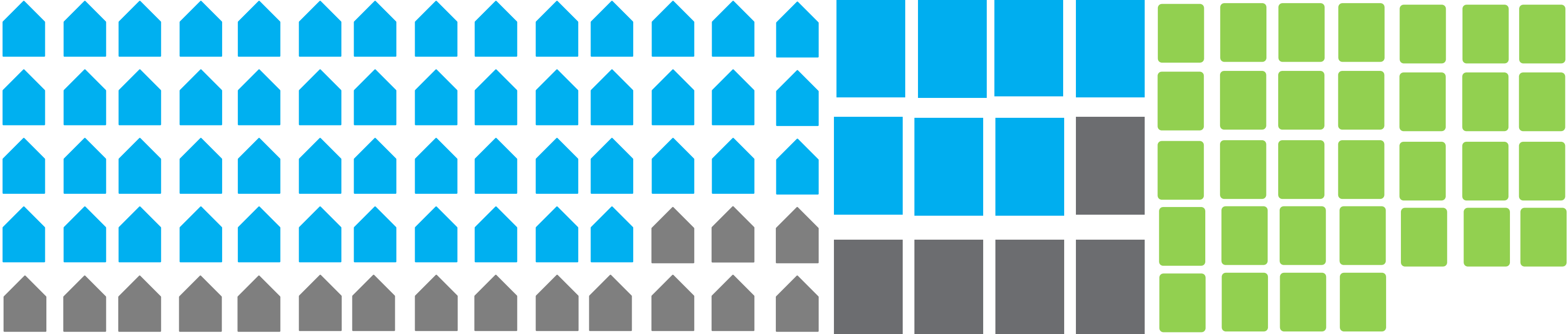# Beyond Blight

Beyond Blight 2022

The goal set forth here is to stabilize Flint's population by eliminating blight in neighborhoods and improving the quality of life for residents. Today, vacant and blighted properties undermine the health, safety, and prosperity of households and neighborhoods across the city of Flint. In recent years, much progress has been made towards eliminating blighted properties. As a result of this work, overall property conditions in the city have improved. However, this progress must not be confused with victory. *Beyond Blight 2022*[1] seeks to advance blight elimination in Flint.

Beyond Blight 2022 was made possible due to a partnership among the City of Flint, the Genesee County Land Bank Authority, and the Flint Police Foundation as well as generous grant support that the Charles Stewart Mott Foundation awarded to the Genesee County Land Bank through its Focus on Flint initiative.

The goal is 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?

HOUSES

26,595 Occupied and in Good or Fair condition[2]

8,496 Vacant and/or Blighted[3]: 1 of every 4

BUILDINGS

1,169 Occupied and in Good or Fair condition

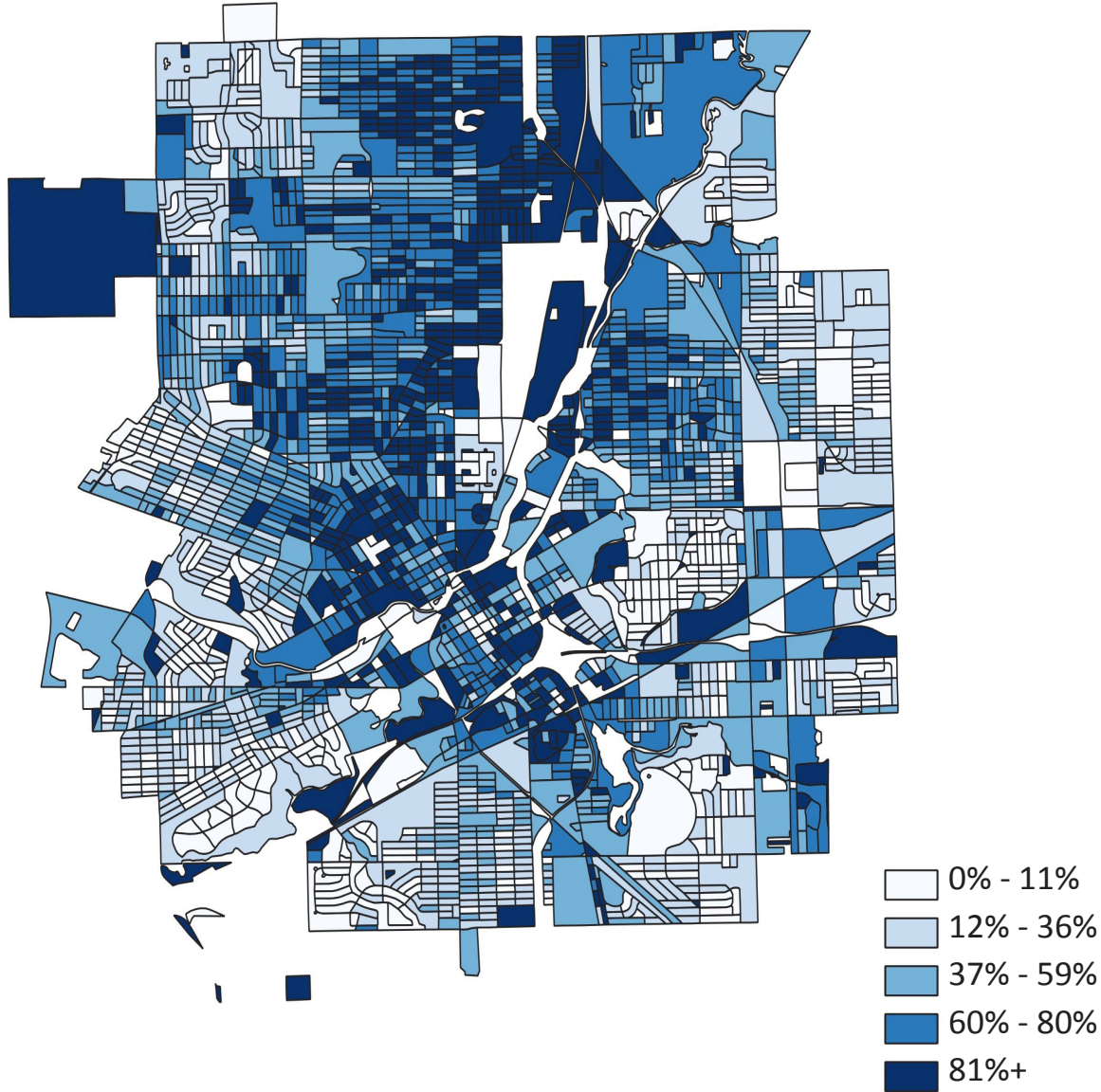922 Vacant and/or Blighted: Nearly 1 of every 2

VACANT LOTS

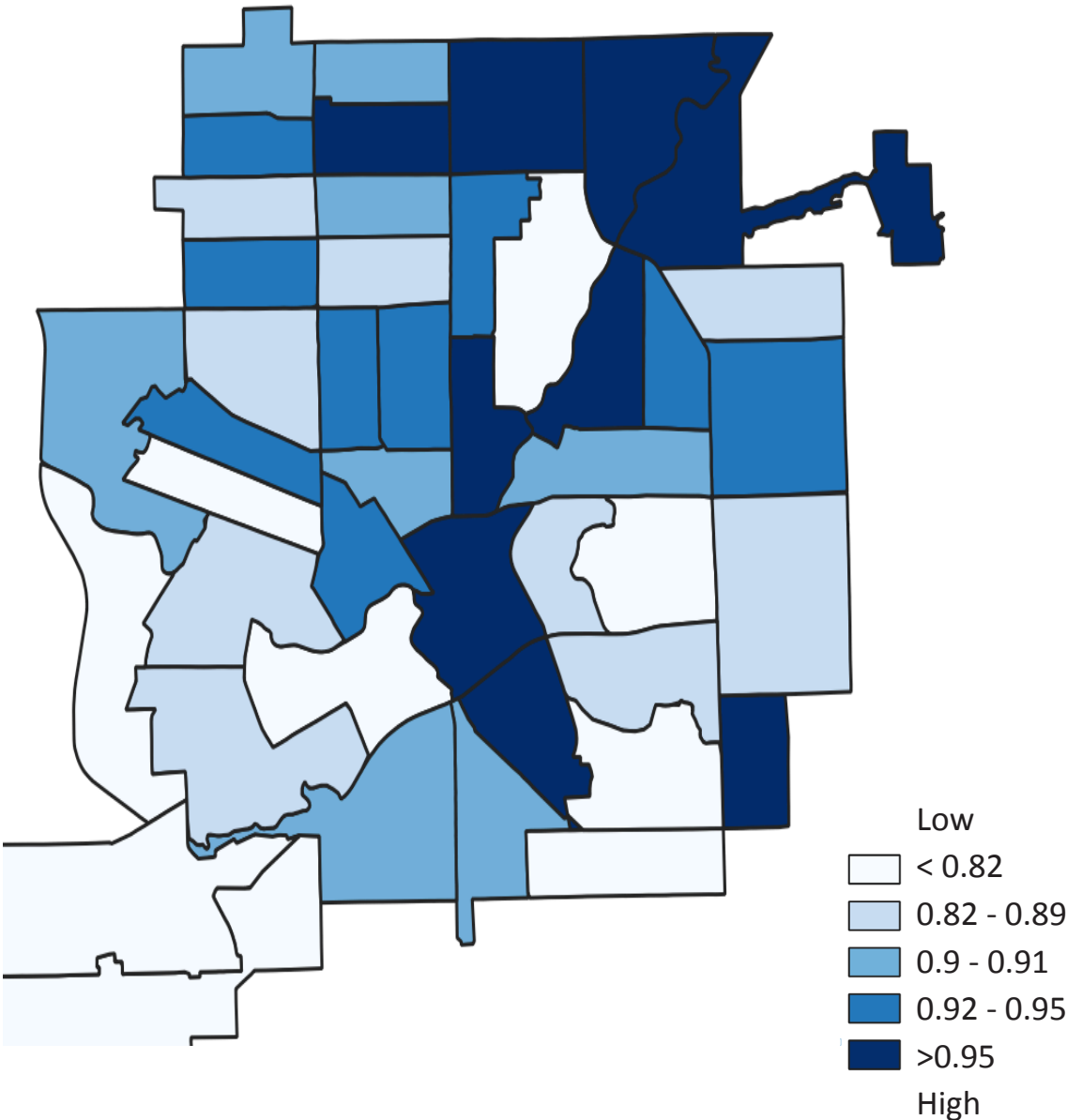16,059 Vacant lots[4]: Nearly 1 of every 3 properties

25,477 total properties in need of blight elimination

WHAT IS THE SCALE OF BLIGHT IN FLINT TODAY?

