

COMMUNITY DEVELOPMENT

Growing vibrant, diverse, and resilient places that attract investment, innovation, residents and visitors.

FINANCING AND INCENTIVES

ALL MEDC place-based investments will be evaluated on the following criteria to identify high priority projects:

LOCAL AND REGIONAL IMPACT CONSIDERATIONS

Competitive projects support a local or regional vision or goal identified in a master plan or economic development strategy. Projects in geographically disadvantaged areas will be most competitive.

GUIDANCE

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.
- Located in a Redevelopment Ready, Michigan Main Street, or Certified Local Government community.
- Located in a geographically disadvantaged area (GDA); [click here](#) to see a public map of Michigan's geographically disadvantaged areas.*
- Community financially supports the project.
- Project supports local/regional workforce and career opportunities.
- Project incorporates emerging developers.**
- Project serves as a catalyst within the community, fostering additional development and investment.
- Project promotes mixed-income neighborhoods.

PLACE CONSIDERATIONS

Projects should be designed and programed in concert with basic tenets of urban design (mass, density, type and scale). Additional competitive elements include historic rehabilitation, mixed-use and mixed-income projects, inclusive design, and environmentally sustainable buildings and sites.

PLACE CONSIDERATIONS

- Contributes to a traditionally dense mixed-use area and includes multi-story elements.
- Evaluated in concert with the basic tenets of context-sensitive urban design appropriate to its surroundings.
- Project includes the preservation and rehabilitation of a historic resource.
- Project positively contributes to the pedestrian experience, and considers availability of transportation alternatives, both motorized and non-motorized.
- Project leverages existing physical and social infrastructure.
- Redevelopment meets a third-party certification for green buildings (Leadership in Energy and Environmental Design [LEED], National Green Building Standard, Living Building Challenge, Green Globes, Net Zero Energy Building, Passive House/PHIUS+ Certification, etc.)
- Proposed plans demonstrate principles of "Universal Design:" designed to be accessed, understood and used to the greatest extent possible by all people.

ECONOMIC & FINANCIAL CONSIDERATIONS

All projects will need to demonstrate financial need. All funding sources, including debt and equity, must be maximized and development costs must be reasonable.

ECONOMIC & FINANCIAL CONSIDERATIONS

- Project demonstrates financial need.
- All other potential funding resources have been explored and maximized.
- Project leverages high ratio of private dollars compared to the total project cost and maximizes all available senior financing.

OTHER CONSIDERATIONS

- The community, developer and applicant must be in compliance with existing MEDC/MSF programs to be considered for support.
- Big Box retail and strip malls are generally not considered.
- Demolition of a structure, or other adverse effect to a historic resource, or structure that is eligible to be a historic resource, is generally not supported.

* "Geographically Disadvantaged Areas" are defined as economically distressed and historically underinvested census tracts and counties, especially in urban and rural areas, that tend to experience relatively high unemployment and low household incomes. MEDC and State of Michigan operationalize geographically disadvantaged areas to constitute Treasury-designated Opportunity Zones and Small Business Administration-defined HUBZones (Historically Underutilized Business Zones).

** "Emerging developers" are defined as Michigan-based developers with limited real estate experience and financial resources who support local initiatives and have completed commercial real estate training programs



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