



CUYAHOGA COUNTY COUNCIL

COMMUNITY DEVELOPMENT & HOUSING COMMITTEE

CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS

4th FLOOR

MEETING AGENDA

MONDAY, SEPTEMBER 15, 2025—10:00 A.M.

Committee Members

Michael J. Houser, Sr., Chair | Dist. 10

Pernel Jones, Jr., Vice Chair | Dist. 8

Patrick Kelly | Dist. 1

Robert E. Schleper, Jr. | Dist. 6

Sunny M. Simon | Dist. 11

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES FROM THE JULY 28, 2025 MEETING

5. MATTERS REFERRED TO COMMITTEE

- a) R2025-0270: A Resolution authorizing affordable housing loans to various organizations in the total amount not-to-exceed \$5,100,000.00 for the Affordable Housing Gap Financing Program which will assist in the creation of 557 new construction, affordable housing units and the retention of 147 units; authorizing the County Executive and/or Director of Housing and Community Development to execute all documents consistent with said loans and this Resolution; and declaring the necessity that this Resolution become immediately effective:
- 1) Cleveland West Veterans Housing L.P in the amount not-to-exceed \$1,000,000.00 for the development of 62 units of multifamily and permanent supportive housing for homeless veterans, located at 3311 West 73rd Street in the City of Cleveland.
 - 2) Hough Senior Independent Living L.P. in the amount not-to-exceed \$500,000.00 for the development of 55 units of permanent supportive housing for seniors, located at 8910 Hough Avenue in the City of Cleveland.
 - 3) Cleveland Heights Senior Housing Limited Partnership in the amount not-to-exceed \$600,000.00 for the development of 71 senior housing units, located at 2728 Lancashire Road in the City of Cleveland Heights.
 - 4) Depot on Detroit L.P. in the amount not-to-exceed \$500,000.00 for the development of 60 multifamily housing units, located at 10300 Detroit Avenue in the City of Cleveland.

- 5) Gateway 66 Limited Partnership in the amount not-to-exceed \$500,000.00 for the development of 80 multifamily housing units, located at 1521 E. 66th Street in the City of Cleveland.
- 6) Fairfax Innovation Square 2, L.P in the amount not-to-exceed \$500,000.00 for the development of 67 multifamily housing units, located at 2287 East 103rd Street in the City of Cleveland.
- 7) Kirby Manor Senior Housing Limited Partnership in the amount not-to-exceed \$500,000.00 for rehabilitation of 147 units of senior housing, located at 11500 Detroit Avenue in the City of Cleveland.
- 8) Midtown Lofts LLC in the amount not-to-exceed \$500,000.00 for development of 120 units of multifamily housing, located at 3300 Payne Avenue in the City of Cleveland.
- 9) Walton Senior LLC in the amount not-to-exceed \$500,000.00 for development of 52 units of senior housing, located at 3577 Walton Avenue in the City of Cleveland.

6. MISCELLANEOUS BUSINESS

7. ADJOURNMENT

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MEETING MINUTES

MONDAY, JULY 28, 2025—10:00 A.M.

Committee Members

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Patrick Kelly | Dist. 1

Robert E. Schleper, Jr. | Dist. 6

Sunny M. Simon | Dist. 11

1. CALL TO ORDER

Vice Chairman Jones called the meeting to order at 10:09 a.m.

2. ROLL CALL

Mr. Jones asked Assistant Deputy Clerk Georgakopoulos to call the roll. Committee members Jones, Kelly and Schleper were in attendance and a quorum was determined. Committee member Houser was absent. Committee member Simon arrived after the roll call was taken. Council President Miller was also in attendance.

3. PUBLIC COMMENT

There were no public comments given.

4. APPROVAL OF MINUTES FROM THE JUNE 2, 2025 MEETING

A motion was made by Mr. Schleper, seconded by Mr. Kelly, and approved by unanimous vote to approve the minutes from the June 2, 2025 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2025-0232: A Resolution awarding a total sum, not to exceed \$25,000, to Community Housing Solutions for the Home Repair Program from the District 11 ARPA Community Grant Fund; and declaring the necessity that this Resolution become immediately effective.

Ms. Pam Schueller, Executive Director of Community Housing Solutions, addressed the Committee and Councilmember regarding Resolution No. R2025-0232. Discussion ensued.

