

From Mark Griffin

Today, Housing Court Judge Scott approved a landmark settlement to resolve three years of housing litigation regarding the out of state landlords who own(ed) buildings on Shaker Boulevard.

This settlement could not have occurred without the involvement of Council President Griffin and Councilwoman Gray who each elevated this issue on behalf of their residents. CW Gray even travelled to New York City to protect her residents. Council President Griffin demanded that the out-of-state owner travel to City Hall to explain himself.

This is part of the Bibb Administration's commitment to protecting our citizen's quality of life and enforcing the law. Great work by Law's Code Enforcement Chief Dave Roberts, ADL's Bill Armstrong and Russ Gates and B&H Leaders Sally Martin and Colleen Majeski. The City was also assisted by the tremendous efforts of the Morelands Group led by Jay Westbrook and Meg Weingart. Here are the facts:

FACT SHEET:

Shaker Square Housing Settlement

City of Cleveland | September 30, 2025

What's Happening

- The City of Cleveland has reached a **court-approved settlement** to transfer ownership of The Vista and Residences of Shaker Square (12500, 12600 & 12701 Shaker Blvd.).
- After years of neglect and unsafe conditions, a **new owner is taking over with a binding plan** to restore the buildings and protect tenants.

Key Wins for Cleveland

- ☒ **Full Cost Recovery:** Taxpayers reimbursed over **\$2.1 million** in fines, fees, and back taxes.
- ☒ **Over \$5 Million in Investment**
New owner committed to a multi-phase rehabilitation plan, including emergency repairs and long-term modernization.
- ☒ **Tenant Protections:** Repairs will begin immediately — heat, elevators, roofs, and safety upgrades.
- ☒ **More Housing:** Over **80 vacant units** will be renovated and added back to the community.

- ☒ **Court Oversight:** The new owner’s repair plan is enforceable by the Housing Court.
 - ☒ **Bad Actors Out:** Previous owners barred from Cleveland’s rental market unless they post a **\$1 million bond**.
-

Community Support

- The **Morelands Group** and tenant leaders participated in the settlement process and voiced strong support.
 - **Council President Blaine Griffin** and **Councilwoman Deborah Gray** endorse the agreement and were essential to this success.
 - Local residents were given the chance to ask questions and review the abatement plan — feedback was **overwhelmingly positive**.
-

Why This Matters

- This is the **largest housing nuisance recovery in Cleveland’s history**.
 - The settlement **sends a message**: Cleveland will not tolerate absentee landlords who profit while tenants suffer.
 - Historic properties at a key gateway to Shaker Square will finally see the investment they deserve. “The settlement secures **over \$5 million in new investment** for the Shaker Square neighborhood.”
 - “Absentee landlords are gone, and Cleveland has barred them from returning without a \$1 million bond.”
 - “The Housing Court will directly enforce the abatement plan if the new owner fails to perform.”
 - “Tenants and neighborhood leaders helped shape this plan, and their feedback has been overwhelmingly supportive.”
-

Next Steps

- Renovations begin immediately after closing.
 - The City will monitor progress closely and **hold the new owner accountable**.
-

Our Commitment

“This is a victory for Cleveland residents. Tenants will see long overdue repairs, taxpayers are made whole, and our community is stronger. Cleveland will continue to fight for safe, healthy housing for all.”

— *Mayor Justin M. Bibb*

- “This is the **largest housing nuisance recovery in Cleveland’s history**. Taxpayers are reimbursed, tenants are protected, and historic properties will finally be restored.”
- “This sends a clear message: Cleveland will not tolerate negligent landlords. We will hold investors accountable to our residents.”

Captured ab 9/30/25