

COMMUNITY DEVELOPMENT CORPORATION

OVERVIEW

To create a Community Development Corporation (CDC). The CDC is a not for profit, community-based organizations designed to create the infrastructure, services, and amenities often over looked (or neglected) by the private businesses, corporations, and local governments.

The CDC will (In the same way that traditional businesses) seek venture capital to start or expand, this CDC will seek grants and investors interested in directing the market toward social purposes (affordable housing, job training, health clinics) while still generating a return on the initial investment.

The CDC will assist the MEVS GROUP evacuate squatters on property such as the Lesbours Estate, the Belecourt field where the Petroleum terminals are located as well as Merger, Sibert B, Bon Repos as the most obvious areas that need to be regained and prepared for varied development projects.

The CDC is run by a board of directors and has a mission of community improvement that will emphasize democracy, social justice and equity, and quality of life. To accomplish its mission, the CDC will emphasize the development of affordable housing, **but will also assist in the development of the commercial properties owned by the MEVS Group**, in the form of **Free trade Zones, Agricultural** production, offer job training, and **Health Care Clinics** for the low and moderate income residents.

The CDC is best suited for Haiti because of the interconnected issues and challenges that face its communities, the approach to explore real estate development to improve the lives of low and middle income residents as well as a community's overall quality of life. Given the current realities of the major urban enclaves throughout Haiti's communities, it is concluded that mixed use real estate development is the most promising focus for durable development in Haiti.

CONTEXT

Although there are a nonprofit housing development agencies and organization working to build affordable housing in Haiti, there is no community organization working to shape the overall pattern of development. Consequently, we get affordable housing where (and when) we can rather than it being incorporated into the fabric of our communities.

Furthermore, there is no not for profit developer in the region working with the private and public sectors to use the development process to achieve other community, social, and environmental goals (affordable commercial property, public spaces, transit oriented development, etc.) The framework of the CDC as national not for profit organization using local and international collaborators to improve the quality of life of Haiti's fills this void in the development process.

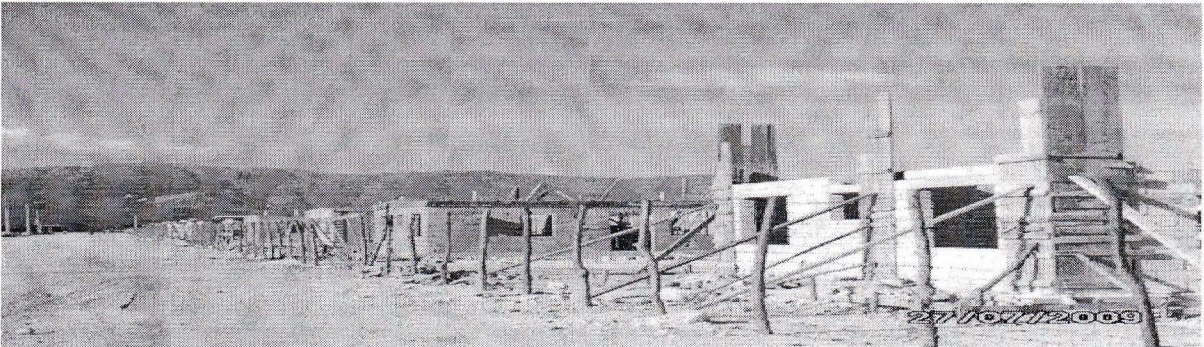
The CDC as a not for profit organization allows the entity to pursue and obtain funding in form of grants and low to no interest loans for community development. The organizations and agencies both locally and abroad would be attracted to a community oriented organization founded and supported by a representative of an industrial private sector company.

*One can witness first-hand how development proposals and decisions can affect the quality of life in a community (see SHODOCASA AND SONAPI). More often than not, the negative impacts of the development projects in Haiti (**HIGH density**, Anarchic housing construction, auto dependency, single use development and unregulated commercial expansion outside the community complexes built by the private sector whose positives contributions are) unfortunately outweighed the positive aspects (more housing - usually unaffordable and more sales tax revenue.

Homes built by the Haitian Govern via funding from the Venezuelan Government



Land was donated by the MEVS Group



There are many reasons why the development process works the way it does and social and environmental issues are often ignored. Part of the problem is the development review process is often a clash of private gain and public interest. As we know all too well in these clashes can be highly charged and often detrimental for the community as different sectors line up on opposing sides in the "best interest of the community." A Community Development Corporation is a unique **SOCIAL ENTERPRISE** that attempts to re-direct the development process to achieve community, social, and environmental goals.

