

- Typical teams that supports each client: Project Coordinator, Planning and Zoning Reviewers, Land Use Professionals, Fire Life Safety Reviewers, Housing & Structural Inspectors, Interagency Partners, Volunteer Drafters (Licensed Architects, Architectural Students, Structural Engineers), Construction Inspector/Guidance, Non-profit Construction Assistance.