

changing landscapes



changing lives



From the Director & President

Changing landscapes . . . changing lives



Emerald Commons will be Cleveland's first supportive housing project.

It's a blessing to know help is available for those who desire a chance to rebuild a foundation. Without this program, I would have had a hard struggle, but now at least some of the burden is taken off my shoulders. Thank you!

an EDEN tenant

When the dust settles from the construction activities at the corner of West 79th and Madison Avenue in late 2006, the skyline and landscape of the City of Cleveland will be forever changed. Emerald Commons, the 52-unit permanent supported housing project currently under development, represents a commitment by our community to eliminate long term homelessness.

Combined with a renewed focus on prevention activities and a passionate energy for developing opportunities for the engagement, empowerment and employment of persons who are homeless, EDEN, Inc. and its community partners will help the homeless discover stability through permanent housing coupled with support services. After living on the streets or in shelters for months or even years, these tenants will finally have a place to call home. At Emerald Commons, they'll discover a community based on patience and respect where they can begin the recovery process and lead independent lives.

As this report is being distributed, yet another building is under construction in the Glenville neighborhood. This second supportive housing project demonstrates a continued commitment to end the need for temporary shelters and instead provide the homeless population with safe, permanent housing.

All of the City's renewal efforts are critically important, but few are as challenging as these supportive housing projects sponsored by the Housing First Initiative. The timely orchestration of three key ingredients – political will, adequate financing and community acceptance – represents the tremendous effort on the part of scores of individuals.

If not for the vision of leaders like Councilman Matt Zone; Julie Rittenhouse of the Sisters of Charity Foundation; Jeff Ramsey, Director of Detroit Shoreway Community Development; Jenny Eppich of Enterprise; Ruth Gillett of the Office of Homeless Services and many other advocates, these projects would not be built and our need for more shelter beds would continue to grow.

As EDEN, Inc. begins its 16th year, our staff and board reaffirm our commitment to our mission, to the community, to our tenants, to our partners and to our funders that we will work hard to meet the tough challenges that lie ahead. We know that we could not have accomplished all that we have in these last 15 years without all of you.

Kathryn Kazol, Executive Director

Henry Gingerich, Board President

Finally Home

The porch light is always on . . .

Emerald Development and Economic Network, Inc. (EDEN) is a nonprofit housing development agency devoted to increasing the number of decent and affordable housing units available to those who are disabled and on a limited income. The agency opened in 1991 and has continuously promoted fair housing and reasonable accommodation in Cuyahoga County and Cleveland, Ohio.

EDEN purchases, renovates and leases housing units in Cleveland and Cuyahoga County to provide permanent housing opportunities for low-income, mentally ill individuals or families with a household member diagnosed with a mental health disability.

"I would like to thank the entire staff at EDEN, Inc. because I am blessed to be living in one of your beautiful apartments for the handicapped low-income. The apartment is huge and only one year old. I have never lived in anything that was only one year old before! I'm so excited and I really appreciate my home." - an EDEN tenant

In addition to EDEN-owned housing, the agency administers several rental assistance programs that enable tenants to affordably access privately owned housing units in Cuyahoga County. Shelter Plus Care, a rental subsidy for disabled, homeless individuals or families, is EDEN's largest program and serves more than 1,100 clients. The Housing Assistance Program (HAP), Tenant-Based Rental Assistance (TBRA), and Supportive Housing Program (SHP) provide additional rental/service support within the community.



EDEN administers two Section 8 programs for low-income, disabled residents. The agency also receives state grants to

assist eligible tenants in need of resources for security deposits, utilities, moving expenses, housekeeping, household furnishings and emergency rental funds to prevent eviction.

EDEN's motto, **The Porch Light is Always On**, reflects the agency's efforts to help disabled individuals reach their full potential. The agency therefore works to not only change landscapes by providing more affordable housing for the disabled population, but also to change lives through permanent solutions to homelessness and the affordable housing crisis.



I moved into my new home in July and that would not have been possible without your organization paying my security deposit. I was disabled at work and have been waiting on disability for quite a while. I'm not used to people helping me, so thank you!

a client who received emergency rental assistance

15 years of changing lives . . .

