

Beyond Blight

Choice Neighborhoods Grantee Conference
Friday, March 18, 2016

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Raynetta Speed, *Community Outreach Coordinator, Genesee County Land Bank Authority*



City of Flint

Comprehensive Blight Elimination Framework

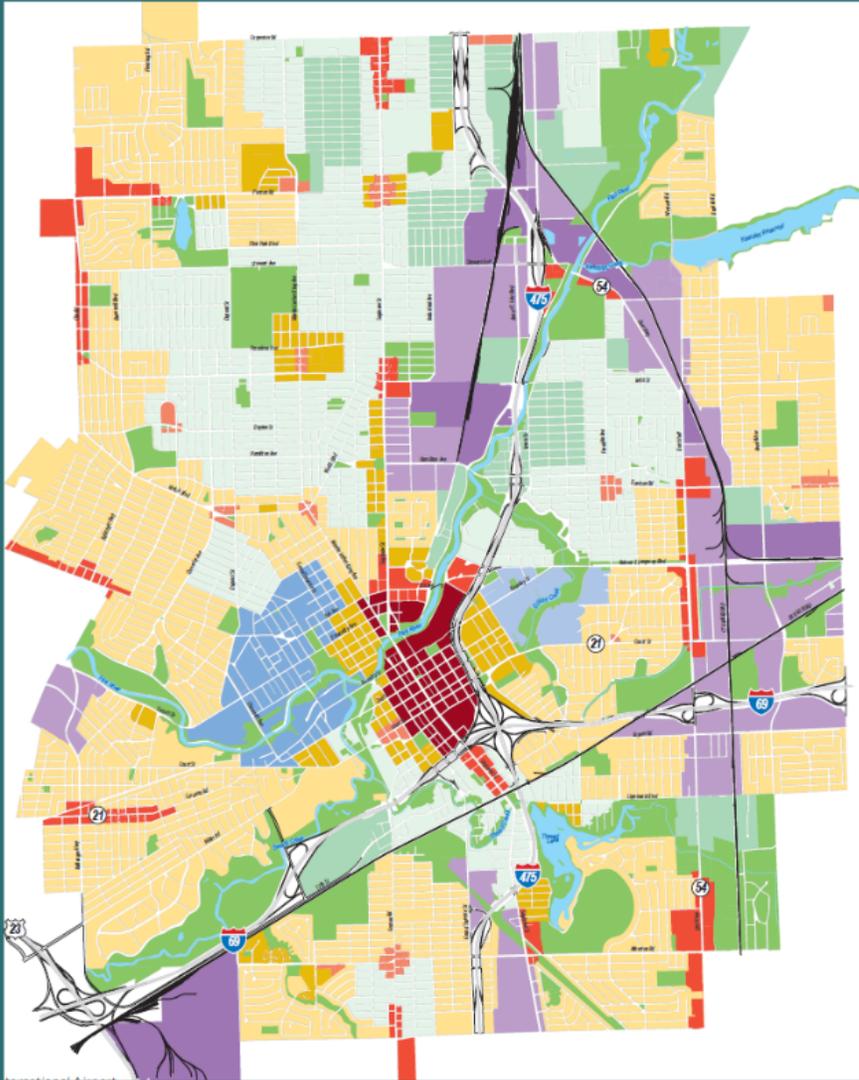
Adopted February 2015

Beyond Blight



PURPOSE

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



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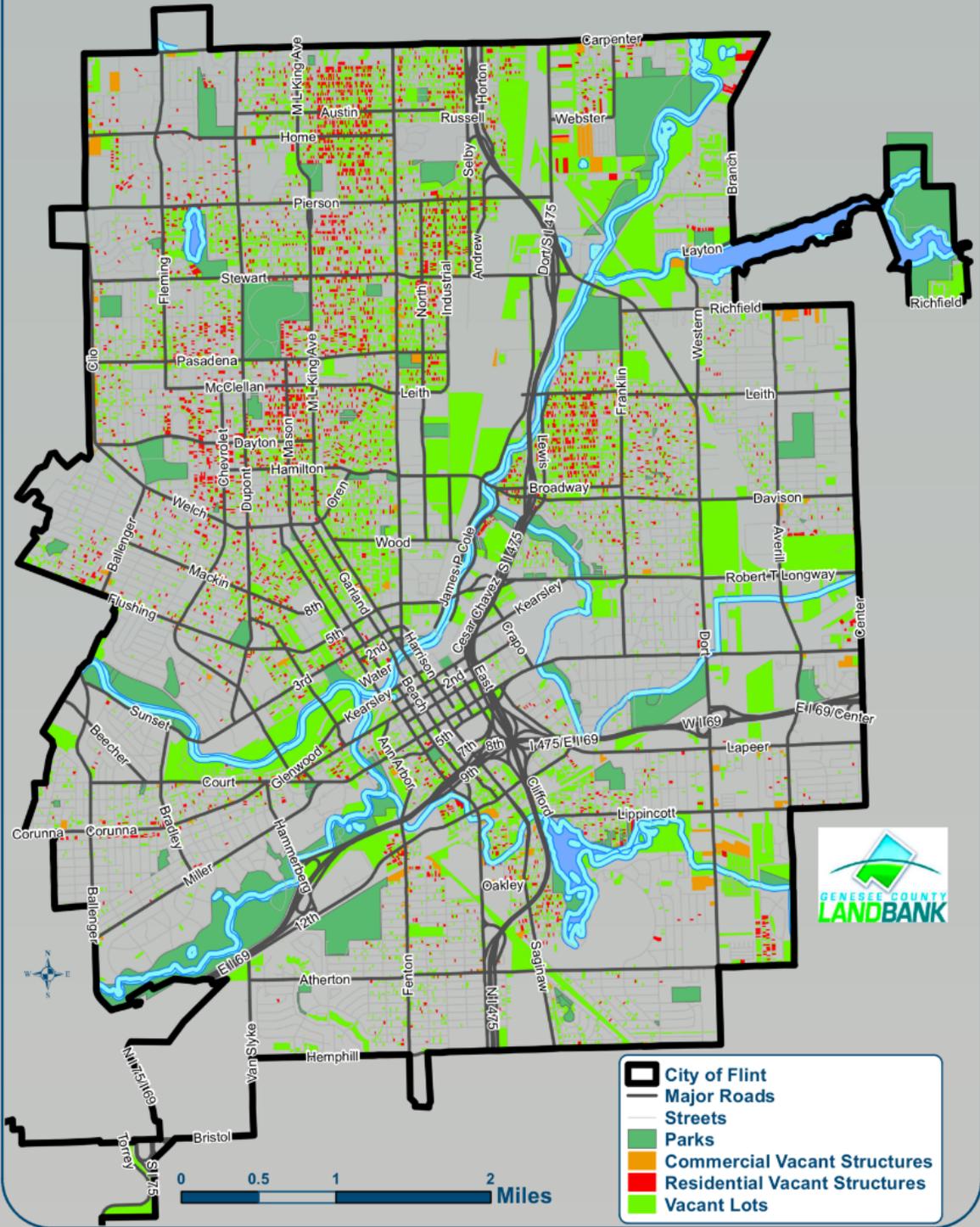
To promote collaborative, complementary, and effective blight elimination by directing blight elimination activities according to the City of Flint Master Plan.

