



BUILDing Capacity for Erie Neighborhood Revitalization

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About Us

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Agenda

01

Objectives

02

Findings in the Planning Process

Housing, economic opportunity, and social determinants of health

03

Pivot: The Creation of BUILD Erie

A Community Development Corporation creating housing as healthcare

04

BUILD Erie Projects

Vacant buildings into functional housing and commercial spaces

05

Lessons Learned & Key Takeaways

06

Question & Answer

Objectives



Review a planning framework based on the social determinants of health



Discuss how to engage partners outside of the traditional community development space

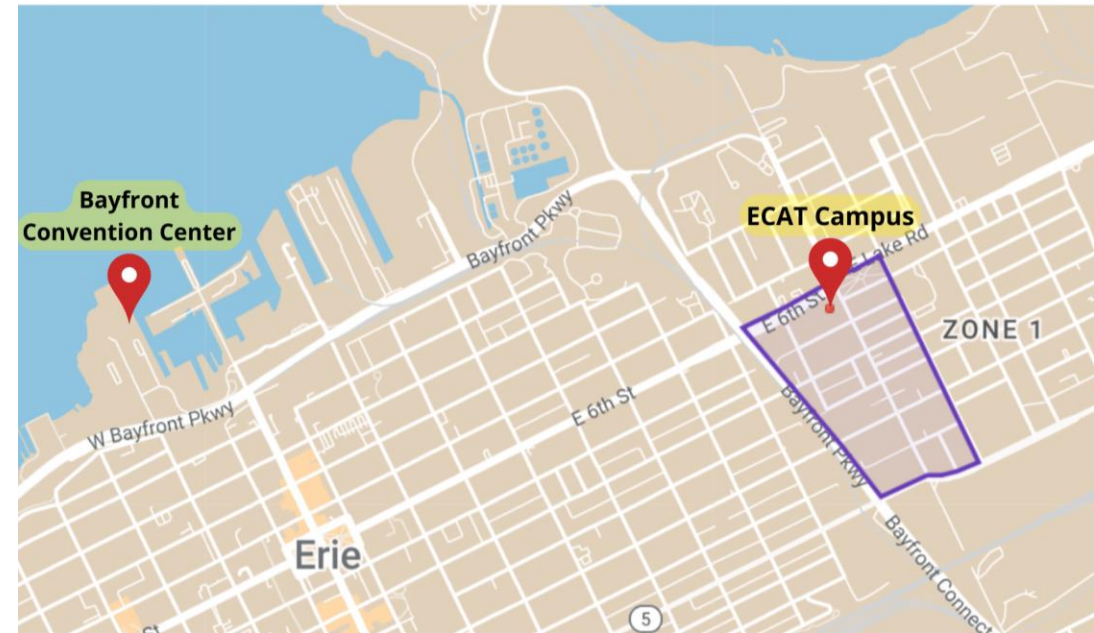


Outline key lessons learned and applications for your community



Wayne Health & Wealth Equity District

- Established by Erie Center for Arts and Technology, a local nonprofit providing job training and arts education
- In 2019, ECAT purchased and renovated the Wayne School Building to be a community hub to house their programming.
 - Afterwards, ECAT started envisioning Wayne Health and Wealth Equity District, a community-focused initiative to bring positive, lasting change to Erie's East Side.



Creating the Structure and Centering the Community

Wayne Health & Wealth Equity District Community Engagement

1. Neighborhood events

- Coffee in the Community
- HalloWayne
- Community Dinner
- Open House

2. Resident Surveys

3. Steering Committee

- Residents and local business owners as participants
- ECAT and Altair staff as facilitators

4. Stakeholder Interviews

5. Resident Involvement in Data Collection

- Basic conditions analysis

Data Collection & Visioning

- Visioning process tapped into the sense of history and community stories.



Findings

Wayne Health & Wealth Equity District

- Increase and enhance opportunities for wealth building
 - Rehabilitating owner-occupied homes
 - Job and entrepreneurship training
 - Improving available housing stock and commercial space
- ECAT lacks organizational capacity to engage in real estate development



Whole Homes

- 1 17% of Residential parcels are in **poor** or **unsound** condition.
- 2 There is a concentration of poor and unsound properties in the **7th - 9th street corridors**.
- 3 Residents expressed strong demand for **roof** and **window repair**.



Entrepreneurship and Economic Mobility

- 1 Despite other other economic barriers, residents of the Wayne Health and Wealth District are have a **comparable to higher rate of employment than the balance of Erie County**. This demonstrates **strong aptitude for skilling up**.
- 2 **25%** of Respondents indicated they do not own a business but would like to one day.



