

CIVIC PARK NEIGHBORHOOD RENAISSANCE PLAN

Final Draft – April 2024



Michigan
State
University
Planning
Practicum



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Project Personnel

Report Writers

Joseph Allen, *Co-Editor*

Tony Nikolovski, *Co-Editor*

Anne Dudley, *Administrative Coordinator*

Joseph Kidd, *Communications Co-Coordinator*

Dan Wilson, *Communications Co-Coordinator*

Michigan State University Planning Practicum Faculty

Zenia Kotval, Ph.D., FAICP

Katharine Czarnecki Merritt, MURP

City of Flint Planning Department

Dequan Allen

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The City of Flint, Michigan, engaged Michigan State University's Urban and Regional Planning Practicum to create an implementation plan for the Civic Park Neighborhood. Civic Park is a residential area with mostly single-family housing and small nodes or corridors of commercial uses. This historic community has experienced significant population loss, disinvestment, and blight for several decades. Despite the City of Flint publishing a plan with recommendations for recovery as part of its Neighborhood Planning Initiative (NPI) in 2020, many of those recommendations have not come to fruition due to lack of funding, an absence of organizational support, and the onset of the COVID-19 pandemic. Thus, this plan was developed by the Practicum team to assist the city, as well as Civic Park residents and other involved organizations, in further defining and prioritizing revitalization objectives. The updated recommendations identify timely, cost-effective, and impactful ways the city and stakeholders can invest in preserving, rehabilitating, and adding to Civic Park's assets.

A basic socioeconomic profile, using data from the US Census Bureau, showed more than half of residents have left the neighborhood in the last decade. In that same timespan, household incomes have fallen while unemployment and poverty has risen at rates exceeding that of the City of Flint as a whole. An analysis of the existing businesses and spending potential of the neighborhood, with market data obtained from the Environmental Systems Research Institute (ESRI), found a lack of basic goods and services exacerbated by the absence of supportive demand. Residents' previously identified needs for fresh food, health, and banking services remain unfulfilled.

The Practicum team's in-person fieldwork produced an asset/amenities survey documenting the services, facilities, and community centers that are currently available. The abundance of religious and community gathering spaces demonstrate a potential to capitalize on civic engagement. Parks and pedestrian infrastructure, though also abundant, require significant aesthetic and accessibility improvements to fully and safely serve the neighborhood.

Issues with the housing stock of Civic Park were some of the foremost concerns this plan set out to address. Census data showed high vacancy rates and no new construction since 1970. The team conducted a windshield survey of residential structures currently and formerly listed as part of the local historic district. The survey was used to understand these homes' structural conditions and to inform recommendations for preservation, repair, or demolition. The results of this survey were cross-referenced with the city's online Property Portal and information from the Genesee County Land Bank, which owns many of the vacant homes. Findings revealed a concentrated area of substandard housing, along with planned demolitions, in the central part of the neighborhood. Other blocks were observed to have a majority of good and fair condition housing, with needs for minor repairs and improvements.

Based on these observations, additional research of the Practicum team, and the input of city and Land Bank staff, general recommendations were made for three key categories. The first category, Organization and Process, lays out ways in which both the city and community groups in Civic Park can better work to advance improvements and apply for funding opportunities. Recommendations include:

1. Use of the Michigan State Housing Development Authority's Tax Increment Financing Program, to establish and fund housing improvements.
2. Support for the Civic Park Neighborhood Association, to create an active and visible group of residents and to establish a 501(c)(3) for tax and funding purposes.
3. Engagement of residents and others outside the neighborhood, through community events and collaborative grant applications.

The aging infrastructure of Civic Park requires investment that will enhance its functionality and service, as well as attract future developers and residents. This includes enhancing major streetscapes with green medians, visible and accessible crosswalks, and improved bus stops. Community branding can also be furthered through signage and artistic enhancements. Bassett Park and the adjacent Haskell Community Center should be prioritized for improvements by the City of Flint; sports field renovations and additional assets, such as trails and lighting, would create a more inviting space for residents to relax and play.

Due to the variety of factors and conditions of the housing in Civic Park, this report suggests smaller focus areas where recommendations can be prioritized for funding and implementation. In the central Dayton Place – Horseshoe portion of the neighborhood, it is recommended that the city and Land Bank collaborate to assess the cost of repairs to homes protected by historical designation and recommend demolition where that cost exceeds the benefit. New infill construction should make use of Tax Increment Financing revenue and encourage higher densities. In two other focus areas where housing is mostly in good condition, the city can use code enforcement and homeowner grants to create complete and sustainable blocks.

To further the attraction of new development and the missing assets the team identified, four development sites were recommended given their locations and features:

1. Clio Road Corridor
2. Civic Park School
3. Dayton Place
4. Welch-Dupont

Zoning for these sites that currently allows for mixed-use development can be expanded and would make ideal locations for grocers, restaurants, and other retail currently missing from Civic Park. The empty Civic Park School, built in 1921, should be a target for adaptive reuse that maintains the façade and character of the original building. Commercial strips in Dayton Place and Welch-Dupont would benefit from improved streetscapes, new public plazas, and updated facades. It is suggested that the City of Flint use the recommendations of this report to determine which projects and initiatives would best improve the Civic Park neighborhood in both the short and long terms.



Within the City of Flint, only a few miles northwest of Downtown lies the historic Civic Park Neighborhood - a community with a rich history yet an unfortunate lack of investment and preservation. Core issues of concern include the prevalence of blighted structures throughout the neighborhood, lack of essential services, and a general absence of suitable neighborhood amenities. These factors negatively impact the property values, environmental conditions, and overall wellness of Civic Park.

This project aims to provide the City of Flint with an Implementation Plan that focuses on revitalizing Civic Park's housing stock, giving special analysis to houses that remain within the historic district. Additionally, this project seeks to explore the redevelopment and placemaking potential of key public and private commercial sites within the neighborhood. Finally, funding sources at the regional, state, and federal levels will be identified to help accomplish the recommendations laid forth.

Practicum Structure

Practicum is the capstone course for those graduating from the Urban and Regional Planning program at Michigan State University. The course seeks to integrate classroom work and pragmatic planning in real-world situations. Through this student-led, faculty-guided program, MSU partners with planning organizations and communities from across the state to produce comprehensive planning documents and solutions to intricate existing problems.

Client Information

The City of Flint is the primary client of this undertaking; the City's Planning Department holds responsibility for directing neighborhood stabilization, future growth, and revitalization efforts within Flint. Direction for this report was provided by Dequan Allen, who served as the Client Representative for the project and worked with the student group in developing the project scope and review of project deliverables; additional assistance came from Gavin Bodnar, the Parks Planner for Flint, as well as the Flint GIS team, Christina Kelly of the Genesee County Land Bank, and the Mott Foundation.

In 2020, as an extension of the Imagine Flint comprehensive plan, a Neighborhood Planning Initiative (NPI) was created for several neighborhoods within the City of Flint, including Civic Park, that surveyed residents as to their priorities for supporting the improvement of the neighborhood. The City engaged students of Michigan State University's Urban and Regional Planning Practicum program to build upon the goals and missions identified in the NPI and develop the Renaissance Plan, with particular attention placed on the revitalization of Civic Park's housing stock, both existing and potential, the analysis of redevelopment potential for key sites and structures within the neighborhood, and the identification of regional, state, and federal funding sources to accomplish the recommendations generated.

1.1 Site Description

Civic Park Historic District is a predominantly residential neighborhood located in the northside of Flint, Michigan. In general, the boundaries of the entire Neighborhood are Pasadena Avenue to the north, Dupont Street to the east, Welch Boulevard to the south, and Clio Road to the west (Figure 1b), an area of approximately 1.59 sq. miles. Civic Park is encompassed within Census Tract 9, city of Flint, Genesee County, Michigan.

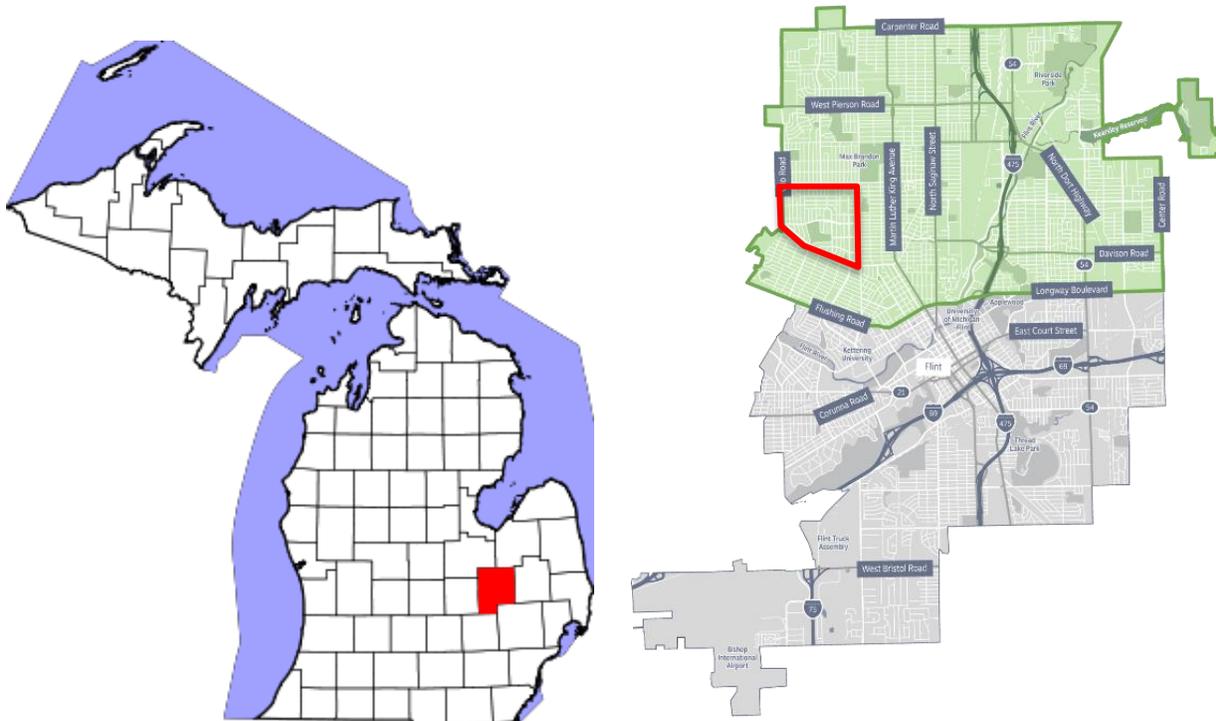


Figure 1a & 1b: Location of Genesee County in Michigan. (*Wikimedia Commons*); City of Flint with Civic Park boundary in red. (*Ruth Mott Foundation*)

The neighborhood includes a historic district recognized by the National Register of Historic Places and the local Historic District Commission (see Figure 2). As of 2013, that district consisted of properties within the following areas and other select clusters:

- Along Forest Hill Avenue from Humboldt Avenue to Hamilton Avenue;
- Along Humboldt Ave. from Forest Hill Ave. to Parkhurst Avenue;
- Along Hamilton Ave. from Forest Hill Ave. to Chevrolet Avenue;
- Along Jackson Avenue from Colby Street to Forest Hill Avenue;
- Along Paterson Street from Welch Boulevard to Lloyd Street;
- Along all of Delmar Avenue, Dayton Place, and Greenway Avenue.



Figure 2: Civic Park Historic District Boundary (Genesee Co. Land Bank/ICF International, 2013)

As seen in Figure 3, Civic Park comprises areas zoned under the Flint Zoning Code and Future Land Use Plan as Green Neighborhood - 1 and 2 (GN-1 & GN-2), Traditional Neighborhood - 2 (TN-2), Neighborhood Center (NC), and Open Space (OS). GN-1 and GN-2, classified respectively as low-density and medium-density districts, were established to encourage dedicated areas for green uses. Pockets of traditional single-family and mixed-use housing may exist throughout the district; urban agriculture features including aquaculture, beekeeping, and hoop houses, as well as accessory small-scale wind and solar systems, are permitted. The TN-2 zone comprises primarily single-family homes, but two-family and single-family attached developments are also allowed. Various non-residential uses that complement the traditional Neighborhood, including schools, community centers, religious institutions, and parks, are permitted on a limited scale.

City Corridor and Neighborhood Center areas are meant to be nexuses of residential and commercial activity for the surrounding community, with medium- to high-density development. These zoning designations support a greater presence of retail and business, while also encouraging multi-family and mixed-use developments.



City of Flint Zoning

Figure 3: Zoning Map of Civic Park Parcels, February 2024 (City of Flint)

1.2 History

In 1917, a group of prominent individuals in Flint established the Civic Building Association to address housing shortages in the overcrowded city. After securing 400 acres of land, the Civic Building Association employed the help of landscape architect William Pitkin to design the neighborhood and architect group Davis, McGrath & Kiessling to develop house plans. The Association had built 133 houses on 400 acres of farmland by December 1917, but development stopped after World War I began.

In 1918, needing more workers for their plants and observing the overcrowded Flint, General Motors Corporation took over the project, enlisting their controlling shareholder, Dupont Company, to establish the Modern Housing Corporation, which expanded upon original site plans, adding 280 acres, and constructing 950 homes in less than nine months. Modern Housing Corporation employed 4,600 people at the peak of construction and built a house in just seven hours (Raymer, 2019). The Civic Park Community School was completed in 1921, and the Haskell Community Center was finished in 1923. The meandering streets and sidewalks circled a beautiful school campus, baseball fields, and picnic areas in Bassett Park.

In 1920, a typical home in Civic Park cost between \$3,500 and \$8,000, was one and a half to two stories tall, 1,100 square feet, and sat on a 50- by 100-foot lot. Civic Park's most prominent architectural styles include bungalow/craftsmen, barn-style Dutch Colonial, and Eastcoast Saltbox (Raymer, 2019; National Register of Historic Places, 1979). After the neighborhood opened, there was little to no vacancy, and White, highly-skilled General Motors employees typically occupied homes.