VACANT AND BLIGHTED PROPERTY[5] RATES BY BLOCK (2021)

0% - 11%
12% - 36%
37% - 59%
60% - 80%
81%+

SOCIAL VULNERABILITY[6] BY CENSUS TRACT (2018)

Low
< 0.82
0.82 - 0.89
0.9 - 0.91
0.92 - 0.95
>0.95
High

Vacant and blighted properties sit in neighborhoods and commercial corridors across the city, threatening the health and vitality of Flint households and businesses citywide.

Vacant and blighted properties are most concentrated in neighborhoods in the northern, central portion of the city, surrounding the former Buick City site and housing many of Flint's most vulnerable residents.

WHAT NEEDS TO BE *DONE*?

BLIGHT PRIORITIES 2021 SURVEY[7]

» 99% of respondents view vacant and blighted properties as a problem in Flint.

» Demolition is the single most important activity for the majority of respondents.

» The majority of respondents believe the following activities need to happen to eliminate blight in Flint: demolition, mowing, illegal dumping removal, building rehabilitation, code enforcement, and vacant lot reuse.

» 83% of respondents are Flint residents.

» 85% of respondents have at least one vacant property on their street.

» The majority of respondents had removed blight in Flint by mowing vacant properties and participating in neighborhood cleanups.

DEMOLITION

RECENT HIGHLIGHTS:

- 5,350 blighted structures removed from Flint neighborhoods and commercial corridors through demolition[8].

- Efficiency: demolitions costs are lower in Flint than across the nation[9]. As a result, resources have stretched farther and more blight has been removed.

- 4,750 lots created through demolition planted with low maintenance clover to reduce maintenance needs and costs[10].

- 800 lots created through demolition purchased by adjacent homeowners as side lots[11].

WHAT NEEDS TO BE *DONE?*

» Demolish 4,343 residential and 257 commercial structures, 4,600 in total.

» Today, there are 7,010 houses with at least one house in need of demolition[12] next-door.

» Demolition was reported as the single most important activity by the majority of survey respondents.

» Reduce future maintenance and infrastructure costs by reseeding lots with low-maintenance ground coverings and incorporating curbs, sidewalks and right-of-way areas into restoration plans.

BUILDING REHABILITATION

RECENT HIGHLIGHTS:

- Approximately 1,860 houses rehabilitated[13].

- More than 400 homes rehabilitated through the Land Bank's Featured Homes and Ready for Rehab programs[14].

- Hundreds of thousands of square feet of commercial space redeveloped and reoccupied by local businesses.

WHAT NEEDS TO BE *DONE*?

» Support homeownership by offering resources for structural and functional, owner-occupied housing rehabilitation.

» Leverage vacant houses for homeownership. Emphasize increasing neighborhood density.

» Incentivize responsible rental housing ownership with a combination of landlord rewards and penalties.

» Strengthen commercial corridors by supporting commercial property improvements. Emphasize increasing business density.

CODE ENFORCEMENT

RECENT HIGHLIGHTS:

- Launched the Flint Property Portal[15] to increase public understanding and accountability around property conditions.

- Increased code enforcement at the City of Flint, including expanding the Neighborhood Safety Officer program[16] and creating an Administrative Hearings Bureau[17] for blight violations.

- More than 30,000 property visits completed by the City of Flint annually[18].

WHAT NEEDS TO BE *DONE*?

- » Leverage property inspections to support building rehabilitation.

- » Establish a strong rental registration program to protect living conditions for tenants.

- » Use code enforcement to address the large volume of privately owned blighted properties.

- » Increase promotion of the Flint Property Portal.

- » Continue to enforce compliance with ordinances.

ILLEGAL DUMPING: PREVENTION & REMOVAL

RECENT HIGHLIGHTS:

- 50,000+ tons of illegal dumping removed by local partners, community groups, and residents[19].

- Prevention: barriers placed on vacant lots and signs posted following community clean-ups.

- Prosecution: cameras installed nearby vacant properties[20] and rewards offered through a partnership with Crime Stoppers[21].

WHAT NEEDS TO BE *DONE*?

» Remove 12,000 tons of illegally dumped trash and debris in 2022.

» Reduce the volume of illegal dumping by 20% annually.

» Increase the presence of illegal dumping prevention measures.

» Prosecute illegal dumping perpetrators.

» Streamline community resources for neighborhood cleanups.

MOWING

RECENT HIGHLIGHTS:

- 56,500 vacant property "mowings" completed annually.

- Strong collaboration and community volunteerism:
  - › 30,000 by Clean & Green[22] groups.
  - › 20,000 by Land Bank crews[23].
  - › 6,500 by residents and other community members[24].

WHAT NEEDS TO BE *DONE*?

» Mow 25,477 vacant and blighted properties annually.

» Release a "Mow the Vacant Property Next Door"campaign. More than half of all vacant properties are next to an occupied property.

» Increase clean-up support to community members willing to maintain nearby properties.

» Use code enforcement to reduce the maintenance burden on the community from privately owned vacant properties.

VACANT LOT REUSE

RECENT HIGHLIGHTS:

- 4,750 vacant lots planted with low-maintenance clover following demolition[25].

  › Reduced mowing costs by $1.4 million annually[26], by $7.1 million over the next five years.

- 1,300 vacant lots purchased by adjacent homeowners as side lots[27].

- 1,000+ vacant lots used and maintained by community members through adoption and lease agreements[28].

WHAT NEEDS TO BE *DONE?*

- » Re-use 16,000 vacant lots.

- » Continue to promote vacant lot purchases by adjacent property owners.

- » Continue to plant low-maintenance coverings on lots created by demolition.

- » Re-use vacant lots to improve both environmental and social health.

- » Integrate vacant lot reuse into redevelopment planning broadly.

BOARDING

RECENT HIGHLIGHTS:

- 9,000 vacant buildings boarded[29].

  › 500+ with painted boards[30]

- Community volunteerism and in-kind support: hundreds of community members have volunteered time and supplies to boarding vacant properties. This includes:

  › Dozens of AmeriCorps NCCC volunteers devoted service terms in Flint to boarding vacant houses[31].

  › Clean & Green groups decoratively boarded hundreds of vacant houses.
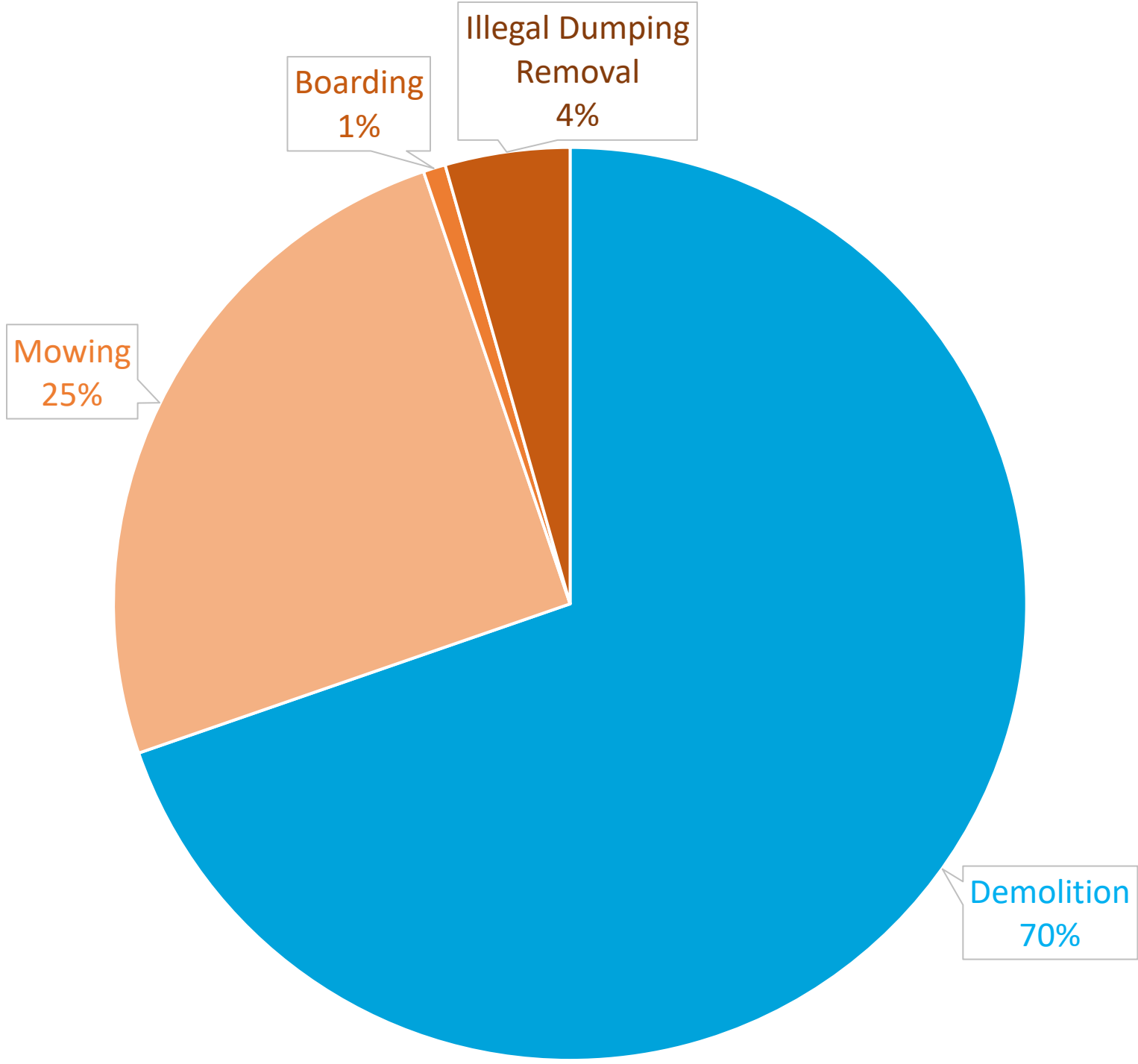
WHAT NEEDS TO BE *DONE*?

