

**GOOD NEIGHBOR AGREEMENT
BETWEEN
BIDDLE HOUSE OWNER AND OPERATORS
and
THEIR NEIGHBORS**

The City of St. Louis, which owns the property at 1211-1219 North Tucker Boulevard (the Property), is working in collaboration with the St. Louis City Continuum of Care to establish at the property a gateway service center providing services to people who are homeless known as Biddle House.

The neighbors of Biddle House include residents of _____, businesses of _____, and other community members who live, or work, or shop or live near Biddle House.

All parties in this agreement share common goals including:

- Maintaining a peaceful, safe and clean neighborhood.
- Sharing open and honest communication.
- Helping each other address concerns and solve problems.
- Offering public service for the benefit of the neighborhood and community.

To accomplish these goals, all parties are united in support of the commitments described below:

1. **BIDDLE HOUSE PROPERTY.** Property owners have a responsibility to keep their properties well-maintained and attractive. It is desirable for property owners and operators to show pride in the community by caring for public spaces, and by assisting the neighborhood service organizations, such as schools, faith groups and non-profit organizations with maintaining and improving the landscape. In order to maintain the Biddle House property in keeping with these values,

The City of St. Louis and the Operators of Biddle House will.

- A. (DESCRIBE HOW/WHEN GROUNDS AND FACILITY WILL BE MAINTAINED/ REPAIRED).
- B. (DESCRIBE HOW/WHEN GROUNDS WILL BE KEPT CLEAN AND NEAT).
- C. (ADDRESS POLICIES AND PRACTICES ON LITTER AND TRASH).
- D. (EXPLAIN PLANS FOR LANDSCAPING AND CONTINUED BEAUTIFICATION.)
- E. (CONSIDER HOW VOLUNTEERS COULD HELP AND ENCOURAGED TO HELP TO MAINTAIN AND BEAUTIFY THE PROPERTY).

Neighbors will:

- A. (AS DEFINED BY NEIGHBORS)

2. **SAFETY.** Safety and security are essential for citizens to live peacefully and free from harm, and for neighborhoods to remain desirable and attractive. Property owners and residents share the responsibility for creating and maintaining a safe and secure neighborhood. In order to promote safety and security for all residents of the neighborhood,

The City of St. Louis and the Operators of Biddle House will:

- A. (ADDRESS OUTDOOR SECURITY EQUIPMENT SUCH AS LIGHTING, CAMERA(S))
- B. (EXPLAIN LAW ENFORCEMENT/SAFETY PRECAUTIONS/CRIME PREVENTION STRATEGIES BY POLICE AND CIVILIAN MANAGERS/EMPLOYEES/NEIGHBORS)
- C. (EXPLAIN LOITERING POLICY)
- D. (EXPLAIN HOW/WHEN EMERGENCIES AND NON-EMERGENCY PUBLIC SAFETY ISSUES WILL BE COMMUNICATED AND HANDLED).

Neighbors will:

- A. (AS DEFINED BY NEIGHBORS)

3. **CODE OF CONDUCT.** Conduct and behavior that is respectful of others contributes to the peaceful enjoyment of life in the community. Individuals have the freedom to act as they please, so long as those actions are lawful and do not harm others or infringe upon their rights. Cooperation and respect between citizens are desirable qualities, and will be actively promoted at Biddle House and in the neighborhood. In order to promote good conduct and behavior,

The City of St. Louis and the Operators of Biddle House will:

- A. (OUTLINE A CODE OF CONDUCT THAT IS CREATED WITH COMMUNITY INPUT, AND EXPLAIN ITS DETAILS).
- B. (EXPLAIN HOW/WHEN CONCERNS AND COMPLAINTS ABOUT RESIDENT BEHAVIOR ARE TO BE REPORTED AND HOW THEY WILL BE ADDRESSED).

Neighbors will:

- A. (AS DEFINED BY NEIGHBORS.)

4. **COMMUNICATION.** Communication between the City of St. Louis and the Operators of Biddle House and the neighboring community is important to develop and maintain positive relationships. Awareness of upcoming events offers the community ways to interact with residents and staff, and helps both parties to become more integrated. Methods will be established to ensure routine communication, feedback, and monitoring of this agreement's commitments. In order to promote communication between the City of St. Louis and Operators of Biddle House and the Community,

The City of St. Louis and the Operators of Biddle House will:

- A. (ADDRESS CREATION AND OPERATION OF A COMMUNITY OVERSIGHT COMMITTEE)
- B. (ADDRESS HANDLING OF ROUTINE COMMUNICATIONS).

Neighbors will:

- A. (AS DEFINED BY NEIGHBORS).

- 5. CHANGES TO AGREEMENT.** This agreement may be changed or modified from time to time upon mutual agreement of the parties, including the City of St. Louis and Operators of Biddle House, and after a public process with neighbors.