Reimagine Our Way on East Ave.

- 1 There is a strong concentration of poor and unsound properties along the **8th to 10th Street Corridor** of East Avenue.
- 2 Strong demand from residents to reactivate vacant and abandoned spaces.
- 3 There is a cluster of **vacant lots** at the corner of **12th and East Avenue** which could be idea for placemaking opportunities.
- 4 The District has a younger population than the City, and opportunities should be created to **engage the youth population**.

Social Determinants of Health in Wayne

- Wayne Health & Wealth Equity District census tracts – 50.6% BIPOC population
 - 33.8% BIPOC population in Erie
- In 2020, Erie County Council declared racism a public health crisis
- 24-year gap in life expectancy between underserved zip codes (including Wayne District) and Erie's privileged zip codes.

LOCAL

Erie County Council designates racism a public health crisis



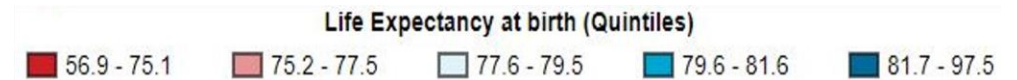
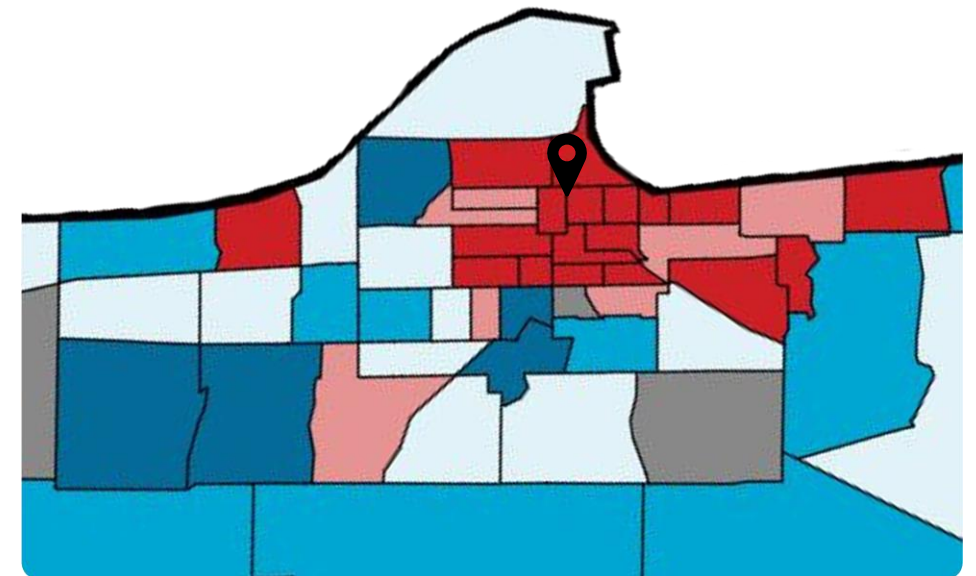
Matthew Rink

Erie Times-News

Published 6:15 p.m. ET Sept. 8, 2020



Erie County Council on Tuesday approved by a 5-2 vote a resolution declaring racism a public health crisis and expressing their intent to address the health, education, housing and economic disparities existing in Erie County.

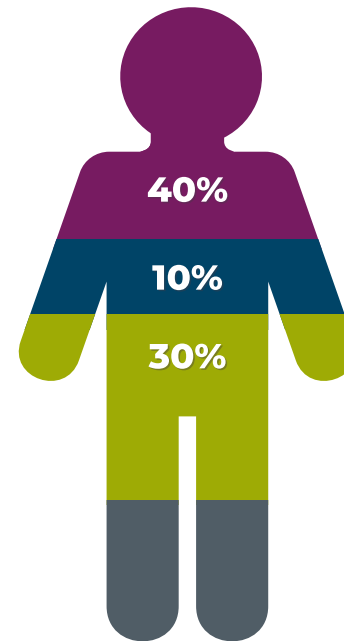




The Creation of BUILD Erie

SDoH In Wayne Health & Wealth Equity District

- 80% of health is determined by social determinants of health
- Need for collaboration between a Community Development Corporation and Hamot Health Foundation



Socioeconomic Factors

Physical Environment

Health Behaviors

Health Care



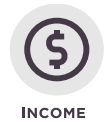
EDUCATION



JOB STATUS



FAMILY SOCIAL SUPPORT



INCOME



COMMUNITY SAFETY



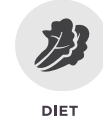
PHYSICAL ENVIRONMENT



TOBACCO USE



EXERCISE



DIET



ALCOHOL USE



SEXUAL ACTIVITY



HEALTH CARE

Only 20% occur in a health care environment.

