



Client: Genesee County Land Bank

MSU Practicum Team

Lina Goodwin

Hunseok Han

Dan Leonard

Kara Schrader

Nate Scramlin



Our Client's Background

- The ***Genesee County Land Bank*** (GCLB) is a unique private/public partnership working to revitalize the City of Flint and Genesee County.
 - Redevelopment goals of the GCLB:
 - maintenance and promotion of home ownership
 - elimination of blight
 - revitalization of neighborhoods
 - assembly of land for redevelopment



Methods

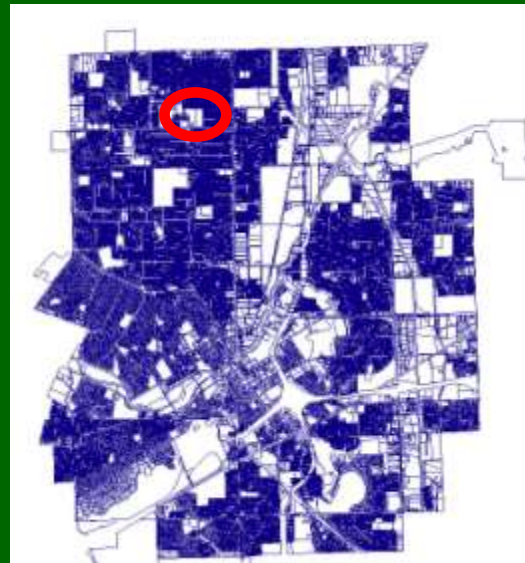
- ✓ Perform a detailed assessment of the Bryant School Neighborhood using the following methods:
 - A socioeconomic profile
 - A property condition survey
 - An occupancy assessment
 - A property tax assessment
 - A S.W.O.T. analysis with the community providing a citizen's point of view



Target Area: Bryant School Neighborhood



Michigan Map with Flint



City of Flint Map



Target Area Map



Community in Perspective

✓ Residential community with 178 homes

✓ Bryant Elementary School 

Located on the south edge of the target area bordered by Pierson Road

✓ Pierson Middle School 

Unoccupied building is centrally located in the target area

✓ Clara Hilborn Park 

Adjacent to M.L. King Blvd.

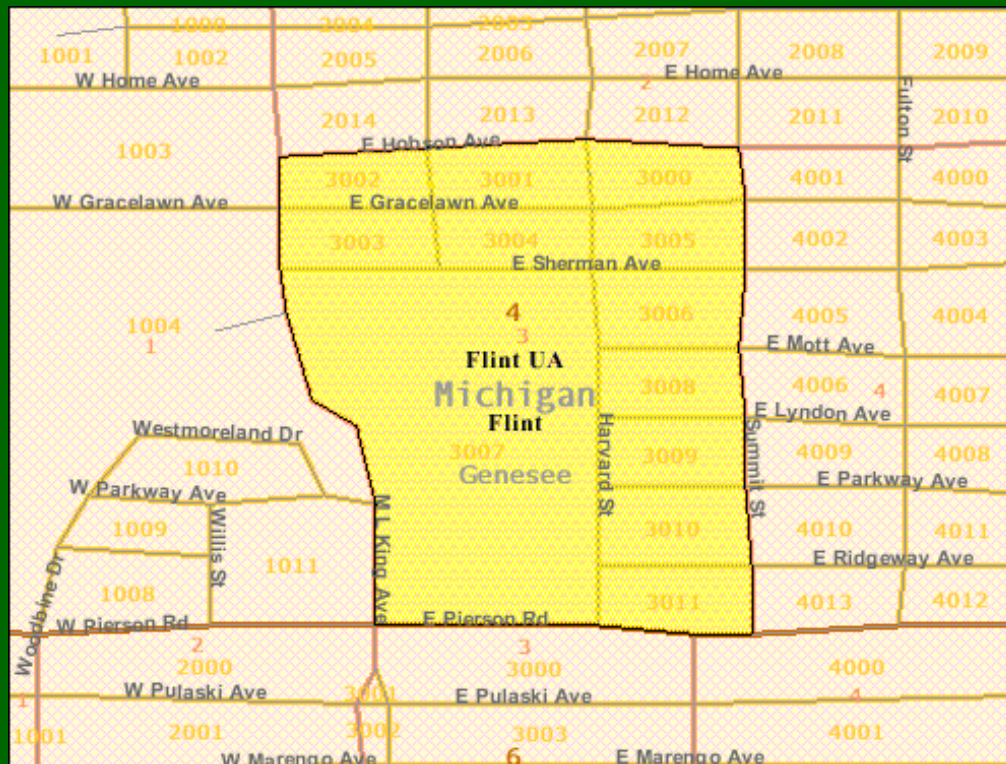
✓ 80-unit Affordable Townhouse Development 

Located west of the city park





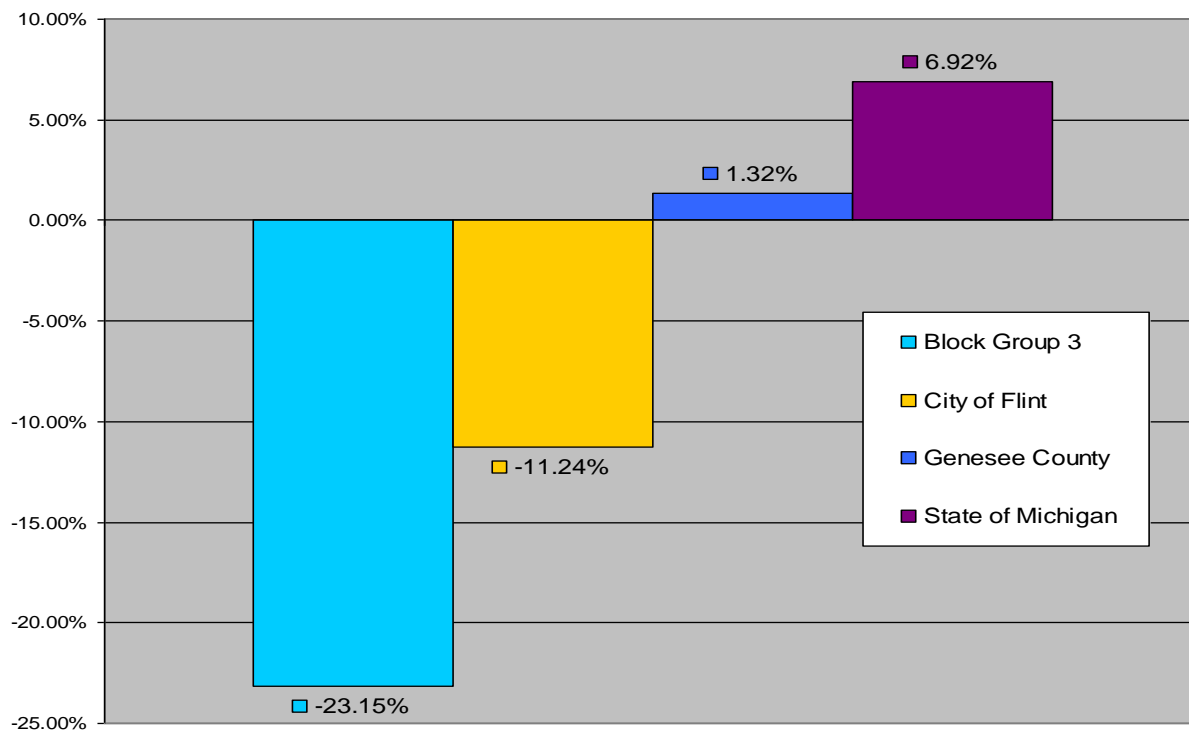
Data Summary: Census Tract 4, Block Group 3





