



NORTHEAST FLINT COMMUNITY PLAN

Transformation Plan Outline with Content

December 22, 2023

Prepared for the Department of Housing and Urban Development

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1. EXECUTIVE SUMMARY

A. Introduction

The Flint Housing Commission (FHC), in partnership with the City of Flint, was awarded a \$500,000 Choice Neighborhoods Planning Grant in December 2022, to support a 24-month planning process for the Northeast Flint neighborhood. The Plan will be centered on the FHC’s River Park Apartments, which includes 180 units of low-income housing. The CNI Plan will seek to replace 100% of those housing units within the neighborhood, or in other areas of opportunity as part of new mixed-income developments.

B. Community Planning Process

C. Neighborhood Plan

D. Housing Plan

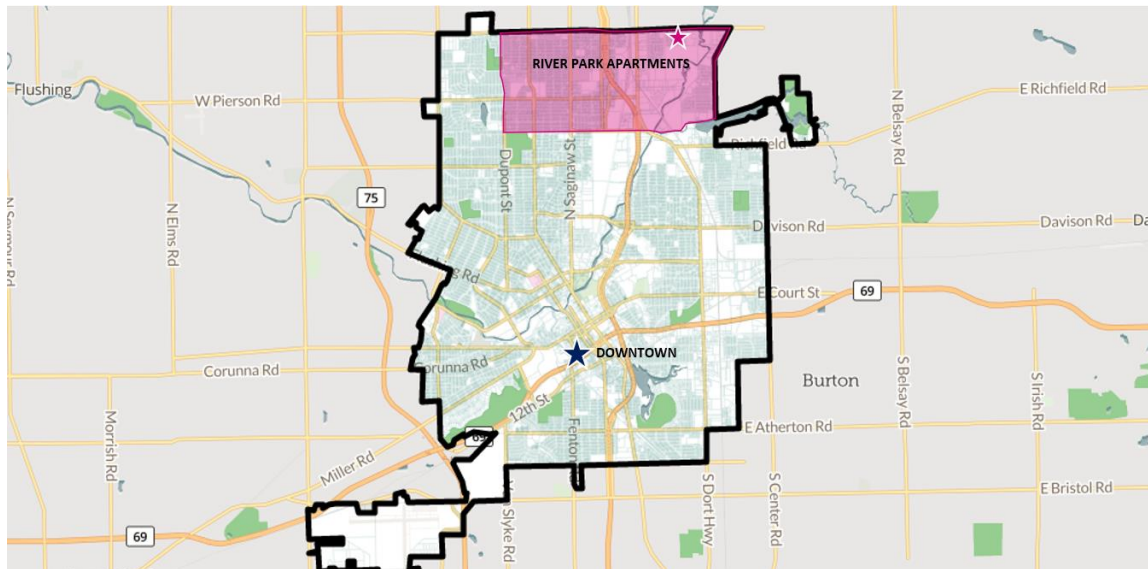
E. People Plan



2. COMMUNITY CONTEXT

A. Background

The Northeast Flint Community is located at the northeastern edge of the City of Flint, about 2.5 miles north of downtown. The study area is bounded by Carpenter Road to the north, which is also the City of Flint’s northern edge, Branch Road to the East, eastern edge of Flint, Stewart Road to the south and Dupont Road to the west.



City Context

Similar to other parts of the city, North Flint has grappled with significant challenges stemming from economic decline. With years of disinvestment and limited access to amenities and job opportunities, the community is actively working to foster economic growth and promote community development. Various community organizations and institutions have played, and continue to play, a crucial role in advocating for resources and support. They serve as the voice of the community, working together to bring about positive change and address the pressing needs of North Flint residents.

Flint, Michigan was founded by John Smith in 1819 and lies along the Flint River, otherwise known by its native name as Pawanunking, “River of Flint.” By the 19th century, the city became a major agricultural center. In 1857, with the operation of the Huckleberry Railroad, Flint was on the rise. Along with its agricultural trading, the city also developed the Durant-Dort Carriage Company in 1886 and became known for manufacturing carriages. Quickly rising with the rest of the country, automobile companies migrated to Flint. First Buick Motor Company in 1903, then General Motors in 1908. By the 1950s, Flint housed the largest manufacturing complex of GM. In the 1920s, the Flint Park system that

we see today, was developed by Josiah Dort, “The First Citizen of Flint” and Fredrick Law Olmstead.

Many of the educational institutions located in Flint today were established in the early 1900s. Kettering University, formerly known as Flint Institute of Technology and the General Motors Institute, was founded in 1919 and the Mott Community College, formerly known as Flint Community Junior College, was founded in 1923. The city of Flint was at the top of its game in terms of education, economic growth, and automotive manufacturing. In 1971, the University of Michigan-Flint was officially established and during the rest of the decade the University of Michigan expanded its footprint in downtown Flint.

However, in the 1960’s, the decline of Flint started. The construction of I-475, tore through a predominantly Black neighborhood; St. John’s Neighborhood, also known as “the Black Wall Street”. Splitting the Northeast Flint community in half along with prosperous Black neighborhoods in other portions of the city. With the closing of GM and Buick in 1999, Flint economic standing deteriorated drastically and has not recovered since. The Flint water crisis further exacerbated the city’s decline, driving many residents away from the city and eliminating nearly all value from residential properties in the city. Between 2013, the year prior to the Flint Water Crisis and 2022, the City of Flint’s population declined by 20%, from 99,758 people to 79,865 (U.S. Census American Community Survey, 1 year-estimates).

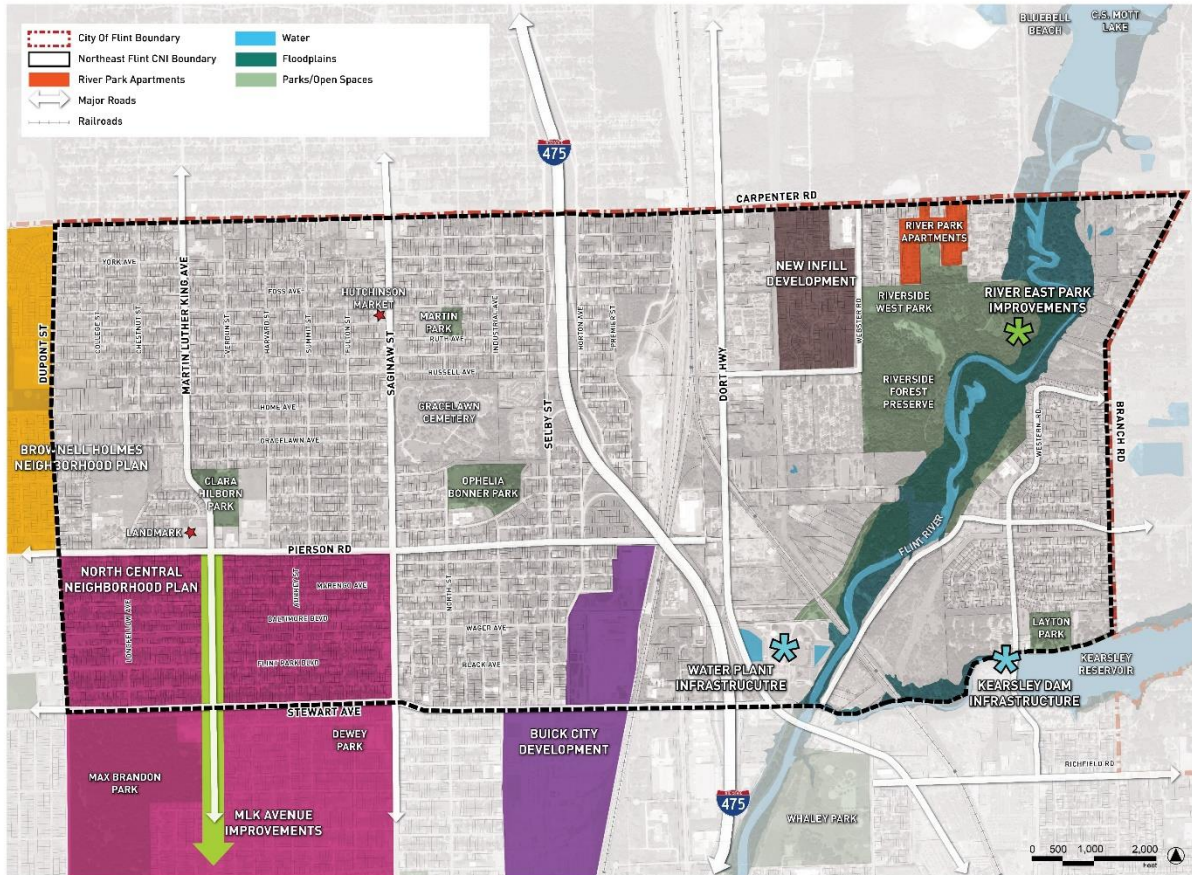
Just as the Water Crisis was starting to subside, the COVID-19 Pandemic struck the nation, and impacted the City of Flint disproportionately. At the peak of the COVID-19 Pandemic, Black residents in Flint were 73 times more likely to die than white residents (Source: <https://publichealth.msu.edu/news-items/covid-19/flint-and-covid-19/403-how-flint-closed-the-gap-between-black-and-white-suffering-under-covid>).

Despite the combined crises and trauma the city’s residents have experienced over the last decade, Flint residents remain incredibly resilient. Local philanthropy and government have invested heavily in building capacity among grassroots nonprofit organizations and neighborhood organizations to organize and advocate for change based on the needs of residents.

One of the major drivers for the North Flint CNI grant application was the approval by adjacent Genesee Township of a new asphalt plant immediately north of River Park. The exact impact of the plant on local air quality and residents is unclear, but there have been significant concerns expressed by residents regarding the plant and its potential impact on the community.

B. Planning Context - previous and current plans

This plan intends to build up on the efforts, programs and community projects that have preceded the choice neighborhood planning effort.



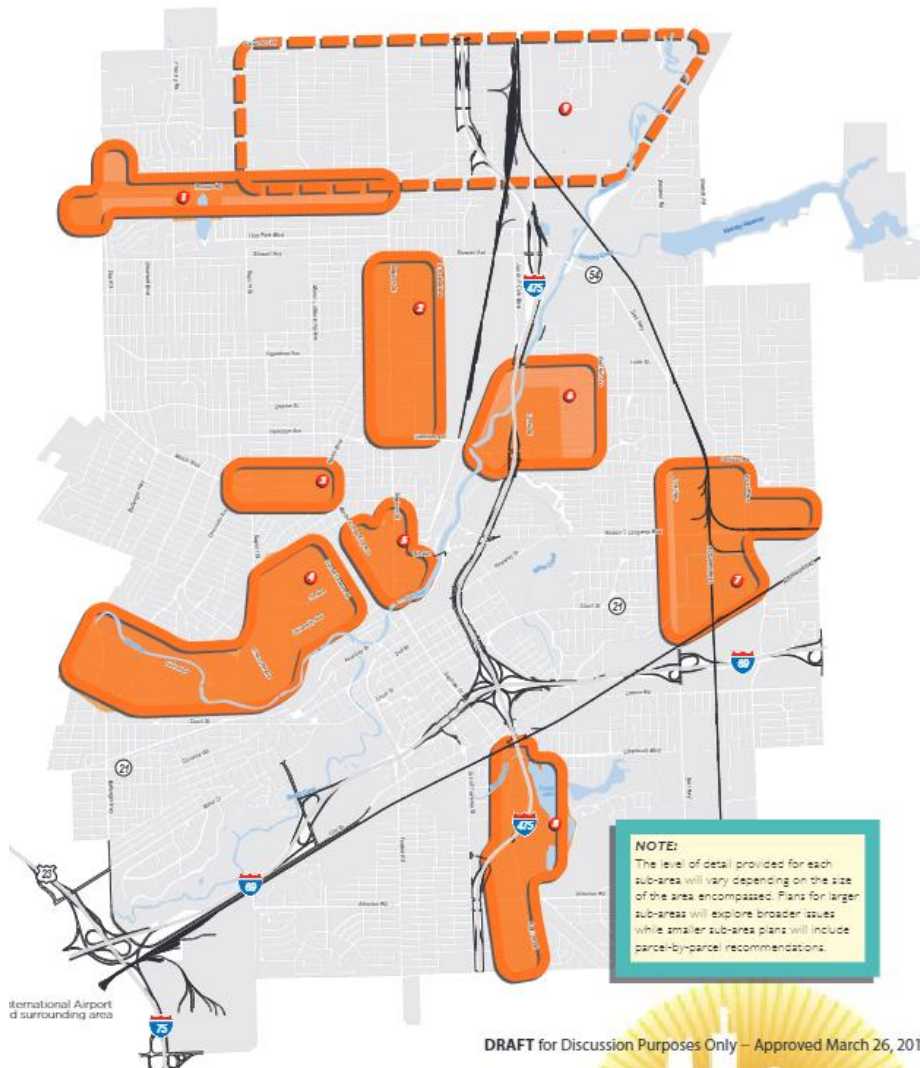
Previous Plans and Planned Improvements

1. Imagine Flint

The 2013 Imagine Flint Master Plan is a comprehensive plan developed by the City of Flint to guide the city's growth and development over the coming years. The Imagine Flint Master Plan aimed to provide a strategic framework for the city's future, addressing various aspects of urban planning, economic development, housing, transportation, and community visioning.