GOAL

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

**WHAT IS THE SCALE OF BLIGHT IN
FLINT TODAY?**

Five-Year Blight in Flint



20,059 Properties
in need of Blight Elimination
over the next five years

14,024
Vacant Lots

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in need of Blight Elimination
over the next five years

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6,035 structures
in need of demolition

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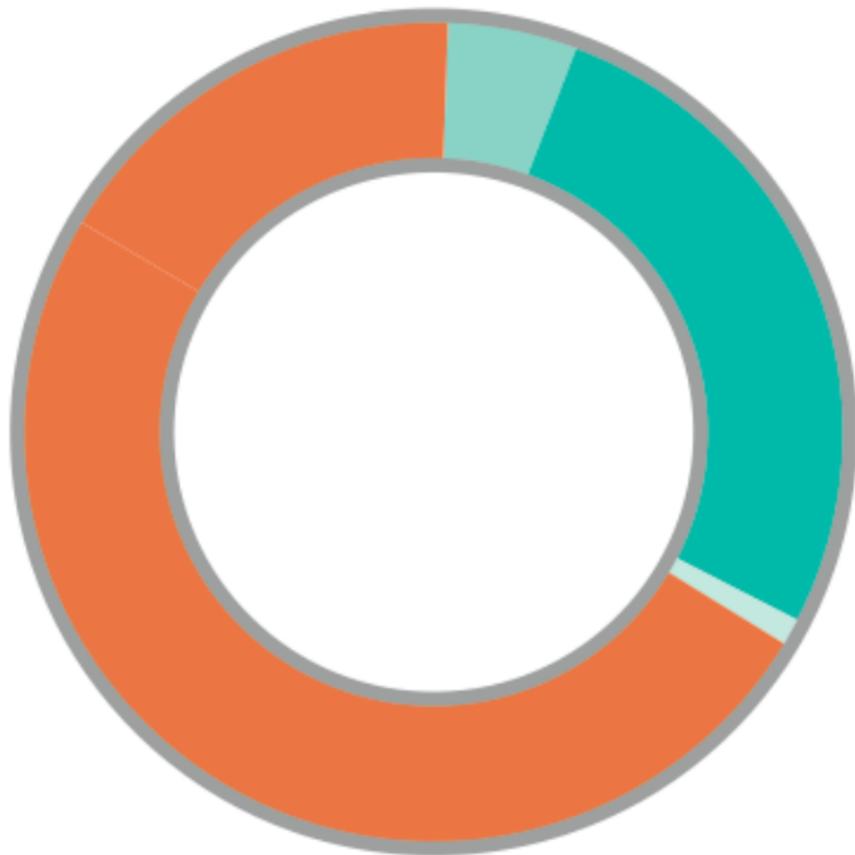
14,024
Vacant Lots

6,035 structures
in need of demolition

1 out of every 4
residential properties

1 out of every 7
residential structures
in Flint

\$112,201,135



Waste Removal | 5%

Mowing | 27%

Boarding | 1%

Demolition | 67%

* Commercial + Residential

\$112,201,135



Waste Removal | 5%

Mowing | 27%

Boarding | 1%

Demolition | 67%

* Commercial + Residential

Demolition accounts for 67% of the total cost of removing blight over the next five years.



