



Alliance for Congregational Transformation Influencing our Neighborhoods

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Community Agreement

Between the Citizens of Youngstown, Ohio and Vision Property Management

March 3, 2018

The Alliance for Congregational Transformation Influencing our Neighborhoods (ACTION), in partnership with community groups and institutions across the City of Youngstown, is conducting a citywide campaign to address predatory lending practices and predatory land contracts negatively affecting our neighborhoods. Predatory land contracts are unjust and hurt both occupants and neighborhoods, taking wealth from our families and leaving blighted, vacant properties behind for our community to clean up. Companies responsible for these practices prey on and exploit low-income families and people of color. Frankly, our neighborhoods deserve better. True “Christians in Business,” as the leaders of Vision Property Management profess to be, do not use such exploitative and neglectful practices.

We have conducted research to determine the major perpetrators of predatory land contracts within the city. Through this research, Vision Property Management has been identified as the owner of approximately 30 such properties within the City of Youngstown and in the surrounding communities.

The purpose of this Community Agreement is to end your exploitative practices and their blighting effects in the neighborhoods of Youngstown, Ohio. This is achieved by requiring you to agree to specific strategies and implementation steps, listed in this document, to demonstrate through your actions that you will make a good faith effort to improve. These strategies call for you to eliminate the negative effects of your properties on Youngstown’s families and neighborhoods. You will also be required to meet with a group of community leaders to further discuss this agreement and progress on the implementation of strategies contained within.

By signing this agreement, Vision Property Management agrees to implement the following strategies in order to reverse the negative effects of your properties:

1. Cease the rental, lease, and acquisition of Youngstown properties,
2. Cease evictions of Youngstown occupants,
3. Cease foreclosures of Youngstown homebuyers,
4. Work to reach reasonable, fair agreements with the current occupants to purchase their homes,
5. Permit Youngstown occupants to terminate their leases without penalty if they choose to do so,
6. Pay for the demolition and greening of the remaining vacant and uninhabitable properties Vision owns in Youngstown, including those sold within the last 12 months,
7. Issue immediate payment to the City of Youngstown to demolish 226 East Lucius Avenue,
8. Contribute \$50,000 to a fund for occupants of former and current VISION properties to access for repairs,
9. Agree to quarterly meetings with ACTION leadership in Youngstown to review the implementation of this agreement until all of the above strategies have been implemented,
10. As a show of good faith, present YNDC with a check for \$3,950 at the signing of this agreement, to satisfy the judgement for the demolition of 4010 Lemoyne, Youngstown, Ohio 44514, a Vision Property Management bill, and
11. Complete implementation of all of these strategies in full by March 2, 2019.

I have read and clearly understand the agreement with 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 ACTION and the residents of Youngstown.

Vision Property Management (Please Sign)

Vision Property Management (Please Print)

ACTION (Please Sign)

ACTION (Please Print)