



## **Memorandum of Understanding**

### **Laney Walker / Bethlehem (LW/B) Revitalization- "Zeta Xi Omega Housing Foundation"**

This Memorandum of Understanding ("MOU") is entered into on the \_\_\_\_\_ day of \_\_\_\_\_, 2023 by and between the Augusta, GA's Housing and Community Development Department (HCD) and Zeta Xi Omega Chapter Housing Foundation. HCD serves as Augusta, GA's manager for Laney Walker/Bethlehem (LW/B). Zeta Xi Omega Housing Foundation serves as a supportive services partner and as an investor/developer partner.

On March 13, 1955, Zeta Xi Omega Housing Foundation set out to establish a rich legacy of providing services to the CRSA. The Chapter routinely conducts community service activities focusing on the education, health, economic empowerment, and social justice. Zeta Xi Omega Chapter also annually awards scholarships to the students in the area. In 1991 the Zeta Xi Omega Chapter Housing Foundation was formed, and later purchased the historical home of Mr. and Mrs. John M. and Rosa Tutt. The Chapter and Foundation continually seeks to identify opportunities to uplift the local community and enhance the community's quality of life.

#### **Part I. Structure and Purpose of Initiative**

This local initiative will be known as the Laney Walker / Bethlehem Redevelopment Project. Initiative (the "Initiative"). The greater Initiative is designed to facilitate the development of residential housing and mixed-use development located on property currently owned by the Zeta Xi Omega Housing Foundation. Augusta, GA has concluded that it is beneficial to act as a team for the purpose of increasing homeownership and rental housing opportunities, as well as retaining the cultural and historic context that defines the Laney Walker & Bethlehem communities.

#### **Part II. Partnership Goals**

The goal of the Initiative is to establish Zeta Xi Omega Housing Foundation as a supportive service partner and as an investor/developer partnership which will:

- Foster comprehensive revitalization, in partnership, and the promotion of new single-family housing in the LW/B communities.
- Increase affordable homeownership opportunities in LW/B through approved participating lenders and use of financing assistance offered through the LW/B bonds funds, various HUD programs and Zeta Xi Omega Housing Foundation.
- Foster the use of architecturally compatible building design that captures the character and history of the LW/B communities, utilizing the LW/B Pattern Book as a basis.
- Increase homeownership by providing targeted counseling and education to potential homebuyers.
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## Housing & Community Development Department

Hawthorne E. Welcher, Jr.  
Director

Shauntia Lewis  
Deputy Director

- Conduct outreach activities to potential renters and homebuyers in the community to inform them of housing opportunities.
- Provide ongoing supportive (wraparound) services for homebuyers; and
- Build a model of partnership that can be replicated in other communities.

### Part III. Responsibilities of the Parties

The parties will have the following responsibilities:

#### Investor/Developer Partner

- HCD to work with Zeta Xi Omega Housing Foundation to identify two (2) Workforce houses.
- HCD to work with to identify Affordable/Workforce house plans for each identified lot.
- HCD and Zeta Xi Omega Housing Foundation to agree upon deal structure (land infusion, construction split, down payment, etc.)
- HCD and Zeta Xi Omega Housing Foundation to identify financial sources (Augusta, Federal Home Loan Bank, Bank, Investors, Donors, etc.)
- HCD and Zeta Xi Omega Housing Foundation to utilize private partner funds for the development on 13<sup>th</sup> Street, Augusta GA
  - 1103 13<sup>th</sup> Street
  - Land infusion
  - Initial project
  - 1109 13<sup>th</sup> Street
  - Land infusion
  - Future project

### Part IV. Performance Objectives

The overall performance of the Initiative will be evaluated on the completion of development and implementation of services (as shown above), and the number of residents who are able to obtain housing.

To date, HCD has undertaken an extensive effort to ensure the success of this revitalization. Public meetings were initially held to receive stakeholder input, and on-going meetings are being held to keep the public informed. Land acquisition activities have resulted in significant and meaningful site control. Master plans have been designed to reflect the activity to date, while guiding future endeavors.

### Part V. Public Relations

The parties agree that initially, and throughout the term of this MOU, marketing, and public announcements relative to Initiative activities be coordinated among and approved by both HCD and Zeta Xi Omega Housing Foundation prior to public release.

### Part VI. Relationship of Parties



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Nothing in this MOU shall be deemed to constitute or create an association, partnership or joint venture among the participating parties, or any agency or employer-employee relationship. No party is granted, nor shall it represent that it has been granted, any right or authority to assume or create any obligation or responsibility, expressed or implied, on behalf of, or in the name of another party, or bind another party in any manner.

### **Part VII. Term; Early Termination**

The term of the MOU is twenty-four (24) months from the date of the execution. It is the intention of the participants to work diligently to ensure that within 90 days, all the Initiative Development Goals shall be met. At that time, renewal of the partnership may be extended upon the agreement of both parties. The participating parties reserve the right to terminate the MOU with 90-day notice.

### **Part VIII. Administration and Reports**

HCD will facilitate monitoring the Initiative and providing bi-monthly reports to the participants.

### **Part IX. Additional Provisions**

HCD and Zeta Xi Omega Housing Foundation Chapter shall each identify a primary contact and an alternative contact.

### **Part X. Acknowledgements**

As the authorized representative for my organization, I have read this MOU regarding the Initiative. I agree that it accurately describes the purpose, operational plan and roles of the Initiative participants. I understand that this document is not a contract and is not a legally binding agreement.

However, by executing this Memorandum of Understanding, I further understand that the participating parties are forming an alliance to accomplish the goals set forth herein.

In Witness Whereof, the parties have set their hands and seals as of the date first written above.

**Attest:**

**Augusta, Georgia**

By: \_\_\_\_\_

Garnett L. Johnson  
As Mayor

Date: \_\_\_\_\_

By: \_\_\_\_\_

Takiyah A. Douse  
As Interim City Administrator

Date: \_\_\_\_\_



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Hawthorne E. Welcher, Jr.  
Director

Shauntia Lewis  
Deputy Director

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Hawthorne Welcher, Jr.  
As Director, HCD

Approved as to Form by: \_\_\_\_\_ Date: \_\_\_\_\_  
Augusta, GA Law Department

SEAL

\_\_\_\_\_  
Lena Bonner  
As its Clerk of Commission

### Zeta Xi Omega Housing Foundation

By: \_\_\_\_\_  
President

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Secretary

Date: \_\_\_\_\_