

SUBCOMMITTEE REPORT

(Please use one report for each subcommittee recommendation)

Subcommittee Name	BBI Subcommittee
Subcommittee Chairperson(s)	Rebekkah Ranallo and Brian Ralston
Title of recommendation	BBI Community Focus
Describe the recommendation	Refocus BBI to engage with community groups and partner with other government agencies to use code enforcement as a tool for neighborhood stabilization, improvement and to leverage reinvestment. Effective application of this idea will stimulate private and public investment and help improve quality of life throughout the city. An example of this, Oakwatch – The Oakwatch Code Enforcement Project, has been underway for more than two years in Oakland. The project has had positive impact on code enforcement, investment and quality of life issues. Its sustained application over the two years also has revealed areas for reform in the judicial, legal and legislative arenas.
Is this an immediate or long-term recommendation?	Immediate
How will this address our challenges or reach our goals?	This recommendation is aimed at helping to enact “100 Policies ...” #69 NEIGHBORHOOD CODEWATCH: COMMUNITY CODE ENFORCEMENT TASK FORCE. It does more than cite or mitigate problem properties it also stimulates investment. When property owners see consistent enforcement of existing codes, they are encouraged to maintain and improve their properties. Most importantly, a code enforcement focus changes residents’ perception of themselves – they feel more empowered when they see results of their efforts, of their city’s and its employees.
What are the obstacles to implementation?	<ol style="list-style-type: none"> 1. New vision in BBI - successful program requires commitment to the idea that consistent enforcement of existing codes will result in dramatic improvements in quality of life for residents, particularly in under-served communities 2. May need more inspectors 3. Successful program requires sustained community group input and feedback.
Who needs to be involved?	<p>Government entities: 311, BBI, Planning, Public Works, Administrative and Council representatives, City Law Department, Police & Fire, County Dept. of Health</p> <p>Community /Neighborhood entities: Community Development Corporations and neighborhood groups</p> <p>Judicial entities: Magistrates and appellate judges</p>
What city resources need to be invested?	The primary investment of city resources is time and focus. As program takes root and grows in various neighborhoods, its success should drive justification for hiring more inspectors and / or city planners. DPW also should be focused on ordinary but necessary

	delivery of essential services such as street sweeping, storm drain maintenance, shoveling and salting of city-owned sidewalks, etc.
What will be different if the recommendation is adopted?	<ul style="list-style-type: none"> - Quality of life improved throughout the city - Perception outside city: powerful message that Pittsburgh cares about its neighborhoods; that neighbors can make a difference if they care about their communities - Perception inside city: immediate boost to civic pride as residents see their concerns, complaints, ideas acted on with speed, intent and follow-through - Steady improvement in appearance of neighborhood streetscapes - Steady reduction of “eyesore” properties - Leverages private and public investment in restoring properties.
Describe any background materials that you consulted	<p>Code enforcement as tool for community stabilization and rebuilding www.utexas.edu/law/clinics/community/buildersofhope.pdf www.onecpd.info/resources/documents/CodeEnforcementandCommunityStabilization.pdf</p> <p>Resident view of code enforcement and city transformation www.tcdailyplanet.net/blog/anonymous/brand-new-minneapolis</p>
Have other cities implemented this recommendation?	Many, see the University of Texas article and the Schilling piece referenced in the background section for more detail. Specific cities that have enacted some aspects of this theory include Minneapolis, Dallas, Buffalo, Youngstown, Los Angeles, Philadelphia, now Pittsburgh, in the Oakland neighborhood.
Are there any other considerations?	Here is the main reason for adopting this recommendation: Adopting and disseminating something like the Oakwatch: Code Enforcement Task Force model will create a new spirit and culture of community engagement throughout the city, particularly in underserved or blighted communities. Oakwatch is based on the idea that community members must be involved in helping to improve their community in partnership with the city. Further, community members must form themselves into community groups, and these groups must be supported by CDCs (Community Development Corporations). This point is essential to understanding the success of Oakwatch and the success of an enhanced code enforcement project in other city neighborhoods. While proactive code enforcement is a laudable, even necessary goal, it does not, by itself, create the conditions to improve quality of life in neighborhoods. Only the neighbors themselves can do that, and they will once they see their efforts are rewarded by sustained city attention to their concerns and complaints, to their hopes and aspirations for their neighborhoods.

