

Community Mediation Concepts

"Helping People Talk to People"

A NONPROFIT ORGANIZATION PROVIDING MEDIATION SERVICES
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April, 2020

At the request of St Francis Center and Tom Luehrs, I convened and facilitated the development and consensus of a Good Neighbor Agreement for St Francis Center's Warren Residences located at 1630 East 14th Avenue.

Involved in this process and discussions was St Francis Center, the two Registered Neighborhood Organizations, Capitol Hill United Neighborhoods and Neighbors for Greater Capitol Hill, the immediate neighbors, and Warren Village, which is adjacent to Warren Residences.

We met in person twice and exchanged numerous emails wanting to make certain everyone's concerns were identified and resolved to the best of everyone's ability.

The attached Good Neighbor Agreement is the result of our efforts, agreed to and signed. The immediate neighbors who signed have no expectations that their agreement or signature follows with their property, should they choose to sell, but rather indicates their participation and agreement to this document.

Thank you,

A handwritten signature in blue ink, appearing to read "Steve Clark". The signature is fluid and cursive.

Executive Director
Community Mediation Concepts

**GOOD NEIGHBOR AGREEMENT
FOR
ST. FRANCIS CENTER - WARREN RESIDENCES
LOCATED AT 1630 EAST 14th AVENUE DENVER, COLORADO**

April 2020

Background:

St. Francis Center (SFC) is a refuge for men and women who are homeless in the metro Denver area, providing shelter along with services that enable people to meet their basic needs for daily survival and to transition out of homelessness.

St. Francis Center's programs and services are tailored toward adult women and men, and focus on daytime shelter, social services, health and wellness, housing, employment, and outreach. At SFC, guests have the opportunity to work with a variety of specialists, depending on their individual needs, which is often the first step toward transformation and ultimately self-sufficiency. The nonprofit will expand its programming to include affordable housing at the historic Warren Church located at 1630 East 14th Avenue in Denver, CO.

Eligible tenants for St. Francis Warren Residences will be extremely low-income individuals (earning at or below 30% AMI), have disabling conditions/disabilities, special needs, and/or would benefit from services historically provided by St. Francis Center including those focused on workforce development and vocational training. Tenants may have multiple barriers to obtaining and maintaining housing, including chronic or persistent mental illness, alcohol and/or substance abuse, and/or health issues.

St. Francis Warren Residences uses a *Housing First* approach. *Housing First* is a homeless assistance approach that prioritizes providing non-time-limited housing to people experiencing homelessness, thus ending their homelessness. It is guided by the belief that people need basic necessities, including food and housing, before attending to other goals of self-sufficiency, such as employment, budgeting, substance abuse treatment, etc.

It is the intention of St. Francis Center, Capitol Hill United Neighborhoods, Neighbors for Greater Capitol Hill, Warren Village, Inc., and adjacent neighbors to come to agreement on the expectations, programming, and channels of communication concerning the new St. Francis Warren Residences that will ensure a positive quality of life, encourage mutual respect, and strengthen the community for the neighbors, residents, and surrounding community.

Purpose:

This Good Neighbor Agreement (GNA) describes the agreements and expectations established and entered into by St. Francis Center (SFC), Capitol Hill United Neighborhoods (CHUN), Neighbors for Greater Capitol Hill (NGCH), Warren Village, Inc. (WV), and adjacent neighbors for the St. Francis Warren Residences (SFWR), collectively referred to herein as "the parties."

The process of working with SFC, CHUN, NGCH, WV and adjacent neighbors in discussing questions and concerns and looking for reasonable options and solutions has enabled us to reach

a cooperative and comprehensive GNA.

This document defines the intent and agreement of all parties represented, by laying out and defining expectations and responsibilities for how St. Francis Warren Residences will be operated in ways that positively support and encourage community building between their residents and neighbors.

General Agreement and Guiding Principles:

To achieve our mutual goals, the parties agree to the following:

I. Designated Points of Contact

- a. SFCWR, CHUN, NGCH, WV, and the immediate neighbors will provide a point of contact consisting of phone number and email.
- b. SFWR will provide a phone number to CHUN, NGCH, WV, and the immediate neighbors where they can reach someone immediately, should the need arise.
- c. SFWR will respond to regular communications and/or concerns within one business day, and to emergency matters as soon as possible.

