

# COMMUNITY DEVELOPMENT GUIDANCE

The Michigan Economic Development Corporation (MEDC)'s Community Development (CD) team supports the growth of vibrant, diverse and sustainable communities across Michigan.

In order to facilitate the reinvigoration of city centers and rural communities across Michigan, the MEDC CD team administers the Michigan Strategic Fund programs:

- Brownfield Tax Increment Financing (TIF)— Act 381 Work Plans
- Community Development Block Grant (CDBG)
- Façade Restoration Initiative (FRI)
- Michigan Business Tax Brownfield Credit (legacy)
- Michigan Community Revitalization Program (MCRP)
- Michigan Main Street (MMS)
- Public Spaces Community Places (PSCP)
- Redevelopment Ready Communities® (RRC)
- Transformational Brownfield Plans (TBP)

## COMMUNITY DEVELOPMENT ELIGIBILITY

### Downtown?

A community's principal downtown is one with a grouping of 20 or more contiguous commercial parcels of property that include multi-story buildings of historic or architectural significance. The area must have been zoned, planned, built, or used for commercial purposes for more than 50 years. The area must primarily consist of zero-lot-line development, have pedestrian-friendly infrastructure, and an appropriate mix of businesses and services.

### High Impact Corridor/Gateway?

A high impact corridor or gateway offers unique connectivity and connections to downtowns, new economic opportunities, safe and sustainable transportation, and improvement in a community's quality of life. A corridor includes one or more routes that connect to economic activity, and often forms boundaries between neighborhoods and communities.

OR

Communities with this place type **must** demonstrate readiness through **RRC engagement**.

Communities with this place type **must** demonstrate readiness through **RRC certification**.

**ALL** MEDC community development projects will be evaluated on the following criteria to identify high priority projects:  
(complete descriptions of the criteria are on the next page)

**LOCAL AND REGIONAL IMPACT CONSIDERATIONS**

**PLACE CONSIDERATIONS**

**FINANCIAL CONSIDERATIONS**

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**ALL MEDC community development projects will be evaluated on the following criteria to identify high priority projects:**

## LOCAL AND REGIONAL IMPACT CONSIDERATIONS

- Project supports the vision and goals stated in the local master plan, downtown plan, and/or capital improvements plan and economic development strategy
- Project supports region-wide economic development strategy or initiative
- Located in a certified Redevelopment Ready Community
- Located in a Main Street community
- Located in a geographically disadvantaged area
- Community financially supports the project as demonstration the project is a priority

## PLACE CONSIDERATIONS

- Evaluated in concert with the basic tenets of urban design; has mass, density, building type(s), and scale appropriate to the neighborhood context and positively contributes to the pedestrian experience
- Contributes to a traditionally dense mixed-use area and contains multi-story elements
- Rehabilitation, infill and historic revitalization projects
- Promotes mixed-income neighborhoods
- Incorporate integrated and sustainable approaches to manage the quantity and the quality of stormwater for infrastructure improvements
- Significant square footage being revitalized and activated
- Universal design (designed to be accessed, understood and used to the greatest extent possible by all people)
- Redevelopment meets a third-party certification for green buildings (Leadership in Energy and Environmental Design [LEED], Energy Star, Living Building Challenge, Net Zero Energy Building, Green Globes, etc.)
- Level and extent of brownfield activities undertaken in direct support of the project

## ECONOMIC AND FINANCIAL CONSIDERATIONS

- Financial need for the incentive(s) demonstrated
- All other potential funding resources have been explored and maximized
- Significant financial contribution into project by developer/owner (generally 10–20%)
- High ratio of private dollars compared to the total amount of public contribution (state and federal funding) to a project
- Developer and non-third party fees (including management, guarantee, and project coordination fees, etc.) should be deferred through available cash flow as a general rule

## OTHER PROJECT CONSIDERATIONS

- The community, developer and applicant must be in compliance with existing state and federal programs to be considered for support.
- The Michigan Strategic Fund (MSF) will not consider “big box” retail operations or single-story strip malls.
- Demolition of a structure, or other adverse effect to a historic resource, or structure that is eligible to be a historic resource, is discouraged.
- If a multi-unit residential project includes investment into a residential unit that will be occupied by the project’s owner/developer/sponsor, the investment into that unit will be considered for financial assistance on a case-by-case basis. If considered for assistance, such assistance will be equitable in relation to the investment into other units of the development.
- For MEDC purposes, “White Box” is defined as unfinished interior space in a commercial building with the following aspects complete: 1) Code required bathrooms; 2) Envelope wall coverings prepped for painting; and 3) Finished ceilings, flooring, electrical fixtures, plumbing fixtures, and functional HVAC and sprinkler systems. Interior space should be able to obtain a certificate of occupancy.

**For more information on projects and MEDC Community Development priorities, please visit [www.miplace.org](http://www.miplace.org) or contact your Community Assistance Team (CATeam) specialist.**