

Erie, Pennsylvania • Final Report

The results are in!

Find out what Erie residents believe should change to secure a better future for everyone.

Change.org and Mayor Devlin teamed up to start a conversation that crossed boundaries:

“What would **positive change** look like in Erie?”

Get hundreds of people to share their ideas, and vote on the ideas of others.

Identify their **common interests**, despite differences on other issues.

Bring 100 people together for a conversation about those resonant issues.

Enforce sidewalk ordinances. Many properties have deteriorated sidewalks that are difficult to navigate, if not impossible, especially for the elderly, people in wheelchairs, and strollers. Some properties lack a sidewalk altogether.

I would Address the problem of run down and abandoned houses in the city.

We need good paying jobs so people can provide for their family and keep up their home.

In Stage 1, we received **86,756 votes** on
1,078 IDEAS
from **1,131 residents.**

unds.
t every
be included.

Improve p
specifically
that people
shifts in a v
use it to ge
work

Fix the city's potholes, sunken patches, and broken sidewalks on school routes and downtown streets.

Access to grocery stores (not convenience stores) in the downtown, it is a food desert for seniors living downtown.

Match street cleaning to be scheduled on the day after trash day. For example right now in 16507 street cleaning car comes on Monday and on Tuesday it's trash day. The whole week they have trash on the street.

Our analysis identified three main groups of residents based on how they voted

01

Infrastructure Pragmatists

Fixing Erie's deteriorating roads, sidewalks, and basic city services comes first. They back practical transit and recycling improvements, and are skeptical of new social programs and technology-driven policy.

02

Equity Advocates

Social inclusion, affordable housing, and environmental sustainability, paired with equitable investment across Erie's neighborhoods. They want negligent property owners held accountable.

03

Fiscal Realists

A smaller group focused on lowering the tax burden on homeowners and attracting higher-paying jobs. They favor fiscal restraint and private-sector-led growth over expanded public spending.

INFRASTRUCTURE PRAGMATISTS

This group's top priority is fixing Erie's deteriorating roads, sidewalks, and basic city infrastructure. They support practical, incremental improvements to public transit and recycling while remaining skeptical of newer social programs, identity-focused initiatives, and technology-driven policy changes. Their worldview centers on reliable city services and responsible use of tax dollars for tangible, everyday needs.

MAKE OR BREAK

Elected representatives of neighborhoods in the City Limits. Perhaps utilizes census designated areas.

This group: 45%

vs Others: 85%

40% Gap

Urgent road and pothole repair across all neighborhoods

Practical, affordable public transit improvements

Drug crisis addressed through enforcement and existing services

Skepticism toward new social programs and identity initiatives

E-waste recycling and basic environmental services

SUPPORTS

Add trees and flower beds back along the sidewalks downtown. It looks so unattractive since they've been taken out over the past few years. 100%

The downtown should have more places to eat and shop so people don't have to drive all the way to Millcreek to get clothes at the mall or get chipotle for example 100%

Put attractions on the Bayfront that families can easily access and afford. 100%

OPPOSES

Remove all bike lanes & mandate bikers to use the sidewalks 88%

Bring in, or offer our city up for use with any company that needs an AI data center. We have the water to cool, and space for development cheap. Innovation in a historical city. Why give it all to 85%

Incentivize electric vehicles 82%

EQUITY ADVOCATES

This group combines a strong commitment to social inclusion, affordable housing, and environmental sustainability with a focus on equitable investment across Erie's neighborhoods. They support expanded social services, active transportation infrastructure, and holding negligent property owners accountable. They see community wellbeing and economic revitalization as deeply connected goals.

MAKE OR BREAK

Incentivize electric vehicles

This group: 73%

vs Others: 12%

60% Gap

Affordable housing and support for homeless residents

Bike lanes, active transportation, and green infrastructure

Narcan access and harm reduction programs

Crackdown on negligent and absentee landlords

Equitable investment in east and west side neighborhoods

SUPPORTS

We need to focus on improving education and creating more opportunities for young people here at home. One change I'd like to see is addressing overcrowding at Erie High by splitting students into	100%
Cracking down on the amount of EMPTY houses/properties downtown, considering the tax breaks the property owners receive on them as well as the number of people with nowhere to live. And these prop	100%
We need better air transportation! Businesses need easier access to Erie. More direct flights to more cities!	100%

OPPOSES

If you want "pretty," "green spaces," go somewhere else. The city is the city and tax dollars shouldn't be spent on aesthetics.	86%
Erie schools should be using more AI Technologies and programing to keep the students up to date with education. Teach the students how to be critical thinkers.	72%
There is an Aquarium in Niagara Falls we don't need another. Rather an Omni Max theater showing different films.	64%

FISCAL REALISTS

This smaller group is primarily concerned with reducing the tax burden on homeowners and attracting higher-paying employment to Erie. They strongly oppose reallocating police funding, expanding social services, and most progressive policy proposals, preferring enforcement of existing laws around panhandling and encampments. Their vision for Erie's future centers on fiscal restraint and private-sector-led economic growth.

MAKE OR BREAK

Fund additional community programs to intervene with at-risk youth before they enter the juvenile justice system.

