

Good Neighbor Agreement for the Parkrose Community Village

Introduction

The Parkrose Community Village Good Neighbor Agreement (Agreement) is intended to serve as a commitment whereby the parties to this agreement are committed to working collaboratively to maintain safety and livability within the area (Appendix A) for all residents; it is to this end they enter into this Agreement.

The purpose of this Agreement is to identify ways for the participating parties to work together to address potential impacts as well as to be good neighbors in support of residents and guests and to formalize the goodwill and positive working relationships between stakeholders for the benefits of all neighbors. However, this Agreement is not expected to resolve all issues facing the local community. A successful village is designed to provide an opportunity for people experiencing homelessness to receive the services they need to return to permanent housing. It will reduce the number of people who would otherwise be living unsheltered in the community, and it will be a good neighbor to adjacent residences and businesses.

All participating parties understand this Agreement is not a legally binding contract and by their signatures the parties express their commitment to honoring the agreements made herein.

1. Background

- a. This Good Neighbor Agreement (Agreement) was developed with the following stakeholders (participants): Joint Office of Homeless Services (JOHS), WeShine: Welcoming, Empowering, Safe Habitation Initiative with Neighborhood Engagement (WeShine), Russell Neighborhood Association, East Holliday Neighborhood Watch, Parkrose Community United Church of Christ, residents of adjacent properties to the church, and nearby businesses;
- b. The Good Neighbor area is an area around the Village site on Halsey St. (see Appendix A) The Parkrose Community Village is a key component of the Joint Office of Homeless Services strategy, with the goal of ending homelessness in Multnomah County;
- c. Services at this facility will include: Alternative Shelter in the form of a village for a maximum of 12 adults experiencing homelessness, with on-site services that include: physical and mental health support and access to service referrals to help participants transition into permanent housing;
- d. Participants in this Agreement may experience unintended impacts due to this program. The purpose of this Agreement is to identify ways for community



- stakeholders to work together to address those potential impacts as well as to be good neighbors in support of housed residents and Village guests. However, this agreement is not expected to resolve all issues facing the local community;
- e. Inherent in this Agreement is the assumption of certain basic rights. These include:
 - i. All residents, businesses, agencies, and property owners within the Good Neighbor Agreement area (see Appendix A), Village guests, and village staff have a right to personal safety
 - ii. All neighbors, Village guests, and village staff have a right to safe and quiet enjoyment of their properties and public spaces
 - iii. Participants in this agreement specifically support the rights and success of Village guests to be safe, to access services, and to meet their basic needs

2. Legal Status

- a. All participants are committed to maintaining the safety and livability of the area. It is to this end that all participants signing below enter into this Good Neighbor Agreement. Additional participants in the GNA meetings are listed in Appendix B and do not have access to the processes listed in the GNA.
- b. All participants understand that this Agreement is NOT a legally binding contract and is not intended to be by the participants. Furthermore, all participants of this Agreement acknowledge that they have been advised and have the option to present this document to independent counsel for review

3. Goals

- a. Participants hope to work together toward the following goals:
 - i. Initiate and maintain open, productive and transparent communications and understanding among the parties in order to be proactive and ready to respond if concerns arise.
 - ii. Develop clear expectations and procedures for resolving problems.
 - iii. Enhance neighborhood safety and livability and promote access to services.
 - iv. Foster positive relationships between the village and neighbors.

4. All-party agreements

- a. Participate in the agreement;
- b. Participate in collaborative problem solving around issues that arise in the Good Neighbor Area;



- c. Maintain and enhance the good working relationships that already exist between the JOHS, WeShine, Parkrose Community United Church of Christ, and community members;
- d. Use and promote direct, respectful, and civil communication;
- e. Encourage a sense of safety, welcome, and investment in the neighborhood;
- f. Report crime in the neighborhood to the police;
- g. Jointly and directly resolve problems as quickly as possible. The first line of communication will be one-on-one via in-person conversation, telephone call, or email;
- h. Provide participants in this agreement with updated contact information if there are any changes to key staff or organizational leadership;
 - i. WeShine will send signers any amendments to this Agreement as well as any contact information change.
- i. Use the communication procedures outlined in Section 7 whenever further planning, problem solving, or conflict resolution are necessary;

