

First County NSP Homes Listed For Sale

Summer/Fall 2010

The first of more than 60 homes to be rehabilitated in Genesee County's Neighborhood Stabilization Program (NSP) has been listed for sale. "The goal of this program has been to take vacant and foreclosed properties and rehabilitate them using federal funds to make them the best homes in the neighborhood, thereby improving the entire neighborhood," said Land Bank Executive Director Doug Weiland. "Anyone who looks at these homes will be impressed by the quality of upgrades made. These homes will be great buys."

Homes in the program will range in price, with the first four ranging from a low of \$29,000 to a high of \$71,500 depending on size and style of the house and the market conditions in various parts of Genesee County. The first homes to be listed are in the City of Mt. Morris, Genesee Township, Mt. Morris Township and Burton. In addition to these communities, homes will also be rehabbed in Fenton, Clio and Flint Township.

Buyers of homes rehabbed under the NSP program will have to meet certain income guidelines and qualify for a mortgage. Various banks and mortgage companies around Genesee County are familiar with the program requirements and can assist those interested in purchasing one of these properties.

Four realtors are working with the program. They are Theresa Allen at Royal Realty (810-732-9210); Barbara Arvoy at ReMax Town & Country Realty (810-630-2200); Dan Borgerding at Century 21 Woodland Realty (810-659-3161); and Kelli Bowlby at Legacy Realty (810-240-8522)



630 Spruce St., Mt. Morris (City)

Theresa Allen
Royal Realty
810-732-9210

Listed at: \$39,900



3099 W. Mott Ave., Mt. Morris Twp

Barbara Arvoy
ReMax Town &
Country Realty
810-630-2200

Listed at: \$33,000



8271 N. Dort Hwy, Genesee Twp

Barbara Arvoy
ReMax Town &
Country Realty
810-630-2200

Listed at: \$58,500



6053 Penwood Rd., Mt. Morris Twp

Barbara Arvoy
ReMax Town &
Country Realty
810-630-2200

Listed at: \$22,000

By Doug Weiland

Building Neighborhood Power: Southside of Flint Unites to Create and Initiate Neighborhood Plan

The Brennan Community Center, Howard Estates, Mt. Olive Missionary Baptist Church, and even McDonald's on Dort Highway have all been the stage of the Southside Neighborhood Planning Process that began in June.

Like many neighborhoods, the Southside has numerous organizations and individuals that have been working to improve and maintain their neighborhood for years. However, typically the individual efforts have been operating independently of each other. Therefore, a request was made to Building Neighborhood Power to assist in organizing and facilitating the creation of one collective vision and effort for the entire area.

Building Neighborhood Power accepted the request and on June 17th hosted the Southside Neighborhood Planning Kick-Off Meeting. Since then, over 100 Southside residents have been gathering to create a Southside Neighborhood Plan. The boundaries for the plan stretch from Grand Traverse St. to Center Rd., I-69 to Thread Lake, and also include Evergreen Estates north of I-69. The plan represents collaboration between multiple block clubs and two different city wards. The residents have completed an entire neighborhood inventory for the area. The inventory involved inspecting and evaluating all structures and spaces within the neighborhood boundaries.

“The neighborhood will nurture youth and be attractive to new residents.”

The residents have also created five subgroups, each of which meets regularly to focus on one piece of the overall plan.

As it assists with strengthening collective action, Building Neighborhood Power is itself an example of collaboration. The Genesee County Land Bank, Applewood Initiative for Gardens and Community, Salem Housing, and other individuals all come together to Build Neighborhood Power. The Southside Neighborhood Plan is the first of several neighborhood plans that Building Neighborhood Power will participate in over the next year. Building Neighborhood Power provides resources to support groups in creating, organizing, and realizing their own visions.

The Southside Neighborhood has created and finalized *its* vision and it reads, “The residents of Southside Neighborhood envision a beautiful, safe, and well maintained neighborhood where people of all ages live, work and play in unity.

The neighborhood will nurture youth and be attractive to new residents.” The comprehensive neighborhood plan will be complete this fall and will outline specific ways for neighborhood residents to achieve their own vision.

By Natalie Pruett

NSP Demos Continue

Dilapidated houses throughout many parts of Genesee County and in the City of Flint continue to come down as the Neighborhood Stabilization Program (NSP) kicks into high gear. Fueled by the federally funded program, over 200 blighted properties will be coming down in Genesee Township, Flint Township, Mt. Morris Township and the City of Burton. Another 130 will be demolished in the City of Flint under the NSP1 program with an additional 255 expected to be demolished under the NSP2 program.