This group: 25%

vs Others: 98%

73% Gap

Lower property taxes for resident homeowners

Attract white-collar jobs and career opportunities

Road repair as a core government responsibility

Enforce existing laws on panhandling and encampments

Skepticism toward expanded public spending on social programs

SUPPORTS

Develop and promote initiatives to bring white collar careers to Erie to provide residents with gainful employment opportunities 96%

Roads are in desperate need of repair. All the small square patches from removing goosenecks on homes have sunk and hitting them is like hitting a curb. The manhole covers seem to all be directly 95%

More places to recycle e-waste and other hard to dispose of products. this could be as simple as drop off areas or a centralized location. 88%

OPPOSES

Distribute wall-mounted Emergency Narcan kits to all public buildings, schools, and community centers. 97%

Upzone the whole city, why are we building mcmansions in city limits when I spend literally 70% of my income on rent. 85%

Forgivable loans: for landlords only. \$25,000 rehab loan. Owner keeps the property maintained and occupied for 5 years. 20% forgiven annually. After 5 years, balance becomes zero. Discourage flipping 82%

Unifying Ideas

These are the ideas all Erie residents agreed on, ordered by how important voters indicated they were.*

Bring back Sunday bus service. The world doesn't stop just because it is Sunday.

(17.74 Importance Score)**

#1

Ideas listed meet a minimum threshold of agreement among the entire Erie community.

**Importance Scores are a standardized measure of the strength of voters' agreement with a goal.

2. Dedication to prioritizing small business owners over big chains—we need to cultivate more places like Bello's or Larry's Central Market, not places like Dollar General. **(13.93)**
3. Eliminate gambling machines and the sale of drug paraphernalia from neighborhood "corner stores." **(13.38)**
4. Canadian cities just across the lake plow the snow on sidewalks as well as streets. They have a machine that grabs the snow and shoots it into a truck that rides alongside. **(13.24)**
5. A large portion of property throughout the city is not being taxed which puts a huge burden on middle and low income residents. **(13.22)**
6. Meaningful culture and development on the waterfront. This can't just be a bunch of hotels - it needs to be for the people. **(12.98)**
7. Open all the records to see where our taxes are going and allow a tax to be enforced on all the tax exempt properties **(12.58)**
8. Keep our city cleaner. **(12.22)**
9. Parents/guardians should be held accountable for their children when they misbehave (fighting, missing school, theft). Providing more resources and entertainment to keep these kids active and engaged in their communities. **(11.86)**

This enables us to identify the issues that all groups care most about

01

Affordable Rental Housing for Residents

"Quit letting corporations buy these homes and then sky rocket the rent. People are leaving Erie and moving to Meadville and other smaller towns because they can't afford housing here."

✓ 92% bridge

"Too many homes are being bought by investors who then charge astronomical rents, and many are delinquent on taxes and other bills. Need stiffer penalties against these slum lords."

✓ 77% bridge

"Every Erie rental should have a visible inspection card on the front door showing the last city inspection date and the landlord's repair contact, like a restaurant grade."

✓ 75% bridge

02

Clear Rules for E-Bikes and Mini Bikes

"Crack down on motor bike and e-bikes that completely ignore common and safe riding on the streets. Speeds, ignoring lights and signs, basically not giving a crap how reckless they are."

✓ 97% bridge

"Develop a cohesive plan for electric bikes mini bikes. We have them on the right side of the street the left side in traffic on sidewalks with no helmets and no liability insurance."

✓ 89% bridge

"Make bikes and e-bikes to have mandatory a light on when dark"

✓ 81% bridge

03

A Vibrant, Walkable Downtown

"Stop building so many new hotels downtown and on the bayfront and create actual attractions we have more than enough hotels."

✓ 100% bridge

"You want people to come downtown then there should be more than just eating & drinking. People would spend more time/more money. We need retail stores i.e., clothing, shoes, tourist items."

✓ 80% bridge

"Make the downtown Marketplace the centerpiece of a seasonal autumn festival with local vendors, farmers, and bayfront music and crafts."

✓ 73% bridge

✓ % shows cross-group bridging score

This enables us to identify the issues that all groups care most about

04

Limiting the Reach of Skill Games

"Eliminate gambling machines and the sale of drug paraphernalia from neighborhood 'corner stores.'"

✓ 91% bridge

"I'd like to see less bars, less "skill games"/gambling establishments and less vape shops."

✓ 81% bridge

"PA legislature: STOP STALLING..Tax and regulate games of skill!"

✓ 73% bridge

05

Protecting Lake Erie's Ecosystem and Fisheries

"Ban the dumping of PFAS and toxic waste into our waterways. Hold companies to standards set in 2024 for four PFAS compounds: PFHxS, PFNA, PFBS, and HFPO-DA (GenX)."

✓ 69% bridge

"Pass a law preventing drilling or deforestation of Presque Isle and other nearby parks like the Erie Bluffs, Wintergreen Gorge, Asbury Woods, etc."

✓ 69% bridge

"Make sure that there is a system (it can be as easy as rocks and simple organic materials) that the storm water run of is filtered free of toxins. Clean water is good water."

✓ 67% bridge

06

Safer Neighborhoods Across the City

"Have police walk beats throughout the city, especially around Perry Square and subsidized housing complexes"

✓ 91% bridge

"We need to do more about the crime in the city and it's not just the east side of town even on the West Side there's a lot of neighborhoods where it's really not safe to walk at 10:00 at night"

✓ 89% bridge

"Police station in the high crime neighborhoods. Provide more frequent patrols during peak times disturbances take place. Families should feel safe letting their children outside to play."

✓ 86% bridge

✓ % shows cross-group bridging score

Of everything we heard,

Affordable Rental Housing

emerged as the topic to talk about next.

- **RELEVANT**

Roughly 45% of Erie households rent. Rents outpacing wages, corporate landlords, and negligent owners drew engagement from all three opinion groups – making it a clear point of shared interest.

- **ACTIONABLE**

Rental registration and licensing, inspection standards, property-maintenance code enforcement, fines, and the Erie Land Bank are all levers the city holds directly.

- **COMPLEX**

Real trade-offs exist between housing quality and affordability. Tougher inspections raise standards, but landlords say they would pass the fees on as higher rent. And the most-voted idea – rent control – is not an option for Pennsylvania cities, so the conversation must be on levers Erie holds.