Imagine Flint also identified eight sub-area plans for further studies. These plans were intended to focus on specific geographic areas of the city, that are susceptible to change. They are supposed to identify priority and catalytic redevelopment sites, critical public improvements, circulation, parking strategies, streetscapes, development character and guideline recommendations. Pierson Road Corridor was identified by the community as a Traditional Commercial Corridor Development. A

ninth sub-area was identified, which covers most of the Northeast Flint Community Plan boundary, as a potential Neighborhood Plan Area.



Imagine Flint Identified Sub-Areas



2. Pierson Road Corridor Sub-Area Plan



Pierson Road Corridor Sub-Area Plan was completed in 2014. Some of the key highlights which overlap with the Northeast Flint neighborhood includes:

- The Landmark Grocery and the attached retail center was identified as an opportunity to be redeveloped as the neighborhood center and new infill retail opportunities.
- Bryant Elementary School as a major green innovation incubator focused on job creation.
- Pedestrian improvements at the intersections:
 - Dupont and Pierson
 - Long Fellow and Pierson
 - Martin Luther King and Pierson
- Creating a city gateway at the intersection of Pierson Road and Saginaw Street.
- St. Agnes property as a community asset with potential for new redevelopment and housing. It was identified as a transitional residential area which is appropriate for denser residential use buffering the single-family neighborhoods from the retail centers/uses.

3. Neighborhood Planning Initiative (NPI) Plans

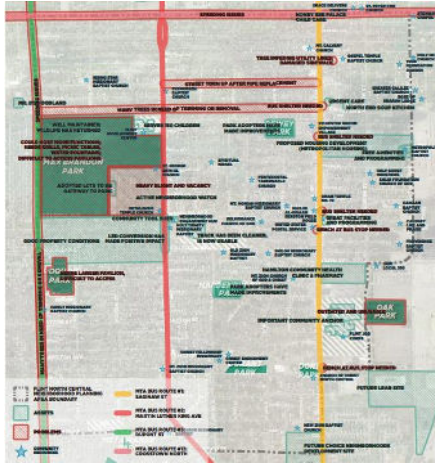
Two of the City of Flint's NPI Plans overlap with the boundaries of the Northeast Flint Community Plan:

- North Central Neighborhood Plan

The North Central Neighborhood and the Northeast Neighborhood intersect at



Stewart Road between Dupont Road and Industrial Avenue. Assessment of both neighborhoods revealed similar challenges that residents face.



Guiding Principles	Resident-Identified Problems	Strategies to Combat Problems
Transportation & Mobility	<ul style="list-style-type: none"> • Lack of MTA Shelters • Traffic/Speeding Issues • Lack of bike lanes • Deteriorated Streets/Potholes 	<ul style="list-style-type: none"> • Improve access to public transit. • Street & Sidewalk Improvements • Promote walking/biking.
Infrastructure & Community Facilities	Street trees need to be trimmed/removed	Trim/cut/replace overgrown vegetation
Housing and Neighborhoods	Vacant Homes/Promote Crime	Secure vacant buildings and homes; neighborhood beautification activities.
Environment, Open Space, & Parks	Lack of beautiful and open relaxation spaces	Utilize open space

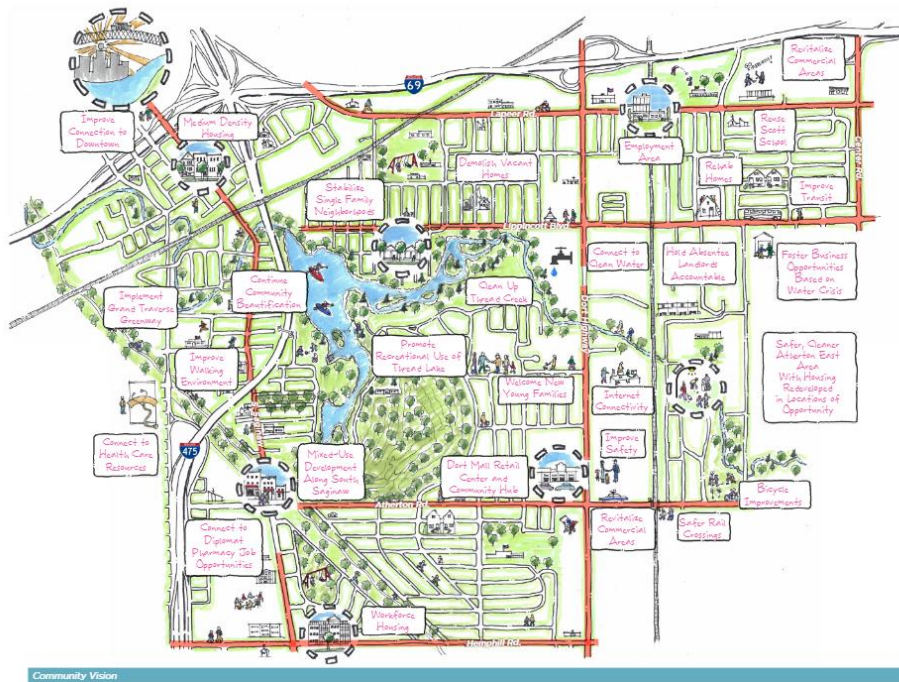
- **Brownell Holmes Neighborhood Plan**

The Brownell Holmes Neighborhood sits directly next to the Northeast Neighborhood. While both neighborhoods are directly next to each other, transportation options are limited for residents and the community for both neighborhoods. With Brownell having limited public transportation, connecting the neighborhood is challenged.



Guiding Principles	Resident-Identified Problems	Strategies to Combat Problems
Transportation & Mobility	Limited Public Transportation access	Expand MTA rides to the Northside.

4. South Flint Community Master Plan



South Flint Community Plan

The Imagine Flint Master Plan called for Atherton East public housing to be redeveloped into a more modern and safe housing option for Flint families. The City of Flint and Flint Housing Commission (FHC) have been working together with other community partners to address the historic challenges facing Atherton East and the surrounding community.

In 2015, the City and FHC led a community planning process resulting in the creation of the South Flint Community Plan (SFCP). The SFCP is a community-driven transformation plan that outlines projects to make the Imagine Flint Master Plan a reality in southeast Flint, with detailed strategies for new housing, neighborhood improvements and supporting residents' well-being and self-sufficiency. In July 2018, the City and FHC were awarded a \$30 million Choice Neighborhoods Initiative (CNI) implementation grant to rebuild Atherton East in more desirable locations in south and north Flint, primarily on vacant public land, and to improve education, safety, and economic outcomes for neighborhood residents.

In the five years since the grant was announced, all former Atherton East residents have been relocated and Clark Commons is in its second phase of the planned three-phase build out plan, with some families already living in its completed units. As the plan gets implemented, our Planning Team is making sure we learn from the process, with a special focus on what worked and what didn't to make the Northeast Flint process more efficient and successful.



5. Buick City Redevelopment

Buick City was established in the early 20th century as an integral part of General Motor’s operations in Flint. It played a significant role in the growth and economic development of Flint, employing over 30,000 people at its peak in the 1950s. In 1999, Buick City rolled their last vehicle off the center line and the plant was closed. A decade later, General Motors



Proposed New Redevelopment at Flint Development Center

declared Chapter 11 Bankruptcy and by 2010, the once vibrant, economic growing facility was abandoned. However, in March of 2011, the U.S. Bankruptcy Court established the Revitalizing Auto Communities Environmental Trust. The RACER Trust aids in environmental clean ups that place former GM facilities in a place for redevelopment and revitalization.

Buick City sat idle for 13 years until now. Ashley Capital, a privately owned real estate firm, has purchased most of Buick City and is in the process of a \$300 million redevelopment project. Ground broke in Flint’s Commerce Center Park in June of 2023 and the first building is expected to be completed by 2024. At the end of the entire project, the old Buick City will house 10 buildings covering a footprint of 3.5 million square feet and could provide 3,000 new jobs to Flint residents.

6. Carpenter Road proposed new infill development

Robert Brown of Montrose is redeveloping the run-down mini-mart on Carpenter Road in to a gas station with an expanded convenience store with fresh meals and a produce section. Brown expects to break ground and open in 2024. He is also considering infill housing redevelopment along the Webster Road Area.

7. 2023 CIP Improvements:

a. Martin Luther King Avenue Improvements

- Total Cost – \$3,750,000
 - City Share Cost – \$750,000
 - Non-City Funds – \$3,000,000
- Total reconstruction with storm sewer upgrades.



- New Sidewalks
 - ADA Ramps
 - Drive Approaches
 - Signals from Pierson Road to Downtown
 - Costs include PE, construction, and CE.
- b. City of Flint Water Infrastructure Improvements
- The Kearsley Dam
 - Initial budget of \$322,000 with Fisher Contracting Company, increased to \$605,892.
 - Improvements to the dam included replacing the two gates.
 - Repairs to the Dam include the:
 - Dam Embankments
 - Spillways
 - Control Structures
 - Concrete Piers (deteriorated state with spalls and cracks).
 - Abutment and Wingwall.
 - Potential work with MDOT to widen Western Road at the dam where it crosses over the creek.
 - The last known inspection of the dam was October 2019 receiving a “satisfactory” score.

8. Historic Berston Field House Improvements

- Funding Breakdown:
 - \$1.5 Million → ARPA Funding
 - \$10 Million → Charles Stewart Mott Foundation
 - Additional \$5 Million in matched funding.
 - \$1.8 Million → smaller donations
 - \$1 Million → Resolution sent by the City of Flint Mayor to the city council.
- Phase I includes:
 - 18-Month long period
 - Renovation of 57,000 square feet.
 - Playgrounds
 - Basketball Courts
 - Upgraded Softball Diamond
 - A Splash Pad
 - Football, Soccer, Lacrosse Field
 - Outdoor Amphitheater
 - Restrooms



- Additional Outdoor Space
- Phase II includes:
 - Renovation of the existing Landmark Building
- More than 70 Genesee County Land Bank properties were purchased in the immediate area for planned expansion along with The Friends of Berston Foundation acquiring and demolishing nearby properties for the planned expansion.
- Two additional key funders, who were not named, gave new commitments to ensure the completion of the \$30 million expansion and renovations.