Population Change

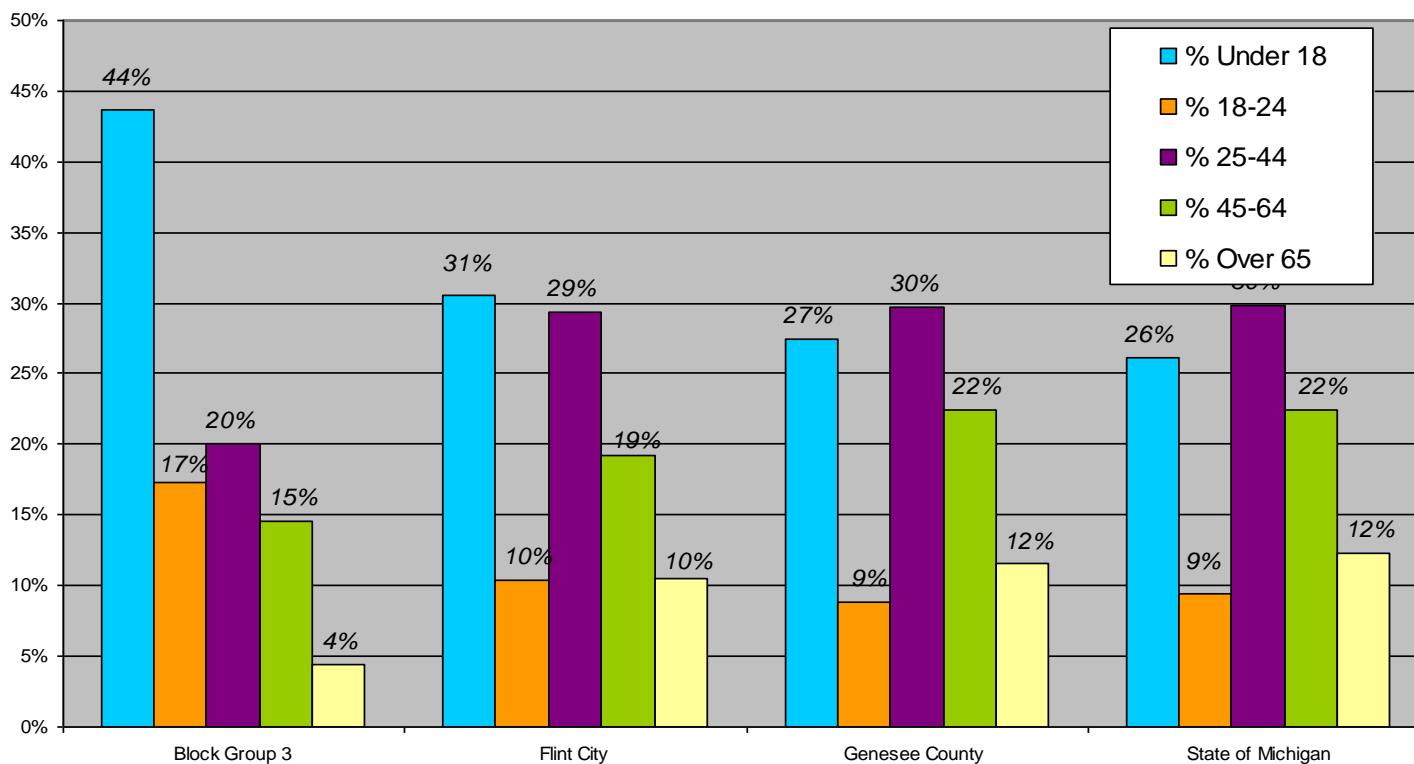
Percent Population Change (1990-2000 U.S. Census)





Population Composition

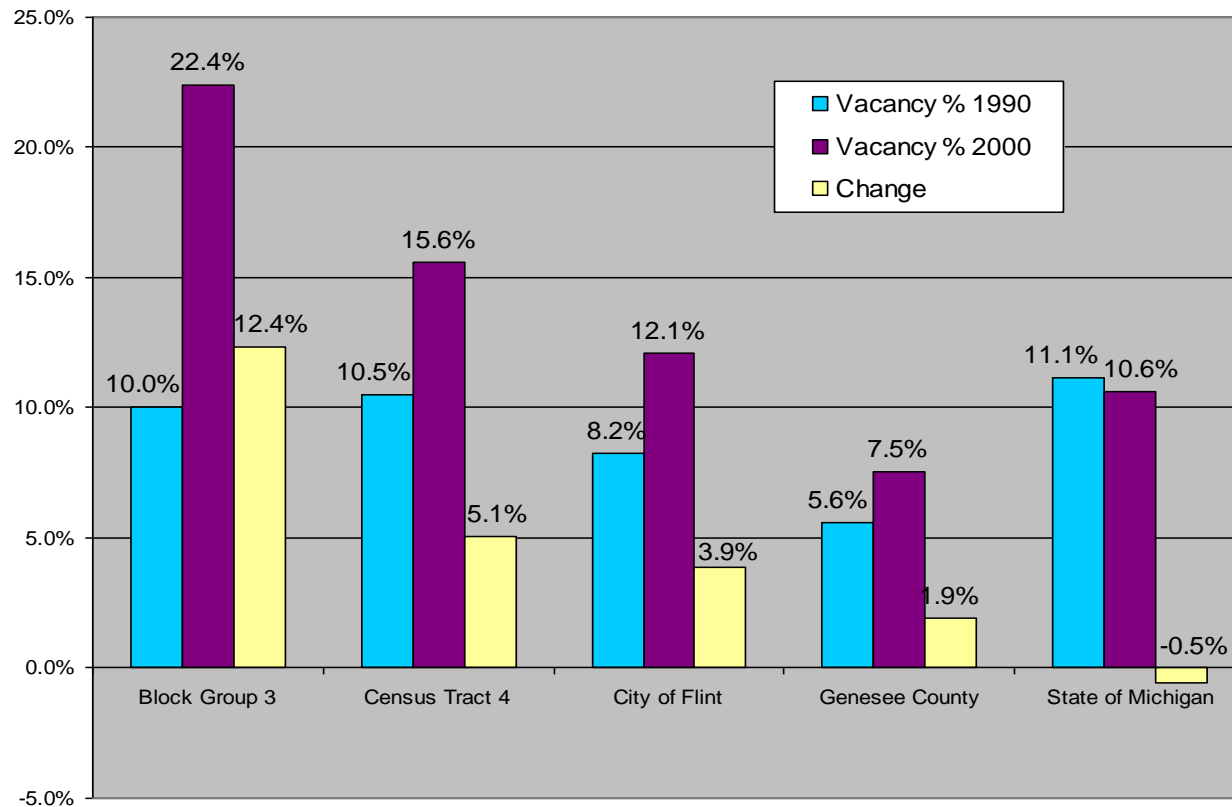
Population Age Structure Comparison (2000 U.S. Census)





