



# *PDR Fact Sheet*

## ***Taxes***

The PDR plan will raise \$32 million over ten years through a 0.4 mill property tax increase throughout the County.

## ***More Taxes***

The Open Space Task Force officially stated that more than \$60 million over 20 years was needed to address the open space issue. Realizing voters would never go for this, the County Commission instead asked for half and added on components – like urban planning, minor land acquisition and urban renewal – to gain the support of city residents. If this passes you can expect another tax bill for an additional \$30 million sometime in the next decade.

## ***A Flawed Plan***

The PDR program would create a new government bureaucracy to carry out the program's goals of development rights acquisition, urban planning, land acquisition and urban renewal. We support all of the non-PDR aspects of this plan. We agree with the *Ann Arbor News* editorial board, which said that linking these three items with the controversial PDR was a means of attaining short-term political goals at the expense of long-term vision.

## ***Farms & Farmers***

The PDR tax seeks to save farms at the expense of farmers. Michigan farmers already are in the Top 5 nationally for total farm taxes. Additionally, County farmers are assessed at the potential commercial value of their land rather than present agricultural value. Under the PDR tax ALL county farmers will pay even higher taxes even though fewer than 3 percent of the county's farmers would benefit from the program.

## ***Families***

By limiting the amount of available housing and increasing the costs of new and existing housing the PDR tax will reduce the amount of affordable housing and make it even more difficult for renters to make the jump to home ownership.

## ***Open Space, Parks & Recreation***

The dirty little secret of the PDR campaign is that none of the land preserved will be available for recreational or educational uses. The County Parks Commission will tell you that our county already offers citizens several times the number of recreation acres per citizen than called for by national standards. Wouldn't we rather spend \$32 million on social services, education or lands that can be used by the public?

## ***School Crowding & Traffic Congestion***

If we do not grow out we must grow in. That's another way of saying "higher population densities." With higher densities come classroom crowding, traffic congestion, road wear and tear and higher pollution concentrations. Why not manage outward growth rather than artificially forcing people to live someplace they would rather not?

## ***The Environment***

Acquiring development rights to farm lands will do nothing to help the environment. Farmlands are already developed: they have no biodiversity, they have pesticides dumped on them and they have heavy equipment rolling over them. Clearly, the PDR tax will NOT benefit the environment.

## ***Farmland vs. Cropland***

The pro-PDR campaign is lying to the public about loss of farmlands. Trying to scare people into raising taxes, they are claiming that between 1982 and 1992 Michigan lost 854,000 acres of farmland. What they won't tell you is that the Dept. Agriculture defines "farmland" as land that "could produce crops if it were farmed" – even if the land is zoned commercial or residential. That means the football field at Ypsi High and Riverside Park are considered farmland. Cropland, or land on which crops are produced, increased by 0.10 percent in Michigan between 1982 and 1992 and crop output increased during that time. What is the opposition hiding and why are they lying to us?

## ***A Better Way - Let's Grow Smart!***

So long as our region remains the prosperous, beautiful and cultured place that it is, our population will increase. Through community dialogue, inter-government cooperation and long-term planning we can grow-smart into the 21st century. We invite you to communicate with us at the numbers below. There's a better way to grow!