Running the Civic Dialogue

Over a two-hour virtual dialogue, 92 Erie residents came together on Zoom to discuss how the city can make renting more affordable and hold landlords accountable for conditions. Change.org specifically recruited a group that reflected the city in terms of age, sex, race, and political leaning.

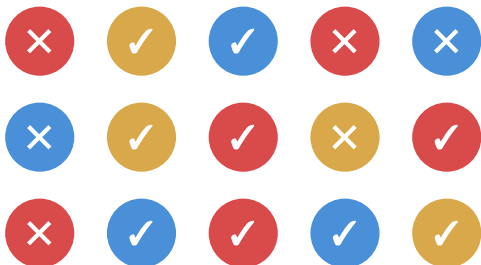
The set of policy options they discussed was determined through research and conversations with practitioners. Participants were provided briefing material ahead of the session to ensure a more informed discussion.

Discussions were held primarily within small groups of 5-8 residents, over the course of focused breakout sessions. Each session focused on a different aspect of rental housing — from affordability and utility costs to code enforcement, landlord accountability, and growing the housing supply. Residents were compensated by Change.org for the time spent to participate in the surveys & dialogue.

UNDERSTANDING THE

Bridging Score

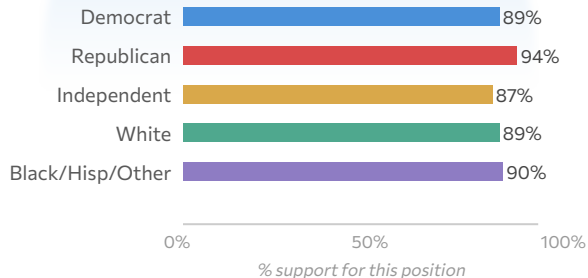
Tenant repair complaints



After the Dialogue, we polled all participants on **specific policy positions** related to rental housing in Erie.

87%

MIN. SUPPORT ACROSS GROUPS



We found the share of Democrats, Republicans, Independents, White residents, and Black, Hispanic, and other residents who supported each statement, then used the lowest of those as the “bridging score.” **This way, we identify policies that all groups significantly support.**

Principles to Guide Erie's Approach

Repairs & maintenance mandates

Raise standards for repairs and maintenance, even though that requires landlords to participate.

90%

D 92
R 94
I 91
W 93
B/H/O 90

Strings on public money

Attach affordability and rent conditions to every dollar and tax break the city puts into housing.

78%

D 87
R 88
I 78
W 86
B/H/O 83

A centralized housing office

Create one city housing office for enforcement, resources, and information.

70%

D 79
R 88
I 70
W 75
B/H/O 90

Raising standards even at a cost

Raise and enforce rental-quality standards, even if some units are lost or rents rise.

69%

D 70
R 94
I 78
W 78
B/H/O 69

Worst-first inspections

Focus inspectors on the worst repeat-violator properties rather than every rental on the same schedule.

62%

D 68
R 88
I 74
W 78
B/H/O 62

Principles to Guide Erie's Approach

Spending without matching revenue

Take on new ongoing costs to improve rental housing, even without new revenue to match them.

48%

D 57
R 62
I 48
W 57
B/H/O 55

Resources to correct over punishment

Lead with resources and connection before citations, even if that softens and slows enforcement.

44%

D 44
R 56
I 57
W 46
B/H/O 55

Supply over neighborhood character

Let more housing be built and converted, even with parking pressure and changes to neighborhood feel.

44%

D 65
R 44
I 74
W 62
B/H/O 66

Repair assistance

Help pay for repairs when a rental fails inspection, even though that spends public money on private property.

31%

D 38
R 31
I 43
W 35
B/H/O 48

Policy Recommendations for Erie's Rental Housing

All 22 recommendations, grouped by theme, with each policy's bridge score — the minimum support across all party and race groups. (1 of 2)

Lower what renters pay directly

Weatherization to cut utility bills	83%
Emergency rent & utility assistance	82%
Rent cap on city-assisted units	81%
The tenant keeps the savings	74%
Voucher landlord incentives	71%

Hold landlords accountable

Act 90 permit hold	78%
Automatic revocation trigger	74%
Pay your property taxes to register	70%

Protect & improve the homes people rent

Tenant repair complaints	87%
Violation-based inspection frequency	83%
Lead-safe rentals	81%
Firm correction deadline	79%
Home-repair grants	71%

Policy Recommendations **for Erie's Rental Housing**

All 22 recommendations, grouped by theme, with each policy's bridge score — the minimum support across all party and race groups. (2 of 2)

Grow affordable housing & ownership

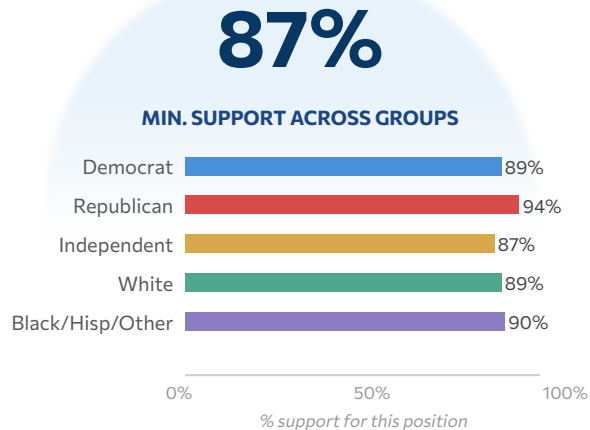
Publish the rules, put permitting online	86%
One accountable owner for housing	76%
Legalize 2–4 unit homes & conversions	74%
Pre-approved house plans	74%
Remove parking minimums	70%
Tax relief priced to affordability	69%
Land-bank covenants	65%

Paying for it

Adopt home rule	48%
Tax land at twice the rate of buildings	39%

#1 Tenant Repair Complaints

A tenant who reports a hazard gets a guaranteed inspection and an enforceable repair order, and the property returns to the shorter inspection cycle.



