

COMMUNITY DEVELOPMENT GUIDANCE

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

MEDC offers tools to redevelop Michigan's downtowns and foster historic preservation. By encouraging a compact mixture of uses and walkable urban fabric, we decrease the impact of sprawling development and efficiently utilize infrastructure. This development promotes environmentally and fiscally sustainable places that attract talent and business.

To facilitate the reinvigoration of downtowns and high impact corridors/gateways across Michigan, the MEDC CD team facilitates the following Michigan Strategic Fund programs:

- Brownfield Tax Increment Financing (TIF) Act 381 Work Plans
- Certified Local Governments (CLG)
- Community Development Block Grant (CDBG)
- Federal Historic Preservation Tax Credits
- Match on Main (MOM)
- Michigan Community Revitalization Program (CRP)
- Michigan Lighthouse Assistance Program (MLAP)
- Michigan Main Street (MMS)
- Public Spaces Community Places (PSCP)
- Redevelopment Ready Communities (RRC)
- Transformational Brownfield Plans (TBP)



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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.
- Located in a geographically disadvantaged area (GDA); [click here](#) to see a public map of Michigan's geographically disadvantaged areas.*
- Located in a Redevelopment Ready, Michigan Main Street, or Certified Local Government community.
- 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.

* "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

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 positively contributes to the pedestrian experience, and considers availability of transportation alternatives, both motorized and non-motorized.
- Project includes the preservation and rehabilitation of a historic resource.
- 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, Net Zero Energy Building, Green Globes, 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 AND 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.
- 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.