Remove 12,000 tons of trash annually



Board 4,235 vacant properties



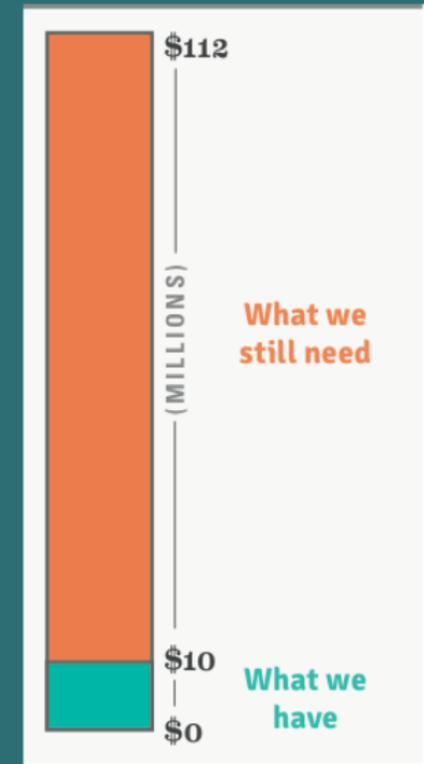
Complete 120,000 vacant property "mowings" annually



Demolish 6,035 structures

\$9.5 million value

Flint faces a **\$102.7 million gap in resources** for eliminating blight on vacant properties over the next five years.



**WHO IS RESPONSIBLE FOR
ELIMINATING BLIGHT IN FLINT?**

14,024
Vacant Lots

20,059 Properties
in need of Blight Elimination
over the next five years

6,035 structures
in need of demolition

48%
publicly
owned

52%
privately
owned

71%
privately
owned

29%
publicly
owned

14,024
Vacant Lots

20,059 Properties
in need of Blight Elimination
over the next five years

6,035 structures
in need of demolition

PUBLICLY OWNED PROPERTIES

32% of the cost of blight elimination



PRIVATELY OWNED PROPERTIES

68% of the cost of blight elimination



68% of the cost for

blight elimination

comes from privately

owned blighted

properties.



City of Flint

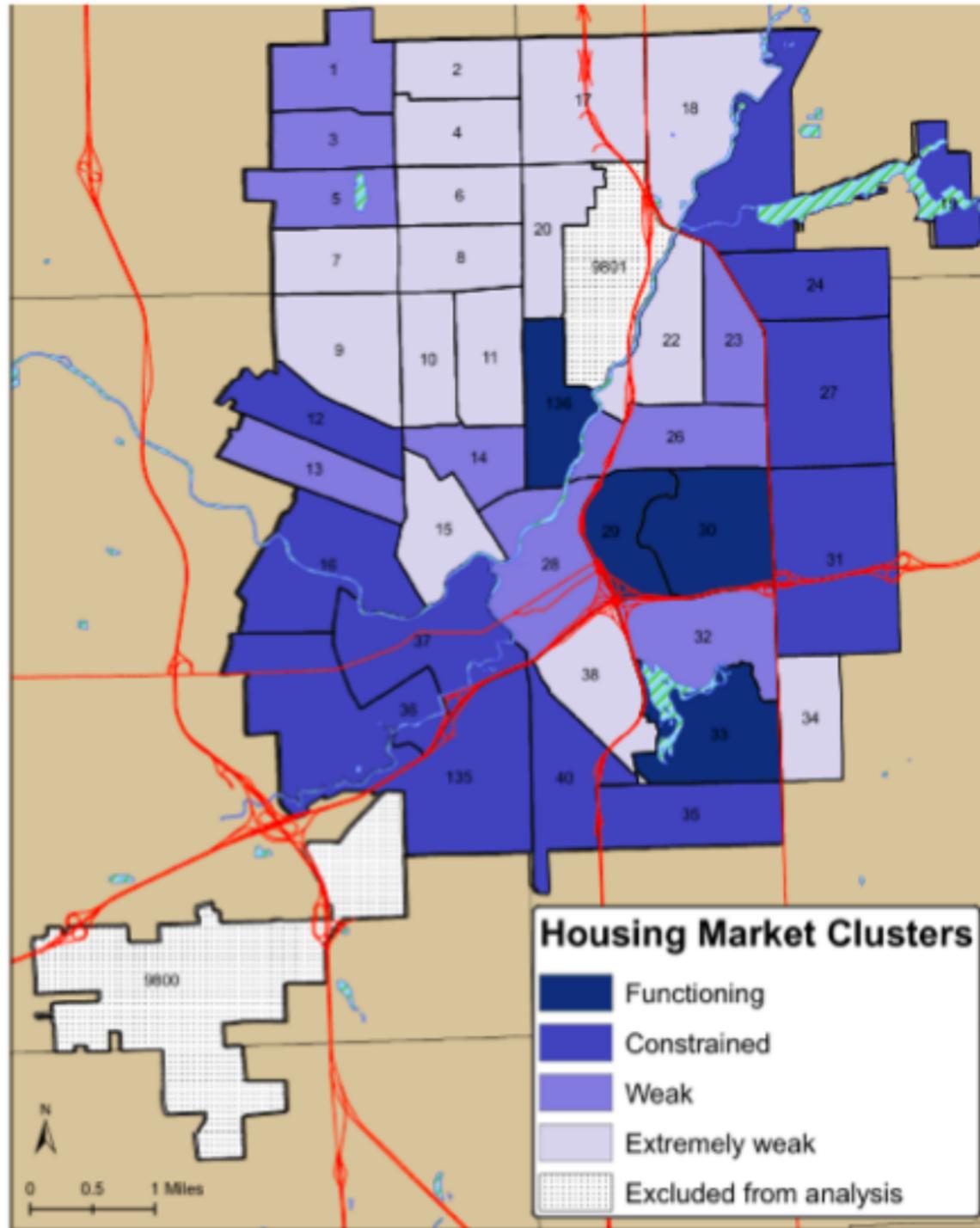
Comprehensive Blight Elimination Framework