We request that each recommendation be submitted by the subcommittee Chairperson to Kevin Acklin and your Committee Chair by **5:00 pm on Friday, December 27.**

	<ul style="list-style-type: none"> • Lower blood pressure • Less risk of heart disease and stroke • Better management of diabetes with reduced risk of diabetic complications
Describe any background materials that you consulted	Substantial scientific research supports the interventions described in this proposal. Abstracts of relevant publications have been compiled and will be provided upon request.
Have other cities implemented this recommendation?	None that we are aware of
Are there any other considerations?	To have healthy neighborhoods we need healthy residents of all ages. We plan many things in life; our children's education, where we want to live, what car we want to drive, our finances after retirement, what we will do when we retire, etc. Unfortunately we do not spend enough time planning for the quality of our health as we age. Moreover, when it comes to young children, it is the responsibility of loving adults to begin planning for the child's long term health. Indeed, healthy aging begins very early in life. This recommendation is to (1) recognize the effect of high levels of stress on the function of the brain of young children, (2) offer effective programs to help reduce the amount of stress that young children are exposed to, and (3) enhance the quality of mental and physical health for the residents of the City of Pittsburgh (and the County).

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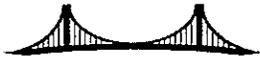
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Is this an immediate or long-term recommendation?	Immediate
How will this address our challenges or reach our goals?	This recommendation is aimed at helping to enact “100 Policies ...” #69 NEIGHBORHOOD CODEWATCH: COMMUNITY CODE ENFORCEMENT TASK FORCE. It does more than cite or mitigate problem properties it also stimulates investment. When property owners see consistent enforcement of existing codes, they are encouraged to maintain and improve their properties. Most importantly, a code enforcement focus changes residents’ perception of themselves – they feel more empowered when they see results of their efforts, of their city’s and its employees.
What are the obstacles to implementation?	<ol style="list-style-type: none"> 1. New vision in BBI - successful program requires commitment to the idea that consistent enforcement of existing codes will result in dramatic improvements in quality of life for residents, particularly in under-served communities 2. May need more inspectors 3. Successful program requires sustained community group input and feedback.
Who needs to be involved?	<p>Government entities: 311, BBI, Planning, Public Works, Administrative and Council representatives, City Law Department, Police & Fire, County Dept. of Health</p> <p>Community /Neighborhood entities: Community Development Corporations and neighborhood groups</p> <p>Judicial entities: Magistrates and appellate judges</p>
What city resources need to be invested?	The primary investment of city resources is time and focus. As program takes root and grows in various neighborhoods, its success should drive justification for hiring more inspectors and / or city planners. DPW also should be focused on ordinary but necessary

	delivery of essential services such as street sweeping, storm drain maintenance, shoveling and salting of city-owned sidewalks, etc.
What will be different if the recommendation is adopted?	<ul style="list-style-type: none"> - Quality of life improved throughout the city - Perception outside city: powerful message that Pittsburgh cares about its neighborhoods; that neighbors can make a difference if they care about their communities - Perception inside city: immediate boost to civic pride as residents see their concerns, complaints, ideas acted on with speed, intent and follow-through - Steady improvement in appearance of neighborhood streetscapes - Steady reduction of “eyesore” properties - Leverages private and public investment in restoring properties.
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Have other cities implemented this recommendation?	Many, see the University of Texas article and the Schilling piece referenced in the background section for more detail. Specific cities that have enacted some aspects of this theory include Minneapolis, Dallas, Buffalo, Youngstown, Los Angeles, Philadelphia, now Pittsburgh, in the Oakland neighborhood.
Are there any other considerations?	Here is the main reason for adopting this recommendation: Adopting and disseminating something like the Oakwatch: Code Enforcement Task Force model will create a new spirit and culture of community engagement throughout the city, particularly in underserved or blighted communities. Oakwatch is based on the idea that community members must be involved in helping to improve their community in partnership with the city. Further, community members must form themselves into community groups, and these groups must be supported by CDCs (Community Development Corporations). This point is essential to understanding the success of Oakwatch and the success of an enhanced code enforcement project in other city neighborhoods. While proactive code enforcement is a laudable, even necessary goal, it does not, by itself, create the conditions to improve quality of life in neighborhoods. Only the neighbors themselves can do that, and they will once they see their efforts are rewarded by sustained city attention to their concerns and complaints, to their hopes and aspirations for their neighborhoods.

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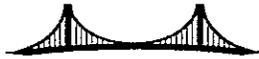


THE OFFICE OF THE MAYOR-ELECT
BUILDING A NEW PITTSBURGH

SUBCOMMITTEE REPORT

(Please use one report for each subcommittee recommendation)

