



Beyond Blight

City of Flint Comprehensive Blight Elimination Framework

By Natalie Pruett

Adopted February 10, 2015

Purpose: To promote collaborative, complementary, and effective blight elimination by directing blight removal activities according to the City of Flint Master Plan.



PRESENTED: January 27, 2015

ADOPTED: February 10, 2015

FLINT PLANNING COMMISSION RESOLUTION

RESOLUTION TO APPROVE THE CITY OF FLINT *BEYOND BLIGHT: 5-YEAR BLIGHT ELIMINATION FRAMEWORK*

BY THE FLINT PLANNING COMMISSION:

The City of Flint Planning Department developed a 5-year, comprehensive blight elimination framework in accordance with the Imagine Flint Master Plan. Identified as a leading objective within the Housing and Neighborhoods chapter, formal approval and implementation of the *Beyond Blight Framework* will position the city towards achieving “*desirable, stable and inclusive neighborhoods throughout the city through the elimination of blight and urban decay*”. Strategies addressed through the approval and implementation of this framework includes:

- Working with community partners and stakeholders to design and implement a comprehensive strategy to eliminate blight throughout the City within five years;
- Closely coordinate with the County Land Bank in order to maximize impact and efficiency in removing blight;
- Bolster partnerships with state and federal agencies;
- Aggressively pursue funding opportunities from a range of sources, including local, state and federal grants, to support various demolitions and blight elimination initiatives

On January 27, 2015, Flint Planning Commission members heard a report from Natalie Pruett on the revised BEF draft. Due to small attendance, they moved and voted to table approval until their 2/10/15 meeting.

On the February, 10th, 2015 meeting, Flint Planning Commission members determined that the plan is an appropriate guide for blight elimination, includes substantial community input and feedback, and aligns with the Imagine Flint Master Plan for a Sustainable Flint.

NOW, THEREFORE, BE IT RESOLVED, that the City of Flint Planning Commission authorize resolution NO. PC 15-102, approving the *Beyond Blight: Blight Elimination Framework* as an official working document, of the City’s Master Plan.

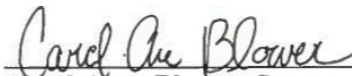
BE IT FURTHER RESOLVED, the Flint Planning Commission recommends that the Mayor, City Council and City Department staff undertake blight elimination activities including annual allocation of resources in accordance with the Blight Elimination Framework with the goal of eliminating blight in Flint neighborhoods over the next five years.

APPROVED AS TO FORM:


Peter M. Bade, City Attorney

APPROVED BY FLINT PLANNING COMMISSISON:


Robert Wesley, Chairman


Carol-Anne Blower, Secretary

ACKNOWLEDGEMENTS

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Natalie Pruett is a Planning Consultant who produced this Framework and its content. Natalie Pruett also drafted the content and design for the *Beyond Blight* summary and formally presented the Framework's content during 16 engagement gatherings during the spring and summer of 2014.

Mapping and Data Support

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Ward 2 – Councilwoman Jacqueline Poplar

Ward 3 – Councilman Bryant W. Nolden

Ward 4 – Councilman Joshua M. Freeman

Ward 5 – Councilman Wantwaz B. Davis

Ward 6 – Councilman Sheldon Neeley

Ward 7 – Councilwoman Monica Galloway

Ward 8 – Council Vicki VanBuren

Ward 9 – Councilman Scott Kincaid

Flint Planning Commission

Ward 1 – Commissioner David Jackson Sr.

Ward 2 – Commissioner Patrick Ryals

Ward 3 – Commissioner Leora Campbell

Ward 4 – Commissioner Carol-Anne Blower

Ward 5 – Commissioner Robert Wesley

Ward 6 – Commissioner Robert Jewell

Ward 7 – Commissioner Denise Smith Allen

Ward 8 – Commissioner Phyllis McCree

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ACKNOWLEDGEMENTS

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3 R's Refine, Reform, Rebuild	Genesee County Community Action Resource Dept.	Neighbors United Block Club
A Word in Season Christian Fellowship	Genesee County Habitat for Humanity	New Life Tabernacle
American GI Forum	Genesee County Metropolitan Planning Commission	North Flint Reinvestment Corporation
Asbury Community Development Corporation	Genesee County Treasurer	Northeast Village Citizens' District Council
Baker College	Genesys Health Systems	Our Savior Lutheran
Ballenger Highway Neighborhood Assoc.	Grace Community Christian Fellowship	Piper Block Club
Ballenger Square Community Ass.	Grand Traverse District Neighborhood Assoc.	Potter Longway Neighborhood Assoc.
Becker Heights Neighborhood Association	Greater Galilee Baptist Church	Reaching The World Minsitries
Bethlehem Temple Church	Greater Holy Temple C.O.G.I.C.	Rivers of Living Water Ministries
Brennan Community Center	Growing Pro Landscaping	Ruth Mott Foundation
Buick Street Block Club	Help Center For Youth	Second Chance Ministries Deliverance Church
Carraige Town Historic Neighborhood Assoc.	Holy Ghost Church Ministries	Spencer Street Block Club
Central Park Neighborhood Association	Holy Hill C.O.G.I.C.	St. John Vianney Catholic Church
Charles Stewart Mott Foundation	Hurley Medical Centr	T.R. Harris
Community Foundation of Greater Flint	International Academy of Flint	The CHANGE Foundation
Community Property Services of Genesee County	Joy Tabernacle Church	Unite Flint Campaign
Concerned Pastors for Social Action	Keep Genesee County Beautiful	University of Michigan, Flint
Court Street Village Non-Profit	Kentakee Athletic & Social Club	University Park Estates
Diplomat Pharmacy	Kettering University	Urban Renaissance Center
Dork Oak Neighborhood House	Lincoln Park United Methodist Church	Urban Transofrmation Development
Eastwood United Methodist Church	McLaren Hospital	US Attorney's Office
El Shaddai Ministries	Men of Tomorrow	US Bureau of Alcohol, Tobacco, and Firearms
Fairfield Village Neighborhood Association	Metropolitan Baptist Tabernacle	US Congressman Kildee
Fathers That Care	Michigan Senator Ananich	US Department of Energy
Federal Reserve Bank of Chicago	Michigan Economic Development Corporation	US Department of Housing and Urban Development
First Union Baptist Church	MI Governor's Office of Urban and Metropolitan Initiatives	US Environmental Protection Agency
Flint & Genesee Chamber of Commerce	Michigan State Housing Development Authority	US Federal Bureau of Investigation
Flint Dream Center	Michigan State University	US Senator Levin
Flint Fury Football	Motor Heights Neighborhood Association	US Senator Stabenow
Flint Housing Commission	Mott Community College	WC's Beautification Project
Flint Northern Alumni Class of '74	Mott Park Neighborhood Association	West Flint Church of the Nazarene
Foss Avenue Baptist Church	Mt. Tabor Missionary Baptist Church	West Pulaski Street Block Club
Friendship Community Development	My Brothers Keeper of Genesee County	Working Brothers Community Group
General Motors	Neighborhood Hands On Group	WOW Outreach

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INTRODUCTION

Flint is currently faced with challenges around the presence and prevalence of blight within its city limits. As it is the case in other cities today, a decrease in Flint's population has generated an abundance of vacant and abandoned properties. Blight is often found on these properties, including dilapidated buildings, dumped debris, and unmaintained vegetation. While blight exists in many cities, the scale of blight in Flint is exceptional. Today there are roughly 22,000 vacant properties in Flint, representing more than one-third of all property in the city. The cost of needed demolition alone is estimated to be \$71.88 million over the next five years and annual blight removal costs total more than \$7 million. The majority of blighted properties are privately owned. However, as it has become commonplace for vacant property owners to abandon property maintenance, local government, institutions, and residents have essentially assumed the responsibility of removing the increasing accumulation of blight in Flint. Their past efforts have successfully mitigated blight. However, given the magnitude of blight in Flint and all of its costs, there is a need for a strategic and coordinated citywide approach to blight removal.

The challenges associated with blight elimination are not unique to blight but are symptomatic of the drastic change in Flint's landscape. The combination of decreasing population, increasing public costs, and decreasing government revenue strains and threatens the quality of life for Flint, its residents, institutions, business owners, and community members. It is amidst this context that the *Imagine Flint Master Plan for a Sustainable Flint* was created. On October 28, 2013, Flint City Council unanimously adopted the City's first official comprehensive master plan in over 50 years. The Master Plan provides a 20-year vision for Flint and an organizing catalyst for responding to its changing circumstances. Strong community engagement guided the planning process and created a community vision that represents the desires and decisions of the Flint community. The need for neighborhood stabilization emerged as an immediate priority during the planning process. Thus, the Master Plan includes guidance on addressing blight and actually calls for the creation of a comprehensive blight elimination plan. While previous blight removal efforts operated in the absence of a unified citywide plan, the Master Plan offers a Framework for removing blight with increased coordination and strategy. Not only does the Master Plan present an opportunity to coordinate multiple blight removal activities by multiple actors, but also an opportunity to align blight removal with other redevelopment and revitalization efforts.

Thus, there is a need for a comprehensive Framework that will promote collaborative, complementary and effective blight elimination in Flint. This Comprehensive Framework for Five-Year Blight Elimination, drawing upon the Master Plan, works to that end. The Master Plan organizes Flint according to twelve distinct place types. Each place type is characterized by its appearance, potential purposes, and land-use density. This blight elimination Framework uses the Master Plan place types to provide direction for blight removal, which can be used by institutions, residents, business owners, public officials, and the entire Flint community.

FRAMEWORK OVERVIEW

The **PURPOSE** of this Comprehensive Blight Elimination Framework is to promote collaborative, complementary, and effective blight elimination by directing blight elimination activities according to the City of Flint Master Plan.

As this plan works to direct blight elimination moving forward, it is important to identify the unifying goal that guides the overall strategy and sets priorities. The need for neighborhood stabilization emerged as an immediate priority during the process of developing the Master Plan. Accordingly, this plan outlines a framework for blight removal that works towards stabilizing neighborhoods and improving the quality of life for Flint residents.

Blight Elimination Framework Goal: To stabilize Flint's population by eliminating blight in neighborhoods and improving the quality of life for residents.

Working towards the purpose and goal stated above, this Framework specifically seeks to:

- Provide **clear direction** for blight removal that can be applied by all partners.
- Identify opportunities for **improving current blight removal practices** to be more cost-effective, sustainable, and complementary.
- Recommend **new efforts** for blight elimination based upon unmet needs.
- Share information regarding the state of blight and blight elimination in Flint to create **common understanding**.
- Demonstrate the prioritization of **neighborhood stabilization and social equity** throughout the Framework.
- Set **benchmarks necessary** for blight elimination over the next five years.

FRAMEWORK OVERVIEW

Definitions of blight and blight removal vary, particularly from time to time and place to place. The term blight has been used to describe an array of circumstances and situations, dating back to at least as early as the late 19th Century. Blight is used here to describe unwanted property conditions that stem from the presence of vacant properties in Flint, Michigan. Vacant and abandoned properties are the source of blight in Flint today. This Framework describes blight elimination in light of data gathered and community input received during the process of developing the Master Plan. Community members repeatedly complained of the presence of tall grass, accumulated waste, and the continuous challenges associated with dilapidated and vacant houses and buildings. In response, this Framework concentrates on seven activities necessary for eliminating blight in Flint. Waste removal, boarding, demolition, and mowing are core blight removal activities and have been the focus of blight elimination in Flint of late. Accordingly, they are described and directed in this Framework. Additionally, vacant lot reuse, building rehabilitation and redevelopment, and code enforcement are activities that support and build upon blight removal and advance blight elimination.

This Framework concentrates on seven activities necessary for eliminating blight in Flint.

WASTE REMOVAL

The presence of illegally dumped trash, accumulated debris on vacant properties, and lacking tree maintenance were identified as challenges during Master Plan community engagement input sessions.

BOARDING

Boarding is a short-term solution for securing vacant properties until they are occupied again or demolished.

DEMOLITION

Demolition of blighted and dangerous properties within Flint neighborhoods was identified as a top priority during Master Plan community engagement input sessions.

MOWING

The presence of tall grass in and around Flint neighborhoods was repeatedly mentioned as a challenge during Master Plan community engagement input sessions.

VACANT LOT REUSE

In order to eliminate blight in Flint, long-term low-maintenance uses for vacant lots are necessary and actually offer opportunities for healthier and more sustainable neighborhoods.

BUILDING REHABILITATION AND REDEVELOPMENT

Rehabilitation and redevelopment of vacant properties is necessary to realize the community vision of the Master Plan that describes all places as productive and useful.

CODE ENFORCEMENT

Code enforcement can be used to ensure blight-free occupied structures and respond to the presence of vacant and blighted properties owned by absentee owners.

DATA-DRIVEN BLIGHT ELIMINATION

This Framework is grounded by detailed analyses of comprehensive data. After establishing the context, purpose, and goal of this Framework energy and attention was devoted to assembling and examining data around blighted properties. This data is presented throughout Framework as it informs and reinforces its direction and approach.

YOUR NEIGHBORHOOD INVENTORY

This Framework and the action it inspires benefit from the collaborative on-the-ground property condition assessments conducted through the Your Neighborhood Inventory project. This unprecedented endeavor provides citywide property condition information that is consistent and current. This project was and continues to be comprised of a partnership between local government, local philanthropy, and dozens of neighborhood-based groups. The project began in 2012 as part of the Imagine Flint Master Plan process. Consistent and current information on the condition of properties in Flint was needed for creating the Master Plan. During the fall of 2012, the condition of each and every one of Flint's residentially zoned properties (51,607) was assessed. While City of Flint Planning staff assessed 60% of the properties, the remaining 40% was assessed through the new Your Neighborhood Inventory project. 27 neighborhood-based groups volunteered to assess properties in and around their respective neighborhoods. In exchange, each group received a \$500 mini-grant from the Community Foundation of Greater Flint's Neighborhoods Small Grants Program, which granted \$13,500 in total. City of Flint Planning staff organized the assessment process and hosted two-hour trainings that each group attended. The Genesee County Land Bank supplied maps that were used by each group and completed all data entry.



After the inventory was completed, the City of Flint and Community Foundation of Greater Flint convened the participating groups to discuss the Your Neighborhood Inventory project, including its successes, challenges, and potential continuation. During the convening, each neighborhood-based group received a new property condition map of its area and participated in an Imagine Flint Master Plan engagement session. The 2012 Your Neighborhood Inventory project was so successful and well received that it was replicated in 2013. During the fall of 2013 the condition of every commercial property in Flint was assessed through the *Your Neighborhood Inventory* project. 38 neighborhood-based groups participated in 2013 and again received \$500 mini-grants from the Community Foundation of Greater Flint Neighborhoods Small Grants Program, which granted \$19,000 in total.

DATA-DRIVEN BLIGHT ELIMINATION

The *Your Neighborhood Inventory* project used a four-point scale to assign a property condition to every structure in Flint. Descriptions of the four property condition categories are provided below.

1 = Good: Building appears structurally sound and well maintained.

- Roof is in good shape; no peeling, cracking, or missing shingles and no repairs needed
- Foundation is in good shape; no cracking or leaning of house
- Porch and steps are attached and straight
- No broken or boarded windows
- Siding, trim, and gutters intact and aligned
- No or minor peeling of paint
- No fire damage



2 = Fair: The building appears structurally sound with minor repairs needed.

- Roof may have missing, peeling or cracking shingles and minor sagging
- Foundation is in good shape, no cracking or leaning of house
- Porch and steps may be leaning but are attached to house
- Windows may be boarded
- No broken windows without boards
- At least 3 of the 4 walls have siding
- Siding, trim, and gutters may need repair or replacement
- Painting may be needed
- No fire damage



3 = Poor: The structure may not be structurally sound, and may need major repairs.

- Roof may have missing, peeling, or cracking shingles and sagging. No holes or breaks are visible. Tarp may be visible.
- Foundation may have cracking and the house may be leaning
- Porch and steps may be leaning and detached from house
- Windows may be broken with or without boards
- Siding, trim, and gutters may be missing or in need of repair
- Painting may be needed
- Minor exterior fire damage only



4 = Sub-Standard: The structure is unsafe, unsound, and repair is not feasible.

- Roof may be in total disrepair with sagging, openings, and may be collapsed
- Foundation may have cracking and the house may be leaning
- Holes and openings in the walls may be present
- Porch and steps may be leaning, detached from house, or collapsed
- C/P (cut and plug) tags
- Windows may be broken with or without boards
- Siding, trim, and gutters may be missing or in need of repair
- Painting may be needed
- More than minor exterior fire damage
- Basement only; burned-down house



DATA-DRIVEN BLIGHT ELIMINATION

BLIGHTED PROPERTIES

The information collected through the *Your Neighborhood Inventory* project provides the location of vacant lots, the condition of all structures, and ultimately allows us to identify and quantify blighted properties in Flint. This Framework uses this property condition information to concentrate on blighted properties as defined below.

VACANT LOTS

Parcels that do not contain permanent structures.

In the Flint context, most vacant lots once contained a structure that was demolished. The vast majority of vacant lots in Flint are small residential lots, 1/10 acre in size on average. Admittedly, not all vacant lots are blighted all the time. Some are purchased by adjacent homeowners, mowed and maintained by neighbors, or repurposed through beautification, food gardening, or other efforts. Still, we include all vacant lots in our blight elimination calculations for one main reason. Experience tells us that vacant lot maintenance is extremely variable. A lot that is blighted today is not tomorrow and visa versa. Additionally, parcels that contain structures funded for demolition through the 2013 Michigan Blight Elimination Grant and United States Treasury Hardest Hit Fund, received by the Genesee County Land Bank, are considered vacant lots throughout this Framework. In 2013 the Genesee County Land Bank received two grants totaling roughly \$23.8 million to demolish blighted residential and commercial structures, the vast majority of which are located in Flint. Accordingly, roughly 1,600 blighted structures will be demolished between the fall of 2013 and the spring of 2015. Because the demolition of these structures is funded and under way, these properties are considered vacant lots in this Framework.



BLIGHTED STRUCTURES

Structures in poor or sub-standard condition or are considered vulnerable to blight over the next five years.

Structures in poor or sub-standard condition are blighted. These structures are typically deteriorated beyond a point of repair and are in need of demolition. As this Framework intends to promote eliminating blight in Flint in five years, it must address both properties blighted today and those that are vulnerable to blight over the next five years. Flint's new land use plan, which is part of the Master Plan, was created using information regarding property condition, values, and use. This Framework employs the blue print provided by the land use plan to estimate the quantity and location of structures vulnerable to blight over the next five years. Residential structures in City Corridors, Community Open Space & Recreation areas, Green Innovation areas, Commerce & Employment Centers, and Production Centers are considered vulnerable to blight. Additionally, vacant commercial structures in Traditional Neighborhoods, Green Neighborhoods, Community Open Space & Recreation areas, and Green Innovation areas are considered vulnerable to blight.

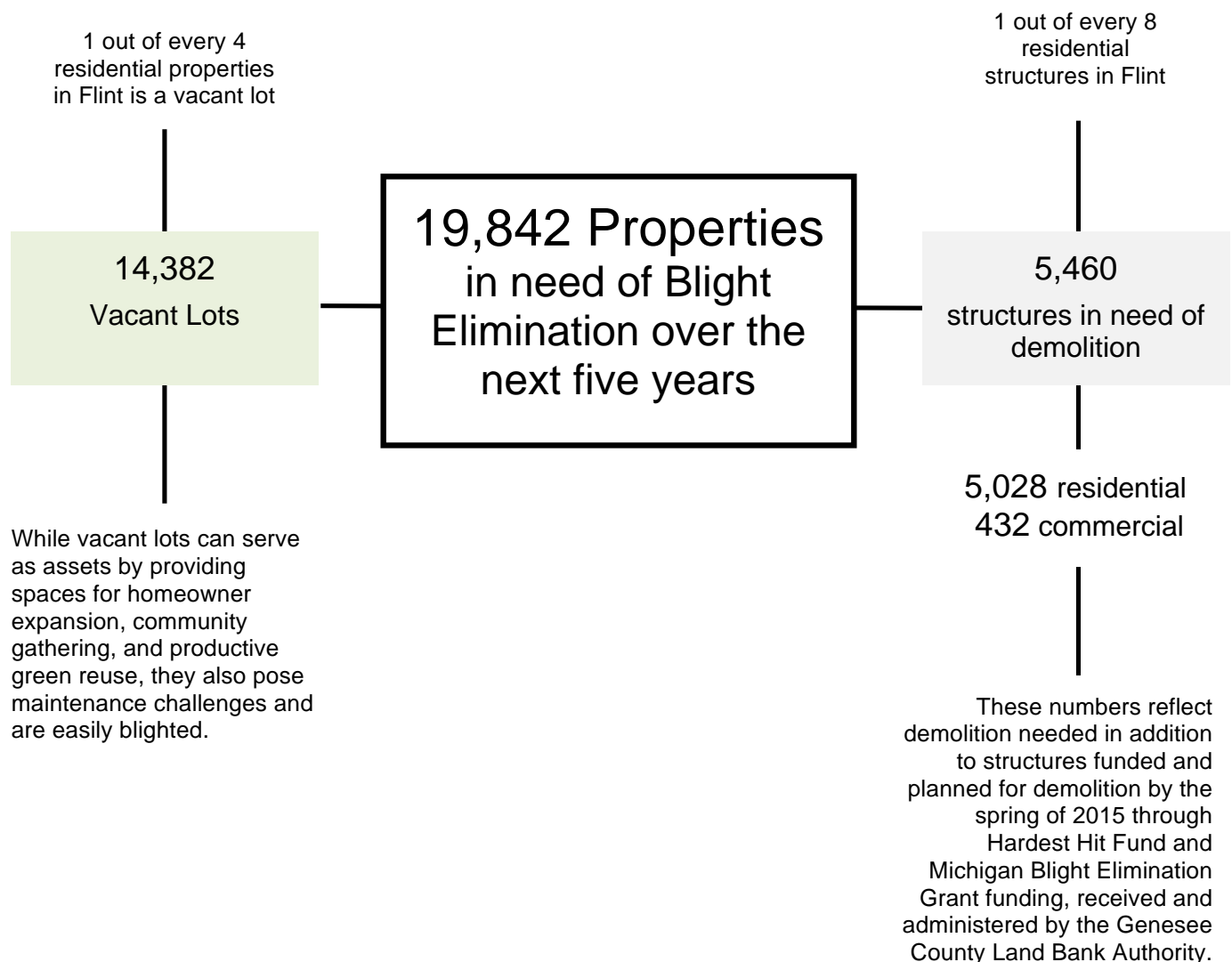


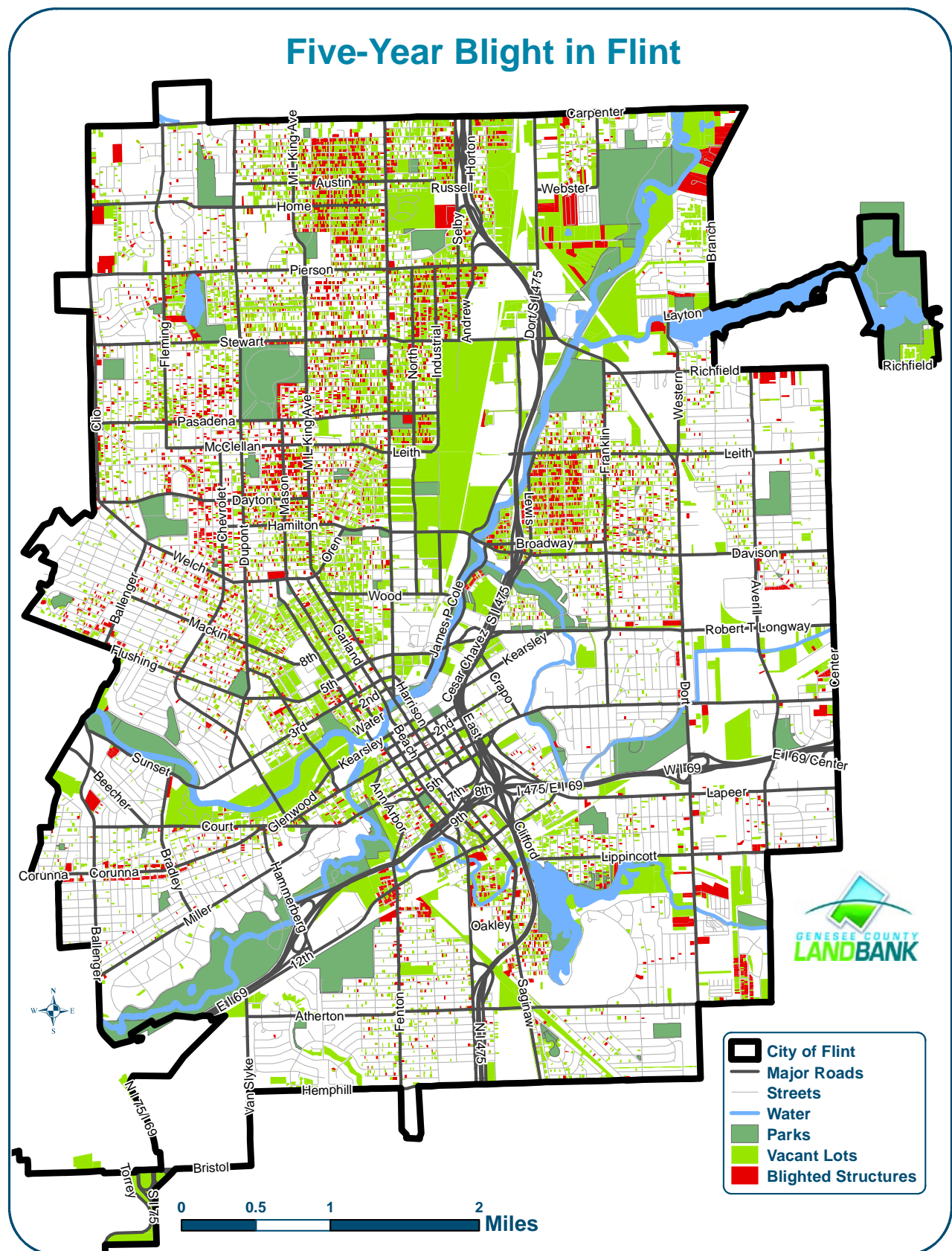
BLIGHT IN FLINT TODAY

Vacant and abandoned properties are the source of blight in Flint today. A decrease in Flint's population has generated an abundance of vacant and abandoned properties; there are more houses and buildings available than there are people and businesses to fill them. Blight is found on these properties, including dilapidated buildings, dumped debris, and unmaintained vegetation.

There are approximately 22,000 vacant properties in Flint today.

- Nearly 5,500 of these properties contain structures that are expected to be in need of demolition in the next five years.
- More than 14,000, almost two-thirds, of these properties are vacant lots in 2014.



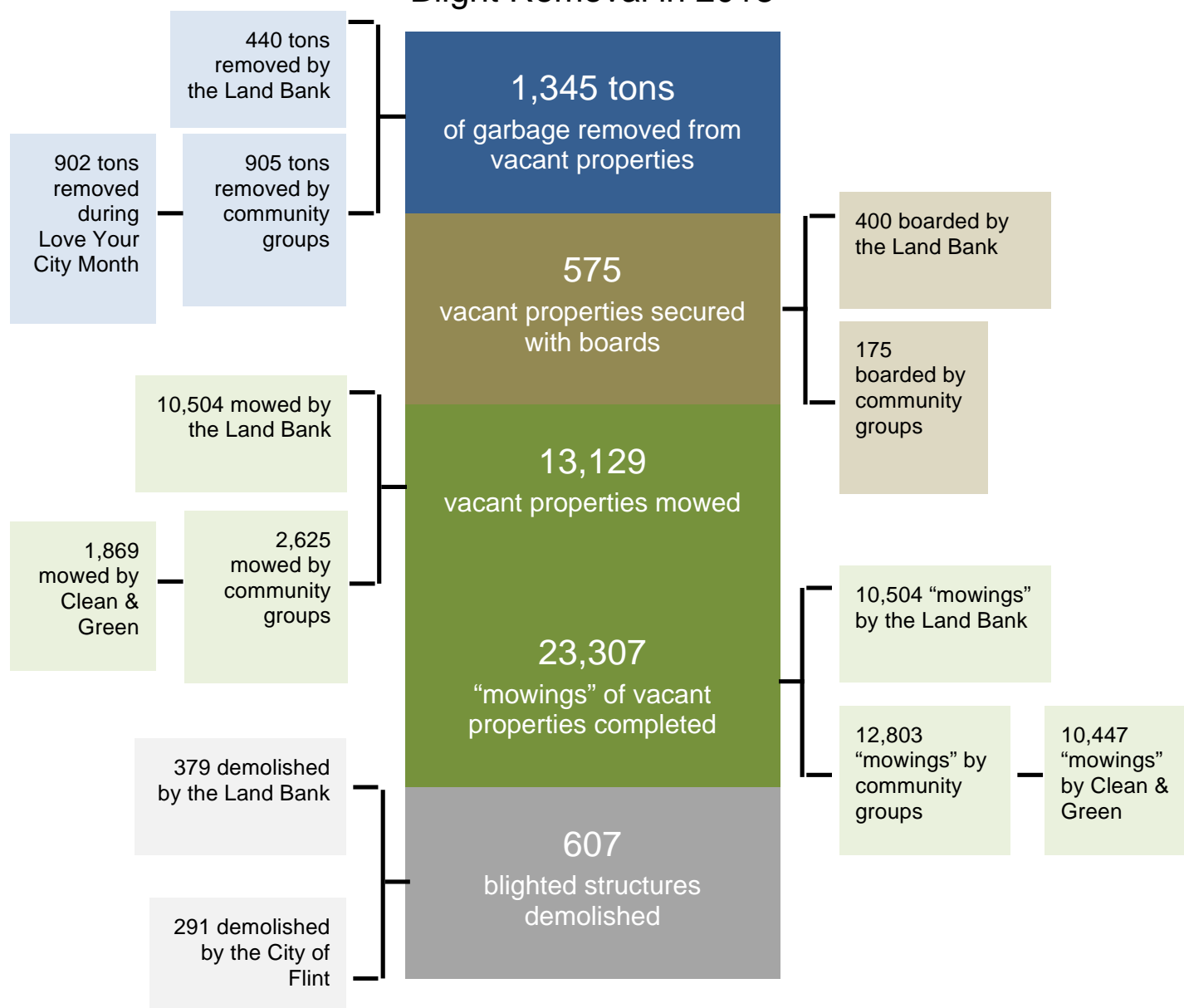


BLIGHT IN FLINT TODAY

An overview of blight elimination efforts in Flint during 2013 is provided below. The numbers provided reflect data gathered from local government, institutions, and community groups. Information on blight elimination efforts carried out in 2013 by individual residents and businesses was not readily available and is not included here. *Moving forward, a system for capturing and tracking all blight elimination should be pursued.*

\$12.31 million is the value of blight removal completed by local government and community groups in 2013.

Blight Removal in 2013



BLIGHT IN FLINT TODAY

Vacant and blighted properties present a variety of costs, including the short-term and long-term costs of property maintenance and redevelopment. Waste removal, boarding, mowing, demolition, code enforcement, and property redevelopment are costly activities associated with vacant properties. Given current blight removal practices, the five-year costs associated with vacant properties in Flint are estimated below. These projections do not include the cost of redeveloping vacant properties.

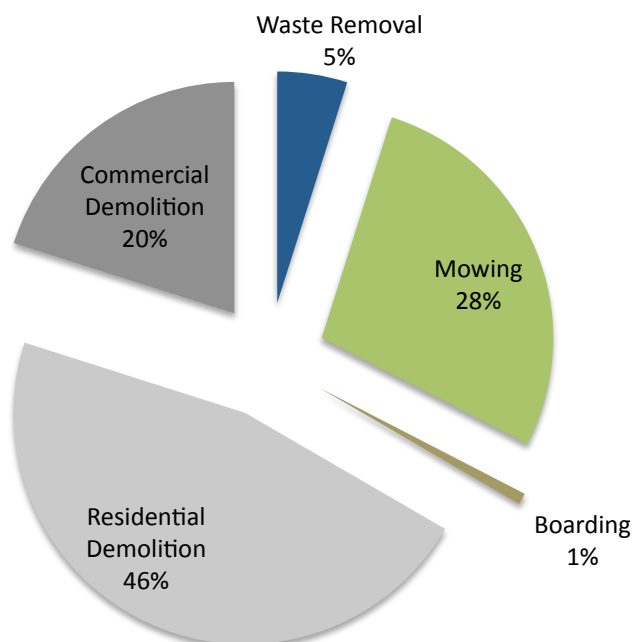
\$107,748,130 is the total cost of removing blight from vacant properties in Flint over the next five years.

19,842 Properties in need of Blight Elimination:

Waste Removal: $19,842 \times \$53 = \$1,051,626$ (annually) $\times 5 =$	\$5,258,130
Mowing: $19,842 \times \$300 = \$5,952,600$ (annually) $\times 5 =$	\$29,763,000
Boarding: $4,235 \times \$200 =$	\$847,000
Residential Demolition: $5,028 \times \$10,000 =$	\$50,280,000
Commercial Demolition: $432 \times \$50,000 =$	\$21,600,000

FIVE YEAR TOTAL =

\$107,748,130



Demolition accounts for **66%** of the total cost of removing blight over the next five years.

BLIGHT IN FLINT TODAY

There is a gap between resources needed and resources available for blight elimination. An overview of the five-year gap for removing blight through demolition, mowing, boarding, and waste removal is provided below. Estimates of blight removal needed over the next five years are given on the left side. **These estimated costs reflect current blight accumulation levels and removal practices.** Estimates of blight removal happening, given current funding and resources, are given on the right side.

Flint faces a **\$98.28 million gap in resources** for removing blight from vacant properties over the next five years.

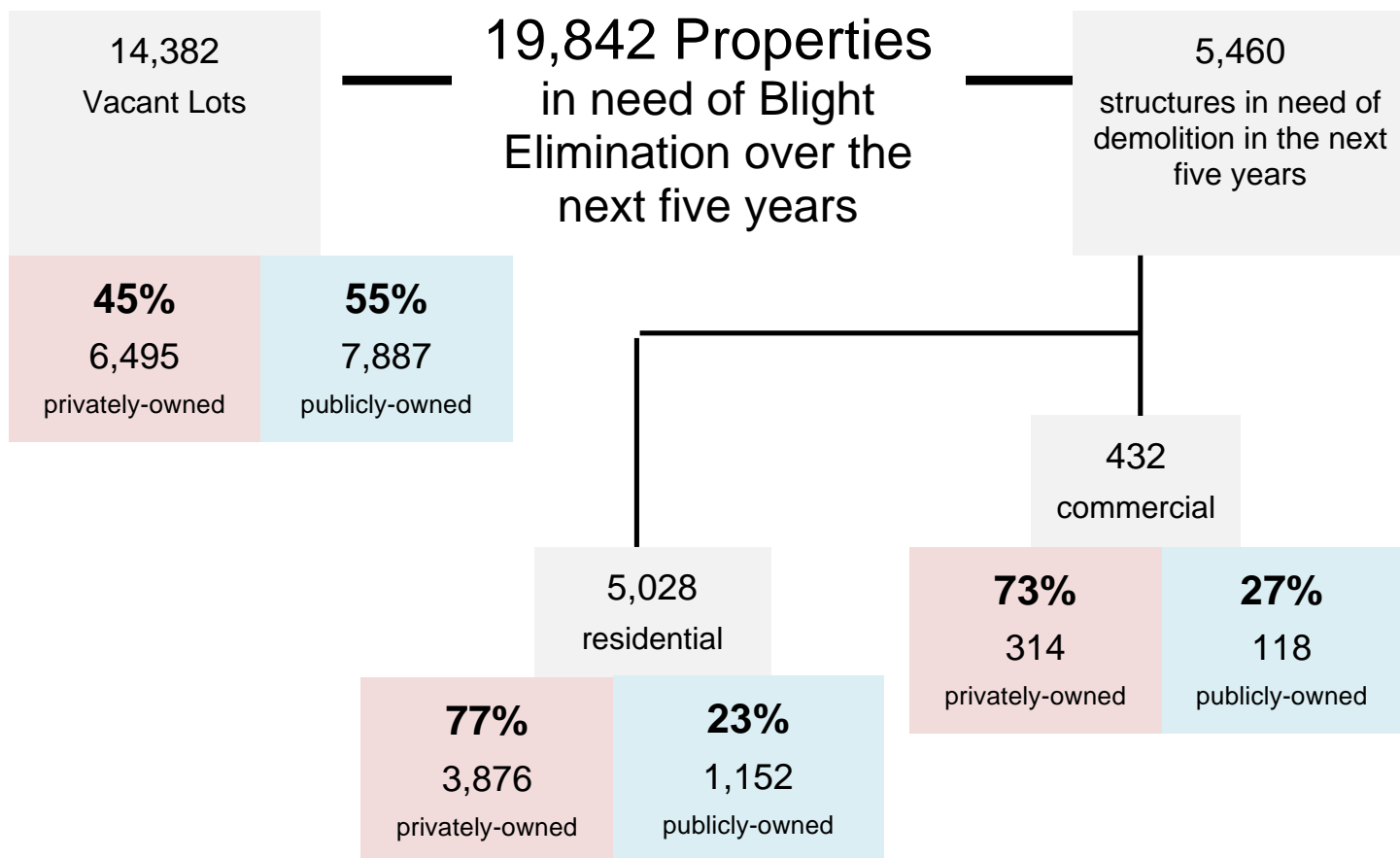
Blight Removal Needed	5-Year Cost	5-Year GAP	5-Year Cost	Blight Removal Happening
12,000 tons of trash annually removed	= \$5.26 million	\$4.7 million	\$584,280 =	1,300 tons of trash annually removed
4,235 vacant properties boarded	= \$847,000	\$272,000	\$ 575,000 =	2,875 vacant properties boarded
119,052 vacant property "mowings" annually	= \$29.76 million	\$23.93 million	\$5.83 million =	23,307 vacant property "mowings" annually
*5,460 blighted structures demolished	= \$71.88 million	\$69.38 million	\$2.5 million =	*250 blighted structures demolished
		\$98.28 million		

*Reflects demolition needs and capacity in addition to that already funded and planned with \$23.8 million of funding (Hardest Hit Fund and Michigan Blight Elimination Grant) that will demolish roughly 1,600 blighted structures by the spring of 2015.

