

**GOOD NEIGHBOR AGREEMENT**  
**Jenkins Lofts, 27 West Jenkins, Merion Village, Ohio**

THIS GOOD NEIGHBOR AGREEMENT is entered into this 6<sup>th</sup> day of August, 2020, by and between Woda Cooper Companies, Inc. (“Woda”), Community Development For All People (“CD4AP”), together the development partners of Jenkins Lofts, located at 27 West Jenkins, Columbus, Ohio (the “Site”), and the Merion Village Association (MVA), representing its community members and nonmembers alike, for the purpose of fostering quality community development, maintaining communication between residents and neighborhood businesses, improved public safety and to augment efforts by the City of Columbus to reduce blight, crime, and nuisance or other disruptive activity throughout the South Side.

WHEREAS, Woda and CD4AP are both experienced housing developers in good standing with the City of Columbus and the State of Ohio, have invested interest in long-term ownership and operation of quality affordable housing, and desire to construct new housing that will help further the community redevelopment objectives of the South Side; and

WHEREAS, Woda and CD4AP jointly sought support through for the proposed redevelopment of a former industrial property at the Site, as presented to the MVA in November 2018, to include sixty (60) newly construction affordable housing units serving a mix of incomes; and

WHEREAS, the MVA facilitated community dialogue and input regarding the proposed housing development, including suggestions for improvement or resolution of concerns raised for the proposed development; and

WHEREAS, the MVA subsequently provided a vote to support requested variances and rezoning efforts consistent with the proposed Site; and

WHEREAS, the MVA, Woda and CD4AP desire to continue a collaborative relationship ensuring that quality safe, accessible, and well-maintained housing is developed, constructed and operated that will benefit the entire community.

THEREFORE, it is in the best interest of all parties that Merion Village continues to thrive as a good community in which to live and work, while promoting a safe inclusive environment for all people, in a spirit of harmony and cooperation among homeowners, residents and businesses. A stronger community will develop with shared goals and direction with this collaboration, and MVA, Woda and CD4AP agree that:

1. Woda and CD4AP will construct and operate housing consistent with requirements of the Federal Fair Housing Act, Ohio Revised Code, the policies and procedures of the Ohio Housing Finance Agency, City of Columbus, Franklin County, or other local housing requirements, as each may be amended.

2. Woda and CD4AP, as concerned and willing participants in the development, will see that Jenkins Lofts and/or each organizations or the organization's leadership, maintain an active MVA membership, and to the extent possible, be an active member of the MVA.
3. Woda and CD4AP will provide semi-regular updates to the MVA throughout construction, and when near completion, notice of perspective leasing activities and housing opportunities available when the time arises. Woda and CD4AP welcome inquiries or community referrals of perspective tenants and neighbors who may have housing needs that can be addressed through the new housing that will be offered at the Site.
4. Woda Construction, Inc., Woda's affiliated general contractor, will identify a point of contact ("Construction Liaison") to represent the organization's construction activities. The Construction Liaison will make best efforts to effectively monitor, document and address any offsite damage directly attributable to construction activities, should they occur. Construction traffic and deliveries will be coordinated to provide the least amount of disturbance possible. Any temporary traffic controls and construction signs or barricades will be those as reviewed, approved and required by the City of Columbus and standard safety protocols.
5. All construction generating noise will be limited to hours permitted under Columbus City Code. All permitted demolition, dust control, water and erosion, traffic control, and environmental controls will be conducted per regulations of the EPA, the State of Ohio, City of Columbus, or applicable controlling jurisdiction.
6. Woda Management & Real Estate, LLC, Woda's affiliated property manager, (the "Manager") will appoint a property manager once in operation. The Site will have an on-site management office for resident and community-wide inquiry. A direct phone line and emergency contact for the Site will be provided once available.
7. The Manager and CD4AP will identify a point of contact ("Community Liaison") to represent the organizations for continued communication between the MVA and the Site once in operation. The community liaison will attend MVA meetings, communicate with designated MVA leadership, and host ad hoc meetings as needed.
8. All parties will work in partnership to further preserve, promote, protect, and improve the character and assets of the neighborhood and the area. As such, subject to and applicable law, code or management procedure, Woda and CD4AP will promote amongst future perspective residents, participation in appropriate community events at the request of MVA, resources permitting.

Each person's signature below represents the organization agreement to participate in this Good Neighbor Agreement.

**Merion Village Association**

*Jess Norman*

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Jess Norman, President

Aug 6, 2020

Date

**Community Development For All People**

*Rev. John Edgar*

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Rev. John Edgar, Executive Director

Aug 24, 2020

Date

**Woda Cooper Companies, Inc.**

*Joseph McCabe*

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Joseph McCabe, Vice President

Sep 14, 2020

Date