

# Compilation of Suggested Recommendations

---

[Urban Revitalization](#) | [Land Resource-Based Industries](#) | [Planning and Zoning](#)  
[Infrastructure](#) | [Natural Environment](#)

This document is a compilation of previous recommendations in their original wording. These recommended solutions come from a variety of sources including the Land Use Leadership Council member survey, white papers solicited for the benefit of the council, and a number of land use initiatives at the regional or statewide level in Michigan from 1990–2003. Please note that the interest group survey and public comment recommendations are not included in this document, but will be provided in a separate document. The recommendations are grouped by the issue categories that were developed from the council member survey and through input at the council meetings. Text in [BRACKETS AND SMALL CAPS] indicates some action has been taken on this recommendation. If you would like more information on specific land use initiatives, please refer to the document in the reference binder prepared by the Planning and Zoning Center, *Land Use Initiatives: Issues Identified and Solutions Recommended 1990–2003*.

## I. URBAN REVITALIZATION

### ***Council Member Survey***

#### ■ **Urban Revitalization Programs and Policies**

- Urban Revitalization Programs. Reestablishing the viability of Michigan's cities will require a variety of innovations. Regional revenue sharing, land banking of tax reverted properties, and creating multiple tier land tax structures are just a few among them. There are serious public health issues that must also be addressed.
- The land bank initiative (clear title) was derailed by petty city politics in Detroit. This should not be allowed to happen. Land assembly is too important an issue.
- State income tax break for residents (new?) of targeted older areas. Basically, a PA 198 income tax type-of-program for new/redeveloped housing in older areas.
- The government can increase the use of tax incentives to encourage development and redevelopment in already established urban centers.
- Reward with tax incentives those communities that reach and maintain the status of “diverse communities.”
- What kind of tax incentives might encourage/stimulate urban core development?
- Change Michigan’s economic development policies to cut subsidies for sprawling suburban development.
- Since 1950s we have moved from small parcel mixed use to large single use blocks of land (industrial, shopping malls and residential) connected by high speed roads. All these decisions are driven by economic models that failed to incorporate the negative consequences to our central cities. Prioritize State resources to urban renewal vs. new highways.

- Prioritize funding for older communities and developed areas in order to reduce sprawl; via Act 51 and through the state's budget process. For example, the state budget should be reviewed not only from the typical dollars and cents standpoint, but also from a land use and urban redevelopment perspective.
- Local/state building codes should be revisited to identify unnecessary impediments/barriers to rehab/redevelopment efforts.
- Enact legislation and support for outstanding affordable housing developments located in urban and rural communities.
- Enact legislation to create an entity to clear title, so that vacated properties could be sold, developed and put on the tax rolls in urban areas.
- Urban revitalization vs. build and abandon
- Greater public recognition for private sector reuse of these areas.
- Aid cities in land assembly. Start using the Michigan Rehabilitation Code for Existing Buildings on a greater number of projects. Encourage cities to competitively bid services.

#### ■ **Rebuilding Communities in Terms of Housing**

- The government can be more active in adopting and supporting a build/repair/replace policy in the established communities of the urban centers of the state.
- Support/Dictate the inclusion of a variety of affordable housing units in all submitted plans for new housing construction.
- Policy should provide incentives to build, improve and revitalize in or near population centers. Empowerment zones, enterprise zones or renaissance zones are all steps in the right direction.
- Some of our largest cities have an inordinate amount of tax-reverted property in the hands of the government. Mechanisms need to be established that could help to move these parcels back into the hands of private investors and developers to help encourage redevelopment of these parcels.
- Encourage the building of new housing units in previously established, integrated neighborhoods.
- Where feasible, provide incentives to businesses and families to move back to urban areas. Incentives could include reduced taxes, increased school aid or the possibility of “homesteading” abandoned lots and buildings in the city.
- Urban redevelopment programs, support of arts and cultural activities
- Aid cities in land assembly. Start using the Michigan Rehabilitation Code for Existing Buildings on a greater number of projects. Encourage cities to competitively bid services. Improve bus transportation between urban, suburban and rural areas without forcing areas to pay for services they don't receive. Encourage inner city entrepreneurship.

#### ■ **Economic Development Strategies**

- Incentives for redevelopment and use.
- Provide additional incentives for downtown retail and commercial business.

- Expand incentives for urban investment - tax credits, brownfield tools, grants, etc. Also, simplify some of the administratively onerous process involved in using existing and future urban reinvestment incentives.
- Dispose of the growing inventory of state-owned property in cities for viable urban redevelopment projects.
- Research and assistance in re-greening of urban land, including new parkland and reforestation.
- Concentrate recruitment of businesses and tax incentives for businesses in urban areas, address socioeconomic disparities and other factors that lead to racial segregation, such as schools, jobs and housing, tax breaks to reward people who live near their workplace.
- Additional monetary incentives should be designed to encourage development of urban areas in order to retain urban residents and encourage movement back into cities.
- Encourage businesses appropriate for urban areas to provide economic opportunity for urban dwellers.
- Change Michigan's economic development policies to cut subsidies for sprawling suburban development. Reform it to support downtown and neighborhood redevelopment programs and farming, tourism, and clean-business development in rural areas.

#### ■ **Brownfield Development**

- Creating further incentives to encourage the redevelopment of Brownfield sites would help to relieve development pressure on greenfields. One avenue that should be considered by the Council is reallocating remaining Clean Michigan Initiative funds to the municipal grant and loan program to help stimulate economic development.
- Extension of the Brownfield Redevelopment Authority activities to "above grade" remediation, as well as other potential uses related to urban land.
- Barriers to brownfield redevelopment especially private sector fears of liability for previously existing contaminant conditions.
- Extension of the Brownfield Redevelopment Authority activities to "above grade" remediation, as well as other potential uses related to urban land.
- Provide adequate funding for the environmental cleanup of urban sites that are contaminated.
- What environmental law changes might facilitate development of brownfields over green fields?
- Cost of service comparisons of a brownfield versus a greenfield development prior to the approval of a rezoning or special use request for the development of a greenfield.

## **White Papers**

### **■ Recommendations from Bettie Buss (Detroit Renaissance)**

- The state has adopted a very effective toolbox of development incentives and assistance. These tools must be maintained and state processes streamlined where possible. Making state redevelopment assistance and incentives available only to central cities and inner ring suburbs is crucial to managing growth and to making those incentives effective. The current toolbox includes:
  - Brownfields legislation
  - Tax increment financing
  - Renaissance Zones
  - Downtown development authorities
  - Historic tax credits
  - The Obsolete Property Rehabilitation Act
  - Business improvement districts
  - Neighborhood enterprise zones.
- This survey of urban land use initiatives has offered a number of other recommendations gleaned from planners, public officials, and developers across the state, including:
  - Growth boundaries
  - Restrictions on building permits
  - Service area fees
  - Cooperative city and regional planning
  - Impact fees
  - Excise taxes
  - Location-dependent surcharges
  - Tax base sharing
  - Improved code enforcement
  - Exclusionary zoning
  - Mixed-use zoning
  - State revenue sharing formula changes
  - Tax increment financing
  - Tax credits
- Because cities cannot regulate their way out of disinvestment, solutions must be regional.
- These solutions must not be presented in a way that implies that central city officials are not doing their job correctly, but rather because development patterns have created conditions that cities alone cannot control or counterbalance and because these development patterns degrade the quality of life in suburban areas as well.
- The solutions must also incorporate public input to gain broad support from diverse stakeholders.
- And those solutions must create a new pattern of land use that respects the needs and desires of urban, suburban, and rural residents.

**■ Recommendations from Gary Heidel Regarding Income Diversity (MSHDA)**

- Establish a state housing and community development fund to make grants funds to for profit and nonprofit developers that agree to develop mixed-income rental and homeownership projects.
- Increase affordable homeownership opportunities for people with low and moderate incomes in cities, suburban communities, and small towns by increasing the income and purchase price limits in MSHDA's single-family programs. These programs allow first time homebuyers with lower incomes to purchase a home.
- Increase homeownership in cities in targeted areas among middle-income homebuyers by providing low interest rate loans through MSHDA.
- Encourage redevelopment of tax reverted properties by calculating the taxable value of the property on its value before improvements are made.
- Expand the Michigan Individual Development Accounts (IDA) program. The IDA program matches the savings of people with low incomes who are saving for a down payment for purchasing a home, improving their education, or starting a business.
- Develop manufactured home designs that are more compatible with existing homes for infill development. These homes are less expensive to construct and as a result are more affordable to homebuyers.
- Promote the creation of land trusts in high-cost markets. Land trusts allow nonprofit organizations to create a form of home ownership for families who could not otherwise afford it. While the owner enjoys some of the benefits of home ownership, the real estate is held in trust for the community to assure that there will always be some affordable housing in the local market.

***Other Studies*****■ Intergovernmental Growth Management Consortium Reports, 1990–1991**

- Capital Improvements Programs

**■ Southeast Michigan Council of Governments (SEMCOG) Regional Development Initiative, 1991–1992**

- In order to combat racial discrimination and re-segregation in Southeast Michigan, all communities must adopt and aggressively support anti-discrimination programs as well as more effectively enforcing existing anti-discrimination laws in housing and employment. Public and private schools should implement comprehensive programs that establish racial and cultural understanding within all elements of the curriculum of each district, school and classrooms.
- Available federal and state resources should be prioritized to combat future “urban sprawl” by helping support redevelopment, maintenance and rehabilitation of older/urban communities—including use of infrastructure funds, tax abatements, development incentives and location of government facilities.

**■ House Republican Task Force Report on Urban Strategy and Community Development, 1992**

- Adequately fund the Department of Treasury, Bureau of Local Government Services to develop and coordinate advisory and training programs.
- Implement a Fiscal Early Warning System (EWS).
- Require units of government requesting emergency loan funds to participate in workshops and training.
- Work with local units of government requesting emergency funds to develop and monitor long and short-term strategic plans. [MDEC, DOWNTOWN ACTIVITIES IN BLUEPRINT FOR MICHIGAN, 2003]
- Request the Department of Treasury to distribute data collected for F65 Fiscal Forms in an annual report for the Governor and Legislature.
- Provide technical resources and/or consultants for local units of government and community organizations to assist in identifying strategies for revitalizing neighborhoods according to their capabilities and available resources. [MDEC COMMUNITY ASSISTANCE TEAMS AND MITTEC, MICHIGAN TRAINING AND TECHNICAL ASSISTANCE CORP]
- Integrate and coordinate services at the community level to assist in the development of an independent and self-supporting lifestyle.
- Cooperation is needed for the development of community pride programs by local organizations to educate, stimulate and inform public and private sector employees of the positive and historical aspects of their community.
- Expand early childhood intervention and intensified reading programs through elementary school for all eligible children.
- Require recipients of Aid to Families with Dependent Children (AFDC) or other government assistance to complete high school education or participate in job training to remain eligible for benefits.
- Investigate the possibility of providing transportation and childcare for participants of education and job training classes.
- Encourage development of health care at neighborhood sites.
- Develop incentives for obtaining prenatal and pediatric health care.
- Encourage health care professionals to provide fee or reduced fee medical care by reducing the cost of malpractice insurance.
- Implement changes in statutes to allow units of government to maintain, demolish, foreclose or place liens on residential property under certain circumstances. [TAX REVERTED PROPERTY STATUTORY CHANGES IN LATE 1990'S]
- Implement legislation to encourage new construction or rehabilitation of residential housing in targeted areas, including restoration of historical homes. [TAX CREDITS FOR HISTORIC PRESERVATION ENACTED AND MSHDA HAS SOME TARGETED ACTIVITIES]
- Make tax reverted property available to qualified community groups.
- Encourage an increase in the number of incubator programs and nurture existing firms and local entrepreneurs.