» 1,000 buildings boarded annually.

» Use decorative boards on residential structures and commercial-grade boards on commercial structures when feasible.

» Coordinate boarding with code enforcement and demolition efforts.

» Streamline community resources.

» Use code enforcement to reduce the burden on the community from privately owned vacant property boarding.

WHAT ARE THE COSTS?

$9.6 MILLION

Annual cost to SECURE and MAINTAIN 25,477 vacant properties. This equals $48 million over five years.

Annual costs:
Mowing[33]: $8 million
Boarding[34]: $250,000
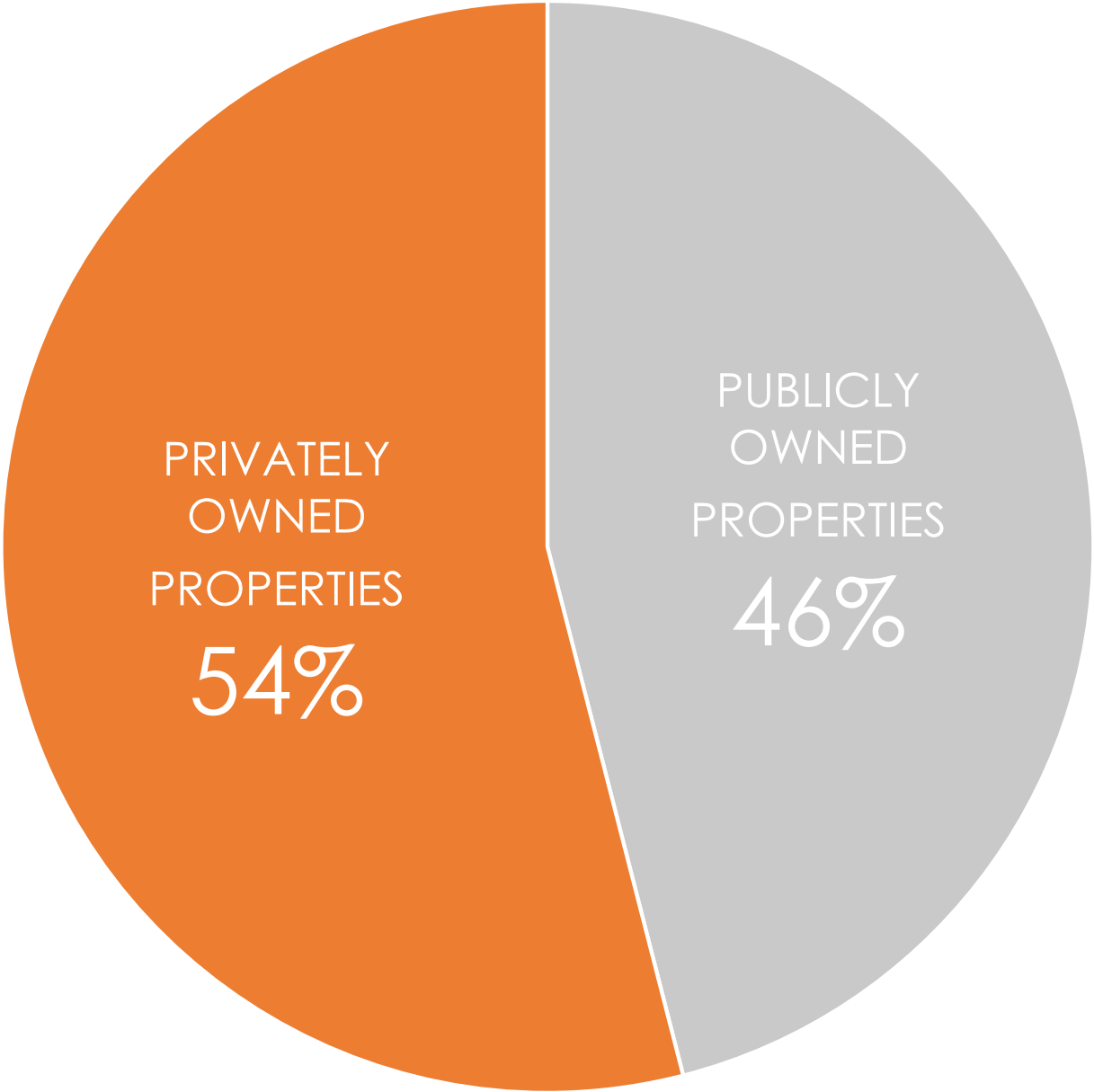Illegal Dumping[35]: $1.4 million

$106 MILLION

One-time cost to DEMOLISH 4,600 vacant and blighted structures[32].

It costs $15,000 on average to demolish a house in Flint. This rate is lower than regional averages and is due to efficiency gained through the partnership established in 2013 between the City of Flint and the Land Bank.

Boarding
1%

Illegal Dumping Removal
4%

Mowing
25%

Demolition
70%

$154 MILLION
total to remove blight over the next five years.

WHAT ARE THE COSTS?

$83 MILLION

to remove blight from privately owned properties, including **$59 MILLION** for demolition[36].

2/3 of commercial buildings and 1/2 houses in need of demolition are privately owned.

PRIVATELY OWNED PROPERTIES
54%

PUBLICLY OWNED PROPERTIES
46%

Through

PUBLIC OWNERSHIP

thousands of formerly vacant and blighted properties in Flint have been re-purposed. With strong local partnerships, the Genesee County Land Bank has facilitated the reuse of more than 7,200 properties and more than $200 million of investment in eliminating blight in Flint.

Privately-owned properties account for the majority of the cost to remove blight.
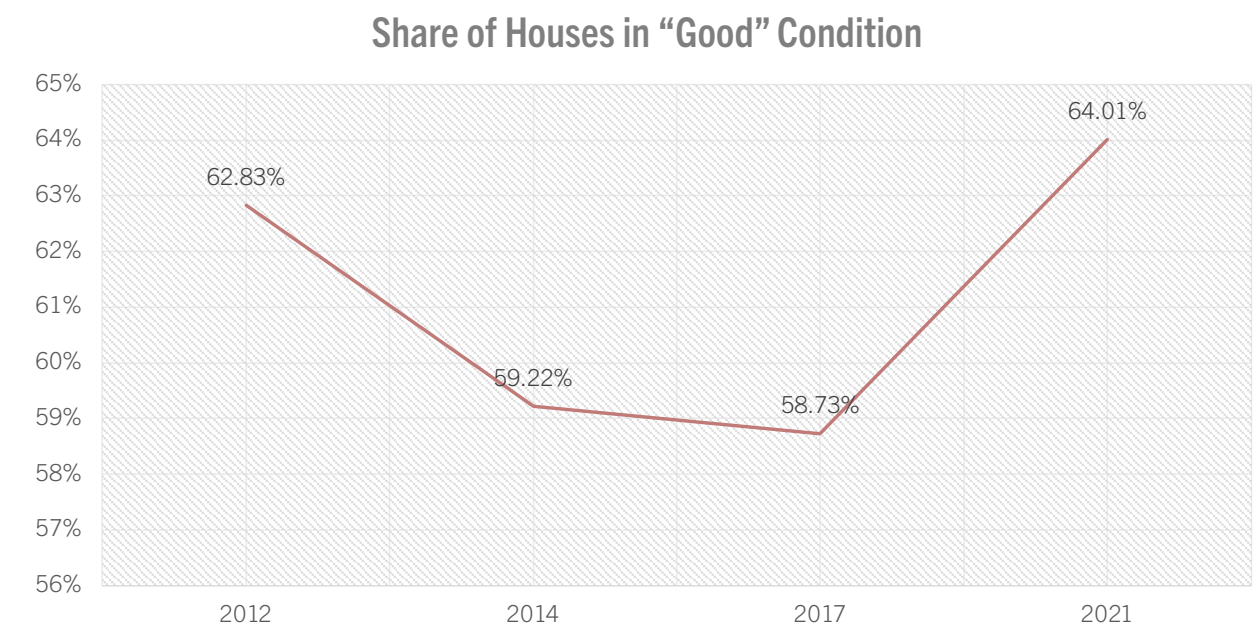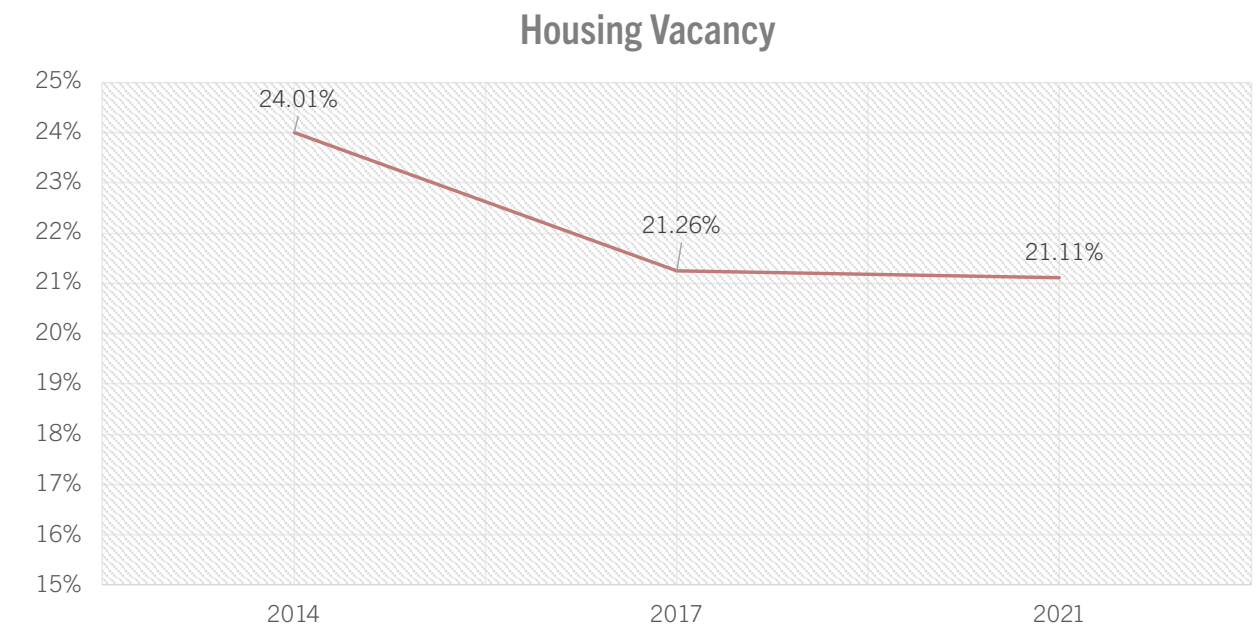
HOW WILL BLIGHT REMOVAL CHANGE FLINT?