9. MDOT 475 ROAD Improvements

- Rebuilding from Bristol Road to Carpenter Road
- Funded by Gov. Gretchen Whitmer’s Rebuilding Michigan Program
- Work will begin in Spring of 2024 and conclude in December of 2027.
- Includes:
 - Rebuilding 8 miles with bridge repairs at the I-475/I-69 interchange.
 - \$300 million investment supporting 3810 jobs.
- Preliminary Design Alternatives include:
 - A No-Build Alternative
 - A Modified Freeway Alternative
 - Removal of two underutilized ramps from Horton between Pierson and Carpenter.
 - Enhanced service drive operations at the I-475/Stewart/Dort Interchange.
 - Reduced Footprint Freeway Alternative
 - Reducing the overall right-of-way footprint of I-475 by approx. 80-100 feet.
 - An Urban Boulevard Alternative

10. Local organizations community block club initiatives:

- North Flint Neighborhood Action Council (North Flint NAC)
- Flint Neighborhoods United
- R.L. Jones Community Outreach Center
- Sylvester Broome Empowerment Village
- Berston Field House
- Flint Development Center



C. Neighborhood Demographics and Resident Profile

Neighborhood demographic information was gathered from Census Data for census tracts 2, 4, 6, 17, 18, 19, and 20

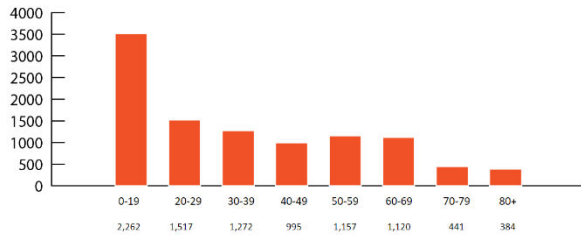
Neighborhood: Demographics

FLINT TOTAL POPULATION
80,628

CENSUS TRACTS TOTAL POPULATION
10,401

RIVER PARK POPULATION
495

POPULATION BY AGE

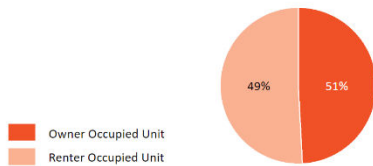


34% OF THE TOTAL POPULATION WITHIN THE TARGET NEIGHBORHOOD ARE UNDER 19 YEARS OF AGE

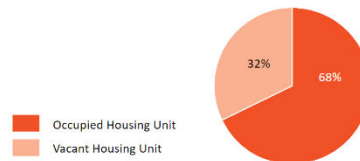


Neighborhood: Economy

HOME OWNERSHIP RATE (average)



VACANCY STATUS (average)



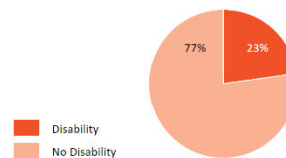
THE TARGET NEIGHBORHOOD HOLDS **12%** OF THE TOTAL NUMBER OF OCCUPIED HOUSING UNITS IN THE CITY OF FLINT

Neighborhood: Health

HEALTH INSURANCE COVERAGE (average)



DISABILITY STATUS (average)



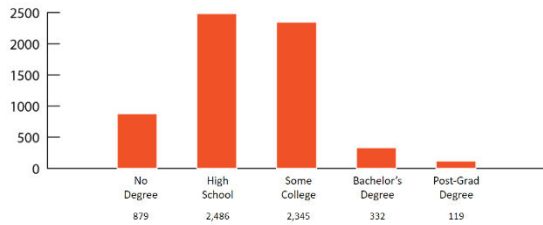
23% OF RESIDENTS IN THE TARGET NEIGHBORHOOD HAVE A DISABILITY

UP TO **1 IN 4** ADULTS IN THE US HAVE SOME TYPE OF DISABILITY



Neighborhood: Education

EDUCATIONAL ATTAINMENT



86% OF RESIDENTS IN THE TARGET NEIGHBORHOOD HOLD A DIPLOMA



Neighborhood: Economy

CITY OF FLINT MEDIAN HOUSEHOLD INCOME
\$37,102

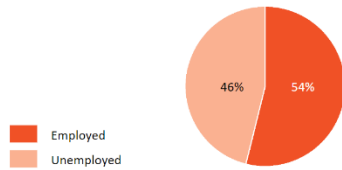
MEDIAN HOUSEHOLD INCOME (average)
\$25,074

RIVER PARK APARTMENT MEDIAN HOUSEHOLD INCOME
\$13,115

HOUSEHOLD INCOME



EMPLOYMENT RATE



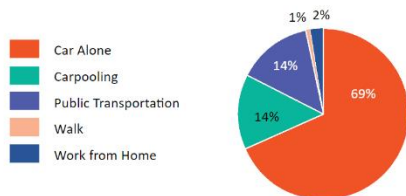
77% OF RESIDENTS IN THE TARGET NEIGHBORHOOD MAKE UNDER \$50K

RIVER PARK RESIDENTS MAKE **ONE-THIRD** OF THE MEDIAN HOUSEHOLD INCOME IN THE CITY OF FLINT

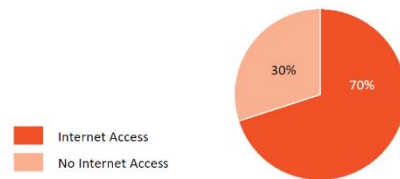
Neighborhood: Other

MEAN TRAVEL TIME TO WORK (average)
27.5 Minutes

MODE OF TRANSPORTATION TO WORK



INTERNET ACCESS



RESIDENTS IN THE TARGET NEIGHBORHOOD ARE **3X** MORE LIKELY TO TAKE PUBLIC TRANSPORTATION TO WORK



Resident profile demographic information was gathered from the Flint Housing Commission data.

Demographics: River Park Apartments

TOTAL NUMBER OF OCCUPIED HOUSEHOLDS

142

TOTAL NUMBER OF HOUSEHOLD MEMBERS

495

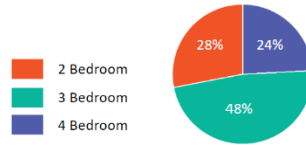
RACE OF HEAD OF HOUSEHOLD

96% African American
 2% White
 1% American Indian/Alaska Native
 1% Native Hawaiian/Other Pacific Islander

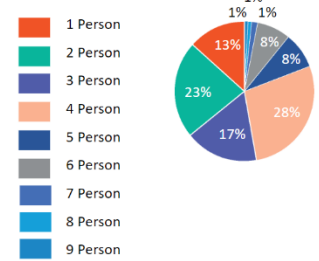
ETHNICITY

2% Hispanic/Latino
 98% Not Hispanic/Latino

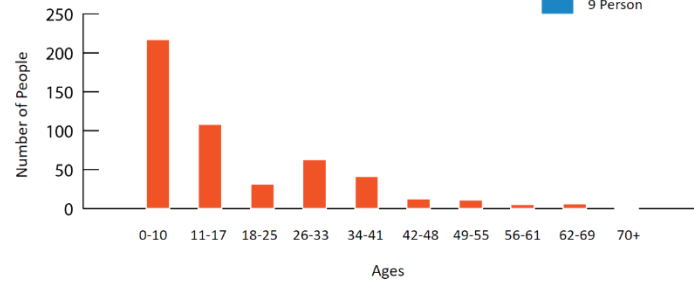
DISTRIBUTION OF NUMBER OF BEDROOMS



DISTRIBUTION OF HOUSEHOLD SIZE



DISTRIBUTION BY HOUSEHOLD MEMBER'S AGE

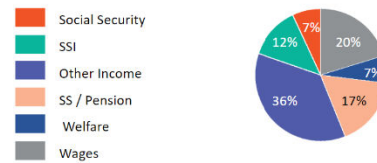


Economy: River Park Apartments

AVERAGE ANNUAL INCOME PER HOUSEHOLD

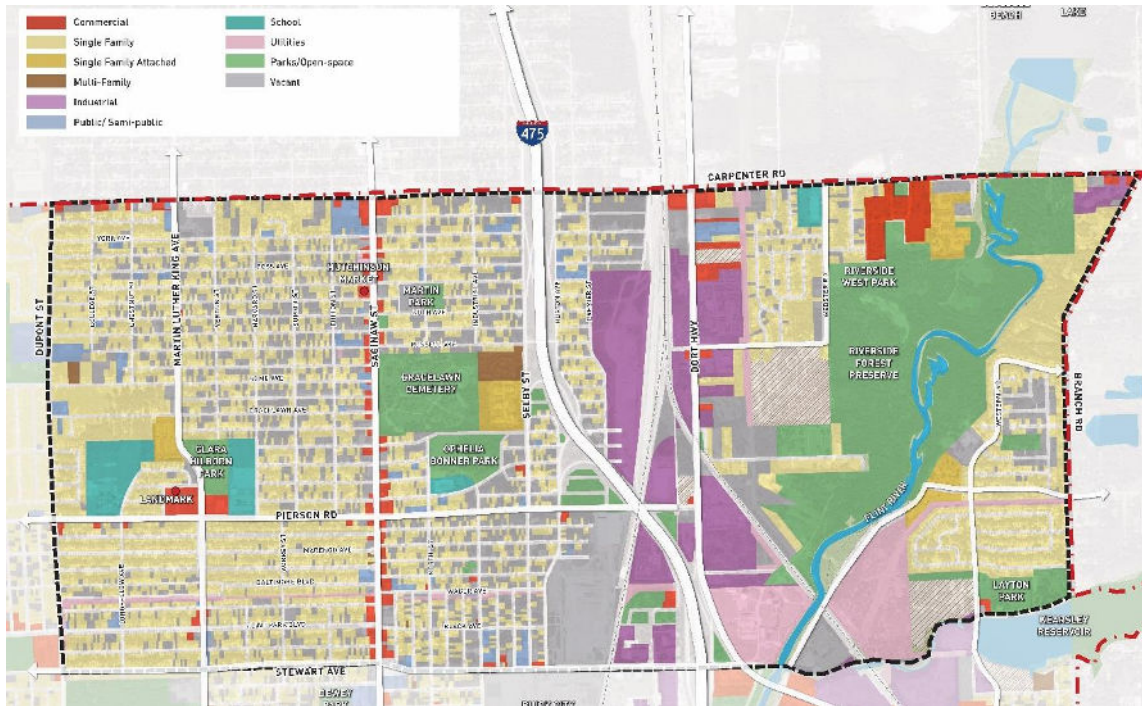
\$13,115

DISTRIBUTION OF HOUSEHOLD MEMBER INCOME BY TYPE



D. Neighborhood Character

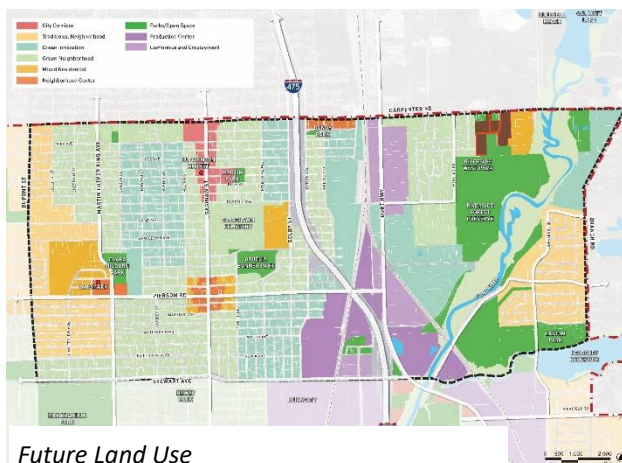
1. Current and Future Land Use



Current Land Use

The Northeast Flint Community is primarily a residential neighborhood, with limited retail along Saginaw Street and Carpenter Road. Its unique characteristic includes significant industrial areas in the middle of the neighborhood, which isolates the eastern and western sections. There are multiple open spaces scattered throughout the neighborhood and a valuable regional asset, the Riverside Forest Preserve, to the east. The fabric of the neighborhood is broken with a high rate of vacant parcels and properties in poor conditions. There is no active school in the neighborhood, which has been identified as a big challenge for the revitalization efforts of this community.