Vacancy Rates

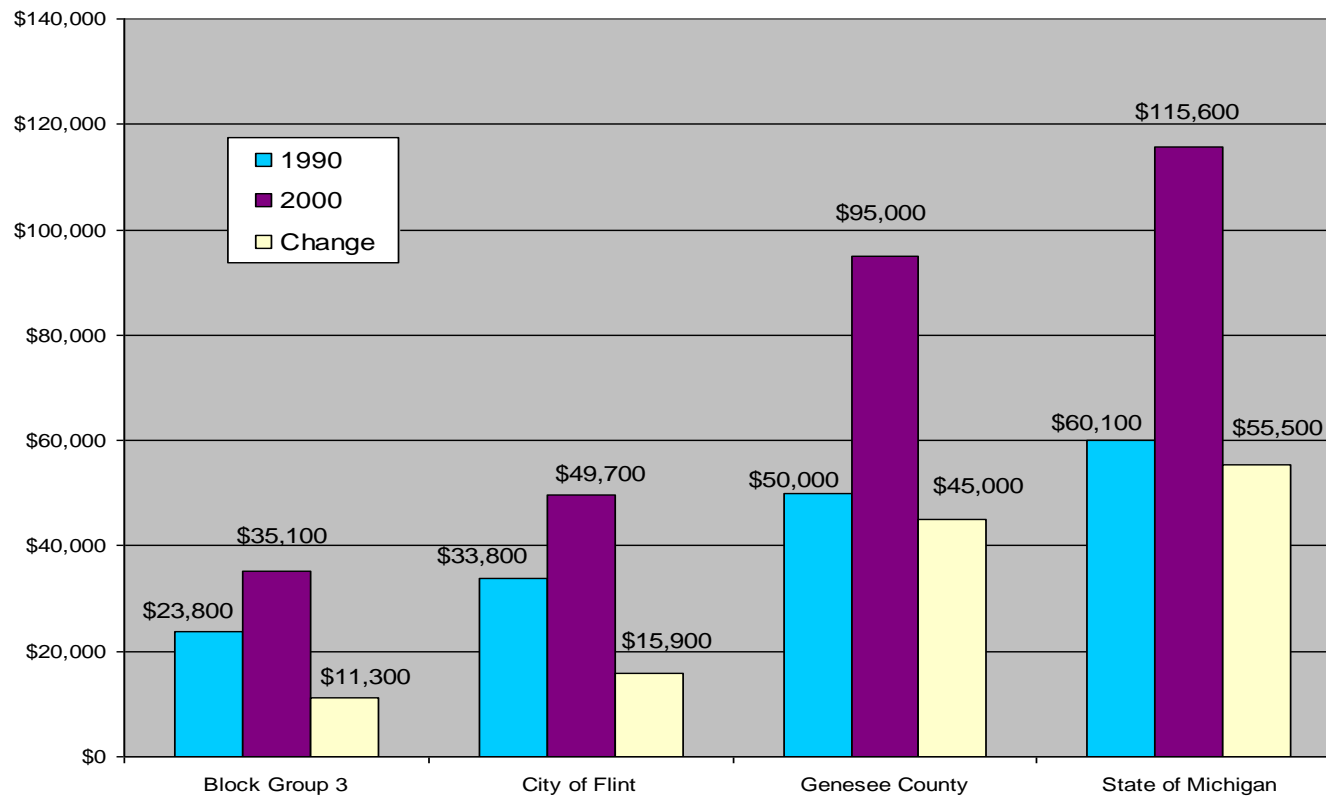
Vacancy Rate Comparison (1990-2000 U.S. Census)





Housing Values

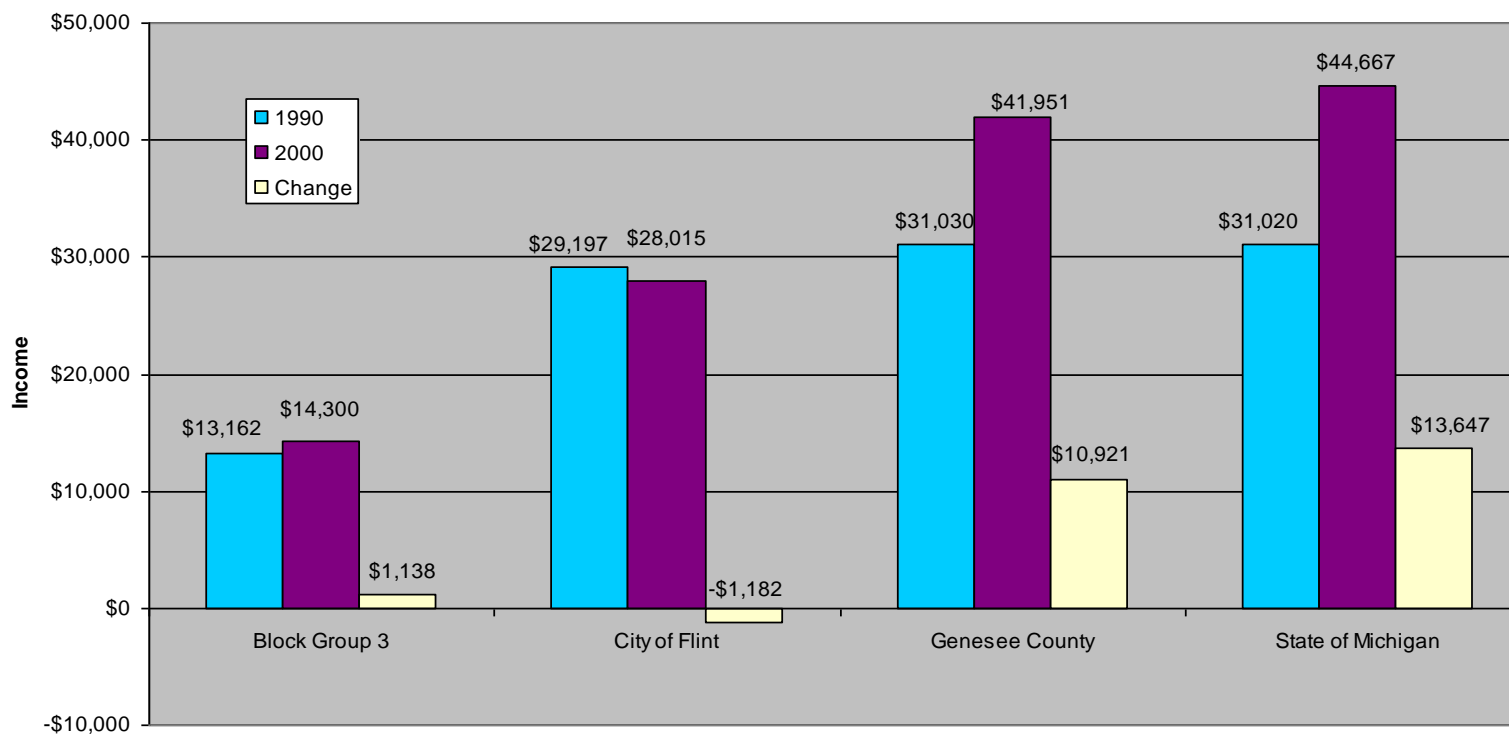
Median Value of Owner-Occupied Units (1990-2000 U.S. Census)