RECENT WORK:

In recent years, Flint has made significant progress in removing vacant and blighted properties. Since 2015:

› 5,350 blighted structures demolished[37]

› 9,000 vacant structures boarded[38]

› 50,000+ tons of illegal dumping removed[39]

› 56,500 vacant property "mowings" completed annually[40]

RECENT IMPACT:

» Housing vacancy decreased

» House condition improved for the first time since data collection began in 2012.

Housing Vacancy

24.01%
21.26%
21.11%

2014   2017   2021

Share of Houses in "Good" Condition

62.83%
59.22%
58.73%
64.01%

2012   2014   2017   2021

Removing vacant and blighted properties will improve overall property conditions for households and businesses in Flint.
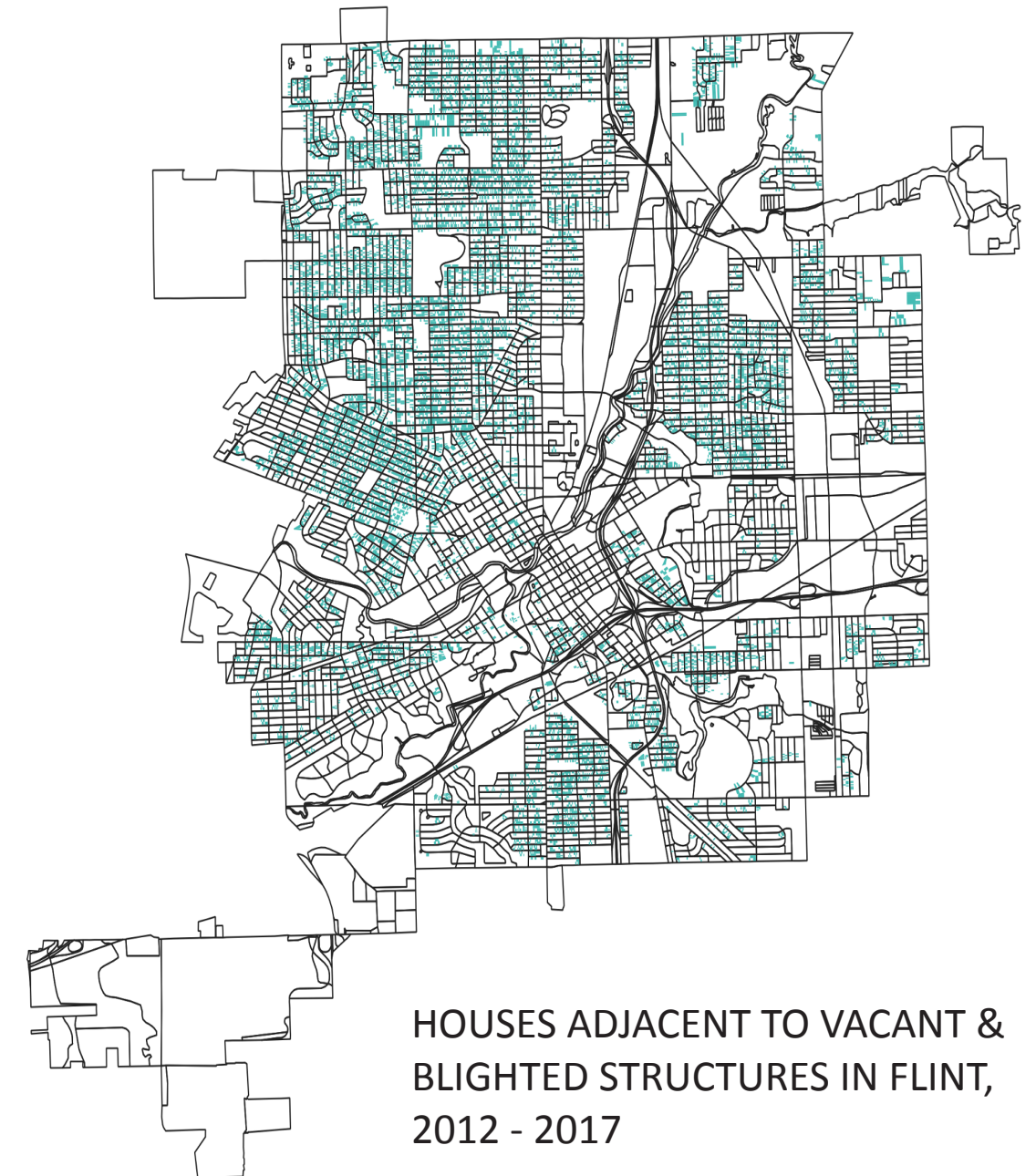
HOW WILL BLIGHT REMOVAL CHANGE FLINT?

In addition to improving overall property conditions, removing blighted properties prevents future property abandonment and deterioration. This is especially true for demolition.

What is the impact of demolition on households next-door[41]?

Between 2012 and 2017, there were 12,942 households in Flint that had at least one vacant house in demolition condition next-door. Statistical analysis finds that for houses next-door to vacant and blighted structures:

» Demolition decreases abandonment by 2.5%

» Demolition increases house condition by .25 points.

HOUSES ADJACENT TO VACANT & BLIGHTED STRUCTURES IN FLINT, 2012 - 2017

Removing vacant and blighted houses through demolition will decrease additional abandonment and improve house conditions next-door.

WHAT ARE THE NEXT STEPS?

COLLABORATE

No organization can eliminate blight in Flint alone. Strong and dedicated partnership between all community members is needed.

LOCAL GOVERNMENT
Raise money to complete demolition, revamp and revive code enforcement, leverage vacant properties for rehabilitation, and support vacant property cleanup and maintenance with resources.

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.

BUSINESSES
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.

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.

KEY FIVE-YEAR BENCHMARKS

» Demolish 4,600 vacant and blighted structures

» Reduce illegal dumping by 20% annually

» Mow and maintain 25,500 vacant properties annually

» Board 1,000 vacant structures annually

» Reuse 5,000 vacant lots

» Rehabilitate vacant houses and buildings to increase neighborhood and commercial corridor density

» Decrease the burden of blight removal incurred by the public.

» Increase the building occupancy rate

» Increase overall building conditions

WHAT ARE THE NEXT STEPS?

IMMEDIATE ACTION ITEMS

1. Fundraise for demolition. Start with securing funding for publicly owned properties.

2. Release a 2022 vacant property cleanup and maintenance campaign through a collaborative of key partners.

3. Ramp-up illegal dumping prevention.

4. Increase promotion of the Flint Property Portal.

5. Leverage publicly owned vacant buildings for rehabilitation to increase neighborhood and commercial corridor density.

6. Strengthen code enforcement so that it supports building rehabilitation, addresses the vast number of privately owned blighted properties, and ensures proper maintenance of occupied properties.

2022 Vacant Property Cleanup & Maintenance Campaign:

› *Streamline cleanup and maintenance resources.*

› *Continue to annually offer resources for supporting community based blight elimination with increasing coordination.*

› *Offer increased cleanup support for community members willing to commit to maintenance.*

› *Encourage institutions to take the lead on blight elimination on properties within 1⁄2 mile of their locations.*

› *Challenge businesses and developers to pledge 5% of their property maintenance budgets to blight elimination.*

› *Encourage property owners to mow and maintain adjacent properties.*

Endnotes

1	In 2015, "Beyond Blight: City of Flint Comprehensive Blight Elimination Framework" was formally adopted by the City of Flint as the plan for eliminating blight in the city. "Beyond Blight: City of Flint Comprehensive Blight Elimination Framework" can be accessed through the City of Flint website at https://www.cityofflint.com/planning-and-development-2/. The Beyond Blight Framework has served as the guide for blight elimination activities not only for the City of Flint but also for its local partners. This 2022 update reaffirms the direction and strategies of the Beyond Blight Framework. Moreover, this update presents a refreshed analysis of Flint property conditions, an overview of recent blight elimination efforts and impact, and immediate action items for blight elimination.