- Control expansion of enterprise zones. [SOME LEGISLATION ENACTED]
  - Require businesses abated under P.A. 198 of 1974 to have performance contracts.
  - Authorize P.A. 198 tax abatements to be granted only by the affected taxing unit of governance.
  - Disallow State reimbursement to units of government for any tax revenues lost by granting 198 certificates.
  - Encourage coordination of job training for companies that employ local residents.
  - Encourage the creation of an easily accessible source of information about all jobs and job training in the area. [WORKFORCE DEVELOPMENT WEB LISTINGS—DEPARTMENT OF CAREER DEVELOPMENT]
  - Improve labor mobility. [MAJOR EFFORT BY TRANSPORTATION TO WORK COALITION IN SE MICHIGAN]
  - Promote the establishment of convenient local banking services in community locations that will focus reinvestment of local dollars back into the community.
  - Improve the permitting process in the Department of Natural Resources.
  - Catalog location and description of Michigan’s wetlands by Department of Natural Resources wherever reasonable to do so. [UNDERWAY AT DEQ]
  - Implement industrial site standards to facilitate redevelopment. [BROWNFIELD REDEVELOPMENT ACT ADOPTED]
  - Aggressively pursue a funding mechanism to remediate orphan shares of contaminated sites. [BROWNFIELD REDEVELOPMENT ACT ADOPTED]
  - Assure human safety will take precedence over wetlands when improvement to existing bridges and roads becomes necessary.
- **House Republican Policy Committee Task Force on Land Use Report, 1994**
- Create task force to study “Redevelopment of Michigan Cities.”
- **Status and Potential of Michigan Natural Resources, 1994**
- Economic development of rural areas will require establishment of linkages between urban areas and rural to allow urban populations to reap benefits of rural amenities.
- **Governor Engler’s Michigan Farmland and Agriculture Development Task Force Report, 1994–1995**
- The regulatory process for cleanup of abandoned industrial sites should be streamlined, so as to expedite redevelopment. [DONE THROUGH BROWNFIELD REDEVELOPMENT LEGISLATION]
  - Public policy must encourage and foster the redevelopment of our cities and provide incentives for businesses to locate in our cities.
- **Michigan Economic and Environmental Roundtable (MEER): Focus Groups, 1994 and Urban Conference in Detroit, 1995**
- Reinvest to restore fundamental values of the community, including crime control and better schools.

- Develop resource-sharing mechanisms among communities rather than promoting competition for tax-based funding, labor markets and economic opportunities.
- Complete studies to analyze the costs/benefits of sprawl, attach a financial value to green space, examine the disconnect between what people value and what they will pay for it, and the psychological effects and costs of abandoned urban cores on the productivity and quality of life of urban residents.
- Convince financial institutions to invest in urban redevelopment projects.
- Analyze and develop the data that demonstrates the value of redevelopment of cities.
- Overcome negative perceptions of cities and redevelopment through education of the financial community and a concerted effort to forge partnerships between communities and financial institutions.
- Reduce the time required for property, especially residential property, to revert to public ownership for nonpayment of taxes. [TAX REVERSION LEGISLATION WAS ENACTED IN LATE 1990S]
- Force landlords to maintain properties, even those in tax reversion status, and to bear the financial responsibility of tearing down deteriorated buildings.
- Aggressively collect back taxes owed on abandoned properties and strictly enforce polluter-pay laws with respect to environmental clean-ups.
- Enforce an insurance requirement on all real estate.
- Require landlords to be licensed in addition to registering their properties.
- Encourage development of fiscal partnerships among lending institutions, developers and state and local government so that total property upgrades can be accomplished and high risk loans made.
- Establish community banks that provide low-interest loans to developers and communities.
- Promote urban housing that meets the federal fair housing guidelines.
- Expand the housing rehabilitation funds available through the Michigan State Housing Development Authority, thereby promoting jobs within communities.
- Seek better enforcement of environmental laws and polluter-pay principles and covenants not to sue.
- Establish environmental districts that roll funds received for one clean-up into successive clean-ups.
- Promulgate cross-media, geographically focused environment regulations that make allowances for areas that cannot afford to comply with stricter standards.
- Model Michigan cities after others that have grappled successfully with similar problems.
- Promote networking among townships and cities.
- Invest in the education of young people in urban areas and in their emotional and mental stability as well.
- Promote a citizen/private sector/public sector partnership among parties interested in urban redevelopment

- Toward Integrated Land Use Planning: Report to the Michigan Natural Resource Commission, Integrated Land Use Task Force (a follow up Relative Risk Committee). 1996
  - Subsidies and taxes: Complete a study that:
    - Outlines a cost/benefit analysis for sprawl
    - Attaches a financial value to green space
    - Examines the disconnect between what people think they value and what they will pay for it
    - Analyzes psychological effects and costs of abandoned urban cores on productivity and quality of life of urban residents
    - Investigates establishment of integrated regional governance support for land use planning and decisions
  - Higher priority for state and federal economic development grants and loans for entities that agree to participate in community redevelopment and interjurisdictional planning.
  - Common strategies developed for urban revitalization.
  - Changes in regulations must encourage economic redevelopment while ensuring that urban environments are enhanced and not further degraded.
  - Alternative resolution mechanisms be developed for settlement of land use decision controversies.
- **First House Bipartisan Urban Caucus, Urban Vision Summit held at MSU, 1998**
- Legislation should provide for the sharing of assets accumulated from criminals with local-based organizations/neighborhood associations.
  - Legislation allocating resources should reflect the best balance regarding prevention, intervention, incarceration and rehabilitation.
  - The state should not promote policies that enable urban sprawl. Preservation should be a priority over new development.
  - We need to have clear expectations of what we want our cities to look like once they have been subjected to urban renewal policies.
  - Urban policy should serve as a means to support and facilitate racial, ethnic and economic diversity.
  - The state must grow and support community based organizations but develop performance standards as a condition for state funding and resources.
  - Provide resources to support holistic or comprehensive community development approaches for neighborhood development that improve the quality of life, improve homeownership and provide opportunities.
  - Support community based credit initiatives that grow local business.
- **SEMCOG report, Promoting Redevelopment: Recommendations for State Policies, 1999**
- Consider impacts on urban areas for all new legislation, regulations, grants, loans and technical assistance. It is also essential to use the most accurate measure of eligibility for legislation that targets distressed communities.

- Enhance its status as a national model for brownfield redevelopment by providing new incentives and streamlining the current process, further making Brownfields an option for private investment [DONE]
- Provide additional resources and incentives to expand the supply of affordable housing and assure its residents of the quality of these homes. Improved coordination between local communities and state-funded housing developers is needed. [MICHIGAN AFFORDABLE HOUSING FUND IS PROPOSED]
- Provide additional financial incentives for reusing and rehabilitating buildings. Legislation should support aggressively pursuing blighted buildings for rehabilitation and provide flexibility in state construction codes for more economical rehabilitation and more reuse options for historic buildings. [THREE STATUTES PASSED, SEE PA 146 OF 2000, PA 217 OF 2001, NEIGHBORHOOD ENTERPRISE ZONE LEGISLATION AND PA 27 OF 2020, MUNICIPAL BLIGHTING PROGRAM]
- Promote local government's role in building the capacity of emerging groups and complementing the efforts of established groups, thus providing a conducive environment for redevelopment efforts. [MITTEC AND MSHDA WORKING ON THIS]
- Provide for the promotion, tools and financing to preserve and enhance the economic vitality of established downtowns and neighborhood commercial and service centers. [SEE PA 260 AND 261 OF 2001, BUSINESS IMPROVEMENT DISTRICTS]
- Promote collaboration among communities and other redevelopment stakeholders.
- Dedicate sufficient monies to school-aid funds to implement Proposal A (PA 145 of 1993). The state's funding structure should ensure adequacy, equity, stability and predictability so that school districts can maintain rational financial planning. [NEW MSHDA/MEDC/MML COLLABORATION ON DOWNTOWNS]
- Support local school district and intermediate school district consortia as a means of providing higher quality and efficiency of education and assuring all students a broad range of educational opportunities.
- Support continued cooperation and integration of efforts to ensure that all children enter school ready to learn. Programs should be available that provide early intervention and prevention (i.e., prenatal care, nutrition programs) in the lives of children and their families.
- Continue to improve the state's education system and ensure a quality education for every Michigan child. Michigan's educational system must strive for continuous improvement—and be continuously evaluated and adjusted.
- Support unprecedented levels of cooperation and integration to permit coordinated early intervention efforts for at-risk students. Programs that integrate a variety of social services directly through public elementary school facilities should be considered.
- Provide all students—from preschool through higher and continuing education—with the knowledge, skills and training they need to prepare for the future and become active citizens through a seamless transition from high school to the world of work and further education.

**■ Strategic Directions for Michigan’s Future—the Next Decade, Michigan Economic Development Corporation, 1999**

- Michigan should consider broadening its economic development marketing campaign to address both business and worker recruitment.
- Michigan should initiate a recruitment campaign targeted to the younger entrants to the workforce.
- Michigan should develop incentives where there are projected long-term worker shortages to attract more students—both in-state and out-of-state college degree programs, and further develop approaches to retain those students in Michigan after graduation.
- Michigan should promote the important and positive rewards of pursuing a technical career, providing information about the State’s extensive opportunities for technical training and well-paying jobs.
- Michigan should work to increase the flow of foreign migration of skilled workers to the State.
- Michigan should promote itself aggressively as a preferred destination for three key industries—advanced manufacturing, information technologies and life sciences.
- Michigan should participate fully and compete successfully in the digital economy.
- Michigan should implement the recommendations made in the “State Smart” report.
- Michigan should greatly strengthen the role higher education plays in promoting economic development.
- Michigan should strengthen its urban reinvestment policies.
- Michigan should become a national leader in the development and extension of technological infrastructure throughout the State.
- Michigan should ensure it develops a strategy to fully connect and integrate its transportation systems.
- Michigan should maintain its business climate improvements and expand and communicate those improvements in the future.
- Michigan should devote adequate marketing resources to an overall image campaign that communicates to corporate decision-makers how the State’s economic development product has been reinvented.
- Michigan should position the MEDC to serve as the catalyst to address the recommendations in the plan and to ensure the State’s service to its business customers maintains its excellent standing.