The CDC created by the Bernard MEVS FONDATIONAVENIR will SPECIFICALLY look to address the in the Cul De Sac/Plaines sector for:

- ✓ Risk and Disaster Mitigation and Prevention- Providing housing to relocate those who reside in those areas
- ✓ Agricultural Industry (training, operational funding and relocation of squatters from designated sites)
- ✓ Job creations (construction/housing)
- ✓ Advocacy for the sustainable community development
- ✓ Capacity Reinforcement of local Associations
- ✓ Advocacy for Agro-industry

JUSTIFICATION

WHY IS A CDC NEEDED IN Haiti

PROTECT AND PRESERVE THE MEVS HERITAGE



Precisely because of the scale and cost at which the economy operates in Haiti many middle income and lower income households are completely priced out of the housing and commercial market. Consequently, workers commute great distances to reach their places of employment. The lack of affordable commercial rentals limits locally owned small business expansion as well as new startups.

This limits the diversity of businesses in each of the communities and limits peoples' job creation opportunities. Finally, the state of the housing market means that development proposals are geared to high market homes and resort activities and not the mixed use (housing, commercial, retail, transit, public space) projects that help communities be vibrant places with a mix of incomes, businesses, and opportunities. A CDC, because it is not designed primarily for financial profit, can be a vehicle tool to help shape development of key properties throughout the region so they better address public and social goals.

This could happen with the CDC in the role on the design and planning of a property, or in some cases, as a partner in the development. For example, the CDC could be a framework to raise private money to purchase or resell a key property for development that has important public value. The CDC then becomes a not for profit developer (or a partner) with a stated public mission to meet community needs for affordable housing, affordable commercial space, public amenities, and profit. Investors get a return on their investment (albeit less than they might with a non-CDC project) and the community achieves its social/environmental goals - a double bottom line.

HOW TO MOVE FORWARD WITH THE CDC, Structured properly the **CDC can raise the funds for the short to mid-term; a conservative estimate is in between the range of 300,000usd to 600,000usdf before January 2009 is more then feasible. In order to achieve this goal, the MEVS Group would need to make available the following;**

Administrative Support Team

- Work Station, Printer, Photocopier, designated an Administrative Assistant capable of translation English to French, adapt at managing spreadsheets and graphs

Logistical Support

- Transport to meeting with potential donors and partners

Legal Services

- legalizing the CDC under the umbrella of the Bernard Mevs Foundation
- Providing Contract to Vladimir Laborde for services as Coordinator of Projects/Executive Managing Director for the CDC,
I recommend that someone from the Mevs Group be the Executive Director and or CEO.

Sociologist

- Community mapping services for the sites designated for development

Architect/Engineer

- IBI (?) and or a local professional as a redundancy for rendering and models of the commercial prototype (housing and community center)

Public Relations Fund (Est. \$500USD a month)

- Meetings with Donor Agencies, American Corporate and NGO's
- Communications Cellular minutes

The above will allow for the Pre- DC/Team to acquire funding from international agencies and organizations for the components that they have identified as points of interest vis-à-vis their respective programmatic objectives.

By putting into place the BMF/CDC, I am fairly confident that funding will come in a very short time period, maximum 90days. Given the constraints that would impede this venture I am willing to concede a conventional consultancy fee with a contract that states a guarantee of a long term engagement and that is based on production as well as bonuses. I hope to discuss the particulars with you and the group in the very near future.

COMMUNITY DEVELOPMENT CORPORATION

“A SOCIAL ENTERPRISE FOR A SOCIAL ENTREPRENEUR”

CONCEPT PAPER

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LOCAL CONTEXT

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CDC's are most often formed in urban areas with missions to address issues of economic development, employment, job training, and affordable housing for lower income urban residents. In rural areas, CDCs are usually formed as an economic development entity to spur the growth of the local and often stagnant economy. This CDC looks to integrate both challenges and present framework/solutions for the urban plight via the undeveloped rural communities throughout Haiti.

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Supervisor
Port & Destination Development

Copper Construction Company, Inc.

"We purchased residential housing units from IDS in November 2008. Currently, the Fire Department for Hunter Army Airfield in Savannah, GA resides in the housing. The units were all built with high quality construction materials, and are extremely durable. We will be able to utilize these units for many years to come, and the ease of transport makes them ideal for moving from one job site to another.

Leading up to the purchase the company was easy to work with. They listened to what we were looking for, gave suggestions, and provided custom designs to meet our specifications. Once we signed the contract, the units were produced in a timely manner, we were given status updates during production, and delivery was made within the time frame we needed.