2	The Flint Neighborhood Inventory is a biennial initiative whereby the condition of each property in the city of Flint is scored. The structures on improved properties are scored according to a four-point scale: (1) Good, (2) Fair, (3) Poor and (4) Substandard. Vacant lots and parking lots are classified as such. The initiative began in 2012 as part of the early work for the "Imagine Flint Master Plan for a Sustainable Flint" through a collaboration between the City of Flint, the Community Foundation of Greater Flint, and the Genesee County Land Bank Authority. Since then, the City of Flint and the Community Foundation of Greater Flint have continued the collaboration in partnership. Neighborhood inventories were completed in 2013 (commercial properties only), 2014, 2017, and 2019. See Appendix I for property scoring criteria.

3	Property conditions are determined through data extracted from the Flint Property Portal. Occupancy/vacancy status is determined by combining (i) occupancy status from the Flint Property Portal (which was is populated during the 2019 Neighborhood Inventory and subsequent inspections) and (ii) United States Postal Service occupancy data from the summer of 2021. Properties that were indicated as occupied from both sources are considered such. Properties indicated as vacant in either data set are considered such. Additionally, properties with structures in Poor or Substandard condition are considered blighted.

4	Vacant lots, unimproved properties, account for nearly one-third of all properties in Flint. Consistent with the methodology employed in the "Beyond Blight: City of Flint Comprehensive Blight Elimination Framework," all vacant lots are included in blight elimination calculations. This approach excludes lots that were cleared through demolition and then subsequently purchased and combined by adjacent building owners from blight elimination calculations.

5	The classification methodology used consistently throughout this update, as detailed in Note 3 above, was applied to develop this map.

6	Social vulnerability is determined according to the United States Centers for Disease Control (CDC) Social Vulnerability Index, socioeconomic status theme. The CDC Social Vulnerability Index, "indicates the relative vulnerability of every U.S. Census tract" (CDC SVI 2018 Documentation, accessed at https://svi.cdc.gov/Documents/Data/2018_SVI_Data/SVI2018Documentation.pdf). The Social Vulnerability index is comprised of 15 social factors, including unemployment, minority status, and disability.

7	In the summer of 2021, the City of Flint, Genesee County Land Bank, and Flint Police Foundation released a blight priorities survey to the public. The on-line survey was administered between July 13 and September 17. In total, 750 Flint community members participated. See Appendix II for a full summary of survey responses.

8	This consists of structures demolished by the Genesee County Land Bank since the fall of 2013, largely through the United States Treasury Hardest Hit Fund program. The Land Bank, in partnership with the City of Flint, raised and invested nearly $79 million in total to complete this work.

9	It costs $15,000 on average to demolish a house in Flint. This rate is lower than regional averages and is due to efficiency gained through the partnership established in 2013 between the City of Flint and the Land Bank. Visit https://www.govinfo.gov/content/pkg/CHRG-115hhrg31271/pdf/CHRG-115hhrg31271.pdf for more information on recent demolition costs.

10   This consists of lots reseeded with Dutch White Clover by the Genesee County Land Bank following demolition. In 2013, the 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. Subsequently, the Land Bank began incorporating reseeding vacant lots with clover as a standard for site restoration following demolition.

11   This consists of vacant lots sold by the Genesee County Land Bank Authority to adjacent homeowners through its Side Lot program.

12   In Poor or Substandard condition.

13   This consists of 20% of houses in Good condition according to the most recent property condition data that were in a worse condition according to Neighborhood Inventory data from a prior year. In total, 9,316 houses were in Good condition according to the most recent property condition data and were in a worse condition in a previous year. This list of properties was sampled and assessed through drive-by assessments and reviewing photographs taken during the Flint Neighborhood Inventory. Of the properties sampled, 20% were verified as in Good condition and after previously being in a worse condition. As a result, an adjustment of 20% was applied to the 9,316 houses identified through Neighborhood Inventory data.

14   In recent years, the Genesee County Land Bank Authority introduced new programs for supporting housing rehabilitation: Featured Homes and Ready for Rehab. Both of these programs market individual houses strategically selected for sale and rehabilitation.

15   "Launch a Problem Property Portal that will give Flint community members the ability to get and give information on problem properties," was one of the key action items identified in the "Beyond Blight" Framework. Following the adoption of the "Beyond Blight" Framework, the Portal concept evolved from a platform focused on vacant and blighted properties to one that offers information and opportunities for engagement between local government and the public for all properties in Flint. In 2017, the Genesee County Land Bank in partnership with the City of Flint launched the Flint Property Portal. Since launching, the Portal has received hundreds of thousands of property condition updates. It is now used as the data collection tool for the Flint Neighborhood Inventory. It is also used by the Land Bank and the City of Flint for internal decision-making. In 2019, the Portal received the international "Cities of Service Engaged Cities Prize."

16   In 2018, the City of Flint expanded the Neighborhood Safety Officer program. The expansion involved transitioning Neighborhood Safety Officers (NSOs) to full-time employees. This allowed the program to provide full-time code enforcement service to all wards in the city. Since the expansion, the number of annual property visits completed by the NSOs has more than doubled. The NSOs have completed more than 130,000 property visits since forming and more than 75,000 in the last three years alone.

17   In 2018, the City of Flint established an Administrative Hearings Bureau. This body is empowered to hear contested code enforcement violations. By doing so, the Bureau is able to handle such matters with increased efficiency and with greater alignment with City of Flint inter-departmental blight elimination efforts. Ultimately, the goal of the Bureau is to increase compliance with City of Flint property codes and successfulness of collections in the event that compliance is not obtained. The Bureau has heard more than 1,500 blight cases thus far.

18   This includes site visits completed by the Neighborhood Safety Officers, the Building & Safety Division, and blight laborers.

19   This includes illegal dumping removed by Genesee County Land Bank crews, City of Flint blight laborers, and community cleanups organized by the City of Flint.

20   In 2021, the Genesee County Land Bank began installing cameras near known illegal dumping hot spots.

21   In 2020, the City of Flint began a new initiative to address illegal dumping - leveraging Crime Stoppers. Since then, community members have the ability to receive cash rewards by reporting illegal dumping tips that result in successful prosecution to Crime Stoppers.

22   Clean & Green has been a program at the Land Bank since 2004. Through the program, community groups seasonally maintain concentrated clusters of vacant lots held by the Land Bank. Each group maintains at least 25 lots every three weeks and receives a stipend of at least $3,000. In 2021 alone, Clean & Green groups maintained more than 3,700 vacant properties every three weeks, completed more than 30,000 vacant property "mowings," engaged over 700 residents including 300 youth, and contributed to eliminating blight in and around Flint valued at more than $1.5 million in total.

23   The Genesee County Land Bank hires seasonal weed and trash abatement crews that mow grass and remove trash from vacant properties. The crews seasonally sweep the city of Flint, mowing grass and removing trash from all vacant properties. The crews complete 20,000 vacant property "mowings" on average.

24   This includes work completed by individuals and community groups reported to the City of Flint, reported through the Flint Property Portal, and committed through the Genesee County Land Bank Authority's Lots Available program.

25   This consists of lots reseeded with clover following demolition by the Genesee County Land Bank Authority since 2014. In 2013, the Genesee County Land Bank Authority 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. Subsequently, the Land Bank began incorporating reseeding vacant lots with clover as a standard for site restoration following demolition.

26   Lots planted with clover require only one mow/year. The average cost to mow a vacant lot is now $60 per visit. Thus, by reducing the number of visits required to one per year, clover planting reduced the annual cost of mowing from $360/year (the average cost to mow a vacant lot once a month for six months) to $60/year.

27   This consists of all vacant lots sold in Flint by the Genesee County Land Bank since 2013. This includes 800 Side Lot sales, as referenced in note 11, plus 500 additional vacant lot sales.

28   This consists of vacant lots in the Genesee County Land Bank's inventory that had Adopt-A-Lot or Lease-A-Lot agreements since 2013.

29   This includes boarding completed by an array of individuals and organizations, including but not limited to City of Flint blight laborers, Genesee County Land Bank crew members, AmeriCorps NCC Volunteers, Clean & Green groups, neighborhood associations and block clubs, and individual community members.

30   This consists of vacant buildings decoratively boarded through the Genesee County Land Bank Authority Clean & Green program as well as the "ReVisioning Abandonment" project, which decoratively boarded 96 vacant houses in the Civic Park and Carriage Town neighborhoods through a partnership between Joy Tabernacle Church, Youth Build, and the Genesee County Land Bank Authority.

31   The City of Flint was awarded multiple teams of AmeriCorps NCC volunteers in recent years. The volunteers primarily focused on boarding vacant buildings in strategic areas in coordination with Flint Police Department community hot-spot policing initiatives. In addition to boarding, the volunteers also completed lawn maintenance and distributed

communication materials to nearby households.

32 This includes 4,343 residential structures and 257 commercial structures. The average cost to demolish a house in Flint today is $15,000 on average. The average cost of commercial demolition is extremely variable, dependent upon building size, contamination, construction, and condition. The average cost of commercial demolitions completed in Flint in recent years is $160,000 per property. See Appendix III for a table with detailed cost calculations.

33 The average costs to mow a vacant property is $60/visit. Thus, it costs $360 on average to mow a vacant property once/month for six months (April - September). See Appendix III for a table with detailed cost calculations.

34 It costs $250 on average to board a vacant structure. See Appendix III for a table with detailed cost calculations.

35 The average cost to remove illegal dumping from a vacant property is $55/property. See Appendix III for a table with detailed cost calculations.

