

Genesee County Land Bank 2018 Annual Review

Blight Elimination Underway

The Genesee County Land Bank Authority (GCLBA) demolished more than 3,800 blighted residential structures in Flint and Genesee County under the U.S. Department of Treasury's Hardest Hit Fund (HHF) allocated through the Michigan Homeowner Assistance Nonprofit Housing Corporation (MHA). A total of \$67.5 million in HHF grants awarded since 2014 will enable the GCLBA to demolish more than 5,100 properties by the summer of 2019. During this fiscal year the GCLBA expended more than \$9.4 million to demolish 812 residential and commercial structures to help stabilize neighborhoods throughout Flint and Genesee County. The table and chart below provide details on the location of demolitions by municipality and the breakdown of funds expended by source during this fiscal year.

- By Christina Kelly



Message from our Board Chair & Executive Director

On behalf of the Genesee County Land Bank Authority, we are pleased to present this annual review to the community. This report highlights some of the Land Bank's activities and accomplishments in 2018. We hope you will find the report to be informative.

You can learn more about our work throughout the year by joining our e-mail list at www.thelandbank.org or "liking" our page on Facebook.

As we reflect on the achievements of 2018 and plan for new opportunities and challenges in the year to come; we extend a heartfelt thank you to our community partners who play an invaluable role in our work.

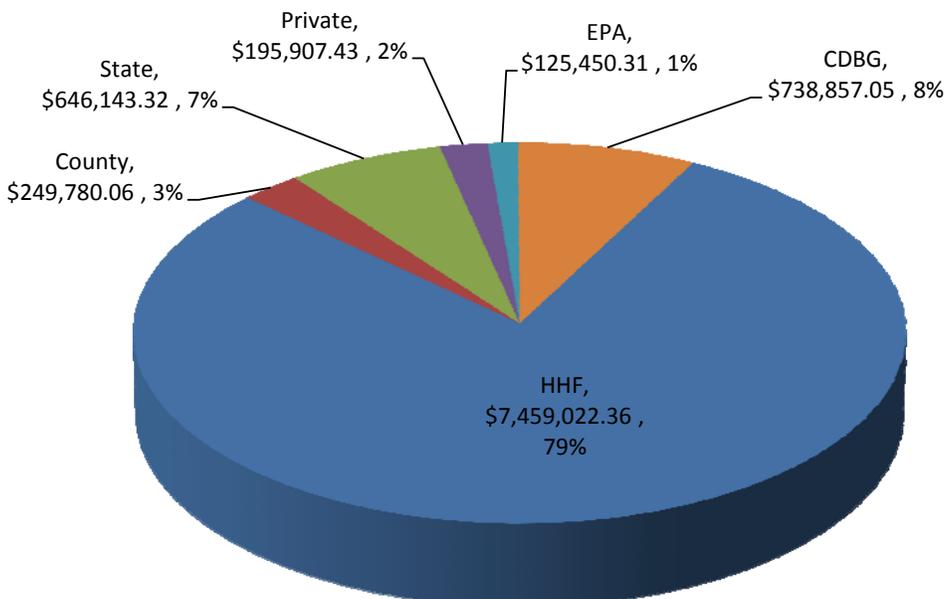
Deborah Cherry, Chairperson
Michele Wildman, Executive Director

Residential & Commercial Demolitions in Fiscal Year 2018

Municipality	Units
City of Flint	685
Mt. Morris Township	80
Flint Township	24
City of Burton	10
Genesee Township	7
Village of Gaines	2
Montrose Township	2
City of Flushing	1
Thetford Township	1
Total	812



Demolition Expenditures in FY 2018*



* \$9,415,160.53 spent on demolition in FY 2018 (as of 12/13/18)

Transforming Blighted Properties

The Genesee County Land Bank has played a key role in transforming blighted properties into community assets. Here are a few examples of projects from the past year where the GCLBA collaborated with the City of Flint and others to secure state and federal resources to demolish blighted structures and address environmental challenges to make way for new developments:



810 Ballenger Highway: The GCLBA demolished this burned and condemned former apartment complex adjacent to the Glendale Hills neighborhood in the summer of 2018. McLaren Flint purchased the site through a competitive bidding process with plans to incorporate it into its medical campus. The improved site will support redevelopment in the area.