Median Income

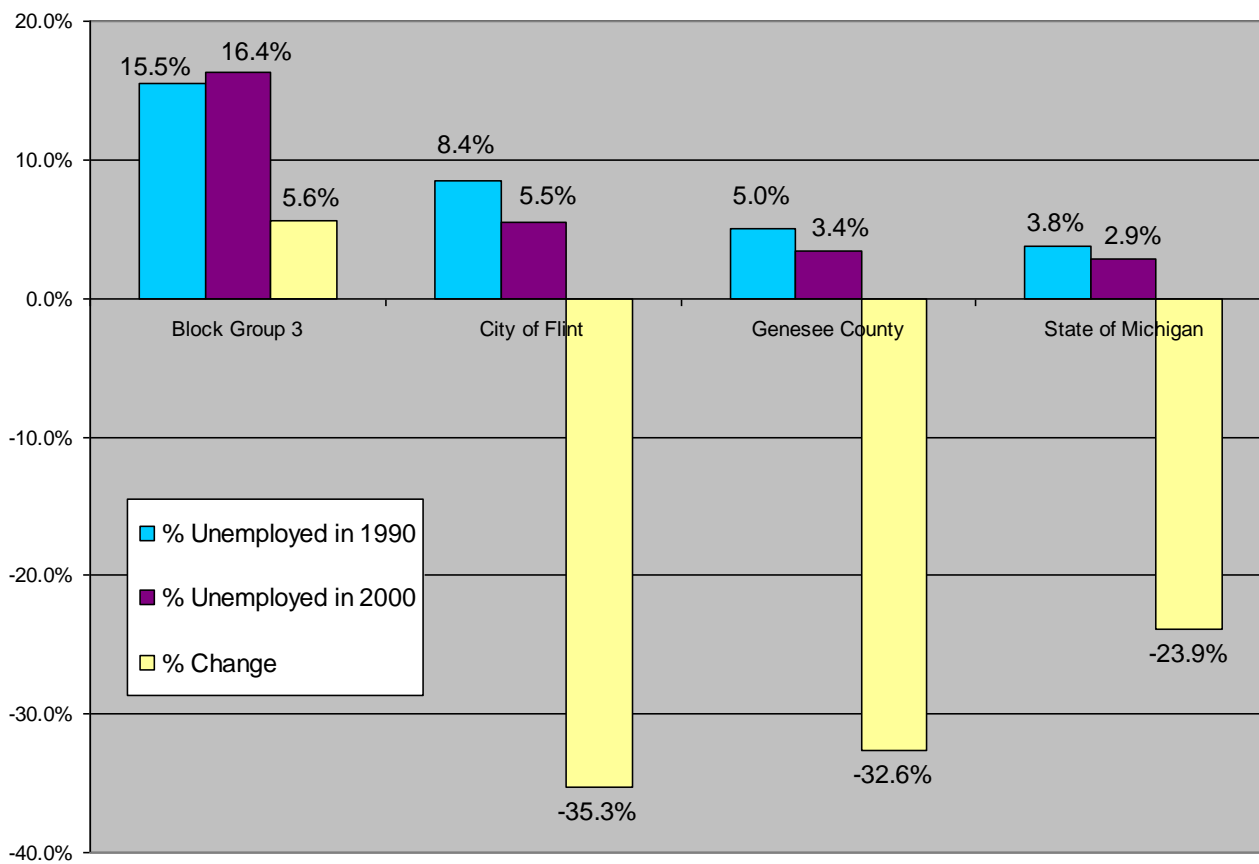
Median Income Comparison (1990-2000 U.S. Census)





Unemployment

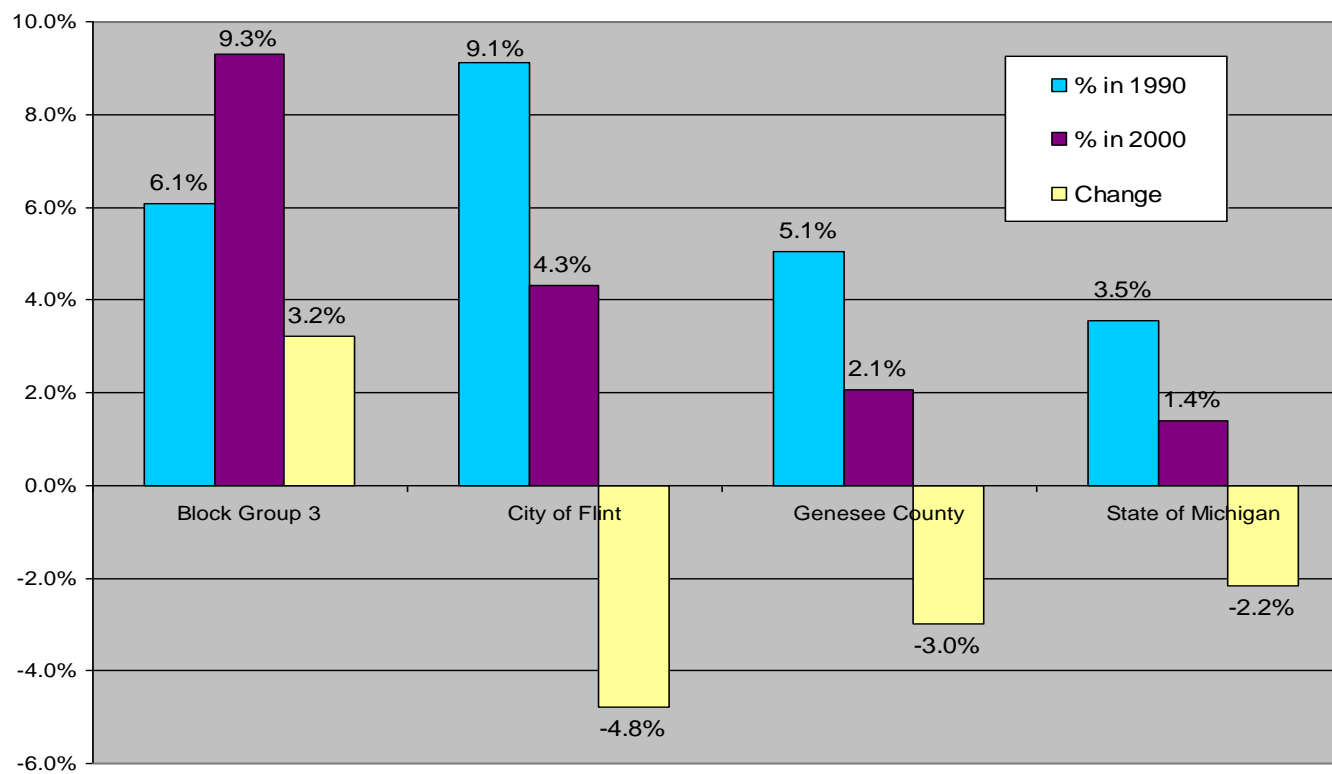
Unemployment Rate Comparison (1990-2000 U.S. Census)