36 See Appendix III for a table with detailed cost calculations.

37 This consists of structures demolished by the Genesee County Land Bank since the fall of 2013, largely through the United States Treasury Hardest hit Fund program. The Land Bank, in partnership with the City of Flint, raised and invested approximately $79 million in total to complete this work.

38 This includes boarding completed by an array of individuals and organizations, including but not limited to City of Flint blight laborers, Genesee County Land Bank crew members, AmeriCorps NCC Volunteers, Clean & Green groups, neighborhood associations and block clubs, and individual community members.

39 This includes illegal dumping removed by Genesee County Land Bank crews, City of Flint blight laborers, and community cleanups organized by the City of Flint.

40 This includes lots mowed through the Genesee County Land Bank Authority Clean & Green program, Land Bank seasonal crews, and work completed by individuals and community groups reported to the City of Flint, reported through the Flint Property Portal, and committed through the Genesee County Land Bank Authority's Lots Available program.

41 The analysis employed an Ordinary Least Squares (OLS) multivariate regression model to estimate the effect of demolition on adjacent vacancy and house condition. The model controlled for area vacancy by including the block-level vacancy as a control variable. See Appendix IV for model results.

Photo Credits

APPENDIX I:
Flint Neighborhood Inventory Property Scoring Criteria

Flint Neighborhood Inventory Property Scoring Criteria

Completing YOUR Neighborhood Inventory

PROPERTY RATING KEY

1= Good

2= Fair

3= Poor

4= Substandard

VL= Vacant Lot

P= Parking Lot (Improved)

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

•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

•Porch and steps may be leaning but are attached to the building/structure

•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 structure may be leaning

•Porch and steps may be leaning and detached

•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 may be leaning

•Holes and openings in the walls may be present

•Porch and steps may be leaning, detached, or collapsed

• *C/P (cut & plug)* tags are visible

•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 structure

VL = Vacant Lot-No structure or remnants of structure on site.

P = Parking Lot (Improved) - Only an improved parking lot exists on site, made up of asphalt or cement. Gravel or dirt lots should be marked as VL. No structure or remnants of structure on site.
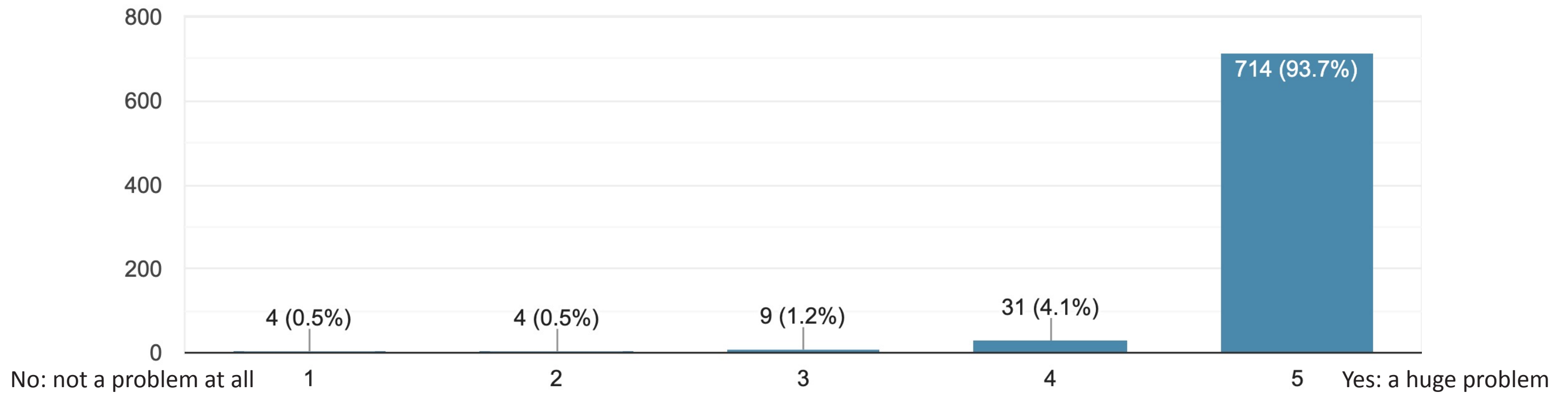
APPENDIX II:
Blight Priorities Survey Summer 2021

Q1

Are vacant and blighted properties a problem in Flint today?

762 responses

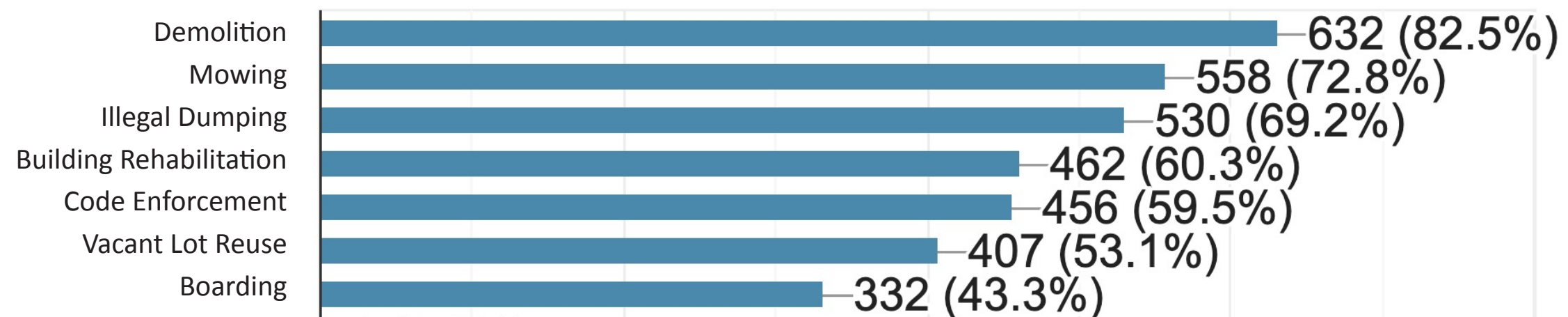- No: not a problem at all — 1: 4 (0.5%)
- 2: 4 (0.5%)
- 3: 9 (1.2%)
- 4: 31 (4.1%)
- 5: 714 (93.7%) — Yes: a huge problem

99% of survey respondents view vacant and blighted properties as a problem in Flint today.

Q2

What needs to happen to eliminate vacant and blighted properties? Check all that apply.

766 responses

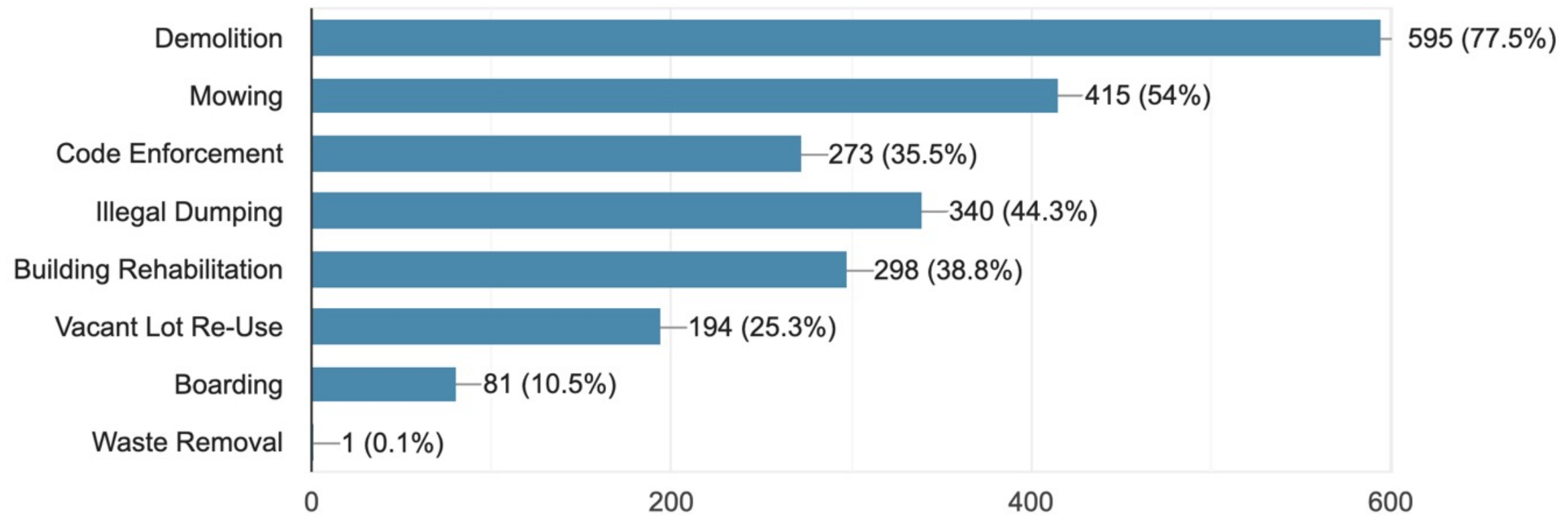| Category	Value
Demolition	632 (82.5%)
Mowing	558 (72.8%)
Illegal Dumping	530 (69.2%)
Building Rehabilitation	462 (60.3%)
Code Enforcement	456 (59.5%)
Vacant Lot Reuse	407 (53.1%)
Boarding	332 (43.3%)

The majority of respondents believe six of the seven activities need to happen. Demolition has the most support.

Q3

What three activities are most important? Select three or less.

