

Mental Health Center of Denver and South Mar-Lee / Brentwood / Sharon Park RNO

Good Neighbor Agreement
January 2019

Purpose Statement:

It is the intention of all parties involved to come to agreement on clear expectations and strong channels of communication that will ensure a positive quality of life, encouraging mutual respect, and strengthen our community.

This Good Neighbor Agreement (GNA) describes the agreements and expectations established and entered into by Mental Health Center of Denver (MHCD) and South Mar-Lee / Brentwood / Sharon Park Registered Neighborhood Organization (SMLBSP) for the Sanderson Apartments, 1601 South Federal Boulevard, Denver, is an apartment building owned and operated by MHCD.

The process of working with MHCD, SMLBSP, adjacent businesses and the police has enabled us to reach a cooperative and comprehensive GNA. While this GNA may not be a legally binding document, this document defines the intent and agreement of all parties represented, by laying out and defining expectations for how Sanderson Apartments will be operated in ways that positively support and encourage community building between the residents, neighborhood and businesses.

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

- I. Communication, Coordination and Cooperation
 - a. Annual Meeting.
 - i. The Annual Meeting will be convened by SMLBSP during the month of January, each year.
 - ii. Agenda for annual meeting will include updates specific to Sanderson Apartments from:
 - 1. Sanderson/MHCD leadership,
 - 2. District 4 Police,
 - 3. Council Office, and
 - 4. SMLBSP leadership.
 - iii. A time for community Q&A will also be included for community members living within a one-mile radius.
 - b. Quarterly Meetings.
 - i. MHCD will coordinate with SMLBSP and schedule quarterly meetings with the Sanderson Apartments Advisory Committee (SAAC), comprised of representatives from Sanderson/MHCD leadership, SMLBSP leadership, District 4 Police, at least two business representatives with at least one being from immediately adjacent businesses, and a representative of the Council office.
 - ii. MHCD will solicit agenda items for the quarterly meeting from all parties. There will also be a summary of the meeting and any decisions or actions that were taken compiled by MCHD and reviewed by SMLBSP becoming a final record of the meeting.

- iii. MHCD will provide an update report consisting of a minimum of the following;
 - 1. Number of residents living at Sanderson, including numbers for new residents and residents leaving Sanderson
 - 2. Number of residents engaged in education, work or other meaningful activity
 - 3. Number of residents engaged with case management services,
 - 4. Sanderson resident and MHCD Leadership concerns,
 - 5. Other information that may be helpful or relevant
- iv. District Four Police will provide an update report consisting of;
 - 1. Coordinated trust building interaction with Sanderson residents, i.e. CRO quarterly meets with resident council,
 - 2. Data regarding illegal activities at Sanderson and resulting actions,
 - 3. A breakdown of calls for service and time spent, specifically on issues of drugs, violence and threats to businesses, and
 - 4. Other information deemed relevant.
- v. SMLBSP will provide an update report consisting of;
 - 1. Opportunities provided for community engagement with all residents of the neighborhood, including Sanderson residents,
 - 2. Neighborhood concerns,
 - 3. Upcoming neighborhood events and
 - 4. Any other information that may be helpful or relevant
- vi. If after one year this Quarterly Meeting Committee agrees that they would like to change the frequency or format of the quarterly meetings, they may.
- c. Monthly meetings between the leadership of Sanderson Apartments and District Four Command staff will continue. If at some point both the police and leadership agree to change the frequency, they may do so. The purpose of these meetings is to ensure a strong working relationship between the police and Sanderson leadership, to review information regarding crime and calls for service, and to identify ways to promote a positive community environment.
- d. SMLBSP will look for the opportunity to be involved with the residents at Sanderson in supportive and collaborative ways. (i.e. activities, communication, councils, etc.)
- e. MHCD will keep Sanderson Apartment information updated on their web page. Including, Apartment Expectations, Lease, explanation of Housing First, along with other goals and accomplishments for Sanderson Apartments.
- f. A representative from Sanderson Apartments or MHCD will be invited to sit on SMLBSP's board and attend regularly.

II. Oversight of Apartment – Interior and Exterior

- a. Parking. MHCD will comply with the approved zoning and parking requirements.
- b. Grounds. MHCD will continue maintaining the grounds, and landscaping in good condition. MHCD will determine which of Police District 4's Crime Prevention Through Environmental Design can be implemented and will do so.
- c. Fencing between Sanderson Apartments and the Sanderson Gulch, along the south of the property will be maintained.
- d. Graffiti will be removed, as soon as possible, generally within one or two business days.
- e. Broken windows will be replaced as soon as possible, generally within one or two business days.