When the Emerald Development and Economic Network, Inc. was formed in 1991, the agency employed only three staff members and shared office space with the Cuyahoga County Community Mental Health Board. Before long, EDEN expanded and became a major force in the movement to help the county's disabled, low-income and/or homeless populations. The following selection of landmark projects and grants are just some of the milestones in the agency's 15-year history.

- 1991** EDEN officially opens on February 26, 1991 and embarks on its very first project: purchasing and renovating a building in Cleveland Heights to be used as a 12-bed adult care facility for the elderly.
- 1993** The County selects EDEN as the administrative agency for Shelter Plus Care, a rental subsidy for the homeless and disabled, and approves a HUD grant for \$9.9 million over five years. This landmark grant will pave the way for millions more dollars that EDEN will administer to the disabled population.
- 1997** EDEN receives its first grant from the Ohio Department of Development (ODOD). The \$92,200 grant is for homeless prevention and housing support services.
- 1998** ODOD awards EDEN a second grant for \$175,000 to assist disabled people in accessing permanent housing. In addition, the Lorain Metropolitan Housing Authority contracts with EDEN to administer 100 Section 8 vouchers for a family unification program.
- 2000** The agency receives its fourth Shelter Plus Care grant and is also chosen to administer \$3 million of County Prevention, Retention and Contingency (PRC) emergency housing assistance to low-income, disabled clients.
- 2001** EDEN and the disability community, in partnership with CMHA, establish the Gateway Program, making 825 rental subsidy vouchers available to those with special needs. During this year, the agency completes a major headquarters expansion through private foundation support, creating 11 new offices and handicapped accessibility.
- 2003** On May 30, 2003, EDEN's first new construction project is underway as crews break ground for the Emerald Park apartments. EDEN is now the administrator for 10 Shelter Plus Care grants.
- 2004** EDEN joins the local Housing First Initiative, a plan spearheaded by the Sisters of Charity Foundation and designed to provide a solution to long-term homelessness through the development of permanent supported housing. EDEN, in a partnership with Enterprise, Famicos and Cleveland Housing Network, plans to construct and operate a 52-unit supportive housing project.
- 2005** In partnership with the Cleveland Housing Network, EDEN is awarded an Affordable Housing Program grant of \$950,000 – one of the largest ever given by the Federal Home Loan Bank of Cincinnati – to support the Emerald Commons project. EDEN also moves forward with plans for a similar project in Glenville that will house 72 disabled, homeless individuals. The agency receives one new and two renewed Shelter Plus Care grants, two renewed SHP grants and a grant to be used for renovations. In total, EDEN owns 80 buildings that contain 289 units of housing and employs 38 full-time staff members.

