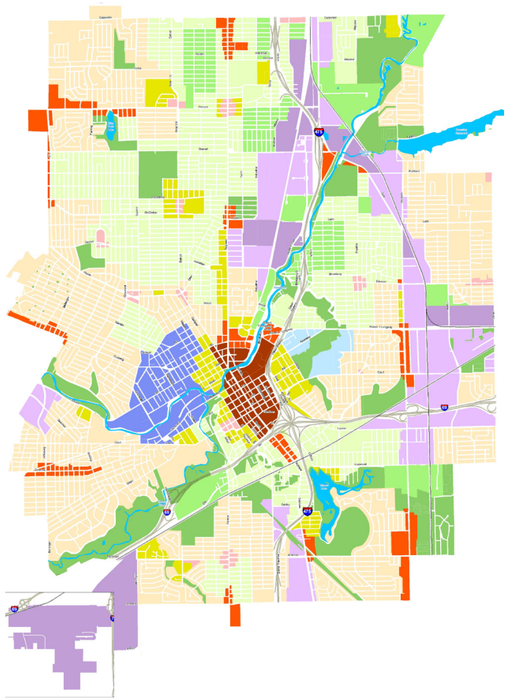
HOW IS BLIGHT ELIMINATION CONNECTED TO THE MASTER PLAN?

On October 28, 2013 Flint City Council unanimously adopted the City's first official master plan in over 50 years. The *Imagine Flint Master Plan for a Sustainable Flint* provides a 20-year community vision for our city. The Blight Elimination Framework, using the blue print provided by the Master Plan, seeks to realize the direction, principles, and vision of the Master Plan.



City of Flint Place-Based Land Use Map

LEGEND

- GREEN NEIGHBORHOOD
- TRADITIONAL NEIGHBORHOOD
- MIXED RESIDENTIAL
- CIVIC/CULTURAL CAMPUS
- UNIVERSITY AVENUE CORE
- NEIGHBORHOOD CENTER
- CITY CORRIDOR
- DOWNTOWN DISTRICT
- COMMERCE & EMPLOYMENT CENTER
- PRODUCTION CENTER
- GREEN INNOVATION
- COMMUNITY OPEN SPACE AND RECREATION

The Master Plan:

- **Calls for the creation of a five year plan to eliminate blight in Flint.**
- **Organizes Flint into twelve place types.**
- **Creates Traditional Neighborhood and Green Neighborhood place types. 92% of Flint residents live in Traditional Neighborhoods and Green Neighborhoods.**
- **Emphasizes the need for neighborhood stabilization. Because the focus of the Blight Elimination Framework is to stabilize Flint neighborhoods, blight elimination activities are prioritized in Neighborhood Centers, Traditional Neighborhoods, Green Neighborhoods, Mixed Residential Areas, the University Avenue Core, and City Corridors.**
- **Commits to spending at least 50% of blight elimination resources in Green Neighborhoods.**
- **Creates twelve Neighborhood Centers that are located throughout the City.**

BLIGHT ELIMINATION FIVE-YEAR BENCHMARKS

71,000 tons
Remove 71,000 tons of garbage

5,000 structures
Board 5,000 vacant structures

5,500 structures
Demolish 5,500 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%

CITY OF FLINT COMPREHENSIVE BLIGHT ELIMINATION FRAMEWORK

This summarizes the 100+ page City of Flint Comprehensive Blight Elimination Framework that was release in March of 2014 and adopted by the Flint Planning Commission as an official Master Plan implementation plan in February of 2015. The Framework includes more detailed statistics, directions and prioritized plans for seven blight elimination activities, and descriptions for eliminating blight in each place type.

To view and/or download the full framework visit the Plan Implementation page at **www.imagineflint.com**

IMAGINE FLINT

BEYOND BLIGHT

City of Flint

FIVE YEAR BLIGHT ELIMINATION SUMMARY

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

WHAT IS BLIGHT?

Definitions of blight and blight removal vary, particularly from time to time and place to place. 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. 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.

www.imagineflint.com

WHAT IS THE SCALE OF BLIGHT IN FLINT TODAY?

How much is there?

PROPERTIES IN NEED OF BLIGHT ELIMINATION:

19,842

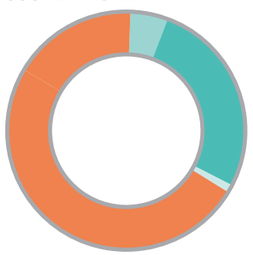
432	14,382	5,028
COMMERCIAL STRUCTURES	VACANT LOTS	RESIDENTIAL STRUCTURES
ONE OUT OF 6 COMMERCIAL BUILDINGS	ONE OUT OF 4 RESIDENTIAL PROPERTIES	ONE OUT OF 8 RESIDENTIAL PROPERTIES

What needs to be done to eliminate blight in five years?

Remove 12,000 tons of trash annually	= 3,000 dumpsters
Board 4,235 vacant properties	= 1 out of 9 houses
Complete 119,000 vacant property "mowings" annually	= Mowing every property in Flint twice
Demolish 5,028 residential structures	= 1 out of 8 houses
Demolish 432 commercial structures	= 1 out of 6 commercial buildings

How much will it cost? $107,748,130

COST BY ACTIVITY



Waste Removal	5%
Mowing	28%
Boarding	1%
Demolition	66%

* Commercial + Residential

Demolition accounts for 66% of the total cost of removing blight over the next 5 years.

What do we *know* we can do?

- Remove 1,300 tons of trash annually
- Board 2,875 vacant properties
- Complete 23,307 vacant property "mowings" annually
- Demolish 250 blighted structures

How much are we short?

$98,255,850

for five years

WHO IS RESPONSIBLE FOR ELIMINATING BLIGHT IN FLINT?

PUBLICLY OWNED PROPERTIES

31% of the cost of blight elimination

PRIVATELY OWNED PROPERTIES

69% of the cost of blight elimination

$$$$$$$$$$
$$$$$$$$$$
$$$$$$$$$$
$$$$$$$$$$

69% of the cost for blight elimination comes from privately owned blighted properties.

When owners abandon properties and stop maintenance, the local community is left with the blight that follows and the responsibility of removing it.

Blight elimination partners

- RESIDENTS
- COMMUNITY GROUPS
- INSTITUTIONS
- BUSINESSES AND DEVELOPERS
- LOCAL GOVERNMENT

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.

What can YOU do to eliminate blight in Flint?

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.

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.

INSTITUTIONS
Take the lead on blight that is within ½ 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 & 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.

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.

ACTION STEPS FOR ELIMINATING BLIGHT IN FLINT IN FIVE YEARS

- Rethink and rebuild code enforcement at the City of Flint that works to ensure proper maintenance on occupied properties, build a demolition list and address the vast number of privately owned blighted properties
- Fundraise for demolition and occupied housing rehabilitation
- Launch a Problem Property Portal that will give Flint community members the ability to get and give information on problem properties
- Encourage institutions to take the lead on blight elimination on properties within ½ mile of their locations
- Challenge businesses and developers to pledge 5% of their property maintenance budgets to blight elimination
- Release a "Mow the Vacant Property Next Door" campaign for Flint residents and community members
- Identify nine Blight Elimination Captains, one for each Flint ward
- Identify 25 community groups that will annually board 50 vacant properties each
- Continue to annually offer resources for supporting community-based blight elimination, including Clean & Green, Love Your City, the Community Foundation of Greater Flint Neighborhoods Small Grants Program, Salem Tool Shed, and Keep Genesee County Beautiful
- Coordinate blight elimination in alignment with the Blight Elimination Framework

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 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, $12 million over five years.

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