BLIGHT IN FLINT TODAY

There are 19,842 properties expected to need blight elimination over the next five years, representing nearly 35% of all properties in Flint. \$107,748,130 is the estimated cost of removing blight on these properties over the next five years. Given current resources and funding, Flint will face a \$98.28 million gap in covering the costs of demolishing, mowing, boarding, and removing waste from vacant properties.

Who is responsible for blight elimination?



\$73,968,978 is the cost of removing blight on **privately owned properties** over the next five years, representing **69%** of the total.

\$33,779,107 is the cost of removing blight on **publicly owned properties** over the next five years, representing **31%** of the total.

BLIGHT ELIMINATION FOR NEIGHBORHOOD STABILIZATION

Privately owned properties account for 69% of the projected cost of blight removal over the next five years (as was just illustrated on page 20). The Genesee County Land Bank Authority owns the majority of the publicly owned properties, after forming in 2004 to receive these vacant and abandoned properties. Blight stems from vacant properties whose owners have abandoned property maintenance. A system for ensuring that those who own property are also responsible for maintaining it is currently absent. Inevitably, local government, residents, and community members who absorb the consequences of blight also assume the responsibility of removing it. Local government, residents, businesses, and institutions have been removing blight for years, (depicted for the year 2013 on page 17). In looking at the scale, costs, and wanting resources for removing blight in Flint today it is clear that no one entity can accomplish the task alone. Strong and dedicated collaboration between all community members is a requisite for eliminating blight in Flint. This Framework guides five broad partners to coordinate blight elimination.

BLIGHT ELIMINATION PARTNERS

If every resident living next to a vacant lot cared for the lot, they would decrease the annual cost of vacant property maintenance by more than \$2.3 million, nearly \$12 million over five years.

If local foundations committed \$2.5 million annually to blight elimination over the next five years, they would increase local funding by \$12.5 million, nearly 13% of the total gap.

If 50 community groups boarded 20 vacant properties every year for five years, they would complete all boarding and decrease the total cost of boarding by \$635,250, or 75%.

If every business pledged 5% of its maintenance budget to blight elimination, they would contribute \$1 million annually and \$5 million over five years.

If the City of Flint allocated \$1.5 million to blight elimination annually, it would increase local government's contribution by \$600,000 annually and \$3 million over five years.

If Genesee County reallocated the Land Reutilization Fund for vacant property maintenance it would increase local funding by roughly \$1.5 million annually, and \$7.5 million over five years.

Residents

Individuals living in Flint's households

Institutions

Places of learning, foundations, faith-based organizations, and larger non-profits

Community Groups

Neighborhood associations, block clubs, smaller/neighborhood-specific non-profits, coalitions, networks, and volunteer groups

Businesses and Developers

Individuals and entities that operate businesses and/or invest in redeveloping properties and places in Flint

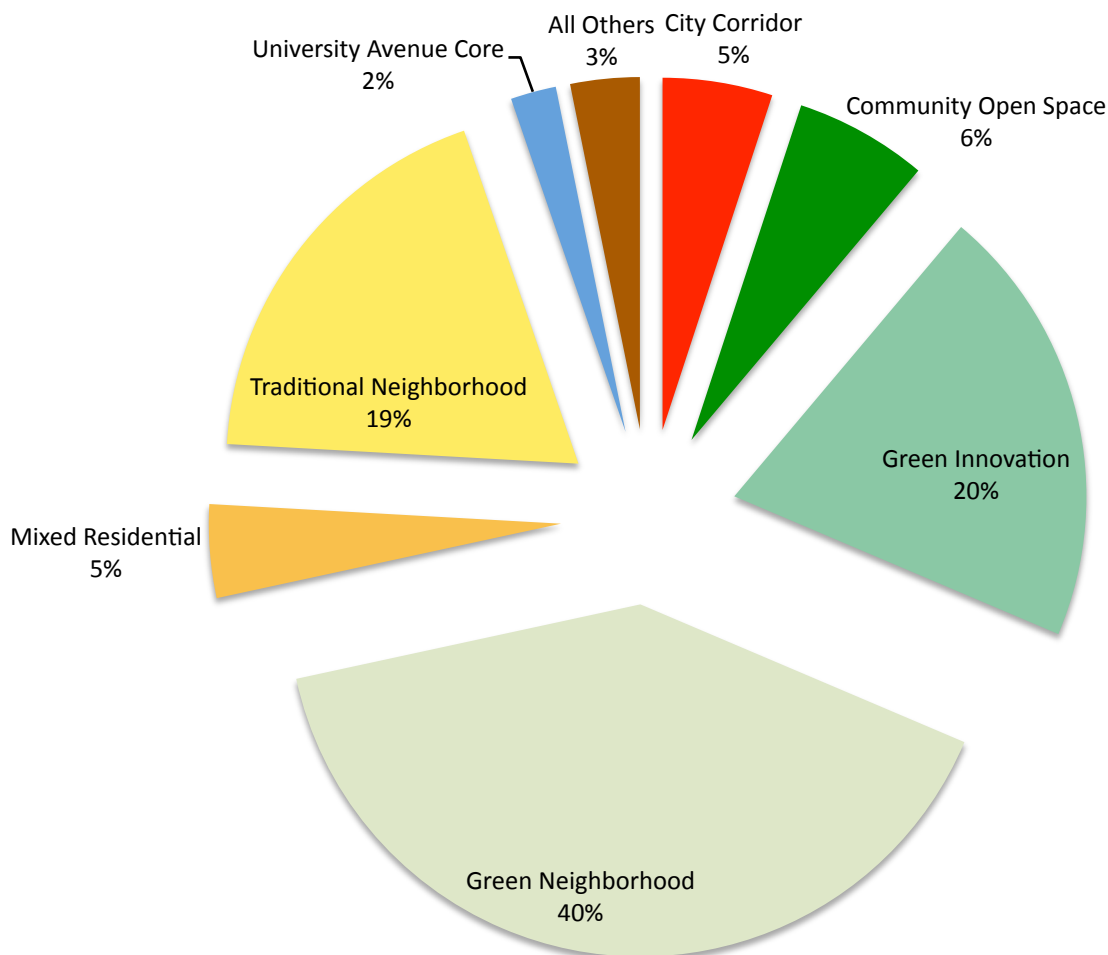
Local Government

Government agencies operating at the city, county, and state levels

BLIGHT ELIMINATION FOR NEIGHBORHOOD STABILIZATION

This Framework directs and prioritizes blight elimination in line with the place types established in the Flint Master Plan. The chart below provides an overview of the location and distribution of blight according to place type. The chart depicts the five-year cost of removing blight in each place type (including residential and commercial demolition needed, complete monthly mowing of and waste removal from all vacant properties, and boarding of all vacant structures not secured).

Five-Year Cost of Blight Removal by Place Type



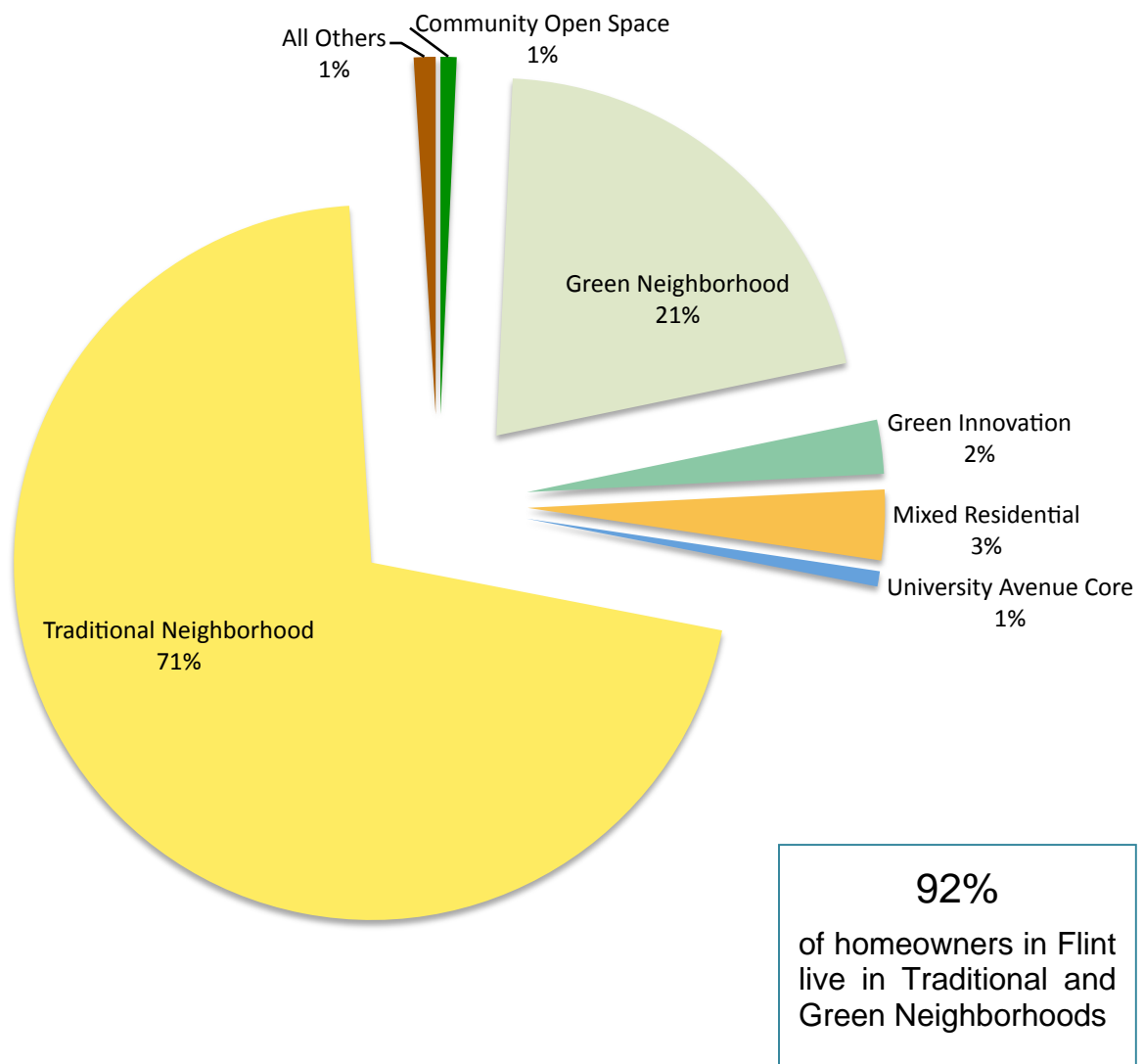
Five-Year Cost of Blight Removal by Place Type

Green Neighborhood	Green Innovation	Traditional Neighborhood	Community Open Space	City Corridor	Mixed Residential	University Avenue Core	All Others
\$43,325,665	\$21,826,540	\$20,300,388	\$6,570,275	\$5,433,817	\$4,612,191	\$2,254,329	\$3,424,881

BLIGHT ELIMINATION FOR NEIGHBORHOOD STABILIZATION

The goal of this Framework is to stabilize Flint's population by eliminating blight in its neighborhoods and improving the quality of life for its residents. Thus, understanding homeownership in Flint's neighborhoods is vital. The chart below provides an overview of the location of owner-occupied houses in Flint in 2014 according to place type. Supporting homeowners drives the direction and focus of this Framework.

Homeownership: Owner-Occupied Houses by Place Type



Owner-Occupied Houses in Flint by Place Type

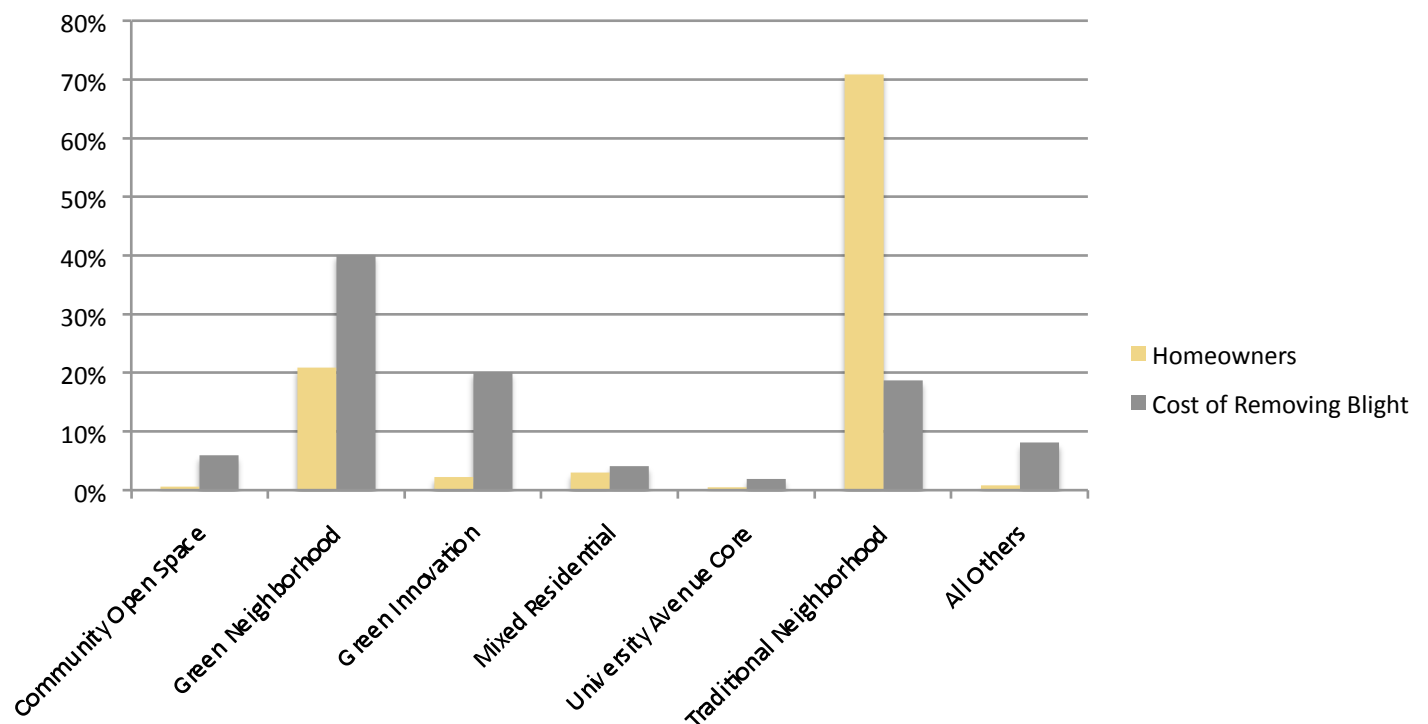
Traditional Neighborhood	Green Neighborhood	Mixed Residential	Green Innovation	Community Open Space	University Avenue Core	All Others
13,567	4,018	607	456	139	132	188

BLIGHT ELIMINATION FOR NEIGHBORHOOD STABILIZATION

The table and chart below combine information on existing blight with existing homeownership according to place type. The table gives the investment needed per homeowner, or cost per homeowner, to remove blight in each place type. The chart compares the cost of blight removal to homeownership in each place type.

Place Type	Five-Year Cost of Removing Blight	Homeowners	Investment Needed Per Homeowner to Remove Blight
Production Center	\$134,140	0	NA
Traditional Neighborhood	\$20,300,388	13,567	\$1,496
Civic/Cultural Campus	\$30,005	14	\$2,143
Mixed Residential	\$4,612,191	607	\$7,598
Green Neighborhood	\$43,325,665	4,018	\$10,783
University Avenue Core	\$2,254,329	132	\$17,078
Neighborhood Center	\$1,166,469	60	\$19,441
Green Innovation	\$21,826,540	465	\$46,939
Community Open Space & Recreation	\$6,570,275	139	\$47,268
City Corridor	\$5,433,817	87	\$62,458
Commerce & Employment Center	\$1,394,851	22	\$63,402
Downtown District	\$699,417	5	\$139,883

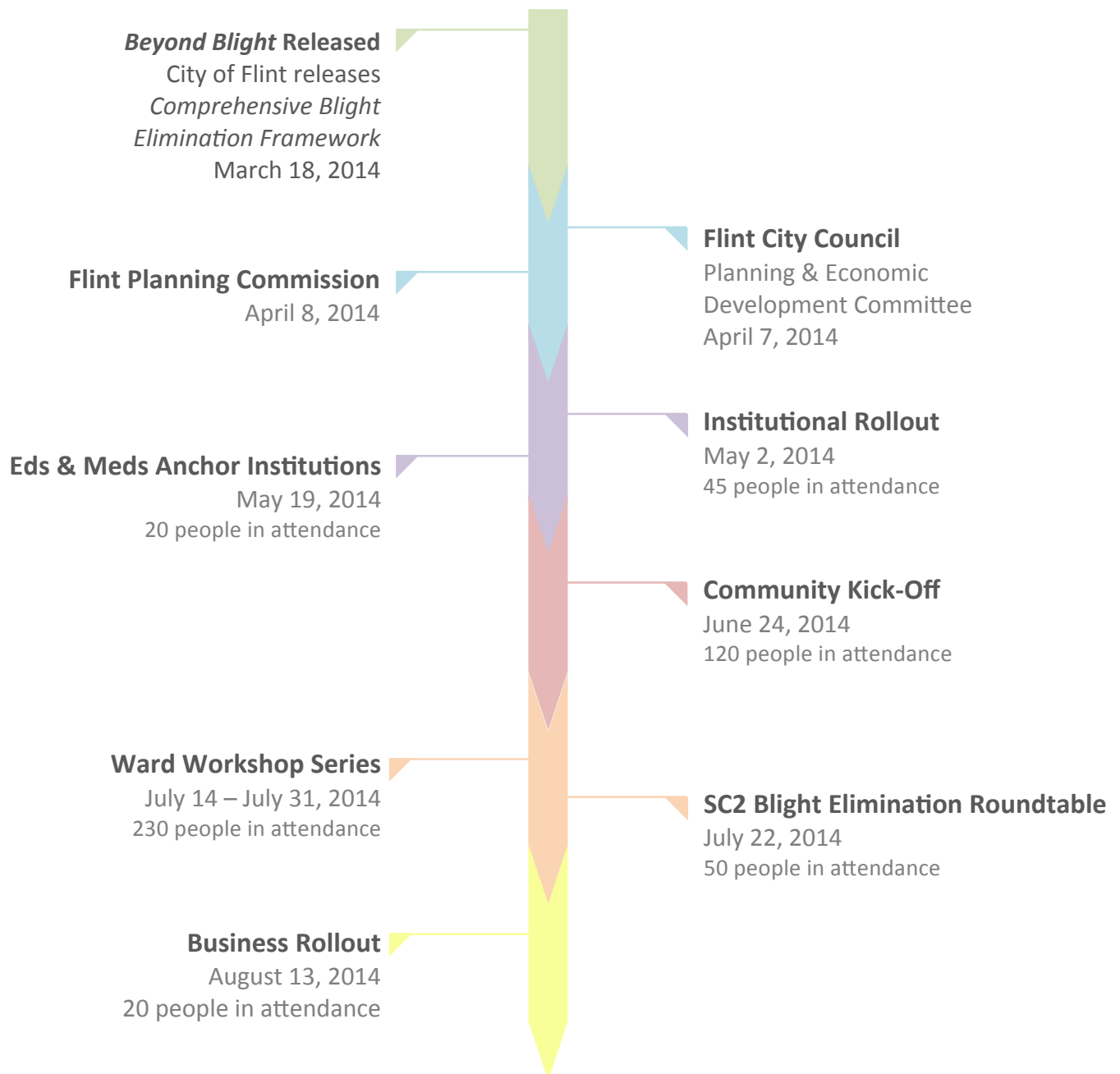
Homeowners and Five-Year Cost of Blight Removal



ENGAGING THE FLINT COMMUNITY TO MOVE BEYOND BLIGHT

This Framework was initially released in March of 2014. Following the release, the City of Flint launched a six-month effort to engage with stakeholders around the purpose, goal, plans and priorities of the Framework. In total, the Framework was formally presented during sixteen gatherings that were attended by more than 500 individuals and included Flint residents as well as representatives from local institutions, local businesses, non-profits, funders, state government, and federal government.

Beyond Blight Engagement Timeline



Engaging the Flint Community to Move Beyond Blight

WARD WORKSHOPS

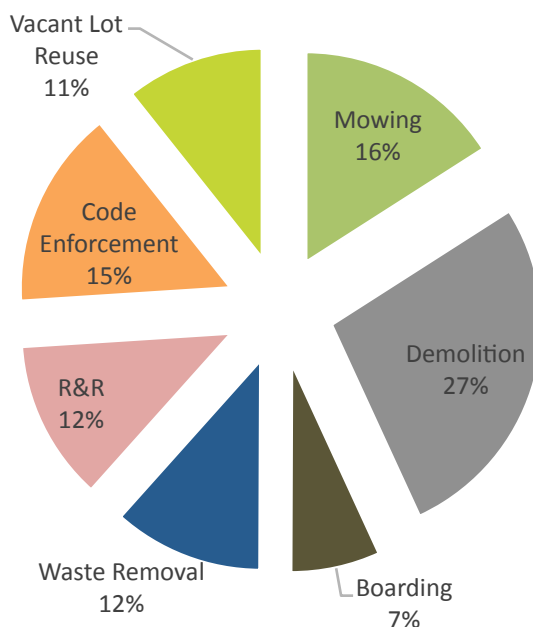
The City of Flint and the Genesee County Land Bank hosted nine Beyond Blight Ward Workshops, one in each Flint ward, during July of 2014. Each workshop began with a formal presentation of the Framework's content, during which participants asked questions and shared comments. Afterwards, participants engaged in a participatory **blight budgeting** exercise. During the exercise, residents individually allocated ten blight tokens (tenths of a given budget) among the seven Blight Elimination Activities. At the end of the exercise emerged a collective budget that combined the individual allocations of all participants (see Appendix C for the participatory budgeting results for each ward). One noticeably consistent theme was the prioritization of demolition. Demolition received the greatest allocation at eight of the nine workshops. A budget that combines the allocations from all wards is provided below. Clearly, Flint residents allocated more in demolition than any other activity. The workshops took the participatory-budgeting process one step further and asked residents to explain their decisions. Many residents shared the following reasoning for explaining why they allocated largely in demolition.



"I can and will mow the lot next door. There isn't much that I can do about a vacant and blighted house that needs to come down."

- 6th Ward Resident

Ward Workshop Blight Budgeting Results



The chart to the left is a compilation of the individual blight budgeting allocations made by those who participated in the nine Ward Workshops. More than 230 residents and community members participated in the workshops. Each participant was given ten blight tokens to allocate among the seven blight elimination activities.

Engaging the Flint Community to Move Beyond Blight

WARD WORKSHOPS

After the participatory budgeting exercise, residents were asked to **think geographically**. In small groups, participants were given a map of their ward and were asked to identify no more than three starting points for blight elimination. The starting points could be no larger than four blocks. Again, a noticeable theme emerged. Most groups selected major corridors as starting points. Again participants were asked to explain their decisions.

“That corridor is the front door to this neighborhood. If we want people and businesses to feel welcome, then we need to create an inviting opening and first impression.”

- 5th Ward Resident



Next, the City of Flint and the Genesee County Land Bank shared information on their current and upcoming blight elimination work and the **connection between these local government efforts and this Framework**.

“I learned a lot today. I think before I came here I thought things in my neighborhood look like they do because the government wasn’t doing its job right. I’m now seeing that they’re really doing a lot with a little bit. They’re not the problem.”

- 1st Ward Resident

Engaging the Flint Community to Move Beyond Blight

WARD WORKSHOPS

Lastly, residents were given information on **resources available for community-based blight elimination** and were asked to complete event evaluations. For the Ward Workshops, the City of Flint Planning Division produced a Resource Calendar for Flint Neighborhood Cleanups and Care that provides an overview of available resources and includes program names, short descriptions, important dates, and contact information. Through verbal feedback and participation during the workshops and written feedback provided on the **workshop evaluations**, residents expressed strong support for the Framework's direction and their continued commitment to participate in eliminating blight in their neighborhoods.

Resident Feedback from Ward Workshop Evaluations

- 87% described the workshop as “Great” or “Good”
- 59% learned new information about blight and blight elimination in Flint
- 83% are interested in getting more involved in eliminating blight in Flint because of participating in the workshop
- 57% want to personally do more to eliminate blight in Flint:
 - 75% want to do more with neighborhood cleanups
 - 62% want to do more mowing
 - 44% want to get more involved in vacant lot reuse
 - 27% want to do more boarding
- When asked what is **MOST** preventing them from doing more to eliminate blight, they reported the following:
 - 33% said money
 - 29% said time
 - 21% said they need more help from neighbors
 - 16% said supplies
 - 12% said tools

Resource Calendar for Flint Neighborhood Cleanups and Care	
WINTER	SPRING
<p>Clean & Green Stipends starting at \$3,000 for seasonal maintenance of at least 25 vacant properties in Genesee County. Offered by the Genesee County Land Bank. <i>Applications released in February</i> www.thelandbank.org (810) 293-0663</p> <p>Keep Genesee County Beautiful Mini-Grant Mini-grants up to \$1,000 to support neighborhood beautification efforts in Genesee County. <i>Applications due in March</i> www.kgcb.net (810) 767-9696</p> <p>Keep Genesee County Beautiful Adopt-A-Park <i>Applications available year-round</i> www.kgcb.net (810) 767-9696</p> <p>Lots Available Adopt for free or lease for \$1/year vacant lots owned by the Genesee County Land Bank. <i>Applications accepted year-round</i> www.thelandbank.org (810) 257-3088 x. 600</p>	<p>Neighborhoods Small Grants Program Mini-Grant Mini-grants up to \$1,000 for neighborhood-level projects. www.cflg.org (810) 767-8304</p> <p>May Love Your City Month Participate in Flint's citywide cleanup, including curbside pick-up of unlimited bagged trash, bundled debris, and large items as well as the annual tire buy-back. (810) 237-2090</p> <p>Salem Tool Shed Check-out tools and equipment for neighborhood clean-up and maintenance. Salem Tool Shed is open year-round. www.salemhousing.org (810) 785-5340</p> <p>Keep Genesee County Beautiful Community Cleanup Supplies Call at least two weeks ahead of time to request garbage bags, yard waste bags, gloves, or litter grabbers. A limited supply is available. <i>Available year-round</i> www.kgcb.net (810) 767-9696</p>
FALL	SUMMER
<p>Neighborhoods Small Grants Program Next Level Grant Grants starting at \$1,000 for neighborhood-level projects that are informed by a broad vision, strategic assessment, and strong connection to the neighborhood. www.cflg.org (810) 767-8304</p> <p><i>Report code violations to the City's Blight Manager: Raul Garcia, (810) 237-2090</i></p> <p><i>Report streetlight outages to Consumers Energy: (810) 477-5050 or (810) 766-7426 x.3927</i></p>	<p>Love Your City Resources A limited number of dumpsters and neighborhood clean-up support crews are available for your neighborhood cleanups. <i>Applications released in June</i> (810) 237-2090</p> <p>YOUR Neighborhood Inventory \$500 stipends for completing inventories of physical characteristics in Flint neighborhoods. Offered by a partnership between the Neighborhoods Small Grants Program and City of Flint Master Plan. www.cflg.org (810) 767-8304 www.imagineflint.com (810) 766-7426 x. 3028</p> <p>City of Flint Street Tree Applications Mini-grants up to \$100 to plant 10 street trees. <i>Deadline August 11, 2014</i> www.cfltrees.org 810-230-8766 Ext.3</p>

ENGAGING THE FLINT COMMUNITY TO MOVE BEYOND BLIGHT

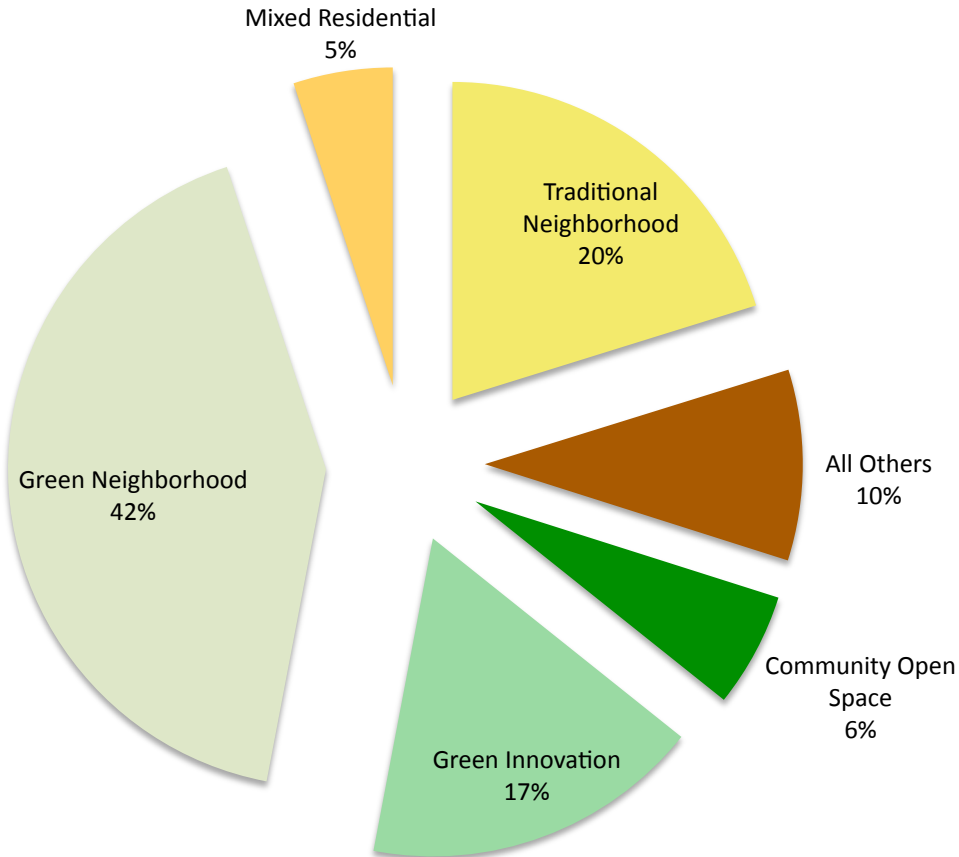
This six-month Beyond Blight engagement effort created time and space for dialogue around the Framework's content. The array of stakeholders who participated expressed strong support for the Framework's direction and committed support in its implementation. Residents affirmed their willingness to mow vacant properties next door. Community groups shared their desire to organize and expand neighborhood cleanups with additional resources. Businesses complimented the Framework's data-driven strategy. Local institutions were eager for the direction for their work, provided by the Framework. Federal, state, and local funders recognized the accountability the Framework offers. All stakeholders appreciated the City of Flint's commitment to revamp and revise its code enforcement system as its next step. Ultimately, this engagement process validated the Framework's purpose, goal, priorities, and direction and was the first step in its implementation and moving Flint beyond blight.



Direction for Blight Elimination by Activity

WASTE REMOVAL

Properties in Need of Waste Removal by Place Type



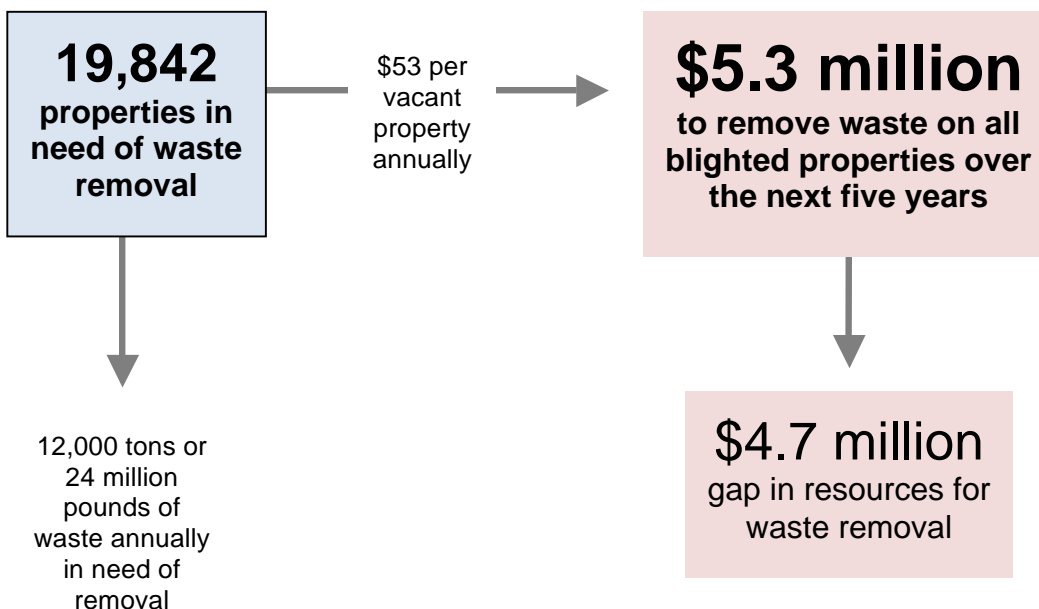
50+
community groups
removed waste
from vacant
properties in 2013

1.8 million
pounds of waste
removed by
community groups
and residents
through Love Your
City in 2013

883,920
pounds of waste
removed by the
Land Bank in 2013

2.6 million
total pounds of
waste removed by
local government,
community groups,
and residents in
2013

\$116,856
value of waste
removed from
vacant properties
by local
government,
community groups,
and residents in
2013



WASTE REMOVAL

Vacant properties often contain accumulated and illegally dumped trash and debris. Additionally, residents often complain of fallen trees and tree limbs in need of removal. In 2013 community groups and the Genesee County Land Bank removed more than 1,300 tons or 2.6 million pounds of waste from vacant properties. There is roughly 12,000 tons or 24 million pounds of trash that need to be removed from vacant properties annually, totaling \$5.3 million over the next five years. To stabilize Flint neighborhoods community partners must collectively remove waste present on vacant properties and minimize future accumulation.

COLLABORATION BETWEEN PARTNERS

Partner Roles

Residents

Remove waste on adjacent vacant properties and minimize future accumulation by doing so.

Local Government

Support waste removal by community groups and residents with resources. Lead waste removal and vacant property cleanups in areas with high rates of vacancy and less community-based waste removal capacity. Lead street tree maintenance.

Institutions

Remove waste on nearby vacant properties and support community-based waste removal. Maintain street trees on nearby properties.

Community Groups

Organize cleanups to remove trash and debris in and around neighborhoods. Communicate with residents to deter illegal dumping.

Businesses and Developers

Remove waste on nearby vacant properties. Maintain street trees on nearby properties.

WASTE REMOVAL

This chart directs citywide waste removal for neighborhood stabilization in Flint by outlining priorities according to place type and depicting the connections between place types, methods, and partners. Place types are organized into three prioritized tiers and are listed in descending order on the left side. Yellow boxes provide descriptions of waste removal methods for each tier and its place types. Blue boxes identify responsible partners for each tier and its place types.

Priority Chart for Neighborhood Stabilization

Tier 1: Neighborhood Waste Removal

Neighborhood Center
Traditional Neighborhood
Green Neighborhood
Mixed Residential
University Avenue Core
City Corridor

Vacant property cleanups, ongoing trash and debris removal, and street tree maintenance.

Residents, Community Groups, Institutions, and Businesses and Developers with Local Government support

Tier 2: Waste Removal for Green Reuse

Community Open Space
Green Innovation

Vacant property cleanups and hazardous street tree removal.

Local Government

Tier 3: Waste Removal for Redevelopment

Downtown District
Commerce & Employment Center
Production Center

Vacant property cleanups and hazardous street tree removal.