The average hourly worker in Flint could not afford to live in Civic Park, and deed restrictions forbade anyone who "is not wholly of the White or Caucasian race" to occupy homes in the neighborhood. Civic Park remained explicitly segregated until the 1960s. By the 1970 Decennial Census, the first Black families had begun to purchase homes in Tract 39 in Civic Park, though, at the time the census was collected, Civic Park only had 49 Black residents, making up just over 1% of the Tract's total population (Flint Archeology and Spatial History, 2010).

The 1970s marked a pivotal juncture in the economic trajectories of both Flint and Civic Park. The energy crises of that decade, coupled with a general economic slowdown following the peak years of the post-WWII boom, prompted General Motors to implement various cost-saving measures, including workforce layoffs and factory closures nationwide. Civic Park, designed initially as a community for Flint's automotive workers, continued to be the residence of many individuals employed in the auto industry during the 1970s (Flint Archeology and Spatial History, 2010).

Data from the 1980 census underscores the profound impact of the decline in Flint's auto industry on the Civic Park community. The statistics reveal a notable increase in unemployment rates and a growing number of families residing in Tract 39 below the poverty line. Throughout the 1970s, the homeownership rate dipped below 90% for the first time, signifying a shift in the community's housing landscape (Flint Archeology and Spatial History, 2010). Demographically, trends first appearing in the 1960s have become more apparent by

1980, with over 38% of the population identifying as Black. For the first time in recent history, Flint's population declined by more than 17% between 1970 and 1980 (US Census Bureau, 1970, 1980). Population losses in Civic Park have consequently led to high vacancy rates and the need for large-scale demolition of blighted housing to preserve what is left of Civic Park (MLive, 2014).

By the 1990s, General Motors had downsized its workforce in Flint by more than half and initiated the closure of several factories. The repercussions of disinvestment and deindustrialization within the City of Flint were mirrored in Civic Park. The legacy of racial segregation persisted in Civic Park, now manifested through *de facto* practices. According to a report from the University of Michigan-Flint Project for Urban and Regional Affairs titled "Home Mortgage Lending Patterns in Genesee County from 1981 to 1986," individuals residing in areas with a significant minority population received fewer home mortgages, particularly since 1984. This trend persisted even when considering factors such as the number of housing units and the median income of the tract (Hurley, 1988). By 1990, over 75% of the residents in Civic Park identified as black, with 7.5% of homes vacant, the largest number to date.

In 1978, Civic Park was nominated for inclusion in the National Register of Historic Places, resulting in the imposition of stringent regulations on home improvement projects and rendering the community ineligible for specific grant funds. Notably, in 2013, the Genesee County Land Bank secured a \$20-million grant from the Hardest Hit Fund established by the U.S. Department of Treasury for property demolitions. Unfortunately, the grant's acceptable uses did not encompass historic districts, excluding Civic Park from accessing these much-needed funds (Raymer, 2019). Despite the community's desire to preserve as much of their neighborhood as possible, over the last 25 years, an increasing number of houses have been abandoned, with the Land Bank currently owning or being in line to own nearly half of all the properties in the area (*Michigan Live*, 2014).

Through collaborative community efforts and the direction of the State's Historic Commission, a unique pardon was granted for Civic Park, which helped the city secure demolition funds despite the remaining historic designation. The desperate need for demolition funds prompted a re-evaluation of the neighborhood and its historic designation in 2013. ICF Consulting Group found that "Civic Park Historic District no longer meets the criteria under which it was originally listed... this is due to the loss of historic integrity" (ICF, 2013) and recommended a boundary shrink of the historic designation to mostly just encompass the properties immediately surrounding the Civic Park School, referred to in this report as the "Horseshoe" (See Figure 2).

In October 2013, MSHDA awarded the Genesee County Land Bank (GCLB) \$20.1 million in Hardest Hit funds to demolish, green and maintain vacant and blighted properties in public ownership. The GCLB received an additional \$2.6 million to carry out blight elimination activities on blighted and publicly owned properties in the Civic Park Neighborhood (City of Flint, 2015). These federal funds in addition to existing funding from the Community Development Block Grant program and other grant-making sources provide an opportunity to revitalize distressed communities like Civic Park.

The Civic Park Urban Renaissance Center is crucial in coordinating various local initiatives, including the Ubuntu Village project. These initiatives reflect the community's determination to repurpose vacant homes for essential services, establish an urban garden, and create new parks and amenities within Civic Park. The Civic Park Historic Business District Association has also successfully organized an annual Heritage and Harmony Festival (Brown, 2019). These community-led projects, among others, underscore Civic Park's proactive efforts to redefine itself on its own terms.

The trend of disinvestment and abandonment in the Civic Park Neighborhood continues its downward trajectory, persisting since the late 1960s. Despite the challenges, residents who choose to stay are dedicated to revitalizing their community and diligently explore suitable avenues to address home repairs or engage fellow residents. Initially conceived under corporate influence for an exclusive demographic, it has evolved into a new community shaped by grassroots efforts.

Chapter 2 – EXISTING CONDITIONS

2.1 Socioeconomic Profile

The Civic Park Neighborhood boundary aligns with Census Tract 9, Genesee County, Michigan. The following is an examination of key statistics regarding the socioeconomic conditions of its residents, according to the US Census Bureau’s 2022 American Community Survey five-year estimates, compared to previous data from 2012 and 2017. Civic Park’s consistent abandonment and vacancy issues become apparent even at first glance of its population between 2012 and 2022. Almost half of its residents departed in this period, at a rate far exceeding the overall population losses of Flint and Genesee County, leaving less than 2500 residents (Figure 4).

	Year	Civic Park		City of Flint		Genesee County	
		Count	5-Yr. Change	Count	5-Yr. Change	Count	5-Yr. Change
Total Population	2022	2,375	-23.2%	81,863	-16.3%	405,280	-1.4%
	2017	3,093	-23.3%	97,810	-5.3%	410,881	-3.4%
	2012	4,033	-	103,263	-	425,337	-

Figure 4: Population in Civic Park, Genesee Co, and Michigan over the Past Ten Years. (US Census Bureau ACS, 2012/2017/2022 Estimates)

The racial makeup of the remaining neighborhood population is predominantly African American/Black (92.8%), with the remaining residents being White or some other unidentified race. The community lacks a significant presence of children, with only 20 percent of households having any children under 18 residing in them. Single individuals occupy a majority (73%) of the households, and about half (49.4%) live alone; married couples, on the other hand, only make up 8 percent. Notably, many more single males live in Civic Park compared to any other partner-and-sex relationship, representing around 41 percent of the total population.

A diverse makeup of ages in Civic Park contributes to a median age similar to that of the United States (39.1 and 39.0 years old, respectively). However, a closer inspection of this makeup reveals unique qualities of the neighborhood. Most notably, up to thirty percent of males fall within the 50- to 60-year-old age range. The proportion of children under the age of 10 is comparably lower than most other age ranges (Figure 6). The former of these demographic traits points to an aging population base entering their senior years. At the same time, the latter reflects the aforementioned lack of households with couples and/or children. An aging population, along with other factors, lends to high rates of disabilities amongst the population, with more than sixteen percent of persons reporting some sort of cognitive difficulty and more than ten percent with an ambulatory difficulty (Figure 7).

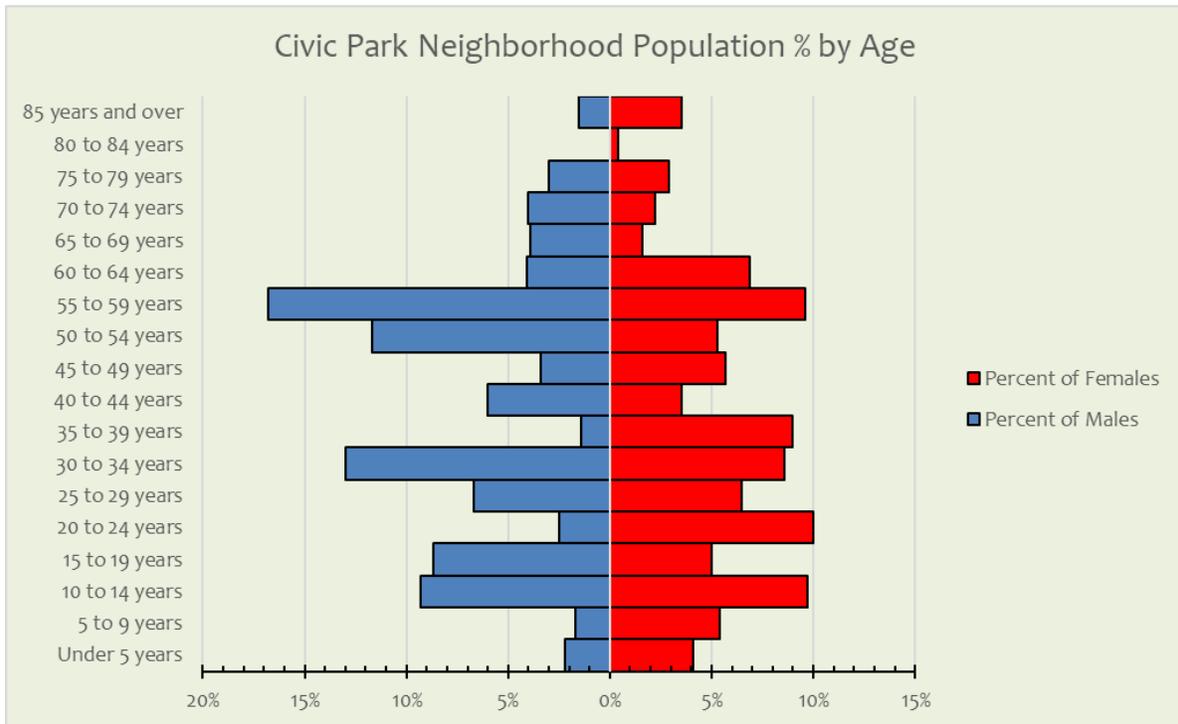


Figure 6: Population Pyramid for Civic Park Census Tract (US Census Bureau ACS, 2022 Estimates)

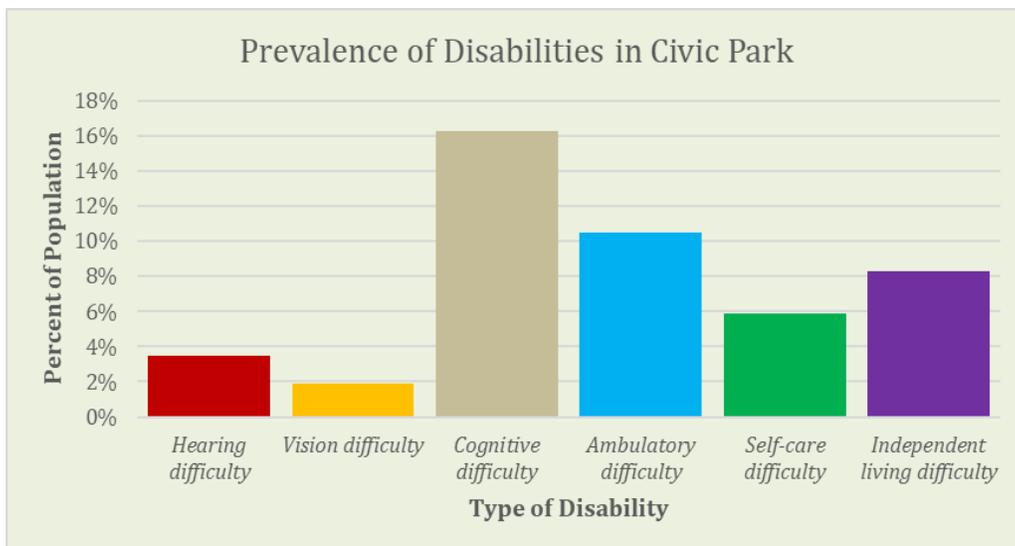


Figure 7: Proportions of Total Civic Park Population with Certain Disabilities. (US Census Bureau ACS, 2022 Estimates)

While just over half of residents over the age of 25 have some college education, only about sixteen percent have received any form of secondary education degree (Associate's, Bachelor's, Master's, or Doctorate). On the other hand, less than fourteen percent did not obtain a high school diploma (Figure 8). A potential barrier to higher education is the extreme prevalence of poverty and unemployment in Civic Park, as seen in this section.

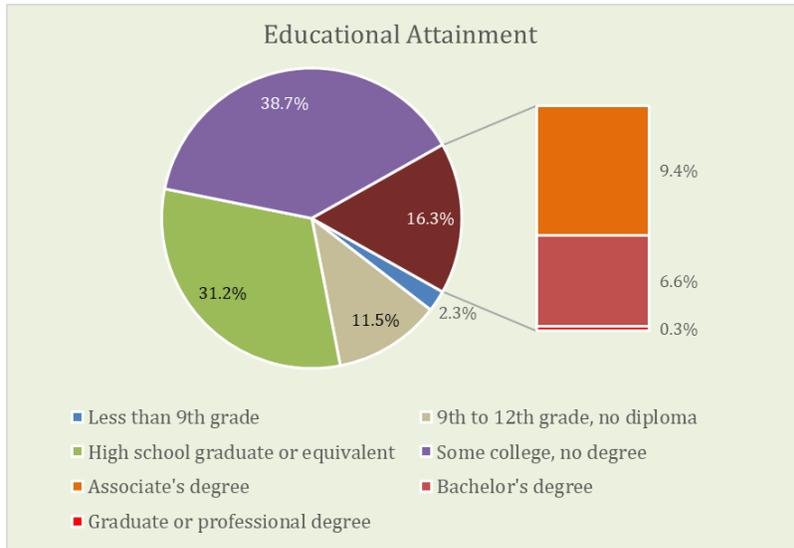


Figure 8: Level of Educational Attainment for Civic Park Population over 25. (US Census Bureau ACS, 2022 Estimates)

Those residents who are employed predominantly work in the education and healthcare sector (Figure 9) likely bolstered the proximity to the McLaren Hospital Flint campus and institutions such as the University of Michigan-Flint and Kettering University. Other industries have mostly even distributions but minimal amounts of labor, which suggests these sectors have growth potential. The absence of strong professional and administrative sectors further indicates a lack of high-income executive laborers residing in the neighborhood, and no major corporate locations nearby.

