



Community Agreement

Between Citizens of Youngstown, Ohio and
MACK Property, Landlord and Owner of 300+ Properties

The Mahoning Valley Organizing Collaborative, in partnership with community groups and institutions across the City of Youngstown, is working to move forward a citywide vacant properties campaign involving multiple components. Residents of Youngstown have been involved in surveying every vacant parcel in the city on their respective sides of town. They have also played a significant role in developing a community driven demolition strategy with groups across the city. Another major component to the vacant properties campaign is holding landlords accountable for the condition of their large holdings of properties.

Properties owned by landlords are capable of having the same or a more significant negative effect than vacant and abandoned properties on neighborhoods, if not maintained properly. Citizen groups throughout the city have conducted research to determine the major property owners within the city. Through this research you, MACK Property, have been identified as the owner of approximately 300 rental properties within the City of Youngstown. Community and neighborhood groups across the city have identified properties owned by you as problems and blighting forces on their neighborhoods.

The purpose of a Community Agreement is to mitigate the negative and blighting effects of your 300 plus properties in neighborhoods throughout the City of Youngstown. This is achieved by requiring you, MACK Property, to agree to the strategies and implementation steps, listed in this document, to reverse the negative effects of your properties on city neighborhoods throughout Youngstown. You will also be required to meet with a group of community leaders to further discuss this agreement and implementation of strategies contained within.

The following strategies are the foundation of the Community Agreement and will work to reverse the negative effects of your 300 plus properties:

1. Attend a Landlord Training Course. There are several successful training courses available throughout the United States.
2. Screen tenants thoroughly by requiring full employment history, criminal background check, rental history, references and full identification.
3. Provide all tenants with a Tenant's Bill of Rights, so the responsibilities of the tenant and landlord are clearly understood.

4. Pay for demolition of the attached list of vacant and abandoned properties owned by Mack Property.
Addendum: Mack Property will agree to demolishing four of the worst properties within one month's time with the understanding that a financial plan to tear down and rehab all 35 properties will be developed within three month's time.
5. Repay the City of Youngstown for the cost of demolition on the Mack Property which the City of Youngstown has already demolished.
Addendum: A payment plan for all properties previously torn down by the City of Youngstown will be included in the financial plan to be developed in three month's time.
6. Register all your rental properties within the City of Youngstown as required by the City of Youngstown Landlord Registration Ordinance.
7. Comply with the findings of housing and zone enforcement citations on your properties within six months time.
Addendum: A plan to bring all structures in compliance with city codes will be included in the financial plan to be developed in three month's time.
8. Evict problem tenants, engaged in illegal criminal activity, in a timely manner consistent with the renter's rights.
9. Prior to purchasing any additional properties, you must contact the local neighborhood association or block watch to notify the group that you intend to purchase property within their neighborhood.
10. Meet with a group of community leaders, convened by the Mahoning Valley Organizing Collaborative, on a monthly basis for the first three months and then a quarterly basis to review the progress made on items listed in this agreement and to discuss any new issues with your properties.

I, MACK Property, have read and clearly understand the agreement within the community set forth in this document. I am committed to meeting the goals and timeline laid forth in this document. I intend to work with the residents across the City of Youngstown to become a good landlord and neighbor.

Mack Property Representative (Please Sign)

Mack Property Representative (Please Print)

Patricia Dougan, Esq. (Please Sign)

Tom Rovnak (Please Print)