Businesses and Developers and Institutions

WASTE REMOVAL

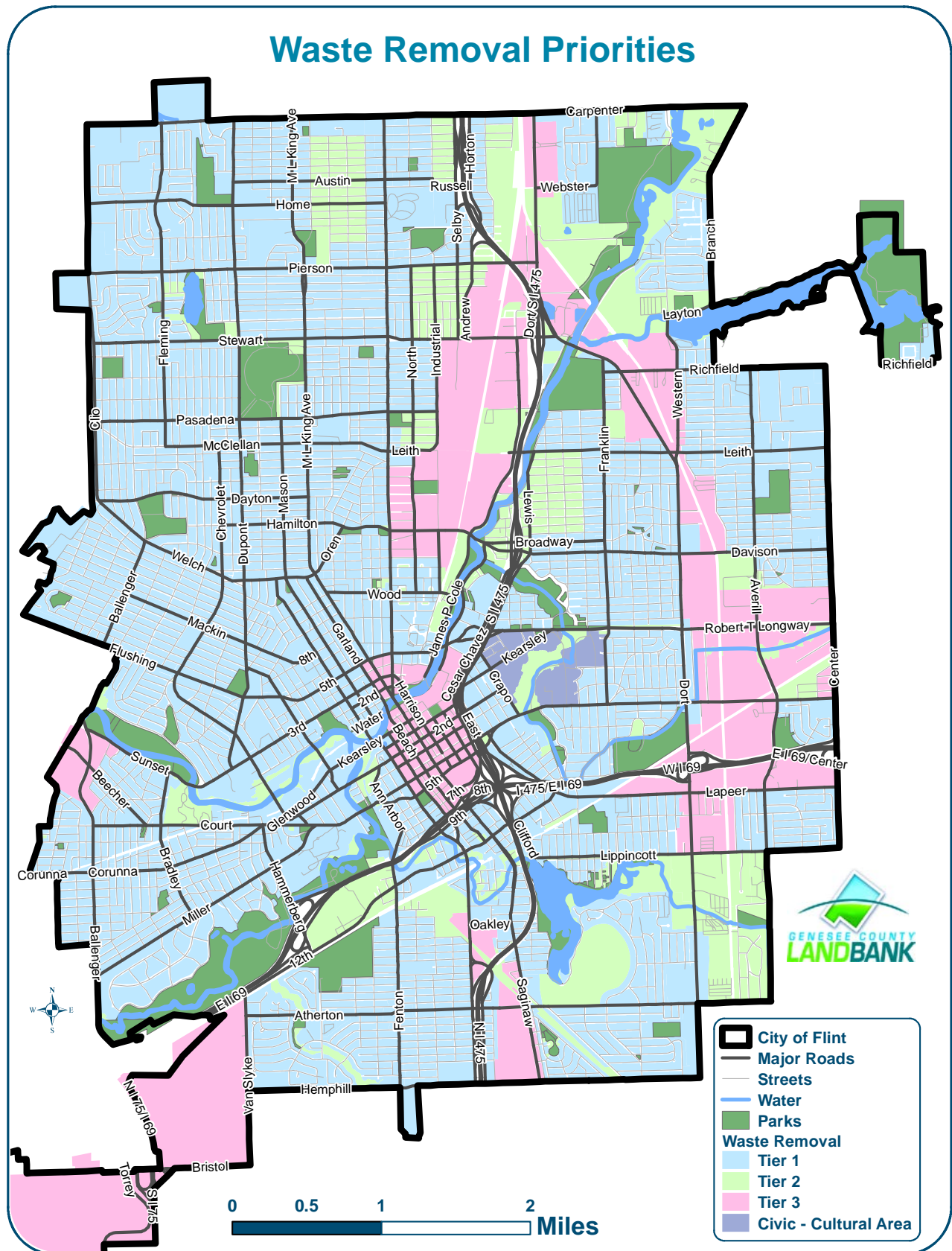
ACTION STEPS AND POTENTIAL STRATEGIES

- Develop waste removal plans in line with the priority chart and place type descriptions provided in this Framework.
- Ask residents and homeowners to care for the vacant property next door, doing so will minimize the accumulation of waste and largely decrease the overall cost of waste removal
 - Employ Adopt-A-Lot and Lease-A-Lot agreements to support and document vacant property maintenance for properties owned by the Land Bank.
 - Create a system for residents and groups to report vacant property maintenance of privately owned properties. See page 68 for a description of the Problem Property portal.
 - Proactively contact residents and homeowners adjacent to vacant properties and ask them to sign-up for maintenance.
 - Consider motivating next-door vacant property maintenance by offering to mow and clear the property (once) if there is a commitment by the adjacent resident to maintain the lot from thereon.
- Institute Love Your City Month in May annually for the next five years, offering unlimited curbside pickup of large items, bagged trash, bundled debris, and recyclables as well as one annual tire buyback.
- Align cleanup events and programs with Love Your City Month.
- Consider an annual cleanup challenge that supports all groups who identify and cleanup blighted sites and recognizes and awards outstanding participants. Potentially concentrate and/or connect the effort to Neighborhood Centers.
- Explore the possibility of adjusting public sanitation services to offer curbside waste removal from all properties, including vacant properties, to support ongoing community-based waste removal.
- Streamline support for ongoing community-based waste removal. Currently several entities offer limited and varying supplies and assistance for community-based waste removal, including the Genesee County Land Bank, Keep Genesee County Beautiful, and City of Flint Cities of Service.
- Direct community and volunteer groups that are not associated with a specific geographic area to cleanup vacant properties in Tier 1 of the Waste Removal Priority Chart for Neighborhood Stabilization on page 34, specifically in areas that have less capacity for community-based waste removal and more vacancy (see vacancy by block maps for Traditional Neighborhoods on page 79 and Green Neighborhoods on page 83).
- Encourage neighborhoods to keep vacant properties in their nearest Neighborhood Center free of waste.

FIVE-YEAR BENCH MARKS FOR BLIGHT ELIMINATION

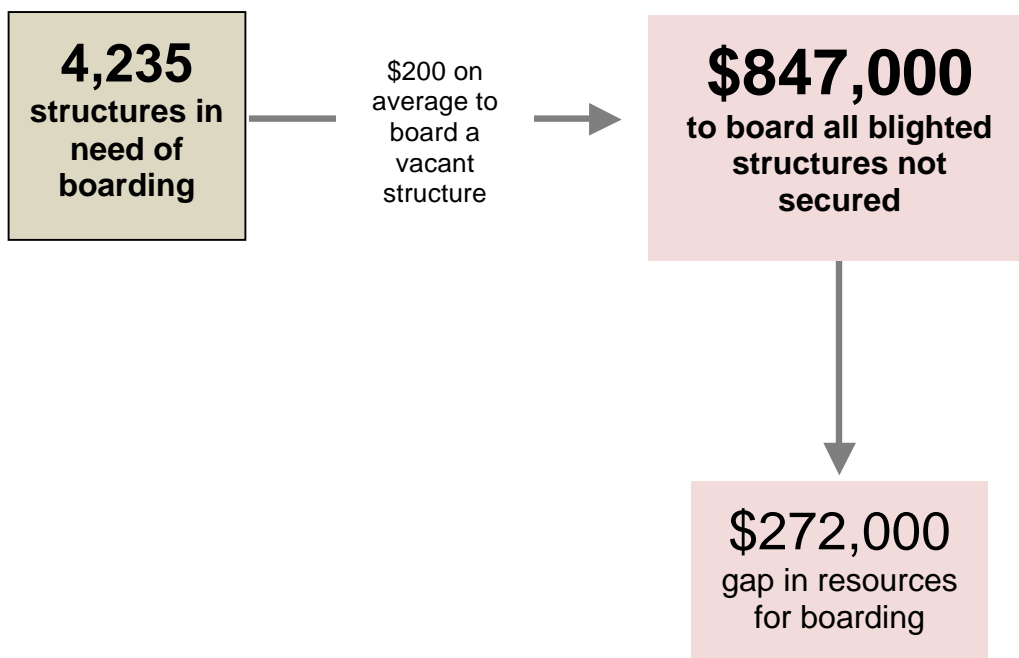
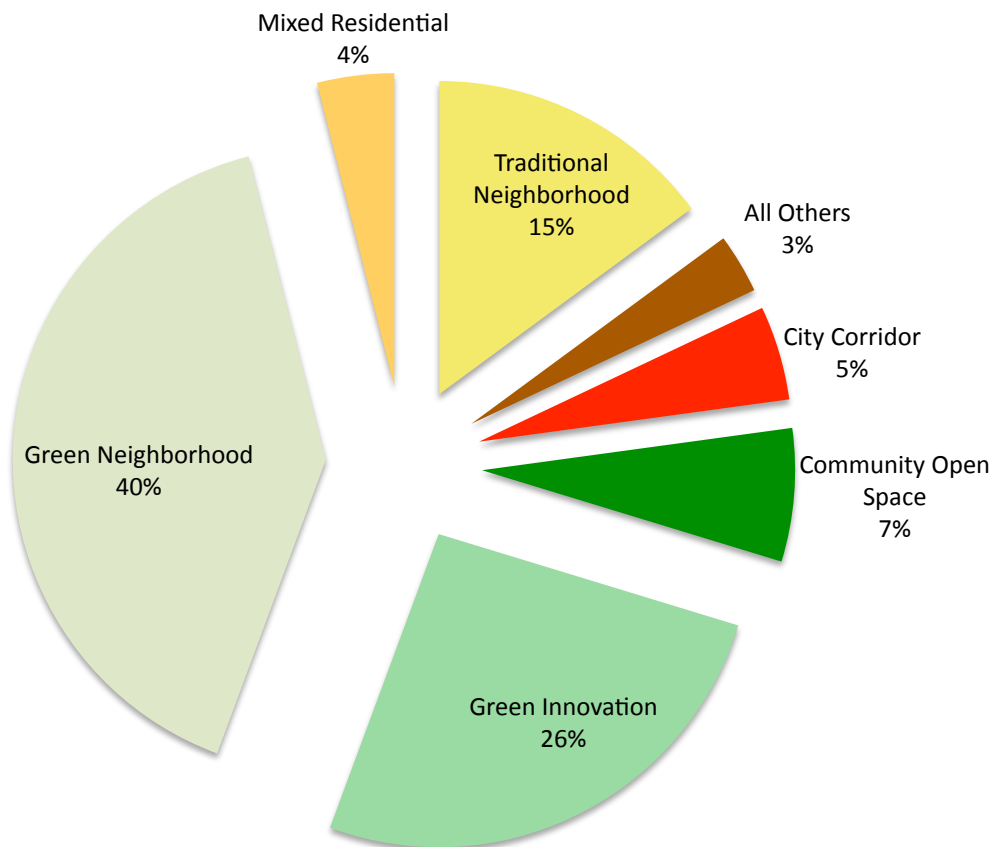
Years 1 and 2	Years 3 and 4	Year 5
<ul style="list-style-type: none">• 10,000 vacant properties are waste free, 50% of the total• 25% of next-door vacant properties are registered for community-based maintenance• Annual waste removal needed on vacant properties is decreased by 20% of year one• 25% of hazardous trees in Flint are removed	<ul style="list-style-type: none">• 15,000 vacant properties are waste free, 75% of the total• 75% of next-door vacant properties are registered for community-based maintenance• Annual waste removal needed on vacant properties is decreased by 40% of year one• 75% of hazardous trees in Flint are removed	<ul style="list-style-type: none">• 100% of vacant properties are waste free• 95% of next-door vacant properties are registered for community-based maintenance• Annual waste removal needed on vacant properties is decreased by 50% of year one• 100% of hazardous trees in Flint are removed

WASTE REMOVAL



BOARDING

Properties in Need of Boarding by Place Type



30+
community groups
boarded vacant
structures in 2013

175
vacant structures
boarded by
community groups
in 2013

400
vacant structures
boarded by the
Land Bank in
2013

75
houses boarded
with decorative
boards in 2013

575
total vacant
structures boarded
in 2013

\$115,000
value of boarding
completed by local
government and
community groups
2013

BOARDING

Boarding is a short-term solution for securing vacant structures until they are occupied again or demolished. In 2013 Flint residents, community groups, institutions, and government agencies collectively boarded 575 vacant structures. There are approximately 4,235 vacant and non-secured structures are in need of boarding today. It would cost roughly \$847,000 to board all vacant properties. To stabilize Flint neighborhoods boarding should be collectively approached by community groups, local government, and institutions and coordinated with demolition and redevelopment plans.

COLLABORATION BETWEEN PARTNERS

Partner Roles

Residents

Organize and participate in community-based boarding.

Local Government

Support community-based boarding with resources. Lead boarding in areas with high rates of vacancy and less community-based boarding.

Institutions

Support and organize community-based boarding.

Community Groups

Board vacant structures in and around their neighborhoods that are vacant over an extended period of time and not identified and planned for demolition.

Businesses and Developers

Ensure that unoccupied structures are secured and boarded if necessary, including during redevelopment.

BOARDING

This chart directs citywide boarding for neighborhood stabilization in Flint by outlining priorities according to place type and depicting the connections between place types, methods, and partners. Place types are organized into three prioritized tiers and are listed in descending order on the left side. Yellow boxes provide descriptions of boarding methods for each tier and its place types. Blue boxes identify responsible partners for each tier and its place types.

Priority Chart for Neighborhood Stabilization

Tier 1: Neighborhood Boarding

Neighborhood Center
Traditional Neighborhood
Green Neighborhood
Mixed Residential
University Avenue Core
City Corridor

Board vacant structures not secure until re-occupancy or demolition occurs. Decorative boards should be used on residential structures, such as painted boards when possible. Commercial-grade boards should be used on commercial structures when possible.

Community Groups, Institutions, and Businesses and Developers with Local Government support

Tier 2: Boarding for Green Reuse Preparation

Community Open Space
Green Innovation

Board vacant structures until demolition occurs for green reuse

Local Government with Community Group support

Tier 3: Boarding for Redevelopment

Downtown District
Commerce & Employment Center
Production Center

Board vacant structures not secure until redevelopment or demolition occurs

Businesses and Developers and Institutions

BOARDING

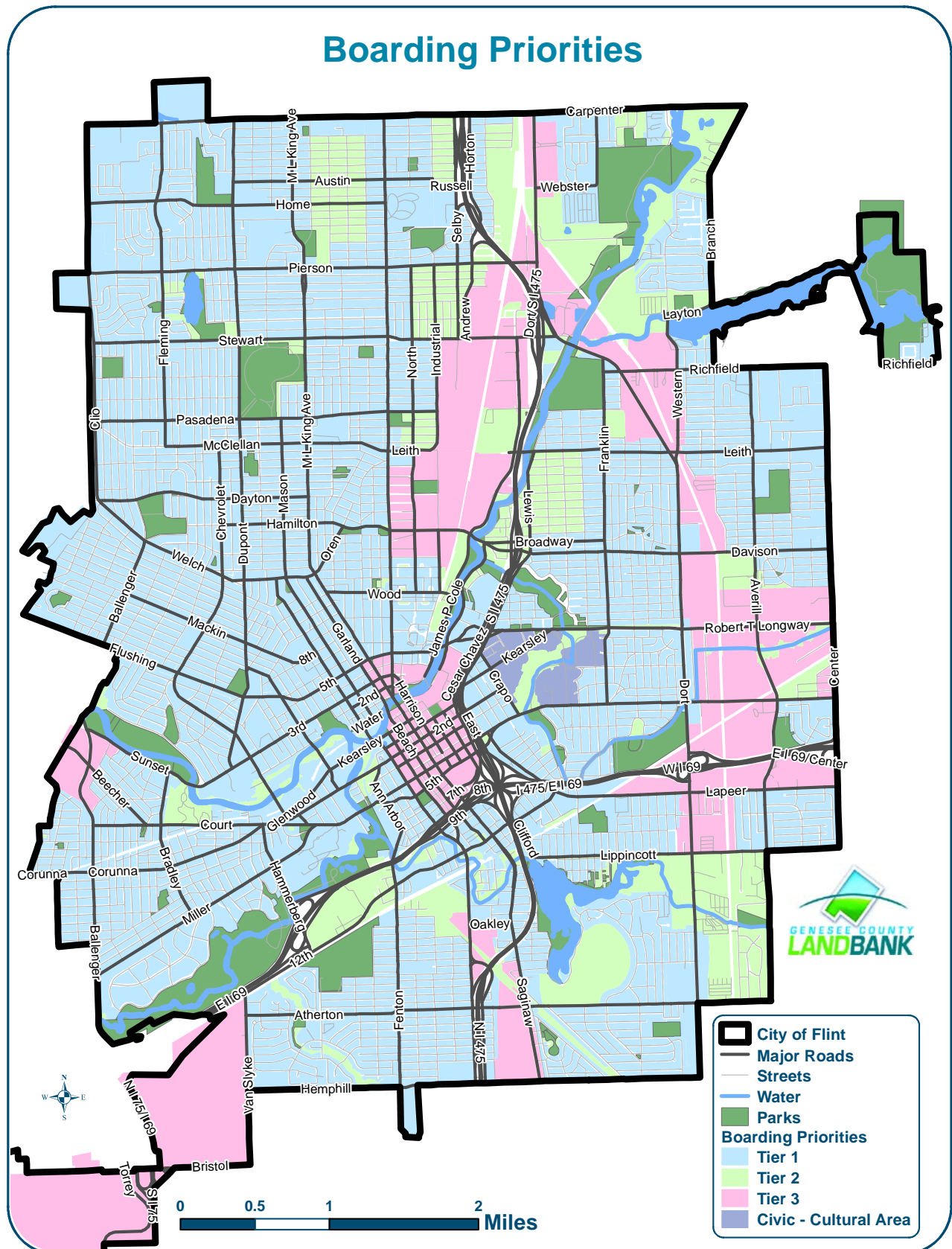
ACTION STEPS AND POTENTIAL STRATEGIES

- Develop boarding plans in line with the priority chart and place type descriptions provided in this Framework.
- Connect boarding plans and efforts with demolition plans. Properties identified and funded for demolition should not be boarded. Properties identified for demolition but *not* funded should be boarded.
- Connect boarding plans and efforts with redevelopment plans. Prioritize properties planned for rehabilitation and/or redevelopment to secure and protect the buildings and their contents during the redevelopment process.
- Use decorative boards on residential structures in neighborhood place types (see Tier 1 on the Boarding Priority Chart for Neighborhood Stabilization on page 39) to the extent possible. Prioritize the use of decorative boards on properties in better condition. Decorative boards are less conspicuous boards that coordinate with building exteriors. Painted boards and boards covered with vinyl simulating windows are two examples of decorative boarding options.
- Use commercial-grade boards on commercial structures planned for reuses, to the extent possible. Plexiglas boards are one example of commercial grade boarding.
- Encourage community-based boarding with resources and training.
 - Streamline support for community-based boarding. Currently several entities offer limited and varying supplies and technical assistance for community-based boarding, including the Genesee County Land Bank, Salem Housing, and City of Flint Cities of Service.
 - Offer trainings on decorative boarding.
- Challenge 50 community groups to commit to boarding 20 vacant properties each over the next five years.
 - Direct groups that are not associated with a specific geographic area to board vacant properties in neighborhoods and blocks that have less capacity for community-based boarding, specifically Green Neighborhood areas with higher rates of vacancy. See vacancy by block maps for Traditional Neighborhoods on page 79 and Green Neighborhoods on page 83 for more details.
- Create a system for reporting vacant property boarding. See page 63 for a description of the Problem Property Portal.

FIVE-YEAR BENCH MARKS FOR BLIGHT ELIMINATION

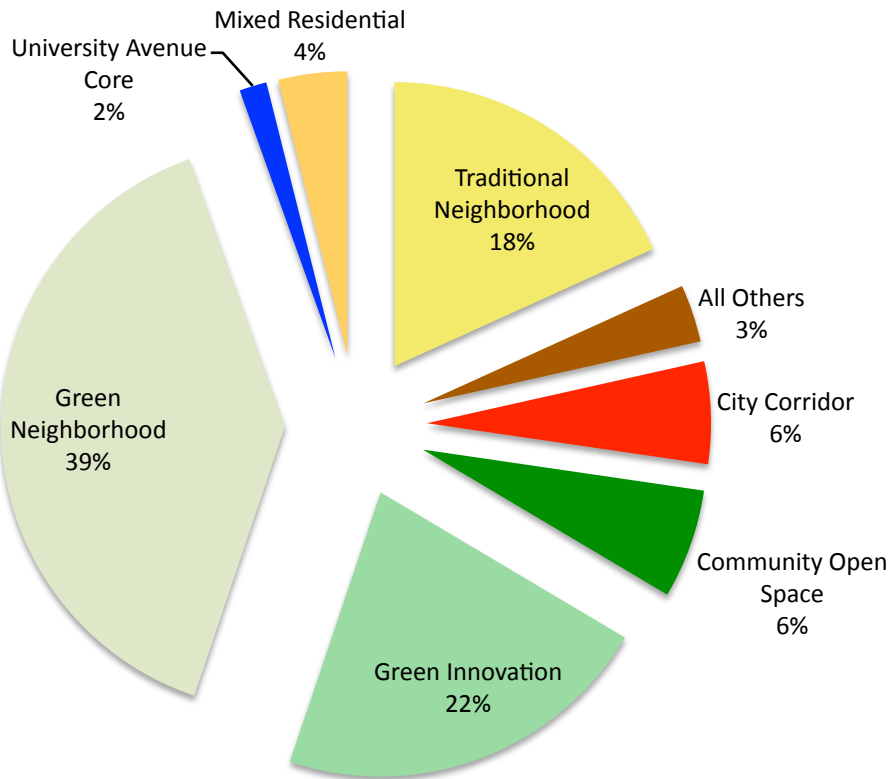
Years 1 and 2	Years 3 and 4	Year 5
<ul style="list-style-type: none">• 2,000 vacant properties boarded, including 400 with decorative or commercial-grade boards	<ul style="list-style-type: none">• 2,000 additional vacant properties boarded, including 400 with decorative or commercial-grade boards	<ul style="list-style-type: none">• 1,000 additional vacant properties boarded, including 200 with decorative or commercial-grade boards, completing 100% of boarding needed

BOARDING



DEMOLITION

Five-Year Demolition Needed by Place Type



4,000
residential structures
demolished in the last
10 years

1,600
residential structures
already funded and
scheduled for
demolition by spring
2015

17
commercial structures
already funded and
scheduled for
demolition by spring
2015

\$10,000 on
average to
demolish a
residential
structure

5,028
residential
structures in need
of demolition in
the next five years

1 out of every 8
residential
structures in
Flint is in need
of demolition in
the next five
years

\$71.88
million

to demolish all
blighted
structures over
the next five
years

\$69.38
gap in funding for
demolition

\$50,000 on
average to
demolish a
residential
structure

432
commercial
structures in need
of demolition in
the next five years

1 out of every 6
commercial
structures in
Flint is in need
of demolition in
the next five
years

DEMOLITION

Demolition of blighted and dangerous properties within Flint neighborhoods was identified as a top priority during Master Plan community engagement input sessions. In 2013 the Genesee County Land Bank Authority received two grants totaling roughly \$23.8 million to demolish blighted residential and commercial structures, the vast majority of which are located in Flint. Accordingly, roughly 1,600 blighted structures will be demolished between the fall of 2013 and the spring of 2015, according to the guidelines and requirements of the two funding sources. Because the demolition of these properties is funded and under way, they are not included in the calculation of needed demolition and are considered demolished moving forward in this Framework. There are still approximately 5,028 houses and 432 commercial buildings that will need to be demolished over the next five years at a cost of roughly \$71.88 million. Additional expected funding for demolition over the next five years totals only \$2.5 million (\$500,000 of City of Flint CDBG funding annually), leaving a \$69.38 million gap for demolition. Thus, pursuing funding for demolition is a top priority for the next five years. Demolition accounts for 66% of the total cost of removing blight over the next five years. Furthermore, although government agencies will typically take the lead on demolition, partnerships between government and institutions should be created and solidified for a complementary demolition approach.

COLLABORATION BETWEEN PARTNERS

Partner Roles

Residents

Residents should support demolition by reporting both properties in need of demolition and improperly completed demolition projects to local government.

Local Government

Because the vast majority of demolition in Flint is needed for blight removal and not redevelopment, government will lead demolition throughout the city.

Institutions

Institutions such as non-profit organizations, churches, and places of learning and higher education and should support demolition by purchasing and demolishing nearby blighted properties in coordination with government agencies.

Community Groups

Residents should support demolition by reporting both properties in need of demolition and improperly completed demolition projects to local government. Community groups should also share information about demolition efforts with other community members.

Businesses and Developers

Like institutions, businesses and developers can support demolition by purchasing and demolishing nearby blighted properties. While businesses and developers will lead demolition for redevelopment purposes, government will likely support demolition for redevelopment given property values and market conditions in Flint.

DEMOLITION

This chart directs citywide demolition for neighborhood stabilization in Flint by outlining priorities according to place type and depicting the connections between place types, methods, and partners. Place types are organized into three prioritized tiers and are listed in descending order on the left side. Yellow boxes provide descriptions of demolition methods for each tier and its place types. Blue boxes identify responsible partners for each tier and its place types.

Priority Chart for Neighborhood Stabilization

Tier 1: Neighborhood Demolition

Neighborhood Center
Traditional Neighborhood
Green Neighborhood
Mixed Residential
University Avenue Core
City Corridor

Demolition of blighted residential and commercial structures in and around Flint neighborhoods. Demolition eligibility depends on property condition, value, and place type location. Generally, properties in poor or sub-standard condition are considered for demolition.

Local Government with Institutional support

Tier 2: Demolition for Green Reuse

Community Open Space
Green Innovation

Demolition of vacant residential and commercial structures for green re-use.

Local Government

Tier 3: Demolition for Redevelopment

Downtown District
Commerce & Employment Center
Production Center

Demolition of residential and commercial structures for redevelopment and re-use according to place type.

Businesses and Developers with Institutional and Local Government support

DEMOLITION

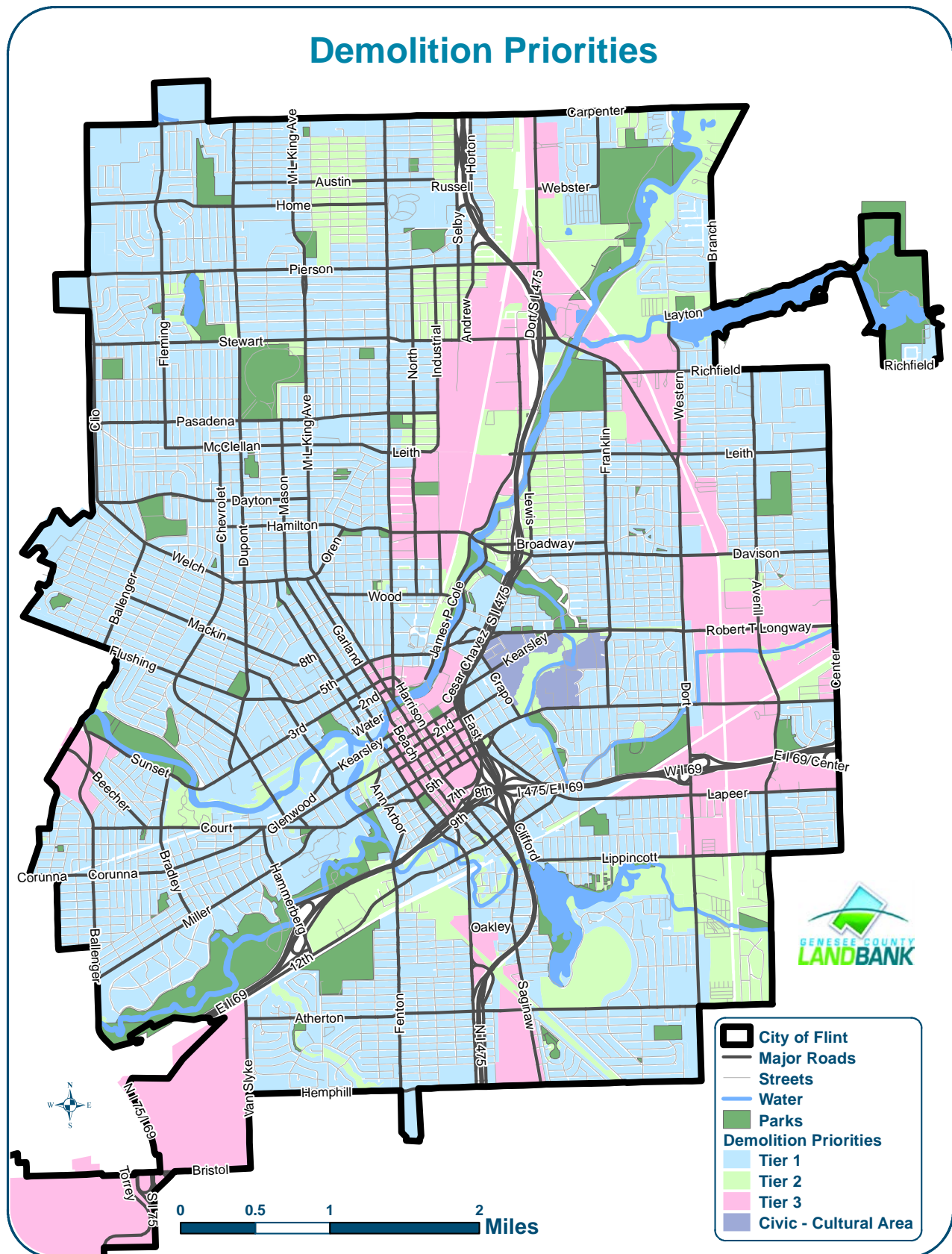
ACTION STEPS AND POTENTIAL STRATEGIES

- Actively pursue funding for demolition to fill the gap between funding needed to demolish blighted structures over the next five years and funding currently available.
- Develop demolition plans in line with the priority chart and place type descriptions provided in this Framework.
- Prioritize demolition within place types according to block-level occupancy. Prioritize demolishing blighted structures on blocks with higher occupancy. See vacancy by block maps for Traditional Neighborhoods on page 79 and Green Neighborhoods on page 83.
- During the code enforcement review process, local government should prioritize creating a system for positioning privately owned blighted properties for demolition.
- Review and revise demolition infill specifications to reduce future maintenance and infrastructure costs. Consider reseeding sites with low-maintenance ground coverings, removing curb cuts, and incorporating sidewalks and medians into site treatments.
- Refrain from boarding vacant properties planned and funded for demolition. Board vacant properties identified for demolition but not funded.
- Ensure collaboration between local government and University Avenue Core institutions. The demolition recently completed by the institutions in the University Ave Core is a leading example of a cross-sector demolition partnership. 76 properties are in need of demolition in this place type: 67 residential and 9 commercial structures costing approximately \$1,120,000 total. Plans should be developed with University Avenue Core institutions to complete this demolition over the next five years.
- Direct any deconstruction projects to Green Innovation sites to precede Green Innovation pilot projects.
- Incorporate demolition into an online Problem Property portal (see page 68 for more details). Consider creating an online demolition-tracking tool.
- Consider establishing a matching fund for demolition whereby private parties (residents, businesses, community organizations, institutions, etc.) can contribute money towards demolition in a particular place type that will be matched by one or more local foundations. Consider a specific request to homeowners in Traditional Neighborhoods. If each homeowner in Traditional Neighborhoods contributed \$500 to a matching fund, all residential structures in need of demolition could be demolished in Traditional Neighborhoods.

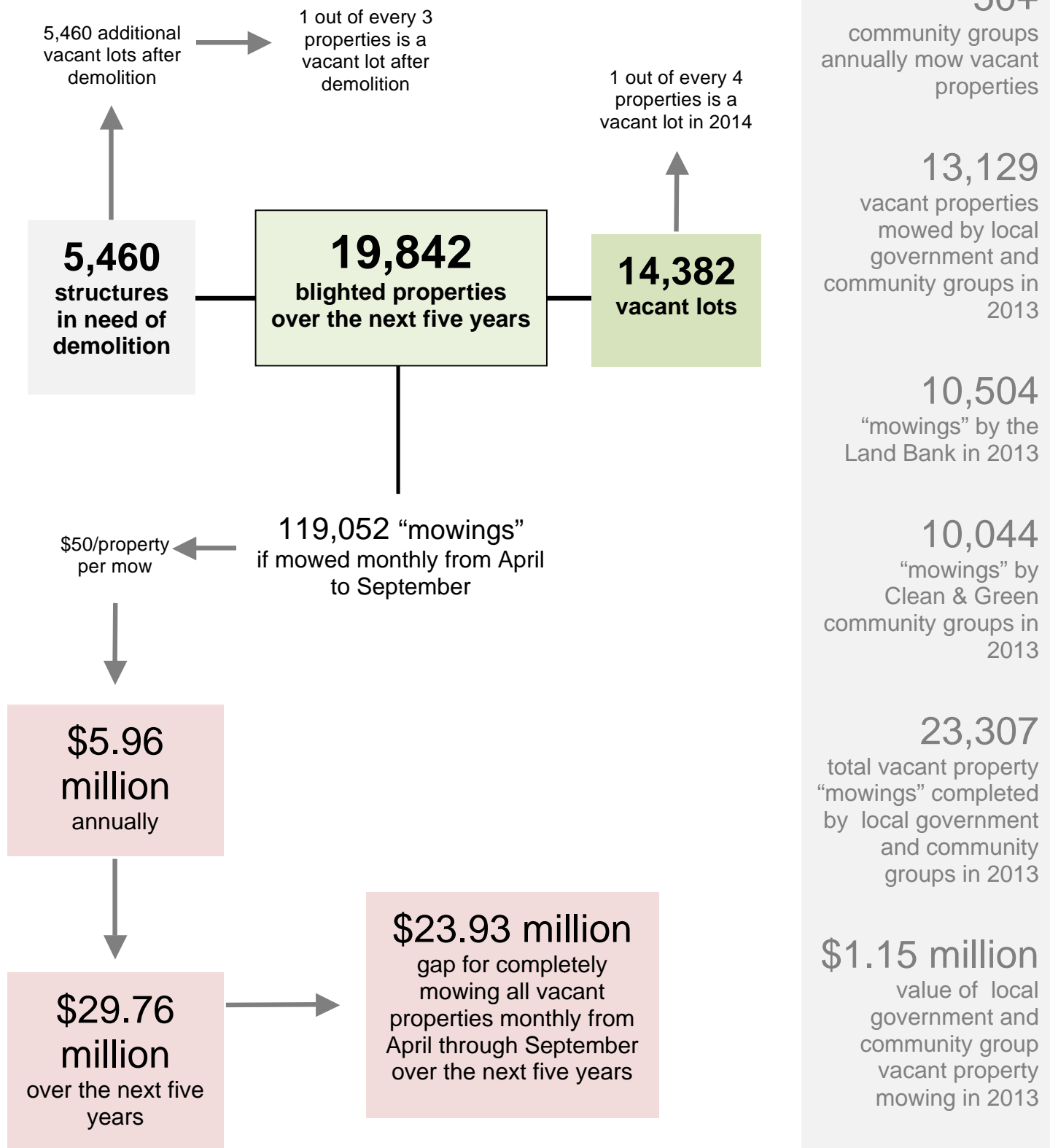
FIVE-YEAR BENCH MARKS FOR BLIGHT ELIMINATION

Years 1 and 2	Years 3 and 4	Year 5
<ul style="list-style-type: none">• 1,250 blighted residential structures demolished, 25% of the total needed• 108 blighted commercial structures demolished, 25% of the total needed	<ul style="list-style-type: none">• 2,500 additional blighted residential structures demolished, completing 75% of the total needed• 216 additional blighted commercial structures demolished, completing 75% of the total needed	<ul style="list-style-type: none">• 1,278 additional blighted residential structures demolished, completing 100% of the total needed• 108 additional blighted commercial structures demolished, completing 100% of the total needed

DEMOLITION



MOWING



MOWING

The presence of tall grass in and around Flint neighborhoods was repeatedly mentioned as a challenge during Master Plan community engagement input sessions. There are nearly 20,000 properties in need of blight removal over the next five years. 14,382 of these properties are vacant lots or will be by the spring of 2015, upon the completion of funded and scheduled demolition. In addition, roughly 5,500 structures are in need of demolition over the next five years. It would cost nearly \$6 million annually to completely mow all of these properties every month from spring through summer. To stabilize Flint neighborhoods all members of the community, including residents, government agencies, business owners, institutions, and community organizations must collaboratively and strategically mow and maintain vacant properties within and surrounding Flint neighborhoods.

COLLABORATION BETWEEN PARTNERS

Partner Roles

Residents

Mow and adopt vacant properties next door to prevent tall grass.

Local Government

Fill-in the gaps. Ensure that major intersections, medians, and roads are mowed. Support community-based mowing with resources. Use mow strips to clear sidewalks and sight lines along clusters of vacant properties.

Institutions

Support local government in filling-in the gaps. Mow and adopt adjacent vacant properties.

Community Groups

Mow and adopt vacant properties in their neighborhoods. When necessary, use mow strips to maintain clusters of vacant properties.

Businesses and Developers

Mow and adopt adjacent vacant properties.

MOWING

This chart directs citywide mowing for neighborhood stabilization in Flint by outlining priorities according to place type and depicting the connections between place types, methods, and partners. Yellow boxes provide descriptions of mowing methods for each tier. Blue boxes identify responsible partners for each tier. Place types are listed in descending order on the left side of Tier 3.

Priority Chart for Neighborhood Stabilization

Tier 1: Major Intersections, Medians and Roads

Completely mow major intersections and medians. Use mow strips along major roads to mow roughly 8 feet beyond the sidewalk or street curb when a sidewalk is not present.

Local Government and Institutions

Tier 2: Occupied Properties and Adjacent Vacant Properties

Completely mow all parcels.

