

## **EXECUTION COPY**

Good Neighbor Agreement (GNA) between CHC Trestletree LLC (CHC) and Monroe Group, Ltd. (Monroe Group) and Grant Park Neighborhood Association (GPNA) and South Atlantans for Neighborhood Development (SAND) regarding Trestletree Village in Atlanta, GA.

### **Statement of intent:**

This document shall serve as a guide for the collaborative work of CHC, Monroe Group, GPNA, SAND and any other community based organization or service provider that may agree to participate in this collaborative project.

By the common understandings, mutual support, and open lines of communication, it is the intent and purpose of this document to outline problem solving mechanisms and to identify and develop resources that will promote the health, safety and general welfare of the community, to curb criminal behavior, and to foster dialogue for the improvement of the community, for all residents. For the purpose of this agreement, Community means and refers to the entire neighborhood area. This document, including the statement of intent, shall be subject to periodic review and revision as deemed necessary by those organizations that are party to the agreement.

### **Community safety:**

- Establish a working safety committee (Committee) to undertake the functions outlined below, the primary goal of which is to reduce the impact of criminal activity and behavior in the community. This Committee may consist of representatives from the respective neighborhood associations and/or the NPU, management of the Trestletree property, Trestletree residents, community based organizations that are providing or desire to provide services to Trestletree residents, the Atlanta Police Department (Zone 6) and Atlanta Fire and Rescue. All of the aforementioned groups will be invited to join the Committee and may participate in Committee activities outlined herein.
- The Committee may also include elected officials, or their designee, from the City, State or Federal government, and who shall be non-voting members of the Committee.
- The Committee shall create a rolling list of short term (six month), medium term (12 month) and long term (18 month) initiatives and actions to be undertaken at the subject property and community. Any proposed initiatives or actions shall be consistent with and shall not conflict with Monroe Group or CHC policies and procedures. Committee recommendations will be submitted to CHC and Monroe Group for final approval and will be implemented at the sole discretion of CHC and Monroe Group.
- Committee will determine metrics and timelines for each of the initiatives identified. Once considered and determined by the Committee, such initiatives, metrics and targets will be shared with the Grant Park and Ormewood Park neighborhood associations.
- Committee members shall review the “property rules” for discussion purposes and may provide recommendations for improvements to Monroe Group and CHC. Such recommendations will be implemented at the sole discretion of Monroe Group and CHC.
- The Committee will establish a protocol for the working Committee members to receive and review weekly crime reporting data from the Atlanta Police Department (Zone 6).
- The Committee will identify and compile a list of reported crime incidents that involve residents of the Trestletree property, and/or of the surrounding neighborhoods based on

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information provided by Zone 6. This report will be obtained from Zone 6 and at no time will Monroe Group or CHC provide personal or confidential information specific to Trestletree residents.

- The Committee will identify and compile a list of reported crime incidents that occur on the Trestletree property based on information provided by Zone 6.
- CHC will complete a security assessment of the two property sites in conjunction with the property renovation work, to be performed by a firm with demonstrated experience in conducting such assessments, with focus on the built environment, the individual apartment units, the on-site offices, the common areas, all points of property ingress and egress, property lighting levels, property surveillance requirements and a safety protocol manual to document the policies and procedures to be followed, both proactive and reactive, to increase community safety.
- The Committee shall establish contact with CSX Railway security personnel responsible for the monitoring of the railway right of way that is adjacent to both Trestletree properties, to learn about the security measures installed, the security procedures and protocols that are followed and to determine if any recommended changes should be brought forward.
- If (and only if) CHC sends a community wide notice to the residents at Trestletree regarding a specific criminal incident or a safety alert, CHC will provide to the Committee a copy of any such communication that is related to safety of residents. Notwithstanding the foregoing, (1) such communication will not be shared if it will violate Trestletree resident rights of privacy, (2) nothing herein will impose on CHC any obligation to send any such notices to the tenants at Trestletree or otherwise, and (3) CHC will not share with the Committee any non-community wide specific notices sent to one or more tenant(s) concerning the tenant(s) lease(s).