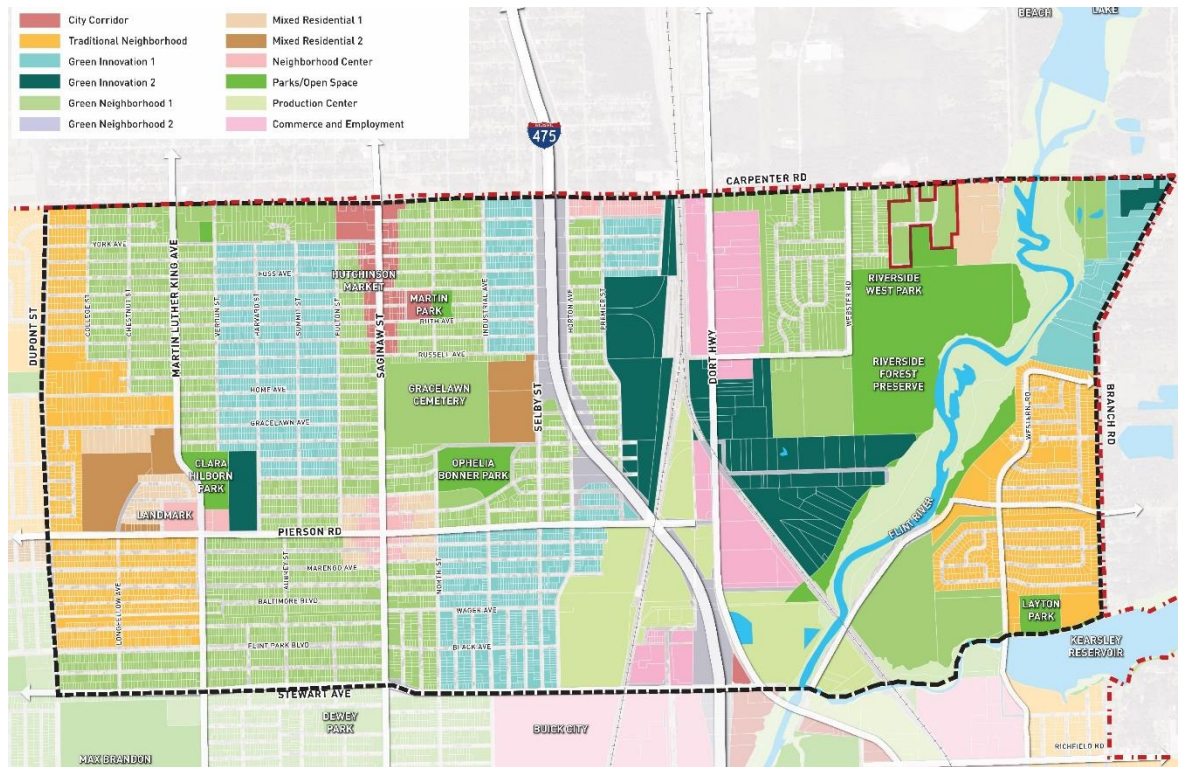
The Imagine Flint developed a place-based land use map to guide the future land use decisions. The intent was to create a flexible tool for the city to review and promote innovative approaches to redevelop the huge expanse of vacant properties and blight conditions. It highlights majority of the neighborhood as green neighborhood or green innovation categories, with a few neighborhood commercial nodes aligned with some existing anchors.



Future Land Use



2. Zoning

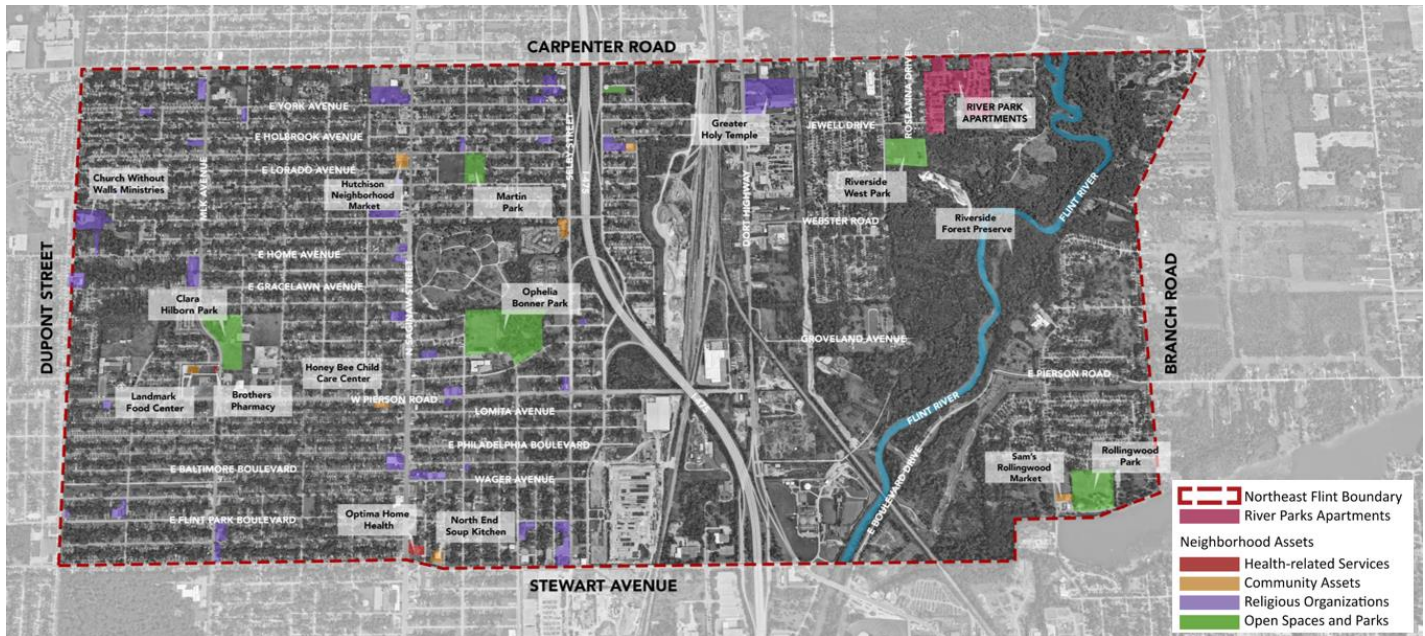


Zoning

The Zoning map aligns with the City’s Future Land Use map. The City of Flint Planning Department has recently begun to re-examine the city’s plan and its subsequently implementation via a new zoning ordinance. The City of Flint Planning Commission recommended rezoning of nearly 800 properties along commercial corridors from residential zoning districts to commercial or mixed use districts that reflect the historic use of the properties and provide opportunities for reinvestment. Continued refinement of the zoning ordinance and land use plan is expected over the coming years.



3. Amenities and Services



The neighborhood has very limited amenities and services with no currently operational schools in the entire area. There is no major community center within the neighborhood but there are 3 in close proximity:

- Sylvester Broome Empowerment Village
- Flint Development Center
- Bernston Field House

The major assets of this community are:

- Green open spaces, forest preserve and Iron Belle trail.
- Several local religious and community institutions and organizations – advocating for and supporting the community.
- Proximity to Bluebell Beach



4. Open Space and Recreation



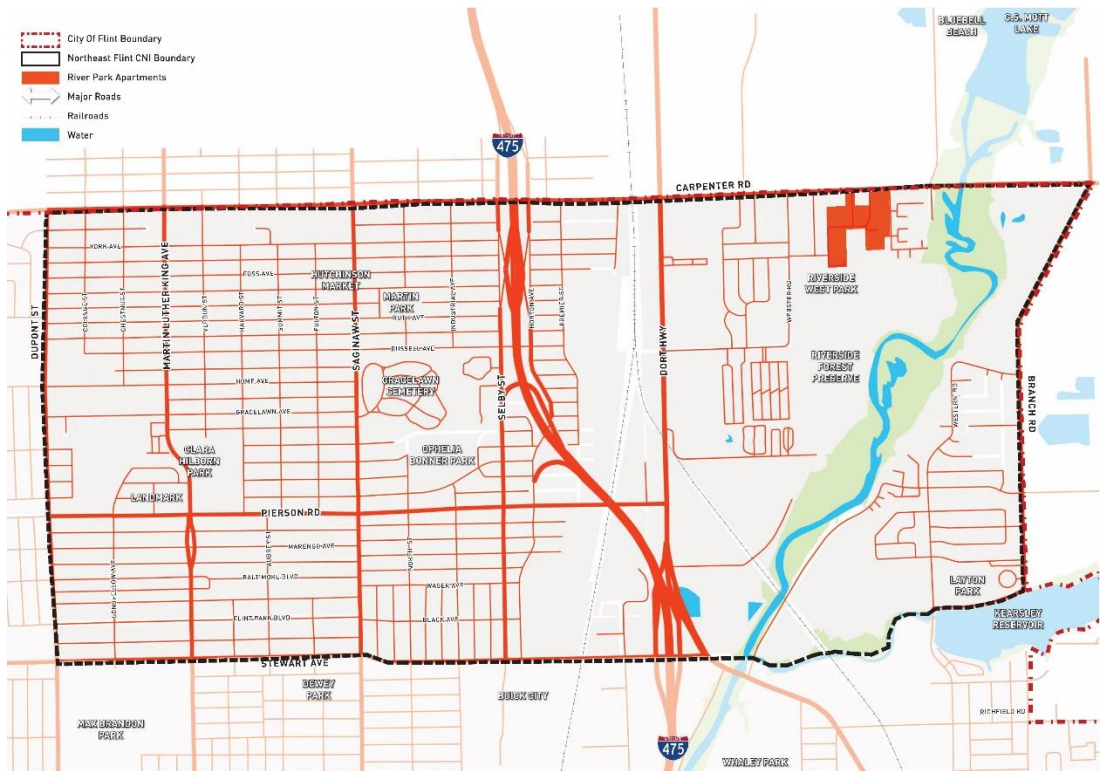
The Northeast Flint study area has a great asset in the form of 6 parks, 1 regional trail, and a forest preserve:

- Clara Hilborn Park
- Martin Park
- Bundy Park
- Ophelia Bonner Park
- Layton Park
- Riverside West Park
- Iron Belle Trail
- Riverside Forest Preserve

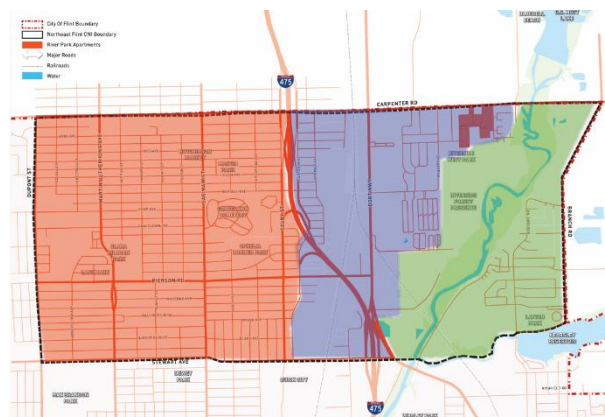
There are still some portions of the neighborhood in the west which are not within walking distance of an existing park. Though the Forest Preserve is a big destination and asset for this community, residents have expressed their concern about accessibility. The City and Genesee County is also looking at improving the recreational aspects of the Flint River and increasing accessibility as well. The Northeast Flint community is also near Bluebell Beach which is a big regional destination, consisting of a sandy beach and splash pad.



5. Connectivity



The Street Network Map clearly illustrates the biggest challenge of the Northeast Flint neighborhood – connectivity and the three distinct areas within the neighborhood. Towards the west a traditional neighborhood grid exists, with some larger blocks due to institutional, commercial, and open spaces. The neighborhood is split in the middle by the interstate I-475, railway and Dort Highway. There are larger blocks towards east due to the industrial properties and the open spaces, including the forest preserve. The forest further disconnects the south-eastern portion from the rest of the neighborhood. Carpenter Road is the only east-west road that goes through the whole neighborhood. Saginaw Street, MLK and Pierson Road were identified by the community as primary corridors through this neighborhood.



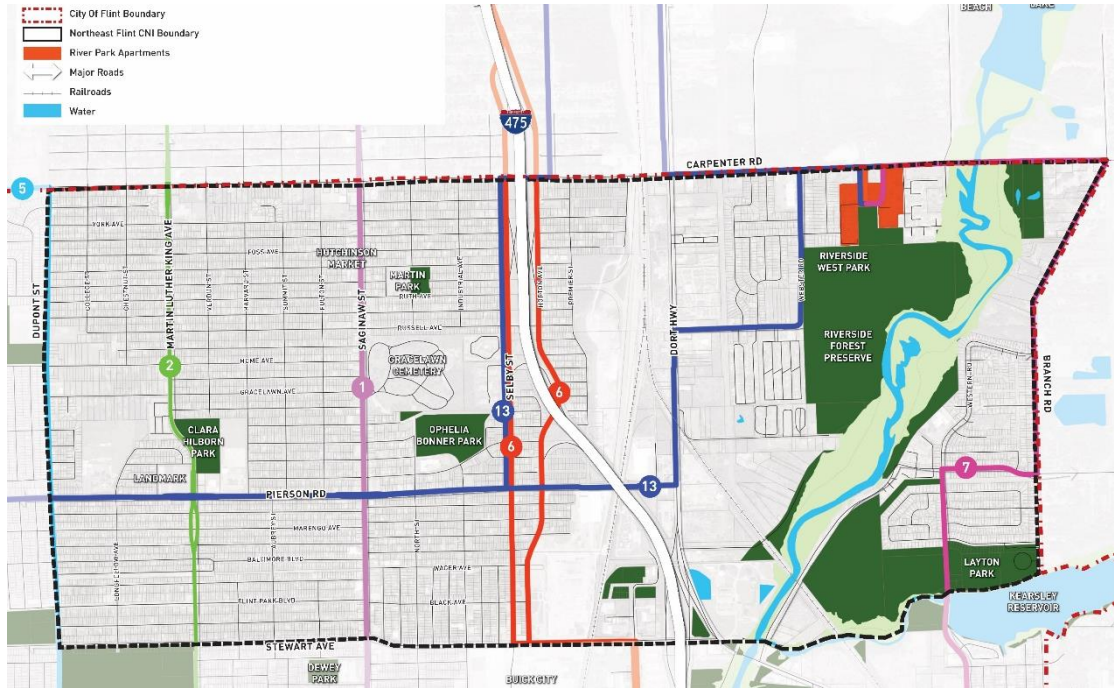
This area is services by six transit routes:

1. Route 1 – North Saginaw
2. Route 2 – Martin Luther King



3. Route 5 – Dupont
4. Route 6 – Lewis-Shelby
5. Route 7 – Franklin
6. Route 13 – Crosstown North

Route 13 is the only east-west route which goes through the neighborhood, and along with Route 7 are the only two routes which serve the River Park Apartments. The MTA is embarking on a process to evaluate the existing routes and access. There will be opportunities to collaborate as we move forward.