Residents, Institutions, Community Groups, and Businesses and Developers

Tier 3: Vacant Properties *Not* Adjacent to Occupied Properties

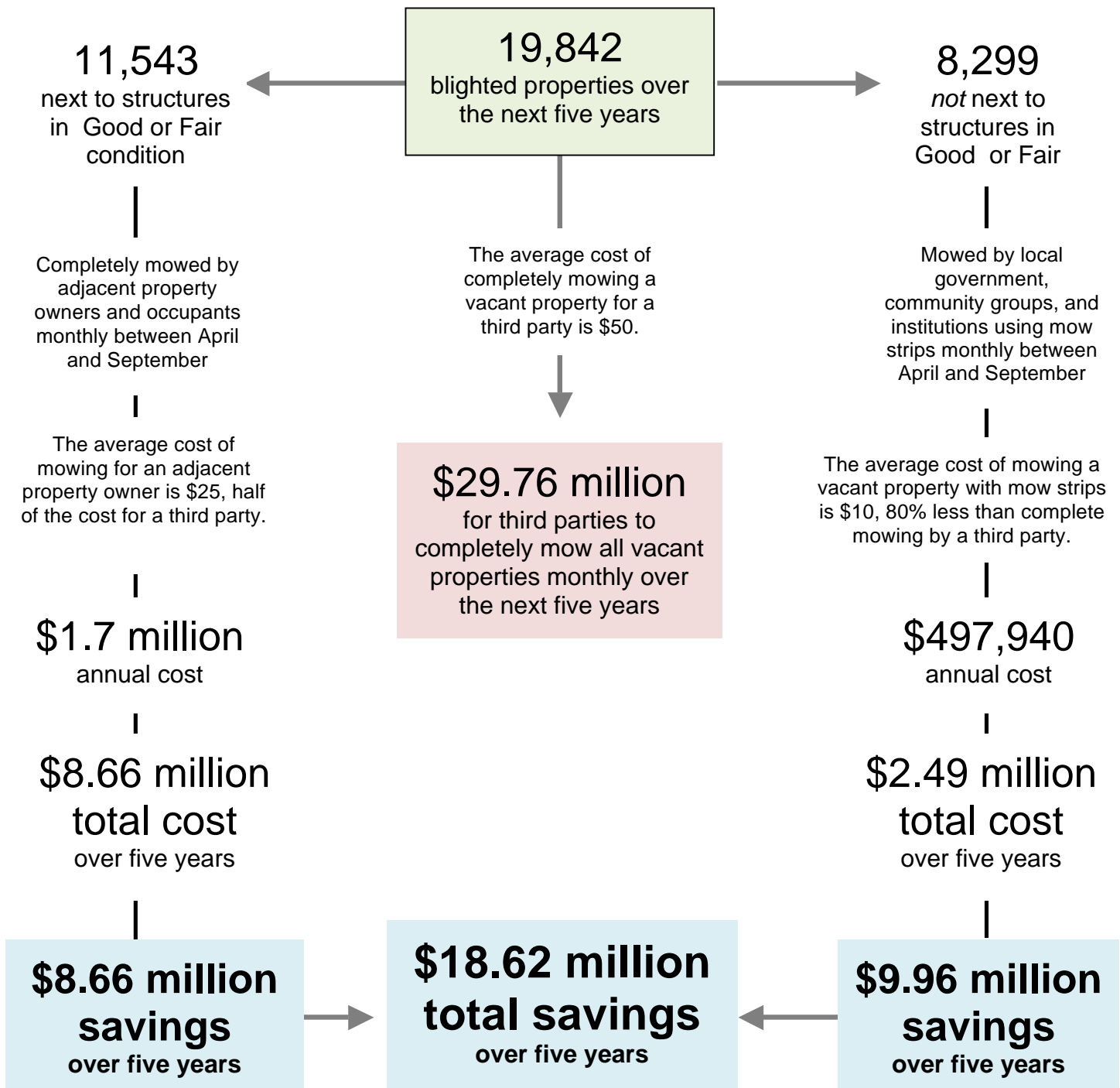
Neighborhood Center
Traditional Neighborhood
Green Neighborhood
Mixed Residential
University Avenue Core
City Corridor
Community Open Space
Green Innovation
Downtown District
Commerce & Employment Center
Production Center

Mow strips: mow roughly 8 feet beyond the sidewalk or street curb when a sidewalk is not present.

Local Government, Community Groups, and Institutions

MOWING

Data presented on page 47 outlined the costs associated with completely and monthly mowing all vacant properties throughout Flint from April through September. The five-year cost of doing so is nearly \$30 million. Mowing efforts by local government and community groups in 2013, valued at \$1.15 million covered just less than 25% of what is required by this approach. The Mowing Priority Chart for Neighborhood Stabilization on page 49 offers a different mowing approach, including increased collaboration between all community partners and varied methods. The costs and cost-savings of the mowing approach depicted on page 44 are outlined below.



MOWING

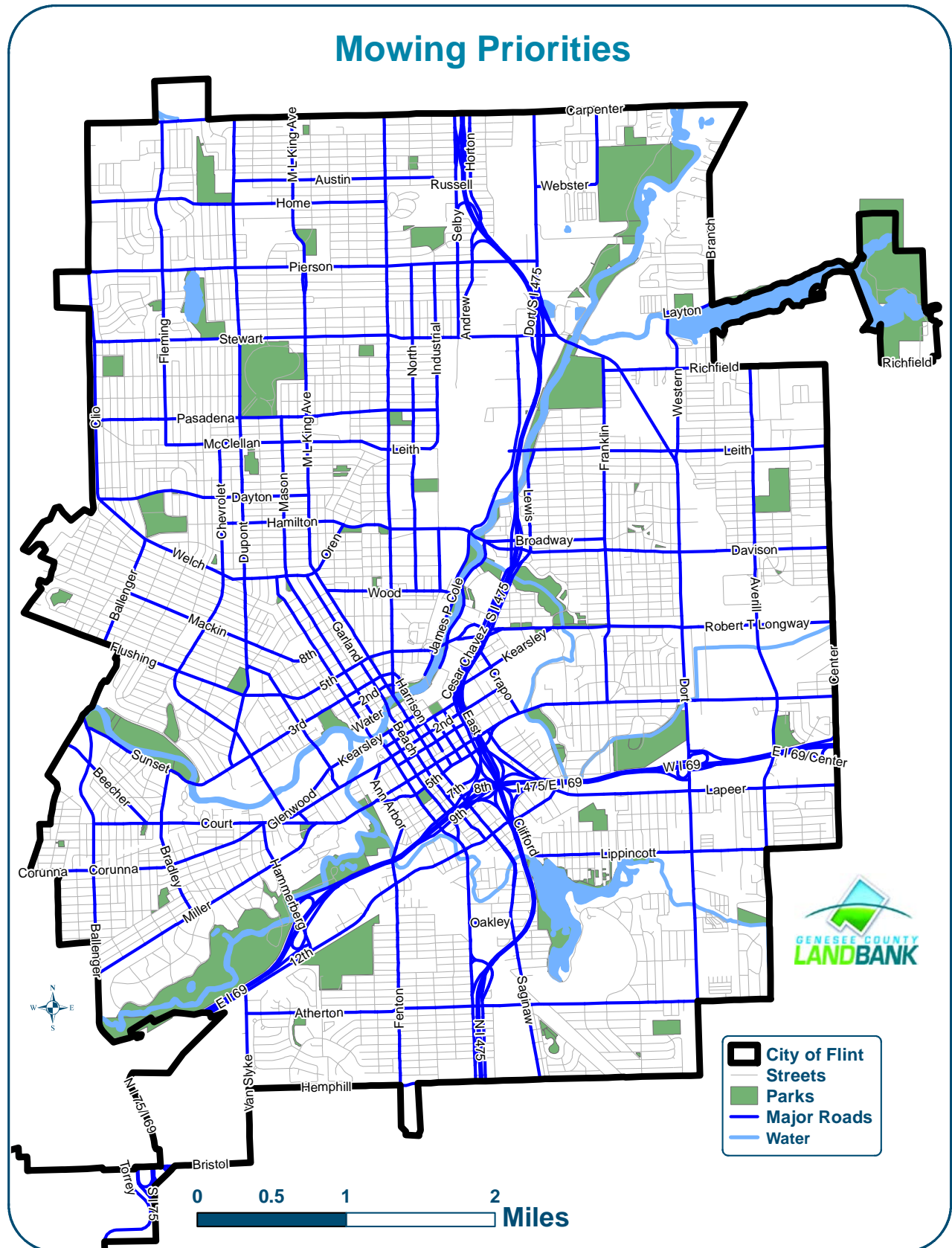
ACTION STEPS AND POTENTIAL STRATEGIES

- Develop mowing plans in line with the priority chart and place type descriptions provided in this Framework.
- Ask residents and homeowners to care for the vacant property next door
 - Employ Adopt-A-Lot and Lease-A-Lot agreements to support and document vacant property maintenance for properties owned by the Land Bank.
 - Create a system for residents and groups to report vacant property maintenance for privately owned properties. See page 68 for a description of a Problem Property portal.
 - Proactively contact residents and homeowners adjacent to vacant properties and ask them to sign-up for maintenance.
 - Consider motivating next-door vacant property maintenance by offering to mow and clear the property (once) if there is a commitment by the adjacent resident to maintain the lot from thereon.
- Challenge business owners to pledge 5% of their current property maintenance budget to blight elimination, either in cash or in-kind.
- Encourage vacant lot ownership by homeowners (owner-occupied residences) living next to vacant lots.
 - Support vacant lot sales to homeowners in line with the place type descriptions in the Master Plan.
- Advance the Genesee County Land Bank's Clean & Green program and ensure its connection to city-wide mowing plans
- Devote resources for community-based mowing to neighborhood place types: Neighborhood Centers, Traditional Neighborhoods, Green Neighborhoods, Mixed Residential areas, and the University Avenue Core.
 - Support residents and community groups in mowing vacant properties in their neighborhoods.
 - Direct groups that are not associated with a specific geographic area to mow vacant properties in neighborhoods and blocks that have less capacity for community-based mowing and more vacancy (see vacancy by block maps for Traditional Neighborhoods on page 79 and Green Neighborhoods on page 83).
- Establish two geographically distinct community tool sheds in Flint that possess the capacity to provide necessary tools and technical assistance for fully supporting community-based vacant property maintenance capacity.
 - Conduct a survey of residents and community-based groups to gauge the capacity for community-based vacant property maintenance.
- Encourage neighborhoods to commit to mowing vacant properties in their nearest Neighborhood Center.

FIVE-YEAR BENCH MARKS FOR BLIGHT ELIMINATION

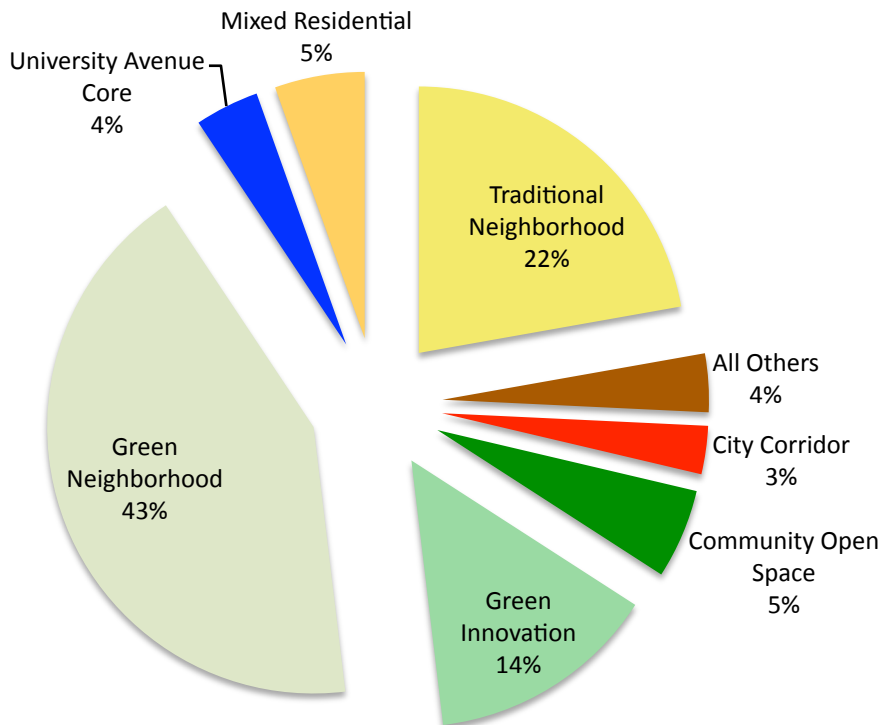
Years 1 and 2	Years 3 and 4	Year 5
<ul style="list-style-type: none"> • 100% of major roads, intersections, and corridors are mowed four times annually • 25% of vacant properties adjacent to occupied properties are registered for community-based mowing • 50% of vacant properties adjacent to occupied properties are mowed six times annually • 100% of vacant properties not adjacent to occupied structures are mowed twice annually, potentially with mow strips, if not reused 	<ul style="list-style-type: none"> • 75% of vacant properties adjacent to occupied properties are registered for community-based mowing • 75% of vacant properties adjacent to occupied properties are mowed six times each year • 100% of vacant properties not adjacent to occupied structures are mowed four times annually, potentially with mow strips, if not reused 	<ul style="list-style-type: none"> • 95% of vacant properties adjacent to occupied properties are registered for community-based mowing • 95% of vacant properties adjacent to occupied properties are mowed six times each year • 100% of vacant properties not adjacent to occupied structures are mowed six times annually, potentially with mow strips, if not reused

MOWING



VACANT LOT REUSE

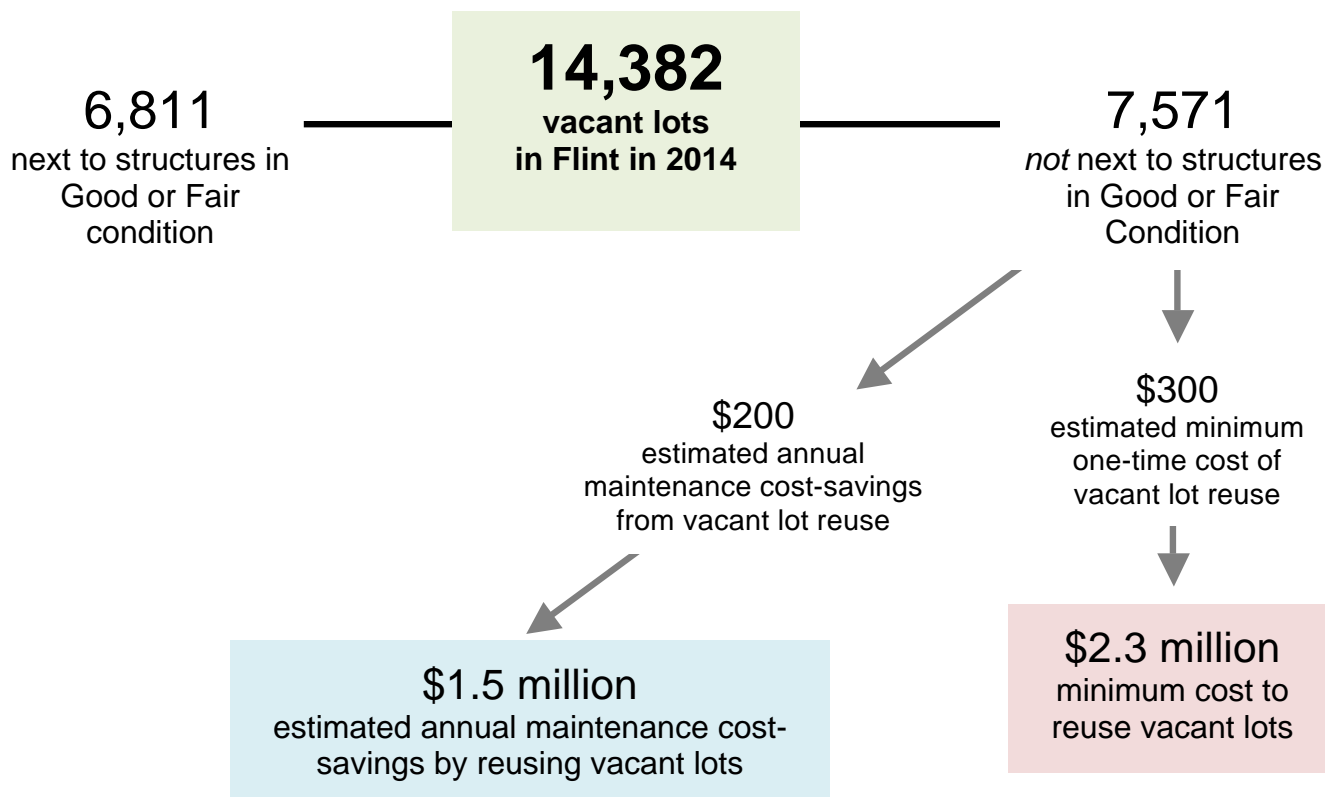
Vacant Lots According to Place Type



In 2013 the Genesee County Land Bank completed a vacant lot reuse demonstration project.

Approximately three acres, the equivalent of roughly 30 lots in Flint, were replanted with clover seed.

Clover is a low-maintenance turf option that requires one mowing per year. The project cost \$7,300 to implement. The project offers a baseline price for vacant lot reuse.



VACANT LOT REUSE

The presence of tall grass in and around Flint neighborhoods was repeatedly mentioned as a challenge during Master Plan community engagement input sessions. More than 14,000 properties in Flint are vacant lots today or will be by the spring of 2015, upon the completion of funded and scheduled demolition. While 6,811 of these lots are adjacent to houses and commercial buildings in Good or Fair condition, 7,571 of these lots are not. Although vacant lots can serve as assets by providing spaces for homeowner expansion, community gathering, and productive green reuse, they also pose maintenance challenges and can easily become blighted. In order to eliminate blight in Flint, long-term low-maintenance uses for vacant lots are necessary and actually offer opportunities for healthier and more sustainable neighborhoods. This Framework focuses on vacant lots not adjacent to occupied structures for reuse.

COLLABORATION BETWEEN PARTNERS

Partner Roles

Residents

Participate in vacant lot reuse planning and implementation efforts in their neighborhoods.

Local Government

Guide vacant lot reuse planning and support implementation.

Institutions

Strongly support vacant lot reuse implementation projects with resources.

Community Groups

Request and participate in vacant lot reuse planning in their neighborhoods and participate in implementation and maintenance efforts.

Businesses and Developers

Support vacant lot reuse implementation on nearby properties.

VACANT LOT REUSE

This chart directs citywide vacant lot reuse for neighborhood stabilization in Flint by outlining priorities according to place type and depicting the connections between place types, methods, and partners. Place types are organized into three prioritized tiers and are listed in descending order on the left side. Yellow boxes provide descriptions of vacant lot reuse methods for each tier. Blue boxes identify responsible partners for each tier.

Priority Chart for Neighborhood Stabilization

Tier 1: Neighborhood Vacant Lot Reuse

Neighborhood Center
Traditional Neighborhood
Green Neighborhood
Mixed Residential
University Avenue Core
City Corridor

Reuse contiguous vacant lots by converting them into low-maintenance sites that provide environmental and social benefits.

Local Government, Community Group, Institutions, Residents, and Businesses and Developers

Tier 2: Vacant Lot Reuse for Green Innovation and Community Open Space

Community Open Space
Green Innovation

Reuse vacant lots for Green Innovation and Community Open Space purposes, as described by the Master Plan.

Local Government, Institutions, Businesses and Developers with Community Group support

Tier 3: Vacant Lot Reuse to Compliment Redevelopment

Downtown District
Commerce & Employment Center
Production Center

Reuse vacant lots to integrate green space into redevelopment.

Businesses and Developers with Institutional and Local Government support

VACANT LOT REUSE

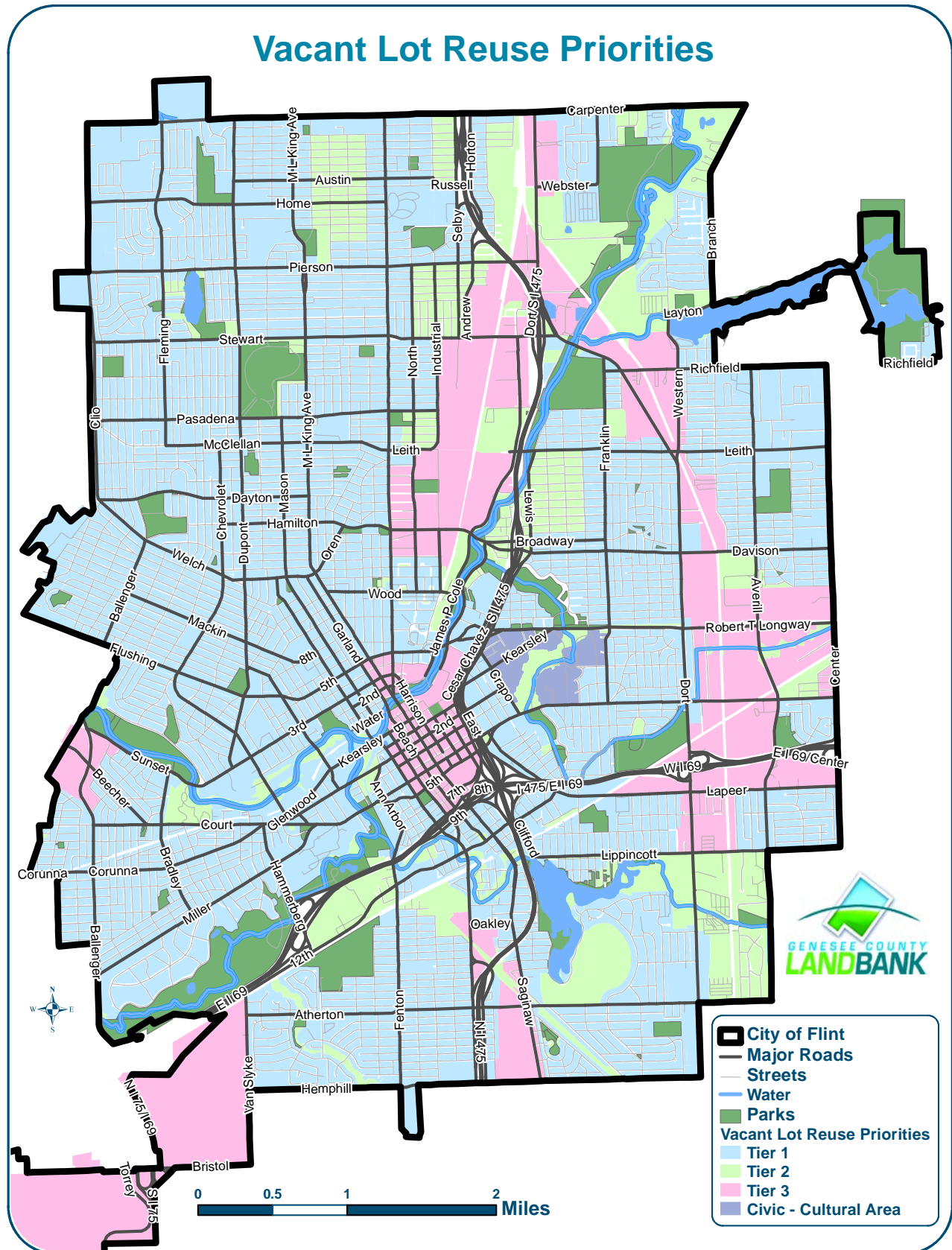
ACTION STEPS AND POTENTIAL STRATEGIES

- Develop vacant lot reuse plans in line with the priority chart and place type descriptions provided in this Framework.
- Create a process for receiving and responding to requests for vacant lot reuse planning and implementation.
- Develop vacant lot reuse recommended standards, including a ceiling for the real cost of expected long-term maintenance (i.e. mowing, watering, etc.) and a floor for the real expected social and environmental benefits (i.e. water retention, soil remediation, etc.).
- Integrate vacant lot reuse planning into municipal planning, including neighborhood planning.
- Ensure that vacant lot reuse projects are connected to demolition plans and infill specifics. For example, prioritize lots for reuse that are *not* already planted with low-maintenance seed after demolition. Also, vacant lot reuse plans should be mindful of anticipated future demolition.
- Incorporate vacant lot reuse (planning, implementation, recommended standards) to resources and programs devoted to vacant lot maintenance and use.
- Ensure that vacant lot reuse plans are developed in partnership with nearby homeowners in neighborhood places.
- Actively pursue funding for vacant lot reuse.
- Encourage the inclusion of vacant lot reuse in redevelopment projects.

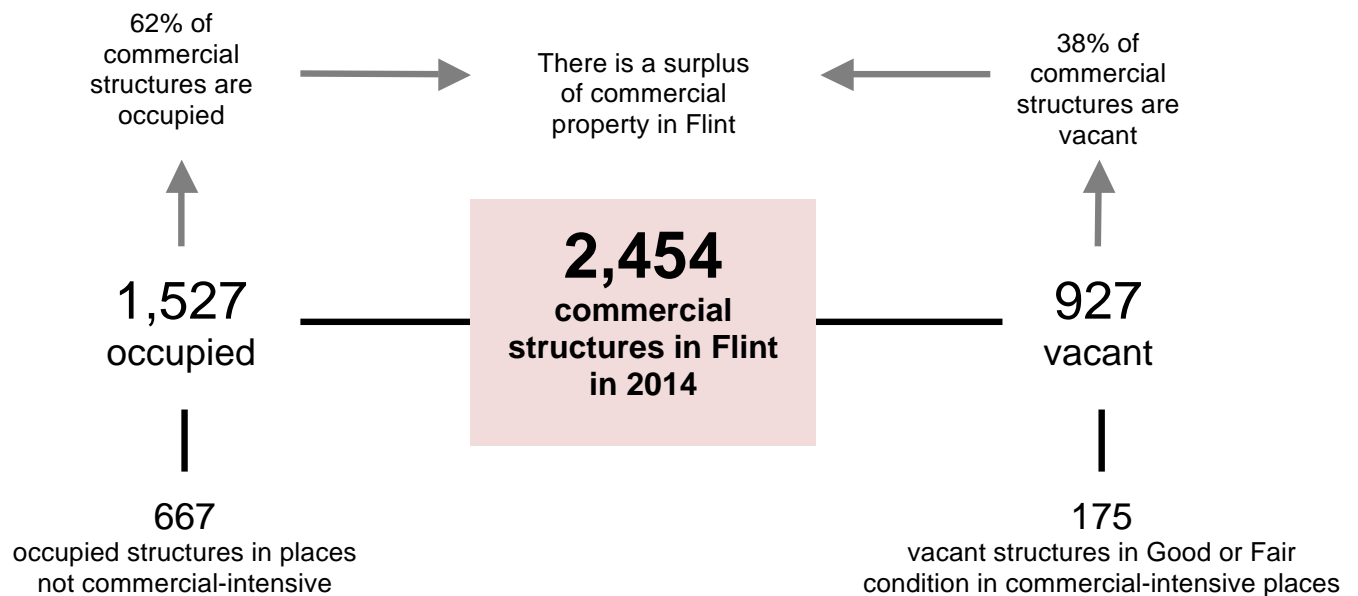
FIVE-YEAR BENCH MARKS FOR BLIGHT ELIMINATION

Years 1 and 2	Years 3 and 4	Year 5
<ul style="list-style-type: none">• Reuse 1,135 vacant lots not adjacent to occupied structures, 15% of the total	<ul style="list-style-type: none">• Reuse 3,575 vacant lots not adjacent to occupied structures, completing 50% of the total	<ul style="list-style-type: none">• Reuse 2,861 vacant lots not adjacent to occupied structures, completing 100% of the total

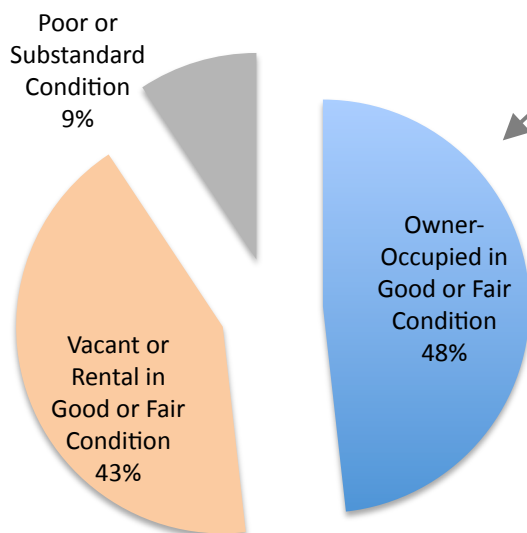
VACANT LOT REUSE



BUILDING REHABILITATION AND REDEVELOPMENT



Residential Structures in Flint



65% of single-family housing units are owner-occupied nationally

To diversify housing options in Flint, the Master Plan calls for 15,000 additional multi-unit housing units within 20 years.

\$1.5 billion of investment needed to create 15,000 additional multi-unit housing units

Condition of Residential Structures in Flint



\$42 million to structurally update and improve 25% of houses in fair condition in neighborhood place types

\$15,000 - \$25,000 to structurally update and improve a house in fair condition

8,445 houses in *neighborhood place types* are in fair condition

BUILDING REHABILITATION AND REDEVELOPMENT

Several redevelopment challenges and opportunities were identified during the process of creating the Master Plan. There is a surplus of both residential commercial structures throughout the City. In 2014 roughly 38% of all commercial structures are vacant. Scattered retail locations and lacking cohesive commercial centers were described as challenges during Master Plan community engagement sessions. In response, the Master Plan directs commercial ventures to specific places in order to concentrate and strengthen the commercial climate. Regarding residential redevelopment, while an overabundance of residential structures exists, the vast majority of these structures are single-family housing units. Quality multi-unit options for housing were actually reported to be in short supply during the planning process as community members cited instances of residents relocating to municipalities outside of Flint seeking apartments and multi-unit housing options. Additionally, given the drastic devaluation of houses in Flint, updates and improvements are not cost-effective for most homeowners in the city. Accordingly, even owner-occupied houses often lack structural and functional maintenance, creating an overall deterioration of housing condition, which further depresses the housing market in Flint. Thus, supporting owner-occupied housing improvement, diversifying the City's housing stock, and ensuring responsible and sustainable housing development are three objectives of the Master Plan. Ultimately, while the real estate market in Flint limits options for cost-effective rehabilitation and redevelopment, the Master Plan presents a guide and opportunity for coordinated and market-minded rehabilitation and redevelopment.

COLLABORATION BETWEEN PARTNERS

Partner Roles

Residents

Maintain and improve residences.

Local Government

Support and often lead residential redevelopment. Support commercial redevelopment.

Institutions

Maintain and improve occupied property. Support residential and commercial development, particularly on nearby property.

Community Groups

Identify opportunities for rehabilitation and redevelopment and share information on resources available, particularly for owner-occupied rehabilitation.

Businesses and Developers

Lead residential and commercial development.

BUILDING REHABILITATION AND REDEVELOPMENT

This chart directs citywide building rehabilitation and redevelopment for neighborhood stabilization in Flint by outlining priorities according to place type and depicting the connections between place types, methods, and partners. Yellow boxes provide descriptions of building rehabilitation and redevelopment for each tier. Blue boxes identify responsible partners for each tier. Place types are listed in descending order on the left side of each tier.

Priority Chart for Neighborhood Stabilization

Tier 1: Owner-Occupied Housing Support

Traditional Neighborhood
Green Neighborhood
Mixed Residential
University Avenue Core

Structurally and functionally maintain and update owner-occupied houses.

Institutions and Local Government

Tier 2: Multi-Unit Residential and Mixed-Use Rehabilitation and Redevelopment

Neighborhood Center
Mixed Residential
University Avenue Core
Downtown District

Rehabilitate and construct buildings for mixed-use (residential *and* commercial) and multi-unit residential development.

Business and Developers with Institutional and Local Government support

Tier 3: Commercial Rehabilitation and Redevelopment

Neighborhood Center
City Corridor
University Avenue Core
Downtown District
Commerce & Employment Center

Rehabilitate and construct buildings for commercial use.

Business and Developers with Institutional and Local Government support

Tier 4: Single-Family Housing Construction and Rehabilitation

Traditional Neighborhood
Mixed Residential

Limited rehabilitation and construction of single-family units.

Institutions and Local Government with support from Businesses and Developers

BUILDING REHABILITATION AND REDEVELOPMENT

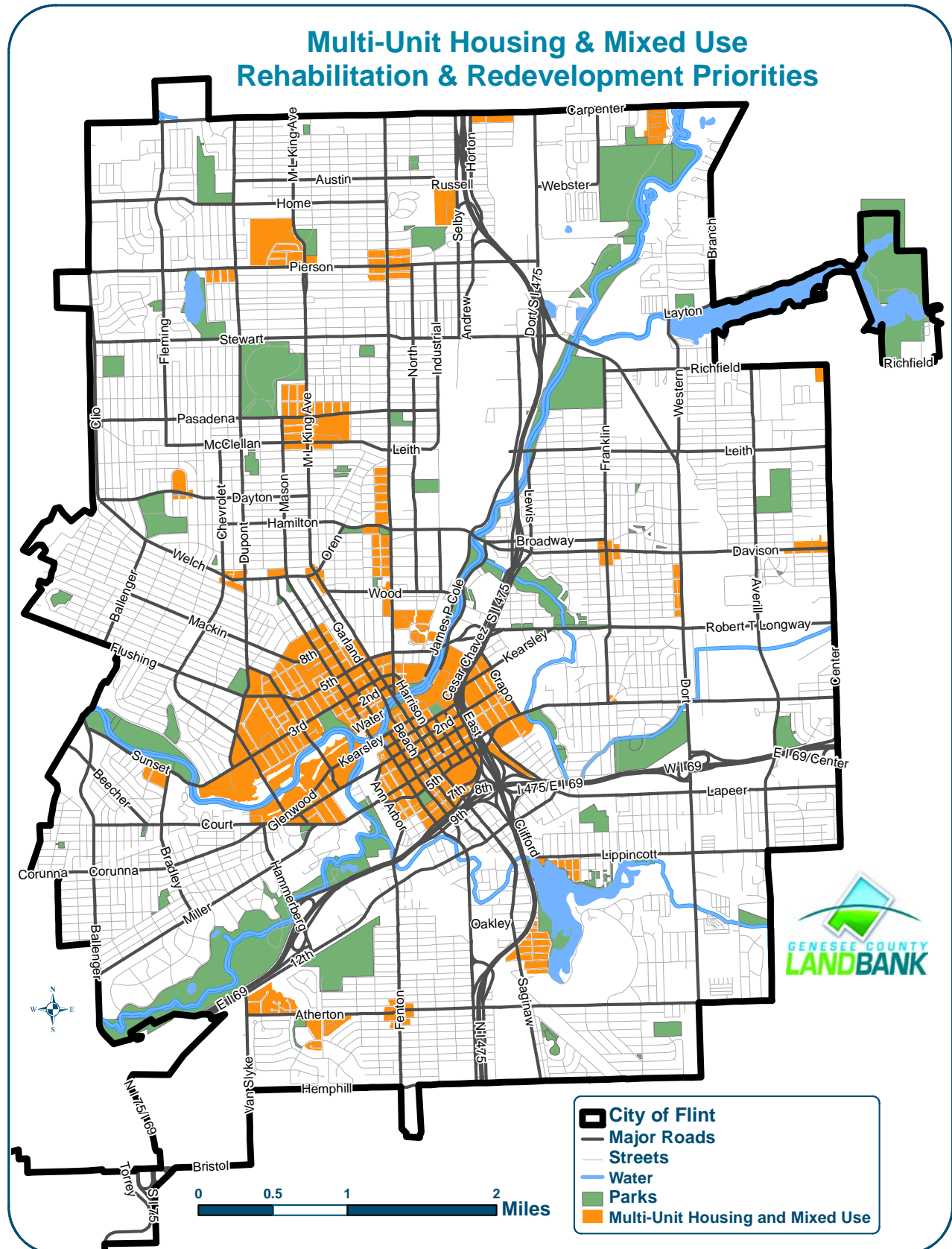
ACTION STEPS AND POTENTIAL STRATEGIES

- Develop building rehabilitation and redevelopment plans in line with the priority chart and place type descriptions provided in this Framework.
- Employ the findings of a City of Flint Target Market Analysis (currently underway and funded through the Michigan State Housing Development Authority) in housing rehabilitation and redevelopment.
- Support homeownership by offering resources for owner-occupied housing rehabilitation and maintenance.
 - Concentrate resources on structural and exterior housing improvements, including exterior painting, structural repairs (roof, porch, and foundation), window replacement, and the construction of wheelchair ramps and other installations for public accommodations.
- Promote and advance owner-occupied housing in Traditional Neighborhoods and Green Neighborhoods.
- Support commercial property improvements.
 - Consider cost-sharing funding options for façade improvements, particularly for properties in Tier 3 of the Building Rehabilitation and Redevelopment Priority Chart for Neighborhood Stabilization on page 60.
- Incentivize the location and relocation of commercial ventures to commercial-intensive place types.
- Reinforce rental registration and licensing to ensure responsible rental property maintenance and rehabilitation.