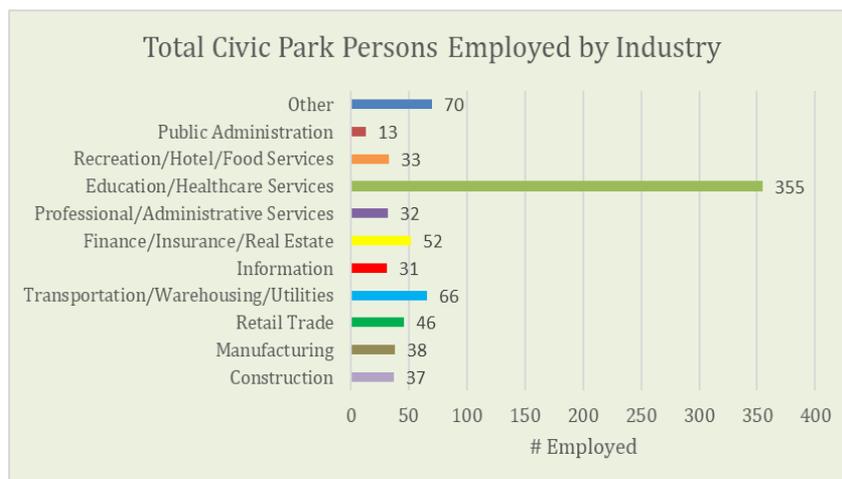


Figure 9: Industry Breakdown of Employed Residents. (US Census Bureau ACS, 2022 Estimates)

As seen in Figure 10, Civic Park a decade previous had significantly better economic indicators than the city of Flint for poverty, income, and unemployment; however, despite the reduction in unemployment rates for the city and county over the past five years, Civic Park experienced a dramatic doubling of its unemployment rate since 2017. Similarly, the poverty rate has continued to increase in defiance of trends for the larger area; more than forty percent of individuals now earn less than a designated poverty-level income. The situation only looks bleaker when considering the median household income in Civic Park, which is less than half that of Genesee County’s median income, with a steep decrease in the last five years.

	Year	Civic Park	City of Flint	Genesee County
Unemployment Rate	2022	32.3%	17.6%	8.5%
	2017	15.5%	22.2%	10.8%
	2012	33.9%	25.5%	16.1%
Population Poverty Rate	2022	41.2%	33.3%	16.2%
	2017	40.1%	41.2%	20.0%
	2012	33.5%	39.7%	19.9%
Median Household Income	2022	\$23,688	\$35,451	\$58,594
	2017	\$39,521	\$26,330	\$45,231
	2012	\$31,687	\$26,339	\$42,730

Figure 10: Employment and Income Factors for Civic Park, City of Flint, and Genesee County, MI over time (US Census Bureau ACS, 2012/2017/2022 Estimates)

There is a high potential for crime in an area of high abandonment and vacancy like Civic Park. As a whole, the city of Flint has seen a period of lessening frequencies for both violent and property crimes over the past ten years, with violent crimes falling from more than 2,500 in 2012 to around 1,000 in 2022 and property crimes dropping from approximately 5,500 to 1,000 in the same timeframe (Federal Bureau of Investigation). However, only a small proportion of reported crimes are actually “cleared,” meaning most of these instances go without charges or arrests.

2.2 Asset and Amenity Survey

The few relics within Flint’s historic Civic Park Neighborhood remind us of its once vibrant past. Unfortunately, much of its existing infrastructure has been abandoned and deteriorating as the years pass with little to no new investment. As per the 2020 survey responses collected in Civic Park by the City of Flint during the development of the Neighborhood Planning Initiative (NPI), the residents of the area prioritized three main topics for improvement: 1) blighted areas, 2) public safety, health, and welfare, and 3) housing and neighborhoods (see Figure 11). The following section evaluates the existing assets and amenities that remain in the neighborhood.

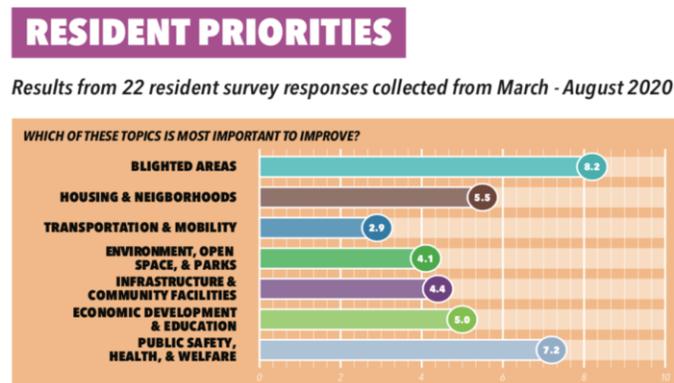


Fig. 11: Residents’ Priorities on Topics Most Important to Improve in Civic Park (City of Flint, 2020)

This project seeks to elevate Civic Park’s status as a vibrant, livable community; as such, it is important to first identify the most important assets that align with the potential for targeted investment or improvement. Among the sites the team and the residents have identified are:

- 1) the Historic Commercial Strip on Dayton Place;
- 2) the remaining homes of Civic Park Historic District;
- 3) the Civic Park School building and site;
- 4) the Heritage and Harmony Stage;
- 5) Haskell Youth Community Center;
- 6) My Community Resource House and Garden;
- 7) Bassett Park, McClellan Park, and Dougherty Park (or colloquially, “Hidden Park”);
- 8) the Urban Renaissance Center;
- 9) and the active Welch-DuPont Commercial Strip.



Figures 12(a), (b), (c), and (d), Clockwise from Top Left: Dayton Place Commercial Strip, Heritage and Harmony Stage, Civic Park School, and Welch-Dupont Commercial Strip. (Practicum Site Visit, 2024)

Despite the plentiful community engagement and beautification spaces, many of these sites are substantially unused. Dougherty Park is currently a neglected, unkempt, and invisible space. The thirty-five-acre Bassett Park dominates the landscape in the middle of the neighborhood, with baseball fields, tennis courts, and a large wooded area. While this preserve may be considered good green space, a lack of pedestrian or shared-use paths through the property creates a mobility barrier from north to south and east to west, prohibiting fully accessible use or enjoyment and dividing the neighborhood. According to the Flint Parks and Recreation Department, the baseball fields are in fair condition, and the tennis courts are in poor condition; the Practicum team noted these tennis courts were cracked, covered in weeds, and without nets. Additionally, residents have pointed to concerns with the park’s lack of lighting for the athletic fields and maintenance of the trees and shrubbery.

Civic Park School, another primary asset, was built in the 1920’s but was shuttered by the Flint Board of Education in 2009 and put up for sale. In 2013, a company known as Shaltz Automation planned to redevelop it into a manufacturing facility, but this never came to fruition (*DetroitTurbex, 2019*). Currently, the building is deteriorating, and some windows and walls are missing. This large building—along with its 7.66-acre property—is still owned by the Board of Education, unoccupied. While there is some interest from the Board to reopen

the school, in an effort to consolidate and centralize educational facilities, there are no active plans to do so (*FlintBeat*, 2022).

The Haskell Community Center is a longstanding feature of the neighborhood, situated on the east side of Bassett Park, with a history of opening and closing frequently. As of 2024, the building is temporarily closed as the City's Parks and Recreation Department constructs a new sports field adjacent to the building. The Haskell Center has been utilized as a polling location on Election Day (*Michigan Live*, 2008) and is often open over the Christmas Holidays to provide children with toy giveaways (*ABC 12*, 2023). Nevertheless, its frequent closures can be attributed to the City's budget and staffing shortages, a lack of use, and people stealing equipment (*Michigan Live*, 2008).

Flint's Urban Renaissance Center is located at the core of Civic Park and is funded by the Ruth Mott Foundation. It is dedicated to "community revitalization in economically distressed areas" and provides "employment, workforce development, and entrepreneurial energy" while aiming to retain its rich cultural and historic heritage (Urban Renaissance Center, 2024). The physical building is located next to Joy Tabernacle Church, one of many churches in and around the study area. Churches are major institutions in Civic Park, and most of the community programs available to residents today stem from these congregations.

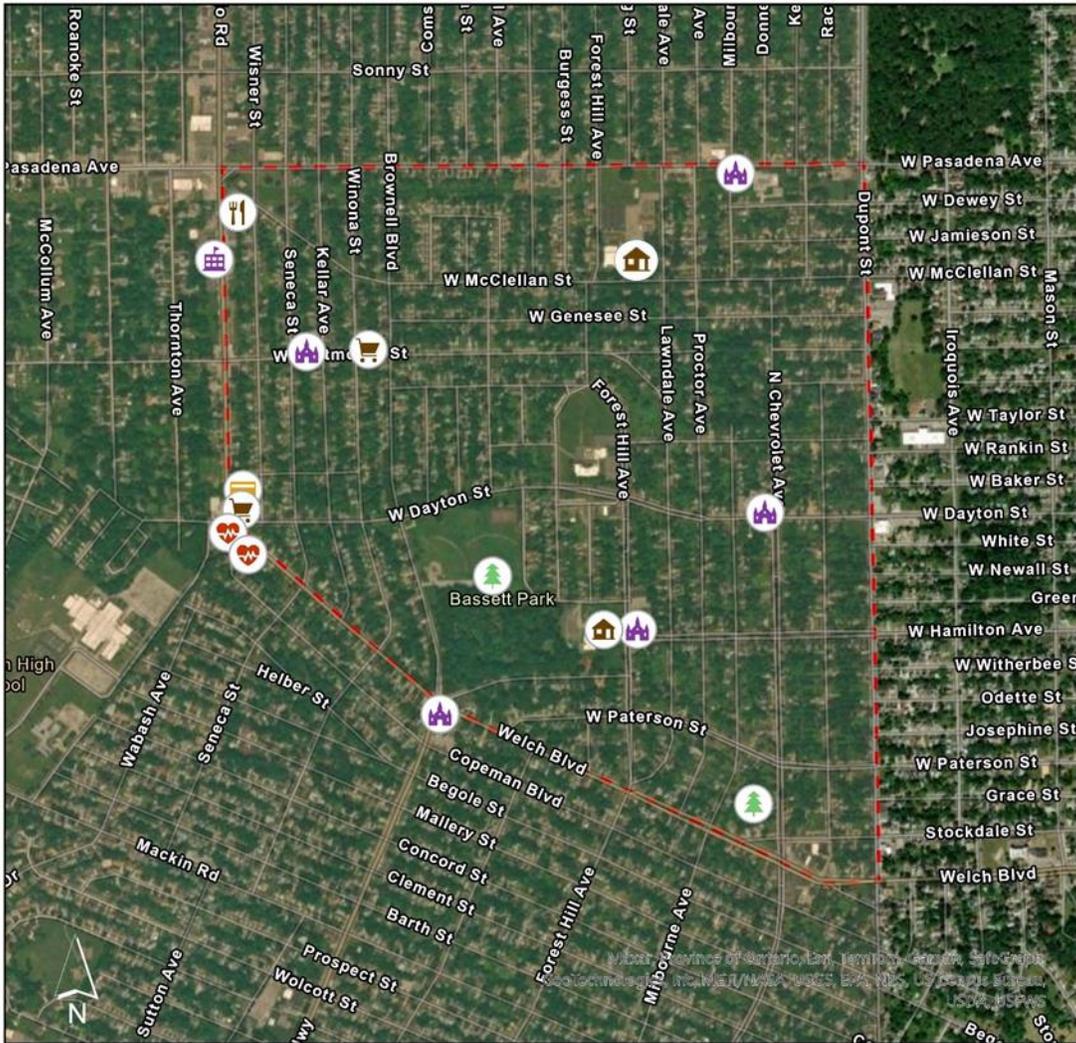
The commercial strip along Dayton Place, directly across the street from the Civic Park School, is owned and partially occupied by a predominant landholder. Still, most storefronts are empty, and the site is used for the owner's personal vehicle storage. The condition of the storefronts has also slowly deteriorated without maintenance.

Civic Park is missing many vital assets and amenities within a fifteen-minute radius of its central point. This walkable distance would make for a healthier and more vibrant community. A few amenities that are not easily accessible by foot include a health center (2 miles, 44-minute walk), operating elementary school (1.8 miles, 40-minute walk), high school (2 miles, 44-minute walk), library (3.2 miles, 1 hour & 12-minute walk), grocery store (2.2 miles, 48-minute walk), bank (2 miles, 42-minute walk), and police station (1.3 miles, 28-minute walk). While most residents do drive, it is imperative to keep the neighborhood inclusive and accessible to all. For instance, most residents expressed that accessing fresh food options and banking locations were the most difficult amenities to reach (see Fig. 23). Unfortunately, lack of demand and unfavorable economic conditions have limited investments far away from Civic Park.

It is important to note that outside the central fifteen-minute range used here are the commercial strips along Welch Road near Dupont Street (southeast corner) and Clio Road near Pasadena Avenue (northwest corner). These areas, the former designated as a Neighborhood Center much like the Dayton Place commercial strip, have significant value and potential that, while not the most accessible sections of Civic Park, still contribute asset-wise.

Amenity Type	Quantity	Evaluation
Financial Institutions	0 Banks 1 ATM	No Banks (Closest: 2 mi, 42 min walk).
Transportation & Mobility	2 MTA Bus Routes 0 Bike Lanes 0 Shared-Use Paths	Routes 4 & 5 to Downtown Flint. Recently rerouted 4 to go around the neighborhood instead of through along Dayton. No paths through Bassett Park.
Sidewalk infrastructure	N/A	Most streets have at least one sidewalk. Overgrown grass/weeds and uneven sidewalks in neglected areas. Non-ADA-compliant ramps and crosswalks.
Operating Schools/Daycares	1 Daycare 0 Elementary Schools 0 Middle/Secondary Schools 0 Universities	1 vacant primary school (Civic Park School); Sandcastles Child Development Center on Clio Rd.
Libraries & Learning Centers	0 Libraries	No libraries or learning spaces within walking distance or within the District's limits.
Health Facilities	1 Health Clinics 1 Dentist Office 0 Pharmacies	Small public Genesee County clinic with unknown level of treatment capability.
Emergency Services	0 Fire Stations 0 Police Stations Fire Hydrants (Unknown #)	Fire and Police stations existent but not within Neighborhood limits. Nearest fire station: 1.5 mi, 30-min walk. Nearest police station: 1.3 mi, 28-min walk.
Social Services	0 Social Services	No social services within limits. Closest: Michigan Community Services Flint (1.8 mi, 40-min-walk) and Social Service Department: 3.2 mi, 1 hr. & 10-min-walk.

