Decision-Making Guide for Aligning Property Sales with the Imagine Flint Master Plan for a Sustainable Flint

The Imagine Flint Master Plan for a Sustainable Flint was unanimously adopted by the Flint City Council and Planning Commission in October of 2013. This new Plan is the first comprehensive master plan to be adopted in Flint in over 50 years. The Plan provides a 20-year community vision for Flint and an organizing catalyst for responding to its changing circumstances. Strong community engagement guided the planning process and created a community vision that represents the desires and decisions of the Flint community. To support Flint in realizing this community vision, the Genesee County Land Bank Authority sells property located in Flint for use and development that aligns with the Imagine Flint Master Plan for a Sustainable Flint.

The Land Bank is using the Master Plan to make decisions about property sales in Flint.

This guide provides an overview of how the Land Bank is working with the community to sell property for reuse and development that aligns with the Flint Master Plan. The three decision-making trees outline the Land Bank’s approach to selling houses, commercial buildings, and vacant lots. Additional requirements exist for all potential sales, as outlined in the Land Bank’s Policies and Procedures. All purchasers must:

- Not own any real property that has any unrecommended citation of violation of the state and local codes and ordinances.
- Not own any real property that is tax delinquent.

Not have been the prior owner of any real property in Genesee County that was transferred to the Treasurer or to a local government as a result of tax foreclosure proceedings except in cases of extreme hardship or where extenuating circumstances prevented the owner from making timely tax payments. Any exceptions must be approved by the Land Bank’s Executive Director in consultation with the Chair of the Land Bank’s Board.

Visit imagineflint.com for more information on the Imagine Flint Master Plan.
Selling Houses in Flint

Someone wants to purchase a house to live in or rent.

- Is the house in a Neighborhood Center, Traditional Neighborhood, Green Neighborhood, Mixed Residential Area, University Avenue Core, or Downtown District?
  - Yes
  - No

- Is the house in Good or Fair condition according to the City of Flint’s Housing Condition Assessment criteria?
  - Yes
  - No

  Look for a house in one of these place types.

A business owner wants to purchase a house to convert it into a commercial space.

- Is the house located in a Neighborhood Center, University Avenue Core, City Corridor, Downtown District, or Commerce & Employment Center?
  - Yes
  - No

  Look for house or building in one of these place types.

An individual or organization wants to demolish one or more houses and redevelop the vacant land.

Refer to the vacant land decision tree to understand if the redevelopment plans fit with the place type.
Selling Commercial Buildings in Flint

Someone wants to purchase a commercial building to reoccupy it with one or more businesses.

A developer wants to purchase a commercial building and convert it to housing or mixed-use space.

An individual or organization wants to demolish one or more buildings and redevelop the vacant land.

Refer to the vacant land decision tree to understand if the redevelopment plans fit with the place type.
Selling Vacant Lots in Flint

A homeowner wants to purchase the vacant lot next door.

Does the homeowner share a 75% common boundary with the vacant lot?

Yes

Is the lot in a Green Neighborhood?

Yes

Sell one vacant lot to the homeowner as a Side Lot.

No

Refer to the commercial building decision tree to understand if the redevelopment plans fit with the place type.

How long are they committed to caring for the property?

1 year

Adopt the property for 1 year.

2 - 5 years

Lease the property for 2 - 5 years.

How large is the property?

5,000 square feet or less (approximately 1 lot)

Is the property located in a Neighborhood Center, Mixed Residential Area, University Avenue Core, City Corridor, Downtown District, or Commerce & Employment Center?

Yes

Look for property in one of these place types.

No

Is the property located in a Traditional Neighborhood or Mixed Residential Area?

Yes

Look for property in one of these place types.

No

Is the property considered light industry?

Yes

Sell the property for single-family housing development.

No

Is the property located in a Commerce & Employment Center, University Avenue Core, or Production Center?

Yes

Look for property in one of these place types.

No

Is the property located in a Production Center?

Yes

Look for property in a Production Center.

No

Contact the adjacent homeowner and offer a Side Lot sale before proceeding.

Is the property eligible for a Side Lot sale?

Yes

Lease or sell the property for large-scale food production and/or green and/or blue infrastructure.

No

Partner with a nearby property owner who supports the project.

Is the property located in a Green Innovation Area?

Yes

Look for property in a Green Innovation Area.

No

Is the property located in a Community Open Space & Recreation Area?

Yes

Lease or sell the property for active and/or passive community open space.

No

Look for property in a Community Open Space & Recreation Area.

Is the property adjacent to property that is occupied, in good condition, and owned by the applicant?

Yes

Sell the property for parking.

No

Contact the City of Flint Planning Division to discuss the place type(s) that are a good fit for your plans: (810) 766-7426.