“One intent of the NSP program is to help stabilize neighborhoods by removing blight through demolition,” said Doug Weiland, Executive Director of the Land Bank. “Outside the City of Flint, nearly 100 blighted properties have either been demolished or are in the process of demolition with another 150 to come.”

In addition to hundreds of blighted single family homes that will be demolished, there are two apartment complexes involved in the demolition project. In Flint Township Brookstone has already come down. That project included nine separate buildings that had been vacant after fires ravaged the buildings. Another problem property is Briarwood in Flint's Carriagetown neighborhood. This property has been vacant for years and has been the site of many fires, drug dealing and prostitution. It will also be demolished using NSP funds.

By Doug Weiland



Brookstone Valley Apartments (Flint Township)—Before Buildings 5100—5900



Brookstone Valley Apartments (Flint Township)—After Buildings 5100—5900

Genesee County Land Bank Supports Food Gardening on Vacant Land

Summer 2010

Garden Resource Program Results

- Tested soil for lead and nutrient contents on more than 70 plots.
- Delivered more than 310 cubic yards of compost to more than 70 food plots
- Removed more than 160 cubic yards of trash and debris with the help of neighbors and gardeners
- Removed 10-14 diseased, dead or problem trees/bushes on each of the 70 lots
- Distributed 31,000 vegetable plants and more than 30 variety of seeds to approximately 100 growers
- Tilled more than 110 plots (often two times)
- Amended soil on 60 plots



A growing number of Flint and Genesee County residents are transforming their neighborhoods, improving their health, and reducing their weekly grocery bill by growing food gardens in their yards and on vacant lots. These gardens are providing residents with easy access to fresh, affordable, healthy, and chemical-free food. With more than 12,000 available lots in Flint alone, residents now have more opportunities than ever to grow food in Flint. To support this growing movement, the Genesee County Land Bank garden crews provided support to more than 70 local food growers gardening on more than 160 vacant, tax foreclosed lots. The assistance they provided this year included delivering compost to garden sites, clearing trees, brush and debris, tilling garden plots, and testing soil for lead. During a plant and seed distribution day at the beginning of the season, plants and seeds were distributed to growers representing shelters, churches, families, and community gardeners across the County.



Some of the urban food growers are now selling their food at the Farmer's Market through the newly formed *Edible Flint* food cooperative. The food cooperative is one of several initiatives to achieve the mission of *Edible Flint*, which is to support Flint residents in growing and accessing healthy food in order to reconnect with the land and each other.

Twenty two of these gardens were on display during the 2nd Annual *Edible Flint* Garden tour. More than 350 people participated in this year's bus and bike tour. The tour gives residents an opportunity to learn about local efforts to increase access to healthy food and revitalize neighborhoods. For more information about *Edible Flint* and the work they are doing to support urban food gardening, contact Terry McClean from MSU Extension at 810-244-8530.

By Christina Kelly

The Durant

The Durant is open for business and signing lease agreements for studio, one and two bedroom apartments. The Durant website is www.thedurant.com and the management company's website is www.mthmgt.com. Lease information can be obtained at either website or by calling 810-900-4000.



The Durant—Before



The Durant—After

The date of the 2010 Genesee County Treasurer's Auctions of Tax Foreclosed Properties is as follows:

The November auction will be on **Monday, November 1, 2010** in the Genesee County Administration Building Harris Auditorium (3rd Floor)

1101 Beach Street
Flint, MI

- Registration will begin at 11:00 am with the auction starting at 12:00pm
- This will be the no-minimum bid auction
- This auction will include residential and commercial properties from throughout Genesee County

Listings for the auction will be available around 30 days prior to the auctions as well as on the website www.tax-sale.info/genesee-county.

STAFF NOTES

We are pleased to welcome **Cora Johnson** in her new role as receptionist at the Land Bank. Cora comes to us courtesy of an on-the-job training program administered by Mott Community College. She will be with us for a six month period while she learns to navigate our property database, direct phone calls and provide support to other staff members. **John Smith** has joined the Land Bank staff as our accountant, filling a vacant position. In addition to keeping payroll records, processing receivables and accounting for payments from Land Bank customers, John will be converting our property management records to a new computer system that will allow us to more efficiently track property status. **Natalie Pruett** will be working with the Land Bank for the next year as an AmeriCorps volunteer. She will be providing support for the Edible Flint Food Co-Op, our urban gardening program and the Building Neighborhood Power neighborhood planning process.



*Cora Johnson (left), John Smith,
Natalie Pruett*

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