2021 Erie Land Bank Work Plan

Blighted Property List

There are currently 140 properties declared 'blighted' by the City of Erie Blighted Property Review Committee. These properties have exhausted the efforts of City Code Enforcement and are typically vacant and/or abandoned, without any utility services, with no efforts being made to mitigate the conditions of blight. 22 of these are under some level of intervention by the owner in coordination with the code enforcement office and the Erie Redevelopment Authority.   Several others are being privately rehabilitated without any further public intervention.

Work Plan Development

Work Plan I involved 19 properties through scattered prioritization of blighted properties based on factors identified by code enforcement and the BPRC process. Development of Work Plan II began with a focus on clustering activities based on the priorities of *Erie Refocused*. A total of 22 properties were identified for acquisition, evaluation, and disposition.

Both Work Plan I and II provided a tremendous amount of momentum in the neighborhoods where properties were addressed. These work plans have allowed for 35 properties to be demolished and 6 properties to be offered for rehabilitation. Without this level of blight mitigation these properties would have fallen into further disrepair and lead to a continue decline in the neighborhoods. The vacant lots are being marketed as side lots to adjoining property owners. As of March 2021, 18 properties have been sold or are under a sales agreement.

The proposed 2021 Work Plan was put together to build off this momentum and continue to work toward neighborhood strengthening and stabilization. In collaboration with the City of Erie Planning Department and Code Enforcement properties from the blighted properties list were prioritized. This prioritization was based on numerous factors (including location, ownership tenure, tax status, condition of adjoining properties, neighborhood/code enforcement priorities, etc.). This process has led to the identification of the proposed list of blighted properties within the City of Erie.

Proposed 2021 Work Plan Properties

Address	Planning Area	Blighted	Prelim Re-Use
1207 E 26th Erie, PA	Academy-Marvintown	6/13/2018	Demo
1253 E 26th Erie, PA	Academy-Marvintown	2/12/2020	Rehab
2912 Pine Erie, PA	Academy-Marvintown	9/9/2020	Possible Rehab
405 E 07th Erie, PA	East Bayfront	2/12/2020	Demo
445 E 5th Erie, PA	East Bayfront	2/10/2021	Private Demo
614 E 5th Erie, PA	East Bayfront	Tax Sale	Demo
1615 Parade Erie, PA	East Bayfront	3/13/2019	Demo
620 Wayne Erie, PA	East Bayfront	8/12/2020	Demo
814 Wayne Erie, PA	East Bayfront	8/12/2020	Demo
1142 E 21st Erie, PA	Fairmount-McClelland	10/14/2020	Possible Rehab
2308 Camphausen Erie, PA	Fairmount-McClelland	9/9/2020	Demo
2708 Downing Erie, PA	Fairmount-McClelland	3/8/2017	Demo
1958 Prospect Erie, PA	Fairmount-McClelland	2/10/2021	Rehab
2053 Warfel Erie, PA	Fairmount-McClelland	4/10/2019	Possible Rehab
336 E 23rd Erie, PA	Center City	11/13/2019	Demo
102 E 24th Erie, PA	Center City	12/13/2017	Demo
552 E 24th Erie, PA	Trinity Park	8/14/2019	Possible Rehab
524 E 25th Erie, PA	Trinity Park	3/11/2020	Demo
830 E 25th Erie, PA	Trinity Park	7/8/2020	Demo
952 W 11th Erie, PA	West Bayfront	12/11/2019	Demo
521 W 3rd Erie, PA	West Bayfront	Tax Sale	Possible Rehab
702 Raspberry Erie, PA	West Bayfront	Tax Sale	Rehab
708 Payne Erie, PA	Pulaski Lighthouse	12/11/2019	Commercial Demo
Quin T	Center City		Commercial Demo

Proposed Work Plan Budget

	Acquisition	Demolition	Property Maintenance	Admin
18 Properties @ $5,500	$99,000			
18 Residential demos @ $9,000		$162,000		
1 Commercial Demolition		$24,000		
Quin T Demolition Assistance		$150,000		
Misc. Prop. Maintenance			$6,000	
Administration (13% max)				$59,000
Total Costs		**$ 500,000**		

Sources of Funds:

PHFA/PHARE funds awarded to Erie Land Bank	$15,000
Community Group Acquisitions	$8,000
Erie County Demolition Fund	$186,000*
Erie County Land Bank (Gaming Revenues)	$291,000*

Split at discretion of ECLB.