1425 North Saginaw Street: The vacant and blighted building demolished this summer was a nuisance to residents in the Smith Village and University Park Estates neighborhoods. The demolition paves the way for the City of Flint, Flint Housing Commission and Norstar Development to initiate the first phase of the Choice Neighborhoods development project supported by a \$30 million grant from HUD awarded this summer. Development begins in the fall of 2019 and includes 62 new units of mixed-income housing between Williams and Wood Streets and a three story mixed-use apartment building with roughly 1,800 square feet of ground floor retail and 23 housing units adjacent the demolition site. The partners also plan to build two more three-story mixed-use apartment buildings at 1425 North Saginaw Street totaling approximately 44,000 square feet, including a community center, to be completed by the spring of 2020.



1518 Averill Avenue: The demolition of this vacant and blighted former mobile home park in the Potter Longway neighborhood has helped to stabilize surrounding neighborhoods and lay the groundwork for Phoenix Investors to redevelop 1101 Center Road, an adjacent 77-acre former manufacturing site, for warehousing and manufacturing. The project will trigger nearly \$15 million in new private investment.

Chevy Commons

The Genesee County Land Bank and its partners, including the City of Flint and Genesee County Parks, helped to secure more than \$12.5 million in state and federal grants to transform this former Chevrolet manufacturing site into a park. The redevelopment helps to revive a key city corridor connecting downtown, neighborhoods and two universities.



- By Christina Kelly

Returning Abandoned Properties to the Tax Rolls

Part of the Land Bank's mission is to sell property that we receive from the property tax foreclosure process to responsible land owners. In this fiscal year the Land Bank sold 640 properties generating over \$3.2 million in revenue. The Land Bank is able to renovate some of these homes as funding allows. Sales revenue accounts for over 60% of the Land Bank's operational income and helps to sustain blight elimination and property maintenance programs.

The process of purchasing property from the Land Bank has historically been a long waiting game due to the large volume of applications received. Starting in January 2018, the Land Bank decided to take on this problem and started the Featured Home program.

Featured Home Program Highlights:

- No need to apply ahead of time.
- Open Houses are scheduled at least a month in advance and are shared online and in the office.
- More information is available to the public regarding the property, including the size, number of bedrooms, and pictures.
- Bids are due the week after the open house.
- Instead of waiting 90 days to just view a house, the average time from showing to closing is 48 days.

Stay tuned for more information on the expansion of this program in 2019.

