

2023 GOOD NEIGHBOR AGREEMENT BETWEEN THE ANNA MANN HOUSE (INNOVATIVE HOUSING INC AND INCOME PROPERTY MANAGEMENT CO) AND THE KERNS AND LAURELHURST NEIGHBORHOOD ASSOCIATIONS.

This Good Neighbor Agreement is entered into on May 9, 2023 between the Anna Mann House (AMH)-represented by Innovative Housing Inc. and Income Property Management CO, the Kerns Neighborhood Association (KNA), and Laurelhurst Neighborhood Associations (LNA) collectively referred to as the "Parties."

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I. GOAL STATEMENT:

The primary purpose of this Agreement is to establish on-going communication and collaboration between the "Parties" and to provide a means for all community members to work effectively together to:

- 1. Create and maintain a peaceful, safe and beautiful neighborhood;
- 2. Address concerns of safety and livability and solve problems.

THIS AGREEMENT:

A. Anticipates that communication and problem solving will take place on an on-going basis. The AMH, KNA and the LNA Good Neighbor Agreement Working Group (WG) will serve as the mechanism for this communication and problem solving among the Parties.

B. Anticipates the Office of Community & Civic Life may be available to assist the parties if a conflict cannot be resolved through the WG process.

II. THE PARTIES AGREE TO:

1. PARTICIPATE IN A GOOD NEIGHBOR AGREEMENT WORKING GROUP (WG):

A. The WG shall be established and authorized to:

- i. Evaluate the effectiveness of this Agreement;
- ii. Maintain open lines of communication between AMH, KNA and the LNA;
- iii. Work collaboratively to maintain the livability of the neighborhood;
- iv. Provide a forum to discuss and resolve issues arising for matters identified in the Agreement;
- v. Maintain accountability from the Parties to live up to the terms of this Agreement; and
- vi. Achieve consensus on decisions and make recommendations in a written document that will be shared by the WG to AMH, KNA and the LNA for approval.

B. Working Group Membership:

- i. Innovative Housing Inc will designate a Senior Level Employee, (currently Director of IHI), to be a member of the WG with an alternate of their choosing. The Management Company of AMH will designate a Senior Level Management employee, (currently Income Property Management Company Senior Portfolio Manager), to be a member of the WG with an alternate of their choosing. Likewise, LNA and KNA will pick their WG member and alternates; and
- ii. Alternates are encouraged to attend all meetings.

C. Working Group Meetings:

- i. The WG shall meet every other month for one year June, Aug, Oct, Dec 2023, Feb, April and May 2024 and quarterly thereafter as mutually agreed;
- ii. The WG meetings will be hosted at a location agreed upon by the Parties;
- iii. A WG quorum exists when at least one member from the AMH, KNA and LNA, or their alternates are present; and
- iv. The LNA member will be responsible for developing agendas for the meetings to be sent one week ahead to the WG.
- v. The KNA member will be responsible for keeping the minutes. Draft minutes shall be provided via email to each party within 5 days after the meeting..

D. WG decisions will be made by consensus. In the event consensus cannot be made, the Office of Community and Civic Life may be contacted for assistance.

2. COMMUNICATE AND SOLVE PROBLEMS:

- A. Encourage and develop a constructive working relationship;
- B. Parties shall be responsible for communicating neighborhood complaints via group WG email which must include the *IPMCO Senior Portfolio Manager;
- C. Modify and improve upon this Agreement as needed;
- D. Facilitate avenues for KNA and LNA to provide assistance to the AMH Community.