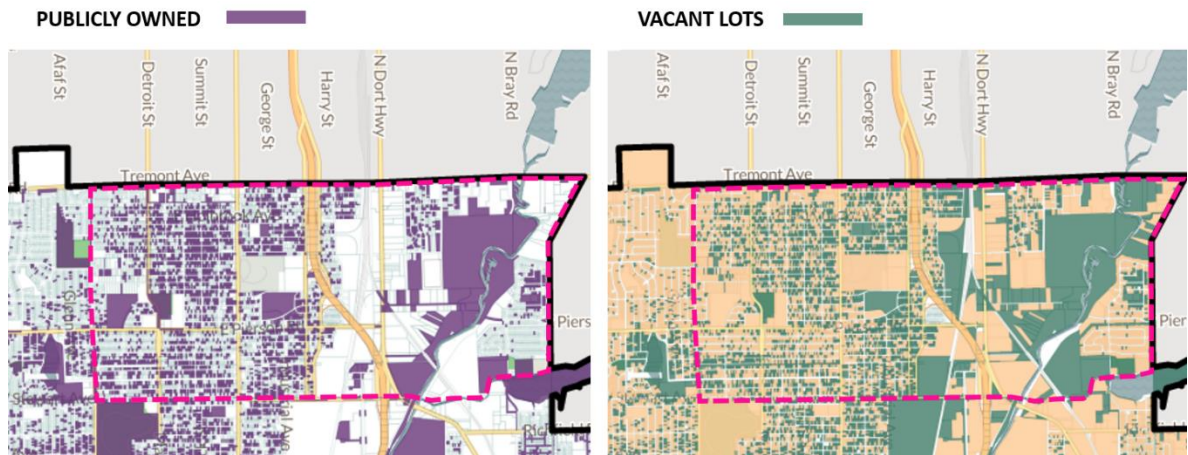


6. Public Safety

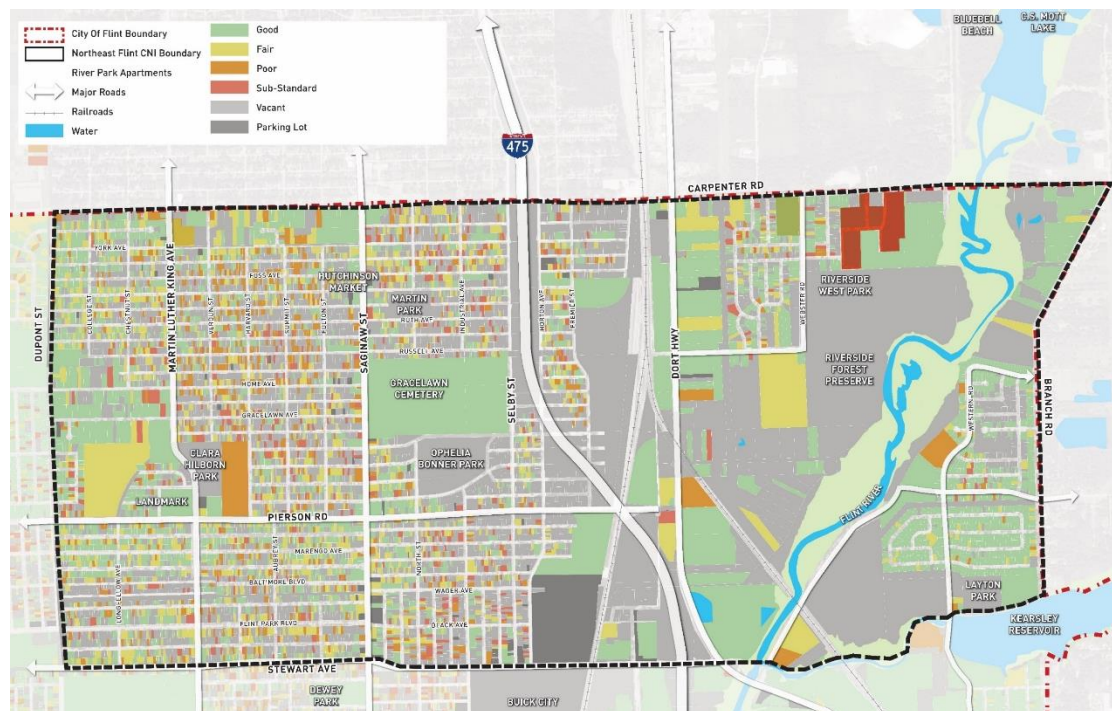
Note: Update after meeting with the Police Department.



7. Vacant and Development Opportunities



As illustrated by the maps above, a significant number of the properties are vacant or have unoccupied buildings in poor conditions, contributing to a sense of blight in the community. About 40% of the properties are publicly owned, mainly by the Land Bank Authority, City of Flint or the School Board, which could be big opportunities and act as a catalyst for stabilizing the neighborhood and promote new development with much-needed neighborhood amenities and diverse housing options for different age and income groups. On the other hand, areas with properties in good and fair conditions and existing community assets can become the focus of concentrating any infill developments to build on the momentum and channel resources on where there is private interest and investment.



E. Air Quality

With the industrial area integrated within the northeast Flint community, air quality has been always a big concern of the residents, which was accelerated by the new Ajax Plant. In June and August 2023, EPA Region 5 conducted short-term monitoring using its mobile monitoring truck in Flint. EPA monitored near several facilities in response to requests from community. EPA monitored the air for hydrogen sulfide (H₂S) and methane. EPA also collected air samples in canisters that were then analyzed in a laboratory for 75 volatile organic compounds (VOCs). In general, the mobile monitoring truck can be used to screen an area, and then the canisters are used to collect more information.

EPA detected hydrogen sulfide in a few different areas, but the readings did not last more than a few seconds and were not repeated when the truck returned to the same locations. EPA also reviewed the canister sample results from the laboratory. All measured VOCs were below levels that would cause human health effects from short- or long-term exposure to the air in the area.



Figure 1: Mobile transects (red) driven in Flint, MI, on August 30 – August 31, 2023.

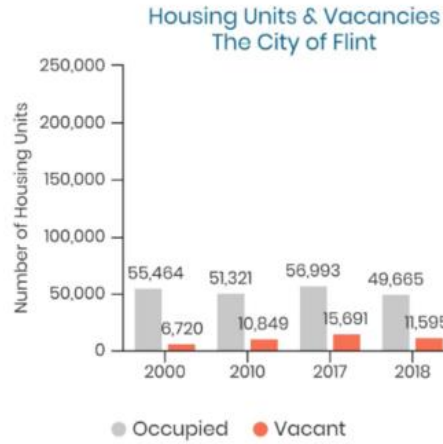
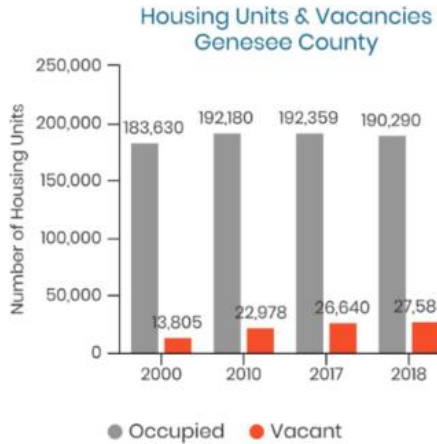
Source: EPA Region 5

F. Market Study

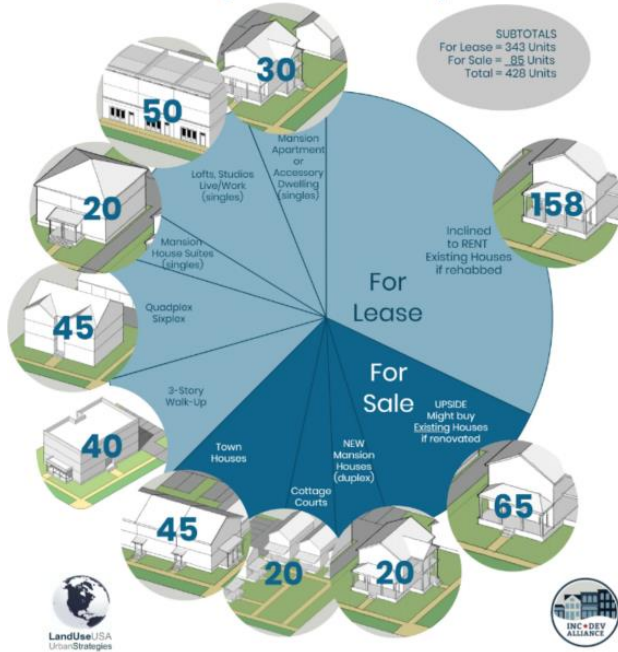
A 2018 Residential Target Market Analysis was conducted by LandUseUSA as an update to the original 2015 residential Target Market Analysis (TMA) for the city. This study was commissioned

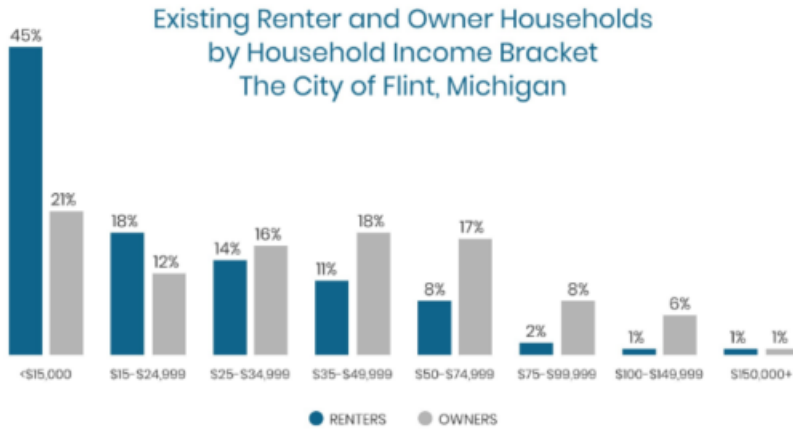
by the Incremental Development Alliance on behalf of Kettering University, located in the City of Flint, Michigan.

The major findings include:



Inclination to Choose Building Types Annual Number of Migrating Households University Core | The City of Flint





During the market study assessment, the target market profiles revealed a total of 71 lifestyle clusters. Of the 71 clusters, only 15 were discussed in detail. 9 of the 15 clusters are directly related to the Northeast Flint Neighborhood.

- Infants and Debit Card Lifestyle Clusters
- Rural Southern Lifestyle Clusters
- Family Troopers
- Town Elders Lifestyle Clusters
- Dare to Dream Lifestyle Clusters
- Hope for Tomorrow Lifestyle Clusters
- Small Towns, Shallow Pocket Lifestyle Clusters
- Urban Survivor Lifestyle Clusters
- Tough Time Lifestyle Clusters

An assessment of the 9 target market lifestyle clusters finds that 5 have high averages in the block group levels solely in the target neighborhood boundary.

	Rural and Southern Bliss	Family Trooper	Town Elders	Hope for Tomorrow	Urban Survivors
Block Group Level	Average (10-20) to High (Above 65)	Range: Low – Above Average (0-15)	Range: Below Average - Above Average (1-30)	Above Average (50-150) & High (Above 150)	Mostly Above Average (Above 250)
Geography	90% found in the south	Small towns and cities	Small towns; economically depressed areas.	Second-tier; smaller cities in the eastern half of the U.S.	Downscale neighborhoods, second tier cities
Housing Format	Detached homes built before 1970.	Older attached housing products and low-rise apartment buildings.	Detached ranch houses situate on small lots; built more than half a century	Crowded small apartments, or in projects. ¾ homes built before 1925; 2/3 homes built before 1950.	90% detached homes; 1/3 homes built before 1925; 2/3 homes built before 1950.