- f. Trespassing. MHCD and Sanderson will cooperate with District 4 PD to ensure that unwanted guests, their possessions, automobiles or any other belongings do not collect on the property or immediately adjacent sidewalks, roadway, gutters, and the gulch side of the property.
- g. Trash and Unwanted Items. MHCD will work with the residents of Sanderson Apartments to keep trash and unwanted items picked up on a daily basis on their property and immediately adjacent sidewalks and roadway gutters.
 - i. SMLBSP, the Council Office, Denver Parks and Rec host regular gulch clean-ups. MHCD and the residents of Sanderson Apartments will make a reasonable and good faith effort to have significant participation in these clean-ups.
- h. Oversight
 - i. Security. Cameras covering key areas inside and on the exterior of Sanderson Apartments are installed, remain operational and monitored. The recordings will be retained for twenty days and made available to District Four Police as appropriate following MHCD internal review.
 - ii. Contact. Sanderson's main desk phone number will be available to the officers of SMLBSP in the event they need to contact someone immediately. The individual covering the main desk will, if needed, contact the appropriate individual(s) within MHCD. A record of these calls will be summarized and shared at the SMLBSP/MHCD quarterly meetings. If there are consistent issues, a remedy will be discussed and agreed upon. Complaints and concerns will be responded to in a timely manner.
 - iii. Sanderson Apartments is staffed 24/7/365 by staff to answer questions, address issues and concerns, and oversee the apartment environment. If necessary, MHCD may employ security personnel to maintain their expectations as the operator of Sanderson.
- i. Resident Qualifications and Accountability
 - i. MHCD will not lease to or accommodate anyone registered under a sex offender registration program.
 - ii. Apartment community expectations and lease provisions will be enforced. Specifically of importance to the community are;
 - 1. Expectations around residents and the guests who are allowed and those not allowed into Sanderson,
 - 2. Discourage loitering, panhandling of businesses by residents and guests, within two blocks,
 - 3. Discouraging individuals who are not residents not to hang around the apartments, whether this is on foot, cars, RV's, etc.
 - 4. Removing carts on the property or immediately adjacent sidewalks and roadway on a regular basis, within 24 hours if possible.
 - iii. MHCD is committed to working with the police to ensure that illegal activity, such as drug dealing and/or manufacturing on or near the property is not tolerated. Residents who persist in these activities will leave with appropriate and legal due processes, unless taken away by law enforcement.

III. Business and Neighborhood

- a. MHCD will continue to work with businesses that are in close proximity to be good neighbors, which means working to disband loitering, congregating, panhandling on the property or on the adjacent business property, the liquor store and Walgreens.

- b. The businesses, working with Sanderson leadership will also exercise understanding and grace as we work toward our goals of eliminating loitering, congregating and panhandling in these specific areas. The businesses and neighborhood recognize that there may be persons acting in such ways that do not live at Sanderson Apartments.
- c. The business will call a specific Sanderson leadership phone number, if there are concerns or problems and they will work together to resolve the issues or concerns.

IV. Concerns or Complaints

- a. A copy of this GNA will be retained by all parties to the GNA, and a copy will be kept at District 2 Council Office.
- b. If any party to this GNA, the Council Office or police have any concerns regarding Sanderson Apartments or the Neighborhood, or implementation of the GNA, they will be first brought to Sanderson leadership or the leadership of SMLBSP to discuss and resolve the issue or complaint. The SAAC in their quarterly meetings is also an avenue to resolve any issues or concerns.
- c. If resolution can be reached at this point, the situation will be considered resolved. If resolution is not reached in a satisfactory or timely manner for either party, the issue or concern will be brought to MHCD and the president of SMLBSP, which will have 30 days to resolve the situation or demonstrate a good faith effort to reach a resolution and if necessary, request additional time.
- d. If resolution cannot be reached at this point, the situation may be referred to the Council Office, Mediation or any other appropriate method of resolution.
- e. Any amendments to this GNA must be first brought to the SAAC and then approved by MHCD and SMLBSP.


Signed and Dated:



Dr. Carl Clark, CEO for Mental Health Center of Denver

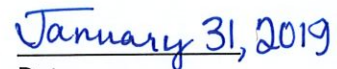


Date



Donna Noble Repp, President

South Mar-Lee / Brentwood / Sharon Park Registered Neighborhood Organization



Date