% Population on Public Assistance

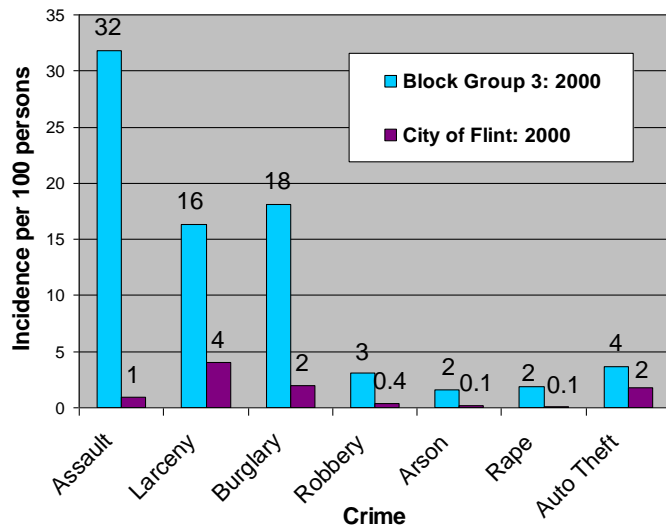
% of Population on Public Assistance (1990-2000 U.S. Census)



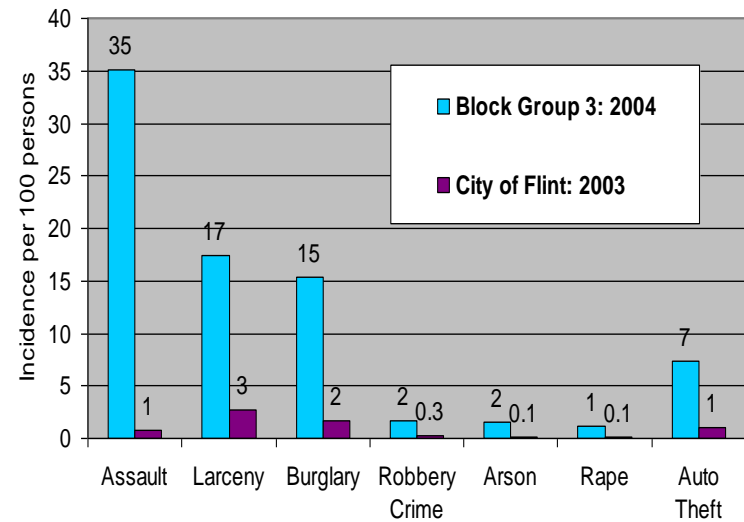


Crime Statistics: City of Flint Police Department

2000 Crime Statistic Comparison: City of Flint Police Department



2003/2004 Crime Statistic Comparison: City of Flint Police Department





Socioeconomic Summary

- Total population decrease
- Young population composition
- High housing vacancy rate
- Low median housing value
- Low median income
- Unemployment increase
- Highly concentrated crime



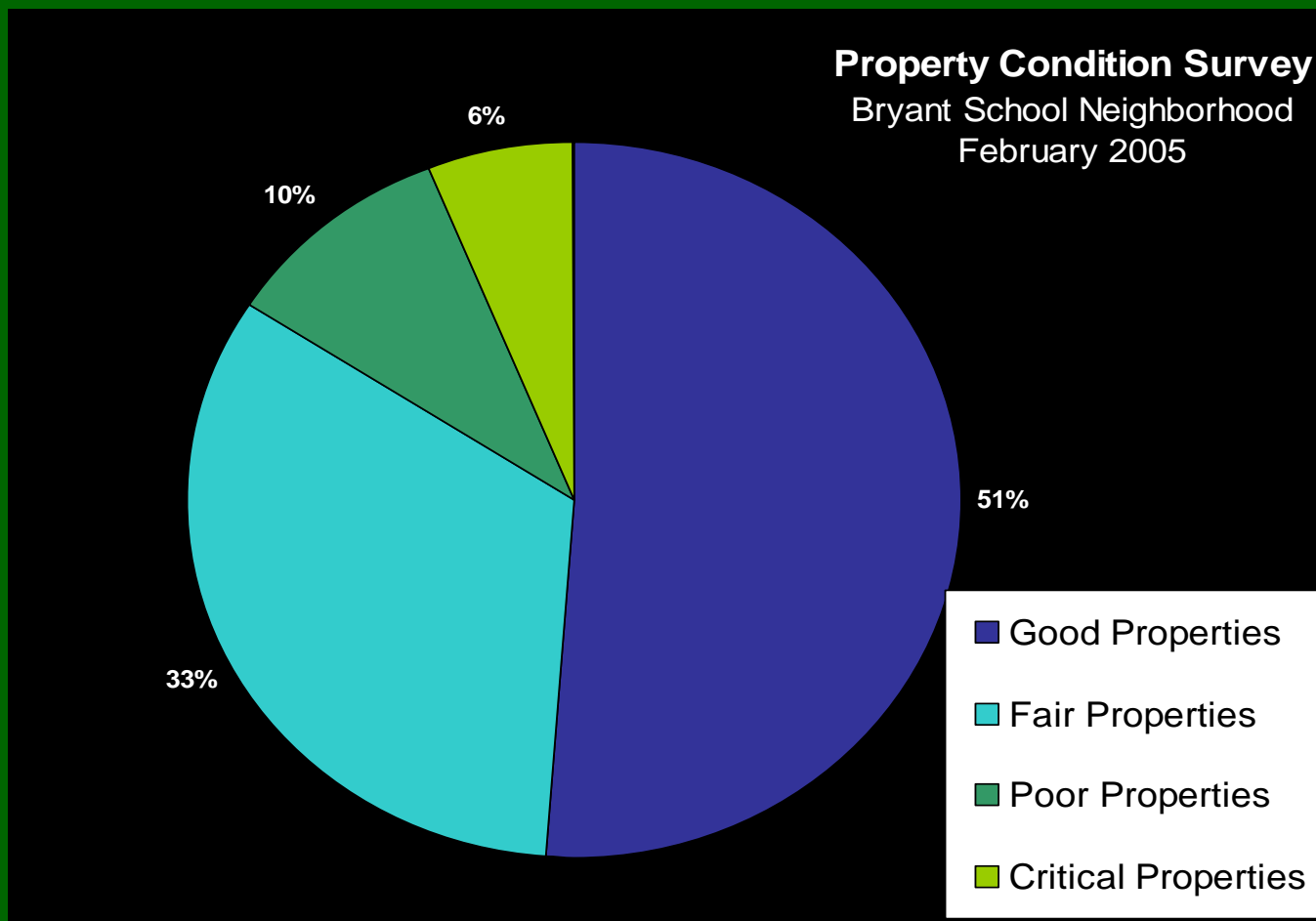
The Housing Situation

- ✓ Property Condition Survey was performed
 - Occupancy
 - Building Use
 - Structure Type
 - Observable Condition

*Each property received a score based upon a rating system. Scores for features such as the exterior structure and the roof of the building were weighted considering their significance to the integrity of the entire structure. Features such as doors, windows, and the finish were considered but not weighted.