**■ Urban Vision II: Building Coalitions for Michigan Cities, House Bipartisan Urban Caucus Summit, 2000**

- Businesses are increasingly focusing on quality of life issues in urban areas and on the jobs/housing balance.

- Michigan is doing good things with brownfield redevelopment, but more needs to be done.
  - There is a need to modify the Historic Tax Credit Legislation to make it more widely available to investors (as well as owners) and to eliminate the sunset.
  - There is a need to create a state based equivalent to the federal low income housing tax credit to help get affordable housing constructed.
  - There is a need to for the state to create an affordable housing fund (Michigan is one of only 12 states without such a fund).
  - There is a need to permit Michigan communities to use the Montgomery County, Maryland approach to lower income housing—at least on a pilot basis. This approach incorporates lower income housing as part of every housing development.
  - We need alternative routes to teacher certification and more incentives for teaching in areas of greatest need.
  - We need to listen to kids more when developing school reform proposals.
  - Parents need training and empowerment to be better participants in the debate over school reform and to advocate for better K-12 education.
  - School buildings should be structurally adequate and friendly. Financing of school improvements has not been adequately addressed with the changes in per pupil financing of education
- **Michigan’s Legislative and Business Leaders Public Policy Forums, 2000–2002**
- Emphasize brownfield redevelopment and assembling vacated parcels. (2000)
  - Develop incentives for blending housing (i.e. all income levels). (2002)
- **House Republicans Land Use Policy List, 2001**
- Legislation to re-energize urban areas by unlocking tens of thousands of properties snarled in government red tape. [TAX REVERTED LANDS LEGISLATION ENACTED 2001]
- **House Democratic Land Use Task Force, Land Use Policy Report, 2001**
- Encourage neighborhood associations based on the Downtown Development Authority model to undertake community improvements and beautification projects.
  - Create a “close to work” income tax deduction to encourage people to live close to their jobs which would help reduce traffic and help revitalize our urban centers.
- **Securing Michigan’s Future: Campaign Platform of Jennifer Granholm, 2002**
- Use the Grow Michigan Fund to provide low-interest loans for job-creating projects in targeted redevelopment areas.
  - Create a blight-buster’s team empowered to tear down dangerous, abandoned properties, speed the clearance of titles, dispose of vacant state-owned land, assemble packages of land suitable for redevelopment.
  - Promote the economic rejuvenation of Detroit.

**■ Urban Policy Choices for Michigan Leaders, 2003.**

- There is a need for a long-term systematic visionary approach to race relations based upon consultation between racially aware policymakers and experienced bridge building organizations and groups.
- We must move beyond the annual race conference paradigm of “talking heads” and move to the model of small working groups of policymakers and bridge building community groups to map out systematic plans and policies for bridge building racial divides and building racially-unified communities.
- Statewide efforts help facilitate local bridge building activities by sending a strong message that hate crimes against racial minorities will not be tolerated. State anti-discrimination policies, however, need to be part of a larger visionary policy of building racially harmonious communities.
- As opposed to only partially reducing the reliance on the property tax as a method of funding public schools, the property tax should be eliminated entirely to fund schools. An alternative source of funding should be used. The property tax inherently perpetuates inequality in resources between urban poor schools, which are disproportionately racial minority and immigrant, and wealthy suburban schools, which are disproportionately white and non-immigrant.
- The State of Michigan should report disaggregated data on achievement by race, language ability, and socioeconomic status for each school and the achievement gap by race and socioeconomic status.
- In order to address persistent racial residential segregation, which is caused by persistent racial discrimination in housing, there must be policies that require ongoing, comprehensive, random paired testing in each of the metropolitan areas in Michigan. If the Department of Civil Rights cannot engage in such testing, it should provide contracts to non-profit fair housing centers to conduct such testing. Given the subtle nature that housing discrimination has taken due to anti-discrimination laws, paired testing is the most effective way to detect it.
- Policies should be developed and/or enforced to remove the license of the real estate broker or apartment manager who has been convicted of violations of the Fair Housing Act.
- The majority/minority gap in homeownership can be addressed in part by policies to expand or offer the option of zero down payment for 30-year mortgages for low-and moderate-income residents.
- Legislation is needed in Michigan which will include monitoring and strong penalties against lending institutions that continue to deny loans to credit-worthy racial minorities or charge them higher rates than whites with similar credit records. Twenty states and the District of Columbia have passed such legislation.
- Discourage demolition and encourage rehabilitation by providing tax incentives to rehabilitated structures.
- Fund and support training programs for nonprofits in critical areas to increase productivity.
- Mandate local communities to designate sufficient space for housing for various income groups.

- Provide tax incentives for manufactured housing production plants to be located in urban areas or Renaissance Zones.
- Advocate the State maintain the level of public subsidies (which could be affected by declining federal subsidies) to ensure housing affordability among low- and moderate-income residents.
- Establish a state housing voucher system (similar to HUD Section 8 program) to fill the affordability gap.
- Use excess condemnation to help finance needed public projects and promote good planning around them.
- Establish a comprehensive enterprise development system to promote an entrepreneurial approach to all aspects of urban revitalization and state business development.
- Re-establish the Capital Access Program in the state as a mechanism for financing small business development in inner cities, a program that was founded in Michigan.

## II. LAND RESOURCE-BASED INDUSTRIES

### *Council Member Survey*

#### ■ **Improve Planning Tools**

- Incorporation of designated prime farmland and prime forestland into existing and future local and regional zoning standards.
- Purchase development rights for agricultural land, to encourage farmers to farm and not 'sell out.'
- Use the purchase of rights in land (conservation easements) as a cost-effective tool instead of simply land acquisition
- Purchase of Development Rights programs is one tool that is used to protect farmland and open space. The Council needs to explore how these tools are being utilized and how they can be improved to help preserve land in the most efficient manner.
- Legislation to enable TDR, concurrency, impact fees, ag use taxation with meaningful conversion fees, tax abatements for farmers, funding for PDR
- Development easements should be purchased in order to permanently retain land in desired uses that minimize support costs.
- Authorization of transfer of development rights for local governments.
- PDRs, TDRs

#### ■ **Protect Land-based Industries for Economic and Quality of Life Reasons**

- Encourage public fund investment (Pensions, other funds) in a conservation investment pool that can respond to major timber sales that threaten Michigan's timber and outdoor recreation heritage.

- Establish baseline environmental data, including water quality information, tracking the current and future impacts of high-density farming.
- County, State and Federal funding, with private sector contributions to acquire land and to restore the integrity of watersheds.
- “Coordinate state funded development projects with the goal to preserve Michigan's historic resources. Develop cooperative relationships with state and local agencies funding such projects to ensure that Michigan's historic resources are considered in project planning and implementation.”
- Farmland preservation by taxing at actual farm value.
- More support for reasonable taxing on critical land.
- Equalize agriculture tax rates to actual cost of government service expenditures.
- Create new state tax credits and tax incentives for land donations, land sales, and financial contributions to land trusts.
- Tax policies should encourage continued farm and forest ownership by extending the commercial forest act and agricultural tax treatment to additional lands in order to encourage retention in current land uses.
- Tax credits for conservation easements.
- Publicly funded low-interest long-term loans for communities and non-profits for land preservation. Capital is often a barrier to responding to opportunities on the real estate market effectively. Michigan has hundreds of millions in revolving funds and trust funds that could be put to work through loans without risking the funds themselves.
- Statewide “open space” bond issue (\$700m–\$1 billion) providing additional funds for urban brownfield development, open space and farmland preservation, and habitat protection.
- Bonding to enhance major land preservation.
- Specific \$ identified to establish programs to set aside critical corridors for future Ag and resource protection.
- Current market enhancement efforts include agricultural renaissance zones and Michigan's Backgrounders program.
- Creating an atmosphere that allows land-based industries to operate free of nuisance lawsuits is critical for survival of these industries. The Council may want to consider reviewing the effectiveness of both the “Right to Farm” and the “Right to Forest” acts in reducing lawsuits.
- Tax farmland at current (vs. highest and best) use if farmer willing to commit to long-term farm zoning. If farms are not economically viable, encourage farm consolidation for economy of scale before allowing zoning change, unless land required to accommodate population growth within designated urban boundaries.
- The tax burden on some of our land-based industries is uncompetitive with other states. Michigan has one of the highest property tax rates on farmland of any state in the nation. The Council should look at ways to reduce the tax burden on our land-based industries to help make them more competitive.

- Renegotiate the forest act to make it more desirable to keep large areas in forestry/natural resources management.
- Strong legislation protecting the Great Lakes from transfer to other states or regions.
- Evaluation and identification of laws, rules and economic incentives that encourage development in critical habitats and thus loss of such areas.
- Introduce universally applicable land use policies that promote wetland and woodland protection. Policies that encourage building on smaller lots and encourage redevelopment before new development should be land use goals for all communities.
- Legislative relief from the continued ad valorem increases in tax bills on DNR managed lands. Currently the department receives over 60,000 individual tax bills annually.
- Programs to improve profitability of farming (value added, identifying niche and local markets).
- Farmland and Open Space Protection Programs. Local governments need enabling legislation for many programs, such as Transfer of Development Rights or Agricultural Security Zones.
- Must implement legislation to enhance farming and protect forestry and our natural resources.
- Farmland preservation. Housing replacement is gobbling up vast amounts of farmland, and stretching local infrastructure.
- Enhance incentive programs available in Michigan for the preservation of farmland and open space and enhance the marketability of agricultural products. Current incentive programs include the PA 116 program, PDR and the Michigan Agricultural Preservation Fund.
- Unplanned conversion of open space to hardscape.
- Potential environmental impacts due to over utilization of agricultural lands due to declining ag land base.
- Acquisition of natural lands. Extending wild and scenic river preservation.
- Protecting Land Based Industries—Michigan's land based industries such as agriculture, forestry, mining, and tourism depend on the availability of the state's land resources. The Council must explore ways to ensure that these important industries can continue to be economically competitive in Michigan.
- Depletion of farmland, wetlands, and woodlands continues to threaten the agricultural industry, the environment, and our quality of life.
- Maintaining natural land, particular along our lakes and streams. The single greatest asset Michigan has is the Great Lakes, and the rivers and lakes that are part of our ecosystem.
- Michigan's rural landscape continues to deteriorate as farmland is broken up by development. The failure of effective zoning has led to rural blight characterized by rundown structures and private dumps featuring abandoned vehicles and trash

- that should be in a landfill. A ride through a German countryside presents a stark contrast.
- The unresolved Payment in Lieu of Taxes (PILT) on state owned lands managed by the DNR threatens acquisition and continued ownership of these critical public open space and public access opportunities.
  - Protection of farmland from suburban/exurban sprawl.
  - Economic viability of agriculture industry in Michigan.
  - Open space preservation and affordable housing components can easily be included in such design alternatives. Home rule will still be able to decide locally which alternatives best suit them.
  - Specific \$ identified to establish programs to set aside critical corridors for future Ag and resource protection.
  - Preserve agriculture through greater local authority to buffer agricultural land uses from other, incompatible land uses.