Properties



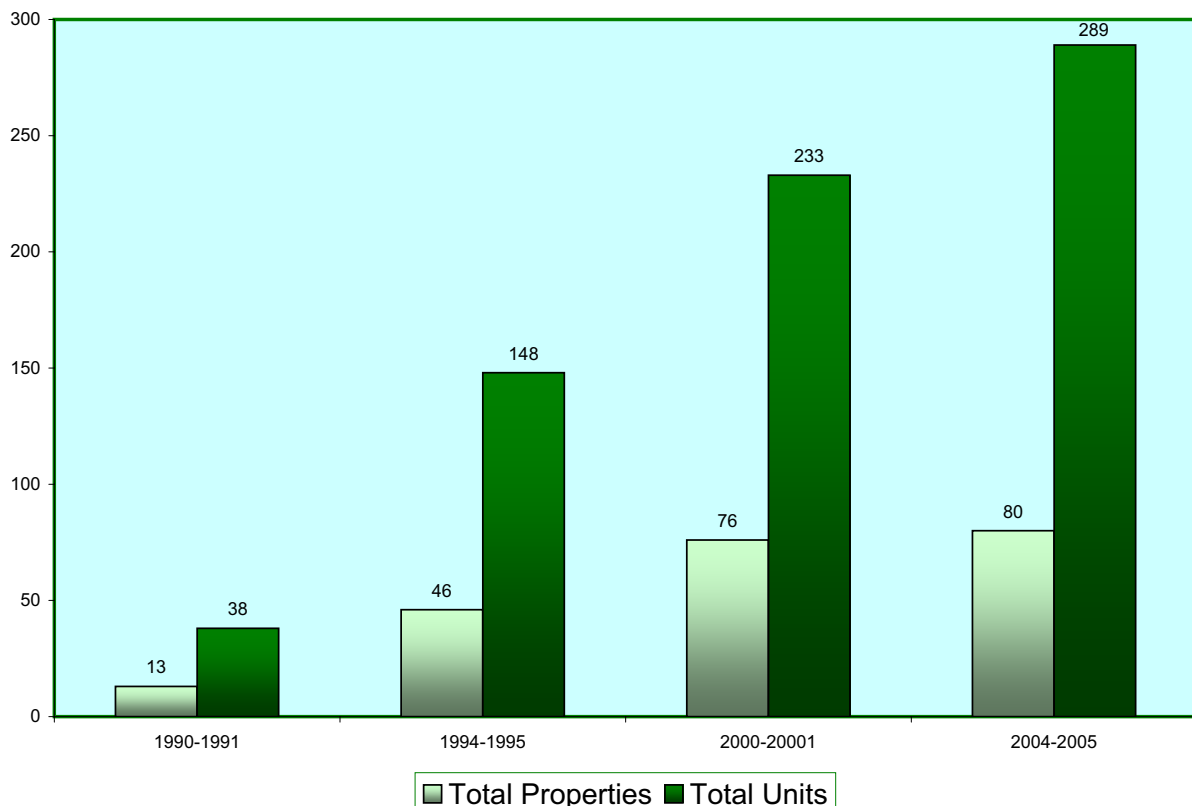
EDEN owns 80 properties throughout Cuyahoga County to provide housing for low-income individuals or families with severe mental health illnesses. These residences include apartment buildings, condos, group homes and single family homes. Every unit EDEN makes available to low-income, disabled tenants is one more step toward fulfilling the agency's mission – and the tenant's recovery.

As the following chart indicates, EDEN has continuously acquired properties throughout the years to increase affordable housing opportunities within Cleveland and Cuyahoga County. The agency's maintenance and property management teams make sure every unit is properly maintained and suitable for tenants.

The photographs in this report represent just some of the housing opportunities EDEN extends to the disabled population. Today, the agency owns, maintains and leases nearly 300 units. It's all part of the plan to expand housing options for those with disabilities.



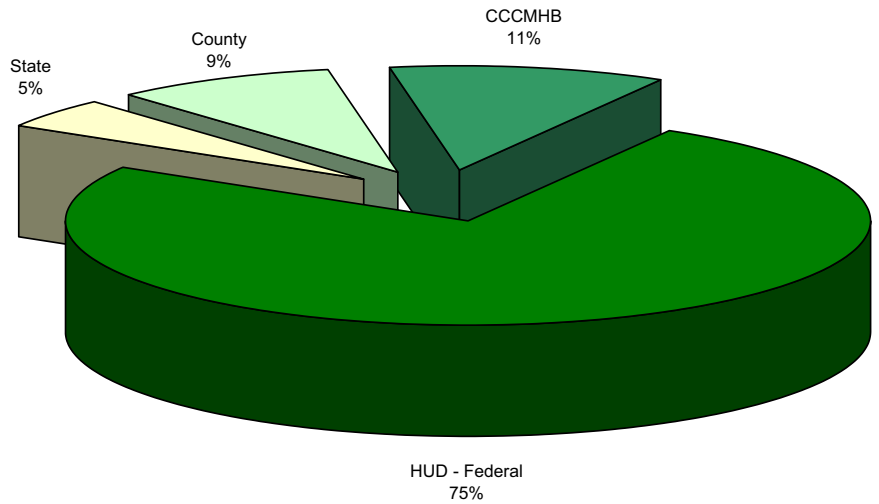
Permanent Housing
Total EDEN-Owned Properties and Units