FIVE-YEAR BENCH MARKS FOR BLIGHT ELIMINATION

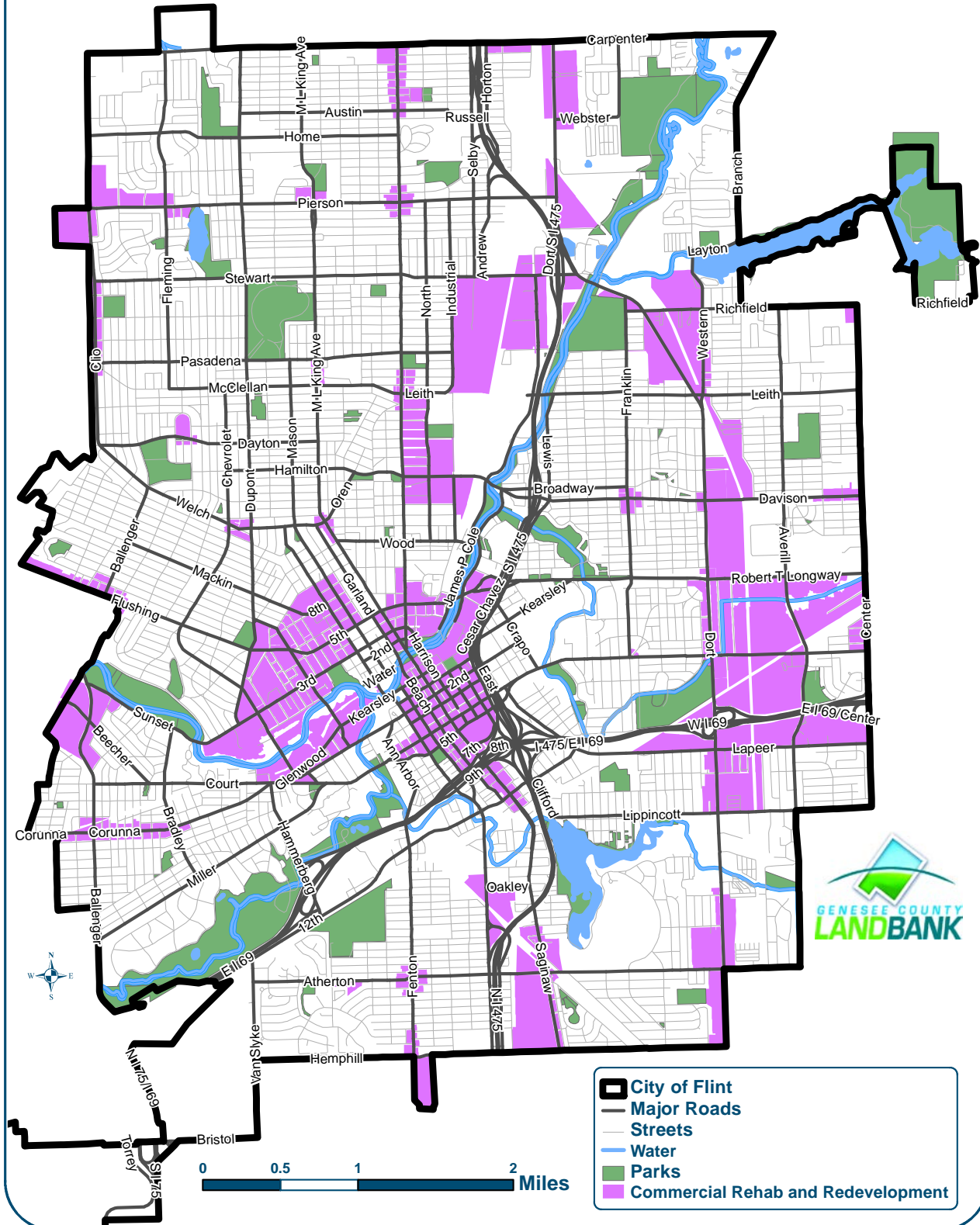
Years 1 and 2	Years 3 and 4	Year 5
<ul style="list-style-type: none">• 4% of owner-occupied houses in fair condition are improved using outside resources and support	<ul style="list-style-type: none">• An additional 4% of owner-occupied houses are improved using outside resources and support	<ul style="list-style-type: none">• An additional 2% of owner-occupied houses are improved using outside resources and support

BUILDING REHABILITATION AND REDEVELOPMENT

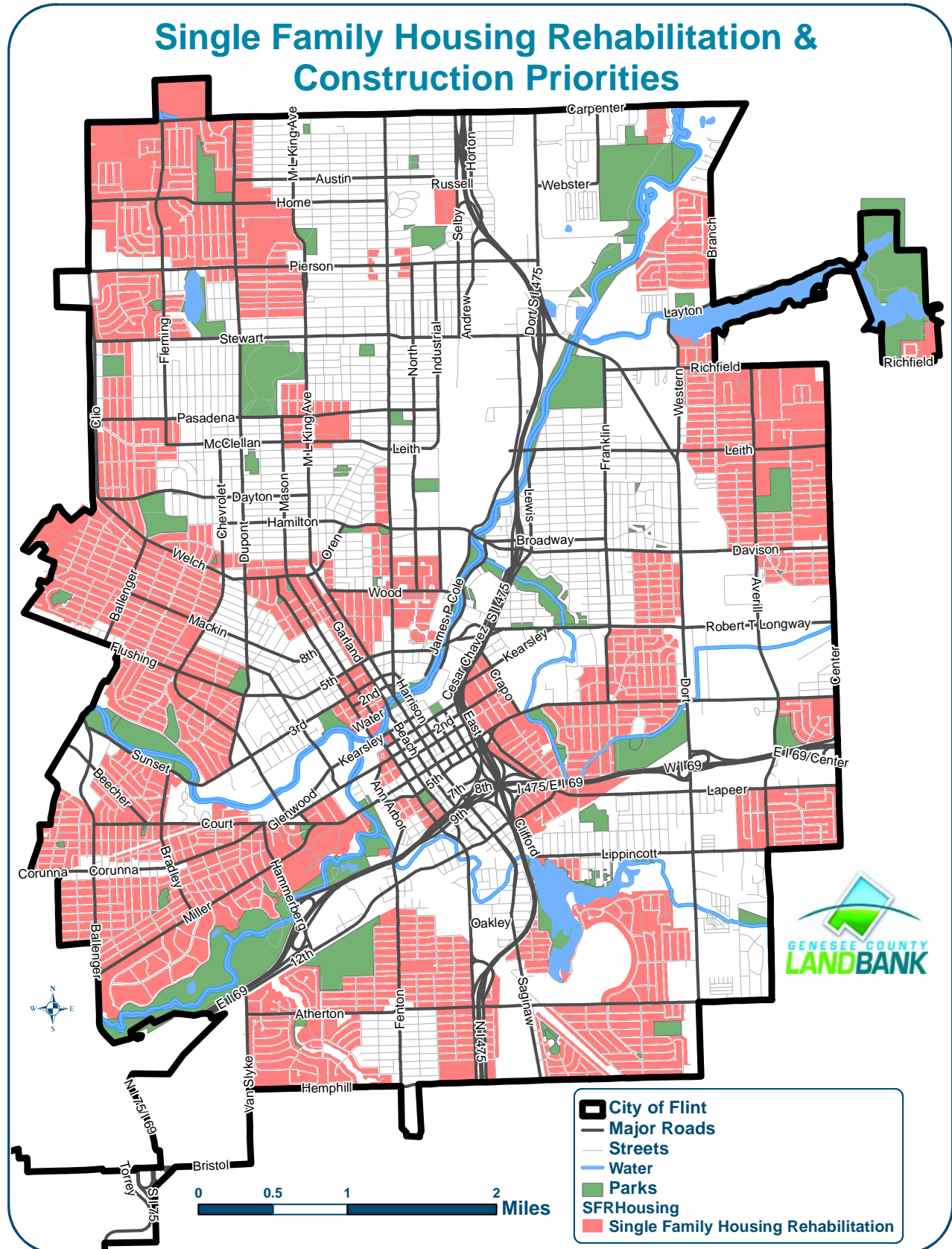


BUILDING REHABILITATION AND REDEVELOPMENT

Commercial Rehabilitation & Redevelopment Priorities

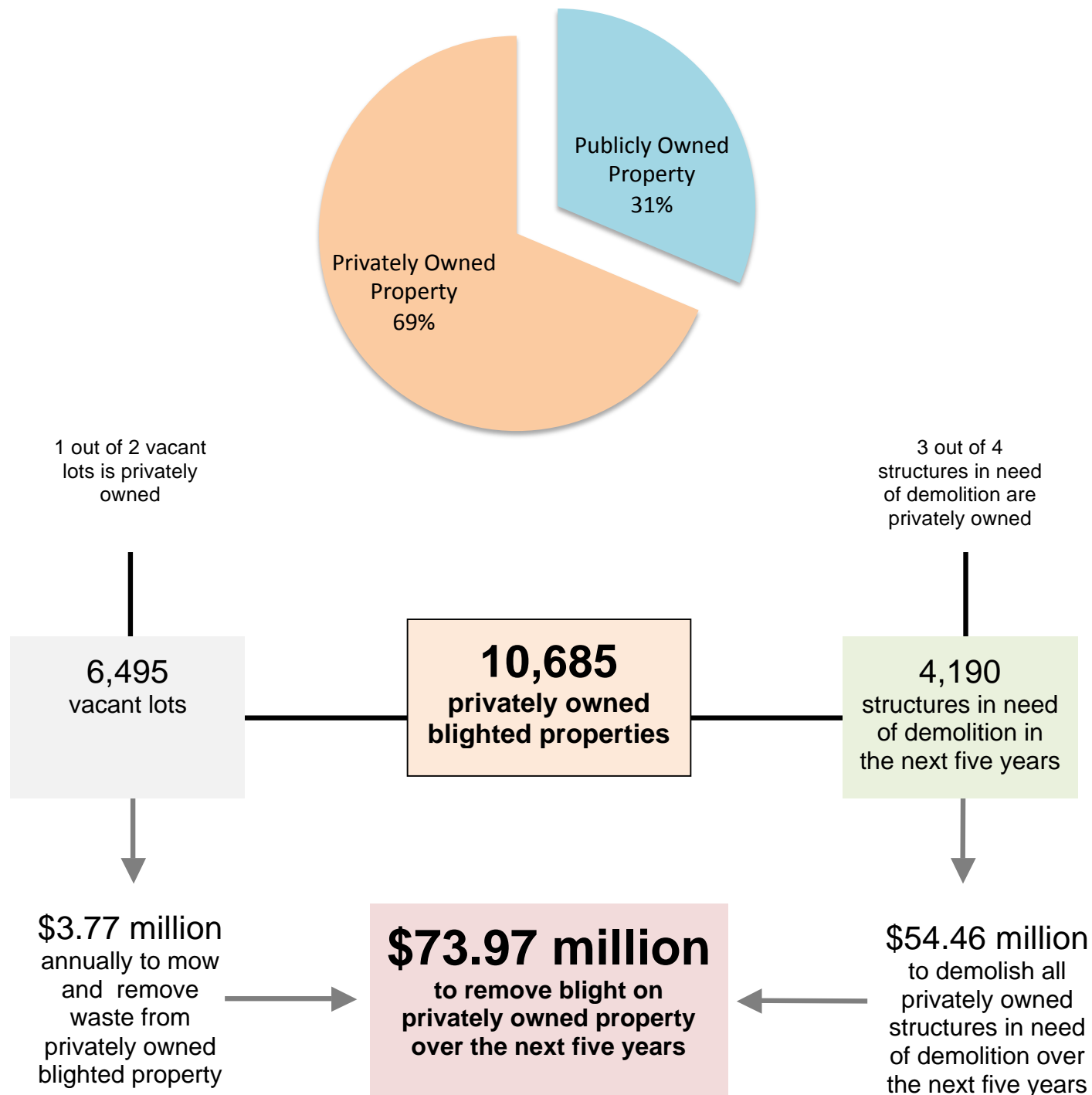


BUILDING REHABILITATION AND REDEVELOPMENT



CODE ENFORCEMENT

Five Year Cost of Removing Blight



CODE ENFORCEMENT

The presence of blighted properties owned by landlords and absentee owners was repeatedly identified as a neighborhood concern during Master Plan community engagement input sessions. There are 10,685 privately owned properties in Flint that will need blight removed from them over the next five years, including 4,190 structures that will need to be demolished in the next five years at a cost of \$54.46 million. The annual cost of mowing and removing waste from these properties is \$3.77 million. The total five-year cost of blight elimination on private properties in Flint is \$73.97 million, and reflects 69% of the total cost of blight removal. To stabilize Flint neighborhoods local government should lead and invest in code enforcement efforts with the goal of eliminating blight on properties in and around Flint neighborhoods.

COLLABORATION BETWEEN PARTNERS

Partner Roles

Residents

Record and report blight elimination efforts as well as ordinance violations to local government.

Local Government

Lead and invest in new code enforcement efforts with the goal of blight elimination on properties in and around Flint neighborhoods.

Institutions

Record and report supported blight elimination efforts as well as ordinance violations to local government.

Community Groups

Record and report blight elimination efforts as well as ordinance violations to local government.

Businesses and Developers

Record and report blight elimination efforts as well as ordinance violations to local government.

CODE ENFORCEMENT

This chart directs citywide code enforcement for neighborhood stabilization in Flint by outlining priorities according to place type and depicting the connections between place types, methods, and partners. Place types are organized into three prioritized tiers and are listed in descending order on the left side. Yellow boxes provide descriptions of code enforcement methods for each tier. Blue boxes identify responsible partners for each tier.

Priority Chart for Neighborhood Stabilization

Tier 1: Code Enforcement by Neighborhood Patrols

Neighborhood Center
Mixed Residential
Traditional Neighborhood
University Avenue Core
City Corridor

Officers patrol neighborhoods. The objective of the patrols is to communicate directly with homeowners, residents, and property owners to ensure that occupied properties are in compliance with ordinances and to keep neighborhoods blight free.

Local Government

Tier 2: Complaint-Based Code Enforcement in Neighborhoods

Green Neighborhood

Local government responds to ordinance violations reported by community members.

Institutions, Residents, Community Groups, and Local Government

Tier 3: Code Enforcement to Support Redevelopment and Reuse

Downtown District
Community Open Space
Green Innovation
Commerce & Employment Center
Production Center

Local government responds to ordinance violations reported by community members.

Institutions, Businesses and Developers, and Local Government

CODE ENFORCEMENT

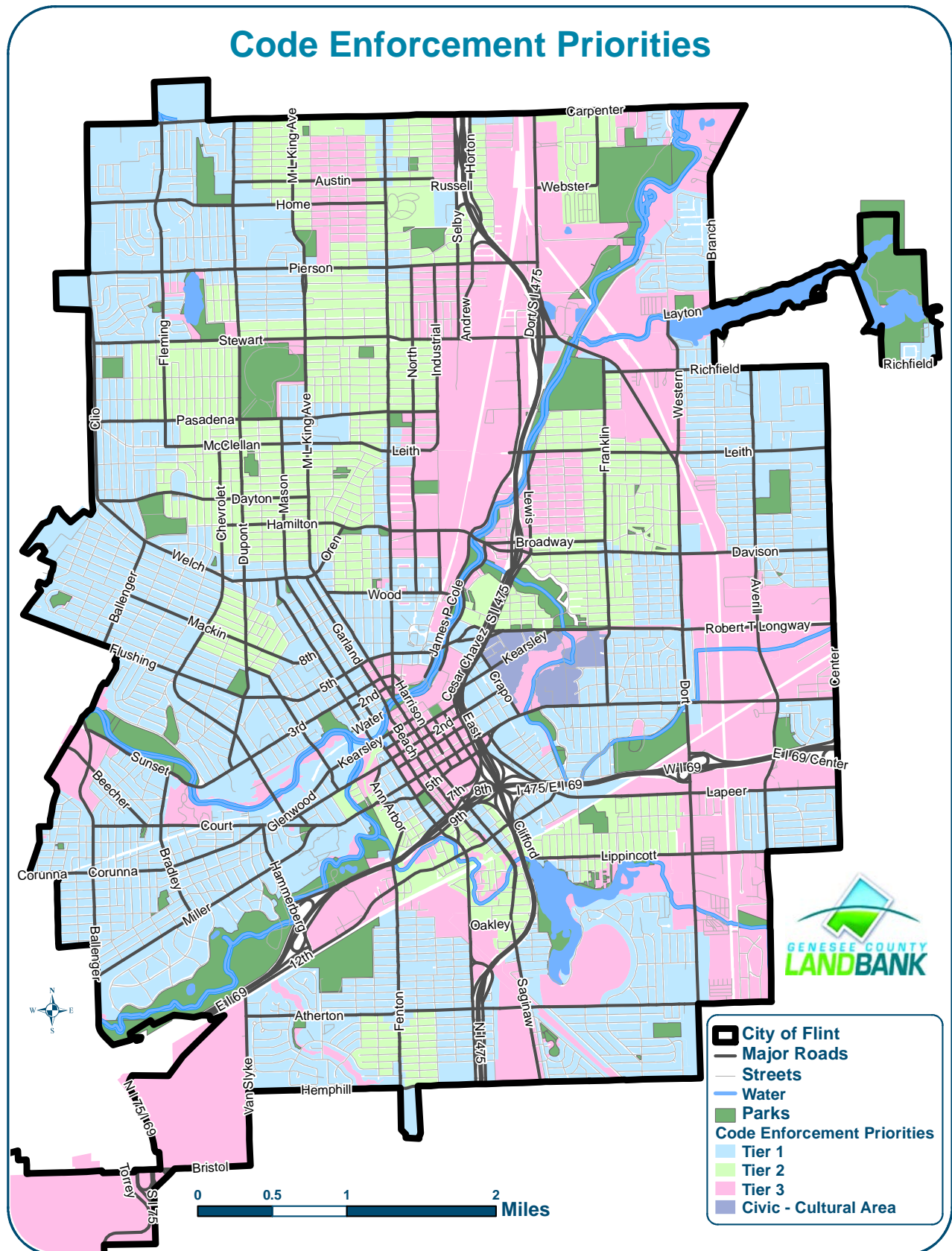
ACTION STEPS AND STRATEGIES

- Develop code enforcement plans in line with the priority chart and place type descriptions provided in this Framework.
- Explore the options and implications involved in addressing the high quantity of privately owned blighted properties.
 - Consider issuing citations for vacant and blighted structures that, if unpaid, will be added to property tax-bills and will ultimately lead to tax-foreclosure.
- Create an online Problem Property portal that is compatible with smart devices and possesses the ability to receive and provide information on vacant and blighted properties in Flint. The portal should be able to receive information on vacant properties (vacancy status, mowing complaint, waste complaint, forestry complaint, boarding complaint, demolition needed, scrapping, mowing completed by non-owner, boarding completed by non-owner, waste removal completed by non-owner, etc.). The portal should also be able to provide information on a property to the public, including property owner, programs and resources available for maintenance, and demolition plans/eligibility. The portal should also allow community members to upload photographs of individual properties.
- Ask residents to use the Problem Property portal to report vacant property issues and completed maintenance.
- Establish a code enforcement patrol system that is focused on upholding and ensuring ordinance compliance on occupied property and also documents vacant properties and vacant property ordinance violations.
- Explore avenues for community-based participation in code enforcement for blight elimination, beyond the use of the Problem Property portal.
 - Consider supporting community-based information gathering that is connected to community-based blight elimination funding.
- Review and rethink municipal code enforcement systems, including City ordinances, fines and fee schedules, and procedures for responding to ordinance violations.
 - Consider conducting an assessment of the current schedule of fines and fees for municipal property maintenance ordinance violations and revise and/or enact new ordinances as necessary to achieve full cost recovery of expended resources (see “Code Enforcement Report City of Flint” submitted by *Center for Community Progress*, page 18).
 - Consider working with the City Attorney to streamline the Municipal Ordinance Violations Bureau in anticipation of a proactive code enforcement program (see “Code Enforcement Report City of Flint” submitted by *Center for Community Progress*, page 18).

FIVE-YEAR BENCH MARKS FOR BLIGHT ELIMINATION

Years 1 and 2	Years 3 and 4	Year 5
<ul style="list-style-type: none">• 75% of ordinance violations issued for occupied properties are brought into compliance• 20% of vacant properties are in compliance with City ordinances	<ul style="list-style-type: none">• 80% of ordinance violations issued for occupied properties are brought into compliance• Instances of ordinance violations issued for occupied properties decreases by 20% compared to year one• 50% of vacant properties are in compliance with City ordinances	<ul style="list-style-type: none">• 85% of ordinance violations issued for occupied properties are brought into compliance• Instances of ordinance violations issued for occupied properties decreases by 40% compared to year one• 95% of vacant properties are in compliance with City ordinances

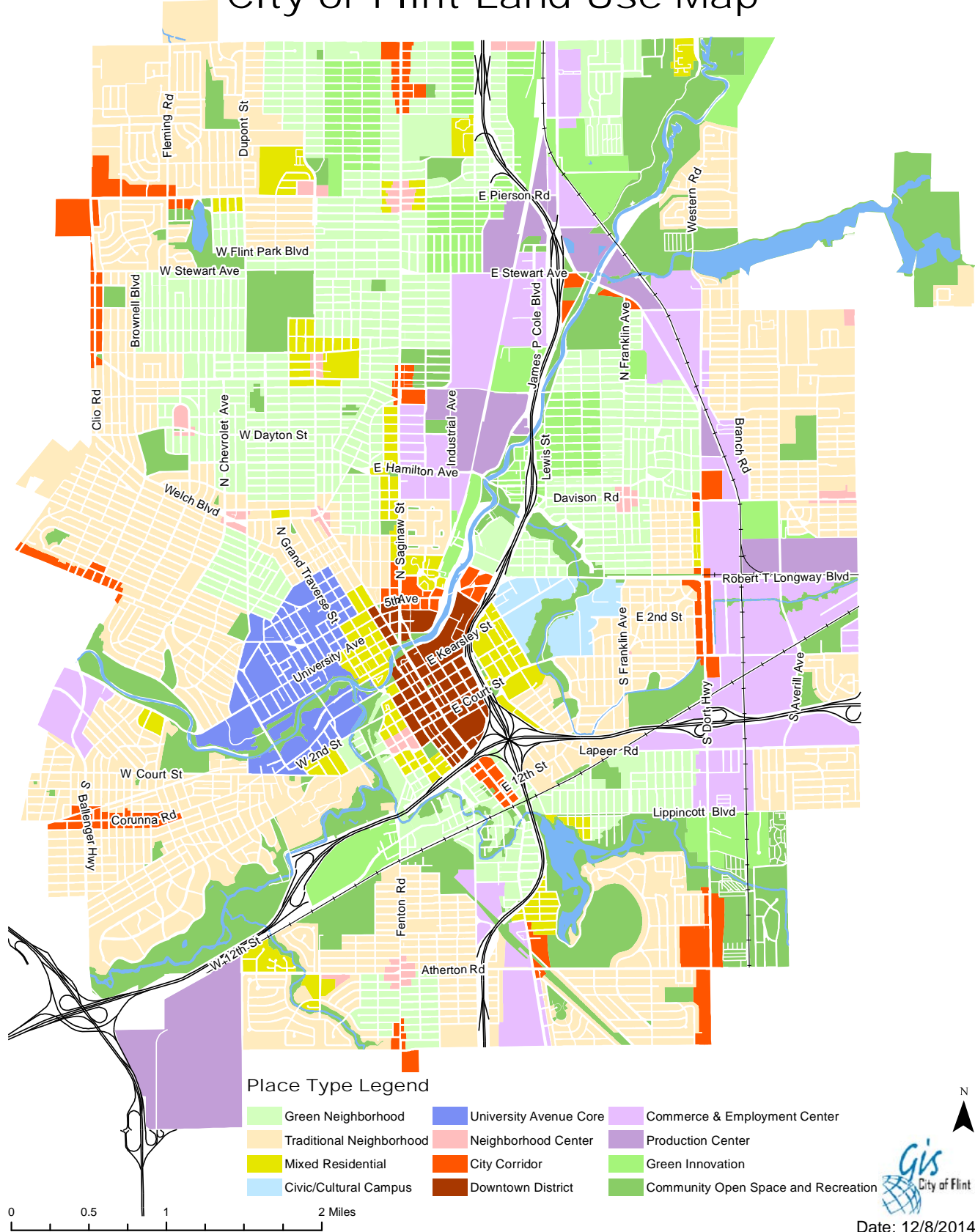
CODE ENFORCEMENT



Direction for Blight Elimination by Place Type

DIRECTION FOR BLIGHT ELIMINATION BY PLACE TYPE

City of Flint Land Use Map



NEIGHBORHOOD CENTER

Master Plan 20-Year Vision: A focal point of Flint’s neighborhoods, offering spaces for commercial and social gathering and activities.

Five-Year Blight Elimination	171 blighted properties	\$1,166,469 to remove blight over five years
	16 houses in need of demolition	
	14 commercial buildings in need of demolition	
	141 vacant lots	
	23 structures in need of boarding	
	35 vacant commercial structures in good or fair condition	
	60 owner-occupied houses	
	\$19,441 per homeowner to remove blight	

Blight Elimination 5-Year Vision: Properties are in good condition and occupied or are secured with decorative boards awaiting new occupancy. All properties are completely mowed, maintained, and free of trash and debris. Neighborhood groups care for and use community green spaces that may include low-maintenance spaces.

CHALLENGES

- The condition, use, and prevalence of blight vary across areas within this place type.
- Realizing the Neighborhood Center vision in the Master Plan will be costly, particularly necessary building rehabilitation and redevelopment.
- New Partnerships between neighborhoods, developers, institutions, and local government are needed to establish Neighborhood Center places.

ASSETS & OPPORTUNITIES

- Residents and community groups are removing blight in these areas.
- Many of these areas are already neighborhood-gathering places.
- The Neighborhood Center place type presents an opportunity to concentrate and strengthen neighborhood gathering and collaboration.

NEIGHBORHOOD CENTER

Moving Forward to Eliminate Blight

Waste Removal: All properties should be clear of trash and lawn debris.

Boarding: Decorative boarding should be used for residential structures and commercial-grade boards should secure commercial buildings. Boarding is a high priority for this place type in order to secure properties for later use and development.

Demolition: Demolition of properties that are not viable for rehabilitation or to accommodate the construction of Neighborhood Center development is desirable. Needed demolition should be prioritized in this place type to stabilize these neighborhood anchors by removing blighted structures.

Mowing: Given the role that Neighborhood Centers play in stabilizing surrounding neighborhoods, all properties should be mowed and maintained in this place type.

Vacant Lot Reuse: Vacant lots are reused according to the goals and capacity of the surrounding neighborhoods. Active reuses should be implemented when long-term maintenance commitments exist from the surrounding neighborhoods. Low-maintenance reuses that provide social and environmental benefits may also be implemented.

Building Rehabilitation and Redevelopment: Properties are rehabilitated and redeveloped for new multi-unit housing and/or Neighborhood Center development.

Code Enforcement: Neighborhood patrols ensure that properties are mowed, free of trash and debris, and compliant with ordinances. Code enforcement is a high priority for this place type to ensure neighborhood stabilization.

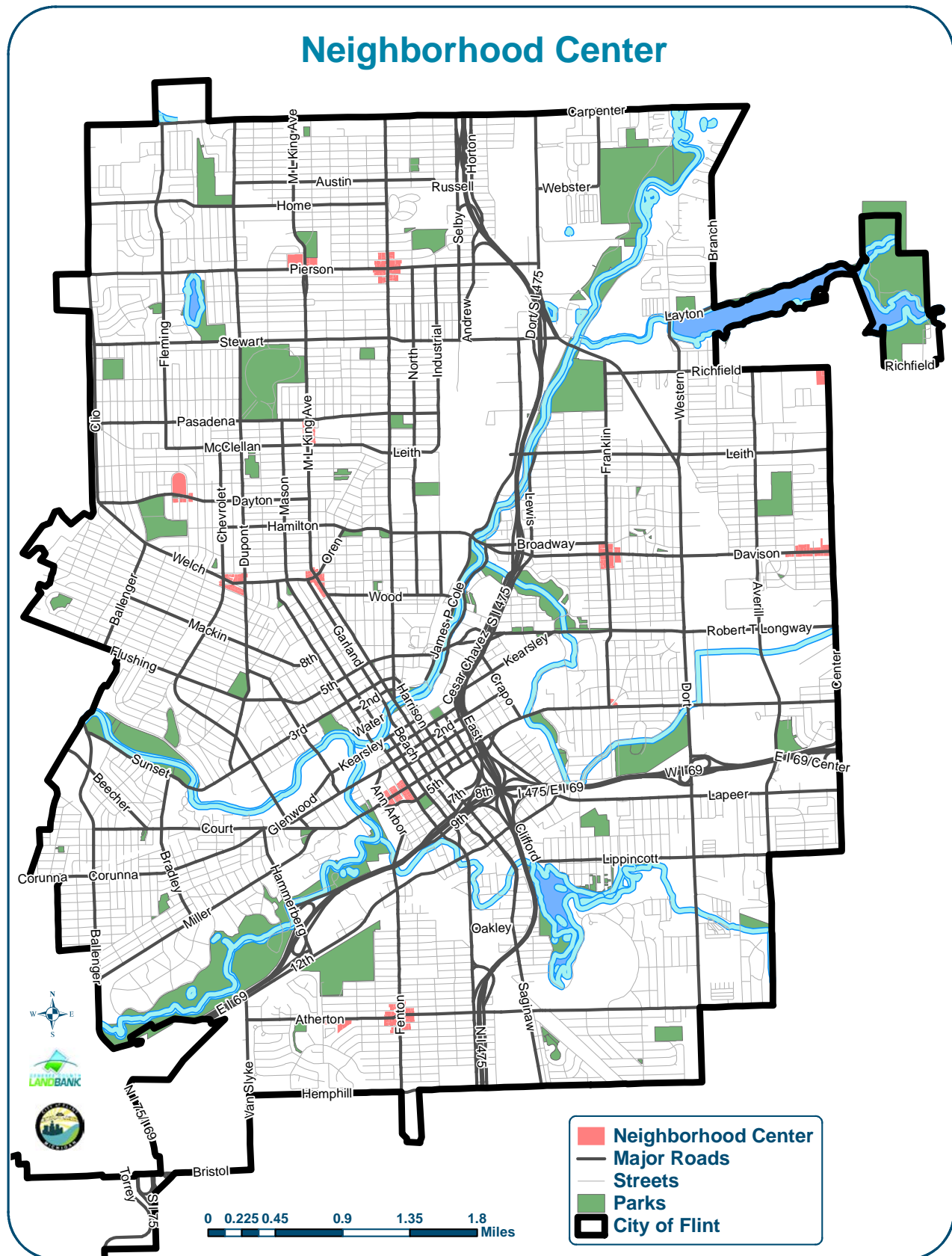
DIRECTION

Residents and Community Groups take advantage of the Neighborhood Center place type and lead blight elimination in these areas by mowing, boarding, cleaning up vacant properties, creating community green spaces, communicating with property owners, and pursuing the development of Neighborhood Center places.

Businesses and Developers and Institutions support the creation of Neighborhood Center places with property rehabilitation and redevelopment.

Local Government supports blight elimination but plays a diminishing role as residents and community groups increasingly lead blight removal efforts.

NEIGHBORHOOD CENTER



TRADITIONAL NEIGHBORHOOD

Master Plan 20-Year Vision: Detached single-family homes predominate the Traditional Neighborhood place type, while some larger lots do exist as a result of acquiring and consolidating adjacent parcels when lots were vacated.

Five-Year Blight Elimination	4,008 blighted properties	
	690 houses in need of demolition	
	124 commercial buildings in need of demolition	
	3,194 vacant lots	\$20,300,388 to remove blight over five years
	631 structures in need of boarding	
	13,567 owner-occupied houses	
	\$1,496 per homeowner to remove blight	

Blight Elimination 5-Year Vision: The vast majority of houses and buildings are occupied and in good or fair condition. Grass throughout neighborhoods is mowed and debris-free. Rarely, clusters of vacant lots are used and maintained by residents or have been converted to a green reuse that requires little to no maintenance.

CHALLENGES	ASSETS & OPPORTUNITIES
<ul style="list-style-type: none"> While most parts of Traditional Neighborhoods are relatively stable and possess little blight, some parts are less stable and more blight exists. The number of vacant properties and blighted properties is increasing. Residents in these areas complain of diminishing property maintenance. There is less known neighborhood-driven blight removal in this Traditional Neighborhoods than in other neighborhood place types. 	<ul style="list-style-type: none"> These areas contain a high number of households, creating great capacity for neighborhood-driven blight removal. Relative to other neighborhoods, the Traditional Neighborhood place type has the least amount of blight per homeowner. These neighborhoods commonly include and connect to neighborhood groups, large institutions, and successful businesses.

TRADITIONAL NEIGHBORHOOD

Moving Forward to Eliminate Blight

Waste Removal: All properties should be clear of trash and debris. If trash exists as the result of illegal dumping, removing it should be prioritized.

Boarding: Decorative boards are used for residential properties with extended vacancy. When needed, boarding should be prioritized.

Demolition: Properties in need of demolition should be prioritized so that these stable neighborhoods do not destabilize. Houses in poor and sub-standard condition and vacant commercial properties are typically demolished.

Mowing: Given the density of these areas, virtually all properties should be mowed and maintained. Occupied properties and those adjacent to them are completely mowed and maintained. Ensuring mowing of vacant properties in these areas is a high priority.

Vacant Lot Reuse: Clusters of vacant lots that are not adjacent to occupied houses should be prioritized for reuse. When residents are committed to long-term maintenance, active reuses such as pocket parks should be implemented. Passive reuses that require little to no maintenance and produce social and environmental benefits should be implemented when residents are not committed to long-term maintenance.

Building Rehabilitation and Redevelopment: Owner-occupied housing maintenance and improvement should be supported. When undertaken, single-family housing rehabilitation and redevelopment occurs in this place type.

Code Enforcement: Neighborhood patrols ensure that properties are mowed, free of trash and debris, and compliant with ordinances. High rates of occupancy in these neighborhoods allows for direct communication between neighborhood patrols and residents.

DIRECTION

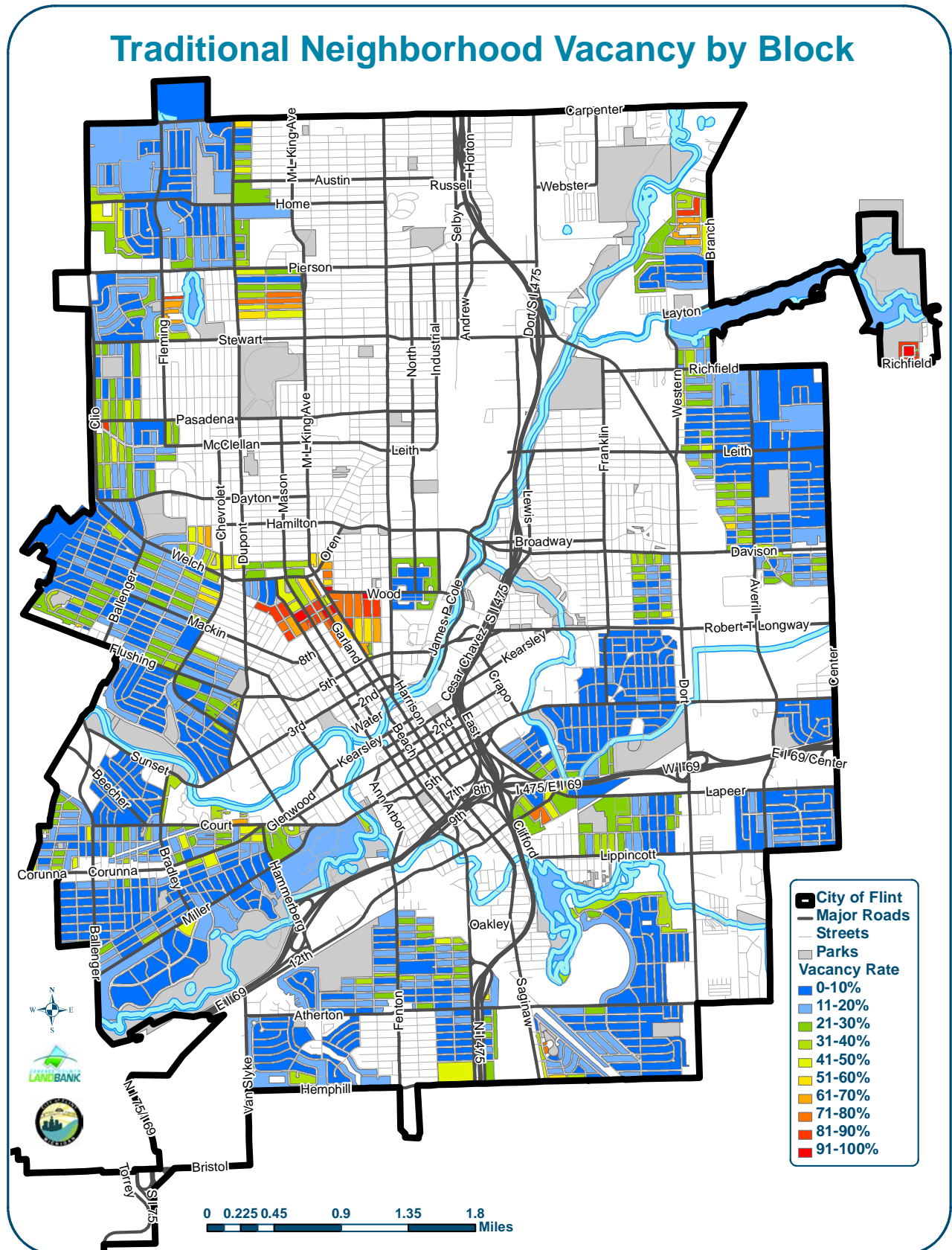
Residents and Community Groups should lead mowing, boarding, and cleaning up of vacant properties on their blocks and in their neighborhoods, given the large number of households and relatively small presence of blight.

Local Government and Institutions should support neighborhood-driven blight removal and prioritize demolition.

Code Enforcement On-the-ground code enforcement should support and compliment neighborhood-driven blight elimination by encouraging ordinance compliance on occupied properties and preventing future blight on vacant properties.



TRADITIONAL NEIGHBORHOOD



GREEN NEIGHBORHOOD

Master Plan 20-Year Vision: A designated residential area that consists of single-family units with larger residential lots, small amounts of open space, community gardens, and small-scale urban agriculture intermixed.

Five-Year Blight Elimination	8,325 blighted properties	
	2,049 houses in need of demolition	
	156 commercial buildings in need of demolition	
	6,120 vacant lots	
	1,710 structures in need of boarding	
	4,018 owner-occupied houses	
	\$10,783 per homeowner to eliminate blight	
		\$43,325,665 to remove blight over five years

Blight Elimination 5-Year Vision: The majority of houses are occupied and in good or fair condition. When present, vacant properties are secured with decorative boarding. All properties are trash-free. Larger residential lots are apparent through consistent care and maintenance. Clusters of vacant lots are used and maintained by the neighborhood, have been converted to green reuse that requires little to no maintenance, or are characterized by mow strips that keep sightlines and sidewalks clear.

CHALLENGES

- Blight is prevalent in these neighborhoods today.
- The number of vacant properties and blighted properties is increasing.
- While the long-term vision is homeownership of larger lots, rental housing is common and increasing.
- Many of these neighborhoods are not connected to institutions and long-established businesses that would offer blight elimination support.

ASSETS & OPPORTUNITIES

- Community groups, including neighborhood associations and block clubs abound in these neighborhoods.
- Many community groups are already working to eliminate blight.
- The Master Plan identifies Green Neighborhoods as an investment focus for neighborhood stabilization.

GREEN NEIGHBORHOOD

Moving Forward to Eliminate Blight

Waste Removal: All properties should be free of trash and debris. Removing accumulated trash and debris should be prioritized in this place type in order to stabilize these neighborhoods.

Boarding: Secure houses in need of demolition until demolition is complete. Decorative boarding is used when vacant houses are in good or fair condition, particularly in neighborhoods with more residents.

Demolition: Houses in poor or sub-standard condition and vacant commercial properties are typically demolished. Demolition is a main blight elimination priority in this area in order to stabilize these neighborhoods by removing blighted structures.

Mowing: Occupied properties and those adjacent to them are completely mowed. Homeowners are encouraged to expand property by purchasing adjacent vacant lots when possible. Complete mowing is not expected and consistent mow strips along sidewalks are an acceptable form of maintenance for clusters of vacant properties not adjacent to occupied houses. Mowing of vacant properties in these areas should be a priority.