III. AGREEMENTS BY THE ANNA MANN HOUSE:

- A. The Management Company of AMH, currently IPMCO, will provide email access to a Senior Level Management employee designated as member of the WG for means of relaying neighborhood complaints and issues that arise between WG meetings; Innovative Housing will provide email access to a Senior Level Management employee designated as member of the WG WG meetings;
- B. Participate in an on-going communication process with KNA and the LNA on issues that are the subject of this agreement;
- C. Make every effort to report to the WG about any proposed changes in land use, services provided, or contemplated expansions at the conceptual stage of those changes, and upon any change of management;
- D. Inform parties of any change in AMH contact information;
- E.. Consider using the KNA and LNA neighborhood communication channels to communicate information to the neighborhood.
- F. Regarding Parking and Traffic in the neighborhood AMH and it's management agrees to:
 - i. To provide Trimet passes and non-vehicular support to all its residents;
 - ii. Encourage the AMH residents fully utilize the off-street parking lots owned by the AMH;
 - iii. Provide information to residents on City of Portland parking laws including not blocking driveways, parking in the direction of the traffic flow and following the speed limit (20) on residential streets. (Neighbors will be utilizing the City of Portland Parking Enforcement to respond to parking violations and wish to avoid undue financial burdens on AMH residents);
 - iv. Inform residents of twice yearly City Leaf Pick Up Days when all automobiles must be removed from the street and make every effort to provide alternate parking to residents to accommodate PBOT Leaf Day Service to access neighborhood streets. (This is two separate days: Zone 15, Kerns, West of 33rd Ave and Zone 16, Laurelhurst, East of 33rd Ave);
 - vi. Address pedestrian safety at entrances to AMH at Holladay St (West) and NE 33rd Ave (East);

vii. Provide the WG information on any discussion with the PBOT or ODOT, such as speed or signage changes, to allow for KNA and LNA input.

G. Unsanctioned camping

- i. Respond to complaints of unsanctioned camping on its property;
- ii. In collaboration with WG, LNA, KNA, adjacent neighbors of the AMH and the City, AMH will address all unsanctioned camping using the appropriate level of response.

H. Visual impacts:

- i. AMH will take action to address lighting concerns, use of dumpsters on the property, and encourage residents to properly dispose of pet waste and garbage on-site.

IV. AGREEMENTS BY THE LAURELHURST NEIGHBORHOOD ASSOCIATION:

- A. Participate in an on-going communication process with the WG on issues that are in the subject of this Agreement;
- B. Collaborate with the WG on problem solving and implementation of solutions to problems identified by the WG;
- C. Advise the AMH WG member of any complaints reported;
- D. Advise the WG about any meeting agenda items affecting it's community;
- E. Advise the WG of any changes to LNA contact information;
- F. Facilitate avenues for the LNA to provide assistance to the AMH Community;
- G. Provide space in any LNA neighborhood communication channels for AMH to communicate to the neighborhood as possible.
- H. The LNA will provide time in the Regular Membership and/or Board of Directors meetings for discussion of any issues that might arise between the AMH, KNA and the neighborhood.

V. AGREEMENTS BY THE KERNS NEIGHBORHOOD ASSOCIATION:


- A. Participate in an on-going communication process with the WG on issues that are in the subject of this Agreement;
- B. Collaborate with the WG on problem solving and implementation of solutions to problems identified by the WG;
- C. Advise the AMH WG member of any complaints reported;
- D. Advise the WG about any meeting agenda items affecting it's community;
- E. Advise the WG of any changes to KNA contact information;
- F. Facilitate avenues for the KNA to provide assistance to the AMH Community.;
- G. Provide space in any KNA neighborhood communication channels for AMH to communicate to the neighborhood as possible.
- H. The KNA will provide time in the Regular Membership and/or Board of Directors meetings for discussion of any issues that might arise between the AMH and the neighborhood.

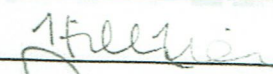
VI. TERM OF AGREEMENT:

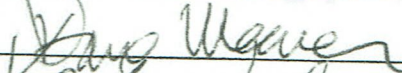
- 1. The term of this agreement will be 5 years, renewable each 5 years as requested by any member of the WG.

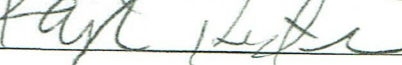
VII. SIGNED BY THE PARTIES

May 9, 2023









Sarah Stevenson, AMH Developer IHI

Hilary Winslow, AMH Property Management

Dave Weaver, ~~President~~ Kerns NA

vice chair

Kayleen Kusterer, President Laurelhurst NA