### **White Papers**

#### **■ Recommendations from Dan Wyant (MDA)**

- Revisions to the state Land Division Act, such as limiting the number of nonplatted divisions and streamlining the land platting process would be appropriate to help reduce the amount of fragmentation of agricultural land in Michigan.
- Consistent education efforts for local government officials regarding land use planning and regulation would greatly improve the ability of local governments to effectively manage growth in their communities.
- Enhancing the PA 116 program to target those individuals that do not farm full time could significantly improve the state's efforts toward farmland preservation.
- Obtaining a consistent funding source for this program (PDR) will significantly aid in the preservation of farmland in the state.
- Incentive-driven value-added programs for farmers will enhance the ability of the state to increase the profitability of farmers and thus preserve farmland.
- The Michigan Farmland and Agriculture Development Task Force *Policy Recommendations and Options for the Future Growth of Michigan Agriculture* included the following:
  1. Establish agricultural security areas with significant incentives for participation.
  2. Institute tax reforms and use-value assessment for farmland.
  3. Provide support to the agricultural processing industry.
  4. Promote programs assisting young farmers.
  5. Encourage partnerships to enhance environmental stewardship.

6. Provide incentives for environmental stewardship and development of new technologies.

### ***Other Studies***

- **Intergovernmental Growth Management Consortium Reports, 1990–1991**
  - Purchase of Development Rights
  - Transfer of Development Rights
- **House Republican Policy Committee Task Force on Land Use Report, 1994**
  - Enable TDR at the local level
  - Enable PDR at the local level [AUTHORIZED FOR FARMLAND PROTECTION IN 1996]
  - Encourage public/private partnerships for conservation easements
  - Investigate how to protect a reasonable supply of agricultural land
  - Better management of timber lands
- **Status and Potential of Michigan Natural Resources, 1994**
  - Land use policy should be developed to help the nation “buy time” and keep it available for crop production until technology catches up and permits us to grow more food on less land.
  - A small portion of the tax on various minerals should be set aside for acquisition of equipment, facilities, research and development.
  - Mineral industry and government agency personnel and university researchers should annually gather to discuss the status of the resources and to coordinate policy on mineral resources.
  - As land management philosophy moves from stand management to ecosystem management, industry practitioners should better understand the new approaches.
  - GIS systems should become an important tool in the analysis of ecosystem management [for forestry products industry].
  - Research on the emissions of energy producing (paper) plants needs to be communicated to air quality regulators to ease the permitting process.
  - There should be policies that increase the availability of loans and grants for energy conversions.
  - In the future, analysis of resource availability, industry and impacts needs to be conducted on the community level.
- **Governor Engler’s Michigan Farmland and Agriculture Development Task Force Report, 1994–1995**
  - Establishment of voluntary agriculture security areas at the township level that would provide incentives to landowners to keep their land in agricultural production.
  - Property tax assessments for all property, including agricultural and forestlands, should be based on their current use, not highest and best use (use value assessment).

- Michigan Right-to-Farm Act should be strengthened further by clarifying definitions of a commercial farm, farm products, and a farm operation, and to ensure farmers have the flexibility and protection to change their operation. Informational statements should be added to the real estate disclosure form informing new rural homebuyers that farms are afforded protection from nuisance suits. [DONE]
  - The state must continue to reform the business tax structure and regulatory climate to ensure Michigan's competitiveness in attracting and retaining processors and value added industries. [Agricultural Renaissance Zones Program in place]
  - Michigan State University, Michigan Department of Agriculture and Michigan Farm Bureau should continue to promote programs assisting young farmers.
  - The state should pass enabling legislation for tools that allow farmers to realize part of their property value without having to sell their land, such as clearly granting authority to local communities to proceed with PDR [AUTHORIZED FOR FARMLAND PROTECTION IN 1996] and TDR.
  - The existing PA 116-recapture lien fund should be used to purchase development rights on farmland that also meets criteria of unique and special lands. [DONE]
  - The state should create and fund a statewide PDR program that is implemented at the local level. [CREATED BUT NOT FUNDED]
  - Productive agricultural land must be avoided when determining infrastructure and development locations and an agricultural impact assessment should be required for all state-funded or approved projects.
  - A watershed-based approach should encourage partnerships between residents, farmers and other stakeholders to solve local watershed issues.
  - The state should continue to promote programs and research that will allow farmers to achieve even greater environmental stewardship with the development of new technologies. [SEVERAL INITIATIVES IN GROUNDWATER AND PESTICIDE ARENAS]
- **Land Information Access Association (LIAA) conducts leader survey on growth management, 1997**
- Greater authority for the purchase of development rights (PDR) and programs to support local PDR and transfer of development rights (TDR).
- **Michigan's Legislative & Business Leaders Public Policy Forums, 2000–2002**
- Develop stronger partnerships between the tourism industry, Travel Michigan, MDOT and local units of government.
- **House Republicans Land Use Policy List, 2001**
- Legislation to preserve open space. [open space zoning provisions adopted 2001]
  - Legislation to allow local governments to enact use-value assessments on farmland and exploring open market development rights.

**■ House Democratic Land Use Task Force, Land Use Policy Report, 2001**

- Change to a use-based tax system on agricultural land that enables the land to be taxed at its current, rather than its “highest and best” use.
- Allow the Natural Resources Trust Fund monies to be used for the purchase of development rights program if farmers are willing to give up some public access, hunting and fishing rights in exchange.
- Provide an income tax credit for open space and easements up to 20% of the property taxes paid to the state on open space and farmland that has been permanently protected from development.
- Use purchase installment contracts for the purchase of development rights that would allow the DNR to purchase land over time.
- Institute a Rural Legacy Program that redirects existing state funds into a focused and dedicated land preservation program specifically designed to limit the impact of sprawl on our agricultural lands and natural resources.
- Create the Rural Michigan Program, patterned after the successful Pennsylvania program to help preserve and promote the rural lifestyle.

**■ Securing Michigan’s Future: Campaign Platform of Jennifer Granholm, 2002**

- Promote market-based strategies such as PDR and TDR to encourage farmland and open space preservation and to protect the character of our rural communities and prevent urban sprawl.
- Encourage sound forestry management policies so this resource is there for years to come.
- Create incentives for Michigan ore production.
- Expand farmland and open space preservation programs.

**■ Senate Republicans Land Use Legislation Priorities, 2003**

- Legislation to direct assessors to value farmland at its current, agricultural use, not highest and best. [SEE SB 301]
- Legislation to clarify for local property tax assessors that they are to consider donated rights in land whenever land is being assessed for its true cash value, providing additional incentives for individuals who donate their land to a qualifying conservancy. [SEE SB 303]
- Legislation to create an income tax credit of up to 50% of the taxable value of a qualified donation of real property. [SEE SB 304]
- Legislation to amend the Single Business Tax Act to provide incentives to companies doing business in Michigan to make valuable donations of land or interest in lands to a land conservancy. [SEE SB 305]
- Legislation to provide for local communities to voluntarily establish a development rights market program whereby development rights may be voluntarily purchased and sold based on a free-market negotiated price between landowners. [SEE SB 306]
- Resolutions to urge passage of federal legislation to cut 50% from the federal tax on land or easements sold to conservation entities. [SEE SCR 12 AND SR 39].

### III. STRATEGIC LONG-TERM, COORDINATED PLANNING AND ZONING AT THE LOCAL, REGIONAL, AND STATE LEVEL

#### *Council Member Survey*

##### ■ **Examine Local Governance Structure**

- Look at reducing the number of government units.
- Consider eliminating redundant level of government management (township, county, municipal, state, federal) in order to increase efficiency and reduce cost.

##### ■ **Intergovernmental Cooperation**

- Allow for a streamlined process for annexation, in an effort to support new growth and to provide older communities with an ability to sustain themselves.
- There are many services which are duplicated and some financial benefits can result through economies of scale e.g. if there are 200 governments in one region, imagine the amount of money that might be saved if 14 or 40 communities could agree to purchase their fire truck at the same time and from the same company
- Make tax dollars, state grants and assistance available to all communities, not just a favored few. The state should not be allowed to bludgeon individuals into living in state-selected areas by withholding the public benefits their tax dollars fund. Recognize “smart growth” can have undesirable societal costs attached to it.
- Facilitate the building of local and regional partnerships and alliances committed to improving the appearance of the rural landscape.
- Government Obstacles—Over 2,700 local units of government making independent decisions about land use has created a checkerboard of development patterns. The Council should explore ways to eliminate onerous local ordinances and consider options to help coordinate decision-making between units of government and to protect private property rights.
- Regional collaboration and coordination.
- Need regional coordination of land use, transportation and infrastructure policy and decisions to create a regional framework and guiding principles that foster sustainable, livable communities. Regional plans then need to be integrated into a statewide plan.
- Lack of a coordinated planning and land use management effort at state, regional, county and township levels, resulting in unplanned conversion of farmland and open space areas to non-farm/non-open space uses.
- Permit regional impact coordination and regional development agreements.
- Explore what economics of regional approaches and mass transit options.
- Lack of Intergovernmental Cooperation: Home Rule is outdated and a barrier to good regional planning. Natural features and resources do not stop at local governmental boundaries.
- Must move beyond local bickering (townships) and act on MAJOR issues that will enhance sustainable resource and development.

