



**A development district on Erie's Eastside**

# **Wayne Health & Wealth Equity District**

**Founding**

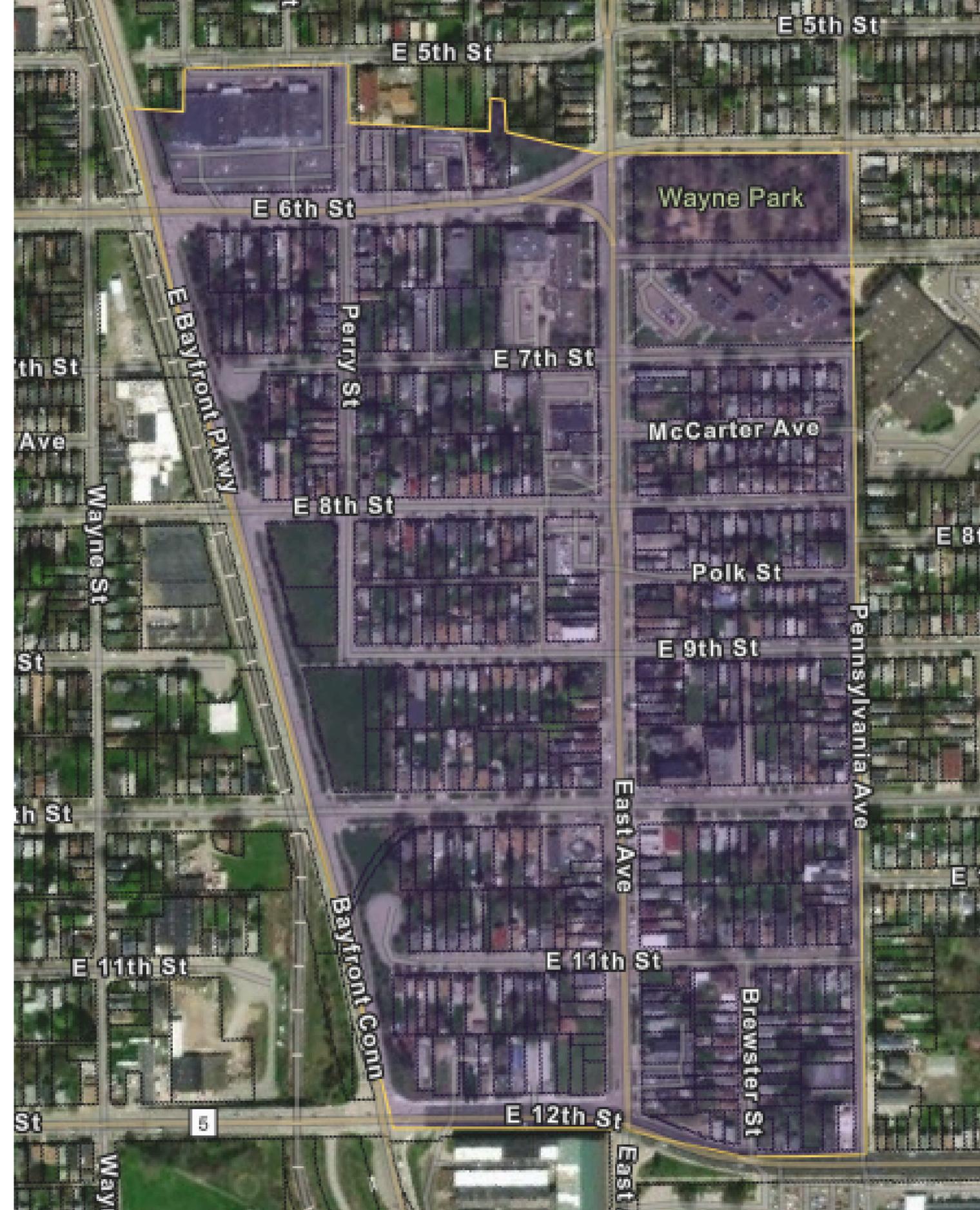
**Methodology**

**Profile**

**Findings & Action**

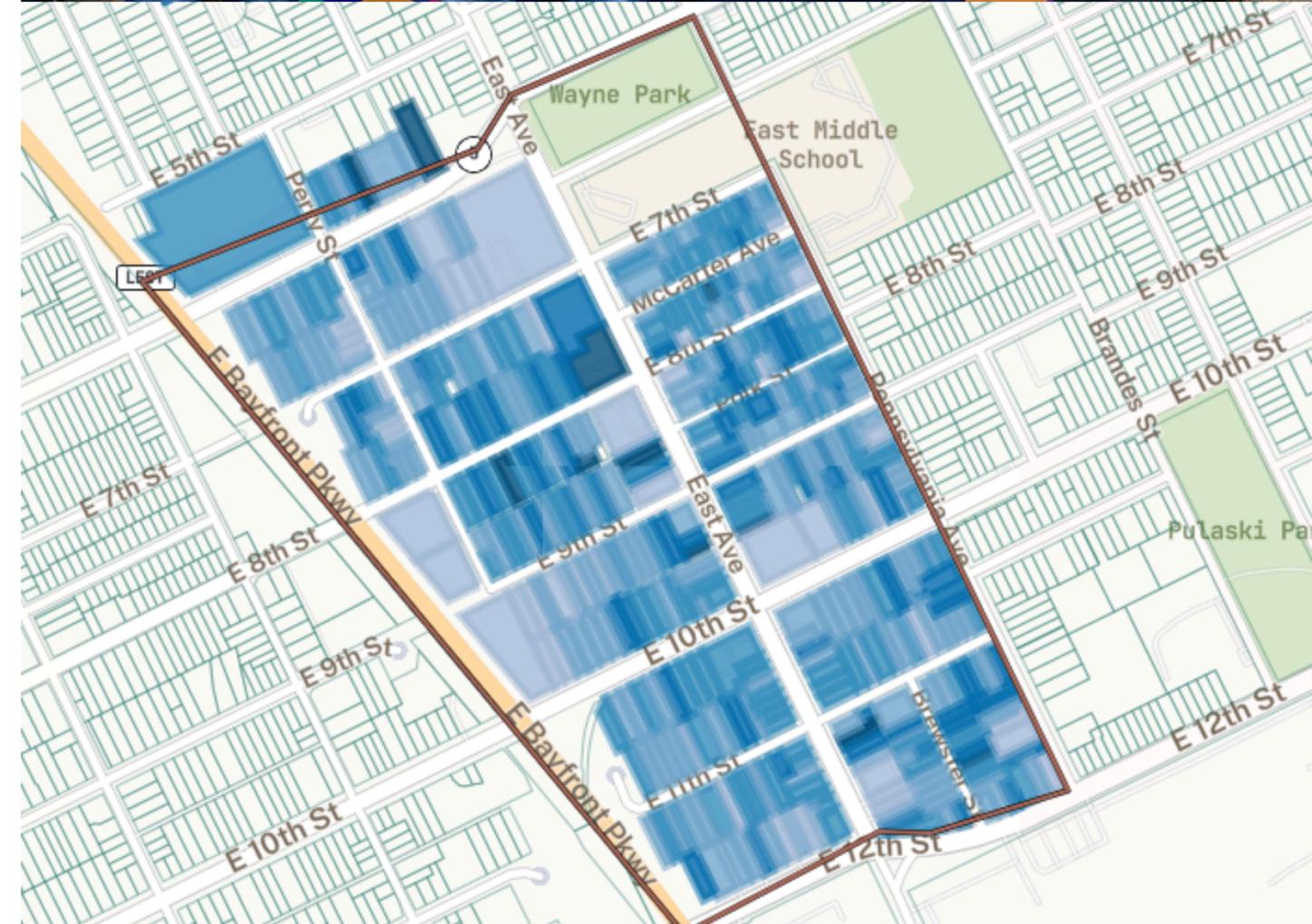
## Founding

- ECAT Staff, currently BUILD staff
  - Daria Devlin
    - former ECAT Executive Director, current Director of Social Impact, Hamot Health Foundation and Executive Director, BUILD
  - Hannah Moran
    - former ECAT Marketing & Special Projects, current Project Manager, BUILD
  - Drevell Showers
    - Community Outreach Coordinator, Hamot Health Foundation, ECAT
- Steering Committee formed
  - business owners, residents, community leaders
- Stakeholder Interviews Conducted
- Boundaries Identified



## Methodology

- Public Engagement
  - hosted 4 in-person events to inform neighbors of our plan and canvassed door-to-door to introduce ourselves, facilitate a community survey, share information, and update on events
- Property Conditions Survey
  - The City of Erie collaborated to share previous data collected by Code Enforcement. The data was integrated into this planning process such that it can be repeated in partnership with the City for future benchmarking.
  - Steering Committee members and volunteers **surveyed over 400 parcels**
- Data Collection and Analysis to form Neighborhood Development Plan



# Profile



Approximately

**2,750 Residents**



Approximately

**1,000 Households**



The Wayne District is younger than the City of Erie, signaling there is need to engage youth in programming and next steps.