Family Composition	25% contain elder parent/young adult. Mainly single, 40% divorced, widowed, separated single.	90% with at least 1 child; 40% married; 55% single parent	Nearly 2/3 widowed. No children; more than ¾ grandparents.	90% are single; most struggling parents raising young children on low incomes,	¾ unmarried, majority widowed, divorced, separated; 2/3 occupy only 1 resident.
Education	Nearly 2/3 have not gone beyond college.	Below average, only ½ going beyond high school	Only 13% with college degrees	50% high school dropouts; <5% with college degree; Some willing to take adult education courses.	Nearly 2/3 never went beyond high school.
Jobs and Work	High percentage at low echelon blue collar jobs	Low paying factory jobs	90% are retired.	Low-paying service-sector jobs	Mostly sales and service sector job, 1 in 5 retired.
Income	Lower-middle class	Low income; typically, 40% below average.	Fixed incomes, few income-producing assets	Financially challenged; Average income is the second lowest in the nation	Less than the nation's average at \$31,000.
Transportation	High propensity to own their own car.	Many own a vehicle.	More than half own 3 or more vehicles.	Used Vehicles	Status prone with Cadillacs and Lincolns, more like to drive economy vehicles.
Age	Majority of the households over the age of 50.	Nearly 2/3 are younger than 30; Some 90% are under 35.	2/3 of household heads are over 75, all over 65.	Nearly 40% under the age of 35.	Mostly baby boomers between 51-65.



G. Target Housing Site



The redevelopment of the River Park Apartments is the focus of this Choice Neighborhood Initiative. This 16.6 acre target housing site was developed in 1969 and consists of 2-story 31 townhome buildings. Out of the 180 housing units, 130 of them are occupied. Positioned at the northern edge of Flint, the site is bordered by the Riverside Forest Preserve to the south, providing an attractive natural feature but creating isolation from the surrounding neighborhood. Onsite amenities include a community room and playground in the adjacent city-owned parcel. The Genesee County is currently work on a grant to implement upgrades to the park.

The CNI Plan seeks to replace 100% of these housing units within the neighborhood (on-site or off-site) or in other areas of opportunity as part of new mixed-income developments, while aiming to doubling the number of housing units to create mixed-income communities.

As we examine the exterior and interior of the River Park Apartment, there are notable deficiencies to be identified. This includes, but is not limited to; the bulding shell, the building systems, accessibility, the interior of the apartment and additional design deficiencies.

The building shell presents serious water-damage, done over the years causing roof leakage. This is also attributed to areas of the roof that are missing or have damaged shingles. Reports of asbestos containing material were also reported throughout the mastic and window caulking. There are results of decreasing comfort for residents and an increase in condensation damage due to the loose wall cavity insulation.

Currently, furnaces are being used for the building systems, however, are very outdated and inefficient, require repairs and has poor airflow throughout the units. Various utilites currently do not meet the code requirement such as the vast majority of the electrical components and smoke/CO detectors.

Improvements to meet the Accessibility code (AD, 504,UFAS,ANSI) include equipping all units with audio-visual improvements.

Apartment interiors flooring, walls and ceiling finishes are deteriorated with reports of lead based painted detected throughout units. 16 units currently uninhabited; five due to fire damage and

eleven for other reasons. Plumbing fixtures in corroded conditions causing water damage and leakage.

Units are current designed in a barracks style arrangement. This intended concept does not support the “defensible space, eyes of the street concept making the area more susceptible to crime activity. Along with the current infrastructure of the entire layout, most units do not meet code and standards with a variety of components. The width of interior windows are too narrow and not compliant with HUD Design Standards. Unit accessibility and audio-visual are not up to code with the required 5% and 2% Section 504 requirements. Adequate fresh air exchange requirements have not been met as well. Overall, the property does not serve its residents. Sidewalks are cracked and negatively sloped, the parking lot and storm drainage systems are beyond their respective useful lives and apartment units do not have viable central air conditioning.

The following replacements and repairs are required or recommended:

- Replacing active roof leaks – Required
- Replacing or repairing damaged roof sheaths – Required
- Replacing leaky windows caused by isolate water damaged – Required
- Abatement of Asbestos Containing Material (ACM) that exist within the mastic and window caulking – Required
- Replacement of screened aluminum doors – Required
- Replacement of aged furnaces – Recommended
- Full replacement of HVC Ductwork – Recommended
- Full modernization/upgrade to the aging interior electrical infrastructure – Recommended
- Full replacement of the lighting system – Recommended
- Full replacement of the supply and waste line – Recommended
- Replacement of the storm drainage – Recommended
- Replacement of CO/Smoke detector – Required
- Full modernization and replacement of the security system – Recommended
- Audio-Visual Improvements – Required
- Replacement of deteriorated finishes to the interior flooring, walls and ceiling – Required
- Abatement of Led Based Paint (LBP) when refining painted areas – Required
- Replacement of the damaged finishes of the water damaged flooring, walls and ceiling – Required
- Replacement of deteriorated casework – Recommended
- Full gut rehab of the five fire damaged units – Required
- Replacement of the deteriorated plumbing fixtures - Required



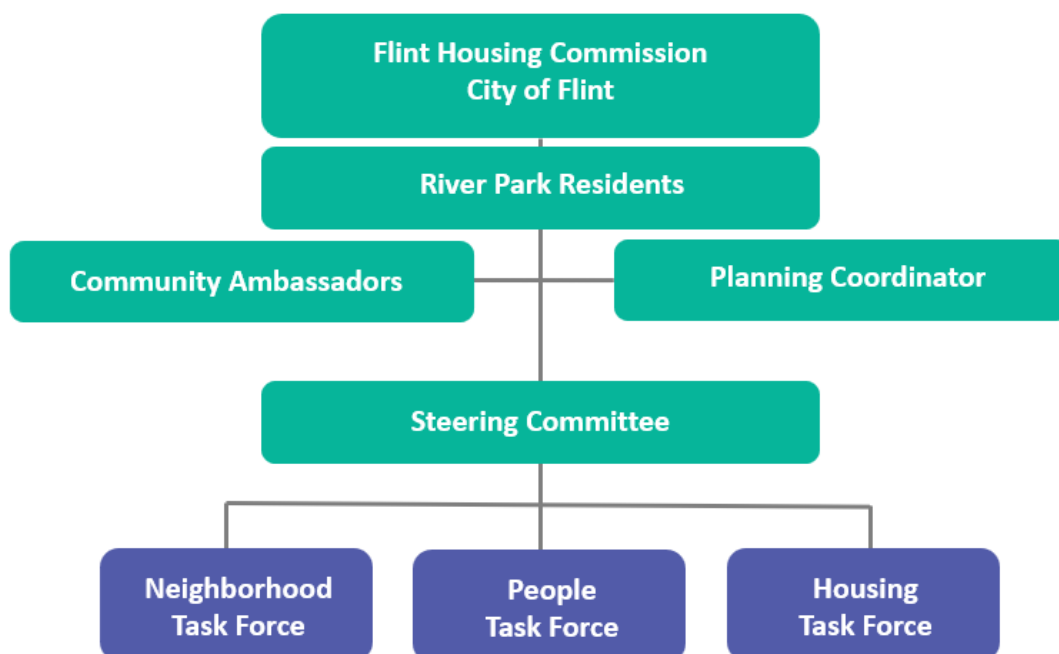
3. COMMUNITY ENGAGEMENT

A. Planning Process

The two-year Northeast Flint Community Plan process was initiated in December 2022. The Planning Coordinator Team was engaged in May 2023 and the following process was outlined to guide the planning efforts till December 2024.



B. Planning Structure



Community Ambassadors:

We're fortunate to have four outstanding ambassadors who serve as an extension of our team. They have been actively advocating for the project, participating and contributing in all the meetings and discussions, and play a pivotal role in encouraging resident participation in the needs assessment survey.



C. Methods of Engagement

Multiple methods of engagement are being utilized and explored to ensure maximum participation from the River Park Apartments, community members and stakeholders.

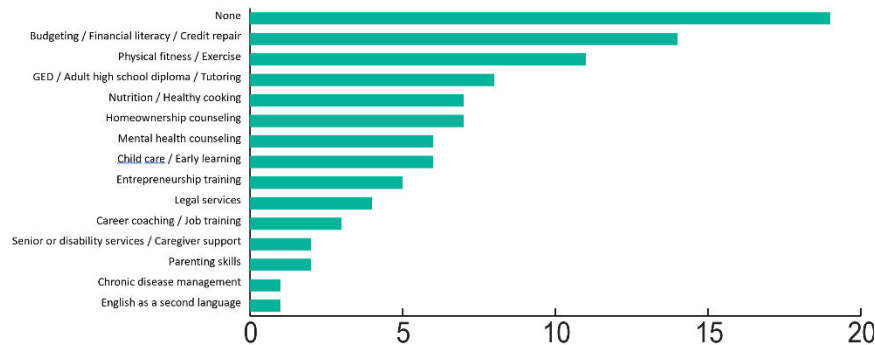
I. Surveys

Resident Survey - The Resident Needs Assessment Survey was administered to River Park residents beginning October 2023. Community Ambassadors have gone door to door distributing the surveys to residents. To date we have collected 45 surveys. The Survey will be

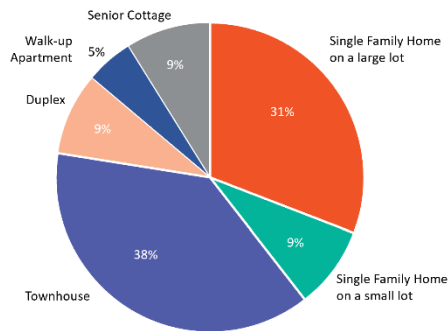


concluded at the end of December 2023. Results will be summarized shortly thereafter. Some initial results are shown below:

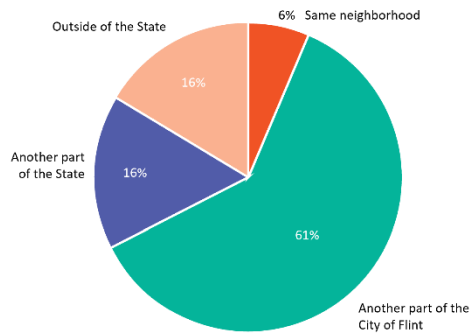
WHAT SERVICES DO YOU OR A MEMBER OF YOUR HOUSEHOLD NEED AT THIS TIME?



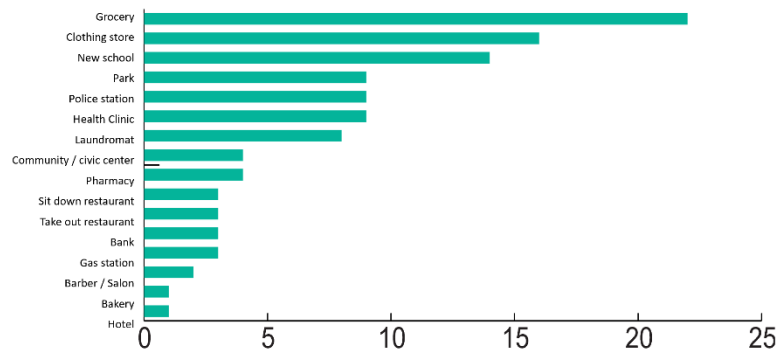
IF RIVER PARK APARTMENTS IS REDEVELOPED, WHAT TYPE OF HOUSING WOULD BEST SERVE YOUR HOUSEHOLD?



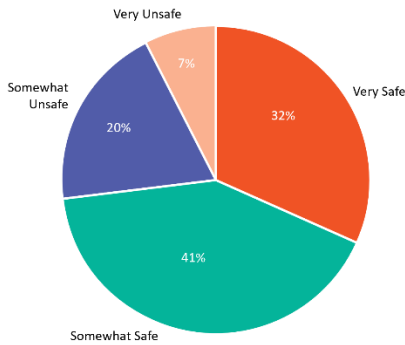
IF YOU HAVE CONSIDERED MOVING FROM YOUR HOME, WHERE WOULD YOU LIKE TO MOVE TO?