Why Erie residents support this:

“I’ve seen landlords completely ignore friends of mine as the ceiling in their nursery literally fell in the middle of the night. Three weeks before, they called and nothing was done.”

— **25-39, Republican Male**

“Being a landlord is a business, and businesses are held to standards or they get fined. If someone is paying rent, they deserve to live in a safe home.”

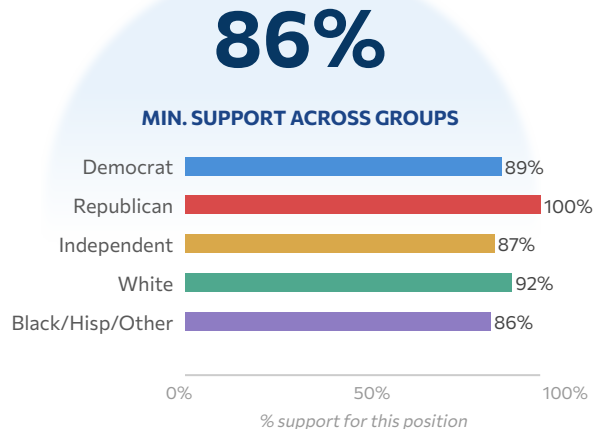
— **40-65, Democratic Female**

“A tenant should not have to live in hazardous conditions, and there needs to be follow-up to make sure it is corrected.”

— **25-39, Democratic Female**

#2 Publish the Rules, Put Permitting Online

The city publishes what a variance requires, accepts filing and payment online or on paper, and posts its timelines and fees in plain language.



Why Erie residents support this:

“Spending the day downtown has become a nightmare. There is no reason not to publish this online.”

— **40-65, Republican Female**

“Legal restrictions, processes, applications, and payment portals should be readily available to the public, in language easily understood and translated.”

— **25-39, Independent Male**

“To be fair to aspiring landlords, it would be hard to follow the rules if you don’t even know the rules or where to find them.”

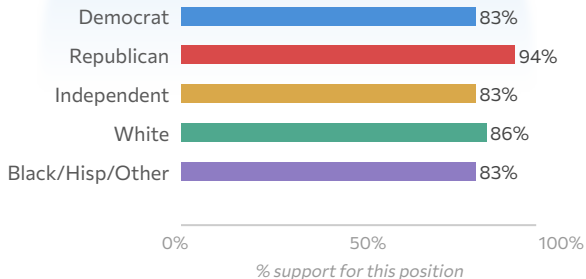
— **25-39, Democratic Female**

#3 Violation-Based Inspection Frequency

The city concentrates inspector time on repeat and serious violators, while clean-record rentals keep the longer cycle they've earned, and publishes its inspection numbers each year.

83%

MIN. SUPPORT ACROSS GROUPS



Why Erie residents support this:

“It is common sense to inspect chronic violators more frequently than those who never have violations.”

— 40-65, Republican Female

“Repeat offenders are more likely to have safety violations and should be inspected more often to prevent people from getting hurt.”

— 25-39, Independent Male

“It makes certain the problem landlords take care of things, without harassing the ones who are on the ball.”

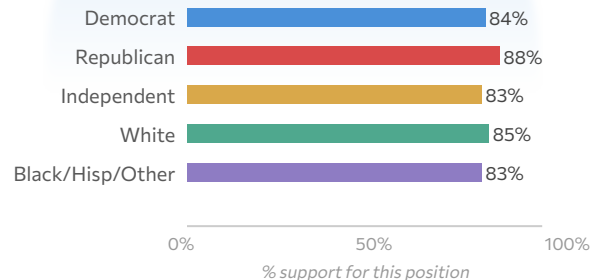
— 40-65, Democratic Male

#4 Weatherization to Cut Utility Bills

The city helps move more low-income rentals through weatherization to lower heating and utility costs, working with owners to unlock rental units.

83%

MIN. SUPPORT ACROSS GROUPS



Why Erie residents support this:

“Weatherization done properly dramatically reduces the waste of gas and electric. Both landlords and tenants save money and resources.”

— 40-65, Republican Female

“I myself have faced hardships, but weatherizing my house — that program helped me get on my feet.”

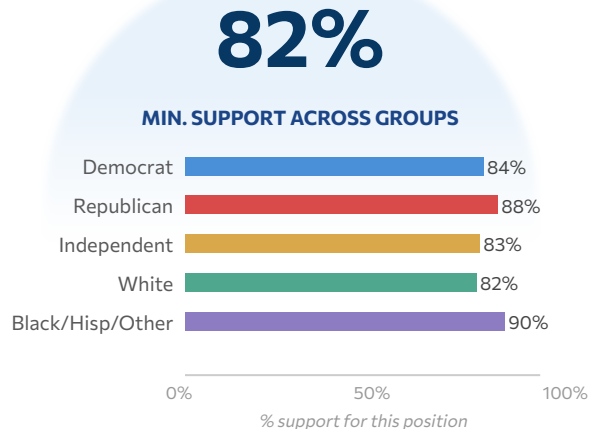
— 40-65, Independent Female

“Weatherization would save people a lot of money at a small cost, and help keep the building in better shape too.”

— 40-65, Democratic Male

#5 Emergency Rent & Utility Assistance

The city funds a standing emergency fund, on a dedicated recurring line, that pays rent and utility arrears for tenants facing eviction or shut-off.