5. WeShine agreements

- a. Provide appropriate services and staffing support for participants of the village;
- b. Provide a dedicated email address and phone number for community members to use to report concerns or ask questions;
- c. Establish clear expectations and rules for village participants;
- d. Promote guest and community safety;
- e. Hold village guests responsible for their actions, including exiting from the Village. In some cases, depending on the severity of the situation, a guest could be excluded from the Village for up to six months;
 - i. Program staff will respond to breaches of the program guidelines and prioritize situations that cause immediate safety issues following an incident.
 - ii. Program staff will adhere to the WeShine program guidelines regarding guest non-compliance with the Good Guest Agreement or other WeShine or Village Council requirements with escalating levels of verbal and written warnings that continuing stay in the village is contingent on specific behavior changes.
- f. Encourage guests to be good neighbors by not trespassing on or through neighborhood property or rights of way;
- g. Encourage guests to be good neighbors by reducing litter;
- h. Clean up litter in the village



- i. Provide opportunities for guests to assist in reducing litter around the perimeter of the village, which includes the sidewalk around the property.
 - ii. WeShine will provide trash services to the village.
- i. WeShine will work with the church to discourage large groups from gathering in public areas outside the village gates with the same level of restrictions that apply to any large group in the neighborhood;
 - i. While queueing will not be a part of the WeShine program as quests do not need to queue daily for access to their beds, if queues or group gatherings of guests or other visitors inhibit accessing the public right of way, this issue will be revisited in six (6) months
- j. WeShine will designate outdoor smoking areas inside the village. Villagers will be asked to be sensitive to the effects on others of smoking elsewhere on the property or in the vicinity of the village;
- k. WeShine will provide information to participants to help them understand potential and unintended impacts of the village on the surrounding neighborhood--with the understanding that participants, like any community members, also have the right to use public spaces;
- l. Encourage guests to have a sense of ownership and engagement in the community;
- m. Encourage guests to reach out to passers-by and other neighbors to share information about the village program;
- n. Encourage and support positive interactions between guests and other neighbors;
- o. Invite neighbors to build connections and working relationships with the Village
 - i. Attend meetings of the Russell and the Hazelwood Neighborhood Associations as invited and able.
 - ii. Host occasional neighborhood events, such as an open house.
 - iii. Provide regular updates to neighbors on village success, status, and volunteer opportunities (i.e. WeShine Newsletter, with future goals to include Parkrose Community Village on WeShine "Programs" webpage)
 - iv. In the event that WeShine is abandoned or no longer receives adequate funding or support, WeShine will take full responsibility to relocate the guests and remove the structures from the property per the WeShine lease agreement with the Parkrose Community United Church of Christ.

6. JOHS agreements



- a. Ensure the village is run in full accordance with all relevant federal, state, and local laws, regulations, and policies;
- b. Ensure WeShine is held to the standards outlined in its contract with the Joint Office of Homeless Services and has the appropriate resources to do so;
- c. Provide mediation resources when necessary in accordance with Section 7 of this agreement

7. Russell NA agreement

- a. Serve as a point of contact for residents of the neighborhood for questions and/or concerns that arise regarding the Parkrose Community Village and relay those questions and/ or concerns directly to WeShine;
- b. Welcome representatives from the village to its monthly neighborhood association meetings.

8. Communication structure

- a. Any issues, questions, or concerns arising from the Parkrose Community Village shall first be addressed via one-on-one communication (telephone, email, or in-person) between the reporting entity and the Parkrose Community Village Program Manager. (See section 10);
- b. Any issue, question, or concern which cannot be addressed or resolved within two (2) weeks from the date of initial contact with the program manager shall be brought to the attention of the Executive Director of WeShine;
- c. After the notification outlined in Section 7 (b), if any issue, question, or concern cannot be addressed or resolved within two (2) weeks, it shall be brought to the attention of the contract manager at the Joint Office of Homeless Services by the Senior Director of Programs;

9. Administration

- a. The original signed Good Neighbor Agreement will be kept by the Joint Office of Homeless Services;
- b. Changes to this Good Neighbor Agreement may be made by consensus of all interested participants;
 - i. Parties to this Agreement agree to revisit this discussion on the following benchmarks:
 1. Six (6) months;
 2. Annually upon the signage of this Agreement
- c. The JOHS shall ensure that all signatories to this GNA are provided with up-to-date copies of the GNA;



- d. Any change in village service provider shall necessitate a review and/or renewal of this GNA;
- e. The JOHS shall maintain up-to-date contact information for all signatories of this GNA;
- f. All signatories of this GNA shall be responsible for ensuring the JOHS is informed of any changes to leadership or contact information in their organization;

