CIVIC PARK COMMUNITY MEETING
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Why We Are Here

• Share updates on the Civic Park Historic District Study, Boundary Revision process and gather feedback on next steps

• Give residents an opportunities to share their vision for Civic Park, which will be provided to the State of Michigan to help the State understand the needs of the community

• Share opportunities for residents to take action to improve Civic Park and good things happening in Civic Park
Overview

I. Current housing conditions in Civic Park
II. Approach to Demolition in Historic Civic Park
III. Questions Clarifications
IV. Vision for Civic Park – Facilitated Discussion
V. Next Steps
Current Housing Conditions in Civic Park

Civic Park Neighborhood
1,015 Properties
- 397 Land Bank Owned
- 71 New Foreclosures
46% Land Bank and Treasurer owned
Up to 468 blighted potential demolitions in Civic Park
- Up to 46% of all properties potentially needing demolition

City of Flint
55,948 properties
- 8,895 Land Bank Owned
- 1,941 New Foreclosures
19% Land Bank and Treasurer owned
6,035 structures in need of demolition in Flint
- 10% of all properties need demolition in Flint
About Local and National Historic Districts

• **A historic district** is a group of buildings, properties, or sites that have been designated by one of several entities on different levels as historically or architecturally significant.

• **Local Historic District**- City of Flint designated and under jurisdiction of Local Historic District Commission

• **National Register of Historic Places Historic District**- federally recognized and under jurisdiction of State Historic Preservation Office

• HUD funds in these areas require “**Section 106 - Environmental Review**”
Why Civic Park is Historic

- Built 1919-1920 on 280 acres of land
- Modern Housing Corporation (GM) built 950 homes
- Construction was done using assembly line methods
- Railroad was built to carry materials to the site
- One home was completed every 7 hours
- Sold for $3,500- $8,000 with 5% down ($800 off if you worked for GM and a matching savings plan of up to $300)
- Last project for GM was building Haskell Community Center and Bassett Park
- Civic Park School was built later
- Designated a Historic District in 1979

Why the study?

• City of Flint has had declining property condition in Civic Park
• Increased abandonment and vacancy
• Lack of resources for approved demolitions
• 2013 GCLBA received a grant for demolition $20 million (Hardest Hit Fund- from MSHDA via U.S. Treasury)
• GCLBA applied for Civic Park to be included in Hardest Hit
• Historic Districts were excluded from Hardest Hit fund
• $10 million unallocated at State that we hope to apply for in the future
• Hope to remove barriers for blight removal in Civic Park to improve the neighborhood condition
• Funded through United Way with funding from Flint Area Reinvestment office and Diplomat Pharmacy
Loss of Historic Integrity - Occupied

Retains Historic Integrity - Vacant

Paterson Street Historic District: 801 W. Paterson St. Both individually eligible for the NRHP and delineated historic district of five single family properties along Paterson Avenue.

1732 Milbourne Ave.

Loss of Historic Integrity - Occupied

Retains Historic Integrity - Vacant

1906 Lloyd St. Porch appears to be reconstructed; boxed eaves appear.

2638 Lawndale Avenue. Missing porch, missing steps, missing fence.
Vision for Civic Park
Next Steps

1. Compile and summarize your input, to guide demolition requests and post it to the Land Bank’s website and Facebook page

2. Secure funding and approval for demolition

3. City of Flint to evaluate support for full de-listing in September