

GOOD NEIGHBOR AGREEMENT
Southpoint Place Apartments

Community Housing Network ("CHN") intends to develop, own, and manage permanent supportive housing for disabled and formerly homeless individuals and families to be known as Southpoint Place Apartments at 4079 Southpoint Boulevard. Permanent supportive housing is a successful, cost-effective combination of affordable housing with services that helps people live more stable, productive lives.

The residents living in the vicinity of the proposed Southpoint Place Apartments to be located at 4079 Southpoint Blvd., Columbus, Ohio, and Save Our Southside and other community organizations, in cooperation with the Community Housing Network ("CHN"), ADAMH, the Community Shelter Board, and the Southpoint Place Apartments, which are to be owned and managed by CHN, believe in promoting harmony and a spirit of cooperation among homeowners, tenants and businesses. When people can agree on shared goals and a shared direction, they build a stronger community.

In pursuit of these goals, we agree on the following guidelines:

Good Neighbor Agreement:

1. This Good Neighbor Agreement has been prepared before construction of the Southpoint Place Apartments, and all parties, persons and individuals have endeavored to anticipate issues that may affect being good neighbors in consideration of each other. The parties realize that other issues may arise as the property is developed and inhabited. The parties agree to continue to discuss such issues and to be willing to make additions to this agreement as the need arises in the interest of continuing to promote cooperation and peaceful enjoyment of their properties.

Southpoint Place Apartments Advisory Group:

2. Save Our Southside Civic Association and other interested community members will form and actively participate in the Southpoint Place Apartments Community Advisory Group ("Group"). The Group will be the liaison for the south side community in the vicinity of the Southpoint Place Apartments and will represent the community's interests in discussing issues and making any additions to this Good Neighbor Agreement as the development, building and habitation of the Southpoint Place Apartments occurs. The Group will continue to serve in this role on a continuing basis to address neighborhood concerns that relate to the operation of the Southpoint Place Apartments. The chair of the group will serve as the primary contact between the Group and Southpoint Place Apartments and CHN.

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3/13/2006

Property Issues:

3. CHN will maintain the apartments to meet minimum HUD standards and to present a neat and positive exterior appearance.
4. The extension of Southpoint Boulevard will be completed along the entire parcel of property on which the Southpoint Place Apartments are situated when construction on extension of the road begins. The extension will not be completed in segments, nor will completion of any portion of the extension be based on development of contiguous property.
5. CHN has presented to residents living in the vicinity of the proposed Southpoint Place Apartments a site plan for the development and construction of the Southpoint Place Apartments (see Exhibit A, attached hereto and incorporated herein) and has represented that this plan will be followed in its general design for construction of the apartments, and specifically, that the section housing families will be separated from the section housing single individuals. The maintenance of the general design of this site plan is an essential element of consideration in this Good Neighbor Agreement.
6. The parties recognize that trees exist on the undeveloped land, especially at the western and southern borders of the parcel of property. CHN agrees to leave a buffer of at least ten feet of trees at the western and southern border of the property to be rezoned and developed for the Southpoint Place Apartments.
7. CHN agrees to install a minimum six foot high fence along its western and southern borders.
8. CHN agrees that in the family section of the Southpoint Place Apartments it will provide children's outdoor play equipment appropriate for pre-school and school-aged children in the green space at the center of the section of the apartments designated for families. The outdoor play equipment will be sufficient to serve the children residing in the family area and will be regularly maintained.
9. CHN and the Southpoint Place Apartments Advisory Group agree to cooperate in working toward the following mutually shared goals, which will require work with COTA and the City of Columbus:
 - a. movement of the existing bus stop to a location that is not directly in line with The Children's Academy and preferably to the west of the two existing locations on each side of Obetz Road,
 - b. construction of a shelter for each of the two bus stops in question on Obetz Road, wherever they may be located,
 - c. construction of a bike path on each side of Obetz Road to facilitate the greater numbers of residents expected as a result of the development and construction of Southpoint Place Apartments.