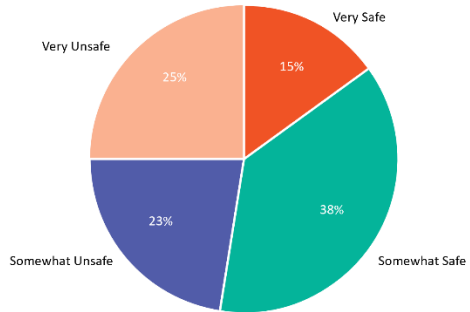
WHAT TYPES OF THINGS ARE MOST NEEDED IN THE NEIGHBORHOOD



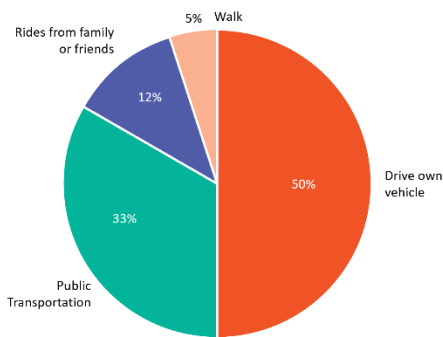
HOW SAFE DO YOU FEEL IN THE NEIGHBORHOOD DURING THE DAY?



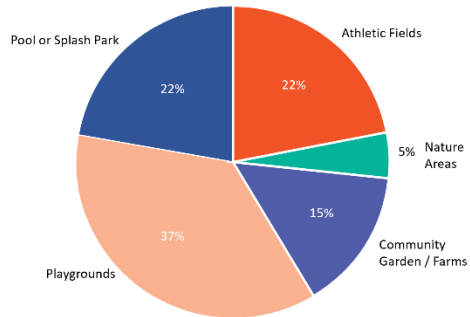
HOW SAFE DO YOU FEEL IN THE NEIGHBORHOOD DURING THE NIGHT?



WHAT IS THE PRIMARY TYPE OF TRANSPORTATION YOU USE TO GET AROUND THE CITY?



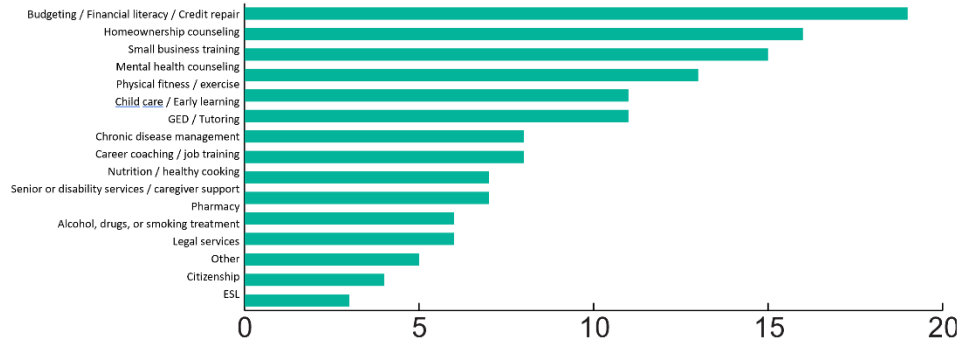
WHAT TYPES OF PARK SPACE DO YOU THINK IS MOST NEEDED IN THE NORTHEAST FLINT NEIGHBORHOOD?



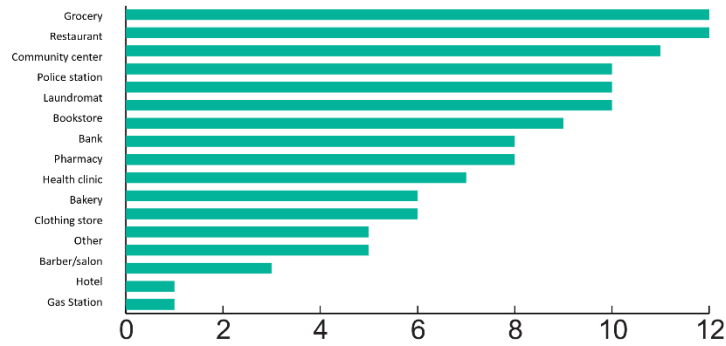
Community Survey - The Community Survey is open to the larger Northeast Flint Neighborhood. Residents, business owners, and others are able to provide feedback through the Community Survey. To date we have collected 30 surveys. Initial results are shown below:



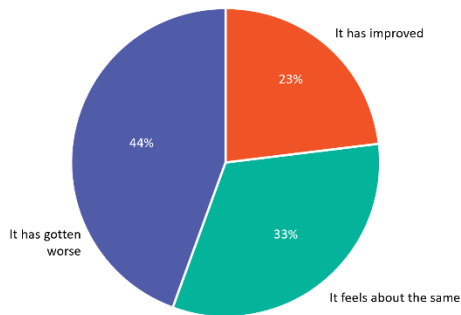
WHAT SERVICES DO YOU OR A MEMBER OF YOUR HOUSEHOLD NEED AT THIS TIME?



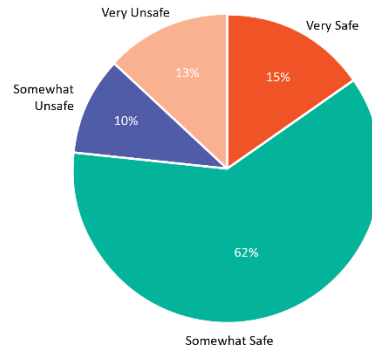
WHAT TYPES OF THINGS ARE MOST NEEDED IN THE NEIGHBORHOOD?



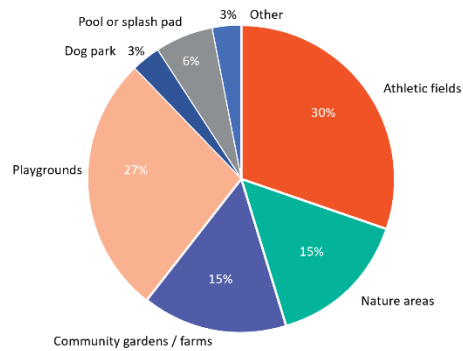
HOW HAS THE NORTHEAST FLINT AREA CHANGED IN THE TIME YOU HAVE BEEN HERE?



HOW SAFE DO YOU FEEL IN THE NEIGHBORHOOD?



WHAT TYPES OF PARK SPACE DO YOU THINK IS MOST NEEDED IN THE NORTHEAST FLINT AREA?



II. Meetings and Work Sessions

Resident Meetings

FHC has conducted multiple meetings with the residents since the grant was awarded to keep them informed about the planning process. The following meetings were conducted since the Planning Coordinator Team was engaged.

- **June 1, 2023** – First meeting after the Planning Coordinator Team was engaged. Residents were introduced to the team, neighborhood boundary, planning process and overall schedule. Those in attendance had a chance to ask questions, state their concerns and brainstorm on the name and branding for this planning effort.



- **July 13, 2023** – The Resident Needs Assessment Survey was initiated, and the process to access and complete the survey explained to the residents and ambassadors. We also collaborated with the Flint Institute of Arts to organize some fun art activities for the kids, allowing their parents and other residents to participate in the survey. They also help identify neighborhood assets by placing dots and sticky notes on a neighborhood map. Responses included Hutchinson Market, Dollar General, and various churches and community organizations.





- **August 15, 2023** – During the third meeting, residents and children got a chance to interact with beekeepers, create more arts and crafts, vote on their most desired housing type, show their Northeast Flint Community Plan spirit, and even vote on a new logo that represents their community.



Stakeholder Interviews

- We worked with FHC and the City of Flint to identify the key stakeholders for the Northeast Flint community. Through one-on-one interviews, we aimed to gain insights into the issues, opportunities, and potential partnerships within the community. To date, we have conducted over 25 interviews and continue to reach out to others as we become aware of them.

Steering Committee Meetings

- **Steering Committee Meeting, September 7, 2023** – The primary focus of the meeting was to introduce the planning team, outline the planning process, and discuss the roles and tasks of the committee. During breakout sessions, participants were divided into groups and tasked with identifying neighborhood issues, opportunities, and potential assets. Additionally, a brainstorming session was conducted to generate ideas for early action projects. We also explored questions such as who else should be engaged and identified other community events/meetings we could participate in.



- **Steering Committee Meeting#2, November 16, 2023** – this meeting focused on the input received from all the Task Force Meetings and then breaking up the group into three groups to focus on the Emerging Neighborhood Framework, Potential Focus Areas and Housing Sites.



Task Force Meetings

- **Neighborhood and Housing #1, October 17, 2023** – this was the combined meeting for the Neighborhood and Housing Task Force. A mix of River Park residents, community members and city officials participated in this meeting, here we reviewed the responsibilities of this groups, planning process and schedule and the neighborhood conditions. After the presentation, the participants were divided into four groups for the breakout work session. The work session focussed on identifying primary corridors and circulation, potential catalytic housing sites, and open space and amenities improvements.



- **People #1, October 17, 2023** – Residents and stakeholders met to discuss the People Plan including topics on Education, Health and Safety, and Employment and Job Training. Participants were asked to break up into small groups (the people sitting next to them) and discuss what is working and not working for each of the topics mentioned before. Participants were able to share their thoughts out loud to the group and information was gathered and inputted (in real time) on the online platform Mural. Participants were also asked to discuss desired outcomes for each topic (sharing and documenting as well).



- **People #2, December 11, 2023** – Residents and stakeholders focused on each category – health and safety, education, job training and employment to discuss what is working and what is not working, desired outcomes and specific strategies and precedents to achieve those outcomes.



- **Neighborhood and Housing #2, scheduled for December 19, 2023** – The agenda for this meeting includes overview of input received at the Steering Committee Meeting # 2, discussing the catalytic sites and next steps to further explore the sites. We also plan to



III. Attending Community Events and Meetings

- **Grazing in the Grass, September 21, 2023** – Grazing in the Grass was a celebration event held by the North Flint Neighborhood Action Council to celebrate a summer of hard work. During the event, we gathered and set up tables to hear from residents in North Flint about their early action project ideas, answer questions, and give individuals the opportunity to select their favorite neighborhood amenities.



- **Sylvester Broome Fall Fest, October 26, 2023** – We joined Sylvester Broome’s Fall Fest to reach out to the community members and make them aware of the Northeast Flint Community Plan. The residents, community members, and children came together for a fun night of trick or treating, and dress-up. We also gather input on preferred neighborhood amenities and potential early action projects for the northeast Flint community.



- **River Park Apartments Halloween Trick-or-Treating, October 27, 2023** – The Resident Council hosted a trick-or-treating event at the community room. We joined the event to engage the kids to identify the potential neighborhood amenities they wanted to see in their community.



4. GOALS & STRATEGIES

NOTE: The community engagement process will establish the goals, strategies, plan recommendations and implementation strategies over the next several months. This will also include finalizing the Early Action Project (s) and implementing it. Potential content for this chapter is included below:

A. People Plan

The People Plan focuses on connecting residents to resources to increase quality of life. This includes connecting key service providers with specific expertise to help devise programmatic responses to address challenges and suggest appropriate goals for improving baseline conditions. The People Task Force met on November 9, 2023, at the River Park Apartment Community Room and on December 11, 2023, at the Flint Institute of Art. Residents and stakeholders met to discuss the People Plan including topics on Education, Health and Safety, and Employment and Job Training. The People Task Force identified and discussed what is working and what is not, and desired outcomes for each of the topics mentioned.

Education: People Task Force identified gaps in education including lack of schools in the neighborhood, no after school programs in the area, and vacant school buildings, among others. Children have to go outside of the neighborhood to attend Flint Public Schools or Charter Schools (just outside of the boundary). Some residents have noted that Charter Schools are filling a need, although they would prefer their kids to attend Flint Public Schools. Transportation is available to the different schools for all students to and from River Park. People Task Force identified improving student academic performance and access to schools as a desired outcome.

Health & Safety: The topics of health and safety covered the lack of access to medical facilities, including emergency centers, in the neighborhood. Almost all residents have health insurance and are able to seek medical attention but have to travel outside of the boundary. Environmental concerns, directly related to air pollution from the industrial corridor and Ajax Plant, affect residents health. Mobile clinics or more direct access to medical resources is a desired outcome for residents.