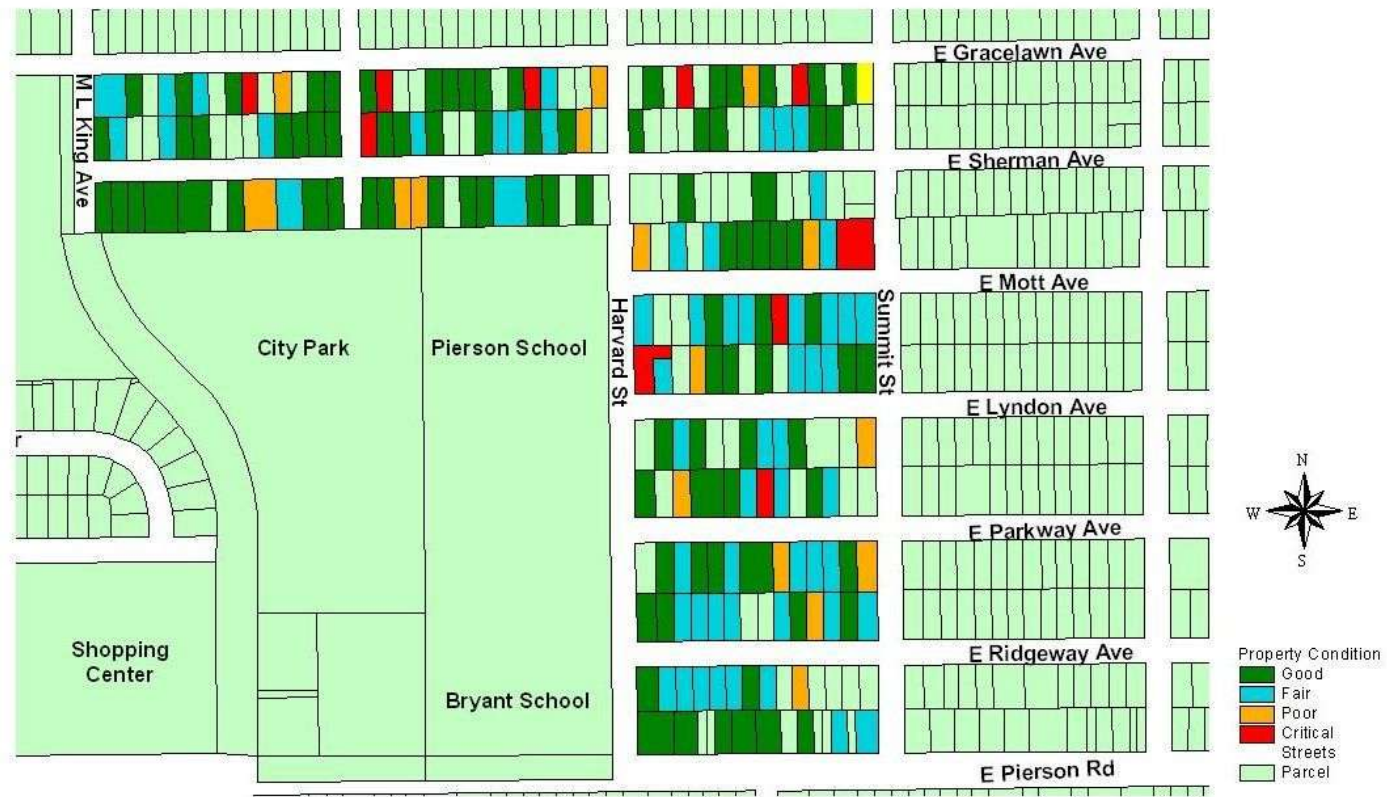


The Housing Situation





Property Condition Bryant School Neighborhood



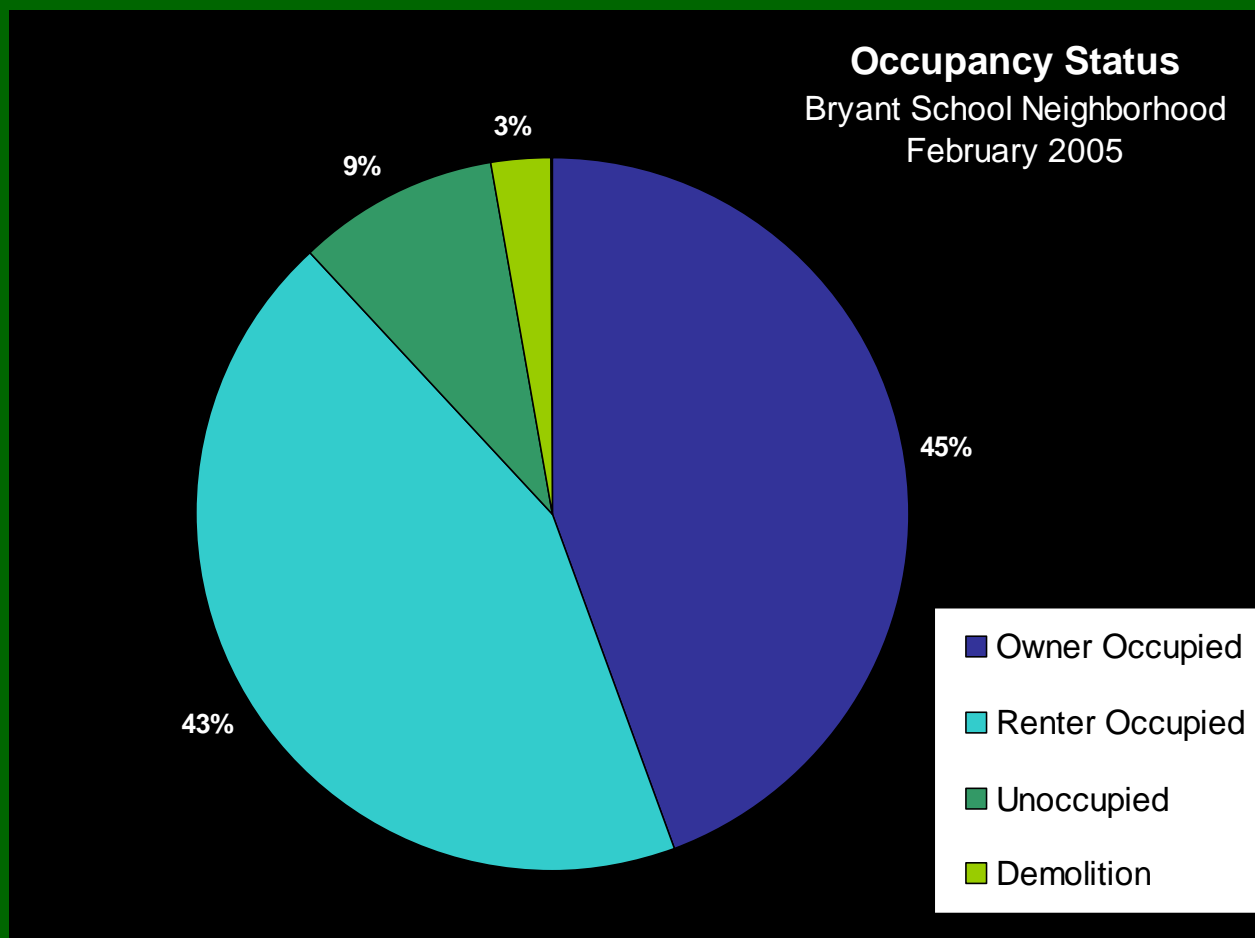


The Housing Situation

- ✓ Occupancy Assessment was performed
 - Determined owner/renter status of each home within the study area
 - Data was gathered by comparing the address of the property and the address where the tax bill was sent