10. Contact Information for Party Representatives:

WeShine Mailing Address: 11954 NE Glisan, #506, Portland, 97220

WeShine Program Manager: Deedee Turner, 971-610-4017; pcv@weshinepdx.org

WeShine Executive Director: Jan McManus, 971-610-4015; pcv@weshinepdx.org

11. Signatures

Joint Office of Homeless Services Representative	Date
_____	_____
WeShine Executive Director	Date
Janet McManus	09/07/2022
Russell Neighborhood Member	Date
_____	_____
Russell Neighborhood Member	Date
_____	_____
Russell Neighborhood Member	Date
_____	_____
Parkrose Community United Church of Christ Representative	Date
Pastor Diane Rodriguez	09/07/2022

Welcoming, Empowering,
Safe Habitation Initiative with
Neighborhood Engagement



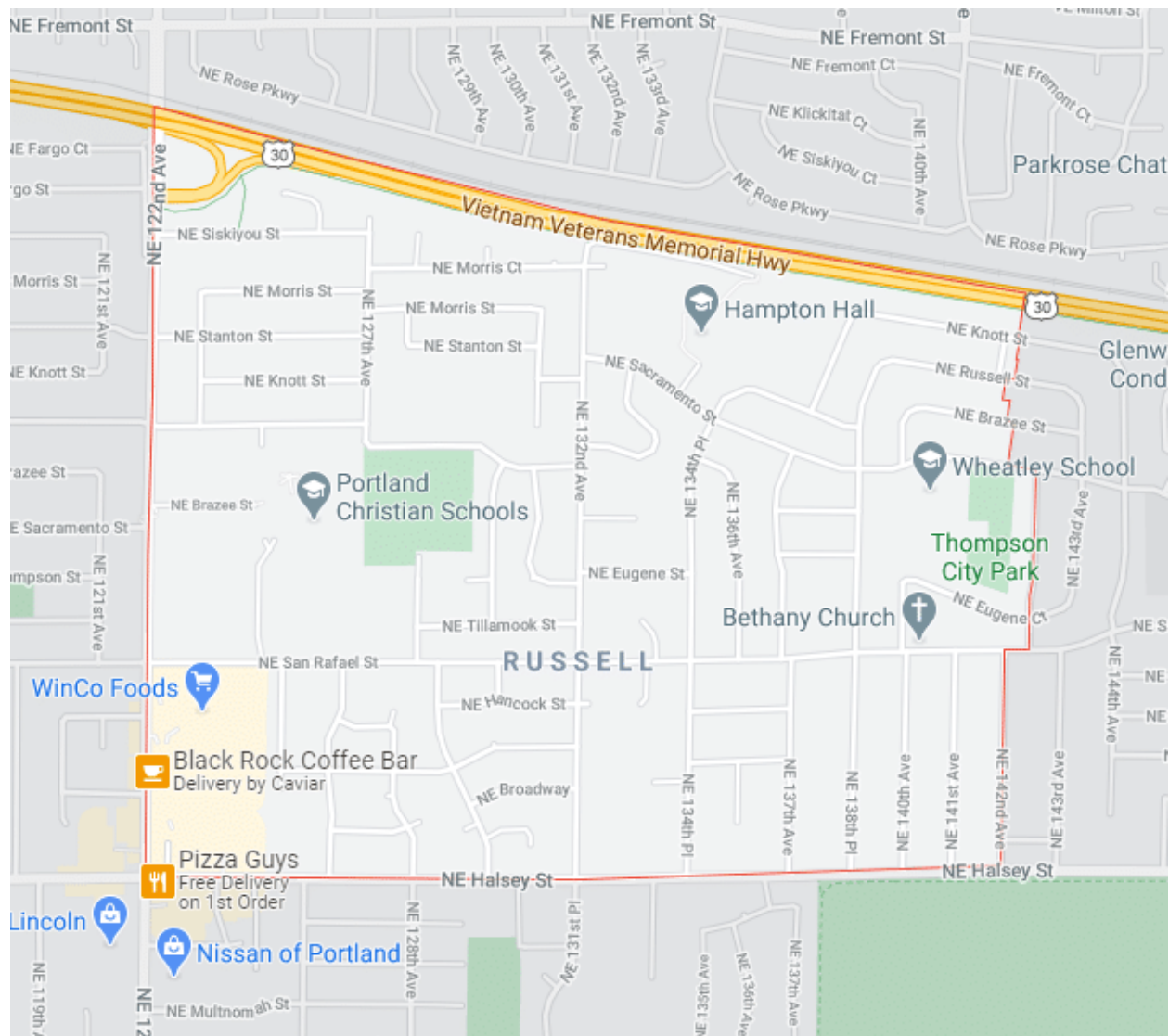
WeShine

WeShinePDX.org

Appendix A

The Good Neighbor area is an area around the Village site at 125-5 NE Halsey St. It includes the entire Russell neighborhood and the most northeast portion of the Hazelwood neighborhood between 122nd Ave. and 148th Ave. on the east and between Glisan and Halsey to the north. See maps displayed below.