- By Dawn Everett



Sold Featured Home—Before



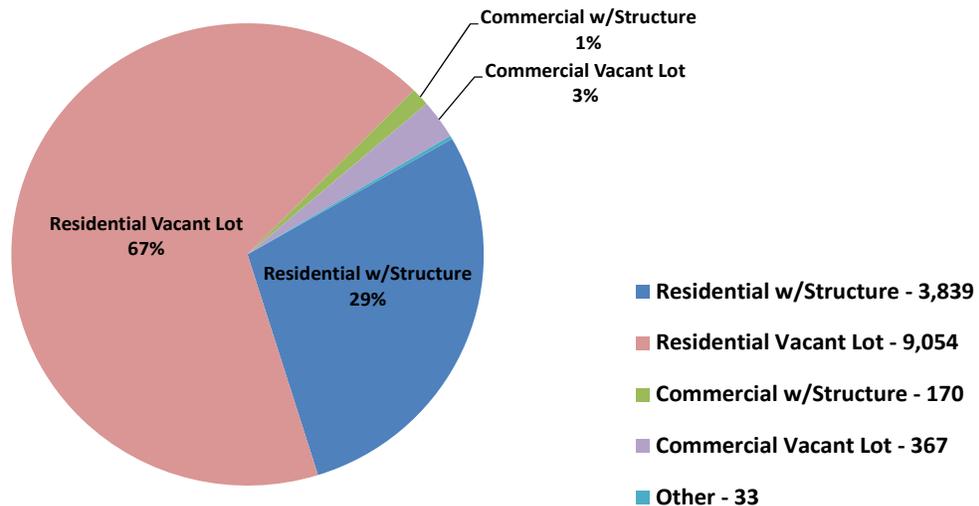
Sold Featured Home—After

Land Bank Renovated & Sold 7 Abandoned Homes



Land Bank FY 2018 Inventory Review and Property Sales

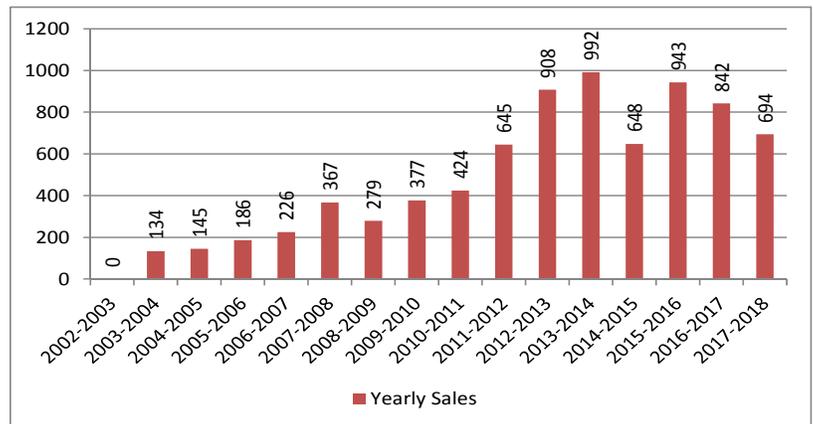
Land Bank Inventory by Property Type as of September 30, 2018



Land Bank Sales in Fiscal Year 2018 by Property Type

GLBA Sales by Property Type	Number
Residential w/Structure	297
Residential Vacant Lot	367
Commercial w/Structure	15
Commercial Vacant Lot	12
Other	3
Total	694

Land Bank Property Sales By Fiscal Year



Land Bank Crews Clear Blight in Flint and Genesee County

- **25,000** vacant properties mowed within the City of Flint
- **5,000** additional vacant properties mowed in out-county communities
- **More than 400** tons of garbage removed from vacant properties in Flint and surrounding areas.
- Removed tree limbs and brush from properties producing more than **1,700** cubic yards of woodchips
- **536** vacant structures boarded and secured within Genesee County

- By Duane Bickford



Supporting Volunteers to Clean & Green Vacant Properties



From May to September, Clean & Green volunteers cleaned and maintained vacant properties every 3 weeks. Some of the program results include:

- 3,700 vacant lots maintained in and around Flint
- 23 food gardens, flower gardens, trees and pocket parks planted.
- 80 vacant structures secured with boards painted to mimic doors and windows.
- Supported over 1,100 program volunteers, including 700 youth.
- Reduced crime in neighborhoods according to research by the University of Michigan, Youth Violence Prevention Center.

Groups that went above and beyond the call of duty of Clean & Green received awards to acknowledge their efforts. The **“Clean & Green Thumb” award** went Higher Quality of Life and The Hispanic Technology Community Center for the best greening site.

The **“Flint Property Portal Pro”** award went to Ballenger Square Neighborhood Association for making best use of the Flint Property Portal to report maintenance. The Flint Property Portal officially launched in 2017 including both a website and mobile app, and was incorporated into the program as an option for reporting for the first time this year.

The final and top award **“The Barbara Griffith Wilson Award – The Overachiever”** went to WC’s Beautification Project for going far above and beyond the expectations of the program.

Residents and groups also maintain properties through the Lots Available program. Currently, 738 lots are adopted or leased and cared for by an estimated 450 volunteers.

Thank you to all the volunteers who clear, maintain and garden vacant and abandoned properties! Your work helps to beautify and stabilize neighborhoods.

- By Melissa Hertlein



Check out the Land Bank's Featured Homes and Land for Development for Sale at www.thelandbank.org



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Executive Director

To receive our e-newsletter please sign up on our website at:
http://www.thelandbank.org/news_rpts.asp

Using Data For Community Change

The GCLBA developed and launched the online Flint Property Portal and mobile app in partnership with the City of Flint to provide and accept information on properties in Flint.



Flint Property Portal Successes to Date:

- Provides access to more than 4 million data points for Flint properties with on-going updates
- Used by resident and groups daily to look-up and report information on properties.
- More than 70,000 messages submitted by the public in conjunction with City of Flint and Land Bank programs.
- Mobile app used for reporting helps streamline Land Bank operations.

Check out the Portal today at www.flintpropertyportal.com