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FIGURE 2.2: HOUSING MARKET CLUSTERS BY CENSUS TRACT



Source: Center for Community Progress, 2013

Residential Vacancy by Block, 2008

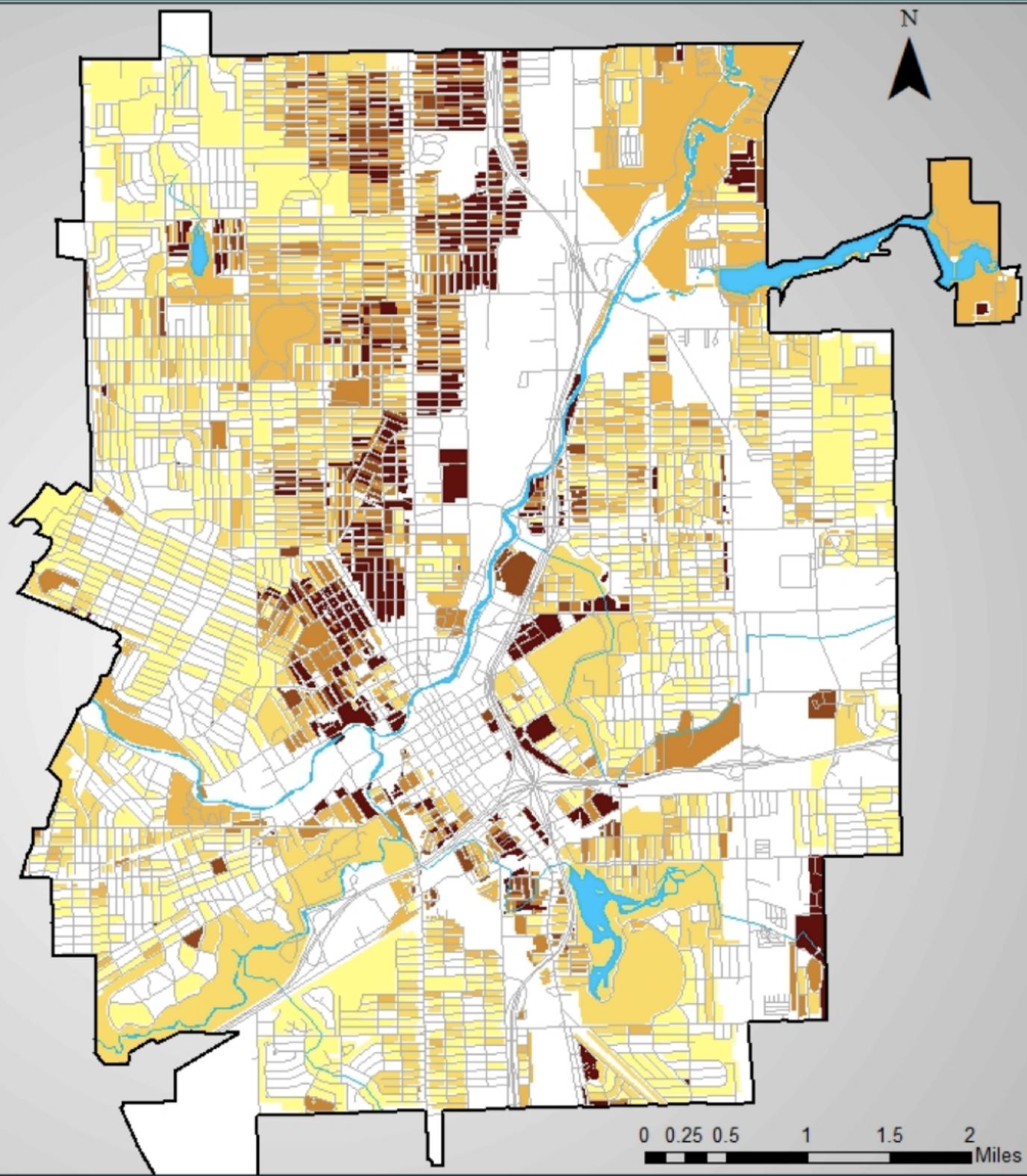
Legend

-  City of Flint
-  Street
-  Water Body

Vacancy Rate (Parcel Number)

-  0% - 9%
-  10% - 19%
-  20% - 29%
-  30% - 39%
-  40% - 49%
-  50% and more

Source: Genesee Land Bank



Population by Race (& Residential Vacancy)