**Community impact:**

- The Committee shall work to complete a survey assessment of the resident population, the data from which shall be used to identify the nature, scope and extent of any programs, services or training that might be needed by the residents. Participation by residents in the survey and any subsequently identified programs shall be voluntary.
- The Committee shall consider the needs of both adult and child residents.
- The Committee shall contact service providers such as Fulton County Department of Family and Children's Services, the Georgia State Department of Family and Children's Services and/or other local service providers, including churches, schools and hospitals, to develop and/or deliver identified services to the residents.
- The Committee, wherever possible, shall adopt a "hand-up not a hand-out" approach to the delivery of services, programs and training. Whenever possible, incentives for program or training completion shall be considered.
- The Committee shall develop metrics and targets to work toward for any programs being delivered and once considered and developed shall share such metrics and targets with the Grant Park and Ormewood Park neighborhood associations in keeping with all applicable laws

**Property management:**

- CHC shall keep each neighborhood association apprised of the name, contact information and other data related to its current property management team.
- CHC and the management company shall provide the property manager's telephone number and email address to the neighborhood associations which will be kept by the then-elected president of the association and any 1-person identified and designated as the contact person discussed below in "Communication" and which shall not be otherwise disseminated or distributed to the general membership of the neighborhood associations.
- CHC shall provide the Committee with an outline of the property maintenance plans for the two locations, including such information as the protocol for garbage pickup/removal, for recycling pickup/removal, for maintenance of the property landscaping and outdoor common areas, for maintenance of the playground areas and parking lots, sidewalks, and common areas.

**Meetings:**

- Representatives of CHC and/or Monroe Group will attend neighborhood association meetings, at minimum, twice annually, to provide information and to gather any input pertaining to the operation of the Trestletree properties from community residents. Neighborhood association representatives serving on the Committee may also be present to answer any questions and provide information about the work of the Committee.
- The Committee will discuss and explore any steps or actions that might facilitate Trestletree resident attendance and participation at the monthly neighborhood association meetings, as members of the community. The minutes of the neighborhood association meetings shall be sent to the property manager as information.
- The Committee shall establish a monthly meeting schedule for the first year, and shall re-evaluate the schedule after the first year. Meetings shall be held at a location to be decided by the Committee, and may be held by teleconference, at the discretion of the Committee membership.
- Items for the draft meeting agenda shall be solicited from all attendees at least 5 business days in advance of the meeting. The draft agenda related to the items submitted will be distributed no less than 24 hours prior to the meeting. Items may be introduced for discussion at the meeting even if not on the agenda.

**Communication:**

- Each neighborhood organization will designate one representative who may initiate communications with CHC or its management company for purposes of discussing concerns, issues, or perceived problems. All communications from and to that neighborhood will be channeled through this designated person. Communications from each neighborhood organization, if any, shall be reasonable, be sent only at reasonable times and intervals and be non-threatening and non-harassing.
- If an email or other communication is received from one of the neighborhood organizations as set forth above, CHC or its management company will strive to provide a written response within 5 business days of the request for information.

- A copy of the response (along with a copy of the original communication) will be sent to the representatives for each neighborhood. Any communication undertaken with the neighborhoods individually will be shared with the Committee created above.
- The Committee will devise a process for communicating and tracking issues identified by neighbors, and which need the attention of either CHC or of the Committee. Once considered and developed the Committee shall share such process with the Grant Park and Ormewood Park neighborhood associations.

Signed this \_\_\_\_ day of June 2014.

CHC:

CHC Trestletree LLC

By: \_\_\_\_\_  
Title: \_\_\_\_\_

MONROE GROUP:

Monroe Group, Ltd.

By: \_\_\_\_\_  
Title: \_\_\_\_\_

GPNA:

Grant Park Neighborhood Association

By: \_\_\_\_\_  
Title: \_\_\_\_\_

SAND:

South Atlantans for Neighborhood Development

By: \_\_\_\_\_  
Title: \_\_\_\_\_