- Lack of comprehensive development planning leads to inefficient and often overdone transportation infrastructure, which proves costly to maintain, and which uses significant land.
- The lack of regional coordination hinders implementation of growth management, urban revitalization, and entrepreneurial farm programs. The absence of important state-provided, locally utilized land use tools limits local governments' ability to implement effective land use plans and undermines tourism and agriculture, Michigan's second and third largest economic sectors, respectively.
- Establish a priority funding areas program that directs state investment into areas with existing infrastructure and those areas working cooperatively among multiple units of government to solve regional land use challenges. The state and local governments should cooperatively determine the most important areas for investment.
- Better coordination among local units of government in zoning of development and non-development areas created by legislation or policy.
- Regional land use plans should hold authority over currently independent units making land use decisions, such as transportation, economic development and school district infrastructure decisions. If multiple units of government come together, their plans should not be undermined by investment decisions made by external entities.
- County, State and Federal governments require collaboration among communities within each natural region to develop integrated regional plans and policies as a condition of transportation, infrastructure and land acquisition funding.
- Require conformance of local plans with county and regional plans, or at a minimum, require as part of the award of grants, or aid, that local plans be up to date and be consistent with county and regional plans and state land use goals.
- "Advocate for the development of stronger partnerships between organizations and agencies involved in land use planning, urban development and economic redevelopment, and historic preservation to encourage reinvestment in downtowns and urban cores and discourage urban sprawl."
- We have good evidence that local political bickering will stall future action for sustainable growth and resource protection.
- Just as our land-use pattern is becoming highly fragmented, so too is the process for making these decisions. With 1800 governmental entities authorized and engaged in that process, there is a lack cohesiveness and, often, costly duplication of services and investments. Also, decision-makers may not be qualified to make the best decisions.
- There are too many units of government making independent land use decisions. More than 2,000 units of government make some form of land use decisions, but without the input or influence of neighboring or overlapping entities. Interborder conflicts create an atmosphere of competition rather than cooperation in this critical area of state policy.

- Stronger county or regional authority over local land use planning. Perhaps using incentives at first, we need to encourage greater regional cooperation in land use planning.
- Establish a priority funding areas program that directs state investment into areas with existing infrastructure and those areas working cooperatively among multiple units of government to solve regional land use challenges. The state and local governments should cooperatively determine the most important areas for investment.
- State and Federal funding of regional task forces that identify, prioritize and develop long-term protection plans for their most precious environmental assets for public access and benefit.
- Streamline/coordinate state grant programs across MDEQ, MDNR, MDOT, etc. Consolidate restricted funds in DNR.
- Statutorily require regional planning boards that respect and represent the needs of local governments, but have responsibility for coordinating development decisions on a regional basis. Also, it is important that decisions made at this level tie with Michigan's overall land use plan.
- The government can develop and maintain a planned course of action for the projected growth and expansion of urban centers, becoming pro-active rather than reactive.
- Create an **Office of Smart Growth** to secure state and federal funding and direct it into effective growth management programs. As the focal point of statewide land use efforts, the office also would serve as the convener and coordinator of joint goal setting and planning activities among existing state agencies.
- Create a state-level **office of Smart Growth** with the responsibility for reviewing and coordinating departmental decisions directly effecting land use. The state also needs a set of land use principles and goals to guide investment decisions at all levels of government.
- The Land Use Council should look at steps to further incentivize local units of government to work together in the provision of services and land use planning and growth management activities. State revenue sharing payments may provide a carrot that could be offered to encourage this kind of participation.
- Create fiscal incentives for regional cooperation, such as allowing regions to assess gas or sales taxes. The state should reward governments for working together by giving them exclusive access to resources that enable investment in smart growth programs including urban redevelopment, transportation and land preservation.
- Implement “Smart Growth” incentives to encourage/reward development that meets regional criteria. Ensure that transportation planning is integral to the overall regional planning process.
- Provide state incentives for communities to work together on land use, growth, redevelopment and sustainability issues.
- Create incentives for regional cooperation to give regional planning bodies first priority for state funds such as road, sewer, and water grants and loans to increase

efficiency, enhance computer-mapping services, and vest regional planning and zoning commissions with greater land use authority.

- One person's home rule is another person's urban sprawl. Until we recognize that central truth we are in denial as to where this land use problem(s) arise(s) and we will be unable to effectively change our land use practices.
- Open space preservation and affordable housing components can easily be included in such design alternatives. Home rule will still be able to decide locally which alternatives best suit them.
- Reward communities with land-use plans that embrace smart growth principles and regional planning coordination with opportunities for infrastructure investment, to help them achieve the quality of life they envision. Also accept that some communities and cities will not make this commitment and hence will not qualify for this investment.

#### ■ **Planning Commissions**

- Planning commissions, Board of Trustees and City Council officials all need educational exposure/training to smart growth literature and projects. A vehicle along the lines of Michigan Main Street program would be an excellent delivery program as well as MSU extension service, foundation grants, etc.
- Realign regional planning commission boundaries to more closely reflect drainage district boundaries. (Most current regional planning district boundaries are based on newspaper circulation areas).
- Possible regional, cooperative governmental planning mechanism for growth and preservation.

#### ■ **Planning Incentives**

- Assuming that the correction must be primarily a voluntary effort, offer some incentive to motivate a more satisfactory land use ethic.
- Encourage, via positive and negative incentives, pedestrian-friendly mixed use, mixed income development that offers sustainable quality of life to all communities and neighborhoods as population grows
- Give the recently enacted Coordinated Planning Act an opportunity to demonstrate effectiveness prior to pursuing more aggressive multi-jurisdiction planning strategies. Maintain local government authority for land use decisions. Create multi-jurisdictional land use forums to develop advisory multi-county land use plans.
- The time period involved in local review should be shortened whenever possible. Concurrent approvals among various jurisdictions would help this process.
- Revise the state's planning laws to eliminate the barriers to coordination among townships, villages and cities, and counties. Michigan has three separate planning laws that do not coordinate. Further, they do not require regular updates of plans or zoning ordinances and do not require long range infrastructure planning.
- Expand the current Coordinated Planning Act to force more regionalism and intergovernmental cooperation. The legislation could include revenue sharing incentives, transfer of development rights and more authority to county planning.

- Pass coordinated planning legislation that improves regional communication, links capital expenditures to growth management plans, and clearly defines the role of regional community planning in public and private sector activities. Enable regional sales taxes, regional revenue sharing, and other regional taxing mechanisms.

#### ■ **Improve Planning Tools**

- The state should also increase the financial resources available for land or development rights acquisition, at least by creating a revolving fund for loans.
- The development of a different mechanism for funding local programs through state revenue sharing that is not tied to state property taxes on DNR managed State lands.
- Restrict access to tax incentives that pit one Michigan community against another.
- End regulations that often deter developments with mixed uses, narrow streets, buildings closer to streets, or smaller lot sizes. Developments are vexed by prolonged approval processes with multiple approval points and unclear standards, and incur higher costs.
- Regulations should make development decisions predictable, fair and cost-effective, create a range of housing opportunities and choices while acknowledging the fact most Michigan residents want to live in a detached single-family home on an individual lot. Fair and broad-based ways to underwrite the cost of infrastructure investments must be used.
- Eliminate the “requirement” of 1 to 5 Acre lots in rural locations except as might be needed to meet health department requirements. Require local units of Government to not “require “ lot sizes of greater than 10,000 feet where public utilities are available.
- Strengthen ability of townships to reject rezoning that does not match their zoning ordinance and master plan (and other tools to address fear of lawsuits)
- End large lot zoning.
- Celebrate (recognize) examples of smart growth development occurring throughout the State both in rural and urban areas. Also, form strong, action-oriented coalitions, that include business, environmental, and agricultural stakeholders, to generate broad political support for legislation and investment to impact land-use policy.
- Tie some state funding to local efforts at developing zoning alternatives. For instance, every single family-zoning category that requires minimum lot sizes should also have density based options, perhaps tied to open space preservation. Density bonuses should also be offered, at least when tied to affordable housing projects or mixed-use projects.
- Eliminate regulatory barriers that either add to the cost of, or effectively discourage, housing production.
- Recognize regulatory reform, not subsidies or mandatory developer-provided affordable housing is needed to make housing affordable. Require a housing

- impact statement on all laws, rules, regulations and ordinances. Streamline platting.
- Require Local governments to allow creative land development plans that allow for mixed use of housing types as well as other land uses developed in a compact form.
  - Allow owners of single-family homes to create accessory apartments. Require every community to zone ample land for multi-family housing. Don't allow the deferment of infrastructure repair and expansion in favor of other expenditures such as open space preservation. Make all publicly financed open space available for appropriate public use.
  - Legal protection for local governments. Current legally adopted and coordinated master plans and zoning ordinances should be afforded substantial legal standing to prevent intimidation lawsuits. The attorney general's office should be empowered to defend local governments without the resources to act on their own.
  - Legislative relief from liability.
  - Determine if improvement can be affected through improved zoning regulations.
  - Zoning and planning must return to their original purposes and not be used as tools for social engineering. Existing local laws, codes and policies which conflict with our desire to create a range of different developments for citizens to choose from must be eliminated.
  - Provide state technical assistance for build-out analyses to communities to assure land use decisions are made in long-term, landscape-scale context.
  - Beginning at the state level and then moving to other units of government, use all the technology available (GPS, remote sensing, demographic data bases etc.) to develop comprehensive Plans that could then be further developed at the local level.
  - Coordinate all infrastructure investment with Michigan's overall land use plan. In particular, transportation investment decisions need to be considered in light of state and regional land use goals. Update current GIS information to support best quality decision-making. Also, support PDR and TDP programs.
  - State Geographic Information System data should be updated, expanded and made broadly available to the public and local governments. Information is at the heart of good decision-making, and Michigan's tracking of land cover, housing, water quality and other indicators is far behind the times.
  - Need comprehensive land use/land cover data to assure a landscape context for land use decisions is possible.
  - Michigan Natural Features Inventory data should be updated/upgraded and integrated with state and local land use decisions.
  - Visualization surveys/meetings should bring the various community interests together to facilitate buy-in to alternative development schemes. A commitment to find win-win scenarios should be the guiding light that steers these efforts. 30 years of adversarial approaches to local land use have gotten us- well, look around you.

- Enact state adoption of valuable growth management tools, including PDR, TDR, and impact fee programs. Also require affordable housing as a part of every community's land use and growth management plans, adopt context-sensitive design rules for state highways to control where and how new roads are built.

#### ■ **Planning Policies and Practices that Inhibit Positive Land Use Change**

- Legislative environmentally sensitive rewrite of the Drain Code.
- Demonstration of an objective benefit (decreased governmental service costs, higher private property values, reduced pollution control costs, etc.) created by a proposed urban sprawl regulation.
- Improve current land use regulation to improve the ability of local government to manage growth, i.e.: rewrite the land division act; provide for regulation of site condominiums; improve legislation affecting approval and taxation of manufactured housing projects; provide for impact fees associated with new development.
- Approval of new state zoning regulations by regional councils of governments before enacting on a local level.
- Develop legislation to eliminate the Land Division Act OR create an alternative. Such legislation should create a statewide standard for Planned Unit Developments and include incentives for developers to conserve primary natural features and resources.
- Avoid policies that restrict availability of land through limitations on the geographic expansion of metropolitan areas or the extension or repair of infrastructure. Recognize the Constitution means what it says about takings. Require flexibility in zoning (this will be a reoccurring theme) and make local units of government obey the law.
- Adoption of meaningful Land Bank legislation that allows a foreclosing governmental unit under PA 123 of 1999 to form a Land Bank Authority.
- Pass legislation that establishes land use goals for Michigan consistent with the image of Michigan we cherish and hope to preserve for future generations.
- Pass legislation that formally establishes land and water use goals for Michigan based on the best available estimates of future demographic, development, economic, and environmental trends and robust citizen input.
- Carefully review all state regulations, programs and incentives and eliminate or amend those that encourage urban sprawl.
- Promote policies that balance economic prosperity, environmental integrity and social justice.
- State regulations established, such as the land division act, have a major impact on development patterns. The onerous provisions of the platting process have led some developers to move toward less desirable land use options. The Council should focus on ways to reduce barriers imposed by state government.
- Consider and promote a constitutional change if needed to enable land-use planning to occur at a regional level, and that ties with the over-arching statewide plan.