Committee members and Councilmember asked questions of Ms. Schueller pertaining to the item, which she answered accordingly.

On a motion by Ms. Simon with a second by Mr. Schleper, Resolution No. R2025-0232 was considered and approved by unanimous vote to be referred to the full Council agenda for second reading.

- b) R2025-0251: A Resolution amending Resolution No. R2025-0038, dated 2/11/2025, which authorized an Emergency Rental Assistance 2 Loan and Federal HOME Investment Partnership Loan to Warner and Swasey, LLC, or their designee, for construction of 140 units for mixed-use, mixed-income, mixed-population, historic adaptive-reuse of the former Warner and Swasey Manufacturing Plant, located in the City of Cleveland; by changing the terms:
- 1) to remove the Federal HOME Investment Partnership Loan;
 - 2) to amend the language from “construction of 140 units” to “the creation of 112 affordable housing units”;
 - 3) by changing the not-to-exceed loan amount from \$3,350,000.00 to \$2,900,000.00;
 - 4) to authorize the use of funds to cover the related costs and acquisition of the former Warner and Swasey Manufacturing Plant;

authorizing the County Executive and/or Director of Housing and Community Development to execute all documents consistent with said loan and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Ms. Sara Parks Jackson, Director of the Department of Housing and Community Development; Mr. Jeff Mills, Director of Development for Penrose Development; and Ms. Ashley Shaw, Executive Director of MidTown Cleveland, Inc., addressed the Committee and Councilmember regarding Resolution No. R2025-0251. Discussion ensued.

Committee members and Councilmember asked questions of Ms. Parks Jackson, Mr. Mills and Ms. Shaw pertaining to the item, which they answered accordingly.

On a motion by Mr. Jones with a second by Ms. Simon, Resolution No. R2025-0251 was considered and approved by unanimous vote to be referred to the full Council agenda with a recommendation for passage under second reading suspension of the rules.

- c) O2025-0001: An Ordinance amending Section 714.02(E) of the Cuyahoga County Code to prioritize municipal corporations and townships in Cuyahoga County when evaluating applications to the Cuyahoga County Community Development Supplemental Grant (“CDSG”) Program.

Ms. Simon, Mr. Michael King, Special Counsel; and Ms. Parks Jackson, addressed the Committee and Councilmember regarding Ordinance No. O2025-0001. Discussion ensued.

Committee members and Councilmember asked questions of Ms. Simon, Mr. King and Ms. Parks Jackson pertaining to the item, which they answered accordingly.

Ms. Simon introduced a proposed substitute to Ordinance No. O2025-0001. Discussion ensued. Committee members and Councilmember asked questions of Ms. Simon pertaining to the item, which she answered accordingly.

A motion was made by Ms. Simon with a second by Mr. Kelly, to amend the proposed substitute to add the following language (underlined) to Paragraph D., Eligibility Requirements, Section 1: "To be eligible to apply, a not-for-profit community development corporation must provide a letter from the chief executive officer, or his or her designee, of a municipal corporation, township, or county land reutilization corporation located within Cuyahoga County that expresses support for the application submitted to the County and (2) be incorporated for not less than two years prior to the application deadline set by the Department;"

A motion was then made by Ms. Simon, seconded by Mr. Kelly and approved by unanimous vote to accept the proposed substitute, as amended.

On a motion by Ms. Simon, with a second by Mr. Kelly, Ordinance No. O2025-0001 was considered and approved by majority vote to be referred to the full Council agenda with a recommendation for passage under second reading suspension of the rules, with Councilmembers Kelly, Schleper and Simon voting in the affirmative and Councilmember Jones casting a dissenting vote.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. ADJOURNMENT

With no further business to discuss, Vice Chairman Jones adjourned the meeting at 11:24 a.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0270

Sponsored by: **County Executive Ronayne/Department of Housing and Community Development**

A Resolution authorizing nine affordable housing loans to various organizations in the amount not-to-exceed \$5,100,000.00 for the Affordable Housing Gap Financing Program which will assist in the creation of 557 new construction, affordable housing units and the retention of 147 units; authorizing the County Executive and/or Director of Housing and Community Development to execute all documents consistent with said loans and this Resolution; and declaring the necessity that this Resolution become immediately effective.

