

CREEKSIDE PLACE GOOD NEIGHBOR AGREEMENT

Community Housing Network (CHN) is a nonprofit organization that intends to develop, own, and manage permanent supportive housing for individuals and couples who may struggle with homelessness, unstable housing, and/or a disability.

This permanent supportive housing development will be known as Creekside Place and will be located on what is today vacant land at approximately 500 N. Nelson Road located in the Nelson Park Addition of the Eastgate Subdivision and will be part what is known as the Eastgate Garden Community.

Permanent supportive housing is a successful, cost-effective combination of affordable housing with services that help people live more stable, productive lives.

The Near East Area Commission (NEAC) represents the residents and businesses in the near east area, including the Eastgate Garden, south of Creekside Place and Woodland, west of Creekside Place. The North Central Area Commission (NCAC) represents residents and businesses in the North Central Area, including the Shepard neighborhood and the Shepard Community Association, which is north of the Creekside Place property. The Near East Area Commission and North Central Area Commission are both interested in how Creekside Place will be operated.

CHN will reach out to the Eastgate Garden Civic Association, the largest resident association in the Eastgate Subdivision, the Woodland Park Civic Association, and the Shepard Community Association in hopes of gaining these communities' representation on the below proposed Community Advisory Committee for Creekside Place.

CHN, the NEAC, and the NCAC will also request participation from key community stakeholders on the Community Advisory Committee that include the Near East Neighborhood Pride Center community liaison.

National Church Residences is providing services to the Creekside Place tenants and is also interested in how Creekside Place will be operated.

All parties 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:

I. COMMUNITY INVOLVEMENT:

- A. Community Advisory Committee:** Community members will form and actively participate in the Creekside Place Community Advisory Committee. The committee will serve as a forum for continuing communications for the parties and for any other interested community members. CHN will invite the neighborhood police liaison to

participate in the committee. CHN will keep the Near East Area Commission and North Central Area Commission informed of the committee's meetings and activities.

B. Communication: The Creekside Place Community Advisory Committee will:

1. Serve as a vehicle for communication between neighbors and the community and Creekside Place, including sharing information, appreciation, issues, and concerns.
2. Notify CHN's Property Management Director, Nancy Rapelje, Area Manager, Crystal Carson, or Creekside Place's to be hired Property Manager of issues that cause the community concern, and seek resolution within a 48 hour timeframe, unless both parties agree on a different timeline due to the nature of the concern.
 - (i) Community members may contact onsite staff, the Property Management Director or Area Manager using the following contacts:
 - (1) Onsite Staff: To be provided
 - (2) Area Manager: Crystal Carson, ccarson@chninc.org, 614-487-6790
 - (3) Property Management Director: Nancy Rapelje, nrapelje@chninc.org, 614-487-6761
3. Seek resolution of community concerns with CHN prior to notifying the media or outside entities, whenever possible and appropriate.

C. Area Commission Participation: CHN's Property Manager, Property Management Director or Area Manager or other designate will continue to participate in the Near East Area Commission and North Central Area Commission regular meetings as directed by NEAC, NCAC and the Community Advisory Committee.

D. Reports: CHN agrees to provide a quarterly report on Creekside Place to the Community Advisory Committee. This report will include:

- Any safety concerns or incidents;
- Progress on completion of the development's construction and other benchmarks;
- Building's occupancy status and turnover;
- General trends that effect the building's operations or residents' quality of life; and,
- Information regarding the overall upkeep of the building, including unit inspections and pest maintenance treatment activities.

E. Safety: The parties agree to work together on community safety endeavors. Staff will be attentive to any suspicious neighborhood activity and will communicate such activities to the appropriate authorities and will pass on this information to the members of the Community Advisory Committee.

II. PROPERTY COMMITMENTS:

- A. **Units (Housing Quality Standards):** CHN will maintain the apartments to meet the U.S. Department of Housing and Urban Development's Housing Quality Standards.
- B. **Exterior:** CHN agrees to maintain the building and grounds in good condition, including:
1. Promptly make any repairs needed.
 2. Keep the building and grounds clean and neat in appearance;
 3. Maintain a well-lighted facility and grounds.
 4. Remove dead landscaping and replace with similar plantings within four months or at the next planting season, whichever occurs first.
 5. Prohibit and actively discourage loitering and panhandling around the building through 24/7 front desk security staff.

III. TENANT EXPECTATIONS

- A. **Lease and Building Rules:** Each Creekside Place tenant will sign a Lease with Building Rules that outline behavioral expectations. A sample lease and Building Rules will be shared with the Community Advisory Committee.
- B. **Criminal Background Check:** Potential tenants will have criminal background checks conducted prior to being selected for the site (example screening criteria attached hereto). Property management will run a check on each tenant to confirm no sexual offenses that require federal registration are on their record prior to lease signing.

Both National Church Residences and CHN maintain self-reporting requirements in their respective organization's Policies that require staff to report convictions or crimes committed. Failure to self-report may result in a termination.

The resident screening criteria will include a requirement that CHN shall reject any application for a household that includes a member who has been convicted of or entered a guilty plea for:

- Life time banned sexual offenses based upon restrictions imposed by federal, state or local law or ordinance
 - Arson
 - Manufacturing of illegal drugs
 - Felony and misdemeanor offenses involving violent criminal activity and drug-related activity within the past 12 months.
- C. **Tenant Behavior:** CHN will investigate and respond within 48 hours to all concerns about resident behavior expressed by neighbors or other community members. CHN will swiftly evict tenants engaged in illegal or prohibited activities consistently with its established lease and rules for Creekside Place and Ohio landlord-tenant law. CHN will also employ exit strategies that avoid a court order eviction which includes mutual

rescission, unit transfers, agreements to utilize services to maintain housing so that resident can avoid permanent damage caused by eviction to their personal credit scores.

- D. **Services:** CHN and National Church Residences will offer appropriate services to the tenants to help tenants maintain their housing and remain good neighbors, including group sessions, community activities, individual goal planning, and referrals to relevant agencies, including health care, education programs and employment services. Access to services will include after-hours on-call support from National Church Residences supportive service team and the front desk engagement staff. Services are tailored to each resident, on a case-by-case basis, and are based on the residents self-identified goals and plan for staying housed.

IV. FUTURE MATTERS

- A. **Amendments:** This Good Neighbor Agreement has been prepared before Creekside Place is fully occupied. The parties have tried to anticipate issues that may affect being good neighbors. The parties realize that other issues may arise. The parties agree to continue to discuss such issues and to be willing to make changes in writing to this agreement as the need arises in the interest of continuing to promote cooperation and peaceful enjoyment of their properties. Both parties are willing to revisit this agreement on a periodic basis in the future to reaffirm the desire to maintain a Good Neighbor Relationship.
- B. **Conflict Resolution:** In the event open discussion among the parties cannot resolve disagreements, the parties will seek outside mediation to assist in resolution.
- C. **Management Change:** If the Creekside Place management changes, CHN will notify the other parties, remain committed to this agreement, and assure that the new management is subject to this agreement.

Agreed to on this ____ day of _____, 2021, by the representatives of CHN, National Church Residences, the Near East Area Commission and other interested neighborhood stakeholders.

Community Housing Network _____

National Church Residences _____

Near East Area Commission _____

North Central Area Commission

Eastgate Garden Civic Association

Shepard Community Association

Woodland Park Civic Association