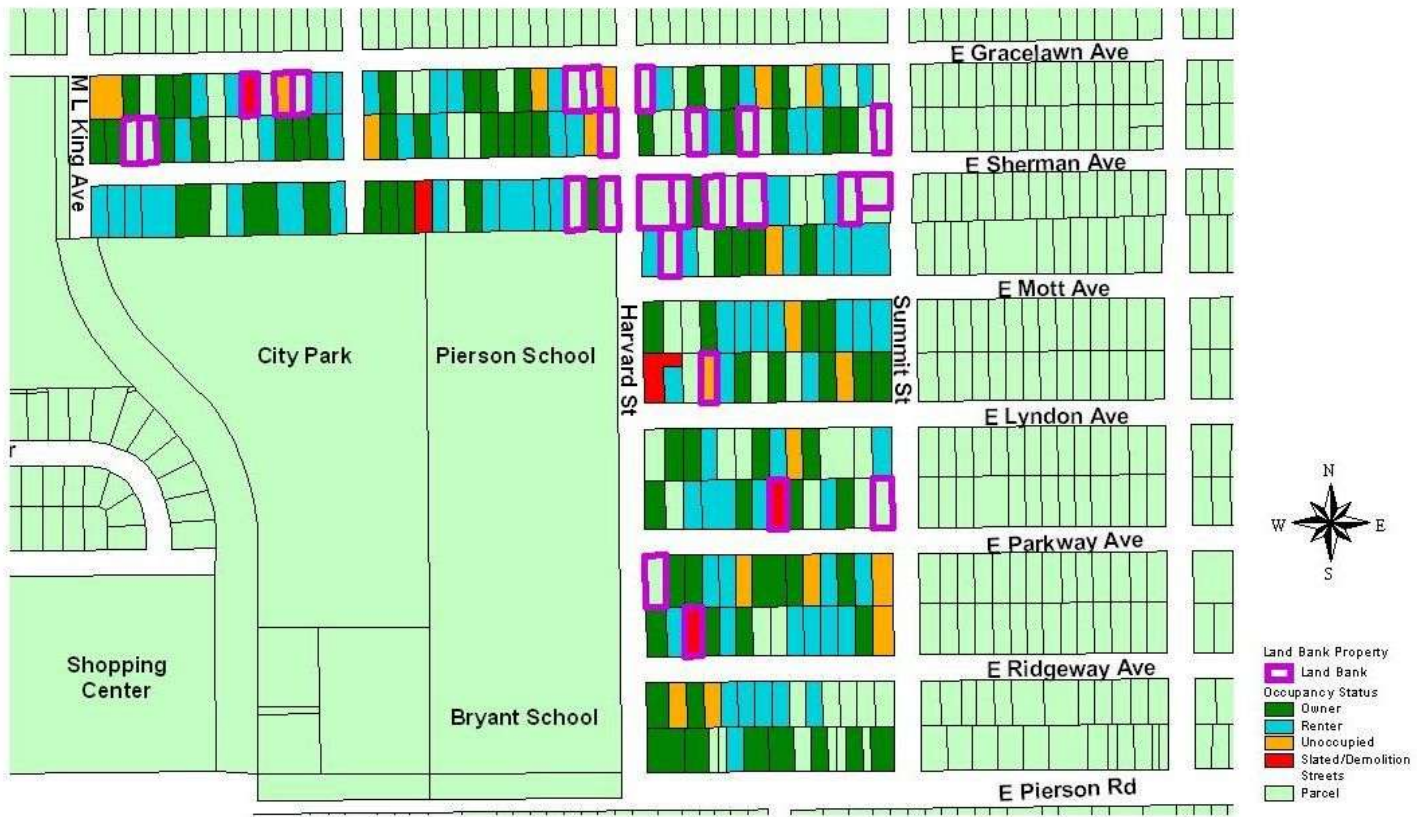


The Housing Situation





Occupancy Status & Land Bank Property Bryant School Neighborhood





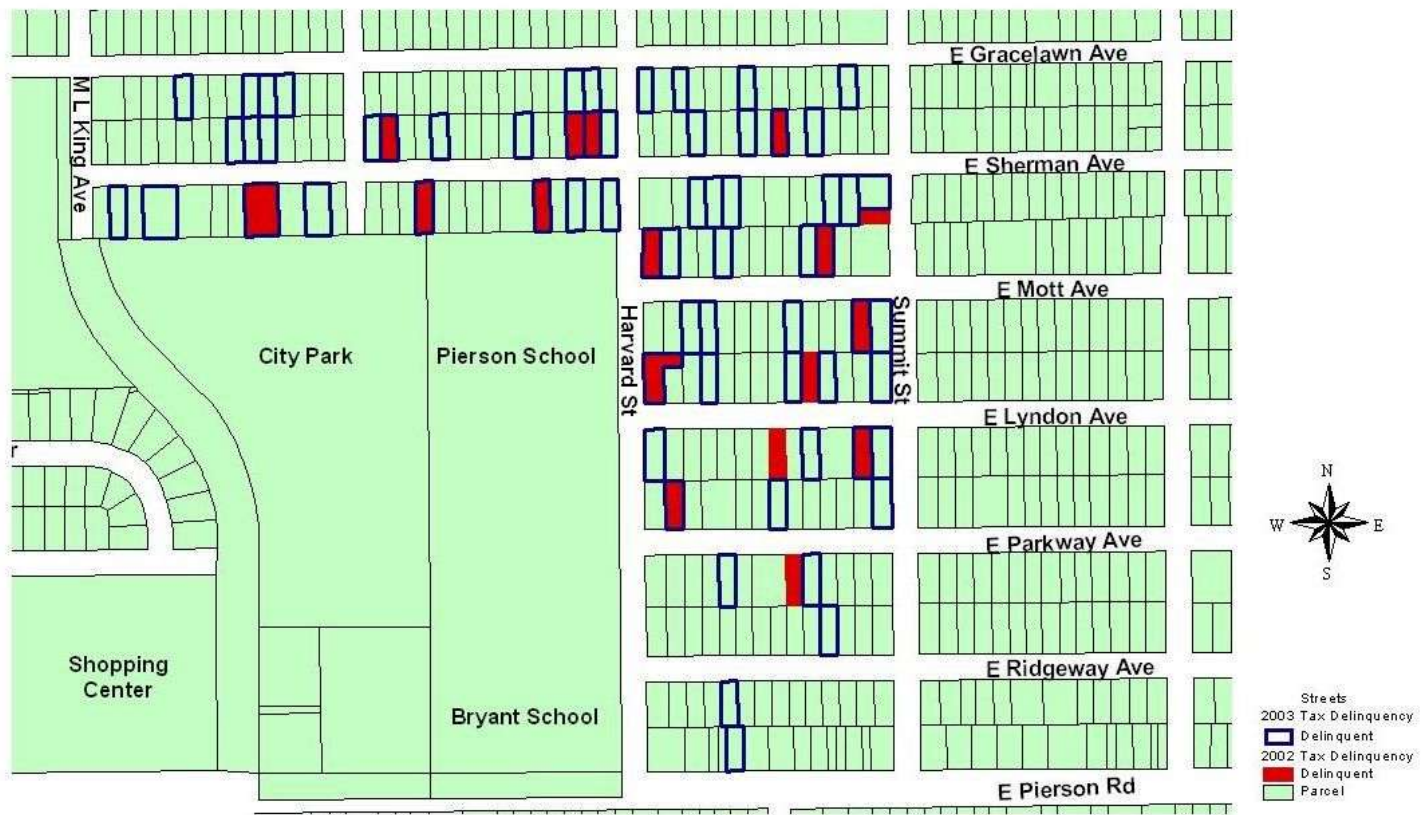
The Housing Situation

- ✓ **Property Tax Assessment was performed**
 - 2002, 2003, 2004 property tax status was collected
 - All properties in the City of Flint with delinquent 2002 property taxes will be foreclosed on this year.
 - Foreclosed properties are then handed over to the Land Bank.

- * There were 17 properties foreclosed on in the Bryant School Neighborhood this year.



2002 & 2003 Tax Delinquency Bryant School Neighborhood





S.W.O.T. Analysis

✓ On February 2, 2005, a focus group was held at Bryant Elementary School.

In Attendance:

Jeff Burdick, Genesee County Land Bank

Linda Patrick, MSU Extension

Jason Smith, Flint NIPP

Darryl E. Buchanan, 1st Ward Councilman

Local Block Group Presidents

*All attendees were invited to identify characteristics of their neighborhood that would help to compile a S.W.O.T. analysis of the Bryant Neighborhood.



Bryant Neighborhood S.W.O.T. Identification

<i>STRENGTH</i>	<i>WEAKNESS</i>	<i>OPPORTUNITY</i>	<i>THREAT</i>
Land Bank presence	Abandoned homes	City park	Persistent crime
Stable homeowners	Drugs/Crime	New development	Lack of local support
Rehabilitation efforts	Unemployment	Pierson School	Structural Deterioration
Bryant School funding	Soft law enforcement	Future visioning	



Recommendations

Existing Programs

- Flint Neighborhood Improvement and Preservation Project
- Weed & Seed

New Development Initiatives

- Streetscape and Park Restoration
- Pierson School Site Redevelopment



Flint NIPP Housing Rehabilitation (1-4 years)

✓ **Flint NIPP has allocated funds to perform five residential rehabs in the Bryant School neighborhood.**

- **5 homes were recommended for rehabilitation based on physical condition, location and ownership.**

- **Poor Condition**
- **Harvard Street and Sherman Avenue**
- **Land Bank Owned**

- **If it was decided in-fill housing was a better option, 5 different lots were selected based on similar guidelines.**

- **Critical Condition / Vacant Lot**
