

## **EXECUTIVE SUMMARY**

This report is intended to provide the Flint Weed and Seed Initiative with information on the exterior physical condition of housing and commercial structures, which include the identification of vacant lots and illegal dumping sites, to increase the programs ability to leverage funds for housing rehabilitation and creation.

The contents of this report are the results of a physical assessment of the exterior conditions of the housing and commercial structures completed in the City of Flint's Weed and Seed area. The area is bounded by Sherman Avenue to the north, McClellan Avenue to the south, Dupont Street to the west, and Horton Street to the east. Based on a survey that was obtained from the Tuscarora Township report: Exterior Conditions Survey an Land Use Inventory, Fall 1997, the group configured a housing assessment tool, which was used to rate approximately 4,975 houses and 96 businesses. Also, identified were 679 vacant lots and 11 illegal dumping sites.

The results of the housing analysis revealed that the overall housing quality in the Weed and Seed neighborhoods is good. The external survey was based on the categories of external structure, doors and windows, paint and tlnish and roofs, with external structure found to be the most significant problem. There were approximately 79% of the houses affected with external damage, 51 % had deterioration to the doors and windows, 51 % of the structures were in need of paint, and 52 % exhibited signs of roof damage. Moreover, out of 11 neighborhoods rated, nine were determined to be good and two were determined to be poor.

It was determined that out of 679 vacant lots identified in the Weed and Seed area, a fair number of them are city-owned and located on the east side. The city has taken the initiative to demolish dilapidated structures and level them off with dirt, thus adding to the number of vacant lots within the Weed and Seed community. Although, many of the lots were adjacent to occupied residential structures, there were several that were located in the commercial districts. The city has leased 13 of the vacant lots to the Weed and Seed neighborhood to be reused as community gardens.

Illegal dumping is a major problem in the Weed and Seed neighborhoods. One site out of the 11 identified by the team, located off Industrial between Fairfax Street and Ridgeway A venue, was deemed to have the largest amount of illegal dumping. The highest percent of illegal dumping occurs during the months of May to September, usually in the form of solid waste. Nineteen out of 12 arrest made in the City for illegal dumping were out of the Weed and Seed area.

A Strength Weakness Opportunities and Threats (SWOT) analysis of the area indicated that there are a significant amount of strengths for the community to build on.

-- To provide the Weed and Seed Initiative a directive to support and enhance the needs within the community, the report is concluded with the following recommendations:

1. Subdivide the area into smaller units.

2. Expand the current paint program.
3. Institute a home maintenance education program for local homeowners.
4. Make home improvement tools available to local homeowners.
5. Prioritize housing demolition in neighborhoods where housing is rated "Good".
6. Triage the neighborhoods.
7. Replace demolished structures with infill housing.
8. Buy and rehabilitate blighted housing.
9. Seize drug houses and resale to neighborhood organizations or residents.
10. Re-institute the illegal dumping program.
11. Create Defensible Neighborhoods.
12. Expand the Weed and Seed neighborhood vacant lot program.
13. Establish an Adopt-A-Lot Program.
14. Establish green space where there is little.