Why Erie residents support this:

“I myself have found myself in a shutoff or eviction scare many times and without programs like these I would have lost 2 apartments and had all utilities shut off with no course of action available to me at the time.”

— **40–65 Democratic Male**

“Because of inflation. Bills are getting higher, along with gas and food prices but our paychecks aren’t keeping up. Sometimes we need assistance.”

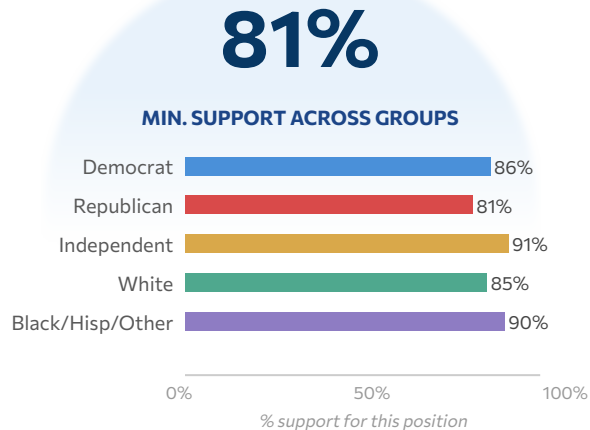
— **25–39 Republican Female**

“The need is great. As costs rise I believe more families are facing emergencies more often and this would be a safety net for them.”

— **40–65 Democratic Female**

#6 Lead-Safe Rentals

Older (pre-1978) rentals must meet lead-safety standards before they can be rented, with help paying for the fixes.



Why Erie residents support this:

"I know the importance of this program because my son got lead poisoning from an apartment we lived in."

— **40-65, Democratic Female**

"Lead paint leads to developmental issues in children — problems like rising crime and lower incomes later in life."

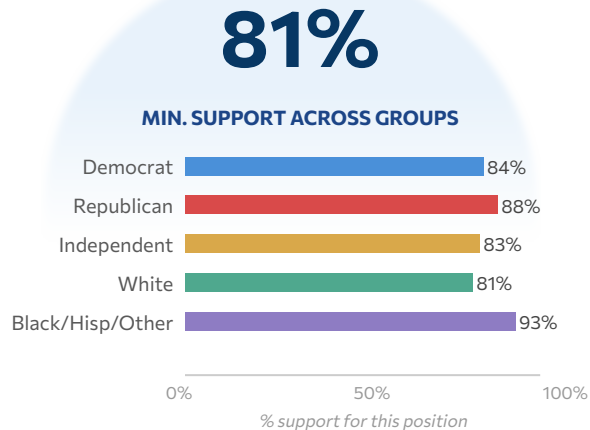
— **40-65, Independent Male**

"Lead is a toxic substance. Money is not worth more than our citizens' health."

— **25-39, Democratic Male**

#7 Rent Cap on City-Assisted Units

A rental that takes city money or a city tax abatement is capped on how much its rent can rise each year, for a set period. Rentals that take no city money are not affected.



Why Erie residents support this:

“If you're receiving tax or rent assistance from the city, you should be limited in how much your rents can increase while doing so.”

— **40-65, Republican Female**

“If they're getting city money, there should be a cap on how much they can raise rent. No double dipping.”

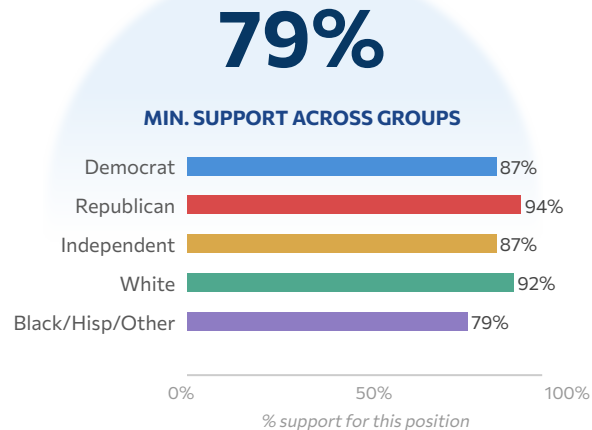
— **65+, Democratic Female**

“If a landlord uses taxpayers' money to improve their business, there should be guardrails on how much they charge the people who need it.”

— **25-39, Democratic Female**

#8 Firm Correction Deadline

The city sets a published deadline from citation to required fix, replacing case-by-case discretion, with escalating consequences for missing it.



Why Erie residents support this:

“If there is no deadline, nothing gets taken care of.”

— **25-39, Republican Female**

“Safety violations are serious and should not be ignored. An escalating penalty scale that increases when issues go unresolved will force people’s hands to make repairs.”

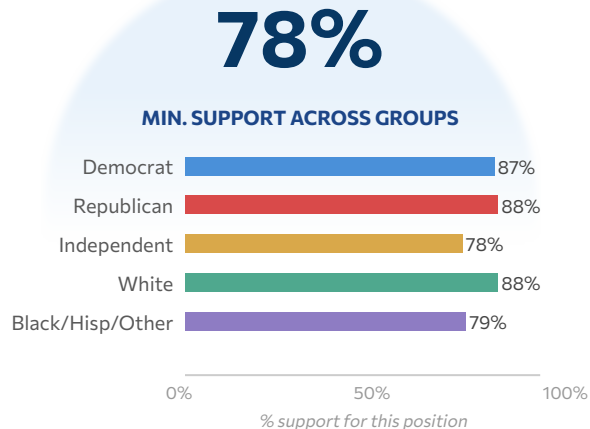
— **25-39, Independent Male**

“If they are collecting rent from people, there’s no reason the fix shouldn’t be completed on time.”