- Reduce overall land consumption by setting a higher Maximum density level for all developments.
- Large lot zoning and inflexible design standards imposed by local units of government are some of the major causes of the loss of open spaces. The Council should focus efforts on ways to encourage clustered housing options and creative road design standards to help minimize land consumption.

#### ■ **Education**

- Improve the quality of planning at the local level through education. Accomplish through direct reimbursement for land use planning or through incentives associated with the awarding of grants and aid to local governments (i.e., update the plan and revenue sharing will increase, or additional Act 51 road money will be allocated).
- Greater Public recognition of the value of these publicly owned lands for quality of life, economic pluses for local communities, and the environmental benefits they provide in conserving Michigan's landscape.
- Stronger educational effort to gain public understanding of the implications and benefits from planned development. Policy
- Education regarding alternative design schemes that focus on density as opposed to minimum lot sizes.

### ***White Papers***

#### ■ **Recommendations from Gary Heidel regarding Regional Collaboration (MSHDA)**

- Encourage collaboration by offering state matching grants to regional alliances made up of public agencies and private organizations to develop and support regional housing and land use plans. This would include the sharing of master plans, zoning regulations, and other regulatory tools.
- Reward collaboration by targeting a portion of state and local funding to regional collaborations that are cooperating to identify housing needs, developing strategies, and implementing improvement programs.
- Establish a Governor's "Best Practice" recognition for regional collaborations that show positive outcomes in addressing affordable housing needs and mixed-use development.
- Create a state land bank authority to work with local governments to transfer tax reverted property for redevelopment in accordance with local and regional development plans.
- Use technology to build stronger partnerships between local governments and community-based groups to monitor neighborhood conditions. Such a system can connect groups with information to help fight neighborhood deterioration. The system could include an online inventory of real property to make access to information simpler and more effective. Groups can find out about code violations, housing court cases, water bill arrears, property tax delinquencies, fire

records, and real estate sales. This technology should span local government jurisdictions.

- Provide incentives to employers to establish “live where you work” programs to create partnerships with local governments to support, instruct, and provide limited down payment assistance for employees choosing to live near their work. The state could take the lead by promoting such a program with state employees.
- Develop a housing needs report of housing markets in Michigan. The report should define the market area, the demographics of the population, the number of homeowners and renters, and identify housing need.

■ **Recommendations from Gary Heidel regarding Mixed Use Development and a Regulatory Framework (MSHDA)**

- Target state funds to mixed-use projects located in core communities. State funds for housing, commercial development, parks, and transit can serve as an important catalyst for comprehensive development projects.
- Provide incentives to communities to encourage development where infrastructure is already in place, assuring that the true public cost to build and extend infrastructure is recovered through taxes or impact fees.
- Provide incentives favoring the development of housing over existing retail in downtown areas to increase the amount of people supporting downtown businesses.
- Explore traditional neighborhood development strategies for new development, increasing housing density while maintaining and increasing housing values. Emphasize areas where “walking distance” connects housing to jobs, services, commerce, recreation, and public transportation.
- Develop a “scorecard” approach to streamline the local approval process and reduce or waive fees for mixed use projects meeting goals in areas such as design, income mix, transit-orientation, etc. Changes to existing processes and requirements can encourage developers seeking to create a wider range of housing choices.
- Require fair-share housing strategies in the master plans of local governments in high-cost areas. The strategies would be targeted to households under 80 percent of median income and could include addressing exclusionary zoning requirements such as minimum lot size, minimum setbacks, minimum square footage, and prohibitions on rental housing.
- Encourage renovation and reuse of existing buildings by promoting Michigan’s new Rehabilitation Code for Existing Buildings. The Michigan Association of Home Builders, the Michigan Housing Council, and the Community Economic Development Association of Michigan should work together to educate their members on the new code. In addition, the state through the Bureau of Construction Codes should require training of local building officials to facilitate use of the code.
- Promote development of accessory dwelling units such as carriage houses. Accessory dwelling units are apartments created within an existing house, added on to an existing house or above a garage, built as a free-standing dwelling on

existing property, or as part of a newly constructed housing development. They can make owning a home more affordable by providing owners with a source of income. They also increase the supply of affordable housing and enable elderly owners to stay in their neighborhoods and age in place.

- Transfer the review of manufactured home parks from the Manufactured Housing Commission to local government, insuring that parks do not contribute to sprawl. Many times parks are developed in rural areas and local government subsidizes the cost. Furthermore, the development of parks, including their location, should be part of a regional affordable housing strategy.

### ***Other Studies***

#### **■ Intergovernmental Growth Management Consortium Reports, 1990–1991**

- Official Maps
- Regional Impact Coordination on large projects
- Development agreements
- Special Assessment District reform

#### **■ Southeast Michigan Council of Governments (SEMCOG) Regional Development Initiative, 1991–1992**

- A careful analysis should be made of the State and region's over-reliance on the local property tax, in order to identify the changes that will be needed to better balance between that tax and other revenue options.
- A set of land use planning guidelines for both regional reviews and local land use plans should be developed. Such guidelines should be based on these objectives: (a) encouraging more compact development that would conserve land and most efficiently use infrastructure; (b) protecting environmentally sensitive and agriculturally valuable lands; (c) improving the balance between location of jobs and housing; and (d) preserving existing infrastructure and encouraging redevelopment of older/urban communities
- A mandatory regional planning review process should be created, to review all proposed public and private developments that would have area wide or multi-community impact

#### **■ House Republican Task Force Report on Urban Strategy and Community Development, 1992**

- Prioritize the awarding of State dollars to favor communities submitting plans exhibiting intergovernmental cooperation.

#### **■ Americana Foundation, New Directions Toward Integrated Land Use Planning, 1993**

- Promote sustainability concepts.
- Legislation authorizing new tools for local governments.
- Education and paradigm/ethic shift.
- Data collection and acquisition.

- **House Republican Policy Committee Task Force on Land Use Report, 1994**
  - Enable “official maps.”
  - Funding to implement a statewide GIS.
  - Enable local governments to require education of members of boards and commissions.
  - Unification of 30 + SAD statutes.
  - Revise the Michigan Drain Code
  - Encourage the unification of P & Z enabling acts.
  - Legislation to enable Regional Impact Coordination.
  - Empower local governments to use development agreements.
  - Revision of Subdivision Control Act. [land division amendments in 1996 and 1997]
- **Status and Potential of Michigan Natural Resources, 1994**
  - We should improve the land resources data base and GIS.
- **Governor Engler’s Michigan Farmland and Agriculture Development Task Force Report, 1994–1995**
  - The state should arrange for greater technical assistance and education to planning officials at the local level.
  - There should be greater use of effective zoning tools, including cluster housing, to better utilize land resources. Ordinances requiring each lot to be a minimum of 5 or 10 acres (or larger) in size should be avoided when land resources important to agriculture or forestry are concerned. [PARTIALLY ADDRESSED IN 2001]
  - The Subdivision Control Act should be amended to reduce the cost, time and bureaucracy in platting. The definition of subdivision should be changed to prevent the creation of 10+ acre lots and subsequent divisions 10 years later. [AMENDMENT IN 1996 AND 1997 DID NOT ADDRESS THESE PROBLEMS]
- **Toward Integrated Land Use Planning: Report to the Michigan Natural Resource Commission, Integrated Land Use Task Force (a follow up Relative Risk Committee) 1996**
  - Codification of planning and zoning laws:
    - Require comprehensive plan approval and adherence by the municipal legislative body. [PARTIAL CHANGE IN 2001 TO VOLUNTARY PLAN APPROVAL]
    - Amend the referendum provisions of the Township and County Rural Zoning Acts to increase number of required signatures to 25% of registered voters. [AMENDED TO 15% IN 1996]
    - Codification of the Planning Acts, Economic Development Statutes and Zoning Acts to include updating of master plans, define “master plan” and to make consistent the authority of each level of government.
    - Authorize the following growth management tools:
      - PDR [AUTHORIZED FOR FARMLAND PROTECTION IN 1996]
      - TDR
      - Urban and General Services Districts

- Concurrency
- Development Agreements
- Special Assessment Districts
- Review of developments with Regional Impacts
- Impact Fees
- Changes to current land use laws and policy:
  - Revise the Michigan Drain Code.
  - Comprehensive revision of the Subdivision Control Act and require site condominiums to be subject to same scrutiny as afforded by Subdivision Control Act.
  - Revise exemptions for farm and forestry activities in wetlands to close loophole for development.
  - Correct certain exclusions to the planning process:
    - School districts
    - Mobile home impacts
    - Road commission Act 51 infrastructure improvements should be part of local land use planning.
    - Siting of state facilities
    - Oil and gas development
    - State licensed facilities on private land (day care facilities, adult foster care, high voltage power lines, etc.)
  - Close gap in wetland permit fees.
  - Fund development of training and certification of planning and zoning officials.
- Inter-governmental cooperation and integration:
  - Notification of adjoining jurisdictions of projects with greater than local concern
  - Permit multi-jurisdictional application of growth management tools
  - Watershed management:
    - Provide watershed management education.
    - Institute watershed planning beyond that targeted by EPA Phase II.
    - Design and implement a process for equitable distribution of associated costs and benefits of individual land use decisions.
    - Drain Commissioners association work with other parties to develop enabling legislation for more effective watershed management.
    - State and federal incentives and sanctions to promote and support watershed planning.
    - Develop locally administered storm water management standards.
- State agency coordination:
  - The State should have an overall land use policy that expresses a strong commitment to integrated planning and growth that protects the functioning of ecosystems and is focused on the development of sustainable communities.
  - Establish an interagency coordinating committee to coordinate individual agency land use policy and decisions, insure consistency with State policy and to insure a timely response to projects requiring coordination.

