

Memorandum of Understanding (MOU)

Between Homestead Community Land Trust and Aya Community Land Trust

Whereas

The Hilltop neighborhood in Pierce County stands as a testament to both the resilience of the Black community and the enduring impacts of systemic displacement, gentrification, and discrimination. Historically a vibrant hub for Black culture, businesses, and families, Hilltop has faced decades of economic and social pressures that have marginalized its residents. Racially motivated redlining, discriminatory lending practices, and disinvestment systematically eroded wealth-building opportunities for Black families, while more recent trends of gentrification and rising housing costs have displaced many long-time residents, severing them from the cultural and community fabric they helped to weave.

The legacy of these harms is evident in stark disparities in homeownership rates, generational wealth, and economic stability among Black residents in Pierce County. This has created an urgent need to address these inequities through intentional, community-centered development. As Hilltop and Pierce County continue to evolve, their futures must be shaped not by external forces, but by the voices and aspirations of residents—particularly those who have been displaced or are at risk of displacement.

This Memorandum of Understanding reflects a shared commitment to redress these historical harms through collaborative action. Together, Homestead Community Land Trust and Aya Community Land Trust will work to create equitable homeownership and wealth-building opportunities that prioritize the Hilltop's historically disadvantaged, long-time residents and amplify the voices of those most impacted by displacement. By centering community leadership, fostering economic justice, and leveraging mutual expertise, this partnership seeks to ensure that Hilltop remains a place where all residents—past, present, and future—can thrive.

Purpose:

This preliminary MOU establishes a foundation for a mutually beneficial partnership between **Homestead Community Land Trust** ("Homestead") and **Aya Community Land Trust** ("Aya"). The relationship recognizes Aya's founders' leadership for the benefit of the Black community and the Hilltop neighborhood and Homestead's role as a partner in fulfilling Aya's stated purposes of using land and housing to benefit the Hilltop neighborhood and the well-being of low-to-moderate income households, particularly the Black community in Pierce County "Service Area". Aya serves as the advisory, accountability, and outreach partner for Homestead's projects in Aya's service area. This MOU is subject to future revisions as the relationship evolves and new needs are identified.

Recognition of Leadership and Partnership:

Homestead acknowledges Aya's founders' leadership in advancing the social and economic well-being of Hilltop's residents, addressing historic inequities, and championing the thriving of

the Black community. Aya affirms Homestead's role as a collaborative partner contributing technical and programmatic expertise to maximize the impact of Aya's mission.

Scope of Agreement:

1. Advisory and Partnership Role:

1. Aya will provide culturally informed guidance on community needs, priorities, and aspirations to align Homestead's projects and Aya's future independent non-profit work with the goals of the Service Area.
2. Aya will review project plans, including site selection, design, and community engagement strategies, and provide actionable directives.
3. Homestead and Aya will collaborate to ensure projects support Aya's stated purposes while leveraging Homestead's expertise.

2. Outreach and Engagement:

1. Aya will lead outreach efforts, including organizing public meetings, focus groups, and listening sessions to ensure community voices inform project planning.
2. Aya and Homestead will jointly create outreach materials, conduct outreach events, and share comprehensive reports on outreach activities and community feedback.

3. Compensation for Outreach Services:

1. Homestead agrees to compensate Aya for outreach services, including:
 - Organizing and conducting community engagement activities.
 - Co-developing and distributing outreach materials.
 - Reporting on outreach outcomes and community input.
2. Compensation will include:
 - A project-specific outreach budget to be agreed upon for each initiative.
3. Aya will submit detailed invoices, and Homestead will process payment within 30 days of receipt.

4. Mutual Support and Capacity Building:

1. Homestead will provide capacity-building resources, including training, technical assistance, networking opportunities, and access to tools that strengthen Aya's capabilities.
2. Aya will serve as a trusted partner, ensuring that projects are responsive to community needs and aspirations.