— **40-65, Democratic Female**

#9 Act 90 Permit Hold

The city denies permits to owners seriously behind on Erie County taxes or carrying uncorrected serious violations, after notice and a chance to cure.



Why Erie residents support this:

“If you want to make money in my town, you ought to keep up with your taxes just like me — keep your properties clean and fixed up.”

— **40-65, Republican Male**

“If someone isn't responsible enough to maintain their property and pay taxes, they shouldn't be able to earn an income from the property they're neglecting.”

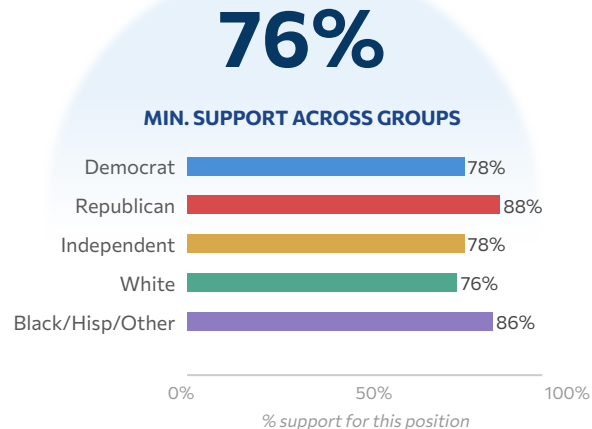
— **40-65, Democratic Female**

“Someone with unpaid tax debt, not on any payment plan, should not be eligible to pull any sort of permit.”

— **25-39, Independent Male**

#10 One Accountable Owner for Housing

The city names a housing director with staff and the authority to act, and opens one place a resident with a housing problem can go.



Why Erie residents support this:

“One centralized location would eliminate the run-around.”

— **25-39, Republican Male**

“This would help eliminate confusion — having a designated place for complaints.”

— **18-24, Independent Female**

“We need a central place where tenants can address their needs and feel like they're actually going to be heard.”

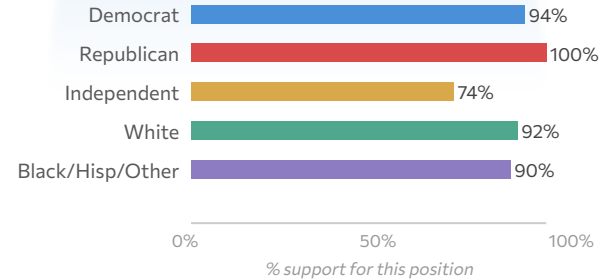
— **18-24, Democratic Male**

#11 Automatic Revocation Trigger

Repeat violations put the right to rent at risk; the license returns once fixed, but an owner who loses licenses on several properties can't take on new ones for a set period.

74%

MIN. SUPPORT ACROSS GROUPS



Why Erie residents support this:

"If you lose the license for current properties, of course you shouldn't be able to get one for new properties. You clearly aren't responsible enough."

— **25-39, Republican Female**

"If a landlord has repeated violations, it's fair for their license to be held until the issue is resolved."

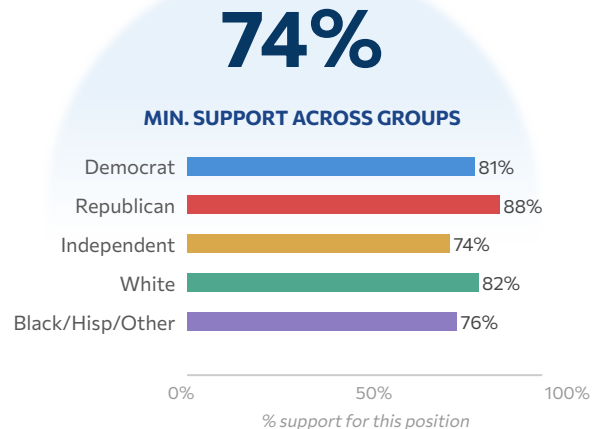
— **25-39, Democratic Female**

"They shouldn't be able to buy and rent new properties when they can't take care of the ones they have."

— **65+, Democratic Female**

#12 Pre-Approved House Plans

The city publishes free, pre-reviewed designs drawn to fit Erie's narrow lots, with permit fees waived.



Why Erie residents support this:

“Waiving permit fees right there makes things more affordable. Pre-approved plans save money and ensure a standardized quality is met.”

— **18-24, Democratic Male**

“This can reduce development costs, expedite the time it takes to build homes, and help improve overall housing affordability.”

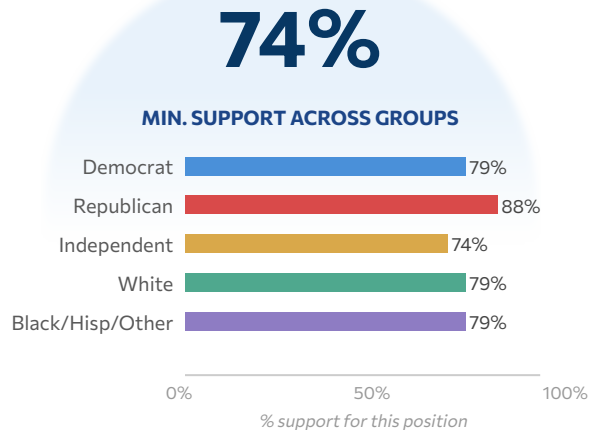
— **25-39, Independent Male**

“This would make the process easier for those who can't afford an architect, and broaden the range of people who could get involved.”

— **40-65, Independent Female**

#13 Legalize 2–4 Unit Homes & Conversions

The city lets modest 2–4-unit homes and conversions be built by-right in more neighborhoods and lowers the lot minimums that block them.



