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PORTLAND HOUSING BUREAU PROJECT PROGRESS REPORT

Date Submitted:	July 13, 2017
Subrecipient Name:	Community Energy Project Inc.
Contract Number:	32001385
Program Title:	Expanded Home Repair
Prepared By:	Chloe Scdoris, In-Homes Program Coordinator
Reporting Period	<input type="checkbox"/> 1 st Quarter: July 1 to September 30, 2016 <input type="checkbox"/> 2 nd Quarter: October 1 to December 31, 2016 <input type="checkbox"/> 3 rd Quarter: January 1 to March 31, 2017 <input checked="" type="checkbox"/> 4 th Quarter: April 1 to June 30, 2017

I. Progress towards outputs and outcomes

OUTPUTS	4th Quarter TIFN	4th Quarter TIFL	YTD	Annual Goal
Households Served	8	1	43	40

1. ACCOMPLISHMENTS

Program Description

Community Energy Project’s Expanded Home Repair Program assists clients in the Interstate Corridor Urban Renewal Area (ICURA) and Lents Urban Renewal Area (LURA) with needed repairs beyond the scope of our basic programs with direct service, home maintenance repairs. Our community-based approach provides the same level of work as a general contractor and requires the participation and collaboration of staff and community partners involved in the development and outcomes of each project. Our service is targeted toward low-income older adult homeowners who are at risk of foreclosure due to deferred repairs.

CEP’s technicians complete some of the projects, while subcontractors are hired for others. We subcontract out to Minority, Women and Emerging Small Business Contractors to assist us with these larger repairs within the ICURA and LURA as often as possible. Community Energy Project believes in supporting minority and women-owned businesses, and we seek to subcontract with diverse local contractors. We regularly use the Oregon Association of Minority Entrepreneur member listings and the State’s Economic and Business Equity (MWESB) Certified Firms



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Directory to identify minority and women-owned businesses, and are always looking for new ways to locate such subcontractors.

Summary of Activities

- During the fourth quarter, CEP completed work on 9 Expanded Repair projects. We continue to receive additional requests for maintenance work in the Interstate Corridor and in Lents that have been waitlisted for the 2017-18 fiscal year.
- The projects that we audited and completed were beyond our normal licensing and capacity limitations so worked with subcontractors to complete these much-needed repairs. This quarter, our subcontractors:
 - Cleared clogged washer drains
 - Replaced a toilet
 - Rebuilt a fallen fence
 - Replaced a window
 - Repaired electrical outlets
 - Painted siding/soffets
 - Heat pump repair

This quarter we were reminded of the impact that even minor repairs in this program can have for low-income families. In May, a senior in the Interstate area called us about a clogged drain in her basement near her daughter and grandchild's bedroom. Living on a fixed income, she was unable to clear the drain herself and was concerned about the effect the smell might be having on her young grandchild. Within three business days we were able to send a plumber out to clear the drain, giving their family peace of mind in their home again.

- We continue to build strong working relationships with contractors in the electrical, heating, and advanced weatherization trades. We have assembled a pool of local contractors who we can call for bids and services for qualified clients, including as many Minority, Women and Emerging Small Business Contractors as possible. This quarter we contracted work with two new contractors, both of which we plan to continue to work with in the future.

2. CHALLENGES

The biggest challenge that we see in relation to the Expanded Home Repair program is balancing limitations on the scope of the projects we are able to complete with clients' needs, particularly in line with our contract goals of prioritizing issues which may lead to a client's home being foreclosed upon.



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We work to ensure that we make the most of the resources we have, and to locate additional sources of support for services for older adults and people experiencing disabilities to keep their homes safe and in good repair.

3. GAPS

Many clients outside of the Interstate Corridor and Lents are also in need of Expanded Repair services. Additionally, there are many clients in need of Expanded Repair services with the URA boundaries but we are only able to serve a limited number of these clients. We continue to refer clients with large-scale home repair needs to the PHB loan program.

4. TRENDS

CEP strives to ensure that our services are accessible to underserved populations in Portland, including low-income seniors, people with disabilities, and people of color. Our client numbers demonstrate our success in targeting our In-Homes Repair and Weatherization services to the people who need them most. During this fiscal year, forty-six percent of our clients were people of color. Fifty-six percent of clients were extremely low-income, earning less than 30% of the Median Family Income. Ninety percent of clients were at or under 50% MFI. Seventy-two percent of our clients reported having a disability. Eighty-six percent of our clients were homeowners, and over eighty percent of the households we served had a female head of household.

5. ADDITIONAL COMMENTS

As an employer, we strive to employ a diverse workforce that reflects the multicultural community in our city and advances equity goals. This priority extends to our Expanded Repair work as we both employ our own multilingual technicians to perform some maintenance work and seek to subcontract with minority and women-owned businesses.