

**PROPOSED MOU**  
**COMMUNITY DEVELOPMENT AGREEMENT**  
**Between**  
**Community Resource Development, Inc.**  
**And**  
**ANTRIM COUNTY HABITAT FOR HUMANITY**

This agreement has been entered into as of August 1, 2004 between Antrim County Habitat for Humanity ("Habitat"), whose address is 133 Ames St. Elk Rapids, MI 49629 and Community Resource Development, Inc. ("CRD"), whose address is 205 Grove Street, Mancelona, MI 49659.

**Recitals**

The primary focus of this development agreement is the physical redevelopment ("Project") of that portion of the Village and Township of Mancelona to be determined by CRD in conjunction with the Village and Township and Habitat. ("Development Area").

Habitat and CRD intend to work cooperatively together and with the Village of and Township of Mancelona 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 rehabilitation of existing salvageable structures, demolition of unsalvageable structures and the rehabilitation of the public infrastructure.

Habitat and CRD intend, where feasible, to identify the social needs of the residents of the Development Area, and, where available, to secure resources and assistance from external providers to address those needs

Habitat and CRD 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

Habitat and CRD understand that the Village and Township of Mancelona have approved the Project and Development Area for support by other relevant Village and Township agencies.

**Responsibilities of CRD**

Actively participate in the community development process and appoint representatives to work with Habitat in assuring the Project's success.

Coordinate CRD community involvement in the development process and serve as the communication link to the residents, businesses and institutions of the Development Area.

Complete the repair of existing homes in the Development Area through the application for the use of external resources, such as Home/CDBG funds, and the partnering with organizations, (such as MSHDA) and agencies willing and able to return the Development Area housing stock to village code standards as safe decent housing.

Work with Habitat in developing community service and outreach programs to support the Development Area.

Work with Habitat to welcome new homeowners into the community and to acquaint them with available resources and opportunities.

## **Responsibilities of Antrim County Habitat for Humanity**

- Actively participate in the community development process and appoint representatives to work with CRD in assuring the Project's success.
- Construct one-story single-family homes on available building sites in the Development Area conveyed to Habitat by the Village and additional sites that can be reasonably purchased privately. Such homes shall consist of 2, 3 or 4 bedrooms with a floor area of 1,230 sq/ft or less. The number of homes to be built will be determined by an initial assessment in the first year of the project.
- Solicit funds from the private and public sectors to finance site preparation and construction of homes in the Development Area, secure the volunteers necessary to perform work, and sell such homes at no profit and on terms bearing no interest to prospective buyers under Habitat's Family Selection program.
- Assist CRD to acquire external resources and partners to complete the repair of all homes in the Development Area.
- Help CRD with fundraising, grant writing and technical assistance to strengthen outreach programs for residents in the Development Area, through Vision 2020, Americorps/Vista and others.

## **Joint Responsibilities**

- Habitat and CRD shall be jointly responsible for identifying appropriate sources of funding for the repair of existing dwellings, providing of external resources to meet resident needs and securing the Village's commitment to improve the Development Area public infrastructure and to demolish existing vacant and dangerous buildings.
- Habitat and CRD further propose that each will actively participate, as necessary, to coordinate all activities necessary to assure the successful completion of targeted objectives.

## **Term**

- Habitat and CRD propose that this joint venture be for three years until July 30, 2007 subject to extension by the mutual consent of the parties.

Signed:

Dan Reszka, Vice President  
Antrim County Habitat for Humanity

Date

Tom Ross, Board President  
Community Resource Development, Inc.

Date