Legend

Population

- 1 Dot = 100
- AFRICAN_AMERICAN
- WHITE
- ASIAN

City of Flint

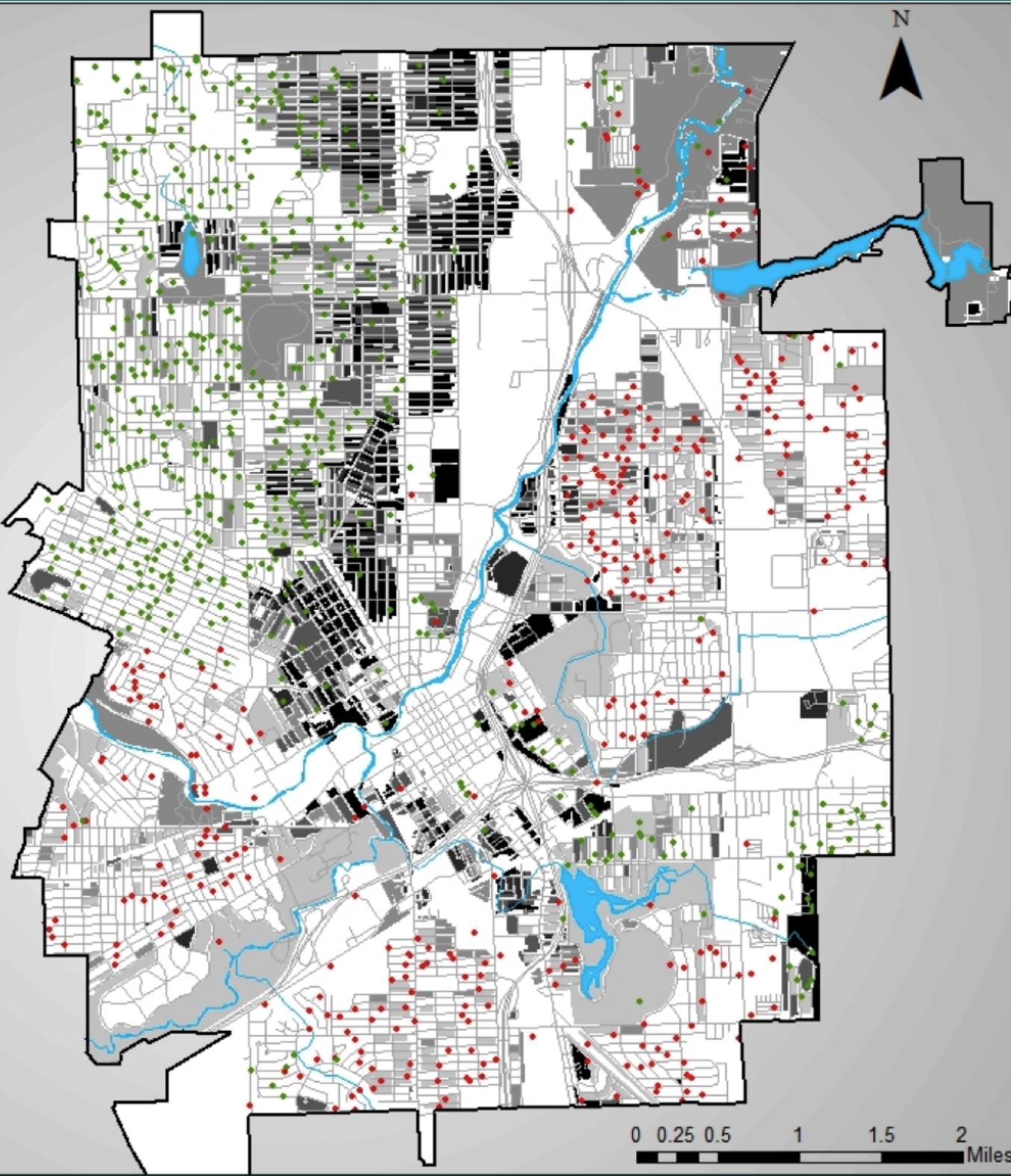
Street

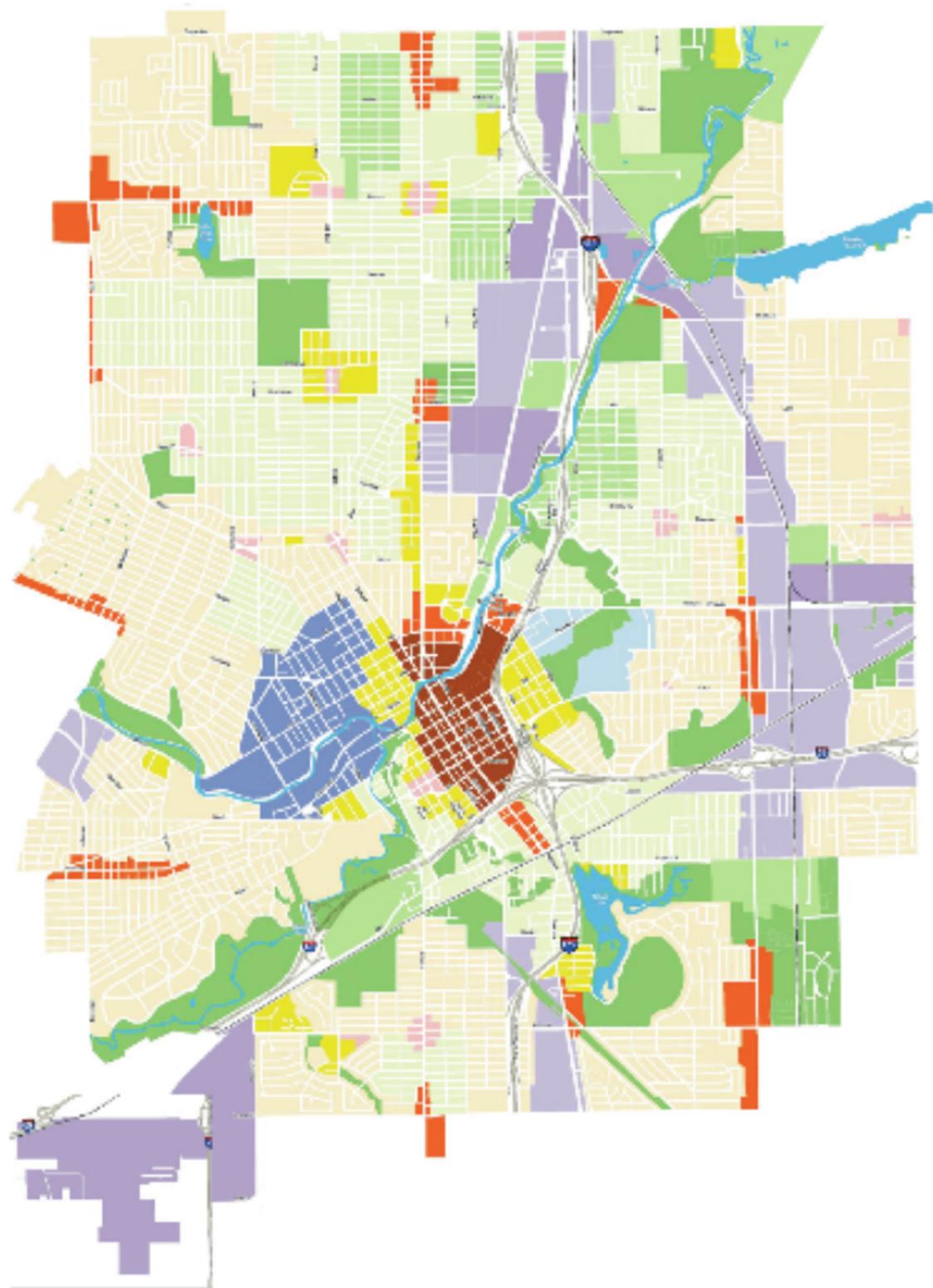
Water Body

Vacancy Rate (Parcel Number)

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- 50% and more

Source: Genesee Land Bank
U.S. Census Bureau







Waste Removal



Boarding



Demolition



Mowing



Vacant Lot Reuse



Code Enforcement



Rehabilitation & Redevelopment





DEMOLITION





BOARDING





ONK PHOTO

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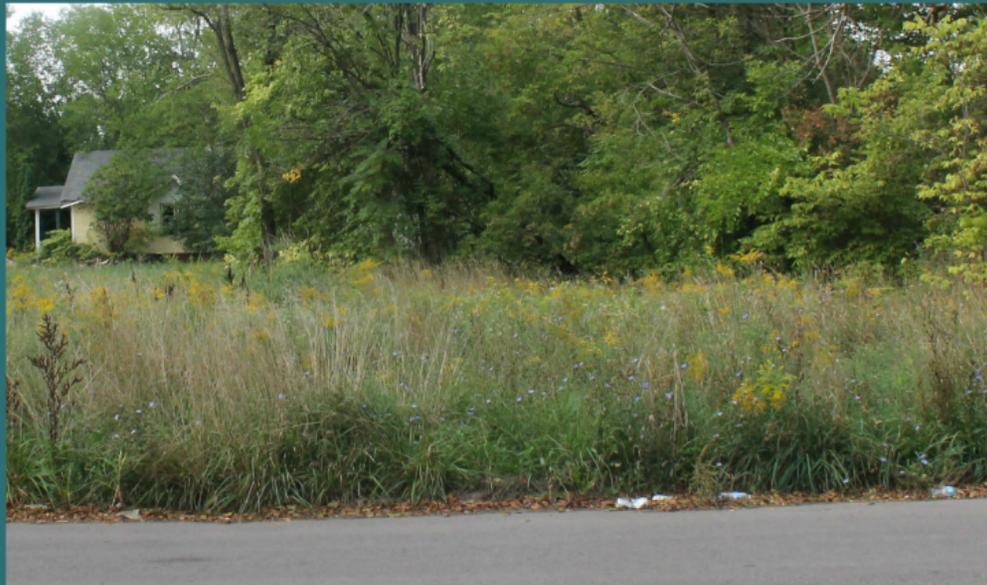


