

DISPOSITION GUIDELINES & QUALIFICATIONS for DISTRESSED RESIDENTIAL PROPERTIES

The Erie Land Bank regularly seeks proposals from persons or firms interested in acquiring and rehabilitating distressed residential structures. Any parties submitting a proposal to acquire/renovate a land bank-owned property must meet the following qualifications -

- No delinquent property tax claims against properties in the City of Erie.
- No outstanding building or property maintenance code violations on any property in the City of Erie.
- Financial resources readily available for the purchase price (with all applicable closing costs) and the estimated renovation costs.
- In good standing with the Erie Land Bank, the Erie Redevelopment Authority, the City of Erie, and the Commonwealth of Pennsylvania.
- Able to demonstrate sufficient experience and capacity to complete the required work in a timely and proper manner.
- Free of any litigious issues such as bankruptcy, foreclosure, or other judgments/claims that could impede ability to complete the project.

Proposals will be evaluated and scored using a weighted scoring system designed to address priorities of the City of Erie's residential neighborhoods. The following factors will be reviewed and evaluated -

1. Project Feasibility - This includes a review of the proposer's ability to complete a project based on their access to financial resources, the amount of investment into the subject property, the purchase price offered for the property, and the affordability of the property after rehabilitation.

Proposals must include sufficient detail to demonstrate the proposer's realistic understanding of the renovation work required and the associated costs, as well as suitable evidence that the proposer has ready access to the resources required to effect a proper and complete rehabilitation. In addition, a proposal must include a proposed purchase price for the subject property and a proposed timeline for completion of all renovations.

2. Occupancy - Proposers must detail their plan for the property upon completion of the rehabilitation. Priority will be given to projects that result in homeownership opportunities. Proposals that contemplate the property being renovated and retained for use as a rental property will be accepted, but this use will be deemed a lower priority.

Additionally, proposals will be prioritized higher if the redeveloper is converting the subject property to a lower density (e.g. converting a non-confirming 4-unit property to its original 2-unit designation).

3. Health & Safety - Each proposal must address the proposer's ability to address outstanding code deficiencies and detail any intent to safeguard the home and future occupants against environmental hazards such as lead-based paint, radon, and/or asbestos.

The Erie Land Bank will supply a detailed listing of outstanding code deficiencies identified by the City of Erie Code Enforcement Office. The ability to address these deficiencies will be considered the minimum criteria for each proposal. Proposals that exceed code corrections will receive a higher priority.

4. Developer Qualifications - Proposals shall include information re the proposer's past experience in real estate and notation of similar projects successfully completed during the past five (5) years, an inventory of real estate currently owned, and personal or professional (i.e. vendors or customers) references.
5. Concept & Design - Proposers should convey their vision of the finished project and describe how well that finished project is consistent with the neighborhood character, preserves the historic relevance of the property, and/or utilizes innovative technologies or energy efficiencies in their rehabilitation plan.

This section of the proposal should also note any energy-efficient items being installed as part of the project and any amenities or site improvements which will be completed.

In addition to the items outlined above, proposers are encouraged to include information on any applicable quality controls or work guarantees and any anticipated utilization of minority and/or woman business enterprises.