Employment & Job Training: The People Task Force identified a lack of education or training as a barrier to employment opportunities. There are a lot of jobs in Flint but most are located elsewhere in the City. The entry level jobs available in the area do not have a pay rate that allows residents to have enough to sustain their financial needs. Residents would like to be connected to FCS's FSS Program and job trainings that would allow them to become viable candidates.



B. Neighborhood Plan

The Neighborhood Plan focuses on identifying key strategic improvements which would help transform of the distressed areas into viable, mixed-income communities supplemented by access to well-functioning services, high quality education programs, services, public assets, public transportation, and improved access to jobs.

The Planning Team has hosted two Steering Committee meetings and a Neighborhood/Housing Taskforce meeting largely focused on key aspects of the neighborhood plan. A diverse group of 30+ community leaders, River Park residents, and stakeholders have attended these meetings and the planning team has developed a general neighborhood framework based on the outcomes of those engagements. Key objectives that have been established include:

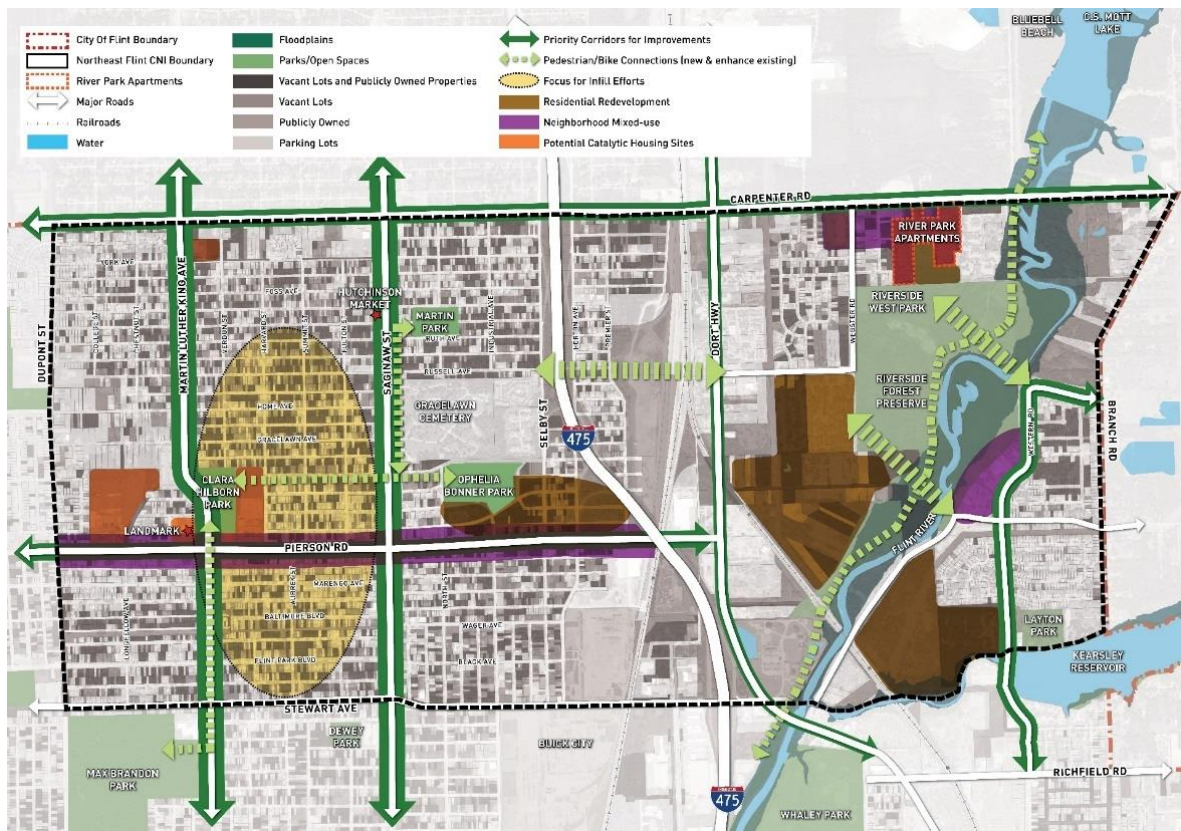
- Maintaining housing and investment in the current River Park neighborhood: Residents and stakeholders have expressed a strong preference for maintaining housing and enhancing amenities in the current River Park neighborhood.
- Connectivity: The current River Park location is isolated and largely inaccessible unless residents have a private vehicle or utilize public transportation. Adjacent streets have very little, if any pedestrian infrastructure and the Flint River Trail is not easily accessible from River Park Apartments.
- Amenities and Services: A common theme heard from residents is that there are few amenities in the neighborhood now, and other potential locations within the project area also lack significant amenities. Development of associated services, small businesses, and community assets is critical to any housing solution to ensure that residents experience a true improvement not just in housing quality, but also in quality of life.
- Housing Types: Residents and stakeholders have expressed a strong preference for low and medium-density housing options. This includes exploring options for targeted infill housing in urban neighborhoods along with more significant redevelopment at targeted sites within the project area, including the current River Park neighborhood.

Main highlights of the Emerging Neighborhood Framework, developed based on input received from the River Park Apartment residents and community members:

- Priority corridors identified for improvements:
 - Saginaw Street
 - Martin Luther King Avenue
 - Pierson Road
 - Carpenter Road
- Pedestrian connections:
 - Connecting Websters Road to Russell Avenue – potentially by a pedestrian bridge
 - Across Dort Highway



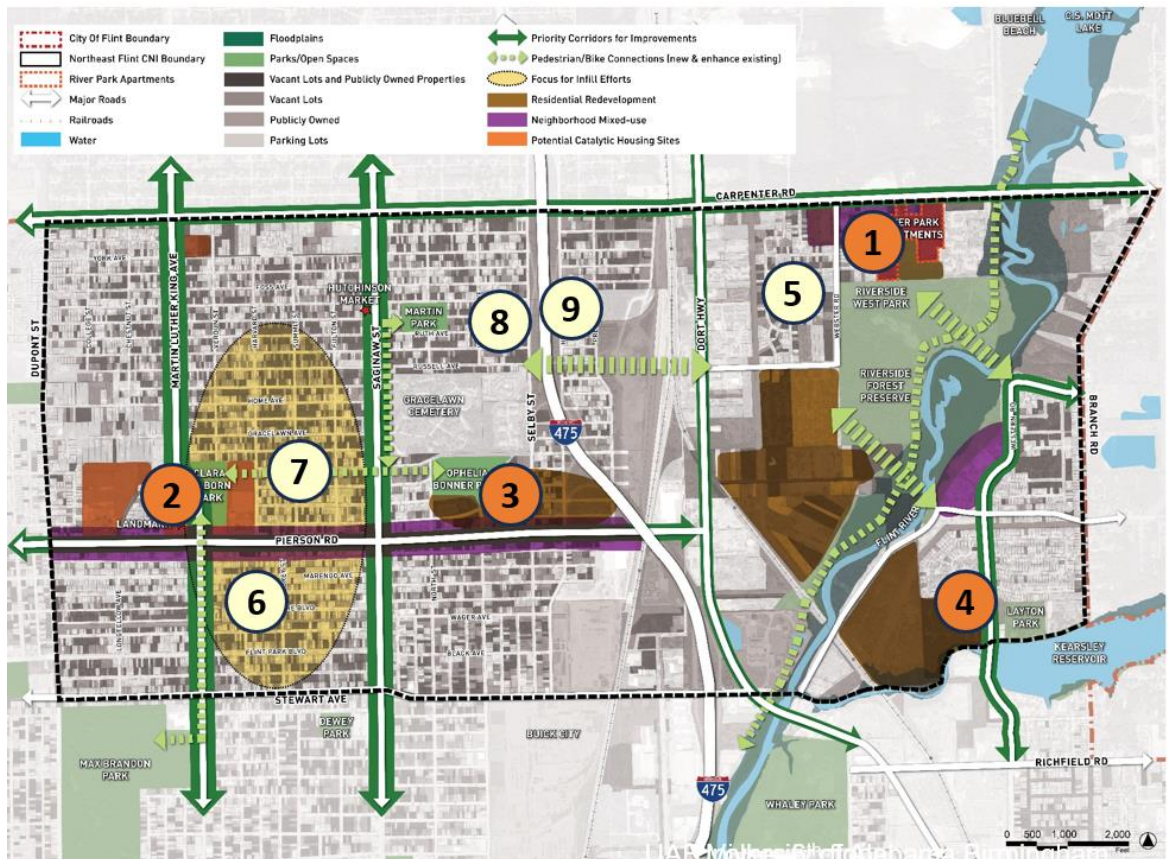
- Enhancing the River trail connections and accessibility.
- Connecting Rollingwoods neighborhood
- Connecting Buick City new redevelopment
- Existing parks
- Focus areas
 - River Park Apartments and its surrounding areas, including the unoccupied Carpenter Road Elementary School
 - Pierson Road as the neighborhood street with mixed-use opportunities with St. Agnes property, Bryant Elementary School building, area around Ophelia Park as redevelopment areas.
 - Infill areas for neighborhood stabilization – focus between Martin Luther King Avenue and Saginaw Street, around Pierson Road.



Emerging Neighborhood Framework



The emerging neighborhood framework was further discussed at the Steering Committee to identify potential catalytic sites and infill areas. The neighborhood framework is being further developed based on input from the community and feasibility of the catalytic sites.



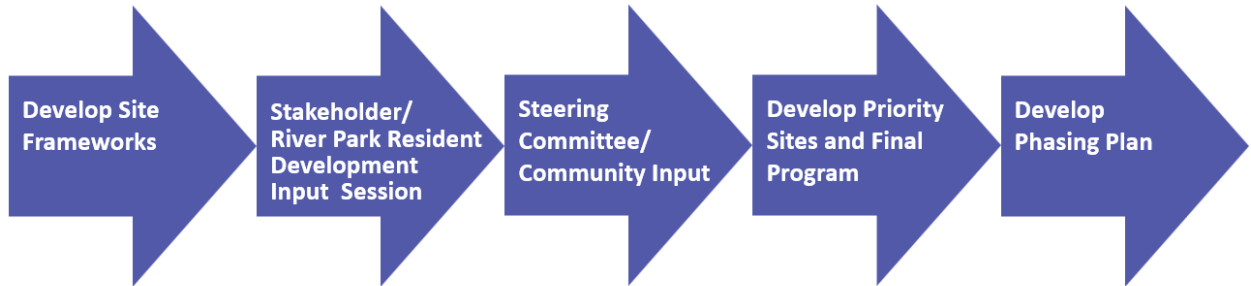
- REDEVELOPMENT AREAS
- POTENTIAL INFILL FOCUS

The catalytic sites under consideration include:

1. River Park Area
2. Landmark Area
3. Ophelia Park Area
4. Layton Park/ Shady Acres Mobile Home Area

Our next steps involve creating preliminary development frameworks for each site, to be refined during stakeholder input sessions dedicated to each site. Residents of River Park Apartments will play a crucial role in all of these discussions. This will provide them with an opportunity to envision redevelopment possibilities for the different sites and understand the possible options they could have.

The site frameworks will be refined and presented to the Steering Committee and community for their input and review. These discussions will also help prioritize the sites and identify a feasible phasing strategy. Based on the priorities, implementation strategies, including any regulatory changes or site control needs, will be established.



Process for Catalytic Site Plan Development

C. Housing Plan

The Housing Plan focuses on transforming distressed public and assisted housing into energy efficient, mixed-income housing that is physically and financially viable over the long-term.

Note: The overall master plan is still under development, including identifying the potential housing sites. Below is a list of overall goals and additional considerations that may influence the proposed design and housing program.

- Design considerations to achieve at a minimum LEED-ND certification.
- Possible acquisition of off-site parcels in the target neighborhood to expand development footprint and allow for a build-first model.
- Phasing plan and impact on relocation plan.
- What non-residential uses are to be included based upon highest community benefit.
- Incorporation of renewable energy production features where feasible
- Goal for all units to be visitable and 14% fully accessible.
- Overall housing program includes one-for-one replacement requirement of the existing affordable housing units and doubling the number of housing units to create mixed-income communities. Type and number of other units to be developed (affordable or market-rate rental, affordable or market-rate homeownership) to be determined based on market study, positive impact on local community and local need.
- Open space amenities that support and address recreational needs and supportive services.

5. IMPLEMENTATION PLAN
6. APPENDIX