Why Erie residents support this:

“Erie is already at a housing deficit, so more affordable housing would be the answer to helping get people off the streets.”

— **40-65, Republican Male**

“We have an affordable housing shortage. We need more affordable housing. How is this even a question?”

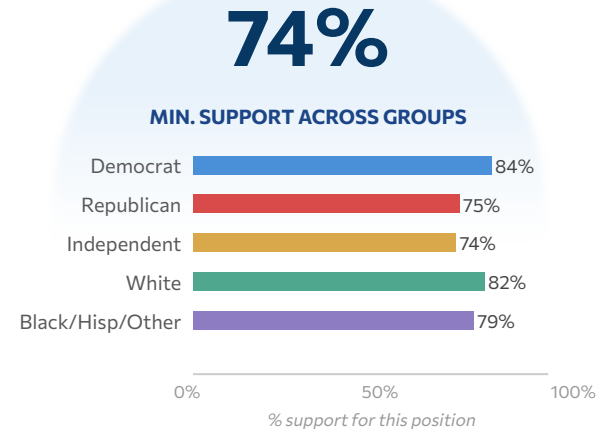
— **40-65, Independent Male**

“More housing adds more competition, which forces rents down.”

— **40-65, Democratic Male**

#14 The Tenant Keeps the Savings

Where the city pays for energy work on a rental, the owner records a condition barring a rent rise to recover that work for five years.



Why Erie residents support this:

“If a landlord gets a handout from the government to improve his property, that savings should go to the future tenant, not his own pocket.”

— 40-65, Republican Male

“Weatherization lowers utility costs, so you’ll have more income to be able to pay your rent each month.”

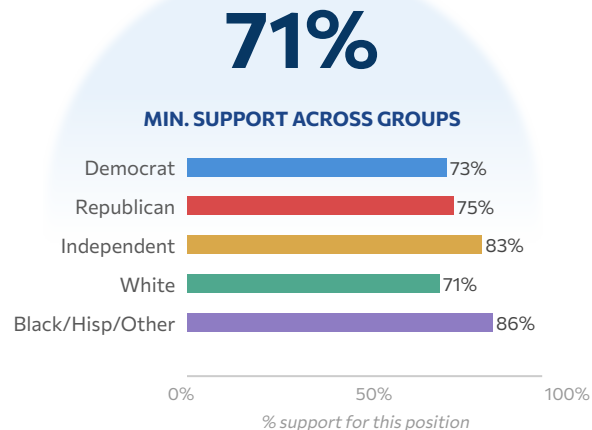
— 40-65, Democratic Female

“That can take a \$500–\$700 monthly utility bill down to about \$200 a month, making them more manageable over time.”

— 25-39, Democratic Female

#15 Voucher Landlord Incentives

The city offers landlords a signing bonus and damage guarantee to accept and keep housing-voucher tenants, paid only after the unit passes inspection.



Why Erie residents support this:

“Housing-voucher tenants deserve a place to live, but landlords deserve to have their properties protected against damage.”

— **25-39, Republican Female**

“These incentives encourage more landlords to accept housing vouchers and help more people find stable housing.”

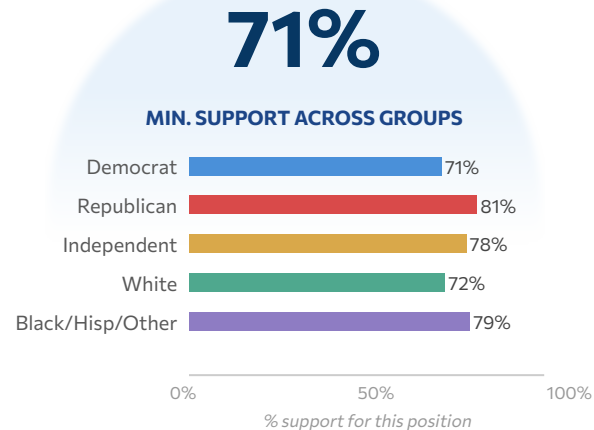
— **18-24, Democratic Female**

“Landlords are often wary of renting Section 8. An incentive like this takes away a lot of the uncertainty.”

— **18-24, Democratic Male**

#16 Home-Repair Grants

The city helps low-income owners and small landlords fix code violations, starting with properties cited during inspection.



Why Erie residents support this:

“Helping low-income and small landlords keep property available for rentals is cheaper and quicker than building new units.”

— **40-65, Republican Female**

“It gives low-income homeowners a chance to fix their properties without losing their homes.”

— **40-65, Democratic Female**

“It's a win-win. The landlord gets help fixing the property, and the tenant gets the benefit from it.”

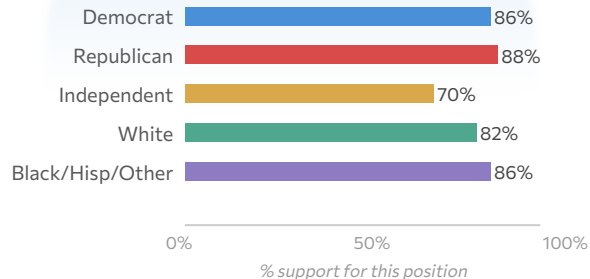
— **65+, Independent Male**

#17 Pay Your Property Taxes to Register

A rental can't be registered until the owner clears overdue property taxes on that property, with a payment plan available.

70%

MIN. SUPPORT ACROSS GROUPS



Why Erie residents support this:

“With the city in a deficit, it makes perfect sense to require property taxes be current before a person can begin profiting off that property.”

— **25-39, Democratic Female**

“If a payment plan is available, the owner has a better opportunity to pay taxes when there's ongoing revenue from rent.”

