

- Residential Districts
 - R1 - Single Family, Detached
 - R2 - Single Family, Attached
 - R3 - Medium Density Residential
 - R4 - High Density Residential
- Business Districts
 - B1 - Local Business & Residential
 - B2 - Shopping District
 - B3 - General Business
 - B4 - Heavy Business
- Industrial Districts
 - I1 - General Industrial
 - I2 - Special Industrial
- Special Districts
 - OP - Off-Street Parking
 - PQ - Public / Quasi-Public
 - PR - Parks and Recreation
 - TI - Transit Residential

ENERGY DEMOCRACY

SUSTAINABILITY

SELF-DETERMINATION

¹ Energy Democracy is the practice of building a just energy system with these qualities: if you are impacted by a decision about energy, you should get a voice in that decision, people are always put ahead of profit, and input is highly valued. It means building an energy system that prioritizes energy efficiency, clean and renewable energy sources, local control, and education and information.

² Sustainability means that the cultural, political and ecological aspects of a community are stable and resilient.

³ Self-Determination is the power of Highland Parke citizens, especially as a majority Black community, to control the future of the city of Highland Park. This includes political and economic decision making power.



ACCOUNTABLE GOVERNMENT

KEY PROPOSALS

- ✔ **Participatory Budgeting** that engages citizens in directly distributing portions of the City budget and development revenue. A strong decision making process when it comes to energy can be applied to other things like education and transportation budgets as well as launching projects like a dog park or other ideas people have. Case studies exist around the country and a project has been successfully advanced in southwest Detroit.
- ✔ **Launch Equitable Internet Initiative** to expand internet access in Highland Park and create community intranet to support communication between the city and the people of Highland Park, and between Highland Parkers to stay informed, connected and also to be able to communicate quickly in an emergency.
- ✔ **Establish community engagement standards** for City Council, Administration, all city commissions, and major civic institutions and developers. Every stage of the development process, from setting frameworks and priorities to making detailed decisions should include community input and mechanisms for accountability.
- ✔ **Form Sustainability Commission** to model deep democracy, integrate planning across city departments, and develop and advance projects and proposals. This is a critical first stage to be able to act on the other proposals in this document.



HEALTHY HOMES

City should be an active partner and supporter in these efforts and beyond.

KEY PROPOSALS

- ✔ **Grants and low-to-no interest financing for home repair,** weatherization, and sustainable home upgrades for households at all income levels, rented and owned, to improve health, comfort, and financial viability of homes, including historic and unique Highland Park houses.
- ✔ **Incentives for green infrastructure** for homes and businesses to minimize cost impact on water system.
- ✔ **Municipal advocacy for energy affordability and access to clean energy** for Highland Park households, businesses, and institutions, including the City government. Many of the goals in this framework require actions outside the jurisdiction of the City government, so Highland Park must become an active advocate with regulatory and legislative bodies at all levels. The
- ✔ **Implement affordability plans for water, electricity, heat, and internet** that protect households from rising costs for all basic goods. In Wayne County, poor households are spending over 40% of income on these critical services alone - if they can even afford them. A robust affordability plan would follow the accepted standards of 6% of gross household income for energy bills and 4.5% for water. (1) There is no established standard for internet affordability - yet - but the critical need for internet access implies that it must be considered in a cumulative affordability standard. Setting these benchmarks will drive decision-making that puts residents first
- ✔ **Create a resident resource hub to access household support services.** To access even the programs they're qualified for, Highland Parkers must go deal with numerous locations, agencies, and applications that decrease access. Highland Parkers should have a one-stop shop for all of the nonprofit and governmental support services available to them.



JOBS & CAREERS

career opportunities, and build out training and preparation programs in our education system to put our youth in the best possible position.

KEY PROPOSALS

- ✔ **Find out what major spenders in the city, including City Government, are spending money on already, and create worker-owned cooperatives** that provide those services so that the money spent creates jobs in Highland Park and keeps revenue in the city rather than paying outside groups to provide those services. We first need to do an analysis of where the city is buying things like energy, water, and professional services and how we could meet those needs.
- ✔ **After conducting the analyses above, form program to support development of cooperative enterprises** in Highland Park to meet these needs. Cooperatives are more productive, address local issues, and provide sustainable and reliable employment if successful, protecting Highland Park from the boom-and-bust cycle of big business employment.
- ✔ **Analyze national and international economic trends to identify best career potential for HP youth.** The advancement of robotics and digital technology are changing what employment looks like. Highland Park must analyze these trends, identify likely local
- ✔ **Develop job training programs** that will prepare Highland Parkers of all ages for the employment opportunities created by the initiatives identified in this framework and the analysis created above.

Please visit soulardarity.com/BFED to get a detailed 32-page hard copy of the BFED!

THE

A Guide for the City & Citizens to make Highland Park, Michigan a Global Model of Sustainability & Self-determination

Created by Soulardarity

BLUEPRINT

FOR ENERGY

DEMOCRACY



EQUITABLE DEVELOPMENT

- ✔ **Establish a strong Community Benefits Agreement (CBA)** ordinance to ensure that developers wishing to profit off Highland Park must create desired outcomes by the community in order to do so. Highland Parkers want to be a part of the redevelopment process, ensuring that jobs are centered on and developed in Highland Park. CBA's should specifically provide for monies to be deposited into an ongoing workforce development fund, ensuring Highland Parkers have the opportunity to learn the skills that will be inevitably required to redevelop Highland Park.
- ✔ **Incentives for Highland Park-based development initiatives** including grants, technical support, and financing, with priority given to projects that align with the other key areas of this framework, such as the formation of an HP Community Land Trust.
- ✔ **Simplify Process for Highland Parkers to purchase land** and put it to use for community projects through a better side lot program, incentives for property revitalization, and clear application procedures.
- ✔ **Create community-centered redevelopment plan** that acknowledges true affordability based on Highland Park's actual median household income (Less than \$16,000.00 in 2017), community-identified needs, and long-term planning for smart growth of municipal revenue that does not drive displacement.



SUSTAINABLE INFRASTRUCTURE

- ✔ **Create revenue streams through municipal energy upgrades** to finance further programs. Energy efficiency alone could create the revenue needed for further investments.
- ✔ **Negotiate franchise agreement** with DTE that protects city and citizens from liability, improves negotiation terms for infrastructure projects, and generates revenue.
- ✔ **Create citywide solar-powered LED smart lighting system** to provide locked-in infrastructure maintenance cost, increase walkability and development viability of neighborhoods, connect to community intranet, and provide lighting, communications, and emergency power during grid failure.
- ✔ **Launch Solarize HP Initiative** to match 100% of electricity demand in HP through solar production, which is possible through the sole use of rooftops of buildings in good condition, through a mix of support code updates, incentives, and advocacy with the MPSC and DTE to support this goal.
- ✔ **Build Community Water & Energy Resource Center (CWERC),** a highly revenue positive project that uses proven technology to transform wastewater streams and food waste into energy, recycled water, and heat. This project alone could provide all the financing needed for the restoration of the water plant and funding to repair/replace dated infrastructure, while making rate increases obsolete.
- ✔ **Conduct an economic justice assessment** of historic harms done to the City by other actors and plan for pursuing financial and other forms of remuneration. This money could then go towards projects such as the CWERC.
- ✔ **Pursue community & public ownership** of infrastructure through micro-grids, cooperatives, and municipalization to gain the capacity to run these projects.