CHUCK PHOTO

Madison Kolhoff
m.c.kolhoff@gmail.com



MOWING





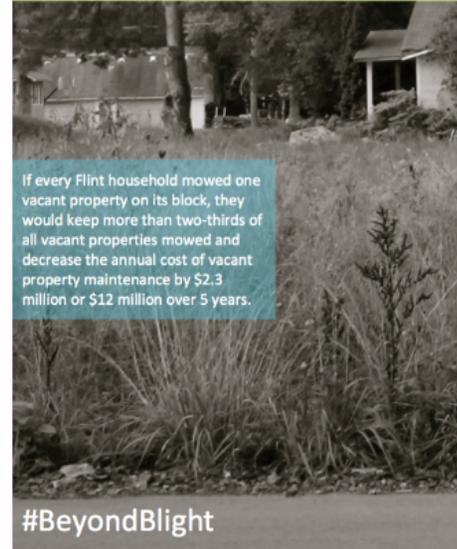
2015 VACANT PROPERTY MOWING PLAN



#BeyondBlight



**Are you mowing a vacant property in your neighborhood?
If so, call the City of Flint Blight Office and let us know!
(810) 237-2090**



If every Flint household mowed one vacant property on its block, they would keep more than two-thirds of all vacant properties mowed and decrease the annual cost of vacant property maintenance by \$2.3 million or \$12 million over 5 years.