50% can be traced back to your zip code.

BUILDing a Stronger Wayne District

- Repairing and beautifying owner-occupied homes
- Renovating vacant or for-sale homes that are at risk for rental conversion to sell to prospective neighborhood homeowners
- Creating a UPMC Neighborhood Health Center in the Wayne District
- Intersection with ECAT's job training program by creating well-paying construction jobs in the neighborhood.



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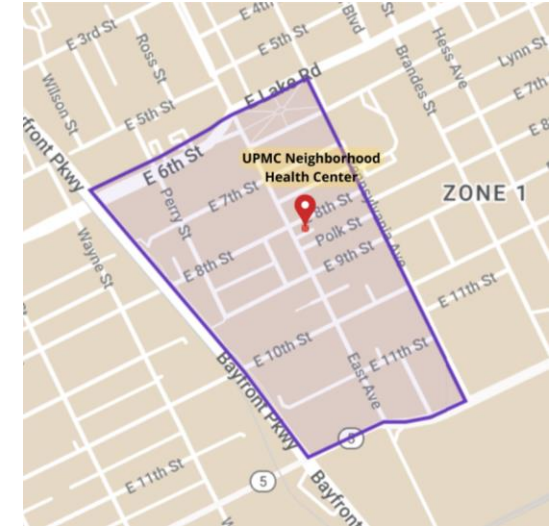
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UPMC Neighborhood Health Center

BUILD Projects

- Currently leasing four affordable upstairs units
- 8,340 square feet
- Under renovation to become UPMC's second Neighborhood Health Center



Former Style Station Salon

BUILD Projects

- Vacant 3+ years
- 2,984 square feet
- Three residential units
- One commercial unit (might be converted to a residential unit)



Former Motorcycle Club

BUILD Projects

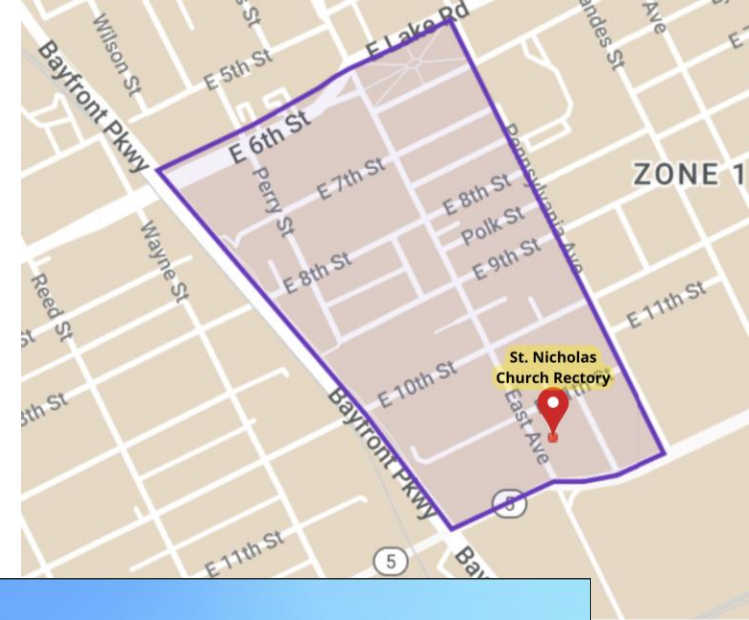
- Vacant for at least three years
- 1,792 square feet
- Mixed-use building
 - One upstairs residential unit (can likely be converted to two studios)
 - One downstairs commercial storefront



St. Nicholas Rectory

BUILD Projects (Pending)

- Former rectory, most recently a single-family home
- 2,204 square feet
- Will be converted to up to three affordable apartments



The Power of BUILD Erie

- Long-term, intentional community engagement
- Setting goals based on both community desires and empirical research findings
- Collaboration with experienced organizations in their specialty area
- Geographically-focused investment
- Harnessing the two-fold power of homeownership and affordable housing



Lessons Learned & Key Takeaways

- 01 **Clear measures of success**, in this case with an emphasis on equity and social determinants of health, can help focus implementation and **attract mission-aligned partners** to catalyze implementation.
- 02 A good plan includes **well thought out steps toward implementation** and **identification of solutions to any gaps in service delivery**.
- 03 When you strike a chord, play! The process illuminated a need to help affect equity and health metrics outside the traditional planning area. And how **scaling the effort regionally led to increased capacity and better outcomes**

