



CUYAHOGA COUNTY COUNCIL

COMMUNITY DEVELOPMENT & HOUSING COMMITTEE

CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS

4th FLOOR

MEETING AGENDA

MONDAY, NOVEMBER 17, 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 OCTOBER 20, 2025 MEETING

5. MATTER REFERRED TO COMMITTEE

- a) O2025-0011: An Ordinance enacting the right of county renters to Pay-to-Stay and declaring the necessity that this Ordinance become immediately effective.

6. MISCELLANEOUS BUSINESS

7. ADJOURNMENT

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1. CALL TO ORDER

Chairman Houser called the meeting to order at 10:07 a.m.

2. ROLL CALL

Mr. Houser asked Assistant Deputy Clerk Georgakopoulos to call the roll. Committee members Houser, Jones, Kelly, Schleper and Simon were in attendance and a quorum was determined.

3. PUBLIC COMMENT

Loh addressed the committee members regarding housing issues in Cuyahoga County.

4. APPROVAL OF MINUTES FROM THE SEPTEMBER 29, 2025 MEETING

A motion was made by Mr. Schleper, seconded by Ms. Simon, and approved by unanimous vote to approve the minutes from the September 29, 2025 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2025-0284: A Resolution authorizing a Tax Certificate Sale/Purchase Revenue Generating Agreement (via Contract No. 5653) with NAR Solutions, Inc. dba NAR Ohio, LLC in the amount not-to-exceed \$40,000,000.00 for the sale of tax lien certificates for the period 11/1/2025 – 11/30/2027; authorizing the County Executive to execute the Agreement and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.

Mr. Brad Cromes, County Treasurer; Mr. Paul Porter, Director of the Department of Purchasing; Mr. Michael O'Malley, County Prosecutor; Mr. Adam Jutte, Assistant County Prosecutor, Tax Foreclosure Unit; and Mr. Trevor McAleer, Legislative Budget Advisor for County Council, addressed the Committee regarding Resolution No. R2025-0284. Discussion ensued.

Committee members asked questions of Mr. Cromes, Mr. Porter, Mr. O'Malley, Mr. Jutte and Mr. McAleer pertaining to the item, which they answered accordingly.

Mr. Kelly made a motion to refer Resolution No. R2025-0284 to the full Council. In the absence of a second to Mr. Kelly's motion, no further action was taken on Resolution No. R2025-0284.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. ADJOURNMENT

With no further business to discuss, Chairman Houser adjourned the meeting at 11:03 a.m., without objection.

County Council of Cuyahoga County, Ohio

Ordinance No. O2025-0011

Sponsored by: Councilmembers Miller & Conwell	An Ordinance enacting the right of county renters to Pay-to-Stay and declaring the necessity that this Ordinance become immediately effective.
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WHEREAS, County Council desires to avoid unnecessary housing displacement and evictions to protect the County’s housing stock and to prevent renters from falling into homelessness; and

WHEREAS, At least eight municipalities within Cuyahoga County have enacted pay-to-stay legislation to-date; and

WHEREAS, County Council wishes to provide additional safeguards to residents county-wide, and affirm tenants’ rights to tender late rent to avoid eviction and stay in rental properties in Cuyahoga County.

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

SECTION 1. Chapter 1305 of the Cuyahoga County Code is hereby enacted to read as follows:

Chapter 1305: Right of County Renters to Pay-to-Stay

Section 1305.01 Definitions

For the purposes of this Chapter:

- A. “Tenant” means a person entitled under a rental agreement to the use and occupancy of a residential premises to the exclusion of others.
- B. “Tender” means an offer of payment that is equivalent to the actual production or remittance of the money and includes any emergency rental assistance vouchers from an accredited social service, nonprofit, governmental, or quasi-governmental agency that guarantees the payment of past due rent, reasonable late fees, and court costs.
- C. “Court costs” means filing fees and costs assessed by the municipal court that include, but are not limited to, costs to file, costs for data entry, costs for court

appearances, costs for serving summons and subpoenas, and costs associated with court transcripts and copying papers and exhibits.

Section 1305.02 Tenant's right to pay to stay prior to the filing of an eviction action for non-payment of rent.

- A. If the tenant tenders all past due rent with reasonable late fees to the landlord prior to the filing of an action under Ohio Revised Code 1923 and the landlord refuses the tender, the tenant's tender of all past due rent with reasonable late fees shall be an affirmative defense to any action filed by the landlord against the tenant for nonpayment of rent.

Section 1305.03 Tenant's right to pay to stay prior to an eviction judgment for non-payment of rent.

- A. If the tenant tenders all past due rent with reasonable late fees and court costs to the landlord prior to a judgment and the landlord refuses the tender, the tenant's tender of all past due rent, reasonable late fees and court costs shall be an affirmative defense to the eviction action filed by the landlord against the tenant for nonpayment of rent.

Section 1305.04 Rent receipt required

The landlord shall provide the tenant with a signed receipt for all payments made under this chapter.

Section 1305.05 Other causes for eviction

This chapter in no way limits the ability of a landlord to initiate an eviction action for reasons other than solely for non-payment of rent.

Section 1305.06 Reasonable late fees

No landlord may charge a tenant late fees that are not reasonable late fees. If a rental agreement includes a provision that authorizes the landlord to assess the tenant a fee for late payment of the monthly rent, to be considered "reasonable late fees" the total amount of that late payment fee for any month may not exceed the larger of: (i) twenty-five dollars (\$25.00); or (ii) five percent (5%) of the contracted monthly rent.

Section 1305.07 Conflict with municipal law

In the event a municipal corporation within Cuyahoga County enacts, or has enacted, legislation pertaining to a tenant's right to pay to stay and such legislation conflicts with any provision of this chapter, the law of the municipal corporation shall govern.

SECTION 2. It is found and determined that all formal actions of this Council relating to the adoption of this Ordinance 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 Ordinance was duly enacted.

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: November 12, 2025
Committee(s) Assigned: Community Development & Housing

Journal _____

_____, 20__