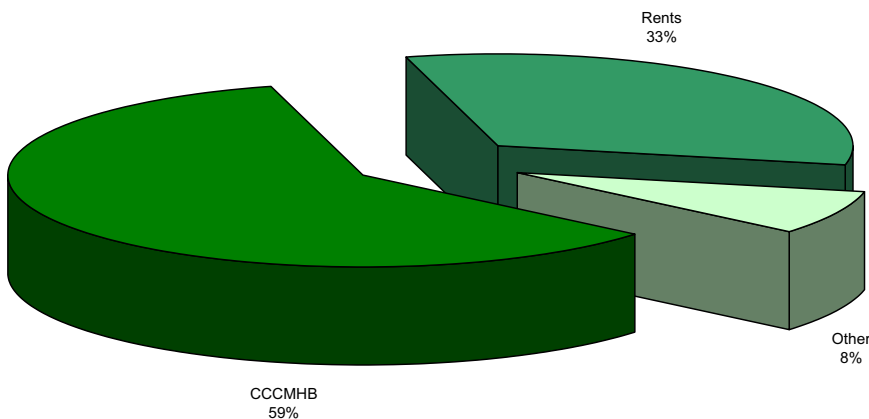
Revenue

Rental Assistance Revenue FY 05

CCCMHB	\$1,179,134
HUD - Federal	7,981,484
State	487,232
County	953,252
TOTAL	\$10,671,102



“Even though paradise lies just ‘East of Eden,’ for my money, your agency’s service, competence, and timeliness can’t be topped.” - an EDEN tenant



EDEN-Owned Housing Revenue FY 05

CCCMHB	\$1,249,538
Rents	681,613
Other	160,986
TOTAL	\$2,092,137

Revenue

Total Revenue FY 2005

Cuyahoga County Community Mental Health Board (CCCMHB)

Operating	\$1,249,538
HAP	1,224,754

U. S. Department of Housing and Urban Development

SPC	7,289,455
SHP	1,163,251
Mainstream	218,885
CMHA (admin)	8,235

State

ODMH (match for ODOD)	70,000
ODOD HTF grants	495,894

County

TBRA	586,934
TANF	402,200
Payne Avenue (Community Women's Shelter)	65,987

Other

Foundations	10,000
Interest	2,176
Miscellaneous	18,490
Gain on Sale of Property	90,864

Tenant Rents

681,613

Capital

208,087

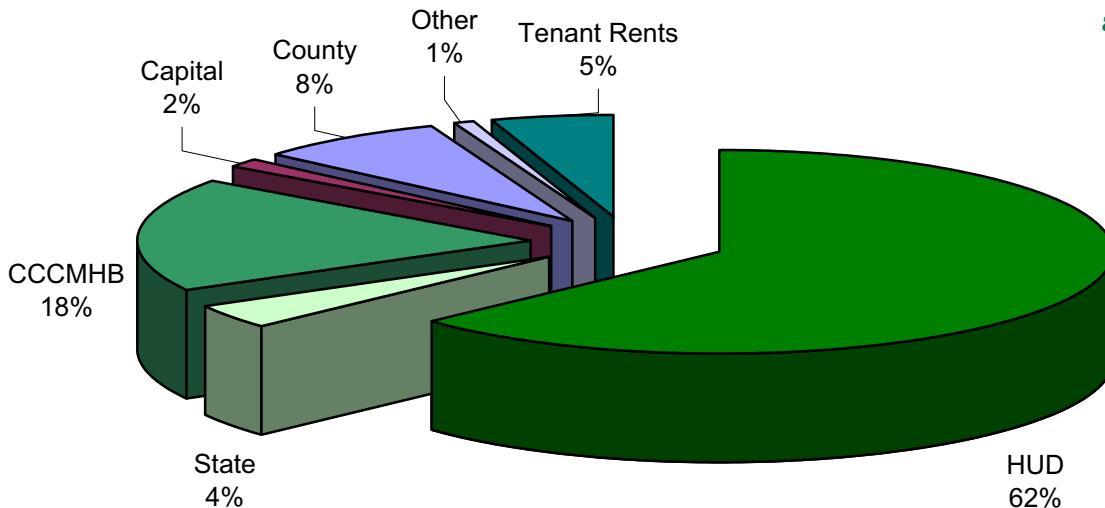
TOTAL

\$13,786,363



Thank you for taking the time out of your busy workday to listen to me at a time when I was afraid, physically sick and in a lot of emotional pain. Your help with places to call and your kind and reassuring words were extremely helpful and needed.