Sincerely,

Sam Page

President

Copper Construction Co., Inc.

Yancey Power Parts & Equipment Inc.

"My company is a provider of housing and equipment for the south east US as well as the Caribbean. We have contracted IDS to design, manufacture and install containerized units for housing, office space, kitchens, bathrooms, medical facilities and laundry facilities.

The design engineers from IDS have created solutions for my customers that met their budget and timing constraints while providing an extremely durable product with a high level of finish.

I will continue to work with them on upcoming projects knowing that they can provide a solution to handle even the most extreme condition.

Sincerely,

Allen Yancev



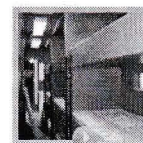
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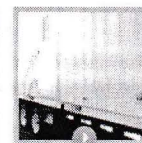
Command Centers



Wash 'n' Dry Units

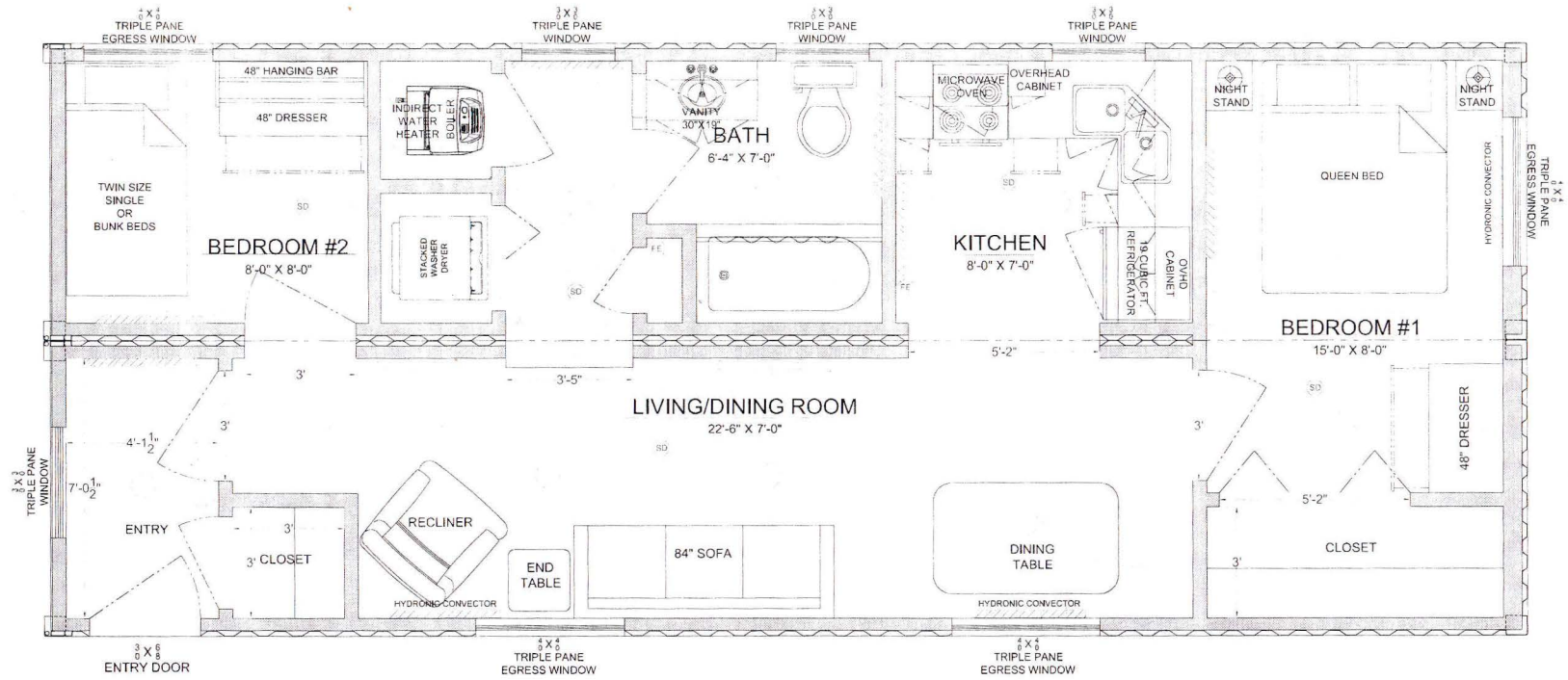


Barracks & Bunkhouses



Disaster Recovery Units

REQUEST A QUOTE



IDS

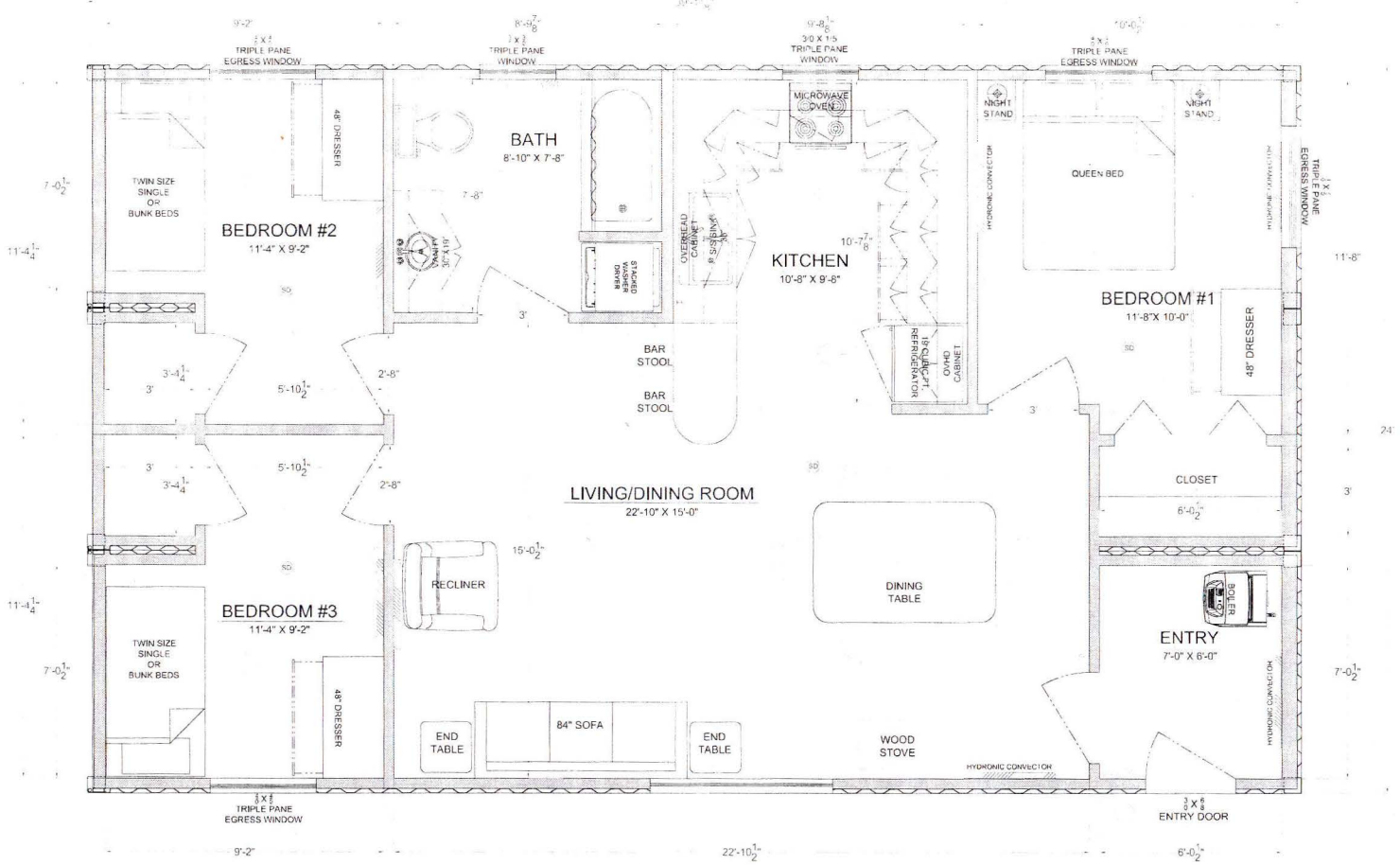
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 Macon, Georgia, U.S.A.
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 Local (478) 314-0750
www.intl-disaster.com

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 IDS
 MACON, GEORGIA, USA

**2 BEDROOM
 HOUSING MODULE**

SIZE B	CLIENT EAGLE, ALASKA	REV
SCALE NONE	TYPE LAYOUT	SHEET 1 of 2



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3 BEDROOM HOUSING MODULE

SIZE B	CLIENT MANILAQ ASSOCIATION	REV C
DATE MAY 22, 2009	TYPE LAYOUT	SHEET 1 of 2

27/07/2009