Good Neighbor Issues:

10. CHN will provide to the Southpoint Place Apartments Advisory Group copies of the Southpoint Place Apartment Tenant Selection Policy, an example of which is attached hereto as Exhibit B, and will provide copies of its Lease, Building Rules, and job descriptions to the Southpoint Place Apartments Advisory Group. CHN will provide to the Group in a timely fashion proposed changes to said documents and discuss them with the Group at the Group's request.
11. CHN will maintain sufficient staff for 24-hour monitoring of the apartments and servicing of the tenants, neighborhood, and property, with a sufficient number of personnel who are both stationed and mobile to accommodate the needs involved.
12. Residents who live in the area and meet the criteria for housing will be given priority for housing.
13. Each resident will sign a Lease and a copy of the Southpoint Place Apartment's Building Rules that outline behavioral expectations.
14. CHN will offer tenant services such as case management, counseling, treatment, transportation assistance, employment services, and access to benefits and medical/dental care.
15. Recognizing that the Southpoint Place Apartments are to be supportive housing, no illegal drugs will be permitted on the Southpoint Place Apartments property and public intoxication will not be tolerated.
16. Staff and residents will have police checks completed prior to hiring or tenancy; in addition, staff will have FBI fingerprint reports completed prior to hiring. CHN will advertise through the neighborhood newspaper to recruit qualified potential applicants for employment for open positions at Southpoint Place Apartments.
17. The Tenant Selection Policy for Southpoint Place Apartments will include a requirement that CHN shall reject any application for a household that includes a member who has been classified by a court as a sexually oriented offender, a habitual sex offender or a sexual predator, or any member who has been convicted of child endangerment if that member agreed to be convicted of such a crime in lieu of being prosecuted for a crime that could have made that member be classified by a court as a sexually oriented offender, a habitual sex offender, a sexual predator.

Community Safety:

18. CHN and the Southpoint Place Apartments Advisory Group will cooperate and participate in efforts that promote community safety, whether initiated by the City of Columbus or Franklin County or on the request of one of the parties.

Communication and Information:

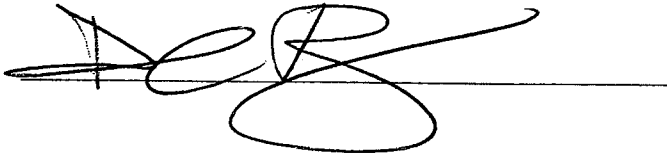
19. The parties will encourage the surrounding community to participate in specifically designated educational programs presented by CHN, ADAMH, Community Shelter Board, and Southpoint Place Apartments Community Advisory Group.
20. CHN will participate in the Save Our Southside Civic Association monthly meetings.

Other Issues Resolution:

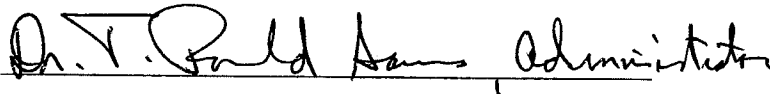
21. In the event open discussion cannot resolve disagreement, outside mediation will be sought to resolve disputes or conflict.

Agreed to on this 4th day of April, 2006 by the representatives.

1. ADAMH Board



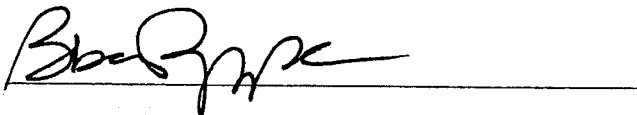
2. Children's Academy



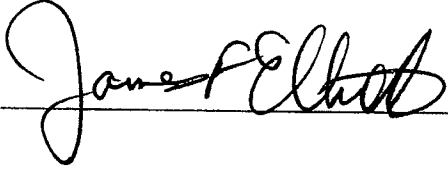
3. Community Housing Network, Inc.



4. Community Shelter Board



5. Parsons Baptist Church



6. Save Our Southside

M. Judy Campbell S.O.S. President

7. Scioto Community Nursing Home



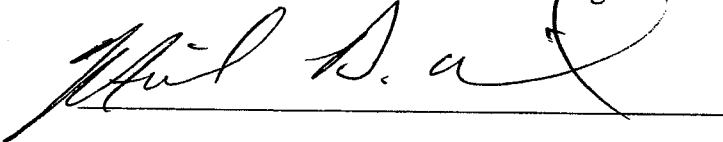
8. Shenandoah Partnership

Brett E. Yount

9. Starr Commonwealth Hannah Neil Center

Randy R. Coy

10. Council of South Side Business Organizations



11. South Side Industrial Business Association

12. Other To Be Identified