768 responses

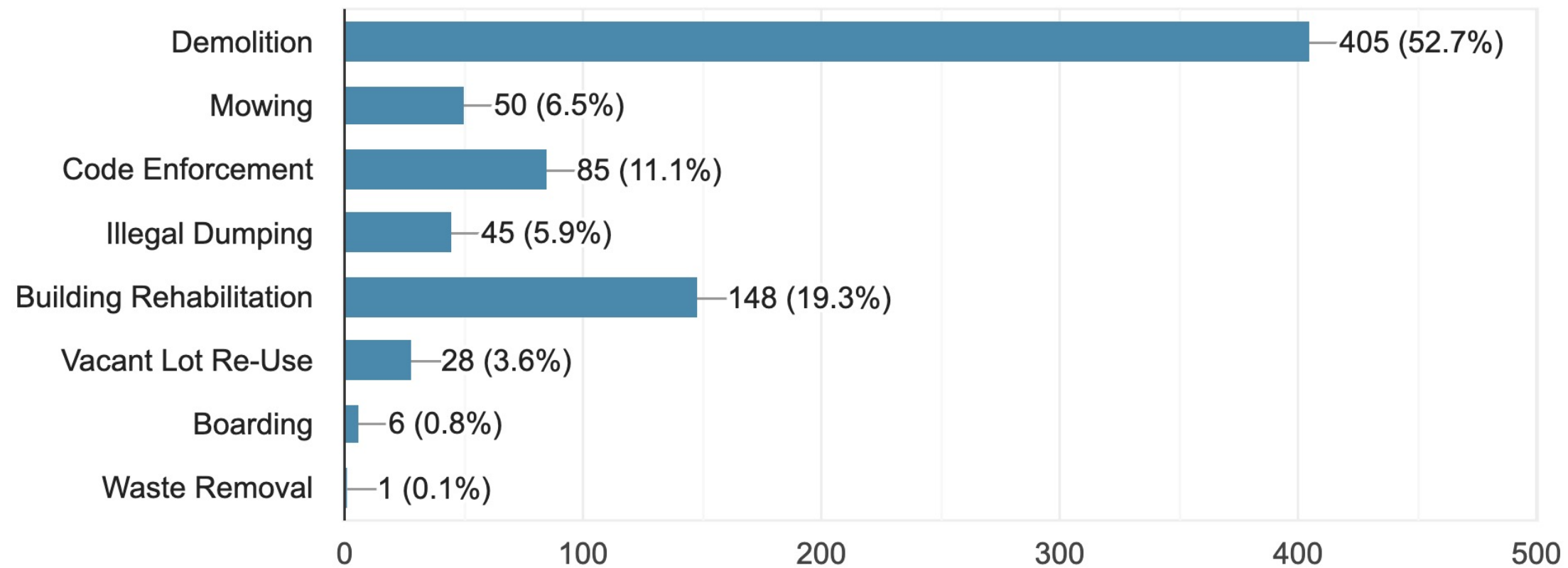| Activity	Responses
Demolition	595 (77.5%)
Mowing	415 (54%)
Code Enforcement	273 (35.5%)
Illegal Dumping	340 (44.3%)
Building Rehabilitation	298 (38.8%)
Vacant Lot Re-Use	194 (25.3%)
Boarding	81 (10.5%)
Waste Removal	1 (0.1%)

Demolition is one of the most important activities for more than 3/4 of respondents. Mowing, illegal dumping, building rehabilitation, and code enforcement are also most important for more than 1/3 of respondents.

Q4

What single activity is most important? Select only one.

768 responses

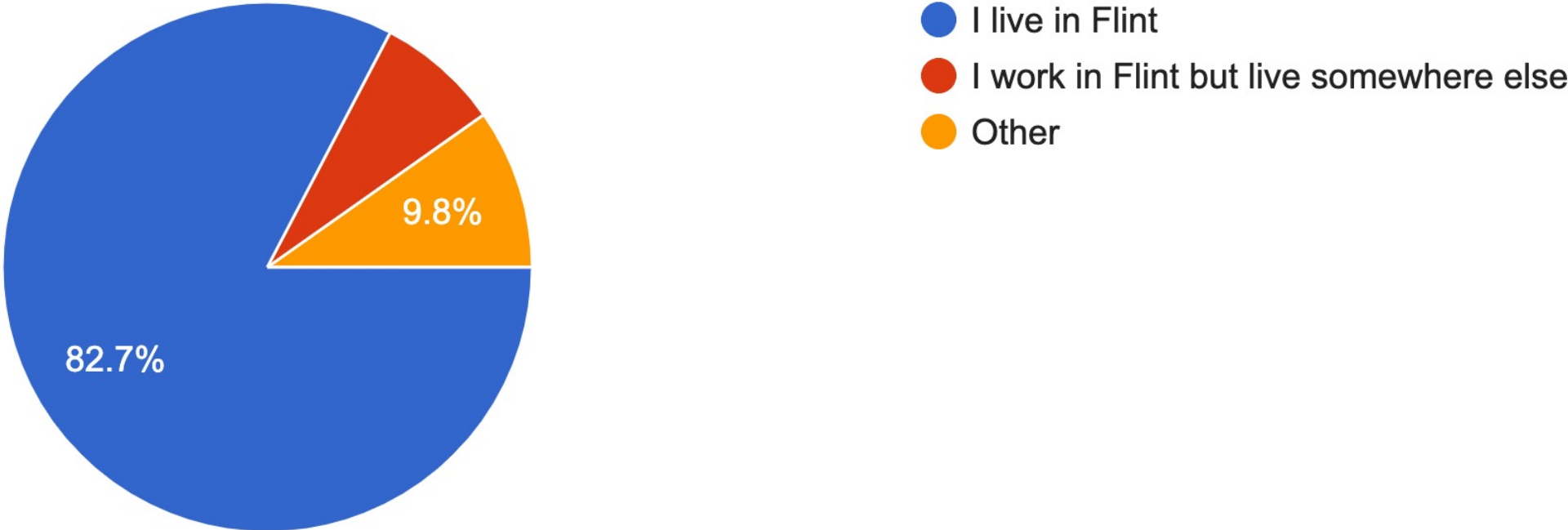| Activity	Count (%)
Demolition	405 (52.7%)
Mowing	50 (6.5%)
Code Enforcement	85 (11.1%)
Illegal Dumping	45 (5.9%)
Building Rehabilitation	148 (19.3%)
Vacant Lot Re-Use	28 (3.6%)
Boarding	6 (0.8%)
Waste Removal	1 (0.1%)

Demolition is the single most important activity for the majority of survey respondents.

Q5

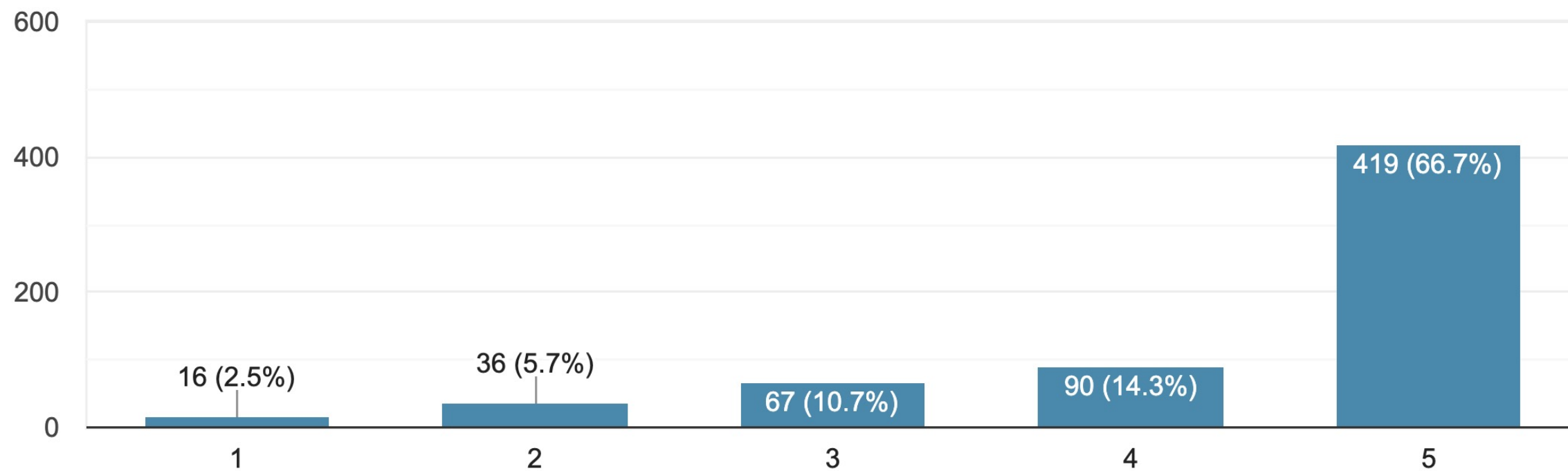## How are you a part of the Flint community?

768 responses

- I live in Flint
- I work in Flint but live somewhere else
- Other

9.8%

82.7%

83% of respondents are Flint residents.