Food Stores and Restaurants	0 Grocery Stores 3 Small Food/Liquor Marts 1 Fast Food Establishment	No grocery stores within Neighborhood limits. A&G Market, Nikolai’s Neighborhood Party, and Clio Market are closest, but not fresh. The Local Grocer (2.2 mi, 48-min walk) is the closest fresh food option. Limited array of restaurant options, including McDonald’s (1 mi, 22-min-walk).
Parks & Greenspace	2 Parks (Bassett & Dougherty aka ‘Hidden’)	Mainly unkempt, unused, or hidden. Additional park & playground on SE corner of Clio Rd. and Pasadena Ave. just outside 15-min radius.
Cultural & Recreational Amenities	5 Religious Communities 1 Performance Stage 2 Baseball Fields 4 Tennis Courts 2 Community Centers Additional Athletic Court (Under construction)*	No cultural amenities, such as museums or theaters, nearby. Large religious congregation presence. Per the Parks and Rec Dept., baseball fields are in “Fair” condition; tennis courts deemed “Poor” condition (cracks, weeds, & missing nets). One private religious community center. *Haskell Community Center is temporarily closed for construction of an outdoor court.
Public Art & Aesthetics	3 Murals 1 Sculpture	Notable amount of public art installations present. Various murals depict local history and culture of place (e.g. history, struggles, character).



0 0.1 0.2 Miles

-  Community Centers
-  Daycare
-  Parks
-  Restaurants
-  Religious Communities
-  Health & Medical Centers
-  Grocery Stores & Food Marts
-  Banks & ATMS
-  CivicParkNeighborhoodBoundary

Figure 15: Key Assets within 15 minutes walking distance of center point imposed on map of Civic Park. (Satellite imagery courtesy of ESRI)

2.3 Market Analysis

Using the ESRI Business Analyst tool, the Practicum team was able to identify some important points beyond the simple presence or absence of market assets in the previous section. The team utilized the same radius of study (15 minutes from the centroid of the neighborhood) to request data regarding the types of establishments, the number of each type, the number of persons employed, and the sales per each sector; the results are displayed in Figure 16. It is easy to see that very few non-essential businesses (retail, restaurant, etc.) exist, and those that do produce middling sales and do not demand much labor. It is also interesting to note that the presence of a few “grocery stores” (which the previous section identified as quick food marts without any fresh produce) produces a large portion of sales. Given that there are few unique commercial locations within the radius, it is understandable that there is little to no attraction of business or labor outside of the existing resident pool.

Business code (SIC)	Establishment type	Number of Establishments	Employed	Sales (in \$)
7231	Beauty shop	4	13	256,000
5411	Grocery stores	3	10	2,033,000
5812	Eating places	2	80	3,812,000
8742	Management consulting services	2	5	320,000
7291	Tax return preparation services	1	7	106,000
7361	Employment agencies	1	5	382,000
8351	Child day care services	1	5	52,000
4812	Radiotelephone communications	1	5	4,079,000
1542	General contractor nonresidential	1	4	925,000
8099	Health and allied services	1	3	706,000
5541	Gasoline service station	1	3	3,576,000
6211	Security broker	1	2	1,029,000
1521	General contractor SF houses	1	2	617,000
5521	Motor vehicle dealers	1	2	527,000
0782	Lawn and garden services	1	2	140,000
5947	Gift and novelty stores	1	2	170,000
5651	Family clothing stores	1	2	263,000
5621	Women’s clothing stores	1	1	67,000
5992	Florists	1	1	72,000
5661	Shoe stores	1	1	118,000

Figure 16: Table of Establishments, Labor, and Sales per Business Code within 15 minutes of the center of Civic Park (ESRI Business Analyst, 2024)

ESRI also produced an analysis of the Civic Park population’s spending potential within the 5, 10, and 15-minute radii from the center (Figure 17). When compared to an average of the

United States, we see that this index rates Civic Park very poorly in every category of the market. The specific weakest category was education (index of 26-34 out of 100), compared to the strongest category of Healthcare (index of 34-44).

2023 Consumer Spending	5 minutes	10 minutes	15 minutes
Apparel & Services: Total \$	\$53,706	\$366,943	\$1,132,636
Average Spent	\$706.66	\$849.41	\$927.63
Spending Potential Index	32	39	42
Education: Total \$	\$35,310	\$241,250	\$754,478
Average Spent	\$464.61	\$558.45	\$617.92
Spending Potential Index	26	31	34
Entertainment/Recreation: Total \$	\$87,108	\$595,160	\$1,845,765
Average Spent	\$1,146.16	\$1,377.69	\$1,511.68
Spending Potential Index	30	36	40
Food at Home: Total \$	\$168,462	\$1,151,004	\$3,552,126
Average Spent	\$2,216.61	\$2,664.36	\$2,909.19
Spending Potential Index	33	39	43
Food Away from Home: Total \$	\$87,823	\$600,043	\$1,856,488
Average Spent	\$1,155.57	\$1,388.99	\$1,520.47
Spending Potential Index	31	37	41
Health Care: Total \$	\$187,746	\$1,282,758	\$3,969,496
Average Spent	\$2,470.34	\$2,969.35	\$3,251.02
Spending Potential Index	34	40	44
HH Furnishings & Equipment: Total \$	\$68,522	\$468,170	\$1,452,480
Average Spent	\$901.61	\$1,083.73	\$1,189.58
Spending Potential Index	31	37	40
Personal Care Products & Services: Total \$	\$22,532	\$153,946	\$477,383
Average Spent	\$296.47	\$356.36	\$390.98
Spending Potential Index	31	37	41
Shelter: Total \$	\$570,069	\$3,894,948	\$12,085,136
Average Spent	\$7,500.91	\$9,016.08	\$9,897.74
Spending Potential Index	30	36	40
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$70,452	\$481,354	\$1,497,661
Average Spent	\$927.00	\$1,114.25	\$1,226.59
Spending Potential Index	30	36	39
Travel: Total \$	\$48,807	\$333,469	\$1,040,649
Average Spent	\$642.20	\$771.92	\$852.29
Spending Potential Index	29	34	38
Vehicle Maintenance & Repairs: Total \$	\$32,320	\$220,826	\$681,678
Average Spent	\$425.26	\$511.17	\$558.29
Spending Potential Index	32	39	43

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Figure 17: Spending Potential of Households within 5, 10, and 15 minutes of the center of Civic Park (ESRI Business Analyst, 2024)

2.4 Housing Profile & Survey

The Civic Park area comprises 957 total households and 1,545 total housing units. This section will explore and expand upon housing conditions within the neighborhood, covering owner-occupied housing units, renter-occupied housing units, and historic housing structures. Of all the households within Civic Park, 522 are owner-occupied. Yet, traditional indicators of homeownership, such as mortgages, contract-to-purchase agreements, or similar debt structures, comprise only 166 of those 522 properties (ESRI, 2024). Only 31.8% of the owner-occupied housing units have a mortgage on the house. The remaining 356 owner-occupied housing units do not have a mortgage, implying that many homeowners are buying homes with alternative options such as cash, a private loan, owner financing, or renting-to-own. These financing practices are less common for predominantly single-family areas, but seen more prevalently in low-income areas. Renter-occupied housing is comprised of 435 units of the 957 which is 45.5% of the total housing within the area.

First, we must consider the various types of structures to better understand the Civic Park area. Single detached housing is the predominant housing type within the neighborhood, comprising 97% of the stock. Of the remaining 3%, 0.8% are single attached, 0.6% are two units, and 1.6% are three to four units (ESRI, 2024). This indicates a scarcity of non-traditional multi-unit housing in the Civic Park neighborhood. The remaining housing inventory within the vicinity is notably antiquated; a staggering 98.2% of the residential structures were constructed in 1969 or earlier, with merely 1.8% falling within 1970-1979 (*US Census Bureau ACS, 2022 Five-Year Estimate*).

A significant characteristic of the housing inventory in the Civic Park area pertains to the prevalence of vacant homes. The neighborhood has an estimated total of 1,530 housing units, according to 2022 American Community Survey estimates; over 400 units, or 23% of the total, are currently vacant. This data reflects a 26% reduction in total housing units compared to 2012, when there were 2,074 units in total, with approximately 500 (24%) left vacant. Among the 1,107 occupied units in Tract 9, 624 units, representing 56% of the housing stock, are owner-occupied, while 483 units, accounting for 43%, are renter-occupied.

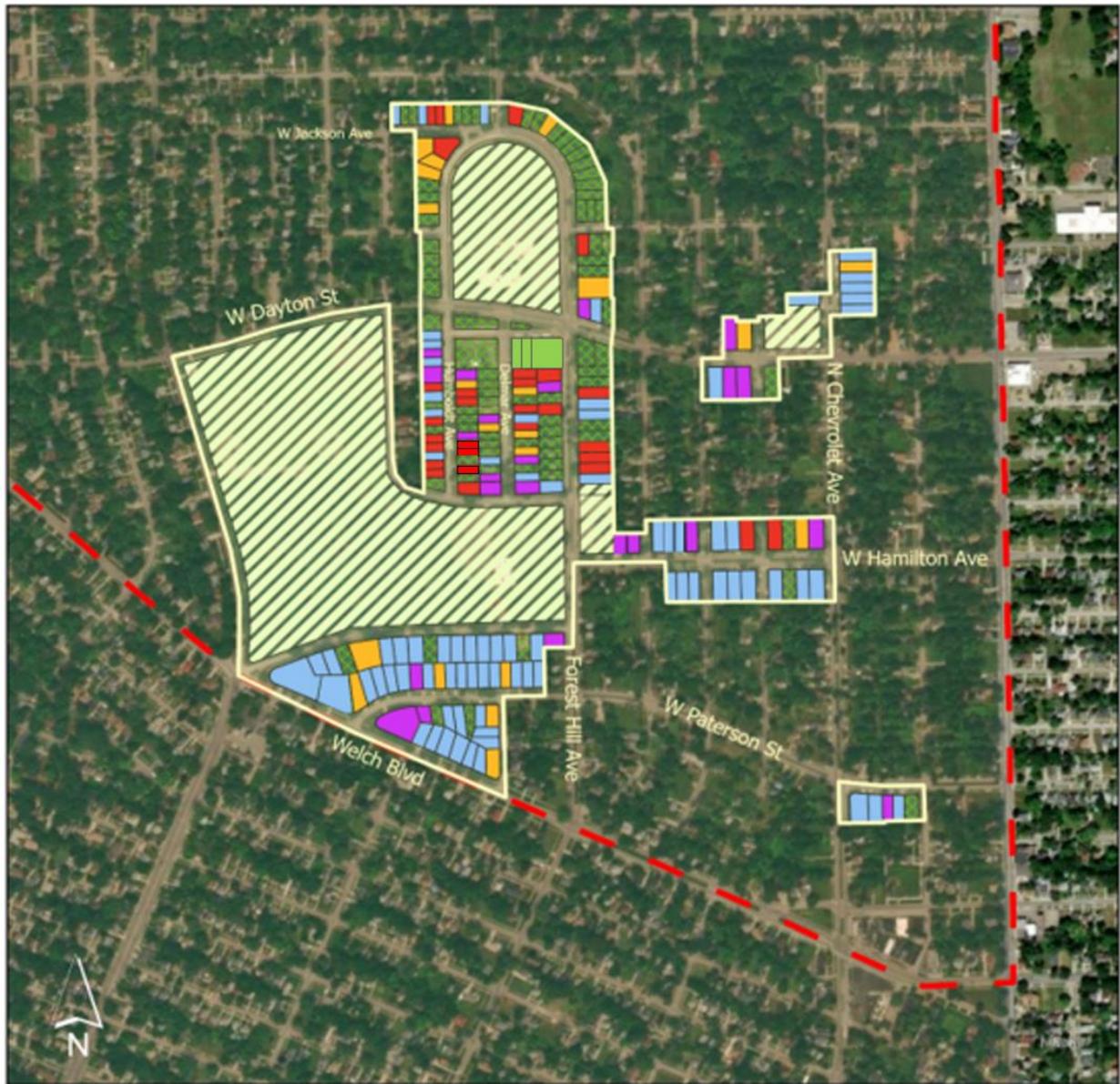
This substantial vacancy rate indicates a severely depressed housing market and underscores a deficiency in attracting occupants to occupy these residences. In summary, the housing stock within the Civic Park Neighborhood exhibits deficiencies across various dimensions, including a scarcity of multi-unit dwellings, aged infrastructure, and a notable prevalence of vacant properties. These factors collectively deter prospective homebuyers and exacerbate challenges for existing residents and municipal authorities.

2.4.1 Housing Windshield Survey

To better gauge the condition of the existing housing stock in Civic Park, the Practicum team conducted a drive-by survey of 154 residential structures that remain within the boundaries of the revised 2013 Historic District. The team employed a rating scale of 1 to 4 for each parcel, with 1 referring to the presence of a residential structure in Good condition, 2 being Fair condition, 3 being Poor, and 4 being Substandard. This is the same scale used by informed residents who completed the City’s 2017 Neighborhood Inventory that was used in the 2020 NPI, as well as the Flint Property Portal (FPP), an online public database of all ownership and condition information for individual parcels. The following matrix defines criteria for the ratings, according to the City’s Neighborhood Inventory Guidelines.