Vacant Lot Reuse: Clusters of vacant lots that are not adjacent to occupied houses and not maintained and used by the neighborhood should be productively reused. Most commonly, passive reuses that require little to no maintenance and produce social and environmental benefits should be implemented. Community open space and gardens are also present when created and cared for by the neighborhood.

Building Rehabilitation and Redevelopment: Housing rehabilitation in these areas is limited to support for owner-occupied rehabilitation, as the vision for these neighborhoods includes less dense housing and larger residential lots.

Code Enforcement: Complaint-based code enforcement is used to partner with residents in identifying and notifying the owners of blighted properties and stabilizing these neighborhoods.

DIRECTION

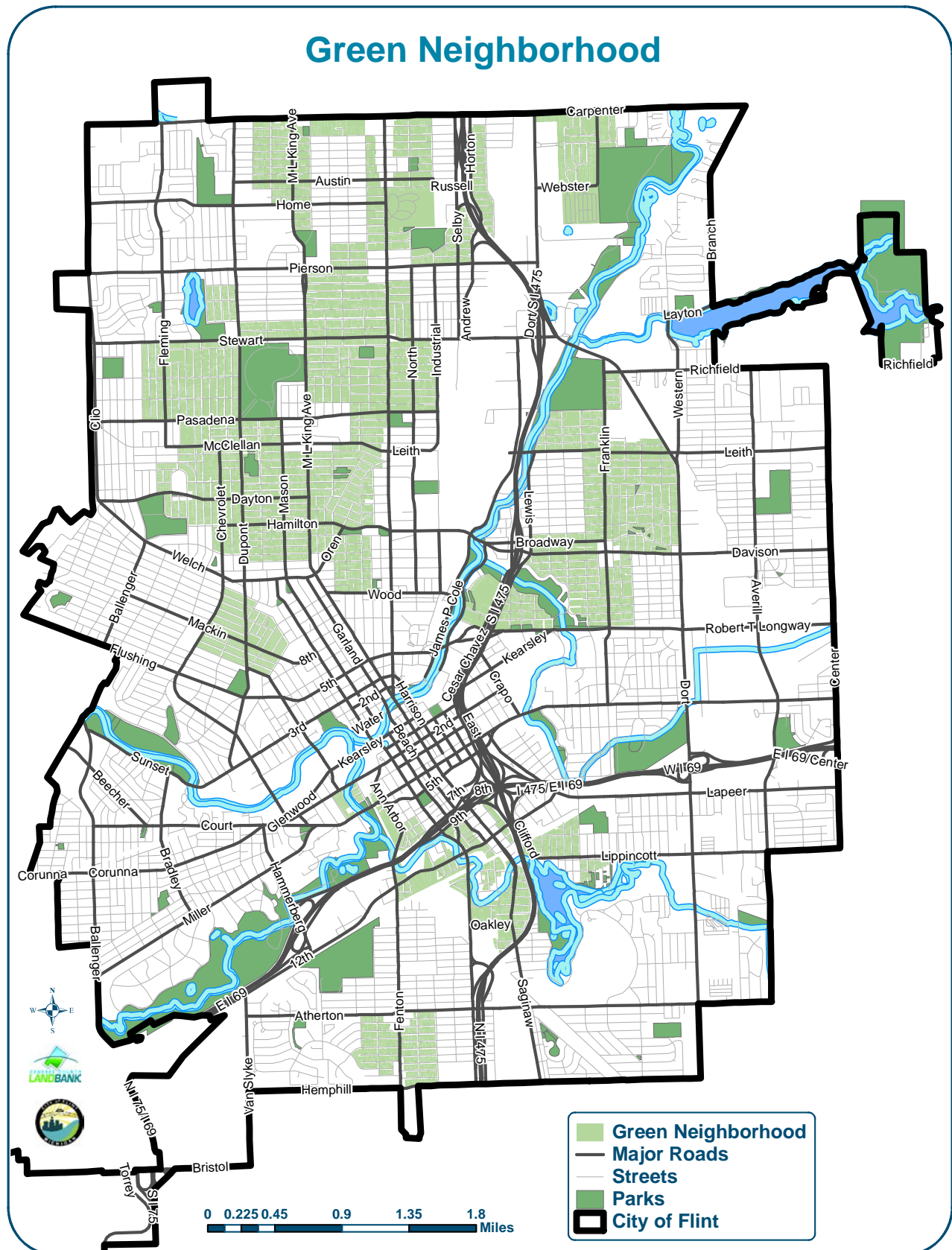
Residents should support blight elimination by mowing vacant properties next door.

Community groups should lead more intensive blight removal efforts, including neighborhood mowing, boarding, and cleanups.

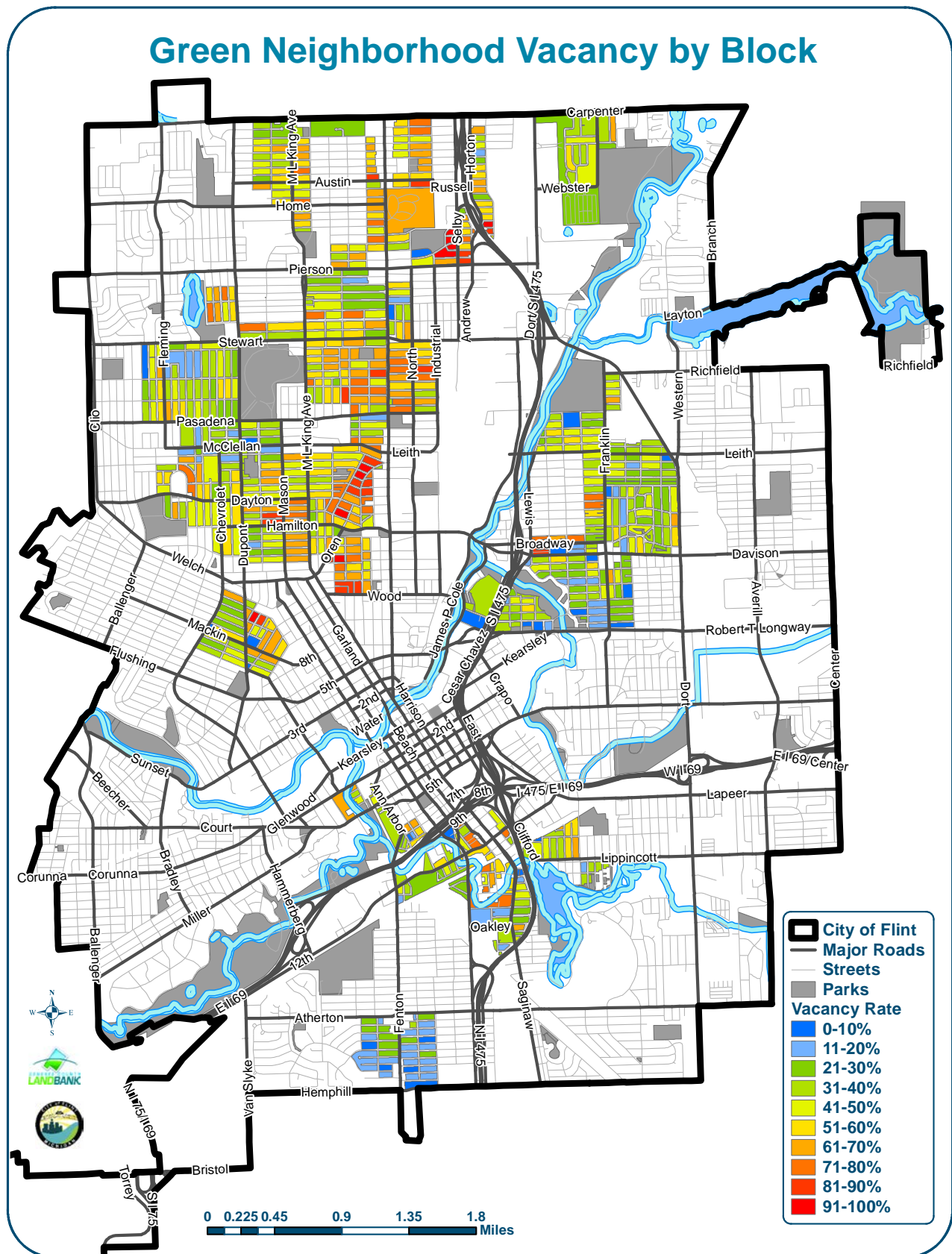
Local Government and Institutions should strongly support neighborhood blight removal and prioritize demolition in these neighborhoods.

Collaboration between community groups, local government, residents, and institutions is essential in eliminating blight and stabilizing Green Neighborhoods.

GREEN NEIGHBORHOOD



GREEN NEIGHBORHOOD



MIXED RESIDENTIAL

Master Plan 20-Year Vision: Attached single-family units, in the form of town homes, row houses and duplexes are accommodated in this place type, along with multi-family units, in the form of apartments and condominiums. Single-family homes are also found within the Mixed Residential place type, intermixed among other types of residential units.

Five-Year Blight Elimination	1,002 blighted properties	
	201 houses in need of demolition	
	16 commercial buildings in need of demolition	
	785 vacant lots	
	168 structures in need of boarding	
	37 vacant commercial structures in good or fair condition	
	607 owner-occupied houses	
	\$7,598 per homeowner to eliminate blight	
		\$4,612,191 to remove blight over five years

Blight Elimination 5-Year Vision: The vast majority of houses are occupied and in good or fair condition. Occupied properties and adjacent properties are completely mowed and free of trash and debris. In anticipation of development, vacant properties are boarded and mow strips keep sightlines and sidewalks clear.

CHALLENGES

- Rates of occupancy, vacancy, and blight vary across Mixed Residential areas.
- While the vision for the Mixed Residential place type describes a variety of housing options including higher-density housing, many of these areas are currently comprised of mostly single-unit housing.

ASSETS & OPPORTUNITIES

- Blight is relatively limited in Mixed Residential areas.
- Many areas contain a high number of households, creating high capacity for neighborhood-driven blight elimination.
- The Master Plan directs new development to diversity housing options to Mixed Residential areas.

MIXED RESIDENTIAL

Moving Forward to Eliminate Blight

Waste Removal: All properties are free of trash and debris. If trash exists as the result of illegal dumping, removing it is a priority.

Boarding: Decorative boards secure vacant houses when they exist. Commercial boards secure vacant commercial buildings. Boarding in this place type will vary. While in some Mixed Residential areas the majority of single-unit houses are occupied and little boarding is required, other areas may contain multiple vacant properties in preparation for redevelopment.

Demolition: Demolition in this place type will vary. Houses and commercial buildings in sub-standard condition are demolished. Development-driven demolition for multi-unit residential housing development is desirable.

Mowing: Mowing in this place type will vary. Occupied properties and those adjacent to them are completely mowed. If clusters of vacant lots exist as the result of demolition and housing development is not anticipated in the short-run, they should be maintained and potentially devoted to neighborhood use until a time when multi-unit development occurs.

Vacant Lot Reuse: As these areas transition towards high-density residential places, vacant land is reused for new construction and redevelopment in the long-run. In the short-run, when clusters of vacant lots exist and redevelopment is not expected, passive reuses that require little to no maintenance and produce social and environmental benefits should be implemented.

Building Rehabilitation and Redevelopment: Multiple-unit and mixed-use rehabilitation and redevelopment characterize this place type and should be focused in these areas.

Code Enforcement: Neighborhood patrols ensure that properties are mowed, free of trash and debris, and compliant with ordinances. High rates of occupancy in these neighborhoods allows for direct communication between neighborhood patrols and residents.

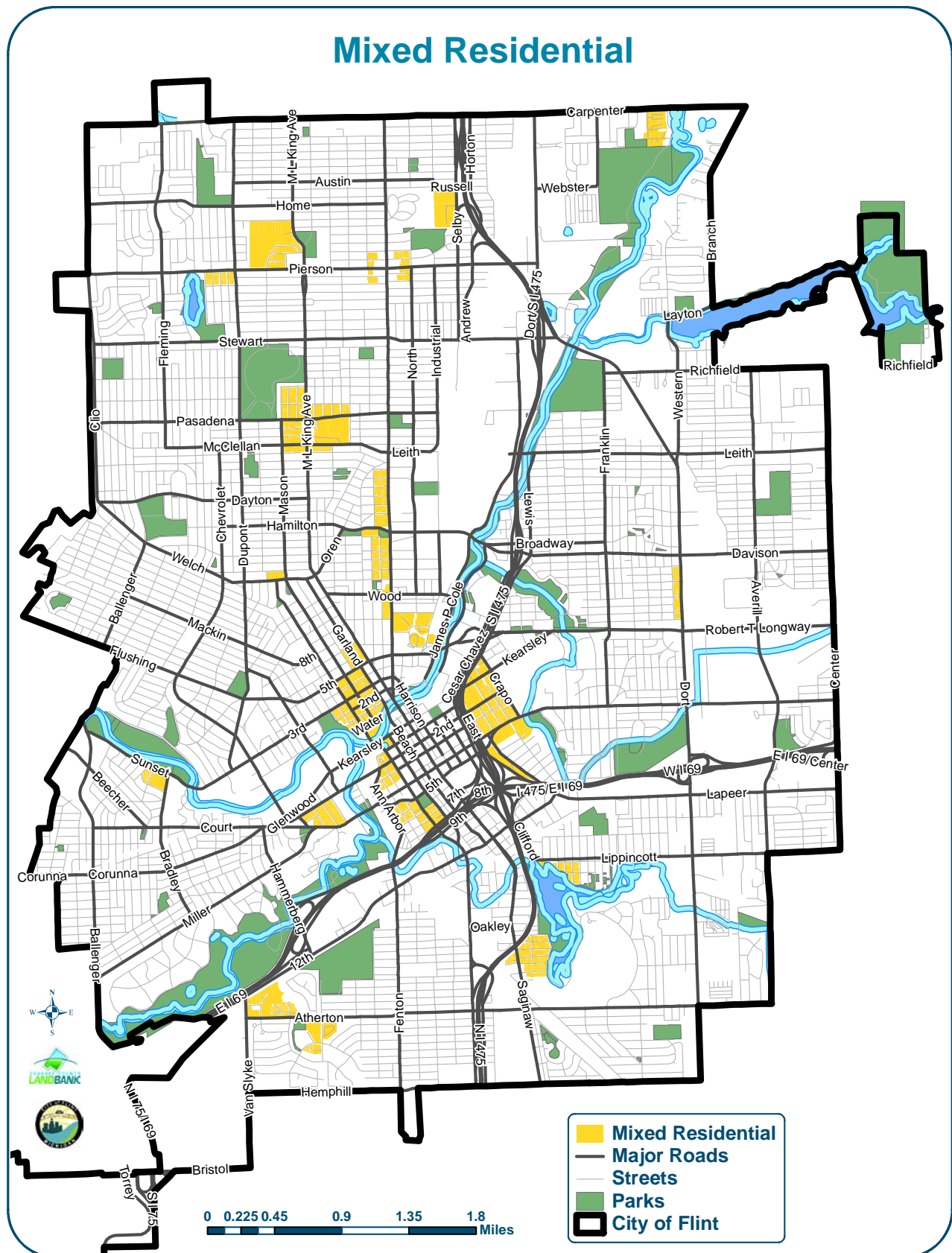
DIRECTION

Residents and Community Groups lead blight elimination in areas where blight is limited and more households exist by mowing, boarding, and cleaning up vacant properties.

Local Government and Institutions lead blight elimination in areas where blight is more prevalent and fewer households exist and also support neighborhood-driven blight removal.

Rehabilitation and Redevelopment is a leading consideration driving blight elimination in these areas and should be promoted.

MIXED RESIDENTIAL



UNIVERSITY AVENUE CORE

Master Plan 20-Year Vision: The University Avenue Core is an area anchored around institutions with the potential to connect with one another, blossoming into a more intense area of the City. Future uses envisioned within the place type include public institutions, professional offices, residential buildings, open space and greenways, research and development, and light manufacturing.

Five-Year Blight Elimination	636 blighted properties	
	67 houses in need of demolition	
	9 commercial buildings in need of demolition	
	560 vacant lots	
	59 structures in need of boarding	
	4 vacant commercial structures in good or fair condition	
	132 owner-occupied houses	
	\$17,078 per homeowner to eliminate blight	
		\$2,254,329 to remove blight over five years

Blight Elimination 5-Year Vision: The vast majority of houses are occupied and in good or fair condition. All properties are completely mowed and free of trash and debris. Dynamic reuse and redevelopment of formerly vacant buildings and lots is visible.

CHALLENGES

- Rates of occupancy, vacancy, and blight are variable across the University Avenue Core.
- Blight is concentrated in some areas within this place type.
- Some areas are less connected to the institutions that characterize the University Avenue Core.

ASSETS & OPPORTUNITIES

- The institutions that the place type was constructed around are actively removing blight and plan to do so in the future.
- Community groups actively remove blight in this place type.
- Blight is very limited in some areas within this place type.
- The University Avenue Core is outlined in the Master Plan to leverage and expand existing redevelopment efforts.

UNIVERSITY AVENUE CORE

Moving Forward to Eliminate Blight

Waste Removal: All properties should be clear of trash and debris. If trash exists as the result of illegal dumping, removing it should be a priority.

Boarding: Vacant houses are decoratively boarded and commercial buildings are secured with commercial boards.

Demolition: The University Avenue Core institutions lead demolition in this place type. Demolition for redevelopment is a high priority in this area.

Mowing: All properties should be completely mowed. The University Avenue Core institutions are encouraged to support vacant property mowing in this place type.

Vacant Lot Reuse: As these areas transition towards the dynamic place envisioned in the Master Plan, a variety of vacant lot reuses are expected. The University Avenue Core institutions drive vacant lot reuse according to their redevelopment plans.

Building Rehabilitation and Redevelopment: The University Avenue Core institutions drive redevelopment, including housing rehabilitation and redevelopment.

Code Enforcement: Complaint-based code enforcement supports the redevelopment of this area.

DIRECTION

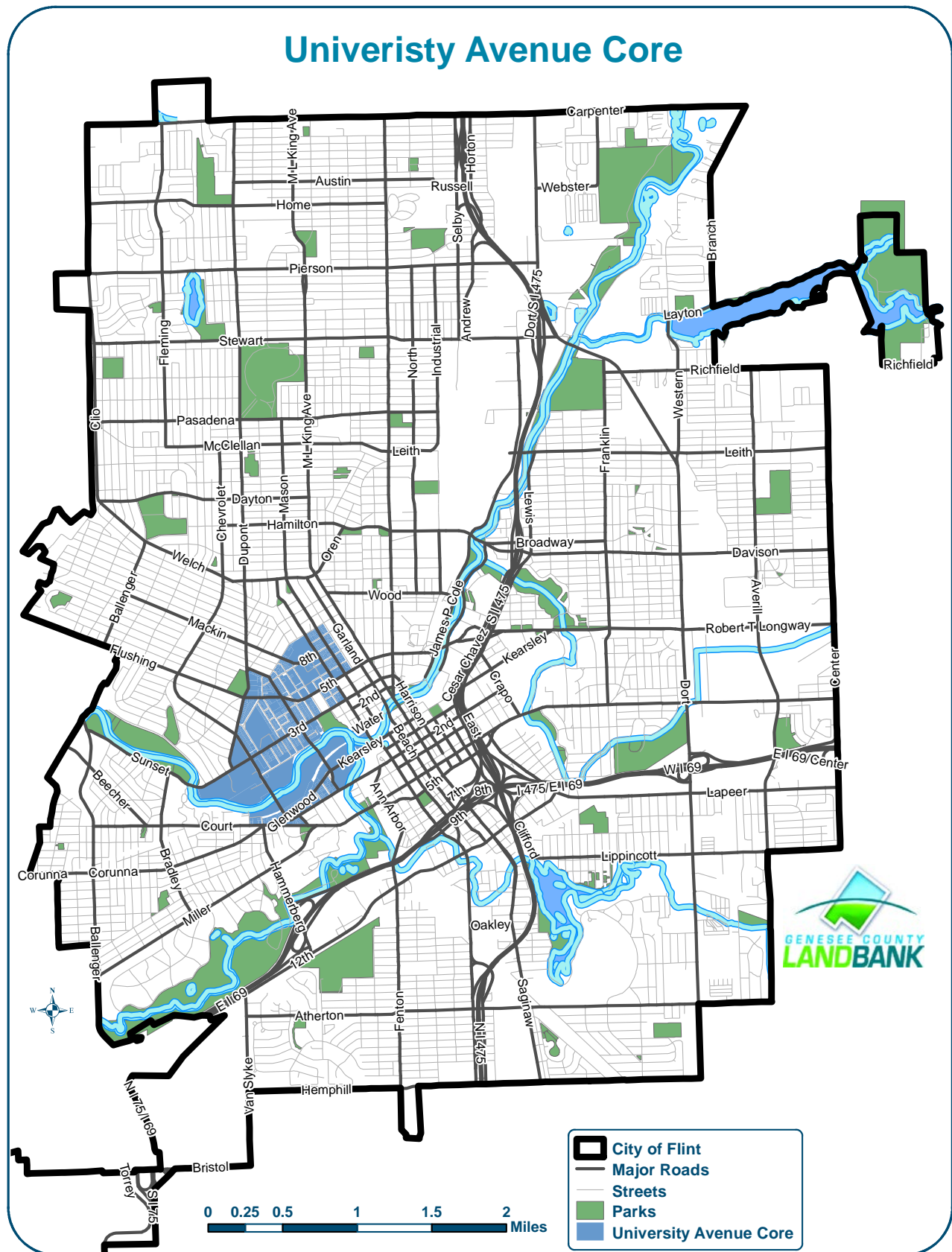
University Avenue Core Redevelopment drives blight elimination and neighborhood stabilization of this place type.

University Avenue Core Institutions lead and support blight elimination activities as their redevelopment plans guide this place type moving forward.

Community Groups support blight elimination with neighborhood cleanups and maintenance of community spaces on vacant lots.

Local Government plays a supporting role in blight elimination.

UNIVERSITY AVENUE CORE



CITY CORRIDOR

Master Plan 20-Year Vision: Dense commercial districts that offer retail, service and employment and are accessible by a variety of transit options. Multi-story, mixed-use buildings are increasingly present.

Five-Year Blight Elimination	687 blighted properties	
	228 houses in need of demolition	
	38 commercial buildings in need of demolition	
	421 vacant lots	
	206 structures in need of boarding	
	63 vacant commercial structures in good or fair condition	
	87 owner-occupied houses	
	\$62,458 per homeowner to eliminate blight	
		\$5,433,817 to remove blight over five years

Blight Elimination 5-Year Vision: Occupied properties are in good or fair condition. Vacant properties are secured with commercial-grade boarding in anticipation of new occupancy. All properties are completely mowed, maintained, and free of trash and debris.

CHALLENGES

- While many occupied commercial properties currently exist in these areas, vacant and blighted properties are present as well.
- Rehabilitating and demolishing commercial buildings is costly.
- Property condition and occupancy rates vary across City Corridor areas.

ASSETS & OPPORTUNITIES

- The Master Plan drives new commercial ventures to this place type to establish concentrated and successful commercial areas.
- Some Commercial Corridor areas already include many successful businesses.

CITY CORRIDOR

Moving Forward to Eliminate Blight

Waste Removal: All properties should be clear of trash and debris.

Boarding: Vacant properties not in need of demolition should be secured for later use with commercial-grade boarding.

Demolition: Demolition of sub-standard commercial buildings should be prioritized first in City Corridors, as commercial activity is increasingly concentrated in this place type.

Mowing: All properties should be completely mowed and maintained.

Vacant Lot Reuse: Though the vast majority of vacant land will be reused for new construction in these high-density commercial places, vacant land may occasionally be reused to integrate green spaces and environmental assets into City Corridors.

Building Rehabilitation and Redevelopment: Commercial rehabilitation and redevelopment is a very high priority and occurs almost exclusively in this place type. Façade improvements to increase the aesthetic appeal of these areas are also desirable.

Code Enforcement: Patrols work with property owners to ensure that properties are compliant with code enforcement. Code enforcement supports the promotion of these commercial areas. As commercial activity is increasingly concentrated in these areas, code enforcement is needed to ensure aesthetic appeal.

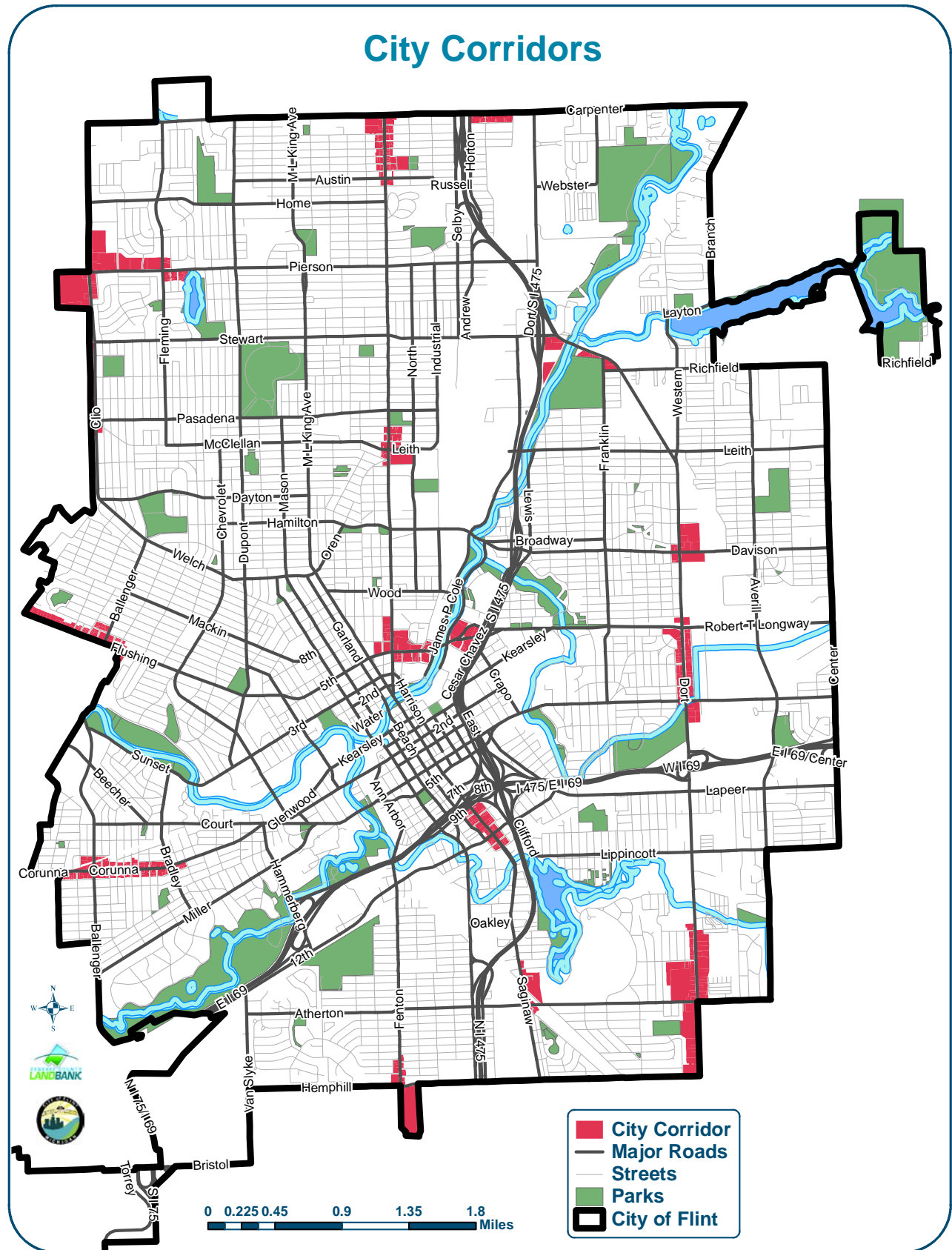
DIRECTION

Institutions, Businesses and Developers, and Local Government support the development of City Corridor places by promoting and developing properties in this place type.

Businesses and Developers support blight removal in these areas by mowing and cleaning adjacent properties.

Local Government leads code enforcement with patrols and supports blight elimination by demolishing blighted buildings.

CITY CORRIDOR



COMMUNITY OPEN SPACE & RECREATION

Master Plan 20-Year Vision: Community Open Space varies from large areas of natural environment, to passive recreation opportunities, to developed park sites in established neighborhoods.

Five-Year Blight Elimination

1,157 vacant properties

357 houses in need of demolition

18 commercial buildings in need of demolition

782 vacant lots

291 structures in need of boarding

139 owner-occupied houses

\$47,268 per homeowner to eliminate blight

\$6,570,275
to remove blight
over five years

Blight Elimination 5-Year Vision: Active and passive green spaces increasingly exist, realizing the Community Open Space vision. Occupied houses and adjacent properties are mowed and free of trash and debris. When present, vacant properties are secured with boards.

CHALLENGES

- The current land-use type, property condition, and occupancy rate of these areas varies widely.
- Blight is pervasive in some areas today.
- While the long-term vision describes Community Open Space & Recreation places, occupied houses and even multi-unit housing complexes currently exist in some areas within this place type.
- Creating Community Open Space & Recreation places is costly.

ASSETS & OPPORTUNITIES

- Some of these areas already consist of attributes consistent with the Community Open Space place type, including lakes, waterways, and recreational facilities.
- Community groups, institutions, and local government are currently removing blight in many of these areas.
- Some of these areas require little blight removal.

COMMUNITY OPEN SPACE & RECREATION

Moving Forward to Eliminate Blight

Waste Removal: Occupied properties and those adjacent to them should be free of trash and debris.

Boarding: Vacant properties should be boarded until demolition occurs.

Demolition: Vacant houses and commercial buildings are demolished. Demolition to support Community Open Space & Recreation implementation is a priority. Otherwise, demolition in these areas is a low priority, as the goal of this Framework is to stabilize neighborhoods.

Mowing: Occupied properties and those adjacent to them should be completely mowed. Mow clear sightlines and sidewalks along vacant properties.

Vacant Lot Reuse: Passive and active Community Open Space development repurposes vacant land and creates community assets

Building Rehabilitation and Redevelopment: Housing rehabilitation should not occur in these areas as they are transitioning towards Community Open Space. Structures may be repurposed for Community Open Space development and implementation. Residents that want to move from Community Open Space areas to neighborhood places should be supported.

Code Enforcement: Complaint-based code enforcement supports Community Open Space & Recreation areas.

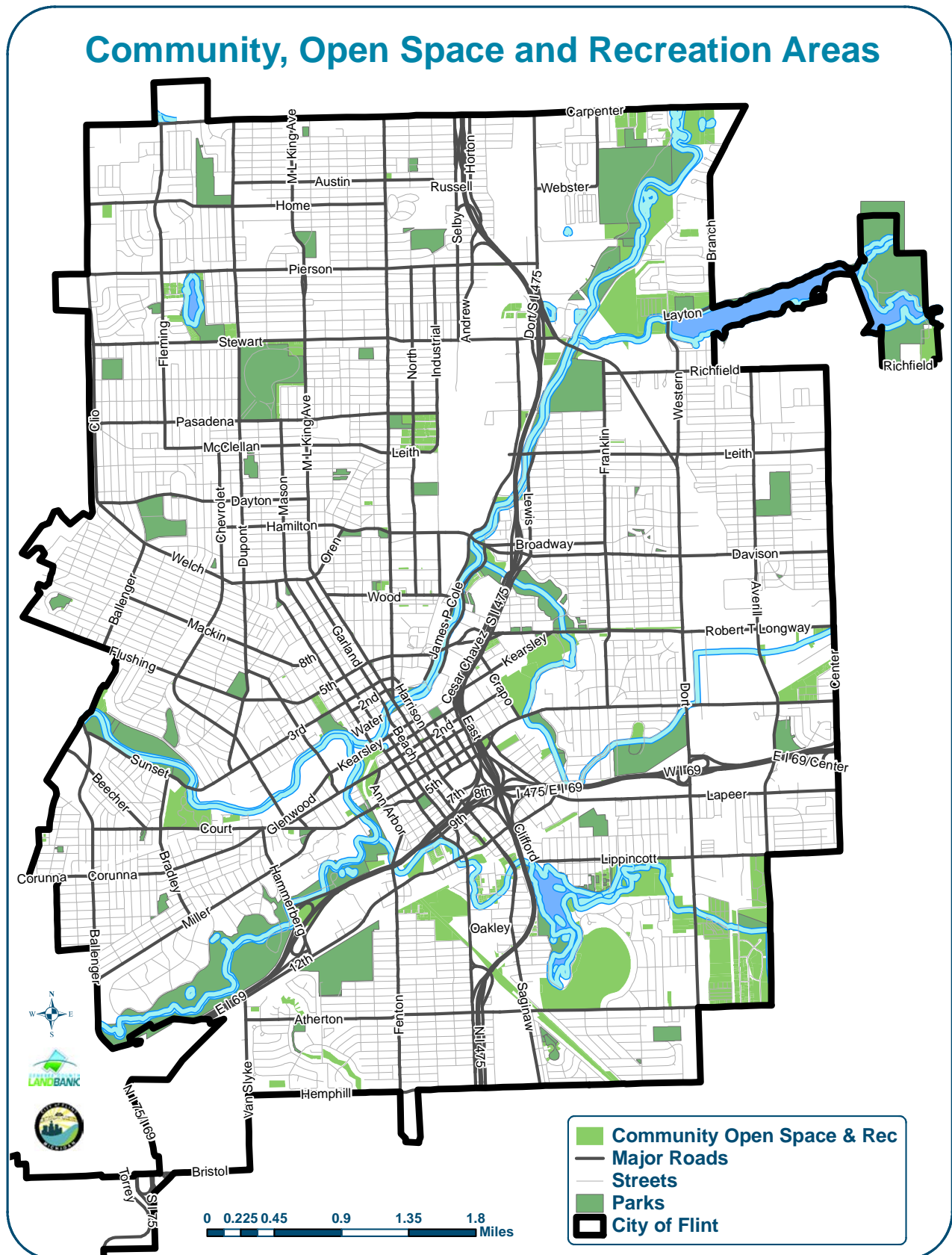
DIRECTION

Local Government and Institutions lead blight elimination in these areas by supporting mowing and boarding of vacant properties in the short-run and demolishing vacant properties and supporting reuse and redevelopment to create Community Open Space places in the long run.

City of Flint Parks are included in the Community Open Space & Recreation place type. Park maintenance and investment plays a large role in stabilizing Flint neighborhoods.

Residents and Community Groups can strongly support Community Open Space places by acting as stewards of parks and spaces near their neighborhoods.

COMMUNITY OPEN SPACE & RECREATION



GREEN INNOVATION

Master Plan 20-Year Vision: Heavy industry, light industry, research and development, and agriculture are all land uses that can be accommodated within Green Innovation areas. Ideally, Green Innovation accommodates uses related to environmental sustainability, alternative energy, local food production, and other locally based “green” initiatives.

Five-Year Blight Elimination	3,426 vacant properties	
	1,381 houses in need of demolition	
	35 commercial buildings in need of demolition	
	2,010 vacant lots	
	1,098 structures in need of boarding	
	465 owner-occupied houses	
	\$46,939 per homeowner to eliminate blight	
		\$21,826,540 to remove blight over five years

Blight Elimination 5-Year Vision: Occupied houses and adjacent properties are mowed and free of trash and debris. Demonstration projects display green innovation implementation in this place type. Mow strips keep sightlines and sidewalks clear along vacant properties. Vacant properties are secured with boards.

CHALLENGES

- Blight is pervasive in these areas today.
- Residents continue to move out of these areas that are already characterized by high rates of property vacancy and low rates of occupancy.
- While the long-term vision describes green productive places and not neighborhoods, occupied houses currently exist in this place type.

ASSETS & OPPORTUNITIES

- The Master Plan outlines a place type that productively uses vacant land.
- By productively reusing vacant lots, the Green Innovation place type minimizes and eliminates vacant lot maintenance challenges.
- Community groups are working to remove blight in these areas.

GREEN INNOVATION

Moving Forward to Eliminate Blight

Waste Removal: Occupied properties should be clear of trash and debris.

Boarding: Vacant properties should be boarded until demolition occurs. Boarding is an immediate blight elimination strategy in Green Innovation areas.

Demolition: Vacant residential and commercial properties are demolished. Demolition to support Green Innovation implementation is a priority. Otherwise, demolition in these areas is a low priority, as the goal of this Framework is to stabilize neighborhoods.

Mowing: Occupied properties and those adjacent to them should be mowed. Mow strips keep sidewalks and sightlines clear along vacant properties.

Vacant Lot Reuse: Vacant land is repurposed for larger-scale green productive uses, as described by the Master Plan.

Building Rehabilitation and Redevelopment: Rehabilitation for residential purposes should not occur in these areas as they are transitioning away from neighborhood places. Creative adaptive reuses of residential and commercial structures are encouraged to advance Green Innovation implementation.