#BeyondBlight



2015 VACANT PROPERTY MOWING PLAN

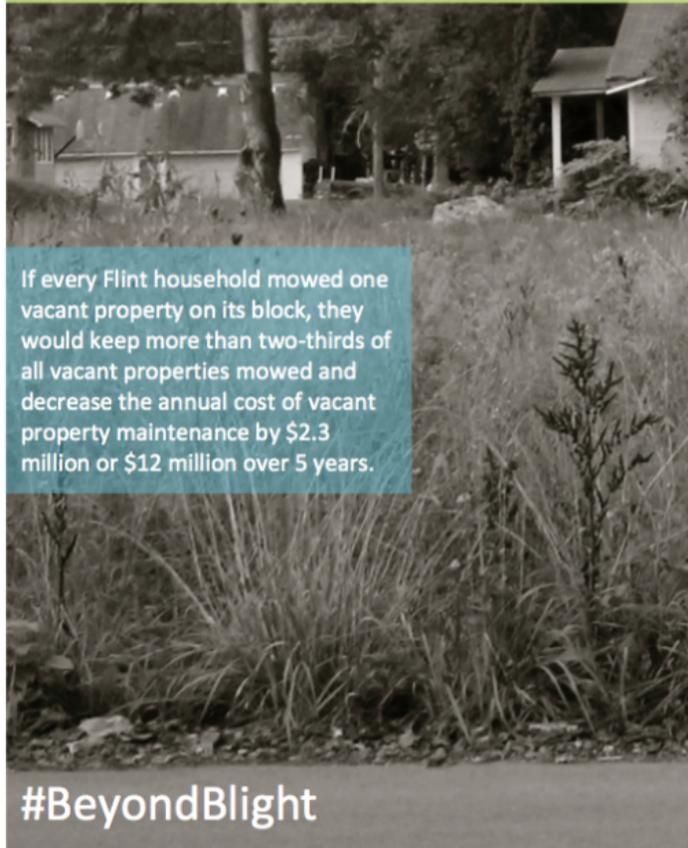


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City of Flint Comprehensive Blight Elimination Framework

Join us to learn about Flint's new framework for eliminating blight in five years

How much blight is there?

What will it take to eliminate blight?

How much will it cost?

Who is responsible?

What is the City's plan?

ATTEND ONE OF NINE WARD WORKSHOPS!

See reverse side for the full workshop schedule

Register in advance by contacting Vince:

(810) 766-7426 X 3029 or vslocum@cityofflint.com

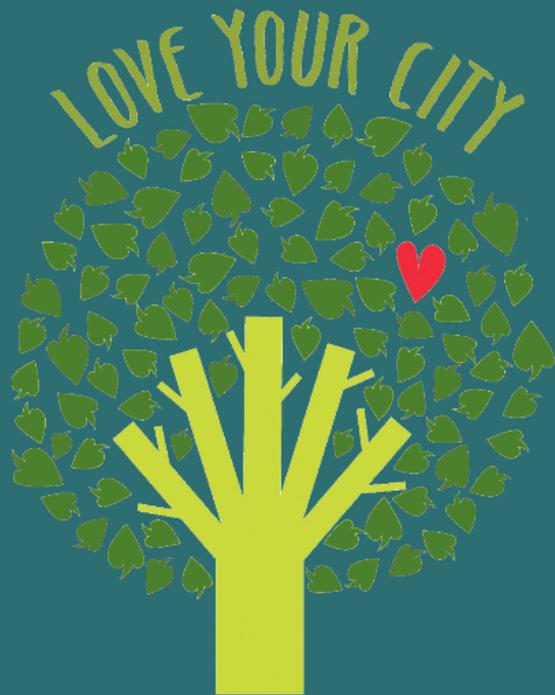


Blight Budgeting





WASTE REMOVAL



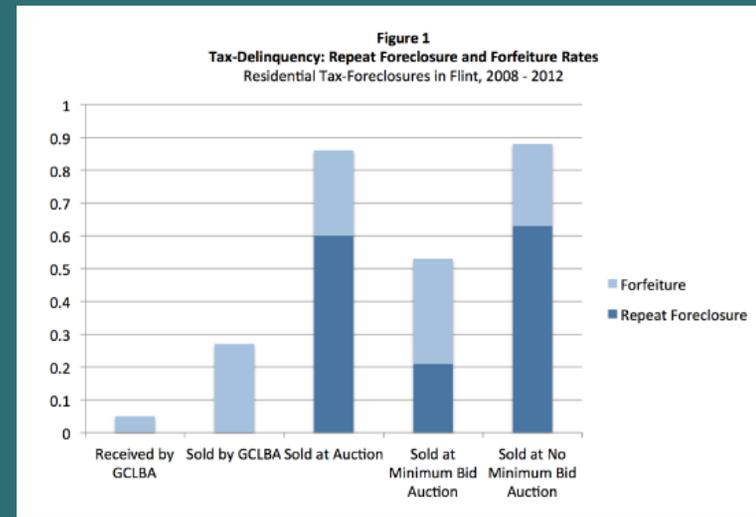
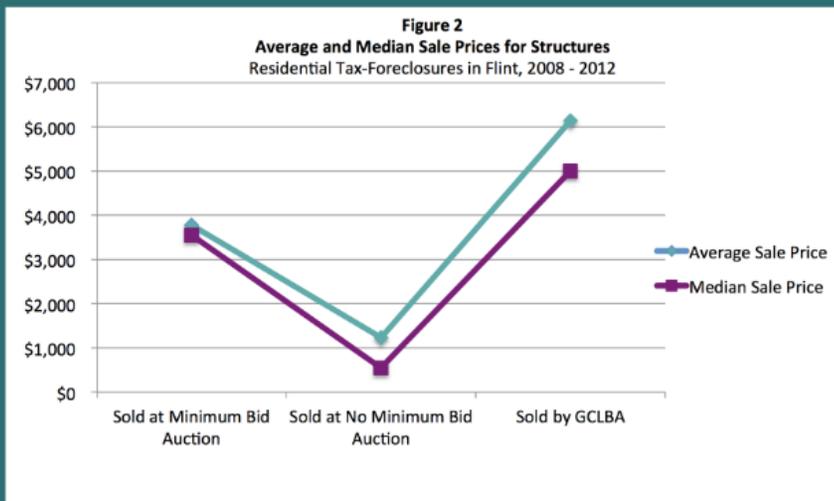