Property Condition Rating

<p style="text-align: center;"><u>1 - Good</u></p> <ul style="list-style-type: none"> • Building appears structurally sound and well maintained. • Roof is in good shape; no peeling, cracking, or missing shingles and no repairs needed. • Foundation is in good shape; no cracking or leaning. • Porch and steps are attached and straight. • No broken or boarded windows. • Siding, trim, and gutters intact and aligned. • No or minor peeling of paint. • No fire damage. 	<p style="text-align: center;"><u>2 - Fair</u></p> <ul style="list-style-type: none"> • The building appears structurally sound with minor repairs necessary. • Roof may have missing, peeling, or cracking shingles and minor sagging. • Foundation is in good shape; no cracking or leaning. • Porch and steps may be leaning but are attached to the building/structure. • Windows may be boarded. • No broken windows without boards. • At least 3 of the 4 walls have siding. • Siding, trim, and gutters may need repair or replacement. • Painting may be needed. • No fire damage.
<p style="text-align: center;"><u>3 - Poor</u></p> <ul style="list-style-type: none"> • The structure may not be structurally sound, and may need major repairs. • Roof may have missing, peeling, or cracking shingles and sagging. No holes or breaks are visible. Tarp may be visible. • Foundation may have cracking and the structure may be leaning. • Porch and steps may be leaning and detached. • Windows may be broken with or without boards. • Siding, trim, and gutters may be missing or in need of repair. • Painting may be needed. • Minor exterior fire damage only. 	<p style="text-align: center;"><u>4 - Substandard</u></p> <ul style="list-style-type: none"> • The structure is unsafe and unsound, and repair is not feasible. • Roof may be in total disrepair with sagging, openings, and may be collapsed. • Foundation may have cracking and may be leaning. • Holes and openings in the walls may be present. • Porch and steps may be leaning, detached, or collapsed. • Cut and plug (C&P) tags are visible. • Windows may be broken with or without boards. • Siding, trim, and gutters may be missing or in need of repair. • Painting may be needed. • More than minor exterior fire damage. • Structure is burned down.



0 0.05 0.1 0.2 Miles

- 2013 Historic District Boundary
- Civic Park Neighborhood Boundary
- Parcel Condition**
- Commercial Structure
- Non-Residential Structure
- No Structure
- Good Condition Residential Structure
- Fair Condition Residential Structure
- Poor Condition Residential Structure
- Sub-Standard Condition Residential Structure

Figure 18: Results of Windshield Survey for Residential Structure Conditions in Civic Park Historic District, Feb. 2024 (Satellite Imagery Courtesy of Esri)

The Practicum team noted the last reported condition of each property on the Portal and whether the condition would be upgraded or downgraded based on the survey. In total, twenty structures received different ratings between the team and the Portal, with 11 being upgraded by one or more level(s) and nine of them being downgraded. The change in conditions may be due to a variety of factors. One such reason could be due to the survey evaluation's subjectiveness, as each resident's perception of housing quality may differ. Also, it is important to note that the assessments made by the Practicum Team were solely of the houses' exterior, which may not indicate its interior quality. Another factor for the condition change could be a lack of updates in the Flint Property Portal, as many of these scores were given two or more years ago. In the meantime, some properties may have further deteriorated, while others may have been enhanced.

It was also noted if the Portal listed the property as slated for demolition by the City or the Genesee County Land Bank and if each proposed demolition had been funded. The team came across 42 homes (all owned by the Land Bank) listed as future demolitions, and ten of these were funded. The persistent reduction in total housing units due to demolition, property devaluation, declining homeownership rates, substantial decreases in median income, and elevated levels of blight or vacancy underscore the paramount challenges confronting the sustainability of Civic Park. The Genesee County Land Bank endeavors to address these challenges by undertaking efforts to clean and sell acquired lots, exemplified by initiatives such as the Side Lot program. This program incentivizes adjacent homeowners to assume ownership of vacant lots and commit to keeping them free of debris and refuse, thereby contributing to neighborhood revitalization efforts.

An examination of Flint's housing profile reveals several areas requiring enhancement. Civic Park stands out for its affordability, albeit due to low demand and appeal to homebuyers. The absence of homeownership indicates prevailing low wages in the locality, compelling residents to seek alternative avenues for property acquisition. However, reliance on alternative financing methods may impose significant financial burdens on households, exacerbating housing challenges. Additionally, the prevailing homogeneity in housing structures within the Civic Park Neighborhood underscores the need for diversification to cater to a broader spectrum of homebuyers, including entry-level families.

As previously mentioned, criminal activities such as arson, drug use, and graffiti in vacant properties pose a significant concern. The Michigan Youth Violence Prevention Center applies the Broken Window Theory, demonstrating that lower rates of violent crime are associated with well-managed properties (YVPC, 2016). Therefore, the maintenance and upkeep of vacant lots are crucial for the future of Civic Park. Additionally, Civic Park's affordability for current homeowners in the area is a positive aspect. Utilizing the information provided, the analysis indicates that the housing stock in the neighborhood could be enhanced with strategic planning and proactive measures, thereby improving the future outlook of Civic Park. This will serve as a primary motivation moving forward in this report's subsequent sections.

2.5 Strengths, Weaknesses, Opportunities, & Threats (SWOT) Analysis

Addressing the challenges, assets, and opportunities identified in Civic Park will be crucial for exploring the next steps in the sustainable development of the remaining neighborhood. The recommendations stemming from these findings may help inform the community in enhancing its housing, economy, mobility, infrastructure, vitality, and appeal. In the process, the community can leverage its existing assets to benefit all residents. Collaboration with local stakeholders and strategic planning will play a pivotal role in achieving these objectives.

<p>Strengths</p> <ul style="list-style-type: none"> ▪ Historic value and identity ▪ History of community engagement ▪ Religious and cultural groups ▪ Comm. center and gathering places ▪ Public transit to Downtown Flint ▪ Proximity to large institutions for students/young professionals ▪ Grassroots art and music ▪ Parks/greenspace 	<p>Weaknesses</p> <ul style="list-style-type: none"> ▪ Small and aging population ▪ Lack of necessary amenities ▪ Dilapidated infrastructure ▪ Negative perception/stigma ▪ Significant blight ▪ Lack of pedestrian safety ▪ Low spending potential ▪ No existing developer demand
<p>Opportunities</p> <ul style="list-style-type: none"> ▪ Brownfield redevelopment ▪ Continued growth of public art ▪ Affordable housing/senior living ▪ Park and community space improvements ▪ Accessible pedestrian infrastructure ▪ Marketing and use of Land Bank properties ▪ Community branding 	<p>Threats</p> <ul style="list-style-type: none"> ▪ Safety and contamination issues in historic structures ▪ Aging infrastructure ▪ Community pushback ▪ Civic staffing shortage/turnaround ▪ Difficulty of completing grant applications w/ available personnel ▪ Potential gentrification with new development

Chapter 3 – RECOMMENDATIONS

Based on its findings, the Practicum team developed three primary categories of implementation recommendations. These include **Organization and Process** goals, which identify how public agencies and residents can work more efficiently to secure funding, develop community bonds, and strengthen communication. Next are broad **Infrastructure** goals targeting streetscapes, parks, and community centers. The last category of recommendations is for **Housing**. There are three focus areas that prioritize specific recommendations for demolition, improvement, or new construction. Each recommendation is designated with a **short-term** (1-2 years), **medium-term** (2-5 years), or **long-term** (5+ years) timeframe for implementation. Relevant funding opportunities and examples of successful implementation elsewhere can also be found where applicable. Finally, the team identified four main sites prime for redevelopment, with recommendations on how to best use their individual assets and strengths.

3.1 Organization and Process Recommendations

3.1.1 Local Government (City & County)

Recommendation 1: Establish Housing Tax Increment Financing (TIF) Zone

Timeline: Short-Term

- Use the Housing Tax Increment Financing Program, through the [Michigan State Housing Development Authority](#), and implement a TIF zone using the neighborhood’s boundaries (see *Section 1.1 Site Description*).

A local TIF program would be led by the City of Flint, through the powers of its Brownfield Redevelopment Authority (BRA). The program may help fund the housing activities recommended in this report, specifically in regards to demolition, repair, and new construction. While this report should assist in developing a proposal, additional work would have to be done to determine target properties and program eligibility. In accordance with the Michigan Legislature Public Act 90 of 2023, the establishment of a Housing TIF zone requires:

- a) the BRA to hold a public hearing regarding its proposed plan for the brownfield properties, documenting feedback, and determine whether the plan serves a public purpose.
- b) the BRA to submit the plan, ensuring it meets the threshold eligibility required for MSHDA approval. This must show how the funding would benefit the public, as well as calculations for the estimated [Total Housing Subsidy \(THS\)](#).

Once a TIF zone is approved, the recaptured tax may be used to assist partnered developers in accomplishing the elements of the plan.

Recommendation 2: Support Medium- and High-Density Development

Timeline: Medium- to Long-Term

- Expand zoning regulations that encourage mixed-use development such as NC-Neighborhood Center zoning districts, and establish MR-1 and MR-2 (Mixed Residential-Low and Medium Density) zoning districts in Civic Park when appropriate.
- Use inclusionary zoning, requiring developers to allocate a certain percentage of units in new developments for affordable housing at rent or contribute to a fund for affordable housing projects.

Recommendation 3: Collaborate with the Genesee County Land Bank (GCLB)

- Continue support and outreach for the Side Lot Program, which allows homeowners to acquire adjacent vacant lots with proof of upkeep.
- Develop condition and recommendation reports to better inform the Historic Commission of findings for blighted historic structures (see *Housing Recommendations, Section 3.3.2*).
- Work to replat adjacent vacant lots and bid to developers (see *Housing, Sect. 3.3.3*).

3.1.2 Community Engagement

Recommendation 1: Formalize Civic Park Neighborhood Association (CPNA)

Timeline: Short- to Medium-Term

- Establish a leadership structure with defined roles and responsibilities. This may include positions such as President, Vice President, Treasurer, Secretary, and Committee Chairs for various focus areas (e.g., events, communications, outreach). When funding is available, consider the establishment of at least one full-time position to maintain documentation and other duties.
- Create a CPNA website where updates, meeting times, dates, and events can be more easily accessed. This website could also serve as a hub for online reporting tools for blight or crime.
- Host regular meetings at a frequency that matches broader community interests.
- Register the Civic Park Neighborhood Association as a 501(c)(3) tax-exempt charitable organization to gain access to a wider array of grants and funding opportunities. To do so, there must be firm organization and expedient applications at a state and federal level for this status. A 501(c)(3) would use charitable donations and funds to reinvest in the community, renovate homes or businesses, and generally assist residents.

Neighborhood Nonprofit Examples:

The [Grandmont-Rosedale Development Corporation](#), also in Detroit, was first established in 1989 to centralize community input and guidance for how to improve this historic neighborhood of mostly single-family housing northwest of Downtown Detroit. GRDC has since been able to acquire, renovate, and resell 120 vacant homes thanks to substantial federal grants, while also providing other forms of financial and technical assistance to property owners who occupy and wish to renovate historic housing. In more recent years, as funding has dried up, the Corporation has supported an increase in multi-family developments to better address affordability and accessibility to the housing market in the area. GRDC benefits from the strong involvement of the community, which allows it to operate with an executive board, staff, and community task forces that address crime and vacancy issues. The model of acquiring and rehabilitating housing requires this level of organization to accommodate the targeted acquisitions, application processes, and the reserve of capital. With greater engagement and organization in Civic Park, this model could be a long-term goal.



- *Recommendation 2: Schedule Community Events*

Timeline: Short- to Medium-Term

- Partner with highly involved civic groups to facilitate community enhancing events such as clean up days, peer to peer tutoring, neighborhood potlucks, movie nights, health fairs, food-truck/pop-up vendors, etc.
- Re-establish the Heritage and Harmony music festival as an annual event.



Figure 19: Examples of Community Events, including 1) Pop-Up Movie Nights; 2) Food Trucks/Markets, 3) Health Fairs, and 4) the Heritage and Harmony music festival.

3.1.3 Applying for Grants, Funding, and Projects

Recommendation 1: Engage Highly Involved Civic Groups

Timeline: Short-Term

- Build partnerships between the City/County/Land Bank and groups such as the Civic Park Neighborhood Association and the Urban Renaissance Center through community meetings regarding these recommendations and next steps.
- Ensure contact between the organizations’ leaders and that funding opportunities are shared when identified, especially when Community Development Block Grant (CDBG) cycles open.

Recommendation 2: Implement Communication Strategy

Timeline: Short-Term

- Design future communications around existing and recommended neighborhood channels, including through religious communities, social media, and a CPNA website.
- Establish a community calendar with consistent meeting dates, times, and locations.
- Provide an accessible list and description of opportunities to raise awareness about funding and engage residents, especially for eligibility and applications (see *Appendix 2*). Use existing channels such as social media, newsletters, and community events to reach a broad audience.

Recommendation 3: Partner with Nonprofit Groups and Stakeholders

Timeline: Short-to-Medium-Term

- Incorporate the Urban Renaissance Center and its personnel into the CPNA’s activities.
- Use available opportunities from state- and national-level nonprofits.
- Coordinate efforts to identify common funding priorities and opportunities for joint applications.
- Explore cross-sector collaboration with entrepreneurial businesses, educational institutions such as UM-Flint, Mott Community College, or Kettering University, and state/federal agencies. Collaborative projects can attract additional funding sources and resources.

Partner Nonprofit Example: Habitat for Humanity Neighborhood Revitalization Program

The well-known nonprofit organization’s program “partner[s] with historically disinvested communities to work toward equitable and livable neighborhoods and improve the quality of life for and with neighborhood residents.” Revitalization includes the construction of new affordable housing, repairs to existing housing, and targeted investments in community assets such as parks and grocery stores. (*Photo Source: Habitat for Humanity*)



3.2 Infrastructure Recommendations

Recommendation 1: Improve Major Streetscapes

Timeline: Medium- to Long-Term

- Prioritize corridors with the highest traffic volumes, including Welch Boulevard, Clio Road, Pasadena Avenue, Chevrolet Avenue, and Dayton Street.
- Create accessible and visible crosswalks by painting/paving with vibrant colors and adding ADA-compliant ramps, especially along major thoroughfares. Clean/repair concrete where overgrowth or damage poses hazards to pedestrians.
- Install better lighting along the Horseshoe and Civic Park School, including sensor-activated lights that respond to movement or touch. Sensor lighting will provide a safe and welcoming ambiance while saving energy.
- Renovate/add green median strips. These serve as safety buffers in case of accidents and can allow for environmentally-friendly landscaping.
- Build bus shelters along existing routes, with heating and/or illumination to encourage more ridership.