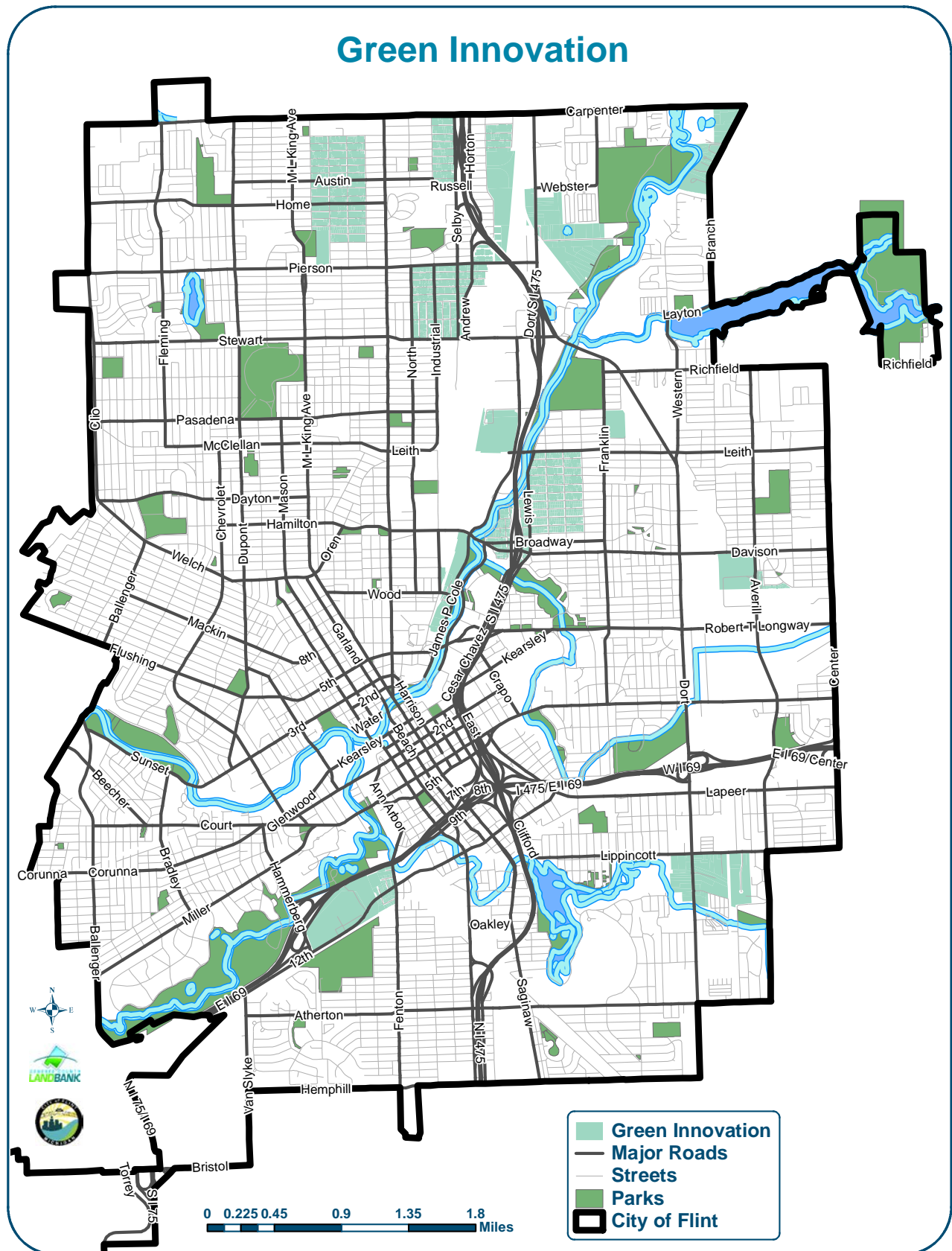
Code Enforcement: Complaint-based code enforcement supports Green Innovation areas.

DIRECTION

Local Government and Institutions lead blight elimination in these areas by supporting mowing and boarding of vacant properties in the short-run, and demolishing vacant properties and promoting and supporting green reuse in the long run.

Residents communicate with institutions and local government to share the ideas, challenges, and opportunities they experience in Green Innovation areas.

GREEN INNOVATION



DOWNTOWN DISTRICT

Master Plan 20-Year Vision: The Downtown District is a dense and vibrant mixed-use area near the geographic center of the City. While there may be single-purpose buildings in Downtown, the ideal built form would consist of mixed-use buildings, with dining and retail uses on the ground floor, and office or multi-family residential uses above.

Five-Year Blight Elimination

106 blighted properties

6 houses in need of demolition

9 commercial buildings in need of demolition

91 vacant lots

12 structures in need of boarding

24 vacant commercial structures in good or fair condition

5 owner-occupied houses

\$139,883 per homeowner to eliminate blight

\$699,417

to remove blight
over five years

Blight Elimination 5-Year Vision: The vast majority of buildings are occupied. All properties are completely mowed, maintained, and free of trash and debris. Vacant properties are secured with decorative and commercial boards awaiting redevelopment.

CHALLENGES

- Although there is relatively little blight in the Downtown District, the district is not blight-free.
- Eliminating blight in this area through demolition or redevelopment is costly.
- While redevelopment and new occupancy is increasing in this area it has not completely stabilized and new vacancy continues to occur.

ASSETS & OPPORTUNITIES

- Blight is very limited within this place type.
- Developers and institutions are leading blight elimination by heavily investing in demolition and redevelopment.

DOWNTOWN DISTRICT

Moving Forward to Eliminate Blight

Waste Removal: All properties should be clear of trash and debris.

Boarding: Decorative boarding should be used for residential structures and commercial-grade boarding should be used for securing non-residential structures. Boarding should be very limited, as extended property vacancy should be increasingly uncommon.

Demolition: Developers and institutions drive demolition in this place type. Demolition for redevelopment is a high priority in this area.

Mowing: Given the density of this area, all properties should be mowed and maintained. If clusters of vacant lots exist as the result of demolition, they should be mowed and maintained by their property owners and/or developers.

Vacant Lot Reuse: Though the vast majority of vacant land will be reused for new construction in this high-density place, vacant land may occasionally be reused to integrate green space into the Downtown District.

Building Rehabilitation and Redevelopment: Commercial, mixed-use, and multi-unit residential rehabilitation and redevelopment are very high priorities for this place type. Developers and institutions drive rehabilitation and redevelopment in the Downtown District.

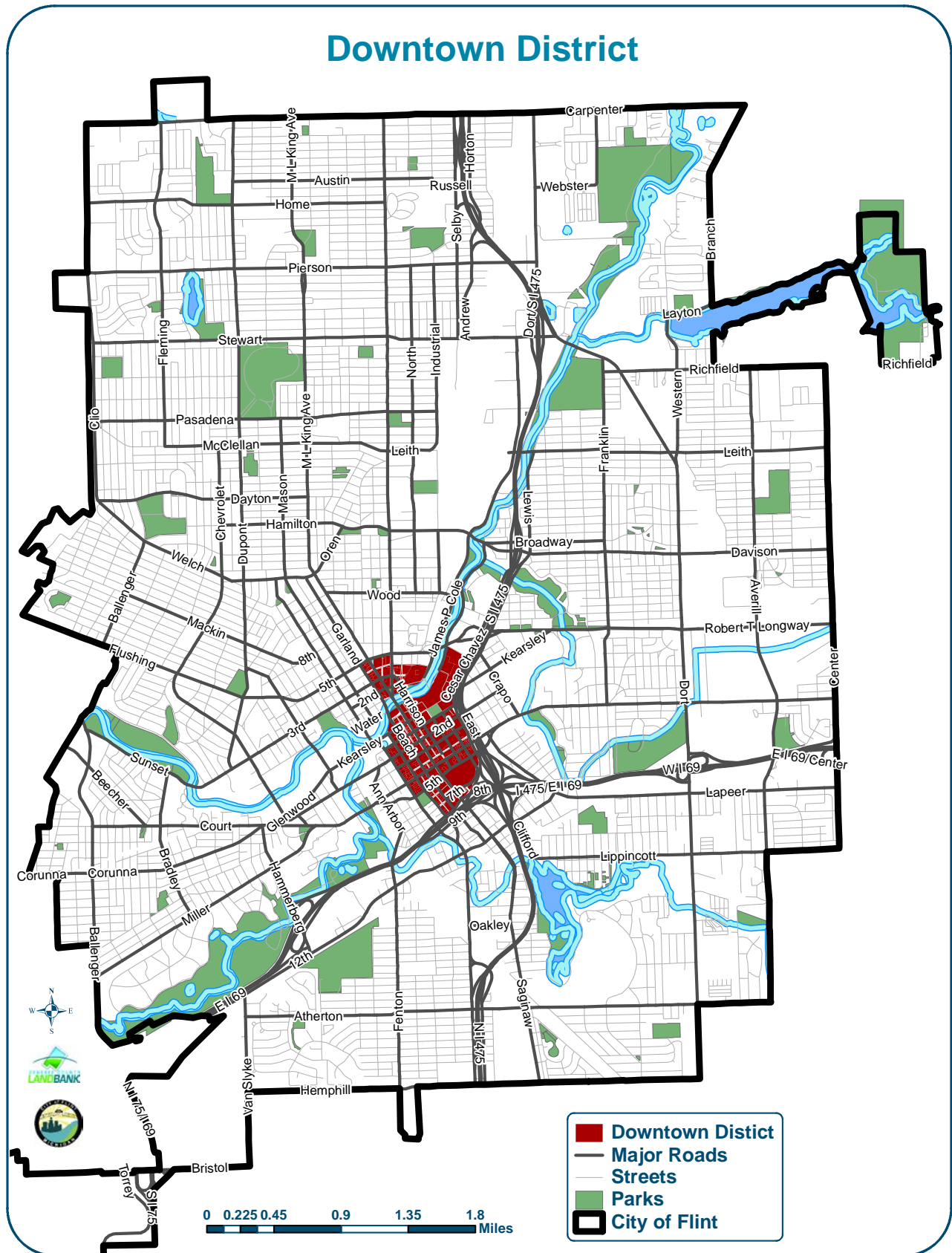
Code Enforcement: Complaint-based code enforcement supports the development and stability of this area.

DIRECTION

Downtown Development drives blight elimination and stabilization of this area.

Developers and Institutions lead and support blight elimination activities as their development plans guide this place type moving forward.

DOWNTOWN DISTRICT



COMMERCE & EMPLOYMENT CENTER

Master Plan 20-Year Vision: Provide space for concentrations of employment, both larger individual employment facilities and multiple smaller facilities, as well as light industrial production.

Five-Year Blight Elimination

231 blighted properties

33 houses in need of demolition

13 commercial buildings in need of demolition

185 vacant lots

36 structures in need of boarding

46 vacant commercial structures in good or fair condition

22 owner-occupied houses

\$63,402 per homeowner to eliminate blight

\$1,394,851
to remove blight
over five years

Blight Elimination 5-Year Vision: Facilities in use are in good condition, mowed, and free of trash and debris. The number of unoccupied facilities is decreasing.

CHALLENGES

- While some areas within the Commerce & Employment Center place type are relatively blight-free, others contain vacant buildings, large tracts of vacant land, and even contaminated properties.
- Eliminating blight in this place type is very costly through rehabilitation and redevelopment.

ASSETS & OPPORTUNITIES

- Some areas within this place type are comprised of occupied facilities in good condition that can act as a catalyst for development and blight removal.
- Some areas within this place type have experienced significant redevelopment and re-use recently.
- Property in these areas is available to developers at a competitive price.

COMMERCE & EMPLOYMENT CENTER

Moving Forward to Eliminate Blight

Waste Removal: Occupied properties should be clear of trash and debris. Contaminated properties should be properly assessed and abated.

Boarding: Vacant properties may be boarded in anticipation of either demolition or repurposing, though it is not a priority for neighborhood stabilization.

Demolition: Demolition occurs as properties are redeveloped for commerce and employment purposes. Single-unit residential structures in Production Centers should be demolished, though it is not a priority for neighborhood stabilization.

Mowing: Properties in use should be mowed and maintained. Complete mowing is not expected and mow strips along sidewalks are an acceptable form of maintenance for vacant properties.

Vacant Lot Reuse: Vacant lot reuses are mixed in this place type. While the construction of industrial and manufacturing facilities may occur, vacant lots may also be reused to create green infrastructure and environmental assets.

Building Rehabilitation and Redevelopment: Properties are rehabilitated for commerce and employment repurposing. Single-unit housing rehabilitation should not occur in these areas, as they are not neighborhood place types

Code Enforcement: Code enforcement in this place type is a low priority for promoting neighborhood stabilization.

DIRECTION

Businesses lead mowing, boarding, and waste removal in and around their properties.

Developers repurpose and redevelop properties within this place type.

Local Government and Institutions support blight elimination by promoting the reuse and redevelopment of properties and also facilitating the assessment and abatement of contaminated properties.

COMMERCE & EMPLOYMENT CENTER



PRODUCTION CENTER

Master Plan 20-Year Vision: Sites that contain large factories and industrial production.

Five-Year Blight Elimination

76 vacant properties

0 houses in need of demolition

0 commercial buildings in need of demolition

76 vacant lots

0 structures in need of boarding

0 owner-occupied houses

\$134,140

to remove blight
over five years

Blight Elimination 5-Year Vision: Facilities in use are in good condition, mowed, and free of trash and debris. The number of unoccupied facilities is decreasing.

CHALLENGES

- Industrial facilities comprise properties in this place type and are thus limited in potential options for re-use and redevelopment.
- Eliminating industrial blight through rehabilitation and redevelopment is very costly.

ASSETS & OPPORTUNITIES

- Properties in this place type typically require little exterior property maintenance and blight removal.
- The condition of properties in this place type has less of an impact on the quality and stability of Flint neighborhoods and thus is a low priority for neighborhood stabilization.
- Property in these areas is available to developers at a competitive price.

PRODUCTION CENTER

Moving Forward to Eliminate Blight

Waste Removal: Occupied properties should be clear of trash and debris.

Boarding: Vacant properties may be boarded in anticipation of either demolition or repurposing, though it is not a priority for neighborhood stabilization.

Demolition: Demolition occurs as properties are redeveloped for Production Center uses.

Mowing: Properties in use should be mowed and maintained. Complete mowing is not expected and mow strips along sidewalks are an acceptable form of maintenance for vacant properties.

Vacant Lot Reuse: Vacant lots reuses are mixed in this place type. While the construction of industrial and manufacturing facilities may occur, vacant lots may also be reused to create green infrastructure and environmental assets.

Building Rehabilitation and Redevelopment: Properties are rehabilitated for Production Center repurposing.

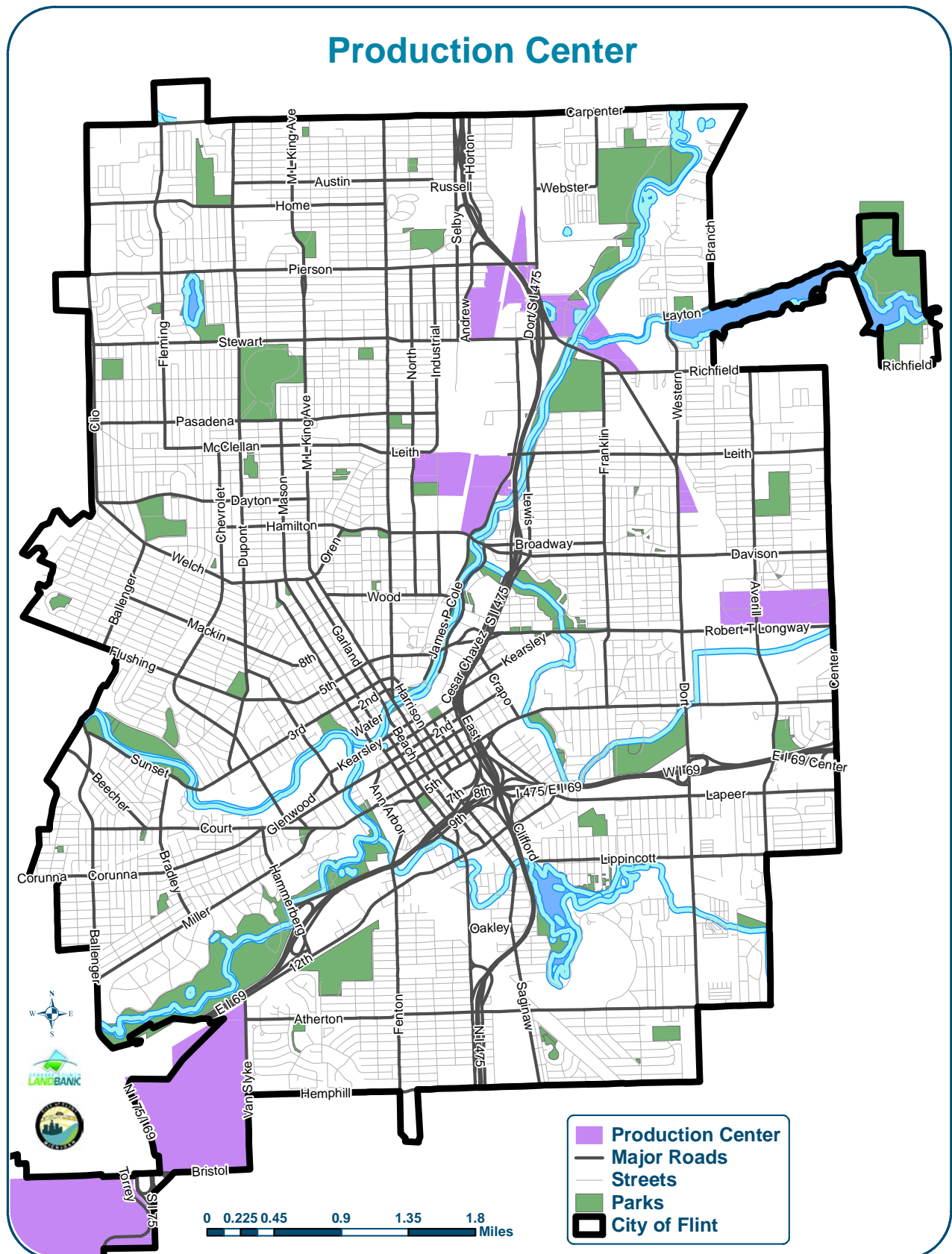
Code Enforcement: Code enforcement in this place type is a low priority for promoting neighborhood stabilization.

DIRECTION

Developers lead blight removal by repurposing and redeveloping industrial sites within this place type.

Local Government and Institutions support blight elimination by promoting the reuse and redevelopment of properties and also facilitating the assessment and abatement of contaminated properties.

PRODUCTION CENTER



CIVIC/CULTURAL CAMPUS

Master Plan 20-Year Vision: A campus comprised of public institutions and cultural assets, offering learning opportunities and experiences to the Flint community.

Five-Year Blight Elimination

17 blighted properties

0 houses in need of demolition

0 commercial buildings in need of demolition

17 vacant lots

0 structures in need of boarding

14 owner-occupied houses

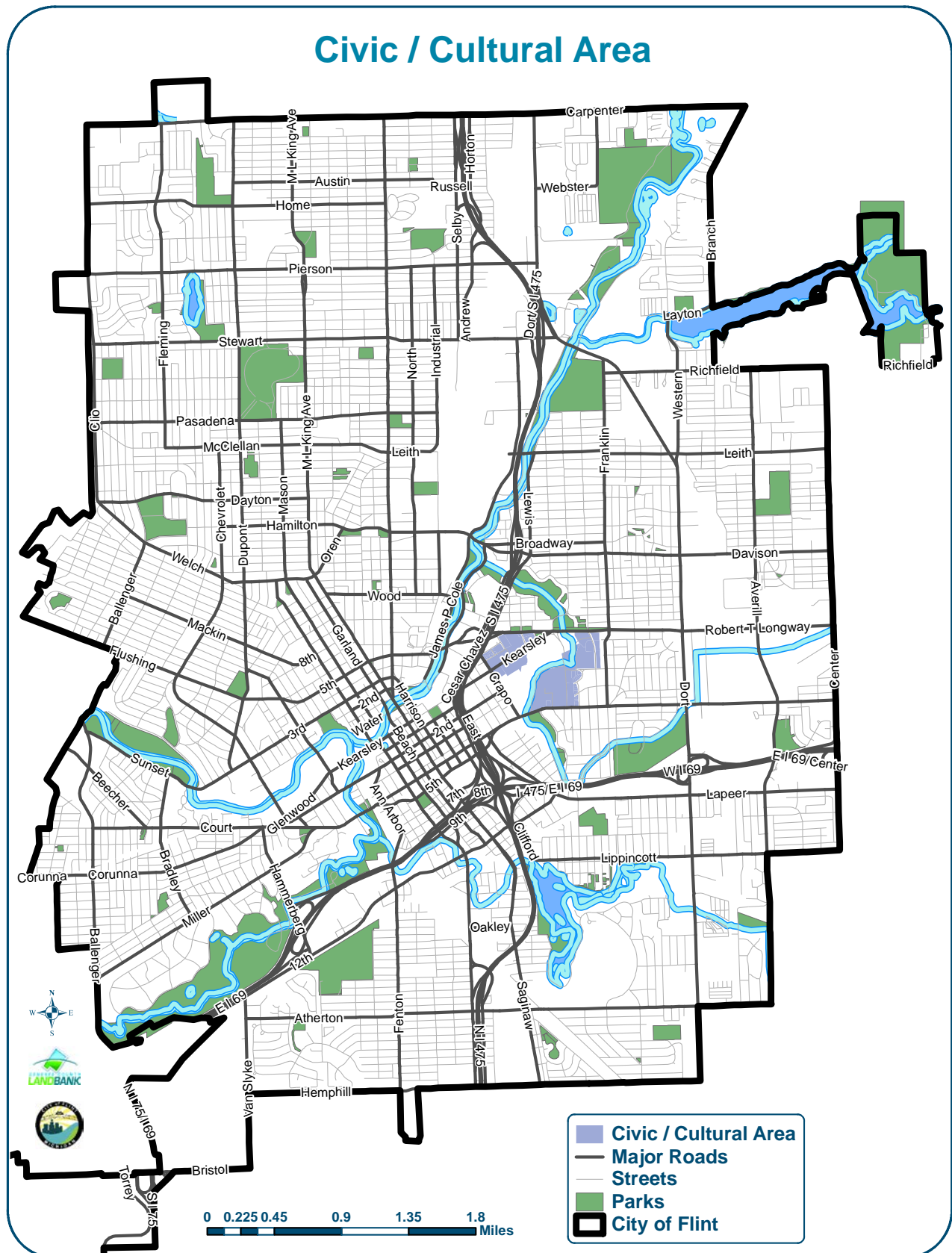
\$2,143 per homeowner to remove blight

\$30,005

to remove blight
over five years

Blight Elimination 5-Year Vision: The Civic/Cultural campus is well maintained, blight-free, and displays facilities that are in good condition.

CIVIC/CULTURAL CAMPUS



Action Overview for Five-Year Blight Elimination

ACTIVITY BENCHMARKS

	YEARS 1 AND 2	YEARS 3 AND 4	YEAR 5
WASTE REMOVAL	<ul style="list-style-type: none"> 10,000 vacant properties are waste-free, 50% of the total 25% of next-door vacant properties are registered for community-based maintenance Annual waste removal needed on vacant properties is decreased by 20% of year 1 25% of hazardous trees in Flint are removed 	<ul style="list-style-type: none"> 15,000 vacant properties are waste-free, 75% of the total 75% of next-door vacant properties are registered for community-based maintenance Annual waste removal needed on vacant properties is decreased by 40% of year 1 75% of hazardous trees in Flint are removed 	<ul style="list-style-type: none"> 100% of vacant properties are waste-free 95% of next-door vacant properties are registered for community-based maintenance Annual waste removal needed on vacant properties is decreased by 50% of year 1 100% of hazardous trees in Flint are removed
BOARDING	<ul style="list-style-type: none"> 2,000 vacant properties boarded, including 400 with decorative or commercial-grade boards 	<ul style="list-style-type: none"> 2,000 additional vacant properties boarded, including 400 with decorative or commercial-grade boards 	<ul style="list-style-type: none"> 1,000 additional vacant properties boarded, including 200 with decorative or commercial-grade boards, completing 100% of boarding needed
DEMOLITION	<ul style="list-style-type: none"> 1,250 blighted residential structures demolished, 25% of the total needed 108 commercial blighted commercial structures demolished, 25% of the total needed 	<ul style="list-style-type: none"> 2,500 additional blighted residential structures demolished, completing 75% of the total needed 216 additional blighted commercial structures demolished, completing 75% of the total needed 	<ul style="list-style-type: none"> 1,278 additional blighted residential structures demolished, completing 100% of the total needed 108 additional blighted commercial structures demolished, completing 100% of the total needed
MOWING	<ul style="list-style-type: none"> 100% of major roads, intersections, and corridors are mowed four times annually 50% of vacant properties adjacent to occupied properties are mowed six times annually, 25% are registered for community-based mowing 100% of vacant properties not adjacent to occupied properties are mowed twice annually, potentially with mow strips, if not reused 	<ul style="list-style-type: none"> 75% of vacant properties adjacent to occupied properties are mowed six times annually and are registered for community-based mowing 100% of vacant properties not adjacent to occupied properties are mowed four times annually, potentially with mow strips, if not reused 	<ul style="list-style-type: none"> 95% of vacant properties adjacent to occupied properties are mowed six times annually and are registered for community-based mowing 100% of vacant properties not adjacent to occupied properties are mowed six times annually, potentially with mow strips, if not reused
VACANT LOT REUSE	<ul style="list-style-type: none"> 1,135 vacant lots not adjacent to occupied structures are reused, 15% of the total 	<ul style="list-style-type: none"> 3,575 vacant lots not adjacent to occupied structures are reused, completing 50% of the total 	<ul style="list-style-type: none"> 2,861 vacant lots not adjacent to occupied structures are reused, completing 100% of the total
BUILDING REHABILITATION & REDEVELOPMENT	<ul style="list-style-type: none"> 4% of owner-occupied houses in fair condition are structurally updated and improved using outside resources 	<ul style="list-style-type: none"> An additional 4% of owner-occupied houses in fair condition are structurally updated and improved using outside resources 	<ul style="list-style-type: none"> An additional 2% of owner-occupied houses in fair condition are structurally updated and improved using outside resources
CODE ENFORCEMENT	<ul style="list-style-type: none"> 75% of ordinance violations issued for occupied properties are brought into compliance 20% of vacant properties are in compliance with City ordinances 	<ul style="list-style-type: none"> 80% of ordinance violations issued for occupied properties are brought into compliance Instances of ordinance violations issued for occupied properties decreases by 20%, compared to year one 50% of vacant properties are in compliance with City ordinances 	<ul style="list-style-type: none"> 85% of ordinance violations issued for occupied properties are brought into compliance Instances of ordinance violations issued for occupied properties decreases by 40%, compared to year one 95% of vacant properties are in compliance with City ordinances

BUDGET

<div>Value of current blight removal capacity sustained for five years, including cash and in-kind support from community groups and institutions</div> <div>Additional in-kind support goals identified in this Framework</div>						
Activity	Cost of Activity without Framework	Value of Current Capacity	Resource Gap without Framework	Cost of Activity as Described in Framework	Additional In-Kind Goal from Framework	Resource Gap with Framework and In-Kind Goal
Waste Removal	\$5,258,130	\$584,280	\$4,673,850	\$2,372,380		\$1,788,100
Boarding	\$847,000	\$575,000	\$272,000	\$1,100,000	\$525,000	\$0
Demolition	\$71,880,000	\$2,500,000	\$69,380,000	\$71,880,000		\$69,380,000
Mowing	\$29,763,000	\$5,830,000	\$23,933,000	\$19,804,200	\$8,657,250	\$5,316,950
Vacant Lot Reuse	\$2,271,300		\$2,271,300	\$2,271,300		\$2,271,300
Code Enforcement	\$2,500,000	\$1,250,000	\$1,250,000	\$2,500,000		\$1,250,000
TOTAL	\$112,519,430	\$10,739,280	\$101,780,150	\$99,927,880	\$9,182,250	\$80,006,350
<div> \$12.6 million cost-savings: the methods described in this Framework reduce the nominal costs of removing blight by \$12.6 million </div> <div> \$21.7 million cost-savings: the gap between resources needed and available can be reduced by \$21.7 million by following the methods and meeting the in-kind goals provided in this Framework </div>						

FUNDING SCENARIOS

The total cost for eliminating blight throughout the Flint is not small. The diagram below outlines four possible funding scenarios and the outcomes associated with each.

\$63.35 million

With \$63.35 million Flint can remove blight in and around neighborhood places over the next five years:

- Demolish 3,251 blighted residential and 357 commercial structures.
- Keep all vacant properties waste-free.
- Mow all vacant properties with the support of next-door neighbors and by using mow strips on vacant properties not adjacent to occupied properties.
- Complete all boarding.

\$89.13 million

With \$89.13 million Flint can remove blight throughout the city over the next five years:

- Demolish 5,028 blighted residential and 432 commercial structures.
- Keep all vacant properties waste-free.
- Mow all vacant properties with the support of next-door neighbors and by using mow strips on vacant properties not adjacent to occupied properties.
- Complete all boarding.

\$324.7 million

With \$324.7 million, Flint can remove blight, reuse and redevelop properties, and invest in code enforcement in and around neighborhood places over the next five years. In addition to all outcomes listed for \$63.35 million:

- Reuse 5,403 vacant lots.
- Structurally and functionally update and improve 10% of owner-occupied houses (approximately 360) in fair condition to keep residents in their homes and in Flint neighborhoods.
- Create 2,500 new multi-unit housings units, completing 16% of the 20-year goal identified in the Master Plan.

\$351.1 million

With \$351.1 million Flint can remove blight, reuse and redevelop properties, and invest in code enforcement throughout the city over the next five years. In addition to all outcomes listed for \$89.13 million:

- Reuse 7,571 vacant lots.
- Structurally and functionally maintain and improve 10% of owner-occupied houses (approximately 360) to keep residents in their homes and in Flint neighborhoods.
- Create 2,500 new multi-unit housings units, completing 16% of the 20-year goal identified in the Master Plan.

ACTION SUMMARY

This Framework provides direction, priorities, cost-saving methods, proposed partnerships, potential strategies, action steps, and benchmarks for eliminating blight in Flint over the next five years. The diagram below provides an overview of the tasks, responsible partners, costs, and cost-savings involved in eliminating blight according to this Framework.

By January 1, 2020

Cost Savings	Cost		Led by:	Supported by:
\$2.88 million	\$2.37 million	Remove 71,000 tons of garbage	Community Groups and Residents	Local Government and Institutions
	\$1.1 million	Board 5,000 structures	Community Groups	Local Government and Institutions
	\$71.88 million	Demolish 5,500 vacant and blighted structures	Local Government	Institutions and Businesses and Developers
\$11.15 million	\$18.61 million	Mow 20,000 properties annually with next-door support and using mow strips for properties not adjacent to occupied properties, if not reused	Residents and Community Groups	Local Government and Institutions
\$1.5 million	\$2.3 million	Reuse 5,000 vacant lots	Local Government	Institutions and Community Groups
	\$2.5 million	Code Enforcement supports blight removal and works to ensure that properties remain blight-free	Local Government	Institutions, Community Groups, and Residents

BEYOND BLIGHT ANNUAL ACTION PLAN

To ensure the effective application and implementation of this five-year Framework, stakeholders should create an annual **Beyond Blight Action Plan**. This action plan should be in place by January 31 **annually**, include one-year **SMART objectives for all partners**, and follow the **guiding principles of the Master Plan** with emphasis on quality of life, adapting to change, and social equity and sustainability.

Appendices

APPENDICES

Appendix A.1 – 2012 *YOUR Neighborhood Inventory* Residential Property Assessment

Completing YOUR Neighborhood Inventory

Why Do a Neighborhood Inventory?

Housing condition maps of neighborhoods are useful in neighborhood planning efforts and can help a neighborhood group in making land use decisions. The purpose of a housing conditions survey is to provide an analysis of the general condition of housing in a neighborhood. Of particular interest is the extent of deterioration in the housing stock and whether housing in poor condition is concentrated in any particular part of the neighborhood. It can help a neighborhood assess the success of earlier or ongoing community development efforts and provide residents with an understanding of the housing situation in their neighborhood. An accurate and current conditions assessment will also help guide decision-making processes regarding potential new housing stock or future demolitions.

Steps to Completing YOUR Neighborhood Inventory

Step 1: Training

Attend a Neighborhood Inventory Training with the City of Flint Master Plan staff and your inventory team members.

Step 2: Study your map

Take time to look at the map for your inventory area and orient yourself. Try to identify familiar places.

Step 3: Go Out! Complete YOUR Neighborhood Inventory

2-3 volunteers from your neighborhood go out to assess the neighborhood; 1 driver and 1 to 2 recorders. The driver should not hold the map. Use the rating numbers to rank the properties. **Write directly on the map on each residential parcel (address).**

APPENDICES

Appendix A.1 – 2012 *YOUR Neighborhood Inventory* Residential Property Assessment

Step 4: Turn in YOUR Completed Neighborhood Inventory

After ranking all of the properties in your inventory area by completing your map, turn-in your completed map to the City of Flint Master Plan staff no later than October 8, 2012.

Step 5: Map Check

City of Flint Master Plan staff will verify your inventory by checking some of the properties in your inventory area.

Step 6: Get Grant

The Community Foundation of Greater Flint Neighborhoods Small Grants Program will award your group with a \$500 mini-grant once you have completed your neighborhood inventory and after the City of Flint Master Plan staff has checked it.

Step 7: Follow-Up Gathering

Once all of the groups have completed the neighborhood inventories, grants have been awarded, and data has been entered, your group will be invited to attend a gathering where the results of the inventories are released and discussed.

YOUR Neighborhood Inventory Guidelines

- Be aware of your surroundings
- Always work as a team
- Be prepared to identify yourself and respond to resident's questions.
- Be systematic—carry your map and fill it out as you proceed.
- Reach consensus for each property
- Once you get going, each property should take no more than 60 seconds
- Once you have been working for 3.5 hours you should stop for the day

APPENDICES

Appendix A.1 – 2012 *YOUR Neighborhood Inventory* Residential Property Assessment

Completing *YOUR Neighborhood Inventory*

PROPERTY RATING KEY

1= Good

2= Fair

3= Poor

4= Substandard

VL= Vacant Lot

1 = Good – Building appears structurally sound and well maintained.

- Roof is in good shape; no peeling, cracking, or missing shingles and no repairs needed
- Foundation is in good shape; no cracking or leaning of house
- Porch and steps are attached and straight
- No broken or boarded windows
- Siding, trim, and gutters intact and aligned
- No or minor peeling of paint
- No fire damage

2 = Fair – The building appears structurally sound with minor repairs necessary.

- Roof may have missing, peeling, or cracking shingles and minor sagging
- Foundation is in good shape; no cracking or leaning of house
- Porch and steps may be leaning but are attached to house
- Windows may be boarded
- No broken windows without boards
- At least 3 of the 4 walls have siding
- Siding, trim, and gutters may need repair or replacement
- Painting may be needed
- No fire damage

APPENDICES

Appendix A.1 – 2012 *YOUR Neighborhood Inventory* Residential Property Assessment

3 = Poor – The structure may not be structurally sound, and may need major repairs.

- Roof may have missing, peeling, or cracking shingles and sagging. No holes or breaks are visible. Tarp may be visible.
- Foundation may have cracking and the house may be leaning
- Porch and steps may be leaning and detached from house
- Windows may be broken with or without boards
- Siding, trim, and gutters may be missing or in need of repair
- Painting may be needed
- Minor exterior fire damage only

4 = Sub-Standard– The structure is unsafe, unsound, and repair is not feasible.

- Roof may be in total disrepair with sagging, openings, and may be collapsed
- Foundation may have cracking and the house may be leaning
- Holes and openings in the walls may be present
- Porch and steps may be leaning, detached from house, or collapsed
- C/P (cut and plug) tags
- Windows may be broken with or without boards
- Siding, trim, and gutters may be missing or in need of repair
- Painting may be needed
- More than minor exterior fire damage
- Basement only; burned-down house

VL = Vacant Lot – No structure or remnant of structure on site.

*Groups may add notes to their maps of other problems they notice such as: streetlights that are broken or do not work, problems with the roadways such as potholes, sidewalks in bad shape, trees in need of removal. Fell free to write these problems directly on the map.

APPENDICES

Appendix A.2 – 2013 *YOUR Neighborhood Inventory* Commercial Property Assessment

City of Flint- Mater Plan Development Commercial Property Inventory Form

Group:

Parcel ID:

Property Classification:

Property Address:

City:

Owner Info:

Date:

Time:

Environmental Concerns:

- ☐ None Visible
- ☐ Gas Station
- ☐ Dry Cleaners
- ☐ Auto Repair
- ☐ Manufacturing

Street Parking:

- ☐ Yes
- ☐ No

Traffic:

- ☐ Light
- ☐ Moderate
- ☐ Heavy

Signage:

- ☐ Detached and Intact
- ☐ Detached and Partial Broken
- ☐ Detached and Damaged
- ☐ No signage

Landscaping:

- ☐ Maintained and Prevalent
- ☐ Some Maintained
- ☐ Unmaintained
- ☐ Not visible

Sidewalk Condition:

- ☐ Even without major cracks or missing sections
- ☐ Uneven and/or major cracks
- ☐ Missing sections
- ☐ No sidewalks

Bus Stop within 100 yards:

- ☐ yes
- ☐ no

Condition of Structure to the Left:

- ☐ Good
- ☐ Fair
- ☐ Poor
- ☐ Structurally Deficient/ Vacant
- ☐ No Structure

Condition of Structure to the Right:

- ☐ Good
- ☐ Fair
- ☐ Poor
- ☐ Structurally Deficient/ Vacant
- ☐ No Structure

APPENDICES

Appendix A.2 – 2013 *YOUR Neighborhood Inventory* Commercial Property Assessment

For Lots with a Structure:

Structure Status:

- ☐ In Use
- ☐ Partially Vacant
- ☐ Vacant

For Sale Sign Present:

- ☐ yes
- ☐ no

Condition:

- ☐ Good
- ☐ Fair
- ☐ Poor
- ☐ Structurally deficient

Roof Condition:

- ☐ Intact
- ☐ Intact with sagging or missing shingles
- ☐ Sagging and/or tarp present
- ☐ Openings present

Parking Location:

- ☐ In front
- ☐ In rear

Foundation Condition:

- ☐ Good
- ☐ Fair
- ☐ Poor/Substandard

Structure Usage:

- | | | |
|---|--|--|
| <input type="checkbox"/> Industry\Manufacturing | <input type="checkbox"/> Salon\Spa\Barber Shop | <input type="checkbox"/> Grocery Store |
| <input type="checkbox"/> Gas Station | <input type="checkbox"/> Small\Medium Retail | <input type="checkbox"/> Medical Services |
| <input type="checkbox"/> Automotive Care\Service | <input type="checkbox"/> Large Retail | <input type="checkbox"/> Restaurant\Food Service |
| <input type="checkbox"/> Office Space | <input type="checkbox"/> Church | <input type="checkbox"/> Dry Cleaner |
| <input type="checkbox"/> Recreational, Cultural/Entertainment | <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Unknown/ Other |

Secured:

- ☐ yes
- ☐ No

Window Condition:

- ☐ All intact
- ☐ All intact or boarded
- ☐ Some broken without boards

Fire Damage:

- ☐ No damage
- ☐ Exterior damage
- ☐ Exterior and/or interior damage

Parking Lot:

- ☐ Paved with minor cracking
- ☐ Paved with major cracking
- ☐ Paved with missing sections
- ☐ Gravel/ Not paved

Number of spaces available: _____(estimate)

Estimated Setback:

- ☐ 0-5 Feet
- ☐ 5-15 Feet
- ☐ 15-30 Feet
- ☐ Greater than 30 feet

APPENDICES

Appendix A.2 – 2013 *YOUR Neighborhood Inventory* Commercial Property Assessment

Additional Comments:

What type of commercial use (business) would you like to see in your map area?

