

VISION 2020 COMMUNITY DEVELOPMENT AGREEMENT

Between

KALAMAZOO NEIGHBORHOOD HOUSING SERVICES, Inc.

And

NORTHSIDE ASSOCIATION FOR COMMUNITY DEVELOPMENT

And

KALAMAZOO VALLEY HABITAT FOR HUMANITY

This agreement has been entered into as of _____ between Kalamazoo Neighborhood Housing Services, Inc (“KNHS”), whose address is 802 South Westnedge Ave, Kalamazoo, Michigan 49008, and Northside Association for Community Development (“NACD”), whose address is 612 N. Park St., Kalamazoo, Michigan 49007, and Kalamazoo Valley Habitat for Humanity (“KVHH”), whose address is 525 East Kalamazoo Ave., Kalamazoo, Michigan 49007. These agencies will collectively be known as the “Vision Leaders.”

Recitals

1. The primary focus of this development agreement is the physical, economic, and community redevelopment ("Project") of that portion of the Northside neighborhood bounded by Simpson (W), Norway (N), Pitcher (E), and Willard (S), to be known as the Kalamazoo Vision 2020 Development Area ("Development Area").
2. **Mission:** To eliminate substandard housing and the conditions that cause it by the year 2020 within a focused area of the Northside neighborhood of Kalamazoo, Michigan. Utilizing neighborhood based strategies structured through inter-agency collaboration; the Vision 2020 Working Group will seek a balanced low to moderate to market-rate housing development strategy in tandem with employing community development best practices and innovative strategies to foster comprehensive social and economic development.
3. **Vision:** Holistic neighborhood housing revitalization in tandem with social and economic (re)development in the Development Area, including but not limited to, the construction and rehabilitation of housing units, to refurbish and/or remove blighted properties, to spearhead comprehensive lead abatement, to foster neighborhood based workforce development, and encourage broad community building initiatives.
4. The Vision Leaders intend to work cooperatively together and with the City of Kalamazoo, the Northside Non-Profit Housing Corporation and others to return the Development Area to a standard and attractive condition through the construction of new, single-family homes, repair of occupied dwellings (including existing rental properties), rehabilitation of existing salvageable structures, demolition of unsalvageable structures, improvement and rehabilitation of the public infrastructure, creation of new businesses, support and improve new businesses, and partner with other entities to support other comprehensive community development activities.
5. The Vision Leaders intend, where feasible, to identify other needs of the residents of the Development Area; including, but not limited to economic (re)development, with the creation of new businesses, support of current and new business owners, Northside resident workforce development, and support of other comprehensive community development activities; and, where available, to secure resources and assistance from

- external providers to address those needs.
6. The Vision Leaders intend that all plans, projects and procedures undertaken in furtherance of the Project will be conducted in a manner that will compliment the efforts of other groups, organizations and/or individuals who are working to create a better community environment in the Development Area.
 7. The Vision Leaders agree to form a Working Group made up of representatives and residents appointed by each Vision Leader agency. The Working Group will meet at least quarterly and typically monthly. The location of the meetings will rotate between the offices of the Vision Leaders. Each meeting will be led by a representative appointed by the host agency (KNHS, NACD, or KVHH). The Working Group shall oversee all financial activity of the Project, including appointment of the fiduciary agent annually, and provide project planning and overall project coordination.
 8. The Vision Leaders agree that all promotional materials and media releases about work in the Development Area promoting the Project should mention the Vision Leadership work of all the Vision Leaders.
 9. The Vision Leaders agree that all funds solicited and spent for the Project should benefit the Project and build the capacity of all the Vision Leaders as much as possible. It is understood that the uses of some of the funds raised will be donor directed and shall be spent accordingly. Other funds will be raised according to joint applications from the Working Group and will be spent accordingly. Other funds will be sought and given to specific Vision Leader agencies based on their ability to deliver services requested by a specific funding source. All plans to submit applications to fund Project activities submitted by a Vision Leader agency will be approved beforehand by the Working Group at a regular meeting or via a fax or email poll.

Responsibilities of KNHS:

1. Actively participate in the community development process and appoint representatives to work with the Vision Leaders and others in assuring the Project's success.
2. Coordinate KNHS community involvement in the development process in the Development Area.
3. Make Home Ownership Program (HOP) and other similar purchase/rehabilitation (vacant and owner occupied residences) loans, complete rehabilitation loans and projects, and build and/or finance new homes, generally serving households with incomes 50% and above of the area median income adjusted for household size.

Responsibilities of NACD

1. Lead the efforts at economic (re)development
2. Actively participate in the community development process and appoint representatives to work with the Vision Leaders and others in assuring the Project's success.
3. Serve as the primary communication link to the residents, businesses and institutions of the Development Area.
4. Work with the Vision Leaders in developing community service and outreach programs to support the Development Area.
5. Lead the efforts to identify community needs and strengths.
6. Work with the Vision Leaders to welcome new homeowners into the community and to acquaint them with available resources and opportunities.

Responsibilities of KVHH

1. Actively participate in the community development process and appoint representatives to work with The Vision Leaders and others in assuring the Project's success.
2. Help with the formation of the Working Group and supervise staff support for the Project through August 2005. Thereafter the Working Group will determine which Vision Leader agency will supervise and/or host Project staff.
3. Construct and rehabilitate (vacant structures only) single-family homes on available building sites in the Development Area and sell them, primarily using KVHH financing, to households with incomes below 50% of the area median income adjusted by family size.
4. Serve as fiduciary agent for the Project for the first year that the Working Group is established. Signatories will be the KVHH executive director and the officers of the KVHH board of directors. As the fiduciary agent, KVHH (and any Vision Leader agency serving as fiduciary agent thereafter) will provide brief financial reports at each meeting, and an annual report at the first meeting of the first quarter of each year. The fiduciary agent will also submit grants on behalf of the Project and provide the appropriate reports to funding organizations.

Shared Responsibilities

1. Partner with other organizations and agencies, such as Partners Building Community North East, who are willing and able to return the Development Area housing stock to city code standards.
2. The Vision Leaders shall be mutually responsible for identifying appropriate sources of funding for Project activities and for identifying external resources to meet resident needs and securing commitments from other organizations to improve the Development Area.
3. Help the other Vision Leader agencies with such tasks as grant writing and technical assistance to strengthen Project activities in the Development Area.
4. Mutually develop measurable goals and objectives that can be used to hold each other accountable. Annually produce individual agency reports. Rotate the production and presentation of a final report to the State board and funding organizations between Vision Leaders. (KVHH is responsible for 2005 reporting).

Term

The Vision Leaders propose that this joint venture be for at least three years until April 1, 2008, subject to extension by the mutual consent of the parties.

This agreement can be terminated by any party after three months notice, after all attempts have been made to work out an alternative agreeable to all parties.

Signed:

Tim Lemanski
Interim Executive Director, KNHS

Date

Mattie Jordan-Woods
Executive Director, NACD

Date

Brent Hepp
Executive Director, KVHH

Date