Recommendation 2: Develop Community Branding and Signage

Timeline: Medium-Term

- Create a community logo with resident and stakeholder input.
- Engage with local artists to produce more murals depicting Civic Park's history and maintain the condition of existing murals. Encourage the promotion of Civic Park as a vital component of Flint's "Vehicle City" identity.
- Invest in brick-and-mortar welcome signs at major entryways, such as at the corner of Welch Blvd. and N. Chevrolet Ave.
- Add historic district markers on top of street signs.
- Develop a visitor information map in the center of Horseshoe to highlight the neighborhood's key amenities and attractions and offer general orientation. For the map to be effective at all times, it may be lit at night (when budget permits), which may generate more foot traffic into the area.

Potential Funding Sources: [The Funders Network Partners for Place](#), [The Mott Foundation](#)



Figure 20: Examples of Community Branding, including 1) Murals with “Vehicle City” focus; 2) Brick-and-mortar entryway signs, 3) a community logo, and 4) pedestrian maps.

Recommendation 3: Improve Bassett Park & Haskell Community Center

- Revamp the southwest corner of Bassett Park with a distinct gateway theme, incorporating signage and sculpture that tie into the natural forest backdrop and welcome visitors to Civic Park.
- Add paved or unpaved trails between key entry points, along with lighting/seating, to make the park more accessible and welcoming. There are no existing cut-throughs for pedestrians or bicycles across the park, nor is there any form of trail loop around the park; most sidewalks run outside the park, across its border streets.
- Renovate existing amenities such as the baseball fields and tennis courts on the north side of the park, while also adding shade structures, restrooms, and amenities such as a dog park or disc golf course in unused greenspace.
- Reopen Haskell Community Center. Despite its frequent closures, the Center is of great value to the community. The recent additions of new playground equipment and an outdoor sports court further create a cohesive and enjoyable park experience. Further renovation to the Center such as adding a computer lab, small library, or enhanced gathering spaces can attract a greater number of residents.

Potential Funding Sources: [DNR Recreation Grants](#), [The Mott Foundation](#)

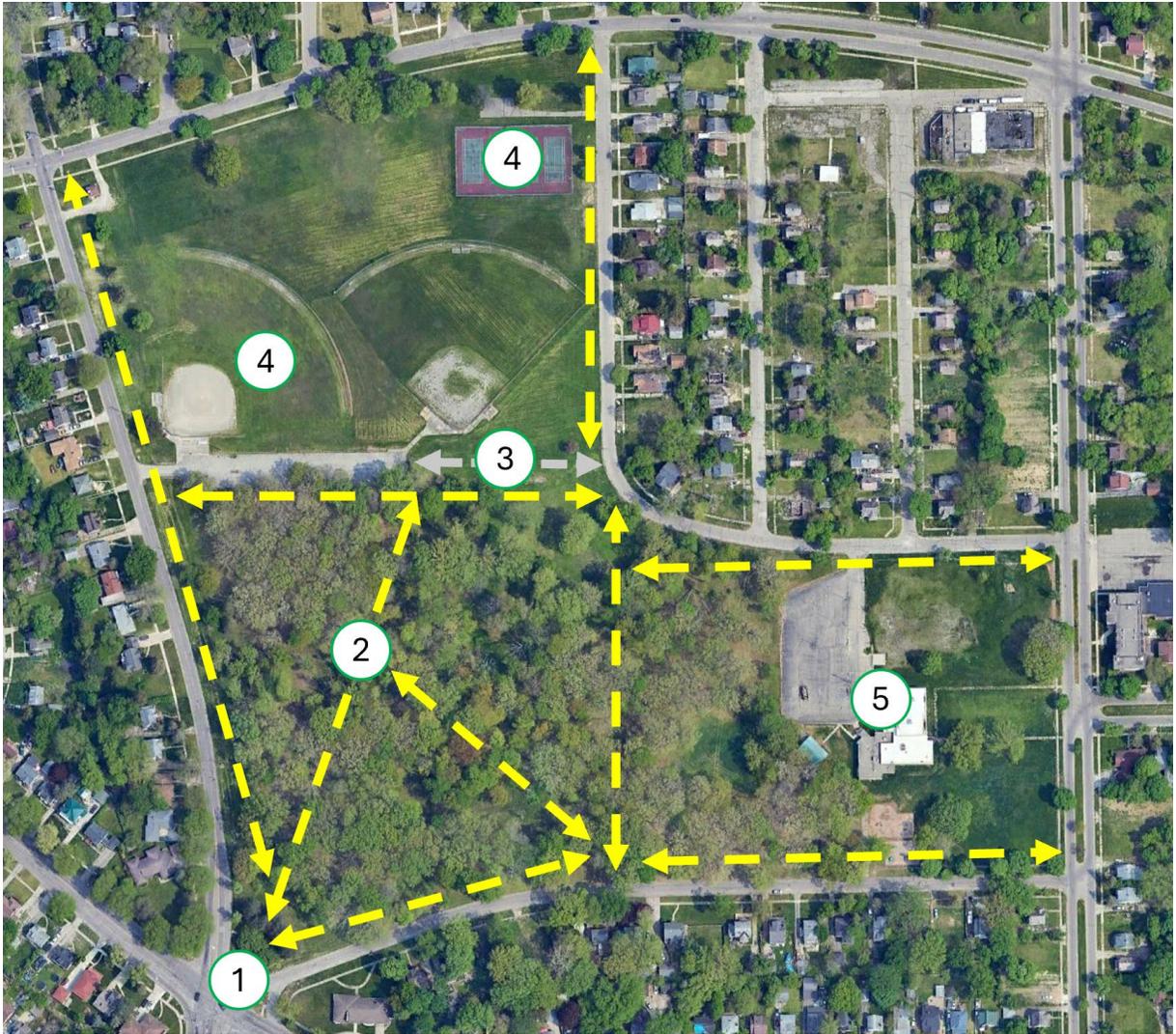


Figure 21: Bassett Park Infrastructure Improvements

- 1 Gateway Signage/Art
- 2 New Trails and Pathways
- 3 New Entry/Expanded Parking
- 4 Rehabbed Outdoor Courts
- 5 Haskell Community Center

3.3 Housing Recommendations

The improvement of housing conditions is essential for creating stability, fostering development, and stimulating growth in the area. Elevating housing standards within Civic Park will enhance its appeal to prospective homebuyers and developers, which can help reverse the neighborhood's ongoing decline in the following manners:

Improved Appearance: Repaired, maintained, and new housing shows the community and developers that the area is worth investing in. For blighted and vacant housing, total repair can provide hope for the neighborhood's future while embracing its past.

Higher Property Values and Investment: Improvements in the neighborhood will increase the property values of homes and commercial centers which can be captured in a proposed Tax Increment Financing zone. This increased property tax capture will help fund future large-scale developments or infrastructure projects.

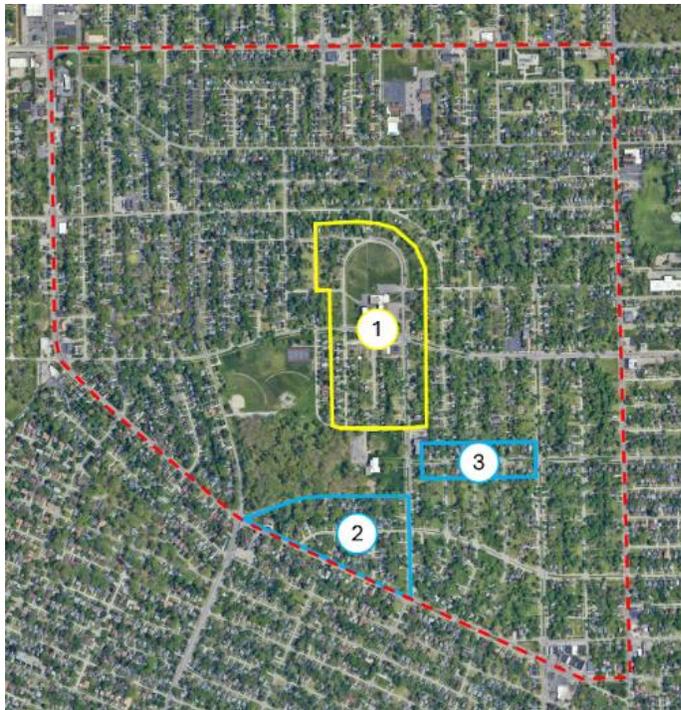
Quality of Life: Reducing the number of vacant lots within Civic Park can make the residents feel safer in the neighborhood. Looting, dumping, and arson in vacant properties can become less prevalent if there are signs of life and upkeep in the neighborhood.

Increase in Population: The rehabilitation of old housing stock and the development of new, affordable housing can attract entry-level homeowners and renters, creating a residential base with a higher spending potential. An increase in population can also support the continued growth of community engagement and attract new businesses to the area.

3.1.1 Focus Areas

Three areas are recommended for particular focus in Civic Park (Figure 22). Lots in these areas should be prioritized for funding or development consideration. Implementing recommended housing strategies in these areas would help establish beautified blocks and catalyze improvements for the rest of the neighborhood.

The remaining Historic District and adjacent lots are recommended for primarily demolition and new construction activities. Homes south of Bassett Park along Greenway Avenue, Patterson Street, and Welch Boulevard, as well as those along Hamilton Avenue, are recommended for maintenance, repair, and improvement. Each structure and lot must still be evaluated on a case-by-case basis, noting if the condition of a property does not align with the broader recommendation for each area.



RECOMMENDED HOUSING FOCUS AREAS

Demolition and New Construction

1 Horseshoe / School / Historic Dist.

Maintenance, Repair, and Improvement

2 Greenway / Patterson / Welch

3 Hamilton Avenue

 Civic Park Neighborhood Boundary

Satellite Imagery courtesy of Google Earth (2024)

Figure 22

3.1.2 Demolition

Recommendation 1: Provide Condition/Recommendation Reports

Timeline: Short-Term

- Develop a checklist to ensure the Historic District Commission can approve recommended demolitions.

According to Section 2-148 of the City Code of Ordinances for Flint, ‘Demolition or Moving of District Resources,’ The local Historic District Commission “may, at its own discretion, issue a certificate of appropriateness for demolition” if the structure falls under one or more of the following conditions:

- (a) It is deemed to be a hazard to public safety or health and that repairs are impossible or infeasible, based upon the conclusions of the Building Code Board of Appeals;
- (b) It is a deterrent to a major improvement program which will be of substantial benefit to the community and in no way can be adapted or incorporated as part of the improvement; or
- (c) Its retention would cause undue financial hardship to the owner, i.e., the funds required to retain it would exceed market value.

A checklist for these criteria would likely include sufficient information on the structural integrity of a historic home, its estimated cost for repair vs. demolition, and any relevant information regarding the lot’s usefulness to the community for other purposes. A property successfully meeting these criteria would result in a recommendation for demolition. If any homes do not meet the criteria, they may be prioritized for repair.

Recommendation 2: Complete Funded Demolitions

Timeline: Short-Term

- Prioritize and expedite demolition approval for the nine listed structures in the Historic District through the Historical Commission (see Appendix 1).
- Ensure the contractor(s) completes site clean-up.

Recommendation 3: Complete Listed Demolitions

Timeline: Short- to Medium-Term

- Secure new funding sources once the American Rescue Plan Act funds expire.
- Ensure the contractor(s) completes site clean-up.
- Prioritize completion in the Horseshoe/Historic District if necessary.

Existing/Potential Funding Sources: [The Mott Foundation](#)

Recommendation 4: Update Listed Demolition Properties

Timeline: Short- to Medium-Term

- Use code enforcement to identify properties in poor or substandard condition, especially in Horseshoe/Historic District.
- Use eminent domain (with required proof of public benefit) or tax delinquency to acquire privately owned blighted properties via the city/Land Bank.



Figure 23(a) and (b): The above pictures from the Practicum team shot two Civic Park structures that are not currently planned to be demolished due to private ownership.

3.3.3 New Construction

Recommendation 1: Implement Tax-Increment Financing

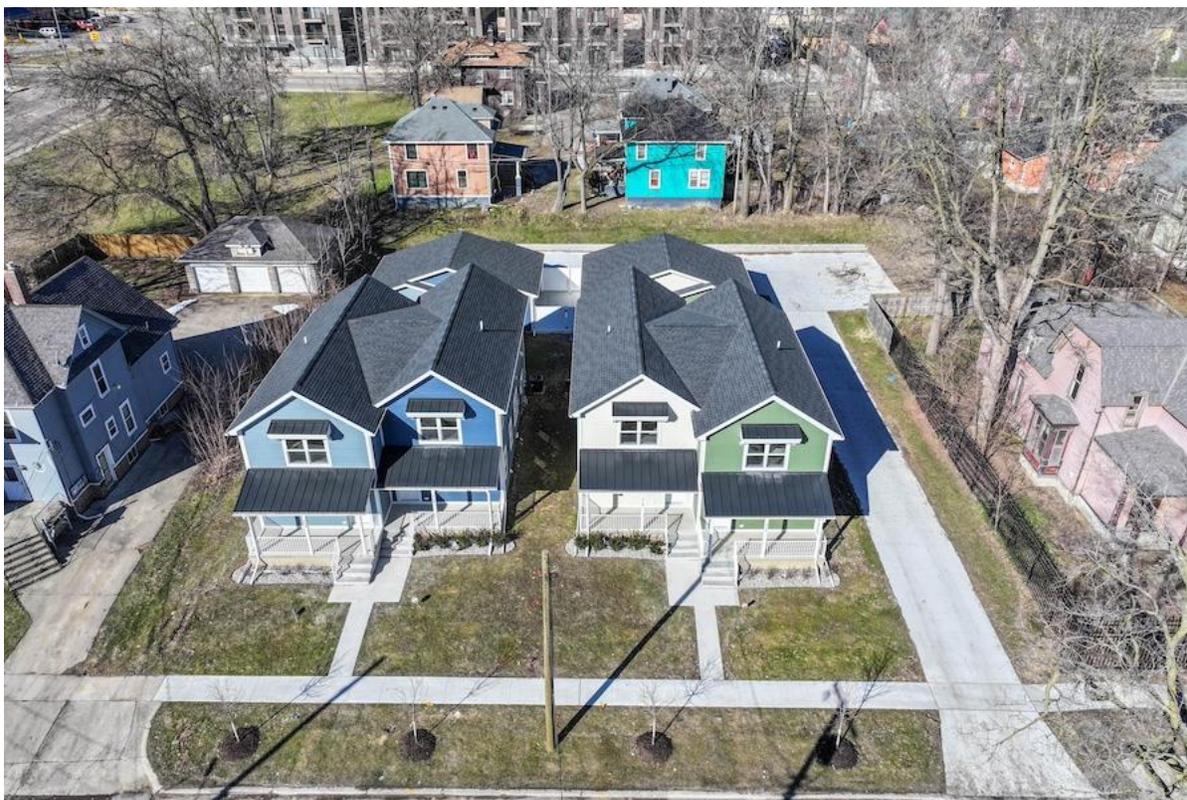
Timeline: Medium-Term

- Implement Housing TIF (see *Organization/Process Recommendations, 3.1.1*) to fund the construction of infill housing.

