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City Attorney Klein Announces Safety Plan for Southpark Apartments, Says Deal with Owners a “significant win for residents”

Signed agreement comes just days after City negotiated agreement for the sale of the Latitude Five25 Apartments

COLUMBUS, OH—Columbus City Attorney Zach Klein today announced his office reached an agreement with the owners of the Southpark Apartments to improve safety, bolster security and maintain sanitary living conditions at the 356-unit south Franklinton apartment complex that for years has been plagued by crime, violence and unsafe and unsanitary living conditions.

The agreement comes just days after City Attorney Klein announced the City struck a deal with the owners of another nuisance complex, Latitude Five25, to sell the property and improve living conditions.

“The coordinated effort between the City Attorney’s Office, Code and CPD made this deal possible. This agreement means better living conditions for residents, safer places for kids to play, and greater security for neighbors and families,” said City Attorney Zach Klein. **“The City will continue to do whatever it takes to hold the landlord accountable and improve the quality of life for all those who call Southpark home. This is a significant win for residents.”**

In August 2022, [the City Attorney’s Office asked the Court](#) to order Southpark management to present a plan to bring the property into compliance with City Code and take steps to mitigate criminal activity.

Under the terms of the agreement signed this week, Southpark Preservation Limited Partnership, the property’s owners, must implement a number of safety and security upgrades, including installing 12 additional security cameras to address blind areas, repair nine non-functioning cameras already on site, enable remote, real-time camera access to CPD, and install at least three license plate readers at complex access points.

Other required security upgrades include installing additional lighting in low-lit areas, requiring key access between 9 p.m. and 7 a.m. each day, and annual, joint security staffing level evaluations conducted by CPD and property owners.

Additionally, property owners will be required to maintain active, up-to-date tenant rolls to prevent loitering by non-residents on site and deny access to any individuals not permitted to be present on the premises, including those evicted for criminal activity.

The agreed order also requires numerous improvements to bring the property and individual units up to health and safety codes, including installation of new flooring in certain units, remedying outstanding building orders, and maintaining pest control services. And as part of the agreement, property owners will be responsible for regular solid waste and trash removal, removal of inoperable vehicles on site, and regular lawn and grounds maintenance.

Other provisions include sufficient maintenance and property management staffing and hours to respond to resident needs and remedy outstanding code violations.

“The health, safety and security of residents and neighbors is our top priority, and this agreement includes concrete benchmarks for improvement and real checks to hold the landlord accountable to tenants and the City. It is a step in the right direction that will benefit residents and the surrounding neighborhood,” said Assistant City Attorney Sarah Pomeroy.

The Southpark Apartment complex is among the largest affordable housing developments in Columbus and has been plagued by criminal activity and unsafe and unsanitary living conditions, with over 800 calls for police service and some 200 documented code violations in recent years.

In August 2022, the City Attorney’s Office filed a lawsuit against property owners due to ongoing violence, drug and criminal activity as well as unsafe, unsanitary living conditions in common areas, community spaces and individual units, including roach and rodent infestation, damaged units, water leaks, unsanitary conditions, solid waste, inoperable appliances, water damage and other serious issues affecting the safety and quality of life for residents.

“This deal benefits the City and holds property owners accountable, but the real winners in this agreement are the residents of Southpark,” said Assistant City Attorney Zach Gwin, who is the Zone Initiative Attorney for the city’s west side. **“The City will continue to monitor improvement and compliance and step in to take further legal action if property owners fail to uphold their end of the deal. This is a big day for residents.”**

[The full agreement between the City and Southpark ownership is attached.](#)

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