a client's note to an EDEN employee



Expenses



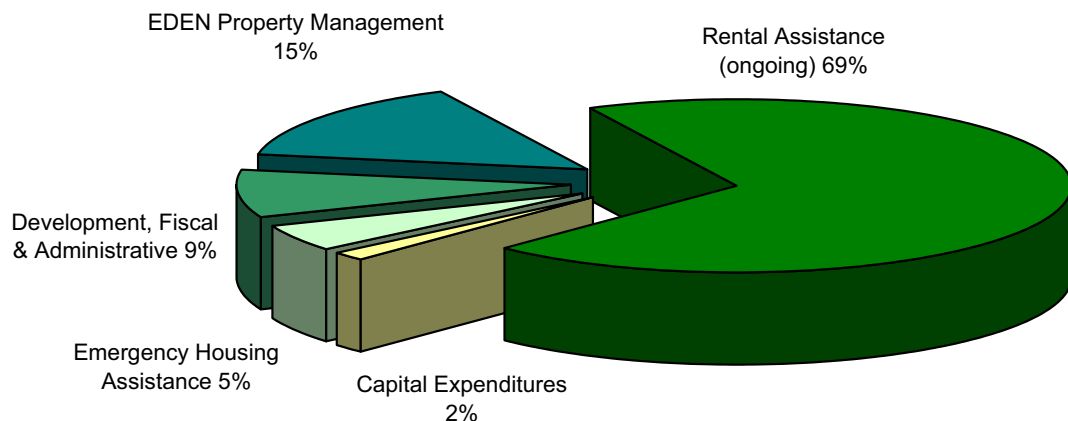
91%

Ninety-one percent of the agency's total funding is directed toward its programs. The remaining 9 percent is used for overhead costs. EDEN is proud to maintain low overhead costs while spending the majority of funding on what is most important – the programs and tenants. This is just one way that EDEN is able to change so many lives.

If EDEN hadn't helped me pay my rent, I would be homeless! I want to thank everyone involved because you are deeply appreciated, and also deeply loved.

a Shelter Plus Care client

EDEN Property Management	\$2,092,137
Rental Assistance -- Ongoing	9,609,713
Capital Expenditures	208,087
Emergency Housing Assistance	696,426
Development, Fiscal and Administrative	1,230,992
TOTAL	\$13,837,355



Our Tenants

Throughout the agency's 15-year history, EDEN has helped thousands of disabled, low-income clients obtain safe and affordable housing. Fiscal year 2005 was no exception, and clients entering EDEN programs that year had the chance to discover stability in their lives. Today, 31 percent of these clients are employed, and 35 percent who entered the program with no income now have a form of income. Tenants who had been chronically homeless were especially successful in maintaining their housing vouchers. Clearly, EDEN is in the business of **changing lives**.



"The first night I was here, I felt safe in a way I hadn't felt in a very long time. It was home."