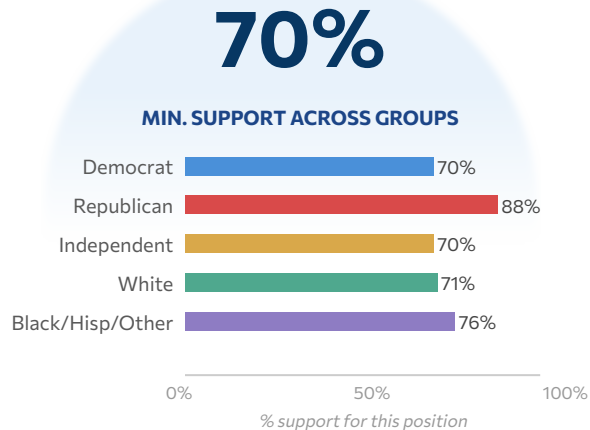
— **65+, Independent Male**

“I've seen renters lose their home because the landlord didn't pay taxes and the home was foreclosed on, displacing the tenant.”

— **25-39, Democratic Female**

#18 Remove Parking Minimums

The city stops requiring off-street parking for new and converted homes, lowering the cost to build. No existing parking is removed, and owners can still build it.



Why Erie residents support this:

"I support it — it reduces inflated rent, saves older structures, and improves walkability."

— **40-65, Republican Female**

"This frees up developers to use more of the land for buildings instead of yards and driveways."

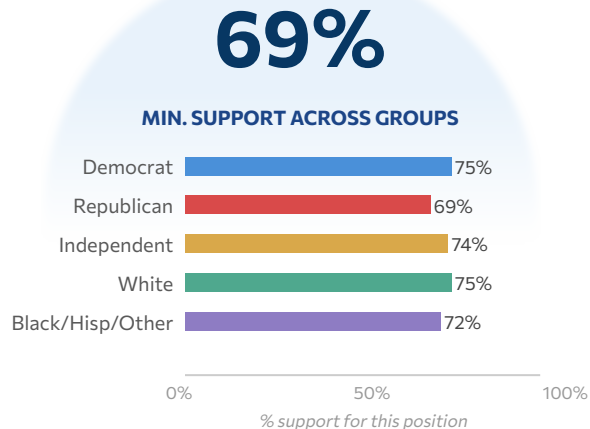
— **40-65, Democratic Male**

"From a personal perspective, I'd be willing to secure my own parking if rent were more affordable."

— **25-39, Democratic Male**

#19 Tax Relief Priced to Affordability

A project that commits to renting some units below the federal fair-market rent gets tax relief sized to the rent it gives up — unlike the break that goes to every project today.



Why Erie residents support this:

“If a landlord is willing to help the community, then the community should help the landlord.”

— **40-65, Republican Male**

“If landlords are taking a cut in profit for affordability, I can support a tax incentive for that.”

— **25-39, Democratic Female**

“If the landlord can prove they're renting at a potential loss, it's only fair they get a tax break for making housing more affordable.”

— **25-39, Independent Male**

TRADE-OFFS — SPENDING \$1 MILLION A YEAR

If Erie had \$1 million a year for rental affordability, how did residents rank the options from most to least important?

	All	Dem	Rep	Ind
More code-enforcement inspectors — clear the backlog, inspect faster	1st	1st	3rd	4th
Home-repair grants — fix violations, repairs that last for years	2nd	4th	1st	1st
Weatherization grants — cut utility bills every year after	3rd	3rd	2nd	2nd
Rental & utility assistance — crisis payments this year	4th	2nd	4th	3rd
Voucher incentives — get unused vouchers actually rented	5th	5th	5th	5th

TRADE-OFFS — ORDERING PRIORITIES WHEN RESOURCES ARE SCARCE

When resources are scarce, how did residents rank Erie's priorities from first to last?

Preservation & immediate stability — repairs, weatherization, eviction prevention

Enforcement & accountability — stronger code enforcement, delinquent landlords

Long-term housing supply — building and preserving more affordable housing

All	Dem	Rep	Ind
1st	1st	2nd	1st
2nd	2nd	3rd	2nd
3rd	3rd	1st	3rd

TRADE-OFFS — WHICH POLICIES COME FIRST

Asked to pick exactly three policies Erie should do first, here's how often each was chosen.

	All	Dem	Rep	Ind
Emergency rent & utility assistance	61%	62%	67%	55%
Lead-safe rentals	20%	21%	11%	27%
Violation-based inspection frequency	20%	15%	44%	18%
Rent cap on city-assisted units	20%	26%	11%	9%
Tenant repair complaints	19%	21%	0%	27%
Home-repair grants	19%	15%	22%	27%

TRADE-OFFS — WHO SHOULD PAY

Asked who should pay for Erie's rental housing work (select all acceptable), here's what residents would accept.

	All	Dem	Rep	Ind
Fines on landlords who break the rules (paid only by violators)	74%	91%	33%	55%
Landlord registration & inspection fees (paid by all landlords)	72%	85%	56%	45%
Redirect existing redevelopment / loan funds back to housing	48%	50%	56%	36%
Shifting money from other parts of the city budget	37%	44%	22%	27%
Property tax — a rate increase, paid by all property owners	31%	32%	33%	27%
Only what the current budget already allows (no new money)	19%	15%	22%	27%

Now that we're done,

What's Next?

- These results are being shared with Mayor Devlin, city staff, and City Council as they consider Erie's rental housing and tenant-protection policies.
- The full results are available at cividdialogues.org/erie.

Thank you!

To Mayor Devlin, city staff, all our community partners, and every resident who shared their views throughout this process.

If you have any questions, reach out at cividdialogues.org.