WHEREAS, the County Executive/Department of Housing and Community Development recommends nine affordable housing loans to various organizations in the amount not-to-exceed \$5,100,000.00 for the Affordable Housing Gap Financing Program which will assist in the creation of 557 new construction, affordable housing units and the retention of 147 affordable housing units as follows:

- a) Cleveland West Veterans Housing L.P. in the amount not-to-exceed \$1,000,000.00 for the development of 62 units of multifamily and permanent supportive housing for homeless veterans located at 3311 West 73rd Street om the City of Cleveland.
- b) Hough Senior Independent Living L.P. in the amount not-to-exceed \$500,000.00 for the development of 55 units of permanent supportive housing for seniors for located at 8910 Hough Avenue in the City of Cleveland.
- c) Cleveland Heights Senior Housing Limited Partnership in the amount not-to-exceed \$600,000.00 for the development of 71 senior housing units located at 2728 Lancashire Road in the City of Cleveland Heights.
- d) Depot on Detroit L.P. in the amount not-to-exceed \$500,000.00 for the development of 60 multifamily housing units located at 10300 Detroit Avenue in the City of Cleveland.
- e) Gateway 66 Limited Partnership in the amount not-to-exceed \$500,000.00 for the development of 80 multifamily housing units located at 1521 E. 66th Street in the City of Cleveland.

- f) Fairfax Innovation Square 2, L.P. in the amount not-to-exceed \$500,000.00 for the development of 67 multifamily housing units located at 2287 East 103rd Street in the City of Cleveland.
- g) Kirby Manor Senior Housing Limited Partnership in the amount not-to-exceed \$500,000.00 for the substantial rehabilitation of 147 units of senior housing located at 11500 Detroit Avenue in the City of Cleveland.
- h) Midtown Lofts LLC in the amount not-to-exceed \$500,000.00 for the development of 120 units of multifamily housing located at 3300 Payne Avenue in the City of Cleveland.
- i) Walton Senior LLC in the amount not-to-exceed \$500,000.00 for the development of 52 units of senior housing located at 3577 Walton Avenue in the City of Cleveland.

WHEREAS, the primary goal of this project is to assist in the creation of 557 new construction, affordable housing units and the retention of 147 affordable housing units; and

WHEREAS, this project is funded 100% Federal HOME Investment Partnership Act Fund; and

WHEREAS, these projects and their respective funding is contingent upon a) The successful completion of a required environmental Review and Release of Required funding in accordance with the U.S. Department of Housing and Urban Development regulations and b) Compliance with the requirements of the Build America, Buy America (BABA) Act, 41 USC 8301 note, and all applicable rules and notices, as may be amended, if applicable to the infrastructure project.

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. That the Cuyahoga County Council hereby authorizes nine affordable housing loans to various organizations in the amount not-to-exceed \$5,100,000.00 for the Affordable Housing Gap Financing Program which will assist in the creation of 557 new construction, affordable housing units and the retention of 147 affordable housing units as follows:

- a) Cleveland West Veterans Housing L.P. in the amount not-to-exceed \$1,000,000.00 for the development of 62 units of multifamily and permanent supportive housing for homeless veterans located at 3311 West 73rd Street in the City of Cleveland.
- b) Hough Senior Independent Living L.P. in the amount not-to-exceed \$500,000.00 for the development of 55 units of permanent supportive housing for seniors located at 8910 Hough Avenue in the City of Cleveland.

- c) Cleveland Heights Senior Housing Limited Partnership in the amount not-to-exceed \$600,000.00 for the development of 71 senior housing units located at 2728 Lancashire Road in the City of Cleveland Heights.
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- g) Kirby Manor Senior Housing Limited Partnership in the amount not-to-exceed \$500,000.00 for the substantial rehabilitation of 147 units of senior housing located at 11500 Detroit Avenue in the City of Cleveland.
- h) Midtown Lofts LLC in the amount not-to-exceed \$500,000.00 for the development of 120 units of multifamily housing located at 3300 Payne Avenue in the City of Cleveland.
- i) Walton Senior LLC in the amount not-to-exceed \$500,000.00 for the development of 52 units of senior housing located at 3577 Walton Avenue in the City of Cleveland.

SECTION 2. That the County Executive and/or the Director of Housing and Community Development are authorized to execute all other documents consistent with said loans and this Resolution. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution.

SECTION 3. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health or safety in the County; and any additional reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 4. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

On a motion by _____, seconded by _____, the foregoing Resolution was duly adopted.