- **Harvard Street and Sherman Avenue**
- **Land Bank Owned**



Flint NIPP Rehabilitation Housing Site Bryant School Neighborhood





Flint NIPP In-Fill Housing Sites Bryant School Neighborhood





Weed & Seed (Currently in Progress)

- **“Weed” out crime through coordinated community efforts**
 - neighborhood watches, clean-up events, drug-free zones, and graffiti removal
- **“Seed” the designated areas with prevention, intervention, and treatment programs**
 - designated groups reinforce anti-drug, anti-gang, self-esteem, leadership, teamwork, and conflict resolution themes



Weed & Seed continued...

- ✓ The program should be analyzed to determine the overall effectiveness
 - data suggests that crime incidences actually increased between 2000 and 2004

***If it is decided to keep Weed & Seed, recommendations have been formulated:**

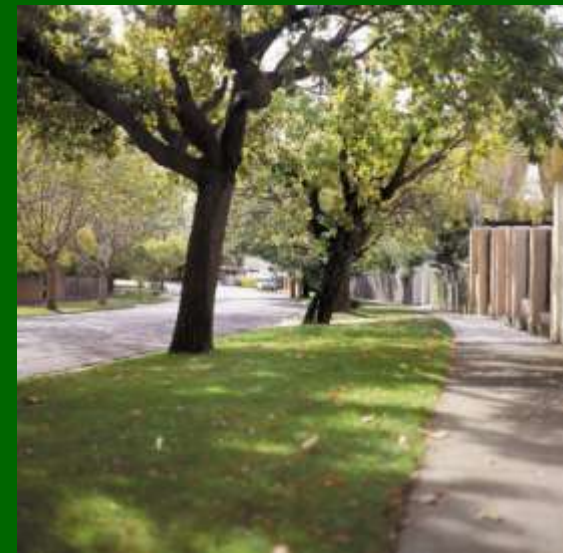
- **Seek New Funding Sources**
 - October 2008, federal Weed & Seed funding will be discontinued
- **Successful results should be reported to the local presses and news stations**
 - Educate the public on what the Weed & Seed Program has contributed
- **Continue and Intensify Community Policing**
 - Joint problem solving/information sharing between the citizens and the police



Streetscape and Park Restoration (3-5 years)

Aesthetic enhancement could be initiated within the community.

- Standardized tree-planting program
- City park physical restoration
- Unification of the physical condition of the park with that of an updated streetscape





Pierson School Site Redevelopment (4-8 years)

- Currently a large site with an abandoned school
 - Due to location and surrounding uses (elementary school, city park) this should be a leading candidate for redevelopment.
 - One possibility for the site would be a community center, but further examination, such as a market analysis and/or feasibility study, should be performed.



In Conclusion...

We hope our analysis and recommendations prove beneficial to our clients and the citizens of the Bryant School Neighborhood.

Special Thanks to...

Jeff Burdick – Genesee County Land Bank

Linda Patrick – MSU Extension