Q6 (Flint residents only)

Are vacant and blighted properties a problem in YOUR NEIGHBORHOOD?
628 responses
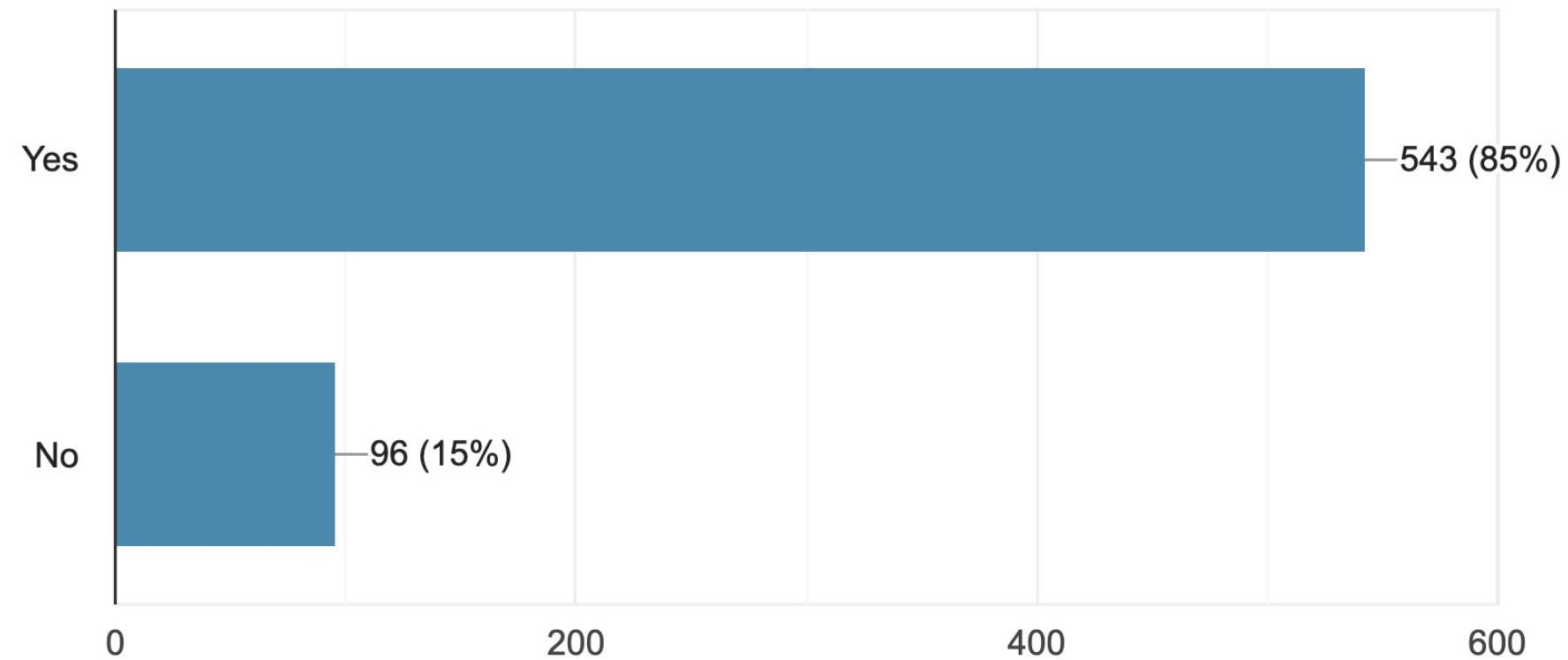

2/3 of respondents reported vacant and blighted properties as a problem in their neighborhood.

Q7 (Flint residents only)

Is there a vacant property on your street today?
639 responses
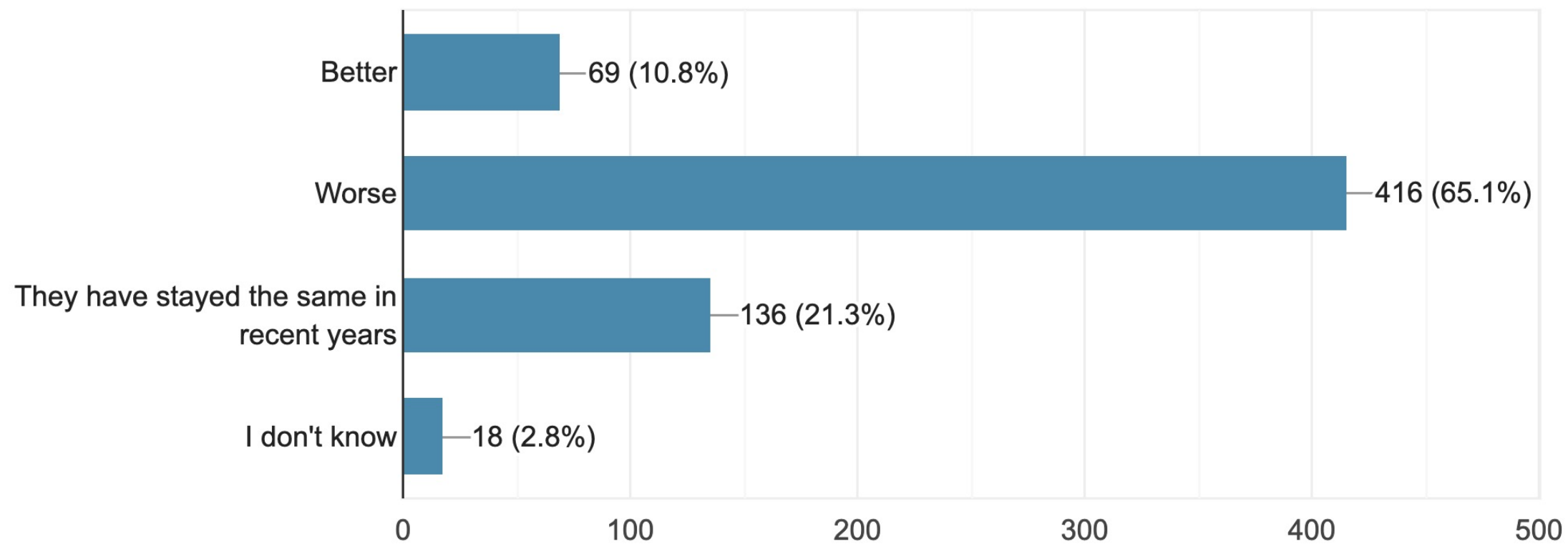

85% of respondents have at least one vacant property on their street.

Q8 (Flint residents only)

IN YOUR NEIGHBORHOOD, have property conditions gotten better or worse in recent years?

639 responses

65% or respondents believe conditions have gotten worse in their neighborhood in recent years.

Q9

Have property conditions gotten better or worse in recent years across the city of Flint as a whole?
769 responses

- Better — 71 (9.2%)
- Worse — 570 (74.1%)
- They have stayed the same in recent years — 81 (10.5%)
- I don't know — 47 (6.1%)

74% of respondents believe conditions in the city have gotten worse in recent years.

Q10

Have you helped to eliminate blight in Flint? Check all that apply.

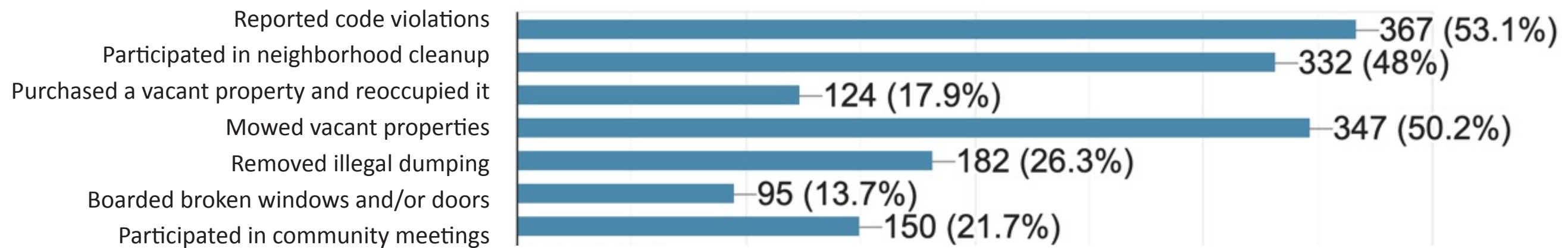| Category	Value
Reported code violations	367 (53.1%)
Participated in neighborhood cleanup	332 (48%)
Purchased a vacant property and reoccupied it	124 (17.9%)
Mowed vacant properties	347 (50.2%)
Removed illegal dumping	182 (26.3%)
Boarded broken windows and/or doors	95 (13.7%)
Participated in community meetings	150 (21.7%)

The majority of respondents have participated in blight elimination efforts in Flint.

APPENDIX III:
Blight Elimination Cost Calculation Details

	Quantity	Cost/Unit	Demolition Cost	Maintenance Cost (Annual)
Privately Owned Properties				
Residential Demolition	2,205	$15,000	$33,075,000	$915,075
Commercial Demolition	161	$160,000	$25,760,000	$66,815
Vacant Lot, No Clover	4,768	$415		$1,978,720
Vacant Lot, Clover	422	$115		$48,530
Vacant Building, Good/Fair	4,013	$415		$1,865,395
Total Demolition	2,366		$58,835,000	
Total Maintenance				$4,874,535
Total	11,569		$58,835,000	$4,874,535
Publicly Owned Properties				
Residential Demolition	2,138	$15,000	$32,070,000	$887,270
Commercial Demolition	96	$160,000	$15,360,000	$39,840
Vacant Lot, No Clover	7,271	$415		$3,017,465
Vacant Lot, Clover	3,598	$115		$413,770
Vacant Building, Good/Fair	805	$415		$384,075
Total Demolition	2,234		$47,430,000	
Total Maintenance				$4,742,420
Total	13,908		$47,430,000	$4,742,420
All – Privately + Publicly Owned Properties				
Residential Demolition	4,343	$15,000	$65,145,000	$1,802,345
Commercial Demolition	257	$160,000	$41,120,000	$106,655
Vacant Lot, No Clover	12,039	$415		$4,996,185
Vacant Lot, Clover	4,020	$115		
Vacant Building, Good/Fair	4,818	$415		$2,249,470
Total Demolition	4,600		$106,265,000	
Total Maintenance				$9,616,955
Total	25,477		$106,265,000	$9,616,955

APPENDIX IV:
The Impact of Demolition on Adjacent Property Condition and Vacancy Model Results

Dependent variable = property vacant (2021)	
Adjacent demolition completed	-0.024293**
	(0.0080453)
Vacancy rate, census block	0.5533333***
	(.0194045)
Constant	.0856746***
	(.0094975)
N	12,943
R2	.0595
*p < 0.05	
*p < 0.01	
**p* < 0.001	

Beyond Blight 2022

The goal is to stabilize Flint's population by eliminating blight in neighborhoods and improving the quality of life for residents.