

# \*\*\*\*\*SAMPLE\*\*\*\*\*

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## COMMUNITY DEVELOPMENT AGREEMENT

Between

**CORE CITY NEIGHBORHOODS, Inc.**

And

**HABITAT FOR HUMANITY DETROIT**

This agreement has been entered into as of January 26, 2001 between Habitat for Humanity Detroit (“Habitat”), whose address is 14325 Jane St. (revised 8/03), Detroit, MI 48205 and Core City Neighborhoods, Inc. (“CCN”), whose address is 3301 23<sup>rd</sup> Street, Detroit, MI 48208.

### **Recitals**

1. The primary focus of this development agreement is the physical redevelopment (“Project”) of that portion of CCN bounded by I-96, Marin Luther King Jr., Blvd., W. Grand Blvd. And Michigan Ave., to be known as the Core City Neighborhoods-Habitat Project Development Area (“Development Area”).
2. Habitat and CCN intend to work cooperatively together and with the City of Detroit 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.
3. Habitat and CCN 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.
4. Habitat and CCN 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.
5. Habitat and CCN understand that the City of Detroit has approved the Project and Development Area for support by the Planning & Development Department (“P&DD”) and other relevant city agencies, that titles to approximately 120 tax reverted properties ( 60 buildable homes) are being conveyed to Habitat by the City through the SNAP program to facilitate the construction of new single-family homes and a special staff person of the P&DD has been assigned to facilitate the Project and other Habitat community development projects within the city.

### **Responsibilities of Core City Neighborhoods**

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

2. Coordinate CCN community involvement in the development process and serve as the communication link to the residents, businesses and institutions of the Development Area.
3. Complete the repair of existing homes in the Development Area through the application for the use of external resources, such as Home/CDBG/NOF funds, and the partnering with organizations, (such as MSHDA) and agencies willing and able to return the Development Area housing stock to city code standards.
4. Work with Habitat in developing community service and outreach programs to support the Development Area.
5. Work with Habitat to welcome new homeowners into the community and to acquaint them with available resources and opportunities.

### **Responsibilities of Habitat for Humanity Detroit**

1. Actively participate in the community development process and appoint representatives to work with CCN in assuring the Project's success.
2. Construct approximately 60 one-story single-family homes on available building sites in the Development Area conveyed to Habitat by the City and additional sites that can be reasonably purchased privately. Such homes shall consist of 3 or 4 bedrooms with a floor area of 1,150 sq/ft and full basements
3. 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.
4. Assist CCN to acquire external resources and partners to complete the repair of all homes in the Development Area.
5. Help CCN with fundraising, grant writing and technical assistance to strengthen outreach programs for residents in the Development Area, such as the after school program, and for low- income seniors, etc.

### **Joint Responsibilities**

1. Habitat and CCN 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 City's commitment to improve the Development Area public infrastructure and to demolish existing vacant and dangerous buildings.
2. Habitat and CCN further propose that each will actively participate, as necessary, to coordinate all activities necessary to assure the successful completion of targeted objectives.

**Term**

1. Habitat and CCN propose that this joint venture be for three years until January 31, 2004 subject to extension by the mutual consent of the parties.

Signed:

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John E. Mogk, Board President  
Habitat for Humanity Detroit

\_\_\_\_\_  
Date

\_\_\_\_\_  
Willie J. Cambell, Chairman of the Board  
Core City Neighborhoods, Inc.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Elaine Parnell-Wise, President  
Core City Neighborhoods  
Non-Profit Housing Corporation

\_\_\_\_\_  
Date

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