5. Service Area Partnership:

1. Homestead recognizes Aya as its lead partner for all housing and land-use initiatives within Aya's Service Area.
2. Aya acknowledges Homestead's collaboration as essential to advancing its mission of equitable development in Hilltop and Pierce County.

6. Mutual Support and Respect Clause:

1. Both parties agree to foster a relationship rooted in mutual respect, collaboration, and support.
2. Each organization will speak positively and constructively about the other in all communications, recognizing their shared commitment to advancing equitable housing and community development in Hilltop and Pierce County.
3. If concerns arise, both parties agree to address them directly and privately in a spirit of problem-solving and partnership, refraining from any actions or statements that could undermine the trust or integrity of the relationship.

7. Access to Information Clause:

Homestead agrees to provide Aya Community Land Trust (Aya CLT) with access to all relevant data and documents pertaining to projects within Aya CLT's service area. This information shall be made available to all Directors of Aya CLT, ensuring equitable access for decision-making and strategic planning purposes.

Aya CLT agrees to provide Homestead with necessary data and documents relevant to projects and initiatives within Aya CLT's service area. This reciprocal exchange of information is essential for both parties to collaborate effectively and achieve mutual goals in community development and sustainable housing initiatives.

The data and documents provided by Homestead are intended to enable Aya CLT Directors to formulate actionable directives and informed decisions regarding projects within their service area. This access is crucial for Aya CLT to effectively collaborate with Homestead and contribute to the shared goals of community development and sustainable housing initiatives.

Homestead will regularly share updates, reports, and any other pertinent information with Aya CLT Directors, ensuring transparency and collaboration in project oversight and development. This access shall encompass all phases of project planning, implementation, and evaluation, promoting a collaborative approach to addressing community needs and fostering mutual accountability.

Both parties agree to handle confidential information in accordance with applicable laws and regulations, ensuring the privacy and security of sensitive data shared between Homestead and Aya CLT.

This Access to Information Clause shall remain in effect for the duration of the partnership between Homestead and Aya CLT. Periodic reviews may be conducted to assess the effectiveness of information sharing practices and make adjustments as necessary to enhance collaboration and outcomes.

8. Term and Revision:

This preliminary MOU will remain in effect for 5 years and may be revised or replaced by a more comprehensive agreement as the relationship evolves. Either party may initiate revisions at any time to address new circumstances or opportunities. Either party may

terminate this agreement with 90 days written notice, provided reasonable efforts have been made to resolve any concerns.

9. Dispute Resolution:

Disputes arising from this MOU will be resolved through mediation facilitated by a mutually agreed-upon third party. Both parties agree to work on a consensus decision basis.

Signatures:


The undersigned authorized representatives do hereby approve and accept this memorandum of understanding and agree to personally support its implementation in good faith, upholding the terms outlined herein to achieve the shared objectives of the parties involved.

AYA COMMUNITY LAND TRUST,
a Washington nonprofit corporation

<u>12/19/2024</u> <i>Date</i>	By <u>Cassandra Williams</u> Name: Cassandra Williams Title: Director
<u>12/20/2024</u> <i>Date</i>	By <u>Sandra Daniels</u> Name: Sandra Daniels Title: Director
<u>12/19/2024</u> <i>Date</i>	By <u>Brendan Nelson</u> Name: Brendan Nelson Title: Director
<u>12/20/2024</u> <i>Date</i>	By <u>Latasha Palmer</u> Name: Latasha Palmer Title: Director
<u>12/19/2024</u> <i>Date</i>	By <u>Dionne Bonner</u> Name: Dionne Bonner Title: Director

12/19/2024

Date


By 

Name: Rachi Wortham
Title: Founding Member

HOMESTEAD COMMUNITY LAND TRUST,
a Washington nonprofit corporation

12/19/2024


Date

By 

Name: Cherryl Jackson-Williams
Title: President, Board of Delegates

12/19/2024


Date

By 

Name: Kathleen Hosfeld
Title: CEO, Executive Director

12/20/2024

Date

By 

Name: Jeff Dade
Title: Director of Community Partnerships,
Pierce County