

OUR SERVICES

1

SITE SELECTION

2

PROJECT FEASIBILITY/ DUE DILIGENCE

3

PROJECT UNDERWRITING

4

APPLICATION PREPARATION & ASSEMBLY

5

GRANT WRITING

6

ENTITLEMENT PROCESS

7

PROJECT MANAGEMENT & CLOSE OUT

8

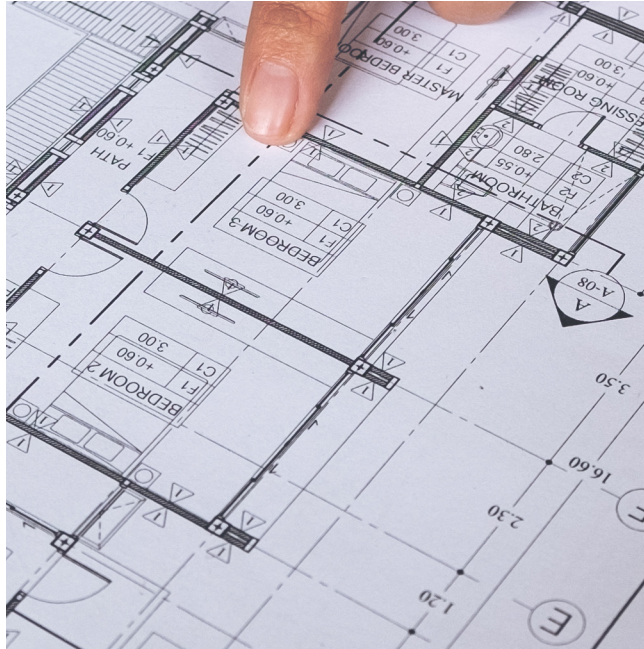
MBE/WBE & SECTION 3 UTILIZATION PLANS

9

COMMUNITY ENGAGEMENT & MASTER PLANNING

10

CAPACITY BUILDING



KAIROS DEVELOPMENT, LLC

Kairos Development, LLC, is a Maryland Department of Transportation, Prince George's County, Howard County, and Baltimore City certified Minority/Women Owned Business Enterprise.

Vonnette Harris
President

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KAIROS DEVELOPMENT, LLC



MAXIMIZING A COMMUNITY'S POTENTIAL

OUR PHILOSOPHY

Kairos Development, LLC's approach to development is holistic and individualized, keeping in mind the specific goals and needs of each community. Kairos Development utilizes a participatory process recognizing all community stakeholders have a valuable role to play as it relates to the trajectory of their community. Inclusion, collaboration, open and continued dialogue and impactful action are essential components to foster economic growth and development.

CORE VALUES

Kairos Development is a mission driven real estate development and consulting firm committed to producing quality housing that is sustainable long term and a valued asset to the community in which it sits.

Kairos Development is guided by its seven core values:

1. Integrity,
2. Transparency,
3. Collaboration,
4. Quality,
5. Versatility,
6. Dedication, and
7. Inclusiveness.



Vonnette Harris
President

KAIROS LEADERSHIP

Vonnette Harris is the Founder and President of Kairos Development, LLC, a certified minority and women owned Maryland based real estate and consulting firm, focused on expanding opportunities of community economic development and investment in underserved communities throughout the Baltimore-Washington Metropolitan Area. Mrs. Harris has a long-standing commitment to providing sustainable and high-quality housing solutions for low to moderate income families, as evidenced by her participation in the affordable housing industry for more than a decade.

Mrs. Harris is a credentialed real estate professional with over eighteen years of experience in the construction, development and finance of multi-family, mixed income housing. She is well versed in the development process to include site selection and acquisition, project feasibility and market demand, community engagement and entitlements, project financing, project management, construction management, lease up, continued occupancy and compliance. Throughout her career, Mrs. Harris has completed over \$230 million dollars of mixed financed transactions throughout the Mid-Atlantic. She has worked in New York, New Jersey, Pennsylvania, Maryland, the District of Columbia and North Carolina.

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WHO WE ARE

Kairos Development, LLC is a Maryland real estate development and consulting firm based in Anne Arundel County, Maryland.

Established in 2018, Kairos Development is a certified minority and women owned business enterprise, led by Vonnette Harris. Kairos Development's mission is to foster economic investment in underserved communities throughout the greater Baltimore-Washington Metropolitan Area through the creation or preservation of:

- affordable workforce housing,
- mixed-income housing, and
- economic development.

WHAT WE DO

Kairos Development is the change agent helping communities reach their fullest potential through:

- community organizing,
- strategic planning and partnerships, and
- master planning.

Building community consensus for any redevelopment project requires a leader with vision, strong interpersonal skills, an effective listener, and avid communicator to envision the possibilities of an underserved community. Kairos Development understands the importance of assembling the right team of professionals to achieve the desired product.