TIF Examples:

The [City of Muskegon](#) has used the State of Michigan's Brownfield TIF structure to fund the construction of 60% of all its new housing in the past six years. Increases in property values help to recover costs of construction for the local government and/or developers.

Successful infill housing can also be seen in the case of [Carriage Town District \(CTD\)](#) in Flint. Carriage Town was once facing the same housing challenges as Civic Park, and most properties were originally owned by the Genesee County Land Bank. The City of Flint used Tax Increment Financing (TIF) to develop two single family homes. After the initial success of these two homes, they completed two duplexes to bring six new homes into the neighborhood. Starting with small investments to test feasibility and cost effectiveness was a reasonable implementation strategy that can be used in Civic Park as well. *(Photo Source: MI Community Capital)*



Recommendation 2: Attract and Monitor Development

Timeline: Medium-Term

- Offer Land Bank inventory to interested developers at reasonable cost and with TIF support. Private or nonprofit developers with proven track records of creating affordable housing, community engagement, and/or agricultural inclusion should be preferred.
- Ensure new development maintains the style and character of the Historic District, using Craftsman-like architecture and vibrant colors.
- Collect data on mortgage rates, rent costs, and occupancy to ensure success of new housing.

Potential Funding Sources: [HOME Investment Partnership Program](#); [EGLE Brownfield Grants](#)

Recommendation 3: Encourage Replats and Permits

Timeline: Short-Term

- Combine adjacent publicly-owned vacant lots into larger ones to assist developers with acquisition for denser development (duplexes/multi-family).
- Assist with developer requests for permits, including GIS mapping of key available sites and an online application process.

3.3.4 Maintenance, Repair, and Improvement

Recommendation 1: Preserve Good and Fair Condition Structures

Timeline: Short-Term

- Save Good and Fair Condition structures from demolition consideration, if not cost-prohibitive.
- Provide regular upkeep for publicly-owned properties.
- Schedule regular neighborhood clean/fix-up days, bringing Civic Park residents together to declutter and repair the exterior of homes and adjacent lots.

Recommendation 2: Ensure Code/Law Enforcement

Timeline: Short-Term

- Use the authority of the city's Building and Safety Inspections Division and the Office of Blight Elimination & Neighborhood Stabilization to address violations and document properties with repeat offenses.
- Advertise important points of the City's Building Code to residents and complete routine drive-throughs of the neighborhood.
- Develop and monitor improved phone/online communication for reports of code violations, expanding on the existing Fight Blight Google Form on the city's website for residents to report issues.

Recommendation 3: Enhance Remaining Structures

Timeline: Medium-Term

- Rehabilitate publicly-owned structures for potential homeowners. Improvement of exterior housing conditions within Civic Park includes but is not limited to: roofs, porches, paint, siding, windows, doors, and yards.
- Prioritize Fair Condition households to be repaired when funding becomes available, particularly in the Greenway/Patterson/Welch and Hamilton Avenue focus areas.

Recommendation 4: Incentivize Homeowners

Timeline: Short-Term

- Provide further grant and loan opportunities through the city for homeowners to apply for to make necessary home renovations, such as the [Flint Home Improvement Fund](#).
- Inform residents of state and federal grants, such as the [Section 504 Home Repair program](#).
- Prioritize applications in the Greenway/Patterson/Welch and Hamilton Avenue focus areas.

Improvement Example: [Kit Home Retrofit, Kalamazoo, MI](#)

The Kalamazoo retrofit shows successful historical preservation with energy efficiency upgrades. A 1946 home underwent significant improvements, including the addition of exterior and interior insulation, air sealing, and the installation of storm windows, this increased energy savings and comfort for the homeowners. The project was supported by the U.S. Department of Energy and various partners, and it demonstrates the potential for energy cost reductions and environmental benefits while maintaining the style of the historic home. This is an example of a successful way to remodel older homes within a historical district like Civic Park. (Photo: US Dep. of Energy)



3.4 Development Sites

A lack of basic goods and services and the disrepair of commercial infrastructure lowers the appeal of Civic Park to current and potential residents. There are four sites within and around the neighborhood that are primed for larger-scale redevelopment and related improvements (Figure #). All four areas have three key strengths:

Zoning / These sites have been zoned Neighborhood Center (NC) or City Corridor (CC), both of which allow for mixed-use, high-density development. These designations can be expanded to adjacent vacant lots to promote larger development opportunities.

Infrastructure / These sites are situated along major arterials (Clio Road, Dayton Street, and Welch Boulevard) which increase visibility of development and connectivity to bus lines. The establishment of a Tax Increment Financing (TIF) district could collect property tax revenue to be used for improvements to pedestrian and bicycle infrastructure.

Land Bank Cooperation / Many lots within these sites are owned by the Genesee County Land Bank, which promotes the ability to combine parcels and help developers acquire the land at a reasonable cost.

Each site has recommendations as to the specific types of development which should be encouraged, as well as for additional improvements regarding infrastructure or policy that would benefit the implementation of these goals.



Figure 25

3.4.1 Clio Road

Zoning Designations: City Corridor (CC), Neighborhood Center (NC), Traditional Neighborhood-2 (TN-2)

Recommended Types of Development:

Grocery Store / With a severe lack of fresh produce or other healthy food options, Clio Road would be an accessible and zoning-compliant site for a moderately-sized grocery store.

Modern “Strip Mall” Retail / Small street-facing retail with minimal parking and affordable leasing would help attract more small businesses and chains to Clio Road.



Medium or High-Density Mixed-Use / As a western gateway to the city, this area could support an attractive mix of residential and commercial uses with access to a public park, transportation options, and regional workforces such as McLaren Hospital.

Other Recommendations:

Expanded Neighborhood Center Zoning / To better facilitate attractive and mixed-use development along Clio Road, the NC designation could include properties that are currently zoned Traditional Neighborhood-2 or City Corridor.

Clio Road Improvements / As previously recommended for Civic Park infrastructure, improved pedestrian and transit facilities, along with bike lanes and landscaping, would greatly enhance the site's visual and tactical appeal.

Figure 26 (left): Zoning along Clio Road; NC & Potential Expanded Zone in Pink, CC in Red, TN-2 in Yellow, Park/Open Space in Green

3.4.2 Horseshoe & Civic Park School

Zoning Designations: Neighborhood Center (NC), Green Neighborhood-2 (GN-2)

Recommended Types of Development:

Rehabilitated Civic Park School / Exterior site clean-up and security against the elements and unwanted trespass is a priority. A structural assessment needs to be performed to determine the condition of this more than 100-year-old school building. Depending on the extent of structural and superficial damage, estimated costs of renovation, and interest in the preservation of this building, there are several routes that can be taken: demolition, renovation, or adaptive reuse. Adaptive reuse would likely be the best choice to both preserve

the historic and familiar facade of the building while also allowing the most flexibility for a developer or contractor in providing new amenities.

Potential uses that align with the character of the structure and the needs/desires of the community members are:

- Reopened school/vocational training facility
- Multi-family development with affordable housing units
- Affordable senior living
- Arts center
- Nonprofit organization space/community workspace

Adaptive Reuse Examples

[The Tyler](#) in East Haven, Connecticut, is a formerly 84-year-old vacant school with a historic designation that was transformed into a mixed-income apartment community for seniors. Twenty apartments rent at market rates, while fifty others are available at rents ranging from twenty-five and eighty percent of the area's median income. The school's historic designation--similar to Civic Park's own historic designation--allowed the project to take advantage of both federal and state subsidies. Renters in The Tyler may qualify for housing choice vouchers (HCVs), which bolsters the affordability of its units.

[Iron River](#), Michigan also refurbished and repurposed the formerly vacant and dilapidated historic Central School building from 1904 into twenty-two apartment units. *(Photo Source: Second Wave Media)*



Medium-Density Housing / Townhomes, duplexes, or single-family housing on the lots around the Horseshoe would fit with the existing Neighborhood Center zoning and provide a defined row of attractive new construction. The development should also fit with the Green Neighborhood tenants of its adjacent lots, supporting small community or private agricultural practices where appropriate.

Other Recommendations:

Contact with the Board of Education / The Practicum Team was unable to determine whether the Flint Board of Education, which currently owns the Civic Park school property, is actively pursuing any form of redevelopment for the site. Research suggested that the school has been shopped to developers and put up for sale without success; it may be kept by the Board to create a more geographically centralized campus for its students. The City of Flint should engage in direct discussions with the Board to further identify the potential future of the site, given its size and importance to the community. Code enforcement and security on the city's part can help to preserve the building's condition until development become possible.

3.4.3 Dayton Place Shops & Historic District

Zoning Designations: Neighborhood Center (NC), Green Neighborhood-2 (GN-2)

Recommended Types of Development:

Low to Medium Density Mixed-Use / New retail and small, affordable residential space would create an active centroid to the Civic Park neighborhood and capitalize on existing brownfields.

Rehabilitated Dayton Place Shops / Investment in improving the facades and the surrounding parking/pedestrian facilities for these historic business locations would likely attract small businesses and reactivate the space. Community Development Block Grant funding is possible.

Public Spaces / Renovation or restructuring of the public right-of-way along Dayton Street/Place could provide an inviting location for more frequent community activity and business. The Heritage/Harmony Stage may be relocated if development occurs on its existing site.

Medium Density Housing / Where historic residences cannot be preserved, new duplexes or townhomes built in the historic style would expand on new housing in the Horseshoe to the north and create a denser atmosphere.

Other recommendations:

Expanded Neighborhood Center Zoning / To better facilitate new housing or mixed-use development, the NC designation could include lots to the south of the existing zone, encompassing the remaining Historic District.



Figure 27a: Dayton Place Existing Conditions

1 Dayton Place / City Property

This short frontage road and its adjacent parcel to the north are under-utilized public space.

2 Sidewalks and Crosswalks

Sidewalks are in poor condition with uneven surfaces and overgrowth. Most crosswalks, including a midblock Dayton Street crossing, are not well-marked, nor do they have any signage or ADA-compliant ramps.

3 Dayton Place Shops

These mostly-vacant storefronts are in fair condition, though their façades are in need of repair. Many private vehicles are parked for storage along Dayton Place, obstructing visibility. There is a large artistic mural along the west wall.

4 Heritage & Harmony Stage

This stage sits on a private commercial lot. There is no permanent shade or seating.

5 Brownfield Lots

There are many adjacent parcels owned by the Genesee County Land Bank that are empty after the demolition of housing units.

6 Historic Homes

Units are in fair, poor, or sub-standard condition. Most are owned by the Land Bank, and have been marked for demolition. Some are also privately owned by their residents.

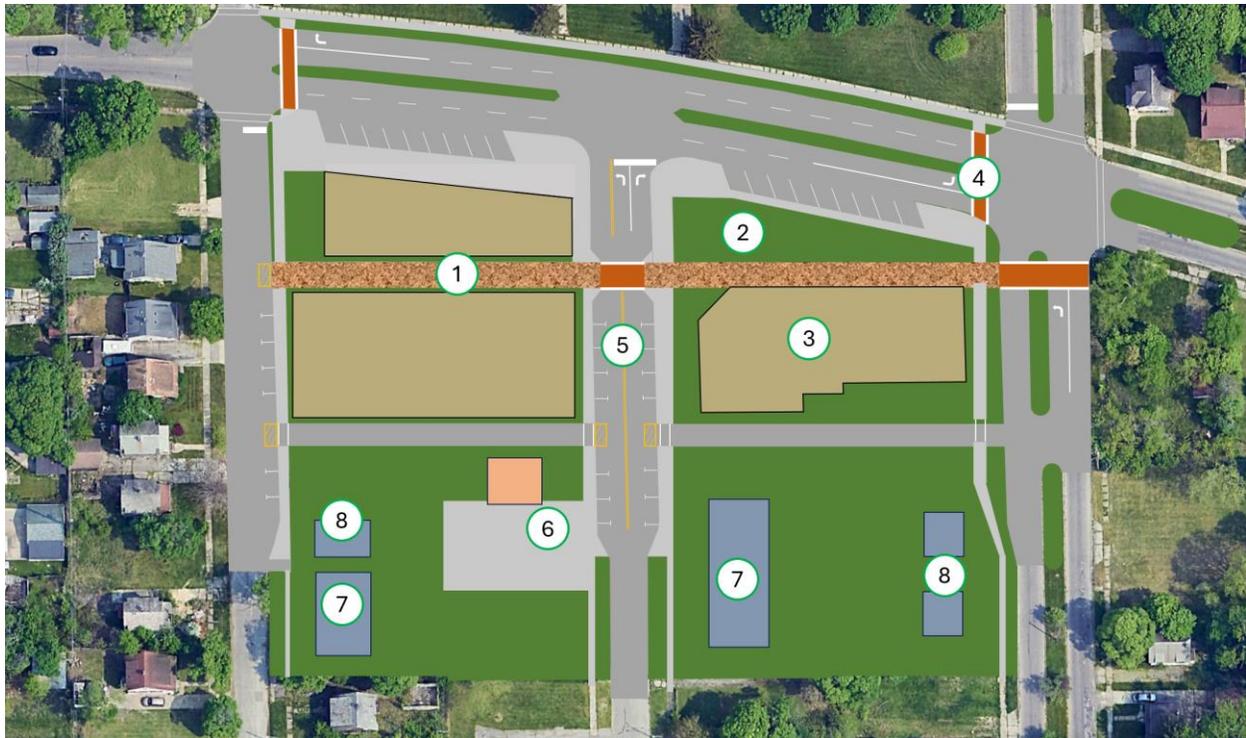


Figure 27(b) and (c): Potential Dayton Place Development Layout and Examples

3.4.4 Welch-Dupont

Zoning Designations: Neighborhood Center (NC), Traditional Neighborhood-2 (TN-2)

Recommended Types of Development:

Rehabilitated Retail Streetwall / Though it has substantially more occupancy, the retail center can apply the same recommendations as the Dayton Place Shops in terms of facade and parking improvements. Community Development Block Grant funding is possible.