II. Site Management & Resident Application Processes

- a. Staffing will be 24/7 and consist of a combination of Resident Manager, Case Managers, other individuals as determined by SFC and SFCWR Staff.
- b. Cameras will also monitor the interior and exterior common areas
- c. SFCWR will contract with a security firm to ensure a safe environment both inside and on the exterior grounds.
- d. Resident screening will in general be:
 - i. Screened by SFC, according to the requirements of the State of Colorado's Division of Housing, City and County of Denver, and Denver Housing Authority requirements.
 - ii. 30% AMI or less, men and women, previously homeless, and those who could benefit from vocational training and employment opportunities.
 - iii. There will be no families. This housing is designed for single individuals, single occupancy.
 - iv. No registered sex offenders will be eligible for residency at SFCWR or its programming.
 - v. SFC will evaluate, and if needed, negotiate with State and Local authorities to limit and best manage screening requirements around allowed previous convictions of potential residents.
- e. There will be a single entrance along 14th Avenue.
- f. The Lease, signed by all residents, will prohibit:
 - i. Weapons;
 - ii. Smoking indoors; and
 - iii. Overnight guests.

III. Property

- a. Number of units will not exceed fifty (50) units.
- b. *Parking*. All acknowledge parking is very limited within the neighborhood and that this is a critical issue to resolve. To do so, the groups have agreed;

- i. There are currently three parking spaces that SFC leases from Warren Village. The lease with Warren Village provides that Warren Village will review annually its ability to provide these spaces based on its resident, staff and board need.
 - ii. Staff will be encouraged to use public or alternative transportation and an RTD EcoPass will be made available.
 - iii. SFC will work with Bikes Together and reach out to other nonprofit organizations to request assistance with obtaining bicycles for use by staff and residents. There will be stationary bike racks on site.
 - iv. It is acknowledged that this particular resident population will have significantly reduced access to auto ownership. To address the need for mobility, SFC is working to get everyone transportation by public transit and/or bike.
- c. *Security.*
- i. SFC will provide contract security, on nights and weekends.
 - ii. There will be indoor and outdoor cameras to monitor the premises.
 - iii. SFC will communicate regularly with other nonprofit service programs, like Warren Village, to ensure safety is a priority for the 1300 and 1400 blocks of Gilpin Street.
- d. *Maintenance.* SFC will contract with a management company to maintain the grounds and ensure the building is maintained. This will include snow removal of the sidewalks adjacent to the property. The grounds will be beautified with climate appropriate landscaping and maintained for the betterment of the neighborhood and for the enjoyment of SFCWR residents.
- e. *Lighting.* The current fixtures will remain; additional lighting may be added during the course of the development of the site. Rewiring, bulb replacement, and regular maintenance will be done so they are functional.
- f. *Smoking.* Designated smoking area is within the existing courtyard, including area fenced in with new wrought iron fencing, and a reasonable distance from the property lines to avoid impacting any neighboring properties.
- g. *Access.* The grounds and some units will be ADA accessible; the property will be fenced, with one access point along 14th Avenue.

IV. Concerns or Complaints

- a. Prior to registering any official complaints, CHUN, NGCH, and the immediate neighbors agree to contact the Resident Manager to resolve any issues.
- b. If the issue(s) is not resolved in a reasonable amount of time, the concern or complaint will be escalated to St Francis Center's Management.
- c. If the complaint or situation remains unresolved, the parties will consider using Denver's mediation services in an attempt to find a solution.
- d. If mediation is unsuccessful, and if the City has jurisdiction, the complaint will be referred to the appropriate City official(s) and/or departments to remedy such issues.

V. Obligations of Adjoining Neighbors and Registered Neighborhood Organizations

- a. In consideration of the agreements above by SFC, the undersigned adjacent neighbors and Registered Neighborhood Organizations agree to support any zoning variances requested by SFC, for this property, from the Denver Board of

Adjustment for Zoning Appeals.

- b. In consideration of the agreements above by SFC, WV agrees not to oppose any zoning variances requested by SFC, for this property, from the Denver Board of Adjustment for Zoning Appeals.

VI. Agreement of the Parties

- a. The parties agree that this Good Neighbor Agreement will run with the land at 1630 East 14th Avenue as long as this property is used in the manner anticipated in this agreement.
- b. Any party to this agreement may choose to record this Good Neighbor Agreement with the Denver Clerk and Recorder.

Signed and dated by the following interested parties:

St. Francis Center
a Colorado Nonprofit Corporation

By: Tom Luehrs

Printed: TOM LUEHRS

Title: Executive Director

Capitol Hill United Neighborhoods, Inc.
a Colorado Nonprofit Corporation & Denver Registered Neighborhood Organization

By: Travis Leiker 4.2.2020

Printed: Travis Leiker, MPA

Title: President, Board of Directors