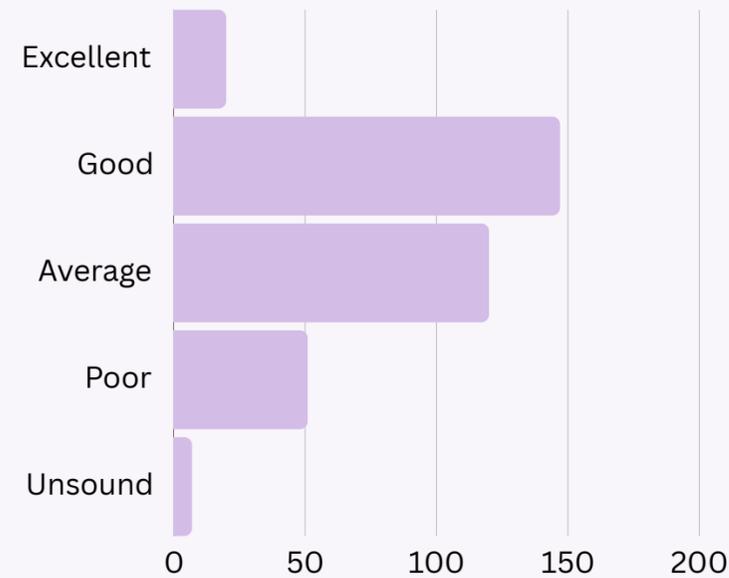


Wayne District Median Household Income is lower than Erie County average by \$20,000.

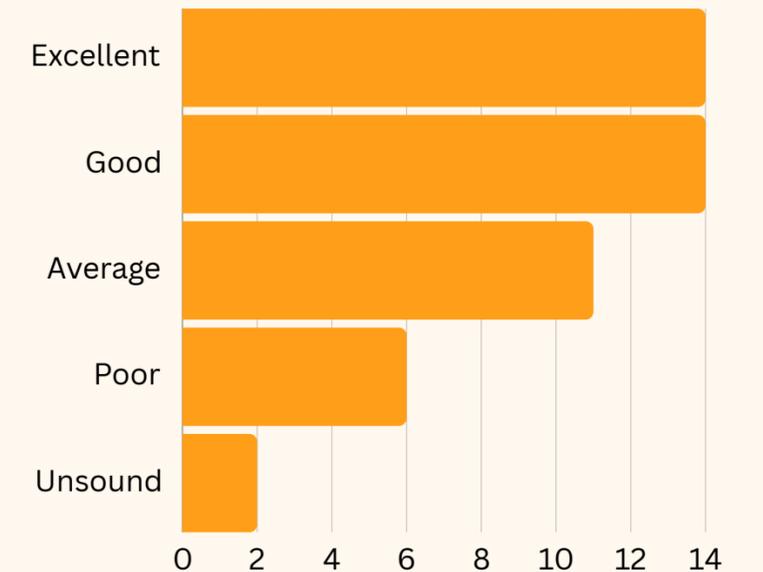


The Equity District has a higher percentage of residents living at or below the poverty line than the average within Erie County: 29.4% vs 16.5%.

### Residential Property Conditions



### Commercial, Industrial, Institutional, and Mixed Use Property Conditions



Data Sources: City of Erie and Wayne Health and Wealth Equity District Property Surveys 2021 - 2023

## Findings & Action

### Focus Area 1: Create Pathways to Whole Homes



Whole Homes is a comprehensive approach to housing where our neighbors are comfortably and safely housed regardless of their income or tenure as an owner or renter.

### Focus Area 2: Support Inclusive and Creative Entrepreneurship



### Focus Area 3: Reimagine Our Way on East Ave.



### 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 economic barriers, residents of the Wayne Health and Wealth District 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**.

## Findings & Action

- Neighborhood Development Plan
- Formation of new nonprofit community development corporation, BUILD, under Hamot Health Foundation
- BUILD focus areas and key initiatives

### PHASE 1

Leveraging our initial investment in the ECAT Wayne building, we will expand from 6th and East Ave.