- The state should coordinate activities between and within departments for efficient use of resources and to protect natural and cultural resources and to insure a timely and effective decision-making process.
- Data collection/dissemination of information:
  - Enabling legislation to allow counties and municipalities to develop their own GIS capabilities. Legislation to include statewide coordination of standards.
  - Legislation to enable a Uniform Digital Map Act to create and maintain necessary data layers to support integrated land use planning using GIS.
  - Budgetary support of MiRIS to keep land use/cover data up-to-date.
  - Agencies of local and state government should share digital data.
  - Formal curriculum in GIS.
- Leadership and public will
  - Leaders at all levels must express their commitment to the issues and agree to endorse integrated land use planning.
- **Land Information Access Association (LIAA) Conducts Leader Survey on Growth Management, 1997**
  - Training, education and knowledge in the means and methods of managing land use change and community development.
  - Amendments to the Subdivision Control Act to discourage land splits and encourage compact development.
  - Greater coordination in planning and zoning between local units of government. [NEW COORDINATION MECHANISM ADOPTED IN 2001]
  - Changes in the economics and taxation of development such as regional tax base sharing and life cycle costing of development.
  - Greater access to technical assistance and computer-based tools for planning, such as comprehensive mapping and geographic information systems (GIS).
  - Greater authority and judicial support in the enforcement of land use management laws.
  - Public and landowner education to improve land stewardship.
- **First House Bipartisan Urban Caucus, Urban Vision Summit Held at MSU, 1998**
  - In policy of all levels, education must become economic and social priority Number One.
  - Legislation should provide incentives for collaboration and program evaluation at the local (neighborhood) level.
  - Disseminate information, and provide for and support education concerning land use issues.
  - Immediately recodify planning and zoning laws to provide uniform policies and procedures across various local units of government.
  - Provide incentives for:
    - Clustering/flexibility in site plans
    - Performance zoning
    - Protection and preservation of agricultural land

- The state should work with regions, empowering them to solve their own regional issues/problems.
  - State policy should recognize the differing abilities of local governments to raise revenues on their own.
  - Expand and encourage partnerships that support neighborhoods but encourage regional partnerships and participation. Provide state resources to encourage collaboration, especially with outside larger environments.
  - Build strategies to reform regulations that streamline tax regulations, promote land use plans and focus on site assembly and land acquisition.
  - Promote regional development strategies over federal or state level planning or development.
- **SEMCOG Report, Promoting Redevelopment: Recommendations for State Policies, 1999**
- Link land use, growth management and infrastructure planning more closely. Legislation is needed to enhance the legal authority of local governments to make land use decisions and to manage growth.
- **Urban Vision II: Building Coalitions for Michigan Cities, House Bipartisan Urban Caucus Summit, 2000**
- There is a need for some new state land use policy.
  - There is a need for incentives for regional planning that use more carrots than sticks.
  - There is a need for improved general public education on land use issues.
  - There is a need to pay more attention to the interconnection between land use, environment, transportation and economic development.
  - There is a need for more planning and better coordinated planning at every level of government.
  - There is a need for more uniform standards for enforcement of a broad range of local codes (not just building codes).
  - There is a need for greater use of tax incentives for economically diverse development within regions.
- **Michigan's Legislative and Business Leaders Public Policy Forums, 2000–2002**
- Provide state funding for planning commission training and incentives for collaboration and partnering. (2000)
  - Reward, don't require, collaboration. (2000)
  - Revisit the Land Division Act with focus on process to include all interest groups. (2000)
  - Plan and act regionally; start small and build trust. (2000)
  - Think "win-win." (2000)
  - Share credit with others; business, labor, and other units of local government. (2000)

- Planning connected to zoning is critical; draft legislation to coordinate planning acts. (2000)
  - Provide funds to communities to plan; have zoning flow from plans. (2000)
  - Examine the role of government and their land use practices. (2001)
  - Create a smart growth education initiative to build the capacity of local government leaders, developers, environmentalists, and the general public in order to understand the issues and to work together. Include diverse stakeholders in the process. (2001)
  - Examine and/or adopt tax policy that encourages smart growth. (2001)
  - Use more science-based research in the decision-making process. (2001)
  - Reduce politicization of this issue. (2001)
  - Improve coordination between State agencies. (2002)
  - Develop a state model that provides (2002):
    - Land Use Principles/Guidelines
    - Technical Assistance
    - Process for Coalition Building
    - Resources and Information (ex GIS data collection)
  - Develop incentives to encourage regional cooperation funded by transaction fees. (2002)
  - Offer financial assistance from state government to locals who work together, plan, and coordinate infrastructure development and redevelopment. (2002)
  - Review merits of geography-based system of local government. (2002)
- **House Republicans Land Use Policy List, 2001**
- Legislation to coordinate planning and zoning between municipalities [NEW PLANNING COORDINATION PROVISIONS ADOPTED 2001]
- **House Democratic Land Use Task Force, Land Use Policy Report, 2001**
- Require local communities to have open space zoning ordinances to encourage clustering of housing units and to provide open space in new developments. [ENACTED 2001]
  - Allow mixed use zoning that allows developers to include a variety of uses in new developments, such as mixing residential and commercial sites.
  - Establish a Commission on State Land Use Policies to develop, through public participation, statewide land use goals and priorities. [CREATED BY EXECUTIVE ORDER 2003]
- **Securing Michigan's Future: Campaign Platform of Jennifer Granholm, 2002**
- Appoint a bipartisan commission on land use. [CREATED BY EXECUTIVE ORDER 2003]
  - Evaluate all state subsidies for their impacts on sprawl.

**■ Senate Republicans Land Use Legislation, 2003.**

- Sunset the Land Division Act, removing statewide oversight of the land division process and encourage interest groups to help craft a new land division process. [SEE SB 303]

**■ Urban Policy Choices for Michigan Leaders, 2003**

- Initiate a statewide initiative on land use and sprawl, taking a leadership role at the state level, but assisting local planning units.
- Recognize the tight coupling between suburban sprawl, livability of the central city and the character of the rural landscape.
- Enable regional planning, regional alliances, regional planning framework and metropolitan planning organizations as key to controlling sprawl.
- Forecast Michigan. Routinely use forecasting and geographical information in a forecasting service. Within the Center for Geographic Information, Department of Information Technology, build a spatial decision support system for land use forecasting and analysis which uses sound, objective scientific information and the latest geospatial information technologies to assist in the synthesis of information for direct application to specific policy needs.
- Access Michigan. Make every citizen a planner; democratize the geographic information and outputs of forecasts by installing and Internet-based interactive geographic information system through an access service.
- Establish statewide guidelines for the planning and zoning processes in order to avoid delays and difficulties in the approval process.
- Establish statewide guidelines for removing and/or relaxing exclusionary zoning practices among local communities inhibiting factory-built housing.

**IV. INFRASTRUCTURE AND COMMUNITY SERVICES*****Council Member Survey*****■ Economic Policies Related to Infrastructure and Community Services**

- Authorization for local government impact fees.
- Establish Priority Funding Areas to focus state and federal funds on improving public infrastructure in city and town centers and in rural areas with strong commitment to Smart Growth principles and regional coordination. Use this to encourage private sector investment in places where public dollars are clearly committed to go.
- Offer cost-effective infrastructure financing opportunities, including bonding options and grants. Also, whenever possible, retain schools within towns and villages to support efficient, dynamic communities.
- Redefine municipal finance system in Michigan. NO community can ultimately survive under the current system where expenditures (i.e. labor, road projects, etc.) grow at a higher rate than revenues. This pits community v. community

- where only “new” growth (sprawl in many cases) results in communities being able to balance their budgets.
- Authorization for local governments to adopt concurrency regulations that require all necessary infrastructure to be available, including schools, roads, drainage, public safety, etc.
  - Impose moratoriums on building permits in communities where current infrastructure does not meet the needs of its growing population.
  - Pass Fix It First legislation to set infrastructure repair goals and minimum funding levels for existing roads, sewer and water systems, schools, and other public facilities. Expand public infrastructure only when clearly necessary, it supports infill development, and adequate funds are available to maintain new construction over its useful life.
  - Legislation to reward infrastructure improvements in developed areas.
  - Incentives for building where infrastructure exists (such as extra revenue sharing dollars for communities that have policies to restrict development to areas where infrastructure exists, and for communities that participate in regional planning and have regional plans in place).
  - Deny access of communities to state funds used to expand infrastructure for businesses making an intrastate relocation.
  - Disincentives to building where infrastructure does not exist--limiting state expenditures for roads and other infrastructure that will lead to sprawl, impact fees for developers.
  - Management of government service costs related to greenspace development.
  - “Fix it first” strategy should target public infrastructure improvement before investing in infrastructure that will continue to fuel sprawl development.
  - Provide additional state shared revenue dollars to communities with existing infrastructure, move away from population based formula where only “new” growth results in additional funding--thus reversing the current system that subsidizes and encourages sprawl.
  - Pass Fix It First legislation to set infrastructure repair goals and minimum funding levels for existing roads, sewer and water systems, schools, and other public facilities. Expand public infrastructure only when clearly necessary, it supports infill development, and adequate funds are available to maintain new construction over its useful life.
  - Require greater communities to maintain the integrity of past public investments in roads, infrastructure, schools, etc. before investing in new expansion. Restrict number of interchanges on limited access highways to promote efficient transport of goods tourists across state, but not encourage residential sprawl.
  - The true costs related to development (infrastructure, environmental impacts, services) should accrue to the development itself, rather than to other property owners and residents in the surrounding community. Development should take place after necessary infrastructure is in place.
  - Mandate that businesses pay the appropriate share of the cost of expanding electrical, water and paved road infrastructure.

- Development where no infrastructure exists.
- In order to make core cities more attractive to job providers and residents, cities must find ways to reduce taxes. The Council should explore options that would help cities to reduce their cost of providing government services, such as competitive bidding and coordinating services with other units of government.

## ■ **Transportation**

- DARTA—sign an effective regional transportation bill for SE Michigan, and model that approach to other metropolitan communities.
- Discontinue state funding of inefficient transportation systems such as bus systems, which service very few suburban residents at great cost. Charge the full cost to those who currently use such systems.
- Assess the use of commuter trains and the impact on sprawl.
- Increase the gas tax, and reprioritize it's funding for public transit and fix-it first policies.
- State and Fed requires development of 25year regional highway and multimodal transportation framework that is integrated with state and local community planning, to assure optimum utilization of public resources.
- Current land use policies and practices are based on our continued and increased dependence on the automobile. Comprehensive public transit and other alternative commuting options must be a top priority.
- Require more remote communities to have a comprehensive plan focused on transportation efficiency and lack of sprawl in order to obtain state road funding.
- Explore state transportation laws and rules and possible changes to discourage sprawl.
- Transportation improves access to jobs, shopping, entertainment and recreation. Life quality is enhanced in many ways that are immeasurable.
- Explore what economics of regional approaches and mass transit options.
- Lack of comprehensive development planning leads to inefficient and often overdone transportation infrastructure, which proves costly to maintain, and which uses significant land.
- Transportation, mass transit.
- Improve bus transportation between urban, suburban and rural areas without forcing areas to pay for services they don't receive. Encourage inner city entrepreneurship.
- Development of mass transit systems that discourage sprawl.
- Improved mass transit.
- Require greater communities to maintain the integrity of past public investments in roads, infrastructure, schools, etc. before investing in new expansion. Restrict number of interchanges on limited access highways to promote efficient transport of goods tourists across state, but not encourage residential sprawl.