APPENDICES

Appendix B – Blighted Properties and Blight Removal Costs by Place Type Table

Place Type	Blighted Properties				Blight Removal Costs			Five Year Blight Removal Cost
	Vacant Lots	Residential Structures	Commercial Structures	Total	Annual Mowing and Waste Removal	Boarding	Demolition	
City Corridor	421	228	38	687	\$242,511	\$41,262	\$4,180,000	\$5,433,817
Civic & Cultural	17	0	0	17	\$6,001	\$0	\$0	\$30,005
Commerce & Employment	185	33	13	231	\$81,543	\$7,136	\$980,000	\$1,394,851
Community Open Space	782	357	18	1,157	\$408,421	\$58,170	\$4,470,000	\$6,570,275
Downtown District	91	6	9	106	\$37,418	\$2,327	\$510,000	\$699,417
Green Innovation	2,010	1,381	35	3,426	\$1,209,378	\$219,650	\$15,560,000	\$21,826,540
Green Neighborhood	6,120	2,049	156	8,325	\$2,938,725	\$342,040	\$28,290,000	\$43,325,665
Mixed Residential	785	201	16	1,002	\$353,706	\$33,661	\$2,810,000	\$4,612,191
Neighborhood Center	141	16	14	171	\$60,363	\$4,654	\$860,000	\$1,166,469
Production Center	76	0	0	76	\$26,828	\$0	\$0	\$134,140
Traditional Neighborhood	3,194	690	124	4,008	\$1,414,824	\$126,268	\$13,100,000	\$20,300,388
University Avenue Core	560	67	9	636	\$224,508	\$11,789	\$1,120,000	\$2,254,329
Total	14,382	5,028	432	19,842	\$7,004,226	\$847,000	\$71,880,000	\$107,748,130

APPENDICES

Appendix C.1 – Beyond Blight Outreach Program

Beyond Blight

City of Flint Comprehensive Blight Elimination Framework

Community Rollout

Tuesday, June 24, 2014

1 – 3 PM @ GCCARD, 601 N. Saginaw St.

AGENDA

Welcome from the Mayor

Thank You to the Community from the Genesee County
Land Bank

How is Blight Elimination Connected to the Master Plan?

Beyond Blight Presentation

How is Local Government Aligning with the new Blight
Elimination Framework?

Quiz

Q & A

Evaluation

Closing



APPENDICES

Appendix C.2 – Beyond Blight Outreach Intro Survey

Beyond Blight

City of Flint Comprehensive Blight Elimination Framework

Community Rollout

Tuesday, June 24, 2014

1 – 3 PM @ GCCARD, 601 N. Saginaw St.



INTRODUCTORY SURVEY

1. What does the word "blight" mean to you?
2. How many parcels (pieces of property) are there in Flint?
 - a. 380,000
 - b. 57,000
 - c. 37,000
 - d. other: _____
3. How many vacant lots are there in Flint?
 - a. 1 out of 2
 - b. 1 out of 4
 - c. 1 out of 10
 - d. other: _____
4. How much would it cost to mow the grass on all vacant lots and vacant houses six times each year?
 - a. \$6 million
 - b. \$2 million
 - c. \$800,000
 - d. other: _____
5. How many houses are in need of demolition in Flint?
 - a. 1 out of 3
 - b. 1 out of 4
 - c. 1 out of 7
 - d. other: _____
6. How much will it cost to complete all demolition needed over the next five years?
 - a. \$80 million
 - b. \$25 million
 - c. \$12.5 million
 - d. other: _____
7. Of all the houses in need of demolition in Flint, how many are privately owned?
 - a. 7 out of 10
 - b. 1 out of 3
 - c. 1 out of 5
 - d. other: _____
8. How much would it cost to eliminate blight in Flint over the next five years?
 - a. \$850 million
 - b. \$116 million
 - c. \$80 million
 - d. other: _____
9. Who is responsible for removing blight in Flint today?
10. Who should be responsible for removing blight in Flint today?

APPENDICES

Appendix C.3 – Beyond Blight Outreach Evaluation

Beyond Blight

City of Flint Comprehensive Blight Elimination Framework

Community Rollout

Tuesday, June 24, 2014

1 – 3 PM @ GCCARD, 601 N. Saginaw St.



EVALUATION

1. In one word, how would you describe today's event?

Great Good Fair Poor Other: _____

2. What did you like about today's event (circle all that apply)?

Information shared Opportunity to ask questions Opportunity to give feedback

3. Would you change anything about today's event? Yes No

If yes, what?

4. How would you describe today's presentation?

Great Good Fair Poor

5. Would you change anything about the presentation? Yes No

If yes, what?

6. How would you describe the tri-fold brochure that you were given, summarizing key information?

Great Good Fair Poor

7. Would you change anything about the tri-fold brochure? Yes No

If yes, what?

8. Did you learn new information about blight and blight elimination in Flint today? Yes No

If yes, what?

9. Are you interested in getting more involved in eliminating blight in Flint because of today's event?

Yes Maybe No

OVER

APPENDICES

Appendix C.3 – Beyond Blight Outreach Evaluation

Beyond Blight

City of Flint Comprehensive Blight Elimination Framework

EVALUATION CONTINUED

10. Is there anything from today's event that you would like to know more about? Yes No

If yes, what?

11. Would you like to personally do more to eliminate blight in Flint? Yes No

If yes:

What would you like to do more of (circle all that apply)?

Mowing Boarding Vacant Lot Reuse Neighborhood Clean-Up

Other:

What is preventing you from doing more (circle all that apply)?

Time Money Supplies Need more help from neighbors

Information Tools Training on how to do certain things

Other:

What is **MOST** preventing you from doing more (circle only one)?

Time Money Supplies Need more help from neighbors

Information Tools Training on how to do certain things

Other:

Community Rollout
Tuesday, June 24, 2014
1 – 3 PM @ GCCARD, 601 N. Saginaw St.



APPENDICES

Appendix C.4 – Beyond Blight Ward Workshop Blight Budgeting Summary

	WARD 1	WARD 2	WARD 3	WARD 4	WARD 5	WARD 6	WARD 7	WARD 8	WARD 9	TOTAL
MOWING	84	20	9	39	21	13	47	9	16	258
DEMOLITION	105	18	13	145	80	37	62	28	34	440
BOARDING	36	12	3	7	9	9	22	6	8	112
TRASH ABATEMENT	43	17	7	33	18	9	24	19	17	187
REHABILITATION	43	20	8	20	26	17	27	15	24	200
CODE ENFORCEMENT	37	23	6	42	29	6	57	15	33	248
VACANT LOT REUSE	42	17	15	11	14	16	29	8	17	166

APPENDICES

Appendix C.5 – Community Kick-Off Summary



Beyond Blight: Kick-off Workshop Review (6.24.2014)

Attendance & Feedback

- ✓ **Total estimated attendance:** 120
- ✓ **Total evaluations filled out:** 73
- ✓ **What information was new/helpful:**
 - Surprise at the amount of blight on privately owned properties
 - The of the City of Flint's goal and depth of focus
 - Procedure for adopting a park
 - The cost of clean-up/blight elimination
 - The role the *Master Plan* plays in *Clean & Green*
 - Resources
 - Who the problem is
 - Private owned properties are not taken care of
 - How many properties there are in Flint
 - The ratio of private to public to commercial properties that need blight elimination work
 - Finding ways to make "runaway" property owners responsible/explaining the difficulties
 - Dumpster rental information
- ✓ **Ideas/Thoughts:**
 - Regina Laurie's approach was taken by some as distracting
 - More information on procedures for adopting parks
 - More information on the process of demolition
 - More in depth data
 - Briefer presentation/less people speaking
 - Heightened coordination (with nonprofit/community groups/neighbors etc.)**
 - Don't ask rhetorical questions-state and give direct information
 - Make more tri-fold brochures available
 - More information on problem property portal
 - More information on code enforcement**
 - Old homeowners are physically & financially incapable of doing more
 - Information on business engagement/partnerships-presence at workshops?**
 - Provide paint
 - More time for input, table work, and questions**

APPENDICES

Appendix C.5 – Community Kick-Off Summary

Information on private/public/vacant properties

Give solutions

Information about *Imagine Flint* website

Coffee

Charts/Graphs were too dense

***Items in bold/italics indicate multiple responses**

WHAT PEOPLE ARE WILLING TO DO	WHAT PREVENTS PEOPLE FROM HELPING
Mowing: 23%	Time: 22.1%
Boarding: 14%	Money: 25%
Vacant Lot Reuse: 18.2%	Supplies/Tools: 17.2%
Neighborhood Clean-up: 29%	Lack of Info.: 3.3%
	Lack of Training: 8.2%
	Need More Help: 14.8%
Other: code enforcement, curb appeal, blight elimination captain	Other: need clarification on liability laws
No Response: 17%	No Response: 9%

Workshop Satisfaction

DESCRIBE THE EVENT	WHAT DID YOU LIKE MOST?	DESCRIBE THE PRESENTATION	INCREASED INTEREST IN BLIGHT ELIMINATION?	DESCRIBE THE TRI-FOLD BROCHURE
GREAT: 23.3%	INFORMATION SHARED: 46%	GREAT: 23%	YES: 62%	GREAT: 48%
GOOD: 40%	OPPORTUNITY FOR QUESTIONS: 33%	GOOD: 48%	MAYBE: 26.2%	GOOD: 35%
FAIR: 25.6%	OPPORTUNITY FOR FEEDBACK: 21.3%	FAIR: 18.2%	NO: 10%	FAIR: 14%
POOR: 9.3%		POOR: 11.4%		POOR: 2.3%
NO RESPONSE: 2.3%	NO RESPONSE: 8.2%		NO RESPONSE: 2.4%	NO RESPONSE: 5%

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary



Beyond Blight: WARD 1 Workshop Review (7.17.2014)

Attendance & Feedback

- ✓ **Total attendance:** 44
- ✓ **Total evaluations completed:** 29
- ✓ **What information was new/helpful:**
 - What blight is and how it works
 - That funding can be a problem with any demos
 - The cost for demolition
 - How much property needs to be demolished
 - Buying/adopting/maintaining lots
 - Lots are mowed only once a year
- ✓ **Ideas/Thoughts**
 - Demolish all the houses in one block at once
 - Utilizing the youth to maintain lots
 - Get police to show up when calls are made

WHAT PEOPLE ARE WILLING TO DO	WHAT PREVENTS PEOPLE FROM HELPING
MOWING: 27%	TIME: 8.8%
BOARDING: 13.5%	MONEY: 34%
VACANT LOT REUSE: 19.2%	SUPPLIES/TOOLS: 17.5
NEIGHBORHOOD CLEAN-UP: 35%	LACK OF INFO. : 6.3%
	LACK OF TRAINING: 10%
	NEED MORE HELP: 22.5%
OTHER:	OTHER: health, old age
NO RESPONSE: 6%	NO RESPONSE: 1.25%

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary

Workshop Satisfaction

<i>DESCRIBE THE EVENT</i>	<i>WHAT DID YOU LIKE MOST?</i>	<i>DESCRIBE THE PRESENTATION</i>	<i>INCREASED INTEREST IN BLGHT ELIMINATION?</i>	<i>DESCRIBE THE TRI-FOLD BROCHURE</i>
GREAT: 27.6%	INFORMATION SHARED: 39.2%	GREAT: 24.1%	YES: 55.2%	GREAT: 17.2%
GOOD: 65.5%	OPPORTUNITY FOR QUESTIONS: 27.5%	GOOD: 65.5%	MAYBE: 31%	GOOD: 75.9%
FAIR: 6.9%	OPPORTUNITY FOR FEEDBACK: 21.6%	FAIR: 10.3%	NO: 6.9%	FAIR: 6.9%
POOR:		POOR:		POOR:
NO RESPONSE:	NO RESPONSE: 11.8%		NO RESPONSE: 6.9%	NO RESPONSE:
OTHER:				OTHER:

QUESTIONS/ANSWERS:

Would like to know more about purchasing side lots
 How can I come to ownership of the lot next door?
 Would like to know more about funding and/or blight elimination job opportunities

Activities for Eliminating Blight

Reuse of vacant land-planting gardens and clover fields
 Mowing-increases visibility and cuts down on pests
 Rehabilitation- for young mothers to use instead of demolishing them
 Boarding-safety
 Demolition- houses are an eye sore, houses are being stripped, eliminate squatters & drug dealers
 Trash Removal- smell, rodents
 Vacant Lot Reuse- allows neighborhood improvement, gardens look nice & they're productive

Blight Elimination Focus Area

-safety, safety of senior citizens
 7000 Orange Ln.- houses are burnt down with foundation still there
 Apartments on Carpenter Rd. across from Northwestern- turn into a park

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary



Beyond Blight: WARD 2 Workshop Review (7.23.2014)

Attendance & Feedback

- ✓ **Total attendance:** 34
- ✓ **Total evaluations completed:** 15
- ✓ **What information was new/helpful:**
 - The cost
 - Specific improvements to be implemented in my neighborhood
 - Bloc grants, next door lots, partnerships with other groups
 - Data
- ✓ **Ideas/thoughts:**
 - Include more young people
 - More info on the painting of boarded up houses
 - More direct answers to questions
 - Info on jobs for youth
 - What kind of results are being seen?
 - More info on blight in Civic Park

Keeping contracts local

50 youth @ \$10/hr for 30 weeks = \$600,000 → 1/10 of the cost for lawn care

WHAT PEOPLE ARE WILLING TO DO	WHAT PREVENTS PEOPLE FROM HELPING
MOWING: 31%	TIME: 20%
BOARDING: 21%	MONEY: 26.1%
VACANT LOT REUSE: 24.1%	SUPPLIES/TOOLS: 20%
NEIGHBORHOOD CLEAN-UP: 17.2%	LACK OF INFO. : 2.2%
	LACK OF TRAINING: 8.7%
	NEED MORE HELP: 22%
OTHER: youth jobs, advertise for new homeownership on vacant lots	OTHER: age, health
NO RESPONSE: 7%	NO RESPONSE: 2.2%

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary

Workshop Satisfaction

<i>DESCRIBE THE EVENT</i>	<i>WHAT DID YOU LIKE MOST?</i>	<i>DESCRIBE THE PRESENTATION</i>	<i>INCREASED INTEREST IN BLGHT ELIMINATION?</i>	<i>DESCRIBE THE TRI-FOLD BROCHURE</i>
GREAT: 27%	INFORMATION SHARED: 37.5%	GREAT: 33.3%	YES: 60%	GREAT: 33.3%
GOOD: 73%	OPPORTUNITY FOR QUESTIONS: 37.5%	GOOD: 66.7%	MAYBE: 33.3%	GOOD: 60%
FAIR:	OPPORTUNITY FOR FEEDBACK: 25%	FAIR:	NO:	FAIR: 6.7%
POOR:		POOR:		POOR:
NO RESPONSE:	NO RESPONSE:		NO RESPONSE: 6.7%	NO RESPONSE:

QUESTIONS/ANSWERS:

How to put together a neighborhood group? How to get a chipper to use in Iroquois Park?

KEY ACTIVITIES FOR ELIMINATING BLIGHT

Boarding- creates a vicious cycle of scrappers destructing properties that become harder to rehab

Vacant Lot Reuse- hoop houses, gardens

BLIGHT ELIMINATION FOCUS AREA

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary



Beyond Blight: WARD 3 Workshop Review (7.15.2014)

Attendance & Feedback

- ✓ **Total attendance:** 13
- ✓ **Total evaluations completed:** 9
- ✓ **What information was new/helpful:**
 - New options
- ✓ **Ideas/Thoughts:**
 - More people at event
 - Provide good concrete answers to questions during presentation
 - Additional properties

WHAT PEOPLE ARE WILLING TO DO	WHAT PREVENTS PEOPLE FROM HELPING
MOWING: 2	TIME: 7
BOARDING: 2	MONEY: 8
VACANT LOT REUSE: 2	SUPPLIES/TOOLS: 7
NEIGHBORHOOD CLEAN-UP: 3	LACK OF INFO. :
	LACK OF TRAINING: 2
	NEED MORE HELP: 4
OTHER: get more people involved	OTHER:
NO RESPONSE: 2	NO RESPONSE:

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary

Workshop Satisfaction

DESCRIBE THE EVENT	WHAT DID YOU LIKE MOST?	DESCRIBE THE PRESENTATION	INCREASED INTEREST IN BLIGHT ELIMINATION?	DESCRIBE THE TRI-FOLD BROCHURE
GREAT: 1	INFORMATION SHARED: 6	GREAT: 2	YES: 6	GREAT: 3
GOOD: 6	OPPORTUNITY FOR QUESTIONS: 6	GOOD: 7	MAYBE: 2	GOOD: 4
FAIR: 1	OPPORTUNITY FOR FEEDBACK: 5	FAIR:	NO:	FAIR:
POOR:		POOR:		POOR:
NO RESPONSE:	NO RESPONSE: 1		NO RESPONSE: 1	NO RESPONSE: 1
OTHER: informative				OTHER: received it late

QUESTIONS/ANSWERS:

What is the next step?

Why are ordinances not enforced?

Activities for Eliminating Blight

- removal of burnt buildings
- blight removal should be based on the resources attainable

Blight Elimination Focus Area

- pests, property value
- there is a lot of traffic from the north & east sides of the county that travels through this area (3rd, 4th, 5th wards) to go to MCC, U of M, downtown etc and what they see is major blight
- focusing on stabilizing neighborhoods on the eastside by mowing vacant lots will assist residents in feeling better about leaving home

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary



Beyond Blight: WARD 4 Workshop Review (7.21.2014)

Attendance & Feedback

- ✓ **Total attendance:** 34
- ✓ **Total evaluations completed:** 22
- ✓ **What information was new/helpful:**
 - Resources to help
 - That there is a 5 year plan to eliminate blight
- ✓ **Ideas/Thoughts**
 - Have councilperson @ presentation
 - Don't talk about the Land Bank
 - Next time, use a different location/room—the echo made it hard to hear the speakers
 - Return CDBG funding to organizations that know how to use it
 - The City should help with lawn bags
 - Let volunteer firemen (trainees) from outside communities do controlled burns on vacant

condemned properties WHAT PEOPLE ARE WILLING TO DO	WHAT PREVENTS PEOPLE FROM HELPING
MOWING:22%	TIME: 19.6%
BOARDING:	MONEY: 41.1%
VACANT LOT REUSE: 4.4%	SUPPLIES/TOOLS: 18%
NEIGHBORHOOD CLEAN-UP: 26.1%	LACK OF INFO. :
	LACK OF TRAINING: 1.8%
	NEED MORE HELP: 16.1%
OTHER: fundraising for demos, getting people involved, community gardening, demolition	OTHER: disabled, authority to fundraise/guarantee that funds will be used for intended purpose, energy
NO RESPONSE: 48%	NO RESPONSE: 3.6%

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary

Workshop Satisfaction

<i>DESCRIBE THE EVENT</i>	<i>WHAT DID YOU LIKE MOST?</i>	<i>DESCRIBE THE PRESENTATION</i>	<i>INCREASED INTEREST IN BLGHT ELIMINATION?</i>	<i>DESCRIBE THE TRI-FOLD BROCHURE</i>
GREAT: 27.2%	INFORMATION SHARED: 40.4%	GREAT: 23%	YES: 46%	GREAT: 27.3%
GOOD: 68.2%	OPPORTUNITY FOR QUESTIONS: 26%	GOOD: 73%	MAYBE: 41%	GOOD: 55%
FAIR: 4.5%	OPPORTUNITY FOR FEEDBACK: 34%	FAIR: 4.5%	NO: 9.1%	FAIR: 14%
POOR:		POOR:		POOR:
NO RESPONSE:	NO RESPONSE:		NO RESPONSE: 4.5%	NO RESPONSE: 4.5%
OTHER:				OTHER:

QUESTIONS/ANSWERS:

With declining revenue, how can we afford an extra 5% to do a job we already pay taxes for?

What about the \$12 million given to Smith Village to eliminate blight? Has it been spent yet?

Where will the money come from? When is abandoned house 2222 Maryland Ave. going down?

Way to gain the authority to fundraise and guarantee that the funds will be used for the purpose raised

What to do about blight with people in residence

Activities for Eliminating Blight

-put people to work, restore our property value, get business back in the area

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary

Demolition- because I've been looking at the same burned out houses for five or more years, houses beyond rehab need to be demolished, vacant buildings/houses only steers people away from doing business in Flint

Mowing- looks better

Code Enforcement- landlords need to be responsible for their property, code enforcement is premature until the worst housing is demolished

Rehabilitation- rehab will get residents back in their homes, improve our tax base, the City & the Land Bank should not be in the business of rehabbing

Trash Abatement- leaving trash brings more trash, cleaning an area enhances the neighborhood

Blight Elimination Focus Area

-clean up areas that have not yet hit rock bottom

-areas with a high crime and vacant buildings harbor criminal & gang activity

Risedorph Ave. branch to Averill, Davison Rd. branch to Averill—eliminate blight & crime

Dort Hwy.- it is important to get highly traveled streets cleaned up to attract more people

Potter School (nearby)-it is a "tipping area" where the most good will be gotten for the amount of money and time spent

Averill block—the areas around this block look pretty good & we could catch the "eye sores" before they spread

Idea: Dort Hwy where Delphi was—amusement park in Flint centered between two big ones (Cedar Point & Michigan's Adventure), employ students from the colleges so they may stay year round instead of just for school season

"I have an idea for an aggressive, long-term plan to clean-up Flint once and for all!!!"

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Appendix C.6 – Beyond Blight Ward Workshop Series Summary



Beyond Blight: WARD 5 Workshop Review (7.14.2014)

Attendance & Feedback

- ✓ **Total attendance:** 25
- ✓ **Total evaluations completed:** 15
- ✓ **What information was new/helpful:**
 - 1 of 4 properties are vacant
 - The high cost
 - The high percentage of privately owned properties
- ✓ **Ideas/Thoughts:**
 - The stickers were too small
 - Add deconstruction; a key activity for blight elimination
 - The tri-fold brochure needs to be more direct
 - More information on business partners
 - Orange on the tri-fold brochure is “too vague”
 - More information on the Land Bank
 - More information on tool sheds
 - Information on creative tactics across the United States

WHAT PEOPLE ARE WILLING TO DO	WHAT PREVENTS PEOPLE FROM HELPING
MOWING: 6	TIME: 9
BOARDING:	MONEY: 7
VACANT LOT REUSE: 2	SUPPLIES/TOOLS: 9
NEIGHBORHOOD CLEAN-UP: 5	LACK OF INFO. : 4
	LACK OF TRAINING: 3
	NEED MORE HELP: 10
OTHER: art	OTHER: energy, organization, transporting
NO RESPONSE: 6	NO RESPONSE: 6

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary

Workshop Satisfaction

DESCRIBE THE EVENT	WHAT DID YOU LIKE MOST?	DESCRIBE THE PRESENTATION	INCREASED INTEREST IN BLGHT ELIMINATION?	DESCRIBE THE TRI-FOLD BROCHURE
GREAT: 1	INFORMATION SHARED: 8	GREAT: 2	YES: 7	GREAT: 4
GOOD: 12	OPPORTUNITY FOR QUESTIONS: 8	GOOD: 9	MAYBE: 5	GOOD: 9
FAIR: 2	OPPORTUNITY FOR FEEDBACK: 10	FAIR: 4	NO: 1	FAIR: 2
POOR:		POOR:		POOR:
NO RESPONSE:	NO RESPONSE:		NO RESPONSE: 2	NO RESPONSE:

QUESTIONS/ANSWERS:

- Small Grants- are they only to clean up? When will we know about proposal due date?
- Standing buildings that remain vacant for 5 or more years
- How can we work toward major scale, focused experiments?

Activities for Eliminating Blight

Deconstruction—innovative solution, repurpose valuable materials (including wood), generate revenue by selling assets, create jobs via recycling (partner with Habitat & Salem Housing), rebuilding etc, repurpose sinks, bathtubs, oak window seals, oak wood floors etc., cuts down landfill use, save natural resources, the sales generated from these resources can go back in the fund for property maintenance

Vacant Lot Reuse—innovative solution, farming, parks, planting, solar energy, clover

Code Enforcement—landlords need to be held responsible, fine businesses for horrid places, penalize the individual

Rehab. & Boarding—prevents houses from being demolished & destroyed by scrappers

Boarding & Mowing—just band aids—don't cure the problem

Mowing—it is very important to cut the grass for safety reasons, encourages walking, biking, outdoor play, lowers crime

Demolition—safety, exposure, improves quality of life, need to make way for new houses

Blight Elimination Focus Area

- vacant houses/abandoned property breed crime
- concentrate on houses that can be occupied

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary

- tall grass and trash

- cross-section of community entities, combines park, commercial and housing

- neighborhoods where there are assets to build on (i.e. schools, major streets, businesses, universities)

M.L. King Ave.—starts in the 5th ward and ends in the 2nd ward—should be a focus area for improvement because of the amount of traffic the area receives

University Ave.—to be the link between the academic institutions at each end, use the linear form as a solar network within the city and to obtain revenue for the electricity produced, “small wins” lead to better, larger innovation; right brain needs to be invited to work on all this, conventional approaches in unconventional circumstances don’t work

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary



Beyond Blight: WARD 6 Workshop Review (7.24.2014)

Attendance & Feedback

- ✓ **Total attendance:** 16
- ✓ **Total evaluations completed:** 13
- ✓ **What information was new/helpful:**
 - The 5-year plan
 - Demo list
 - What's being done & if not, why
 - How much work the city needs
 - Lot reuse
 - Who to contact for different problems
- ✓ **Ideas/thoughts:**
 - Smoother transitions between speakers
 - Form a committee to volunteer to contact owners of vacant properties to care for them

WHAT PEOPLE ARE WILLING TO DO	WHAT PREVENTS PEOPLE FROM HELPING
MOWING: 2	TIME: 7
BOARDING: 2	MONEY: 7
VACANT LOT REUSE: 3	SUPPLIES/TOOLS: 6
NEIGHBORHOOD CLEAN-UP: 4	LACK OF INFO. : 2
	LACK OF TRAINING: 3
	NEED MORE HELP: 5
OTHER: organizing groups to link, collaboration efforts	OTHER:
NO RESPONSE: 4	NO RESPONSE: 2

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary

Workshop Satisfaction

<i>DESCRIBE THE EVENT</i>	<i>WHAT DID YOU LIKE MOST?</i>	<i>DESCRIBE THE PRESENTATION</i>	<i>INCREASED INTEREST IN BLGHT ELIMINATION?</i>	<i>DESCRIBE THE TRI-FOLD BROCHURE</i>
GREAT: 4	INFORMATION SHARED: 7	GREAT: 4	YES: 5	GREAT: 4
GOOD: 4	OPPORTUNITY FOR QUESTIONS: 5	GOOD: 5	MAYBE: 3	GOOD: 4
FAIR:	OPPORTUNITY FOR FEEDBACK: 8	FAIR:	NO:	FAIR:
POOR:		POOR:		POOR:
NO RESPONSE: 1	NO RESPONSE:		NO RESPONSE: 1	NO RESPONSE: 1

QUESTIONS/ANSWERS:

Would like to know more about boarding up vacant properties

KEY ACTIVITIES FOR ELIMINATING BLIGHT

- preserve neighborhood stability
- cost effectiveness

BLIGHT ELIMINATION FOCUS AREA

705 Westcombe—the block across from empty Coolidge School has needed demolition for 5 + years, the entire block has deteriorated

Sunset Apartments—huge area of concern for Glendale Hills residents, it has shown steady decline

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary



Beyond Blight: WARD 7 Workshop Review (7.29.2014)

Attendance & Feedback

- ✓ **Total attendance:** 36
- ✓ **Total evaluations completed:** 22
- ✓ **What information was new/helpful:**
 - The partnership between the Land Bank and Master planning
 - The magnitude of the problem and the efforts being made
 - Adopt-a-lot program info
 - That blight is already being worked on
 - How many blighted properties there really are
 - How funding/resources are allocated
 - The number of ways blight could be eliminated
- ✓ **Ideas/thoughts:**

WHAT PEOPLE ARE WILLING TO DO	WHAT PREVENTS PEOPLE FROM HELPING
MOWING: 6	TIME: 19
BOARDING: 2	MONEY: 11
VACANT LOT REUSE: 5	SUPPLIES/TOOLS: 7
NEIGHBORHOOD CLEAN-UP: 9	LACK OF INFO. : 3
	LACK OF TRAINING: 3
	NEED MORE HELP: 6
OTHER: rehab of occupied homes	OTHER: no police protection, unable
NO RESPONSE: 8	NO RESPONSE: 4

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary

Workshop Satisfaction

DESCRIBE THE EVENT	WHAT DID YOU LIKE MOST?	DESCRIBE THE PRESENTATION	INCREASED INTEREST IN BLIGHT ELIMINATION?	DESCRIBE THE TRI-FOLD BROCHURE
GREAT: 6	INFORMATION SHARED: 17	GREAT: 7	YES: 9	GREAT: 7
GOOD: 15	OPPORTUNITY FOR QUESTIONS: 10	GOOD: 15	MAYBE: 9	GOOD: 12
FAIR:	OPPORTUNITY FOR FEEDBACK: 10	FAIR:	NO: 3	FAIR: 2
POOR:		POOR:		POOR:
NO RESPONSE: 1	NO RESPONSE: 1		NO RESPONSE: 1	NO RESPONSE: 1

QUESTIONS/ANSWERS:

Would like to know more about deconstruction
 Would like to know more about the Clean & Green program
 Would like to know more about Thread Creek

KEY ACTIVITIES FOR ELIMINATING BLIGHT

Code enforcement—insists on owners stepping up, not an urgent activity bc it may take a while where other things can be done immediately, broaden code enforcement to include a way for people to solve the problem rather than runaway, will bring revenue and create a job or two
 Vacant lot reuse—potential to generate funds
 Deconstruction—potential to generate funds, environmentally friendly, some materials are irreplaceable and need to be salvaged
 Rehab—will provide a product bc we still need affordable & quality housing

BLIGHT ELIMINATION FOCUS AREA

Near Mott & Cultural—areas with high traffic/visible to visitors, stabilize areas still within reach
 Areas that could stabilize neighborhoods near vital landmarks
 Avoid massive demo
 Build on areas that have had investments made
 Eliminate properties in Floral Park & CBC Recycling
 Decker St.—rehab & demo houses nearby to promote safe access to the park
 Area west of Kearsley Park—needs attention, the area is easily overlooked, many activities at park, need nice area near Chavez Dr.
 Near Clifford, North of Lippincott—needs help, needs uplifting, discouraging for residents, encourages crime
 Kearsley Park—provide a sense of community
 Areas where blight is only just starting to prevent more blight
 Howard to Ferris, Tebo to Lynn St., Washington Ave/Willow St.—rebuild before they become totally dilapidated, make safer for neighborhood families and children

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary



Beyond Blight: WARD 8 Workshop Review (7.16.2014)

Attendance & Feedback

- ✓ **Total attendance:** 9
- ✓ **Total evaluations completed:** 9
- ✓ **What information was new/helpful:**
 - Statistics, nature of the problem, what is being done
 - Demo funding availability
- ✓ **Ideas/Thoughts:**

WHAT PEOPLE ARE WILLING TO DO	WHAT PREVENTS PEOPLE FROM HELPING
MOWING: 2	TIME: 7
BOARDING: 2	MONEY: 7
VACANT LOT REUSE: 3	SUPPLIES/TOOLS: 6
NEIGHBORHOOD CLEAN-UP: 4	LACK OF INFO. : 2
	LACK OF TRAINING: 3
	NEED MORE HELP: 5
OTHER: organizing groups to link, collaboration efforts	OTHER:
NO RESPONSE: 4	NO RESPONSE: 2

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary

Workshop Satisfaction

DESCRIBE THE EVENT	WHAT DID YOU LIKE MOST?	DESCRIBE THE PRESENTATION	INCREASED INTEREST IN BLGHT ELIMINATION?	DESCRIBE THE TRI-FOLD BROCHURE
GREAT: 4	INFORMATION SHARED: 7	GREAT: 4	YES: 5	GREAT: 4
GOOD: 4	OPPORTUNITY FOR QUESTIONS: 5	GOOD: 5	MAYBE: 3	GOOD: 4
FAIR:	OPPORTUNITY FOR FEEDBACK: 8	FAIR:	NO:	FAIR:
POOR:		POOR:		POOR:
NO RESPONSE: 1	NO RESPONSE:		NO RESPONSE: 1	NO RESPONSE: 1

QUESTIONS/ANSWERS

Would like to know more about trash pick-up solutions

KEY ACTIVITIES FOR ELIMINATING BLIGHT

Rehabilitation—gets people back in homes, preserves property, prevents & responds to blight, and could be less expensive than demolition, there are many good uses for abandoned homes, improves the quality of life for real people, often houses are not of a high enough value to be a loan collateral, some houses only need plumbing and to be put on the market for sale

Boarding—it's inexpensive and immediate. It also preserves houses and reduces blight

Mowing—it's inexpensive and can drastically change the look of a property, visibility

Demolition—some properties are a safety hazard, unsightly, must be done, people can't hide on a vacant lot, there aren't enough people to resell the house to, many homes are beyond saving/rehab.,

Code Enforcement—home owners need to be held responsible for their properties

Vacant Lot Re-use—long-term care replacing urgent remediation, less maintenance, easier to maintain

BLIGHT ELIMINATION FOCUS AREA

-safety, access

W. Atherton Rd. (between Greenbrook Ln. & Penbrook)—tall grass at traffic lights, can cause accidents, cutting it could increase safety

Tuxedo Ave.—it's one of the biggest problem areas—concentrating on the middle area and letting the progress expand out to the rest of the neighborhood will bring about better results

Fenton Rd.—commercial buildings (i.e. Terry's Lounge) need to come down faster to make room for new businesses that can employ people from the local area and improve the neighborhoods on both sides of Fenton Rd.

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary



Beyond Blight: WARD 9 Workshop Review (7.31.2014)

Attendance & Feedback

- ✓ **Total attendance:** 19
- ✓ **Total evaluations completed:** 14
- ✓ **What information was new/helpful:**
 - Phone numbers
 - Yearly changes
 - High degree of consensus on areas to focus on in 9th ward
- ✓ **Ideas/thoughts:**
 - Make digital copies of tri-fold available @ imagineflint.com
 - Some sort of program is needed to rehab *viable* vacant housing, perhaps giving houses away to *eligible* new homeowners who would meet certain criteria
 - Coordination of resources between existing organizations to streamline efforts and maximize resources

WHAT PEOPLE ARE WILLING TO DO	WHAT PREVENTS PEOPLE FROM HELPING
MOWING: 6	TIME: 13
BOARDING:	MONEY: 5
VACANT LOT REUSE: 2	SUPPLIES/TOOLS: 7
NEIGHBORHOOD CLEAN-UP: 7	LACK OF INFO. :
	LACK OF TRAINING: 5
	NEED MORE HELP: 4
OTHER: connecting groups to blight elimination efforts	OTHER: age and health
NO RESPONSE: 4	NO RESPONSE: 1

APPENDICES

Appendix C.6 – Beyond Blight Ward Workshop Series Summary

Workshop Satisfaction

DESCRIBE THE EVENT	WHAT DID YOU LIKE MOST?	DESCRIBE THE PRESENTATION	INCREASED INTEREST IN BLIGHT ELIMINATION?	DESCRIBE THE TRI-FOLD BROCHURE
GREAT: 7	INFORMATION SHARED: 11	GREAT: 7	YES: 8	GREAT: 7
GOOD: 6	OPPORTUNITY FOR QUESTIONS: 7	GOOD: 6	MAYBE: 1	GOOD: 6
FAIR: 1	OPPORTUNITY FOR FEEDBACK: 9	FAIR: 1	NO: 1	FAIR: 1
POOR:		POOR:		POOR:
NO RESPONSE:	NO RESPONSE:		NO RESPONSE: 4	NO RESPONSE:

QUESTIONS/ANSWERS:

Would like to know more about volunteers

Would like to know how to contact someone on rehab, what else can I do to buy a lot next to me?

Would like to know more about rehab funding for low income families

Would like a list of those involved in actively addressing blight in the 9th ward—list of groups, contacts, resources

KEY ACTIVITIES FOR ELIMINATING BLIGHT

Code enforcement—tickets ≠ payment, should be self sufficient

BLIGHT ELIMINATION FOCUS AREA

Very visible areas

Saginaw St.—a main thoroughfare, a lot of car and foot traffic to McKinley Park and Thread lake, two things that can be financially beneficial for Flint and the 9th ward,

McKinley Park—attract Back to the Bricks participants, coordinate with improvements to S. Saginaw made by Art @ IAF

City Gateway—potential for improvement, potential for sponsorship (Diplomat), partnering with a developer