ECAT Wayne Campus expansion



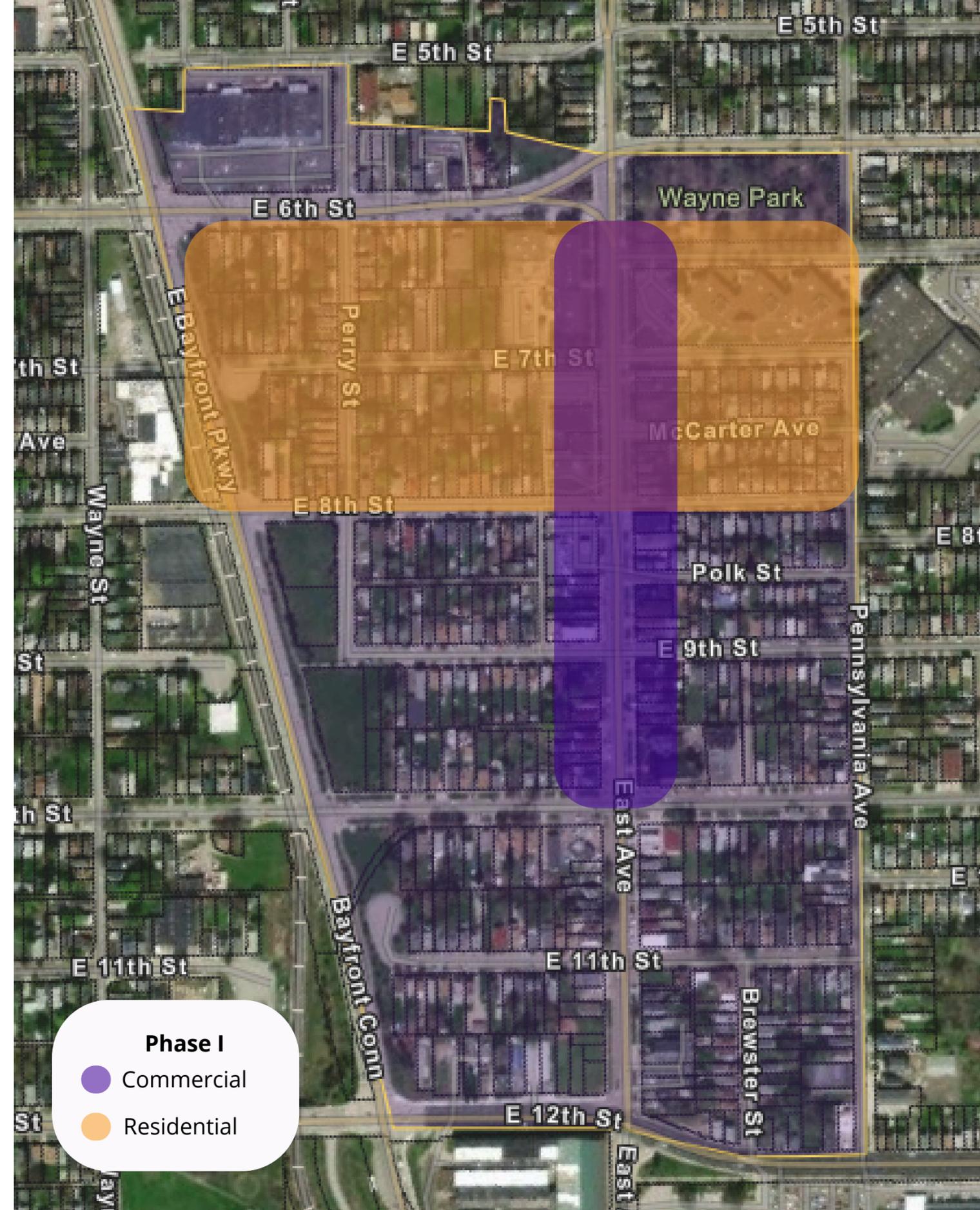
Property acquisition and rehabilitation for permanent supportive housing, workforce housing



Property acquisition and rehabilitation for commercial storefront revitalization and office space.



Facilitate placemaking and foster community belonging activities.



**Phase I**

- Commercial
- Residential

# BUILD FOCUS AREAS & KEY INITIATIVES



## TRUSTED ACCESS TO HEALTH CARE

UPMC Health Plan  
Neighborhood Center

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Remote Area Medical  
Clinic

- Free medical, dental, and vision care at ECAT  
Wayne: Sept. 7 & 8
- 

Annual Wayne  
Community Health Fair



## SAFE & AFFORDABLE HOUSING

Housing First Erie:

- Backbone for scattered site: 100 additive permanent supportive housing units for the chronically homeless
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Health-focused Home  
Repairs



## CAREER & WORKFORCE DEVELOPMENT

ECAT Workforce  
Training Programs

- Construction Trades On-The-Job Training to Renovate Homes
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UPMC Jameson at Hamot  
School of Nursing



## THRIVING NEIGHBORHOODS

Wayne Campus Expansion

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East Ave Pay-What-You-Can Market and Food Security Projects

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Community Events

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Wayne Health & Wealth Equity District Neighborhood Development Plan

# Thank you

BUILD Community Development Corporation

[builderie.org](http://builderie.org)