VACANT LOT REUSE



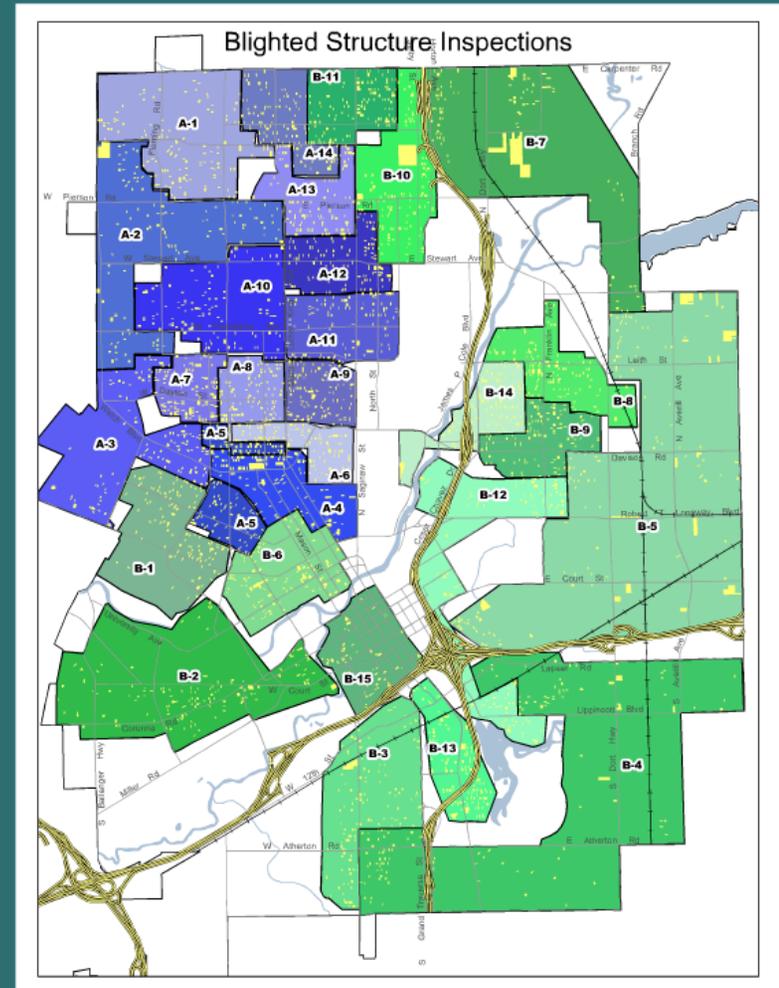


BUILDING REHABILITATION & REDEVELOPMENT



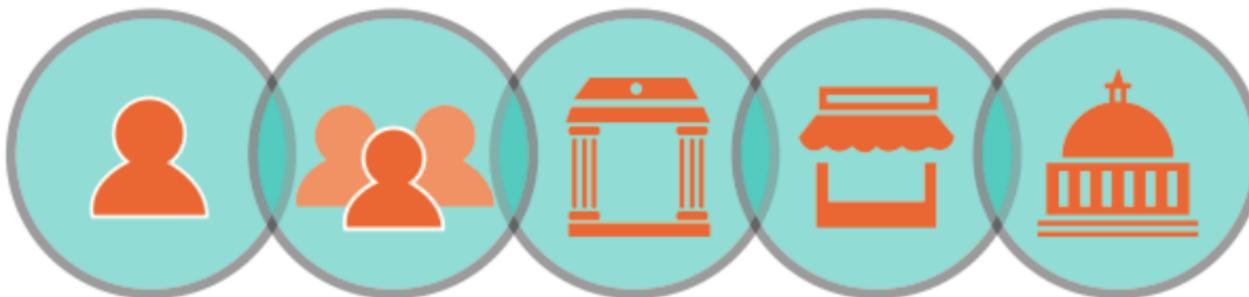


CODE ENFORCEMENT



No single person or organization can eliminate blight in Flint alone. Strong and dedicated partnership between all community members is needed for eliminating blight in Flint.

Blight elimination partners



RESIDENTS

COMMUNITY GROUPS

INSTITUTIONS

BUSINESSES AND DEVELOPERS

LOCAL GOVERNMENT



LOCAL GOV'T.

Raise money to complete demolition, revamp and revive code enforcement, and support vacant property mowing, boarding, waste removal, and reuse with resources.



**BUSINESSES &
DEVELOPERS**

Remove trash and mow grass on vacant properties next door. Contribute 5% of your property maintenance budget to blight elimination in cash or in kind.



INSTITUTIONS

Take the lead on blight that is within 1/2 mile of your location by removing trash, mowing grass, boarding and demolishing vacant properties, and reusing vacant lots. Support blight elimination efforts in your area with funding, supplies, and volunteers.



COMMUNITY GROUPS

Organize neighborhood cleanups to remove trash, mow tall grass, and board vacant properties. Create schedules for mowing vacant properties not next to occupied houses. Initiate efforts to reuse vacant lots in your area.



RESIDENTS

Mow the vacant property next door or across the street. Join your neighborhood or community group in eliminating blight in and around your neighborhood.

BLIGHT ELIMINATION FIVE-YEAR BENCHMARKS



71,000 tons

Remove 71,000 tons of garbage



5,000 structures

Board 5,000 vacant structures



6,000 structures

Demolish 6,000 vacant and blighted structures



20,000 properties

Mow 20,000 properties annually
with next-door support and using mow strips for properties not adjacent to
occupied properties, if not reused



5,000 lots

Reuse 5,000 vacant lots



95% compliance

Bring 95% of properties into compliance with
local ordinances



850 houses

Structurally and functionally rehabilitate 850 houses



^ 15% occupancy

Increase commercial building occupancy by 15%