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: September 9, 2025

Committee(s) Assigned: Community Development & Housing

Journal _____
_____, 20__

MISC. TRANSACTION - BRIEFING MEMO

TITLE	9 Affordable Housing Gap Financing Loans	
DEPARTMENT OR AGENCY NAME	Housing and Community Development	
REQUESTED ACTION	<input type="checkbox"/> Amendment to Approval (BOC or Council) <input checked="" type="checkbox"/> Other action; please describe	
DESCRIPTION/ EXPLANATION OF REQUEST:	The funding will support permanent supportive housing through the creation of housing units for homeless veterans and seniors. The funding will also support affordable housing through the new construction of units for senior and multi-family and the substantial rehabilitation of units for senior housing.	
CURRENT/HISTORICAL INFORMATION	DATE BOC APPROVED/ COUNCIL'S JOURNAL DATE	APPROVAL NO.
ORIGINAL (O)	N/A	N/A
AMENDMENT (A)	N/A	N/A

Affordable Housing

Cleveland West Veterans Housing L.P. in an amount not to exceed \$1,000,000 for the development of
Cleveland West Veterans Permanent Supportive Housing
3311 W. 73, Cleveland
Creation of 62 units of Multifamily, Permanent Supportive Housing for Homeless Veterans
Developer: CHN Housing Partners (CHDO)

Hough Senior Independent Living L.P. in an amount not to exceed \$500,000 for the development of
Hough Senior Living Permanent Supportive Housing
8910 Hough, Cleveland
Creation of 55 units of Permanent Supportive Housing for Seniors
Developer: CHN Housing Partners (CHDO)

Cleveland Heights Senior Housing Limited in an amount not to exceed \$600,000 (\$500,000 county funds,
\$100,000 City of Cleveland Hts) for the development of
Cleveland Heights Senior 2728 Lancashire, Cleveland Heights
New Construction of 71 units of Senior Housing
Developer: National Church Residences

Depot on Detroit L.P. in an amount not to exceed \$500,000 for the development of Depot on Detroit
10300 Detroit, Cleveland
New Construction of 60 units of Multifamily housing
Developer: Flaherty and Collins

Gateway 66 Limited Partnership in an amount not to exceed \$500,000 for the development of Gateway
66
1521 E. 66th, Cleveland
New Construction of 80 units of Multifamily housing

Developer: Frontline Development

Fairfax Innovation Square 2, L.P. in an amount not to exceed \$500,000 for the development of Innovation Square 2

2287 East 103, Cleveland

New Construction of 67 units of multifamily housing

Developer: Fairfax Renaissance Development Corp

Kirby Manor Senior Housing Limited Partnership in an amount not to exceed \$500,000 for the substantial rehabilitation of Kirby Manor

11500 Detroit, Cleveland

Substantial rehabilitation of 147 units of Senior housing

Developer: National Church Residences

Midtown Lofts LLC in an amount not to exceed \$500,000 for the development of Midtown Lofts

3300 Payne, Cleveland

New Construction of 120 units of Multifamily housing

Developer: NRP Group

Walton Senior LLC in an amount not to exceed \$500,000 for the development of Walton Senior

3577 Walton, Cleveland

New Construction of 52 units of Senior Housing

Developer: Volker Development

2025 Affordable Housing Gap Financing Loan Recommendations

County Recommending nine affordable housing loans and one grant in the total amount of \$5,500,000. Funding will assist in the creation of 557 new construction, affordable housing units and the retention of 146 units.

Permanent Supportive Housing

Cleveland West Veterans-CHDO 3311 W. 73, Cleveland CHN Housing Partners
Creation of 62 units of Multifamily, Permanent Supportive Housing for Homeless Veterans
Total Project cost: \$21,310,570 County Funding \$1,000,000

Hough Senior-CHDO 8910 Hough, Cleveland CHN Housing Partners
Creation of 55 units of Permanent Supportive Housing for Seniors
Total Project cost: \$18,856,089 County funding \$500,000

North Coast CHDO Homes Scattered
Acquisition and rehabilitation of 3 single-family homes for Developmentally Disabled Adults
Total Project cost \$1,758,164 County funding \$500,000 (grant)

Affordable Housing

Cleveland Heights Senior 2728 Lancashire, Cleveland Heights National Church Residences
New Construction of 71 units of Senior Housing
Total project cost \$22,356,814 County Funding \$500,000.00 / City of Cleveland Heights \$100,000