- Within the context of public transit, use metro Detroit's Woodward corridor as the “poster child” project for an urban rail system that effectively unites city with suburb.

### ***Other Studies***

#### **■ Intergovernmental Growth Management Consortium Reports, 1990–1991**

- Concurrency
- Urban and General Services Districts
- Impact Fees

#### **■ Southeast Michigan Council of Governments (SEMCOG) Regional Development Initiative, 1991–1992**

- State legislation should require “concurrency” for new development—that is, necessary roads, sewers and other infrastructure should already be in place to maintain acceptable service levels as needed while developments are completed. In addition, the legislation should enable local communities to assess impact fees through which development would pay the true costs of additional municipal capital costs generated by the development.
- The region must revamp its transportation system to meet regional needs by instituting an area wide tax to fund needed transportation improvements, including implementation of public transit alternatives that would enhance and serve the stabilization and redevelopment of the existing urban areas and relieve traffic congestion in outlying areas.

#### **■ House Republican Task Force Report on Urban Strategy and Community Development, 1992**

- Evaluate land use procedures and policies that have direct implications on inter-governmental infrastructure needs and requirements.

#### **■ House Republican Policy Committee Task Force on Land Use Report, 1994**

- Urge local government units to ID potential areas for provision of partial and/or full urban services.
- Enable concurrency.

#### **■ First House Bipartisan Urban Caucus, Urban Vision Summit held at MSU, 1998**

- Mass transit strategies that link people to jobs.

#### **■ SEMCOG Report, Promoting Redevelopment: Recommendations for State Policies, 1999**

- Take steps to remove transportation barriers between those who need jobs and those who need workers. Incentives for alternate means of transportation and increased funding for public transit is needed. [SEMCOG ACTIVELY WORKING WITH THE TRANSPORTATION WORK COALITION FOR SE MICHIGAN ON THIS]

■ **Urban Vision II: Building Coalitions for Michigan Cities, House Bipartisan Urban Caucus Summit, 2000**

- There is an immediate need to go back to full funding of the constitutionally guaranteed 10% of Act 51 revenues for transit.
- There is a need to permit a variety of local options for increasing this funding above 10%.
- There is a need to examine how other states and regions in the US and internationally are dealing with transit financing.
- There is a need to look at how the other 90% of Act 51 funds are being spent and they should remain focused primarily on maintaining the existing system and not on new roads (or even on new land miles in the eyes of many).

■ **Michigan's Legislative and Business Leaders Public Policy Forums, 2000–2002**

- Monitor the implementation of utility deregulation. (2001)
- Promote balanced fuel sources (gas, coal, nuclear, wind and hydro). (2001)
- Encourage innovations improving energy efficiency and delivery. (2001)
- The Legislature should request/consider information on an asset management approach for allocating transportation funds. [LEGISLATION ENACTED IN 2002] (2001)
- Establish statewide coordinated planning process for infrastructure investment. (2002)
- Target all state infrastructure investment to support other policy goals, such as smart growth, regional cooperation, mass transit, etc. (2002)
- Reduce fragmented local planning authority and responsibility for transit through incentives and/or regulation. Use state dollars to drive cooperation. (2002)
- Develop long-term planning to better identify infrastructure needs. (2002)
- Revise Act 51 to improve funding for air, roads, and rail to support existing infrastructure and raise more money for transportation. (2002)
- Raise diesel tax to same rate as gas tax. (2002)
- Create opportunities for private sector alternatives to public infrastructure. (2002)

■ **House Democratic Land Use Task Force, Land Use Policy Report, 2001**

- Require an Environmental Impact Statement (EIS) for loss of farmland when public funds are spent on new or improved infrastructure to help assess the “real” cost of the infrastructure.
- Assess impact fees for developers because new developments often need new services, such as roads, sewers, water and electricity, that existing residents are forced to provide.
- Pass a constitutional amendment on gas tax distribution providing that 90% of gas tax revenues are not automatically earmarked for road building.

■ **Securing Michigan's Future: Campaign Platform of Jennifer Granholm, 2002**

- Prioritize the repair of existing roads and sewers and curtail urban sprawl that paves the countryside and duplicates existing infrastructure.

## V. NATURAL ENVIRONMENT

### ■ Governor Engler's Michigan Environment and Relative Risk Report, 1992

- Allocate financial and human resources to mitigate, remediate or prevent environmental risks.
- Use the findings of this project to build public consensus for action.
- Conduct additional research.
- Initiate legislation and executive orders.
- Weigh direct and indirect costs and benefits when formulating new solutions.

### ■ House Republican Policy Committee Task Force on Land Use Report, 1994

- Place sand dune management within one DNR Division. [NOW IN DEQ]
- Create coordination among drain code, G-A Wetland Protection Act and Inland Lakes and Streams Act.
- Review current taxation of wetlands.
- Authorize wetland mitigation banking in Michigan. [DONE]

### ■ Status and Potential of Michigan Natural Resources, 1994

- Indicators of sustainability should be developed in order to monitor the environment in a comprehensive manner.
- We need to develop a better understanding of the ecological relationships and their implications for land use planning.
- We should focus on the benefits of integration between economic development and environmental considerations rather than the conflicts.
- Wetlands must be inventoried according to location, size and values.
- Upland habitats should be inventoried considering location, size and function.
- Funding of research on wildlife species and ecosystem management needs to be provided.
- Michigan needs to develop a database that will track changes in the distribution and numbers of as many species as possible.
- The State Revolving Fund should be refinanced and extended into the twenty-first Century to ensure that the nation continues to improve the quality of its waters.
- Michigan must develop enforceable policies that will implement US EPA management methods throughout the state as of July 1995.
- Pollution abatement should be coordinated on a national and global scale to prevent atmospheric depositions.
- Integrated watershed management is needed to solve water resource problems.
- Natural resource policy must become proactive rather than reactive.
- Policy should focus on means for natural resource improvement and proactive rather than on corrective measures.
- Policy must become integrated and this integration government-wide.
- Decision-making and policy-making should be long-term and cyclical.
- Land should be managed to incorporate natural resource concerns.

- Research is necessary to develop land use policies that maintain our biological resources and that can be implemented by our resource managers.
  - A comparative assessment of the land suitability and environmental and human health risks associated with different resource utilization choices is needed.
  - A comparative analysis of existing policies and regulation regarding land use at the federal, state, regional, county and local levels is necessary to identify needs for policy modifications.
  - Research is needed to develop a statewide database with indicators of environmental and natural resource quality in order to accurately determine both the actual status of and potential risks to the environment and quality of life in Michigan.
  - Research is necessary to reevaluate land use laws and how legislation could affect reinvestment and redevelopment in the urban core instead of continued sprawl.
  - Research should be directed towards the development and use of alternative sources of energy.
  - Michigan should find ways to contribute to ozone protection.
  - Environmental education should address the issue of the greater good and the global community
  - Research should be directed toward more anticipatory water use planning.
  - Research is needed toward the development of ecosystem management.
  - Research is needed into species not threatened or endangered or those utilized by humans.
  - Research is needed to understand how to get other segments of the public involved in wildlife resource management, broadening funding beyond the scope of sportsmen licenses.
  - Research is necessary to further understand the movements of contaminants, particularly agricultural pesticides and fertilizers, into groundwater and surface water.
  - Further research is needed to increase understanding of the sources, pathways, effects and threshold levels of trace metals in the Michigan environment.
- **Michigan's Legislative and Business Leaders Public Policy Forums, 2002**
- Encourage the State to develop a better data management collection system on water use in order to establish a systematic understanding of its impact.
  - Encourage the State to develop a new Relative Risk Study to determine the most important issues facing the Great Lakes both today and in the future.
  - Michigan needs to continue to be a leader in the protection of the Great Lakes including the promotion of regional policies that protect the resource (i.e., aquatic nuisance species, sensible water use policies).
  - Support the Great Lakes Water Quality Bond appearing on the November 2002 ballot in order to address water quality concerns associated with sewage entering into our waterways. [IT PASSED]

**■ House Republicans Land Use Policy List, 2001**

- Legislation to assure clean drinking water by providing low-interest loans to communities for water system upgrades, initiating a public service campaign to educate people on how to test their private well water for contaminants and giving tax credits to homeowners needed treatment devices,
- Legislation to direct the state to work with the U.S. and Canadian Governments to stop the entry of nuisance foreign aquatic species.

**■ Securing Michigan's Future: Campaign Platform of Jennifer Granholm, 2002**

- Implement a "Clean Water Forever" initiative to protect the Great Lakes from exports to other areas, protect critical wetlands, enlist the public in water monitoring and reduce the release of toxins in our water supplies.
- Vigorously enforce environmental laws and crack down on polluters.
- Phase out the worst toxic pollutants.
- Ban all new medical and municipal incinerators.
- Limit the number of landfills to meet Michigan's needs.
- Give people the "right-to-know" the air and water quality of their surroundings.
- Address the need to protect the health and welfare of Michigan's fish and wildlife populations from disease outbreaks, utilizing resources such as the new Animal Health Diagnostic Laboratory at Michigan State University.
- Streamline conservation and environmental protection efforts by recombining the Department of Natural Resources and Department of Environmental Quality into a single, more effective agency.
- Protect the fiscal integrity of resource management funds.
- Prevent the sale of state parks.
- Fight for environmental justice.
- Teach a conservation ethic.
- Boost recycling.

**VI. OTHER*****Council Member Survey*****■ Freedom of Choice**

- Protect personal property rights.
- Marketplace choices tell us that urban core and inner ring areas should not try to directly compete with the suburbs for certain types of customers/residents. These market dynamics should be understood prior to enacting redevelopment or urban infill plans.
- Increase the reliance on market forces to shape land use patterns.

- Avoid creating distortions in the free market and economic development disincentives unless the development is imposing costs on others. Respect the right to have choices where to live.
- Protecting the right of citizens to use their land, to live in the type and size of home they want, on a lot whose size they pick in the area they want to live in, traveling in the manner they choose. Assuring government intervention is not substituted for the marketplace. Rejecting attempts to FORCE individuals back into the cities.
- Property rights and personal preferences as to the community character in which people want to live need to be protected to the extent that the rights of others are not compromised.
- Protect private property rights. Public benefits should be paid for by public dollars, not private individuals or corporations. Require all PDR-type programs to be approved at a public vote in a general election. Reform recall provisions to help remove politics from planning. Remove barriers to housing affordability.