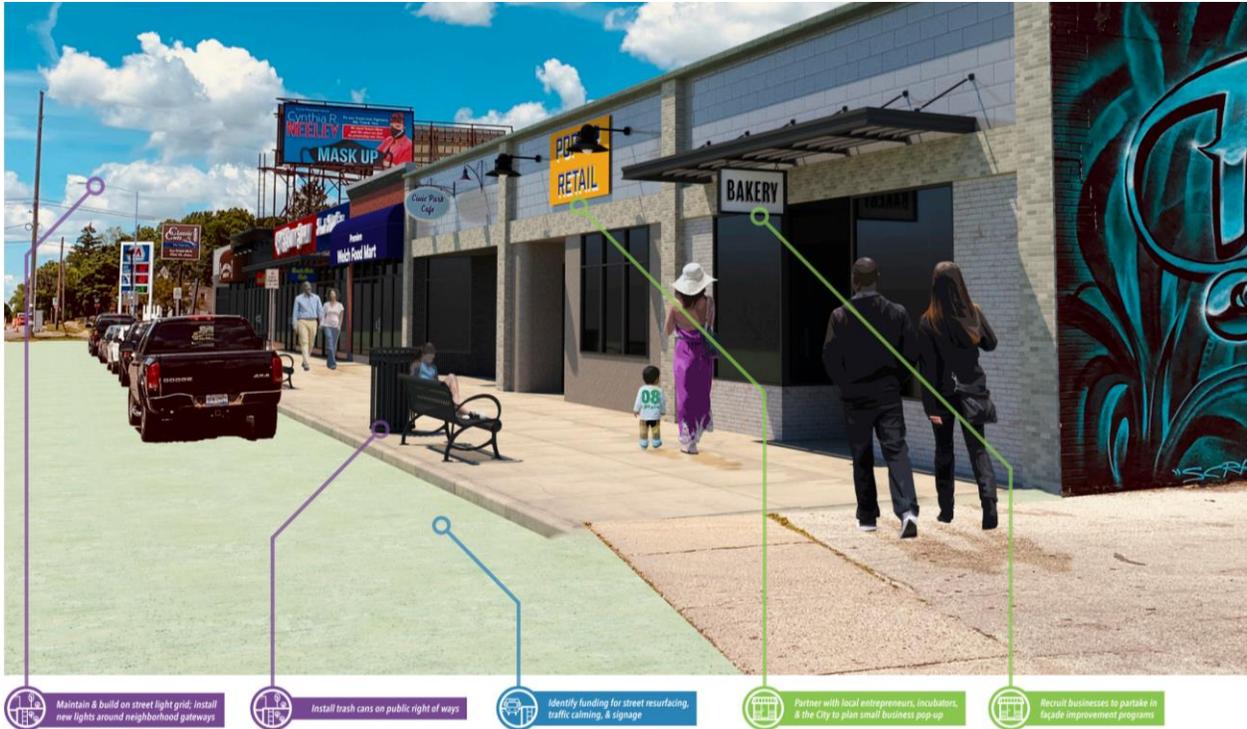


Figure 28: Welch-Dupont Commercial Strip Improvements Visualization (*Imagine Flint, 2020*)

Low to Medium Density Mixed-Use / Especially around an improved Hidden (Dougherty) Park, several Land Bank-owned or acquired properties could become a mix of affordable housing, retail, or office.

Other recommendations:

Expanded Neighborhood Center Zoning / To better facilitate new housing or mixed-use development, the NC designation could include lots to the north of the existing zone.

3.5 Summary

Though Civic Park faces many different issues that cannot be quickly eliminated, there are certain strategies that would support and enhance the success of projects. Particularly important is some form of stability, that allows residents and stakeholders to participate in the process of building community character and identifying opportunities for development or funding. The state of the neighborhood requires targeted intervention from the city and its partners. Housing and commercial inventory is difficult to reinvigorate without proper incentives. The suggested timelines for each recommendation should be used to help frame priorities and staff focus within the Planning and Development department.

The Practicum team thanks the City of Flint, the Genesee County Land Bank, the Mott Foundation, and the residents and businesses of Civic Park for their input and assistance in creating this report.

APPENDIX 1: WINDSHIELD SURVEY RESULTS

Residential Address	Survey Condition	FPP Condition	FPP Demo Listed	GCLB Demo Funded	GCLB Demo Timeline
2514 Chevrolet	1	1			
2517 Chevrolet	1	1			
2518 Chevrolet	1	1			
2522 Chevrolet	1	1			
2526 Chevrolet	1	1			
2530 Chevrolet	3	3	YES	YES	12/23 - 03/24
2534 Chevrolet	1	1			
1001 Dayton	2	4	YES	NO	
1002 Dayton	3	3	YES	NO	
1005 Dayton	2	2			
1006 Dayton	2	2			
1009 Dayton	1	2			
1214 Dayton	1	1			
1216 Dayton	2	2			
2301 Delmar*	2	2			
2302 Delmar*	2	4	YES	NO	
2305 Delmar*	2	2			
2306 Delmar*	1	1			
2313 Delmar*	1	1			
2314 Delmar*	2	2			
2318 Delmar*	3	2	YES	NO	
2326 Delmar*	3	3	YES	NO	
2329 Delmar*	3	3	YES	NO	
2330 Delmar*	4	4	YES	NO	
2331 Delmar*	1	1			
2333 Delmar*	2	2			
2338 Delmar*	4	4	YES	YES	TBD
2406 Delmar*	3	3	YES	NO	
2410 Delmar*	4	4	YES	NO	
2414 Delmar*	4	2	YES	NO	
2334 Delmar*	1	1			
2113 Forest Hill	2	4			
2301 Forest Hill	1	1			
2306 Forest Hill*	1	1			
2310 Forest Hill*	4	4	YES	YES	TBD
2314 Forest Hill*	4	4	YES	NO	
2318 Forest Hill*	4	4	YES	NO	
2329 Forest Hill	4	4	YES	NO	
2330 Forest Hill*	1	1			
2402 Forest Hill*	1	1			

2405 Forest Hill	2	2			
2406 Forest Hill*	4	4	YES	YES	TBD
2409 Forest Hill	4	2	YES	NO	
2510 Forest Hill*	3	3			
2642 Forest Hill*	2	2			
2654 Forest Hill*	4	4	YES	NO	
1311 Greenway	1	1			
1323 Greenway	1	1			
1401 Greenway	1	1			
1407 Greenway	1	1			
1413 Greenway	1	1			
1419 Greenway	1	1			
1425 Greenway	1	1			
1437 Greenway	1	1			
1601 Greenway	1	1			
1607 Greenway	1	1			
1613 Greenway	3	3			
1701 Greenway	1	1			
1707 Greenway	1	1			
901 Hamilton	1	1			
902 Hamilton	2	2			
907 Hamilton	1	1			
908 Hamilton	3	3			
919 Hamilton	1	1			
920 Hamilton	4	4	YES	NO	
1001 Hamilton	1	1			
1002 Hamilton	4	4			
1008 Hamilton	1	1			
1009 Hamilton	1	1			
1013 Hamilton	1	1			
1101 Hamilton	1	1			
1102 Hamilton	2	3			
1105 Hamilton	1	1			
1109 Hamilton	1	1			
1114 Hamilton	1	1			
1202 Hamilton	2	2			
1205 Hamilton	2	2			
1209 Hamilton	3	3	YES	YES	12/23 - 03/24
1212 Hamilton	1	1			
1213 Hamilton	1	1			
1106 Hamilton	1	1			
1110 Hamilton	1	1			
1113 Hamilton	2	2			

1206 Hamilton	2	2			
2302 Humboldt	4	4	YES	YES	TBD
2305 Humboldt*	4	4	YES	NO	
2306 Humboldt	4	2			
2309 Humboldt*	4	4	YES	YES	TBD
2313 Humboldt	1	1			
2317 Humboldt*	4	4	YES	YES	TBD
2318 Humboldt	4	2	YES	NO	
2321 Humboldt*	4	4	YES	YES	TBD
2322 Humboldt	4	4	YES	NO	
2326 Humboldt	2	4	YES	NO	
2329 Humboldt*	4	2	YES	NO	
2333 Humboldt*	1	1			
2402 Humboldt	4	2	YES	NO	
2405 Humboldt*	1	1			
2406 Humboldt	4	4	YES	NO	
2409 Humboldt*	4	4	YES	YES	TBD
2410 Humboldt	3	3	YES	NO	
2414 Humboldt	2	2			
2417 Humboldt*	2	2			
2421 Humboldt*	1	1			
2425 Humboldt*	2	2			
2429 Humboldt*	1	1			
2433 Humboldt*	1	1			
2605 Humboldt*	3	3			
2617 Humboldt*	3	3	YES	NO	
2621 Humboldt*	3	3	YES	NO	
2625 Humboldt*	4	4	YES	NO	
1506 Jackson*	3	3	YES	NO	
1510 Jackson*	4	4	YES	NO	
1513 Jackson	3	3	YES	NO	
1514 Jackson*	4	4	YES	NO	
1518 Jackson*	1	1			
1530 Jackson*	1	1			
1402 Jackson*	1	1			
1923 Lloyd	1	1			
1929 Lloyd	1	1			
809 Paterson	2	1			
813 Paterson	1	2			
821 Paterson	1	1			
1310 Paterson	1	1			
1314 Paterson	1	1			
1318 Paterson	1	1			

1322 Paterson	3	1			
1401 Paterson	3	3			
1402 Paterson	1	1			
1406 Paterson	1	1			
1407 Paterson	1	1			
1410 Paterson	1	1			
1414 Paterson	1	1			
1501 Paterson	1	1			
1502 Paterson	1	1			
1505 Paterson	1	1			
1506 Paterson	3	2	YES	YES	12/23 - 03/24
1510 Paterson	1	1			
1513 Paterson	2	2			
1514 Paterson	2	2			
1518 Paterson	1	1			
1522 Paterson	1	1			
1526 Paterson	1	1			
1530 Paterson	1	1			
1534 Paterson	3	3			
805 Paterson	1	2			
2202 Proctor	1	1			
1217 Rankin*	4	4			
1402 Welch	3	3	YES	NO	
1410 Welch	1	1			
1416 Welch	1	1			
1502 Welch	1	1			
1508 Welch	1	1			
1514 Welch	1	1			
1520 Welch	1	1			
1624 Welch	2	2			
1700 Welch	1	1			
1800 Welch	1	1			

* Remaining Historic District Parcels as of 2018

Survey Condition – Exterior condition of structures observed by Practicum Team in February 2024, based on Neighborhood Inventory Guidelines.

FPP Condition – Condition of structures listed on the Flint Property Portal as of February 2024, based on Neighborhood Inventory Guidelines.

FPP Demo Listed – Structures identified on the Flint Property Portal as “Land Bank Listed” or “City Listed” under “Demolition Status” as of February 2024.

GCLB Demo Funded – Structures on the Genesee County Land Bank Funded Demolition List as of February 2024.

Demolition Timeline – Estimated completion date for demolition of structures on the Genesee County Land Bank Funded Demolition List as of February 2024.

APPENDIX 2: FUNDING SOURCES LIST

Funding Source	Who Can Apply	Eligible Activities	Requirements	Deadline
Flint Community Development Block Grant (CDBG)	Public or private non-profit agencies	Discretionary	Project must address one national objective, must apply	Renewing annually (most recent cycle closed as of February 2nd, 2024). A full electronic PDF of the entire proposal must be submitted to the Division of Community and Economic Development.
HOME Investment Partnership Program	Public and community non-profit agencies	Activities which expand the supply of decent and affordable housing for low- and moderate-income residents.	-The applying organization must follow Affirmative Marketing Plans and show capability of financial management for the project.	Most recent cycle closed as of February 2nd, 2024 (renewing annually). A full electronic PDF of the entire proposal must be submitted to the Division of Community and Economic Development.
EGLE Brownfield Grants and Loans	Local governments, BRAs, economic development corporations	Environmental assessments, planning and implementation, demolition, lead, mold, and asbestos abatement	The economic benefit of the project must exceed the grant amount; max award of \$1 million.	Rolling
HUD Section 202 Supportive Housing For The Elderly Program	Private nonprofit organizations and nonprofit consumer cooperatives	Development of supportive housing for the elderly	Affordable housing and strong neighborhood projects, programs to help stabilize and revitalize area neighborhoods	Rolling; Applicants must submit an application in response to a Notice of Funding Availability (NOFA) posted on Grants.gov.

Charles Stewart Mott Foundation	Non-profit organizations	Must be a non-profit organization	No grants or loans to individuals, grants for projects that duplicate, or significantly overlap the work of federal, state, or local governmental agencies	Rolling, must submit a letter of inquiry form.
State Emergency Relief Assistance with Home Repairs	Owners or purchasers of the home, or those who hold a life estate on the home with the responsibility for home repairs	All home repairs under \$1,500 per family group, not including Energy-Related Furnace Repairs, which have a \$4,000 per family group limit.	The home is the applicant's permanent, usual residence. -The home is not listed for sale. Or at jeopardy of loss. Repairs will be denied if there is a house payment or property tax arrearage. -The ongoing cost of maintaining the home is affordable to the applicant (total housing costs cannot exceed 75 percent of the group's net income).	Rolling; must register to qualify.
MI 10K Down Payment Assistance	Those who have not owned a home in the previous three years, minimum credit score of 640, and no more than \$20,000 in liquid assets.	\$10,000 down payment, 0% interest and no monthly payments.	\$224,500 sale price limit, complete Homebuyer Education certificate, loan is due when home is sold, refinanced, the mortgage is paid in full, and homeownership interest is transferred.	Rolling; must create a lender online account to submit application.
Kaboom Playspace Grants	Municipal agencies and non-profit organizations	Playspace construction	Located in one of their targeted cities	Rolling

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