Depot on Detroit 10300 Detroit, Cleveland Flaherty and Collins
New Construction of 60 units of Multifamily housing
Total project Cost \$19,616,423 County Funding \$500,000

Gateway 66 1521 E. 66th, Cleveland Frontline Development
New Construction of 70 units of Multifamily housing
Total Project Cost \$26,834,194 County Funding \$500,000

Innovation Square 2 2287 East 103, Cleveland Fairfax Renaissance Development Corp.
New Construction of 67 units of Senior housing
Total Project Cost \$25,205,277 County Funding \$500,000

Kirby Manor 11500 Detroit, Cleveland National Church Residences
Substantial rehabilitation of 147 units of Senior housing
Total Project Cost \$32,032,979 County Funding \$500,000

MidTown Lofts 3300 Payne, Cleveland NRP Group
New Construction of 120 units of Multifamily housing
Total Project Cost \$43,132,204 County Funding \$500,000

Walton Senior 3577 Walton, Cleveland Volker Development
New Construction of 52 units of Senior Housing
Total Project Cost \$18,383,072 County Funding \$500,000

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Cuyahoga County Announces Plan to Allocate Funding for Affordable Housing

Posted on July 14 2025

Funds will be used for the new construction and rehabilitation of 480 housing units

CUYAHOGA COUNTY, OH — Today, Cuyahoga County announced plans to allocate \$5.5 million in Affordable Housing Gap Financing Loans. The proposed allocation will utilize federal HOME Investment Partnership Act funds and requires approval from Cuyahoga County Council. If approved, the funding will support permanent supportive housing through the creation of housing units for homeless veterans, seniors, and disabled adults. The funding will also support affordable housing through the new construction of units for senior and multi-family housing and the substantial rehabilitation of units for senior housing.

“We are committed to understanding and finding solutions for the housing challenges faced by individuals and families across Cuyahoga County,” said Cuyahoga County Executive Chris Ronayne. “Our goal is to use this funding to ease the burden of housing insecurity for those who need it most, because everyone deserves a safe, stable place to call home.”

This funding allocation proposal reflects the findings of the County’s newly released [housing study](#) and the administration’s commitment to ensuring sustainable, affordable housing for all residents. These projects will build on efforts to expand housing opportunities, while strengthening communities through partnerships with developers and nonprofit organizations.

“Housing affordability continues to be a significant issue for many of our residents, and a top reason for displacement and homelessness,” said Sara Parks Jackson, Director of the Cuyahoga County Department of Housing and Community Development. “By creating pathways to financial assistance, we are able to remove some of the obstacles that stand between people and a chance at long-term sustainable housing.”

Projects include:

- **Cleveland West Veterans Community Housing Development Organization**
- Creation of units for veterans in Cleveland
 - **Hough Senior Community Housing Development Organization**
- Creation of units for seniors in Cleveland
 - **North Coast Community Housing Development Organization**
- Acquisition & rehabilitation of single-family homes for disabled adults
 - **Cleveland Heights Senior**
- Construction of units for seniors in Cleveland Heights
 - **Depot on Detroit**
- New construction of units for multifamily housing in Cleveland
 - **Gateway 66**
- New construction of units for multifamily housing in Cleveland
 - **Innovation Square 2**
- New construction of units for seniors in Cleveland
 - **Kirby Manor**
- Rehabilitation of units for seniors
 - **MidTown Lofts**

- New construction of units for multifamily housing in Cleveland
 - **Walton Senior**
- New construction of units for seniors in Cleveland

About the Cuyahoga Countywide Housing Study

The **Cuyahoga Countywide Housing Study** was completed by the Center for Economic Development in the Levin College of Public Affairs and Education at Cleveland State University. The study aims to guide the newly established Office of Housing and Community Development in formulating housing policies and action strategies for Cuyahoga County and its municipalities. The Center for Economic Development utilized housing data and stakeholder interviews to assess the county's housing needs. The study addresses challenges such as mismatched housing stock, an aging population, affordability issues, and programming difficulties. To tackle these disparities, the study identifies key metrics, recommends best practices, and adopts place-based approaches to meet the diverse housing needs of county residents. It emphasizes the importance of influencing local, state, and federal public housing policy.