Russell Neighborhood



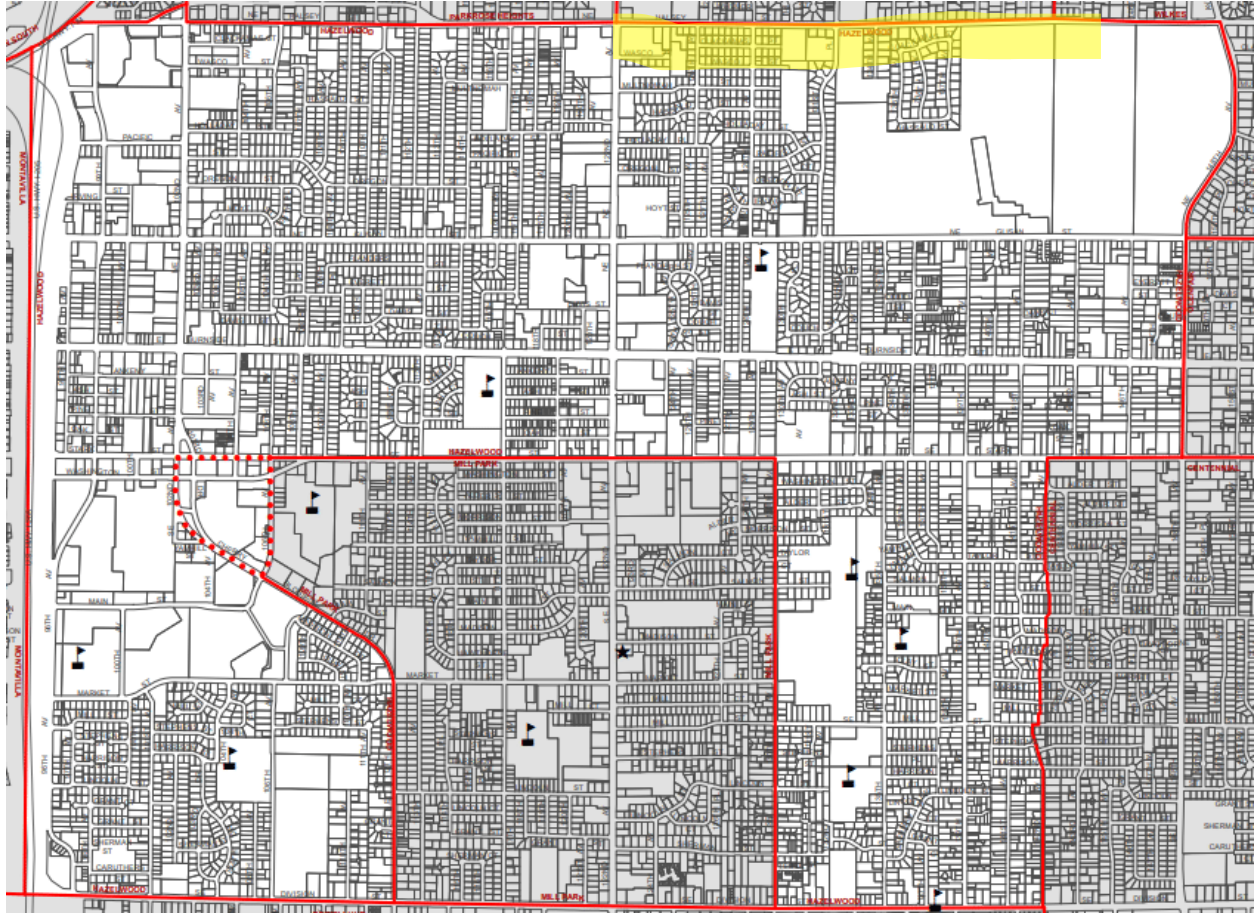
*Portion of Hazelwood Neighborhood included in GNA.

Welcoming, Empowering,
Safe Habitation Initiative with
Neighborhood Engagement



WeShine

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Appendix B

Participants in the GNA meetings, who are not signers to the agreement, include:

Association	Participant
Bi-Mart Employee	Chris Brown
Neighborhood Resident	Todd Basil
Neighborhood Resident	Shaunti Fera
Neighborhood Business	Kevin Minkoff
Bi-Mart Employee	Jon Scanlan
Neighborhood Business	Cheryl Campos
Neighborhood Resident	Todd Peterson
WeShine Services Partner	Alex Gillow-Wiles
East Holliday Park Neighborhood Watch	Vicky Turel