Subcommittee Name	BBI Subcommittee
Subcommittee Chairperson(s)	Brian Ralston & Rebekkah Ranallo
Title of recommendation	Automation of BBI Processes
Describe the recommendation	An integrated computer-based system should be implemented to automate all processes related to planning, permitting, construction, demolition, inspection, and occupancy of all buildings and structures within the City of Pittsburgh. The system should include an internal side for access by all relevant city personnel, links to other relevant governmental systems (for example, the 311 system and the county property system), and a public side where residents, developers, contractors, and others can file applications, submit required documents, schedule actions, track progress, and review histories. All BBI work should be supported by the system in real time and be available through hand-held devices (e.g. smartphones).
Is this an immediate or long term recommendation?	Immediate start, long-term process.
How will this address our challenges or reach our goals?	This will streamline all property-related activities and provide a single point of access to all property-related information. It will enhance economic development and city accountability. It will support several "100 Policies in 100 Days" especially: #21 Pittsburgh City Alert, #43 Digital Permitting, #56 Rapid-Response Government, #59 Rebuilding Building Inspection, #66 Pittsburgh Open Data, #73 Interactive Online Zoning Maps, #86 User-Friendly Government.
What are the obstacles to implementation?	Imagination, time, money, and training.
Who needs to be involved?	The Mayor, IT, Public Safety, Planning, Public Works, Law
What city resources need to be invested?	Money, time, and imagination.
What will be different if the recommendation is adopted?	Increased revenue and compliance by making compliance easier. Time and money will be saved by the City, developers, contractors, and residents by decreasing in-person transactions. Pittsburgh will burnish its high tech reputation.
Describe any background materials that you consulted	My almost-20 years of business process improvement experience.
Have other cities implemented this recommendation?	Kansas City, Portland, Denver,...
Are there any other considerations?	



THE OFFICE OF THE MAYOR-ELECT
BUILDING A NEW PITTSBURGH

SUBCOMMITTEE REPORT

Subcommittee Name	BBI
Subcommittee Chairperson(s)	Brian Ralston & Rebekkah Ranallo
Title of recommendation	Marketing, communication and awareness of BBI
Describe the recommendation	Develop a marketing plan that educates and involves concerned residents about the value of BBI as a brand, creating the opportunity for more neighborhood involvement by utilizing a similar 311 type phone number, expanded internet access and USPS mailings (like the current trash pick-up schedules). Maybe as part of the routinely scheduled councilperson or block watch meetings, they would invite leaders from BBI and other city departments (like Public Works) to address the concerns of current repairs, property upkeep (including city property and vacant lots) and new construction in their neighborhood.
Is this an immediate or long term recommendation?	Immediate and continuous long term.
How will this address our challenges or reach our goals?	Expanded communication and education allows the residents a better chance to participate in their neighborhood improvement by knowing the proper permits any work requires, how it will benefit and protect them, any URA programs or grants available, and any consequences.
What are the obstacles to implementation?	Neighborhood interest and other city staff attendance as required or requested.
Who needs to be involved?	BBI staff, councilpersons and neighborhood residents.
What city resources need to be invested?	Time and locations for regular scheduled meetings for the BBI staff and committee members as well as printing and postage costs for various BBI committee communication.
What will be different if the recommendation is adopted?	Residents will obtain a better knowledge of how to partner with BBI to address life safety issues leading to cleaner, neater, better maintained properties in their neighborhood, increasing compliance with building codes and revenue from the issue of more permits and possible fines.
Describe any background materials that you consulted	These BBI committees would be similar to the current block watch or existing neighborhood development organizations that are currently working today.
Have other cities implemented this recommendation?	A couple of examples may be: DeKalb County, GA http://www.onedekalb.com/ Charlottesville, VA http://www.charlottesville.org/Index.aspx?page=1337

Are there any other considerations?	Are there any current federal grants that help fund and support implementation of this project?
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SUBCOMMITTEE REPORT

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Subcommittee Name	BBI
Subcommittee Chairperson(s)	Brian Raiston & Rebekkah Ranallo
Title of recommendation	BBI Restructuring: Create specialized divisions
Describe the recommendation	Restructure the department to create specialized divisions. This will increase efficiency while building positive/professional community relationships.
Is this an immediate or long term recommendation?	Both
How will this address our challenges or reach our goals?	It will allow BBI to become more efficient and community oriented. Among other things, this recommendation will allow BBI to assist the City of Pittsburgh in addressing the blighted property issues prevalent in all city communities.
What are the obstacles to implementation?	Plan will require an expansion of the department – additional inspectors will need to be hired. Changing the culture of the department will be a challenge that is necessary to change the face of BBI.
Who needs to be involved?	Public Safety Director, BBI Chief, and all supervisors within the department.
What city resources need to be invested?	An investment of time and money will be needed.
What will be different if the recommendation is adopted?	BBI will be able to take advantages of several of the Act 90 provisions. This recommendation will enable BBI to be an active participant in programs such as land banking and addressing blighted properties throughout Pittsburgh. By partnering with other city departments to address these issues, BBI will actively be contributing to the continued beautification of Pittsburgh. An added benefit will be

	potential revenue received through the ACT 90 provisions.
Describe any background materials that you consulted	Act 90, land bank trust documents
Have other cities implemented this recommendation?	Yes
Are there any other considerations?	No

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