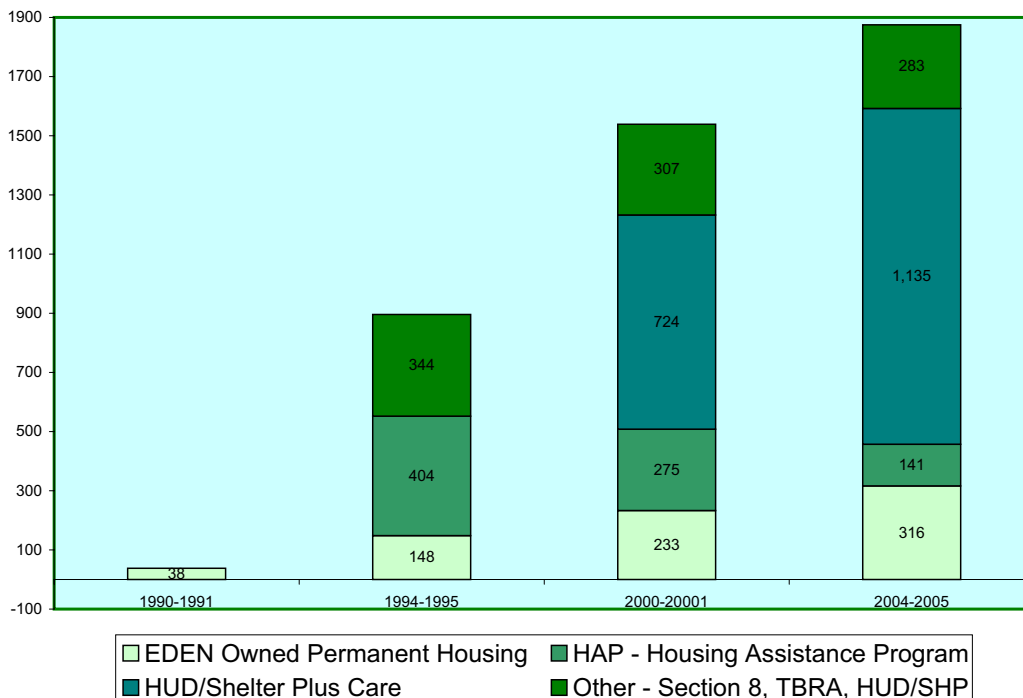
Beth Cunningham, an EDEN tenant

"I take care of this apartment, and I hope to stay on the EDEN program for a long time. I'm just so grateful to have housing."

Thomas Wente, an EDEN tenant



Households Served



The chart on the left represents the number of households served in each EDEN program throughout the years. The "Other" category includes the Supportive Housing Programs (SHP), Section 8, Tenant-Based Rental Assistance (TBRA) and other subsidies.

Staff

Executive Director

Kathryn Kazol

Development

Terry Grdina, Manager
Vernard Jones, Building Rehabilitation
& Certification Manager

Fiscal & MIS

Donella Kline, Controller
Nicole Ackroyd, Victor Gaston, Barbara Dorsey, Rose
Karam, Heather Petish, William Puz, Tammy Stewart

Human Resources

Linda Erb, Manager

Housing Operations & Property Management

Elaine Gimmel, Director
Angela Glassco, Housing Programs Manager
Brian McCoy, Property Management Manager
Evelyn Akers, Paul Busickni, Sam Capps, Carol
Catalano, Jamie Cimaglio, Crestian Clark, Jean
Cook, Terry Evert, Victoria Fajardo, Victor Figueroa,
Angel Flores, Jeffery Gerenday, Paul Hicks, Matt
Lasko, Millicent Lory, Sommer Mann, Mike McKay,
Stanley McKee, Amy Milner, Letric Newton, Erin
Niebes, Jeff Sabot, Adra Smith, Sharon Sparkes,
Christie Tatman, Jeniece Tillman, John Walsh,
Laura Walter, Rickey Wilkerson, Edna Wisniewski

Office

Cindy Megrey, Manager
Kenya Acy, Ruth Cruz, Lori Yasch

Staff members on this list reflect fiscal years 2005 and 2006.

Board of Trustees FY 05

President

Henry Gingerich

Vice President

Anthony Thornton

Treasurer

Eric Laubaucher

Secretary

Annette Stevenson

Board Members

Barbara Burke, Beatrix Gasslein,
Elise G. Jancura, Jill Dugger, Rosemary Schneider

Fiscal year 2006: Officers include Anthony Thornton, President; Barbara Burke, Vice President and Secretary; and Eric Laubaucher, Treasurer. Donald Dalton, Jill Dugger, Elise G. Jancura, Kristin Monroe, Kelley Robinson and Gregory Zucca serve on the board.

Supporters

EDEN recognizes and thanks the following organizations for their contributions and support. We couldn't have **grown** without them.

Cornerstone Foundation

Cuyahoga County Community Mental Health Board

Cuyahoga County Department of Development

Cuyahoga County Department of Employment and Family Services

Cuyahoga County Department of Health and Human Services / Office of Homeless Services

Cuyahoga Metropolitan Housing Authority

City of Cleveland Department of Community Development

The Cleveland Foundation

Enterprise

Federal Home Loan Bank of Cincinnati

Fifth Third Bank

First Merit Bank

Forest City Enterprises

Key Bank

Ohio Department of Development

Ohio Department of Mental Health

Ohio Housing Finance Agency

Reuter Foundation

The Sisters of Charity Foundation

U.S. Department of Housing and Urban Development

... and special thanks to Veronica Kline for volunteering her time and effort to the agency.

Moving Forward

The landscape of the future . . .

Over the past 15 years, EDEN has become a major advocate for the disabled population in Cuyahoga County. More than 40 nonprofit organizations refer



clients in need of permanent, affordable housing to EDEN. The agency is also a significant housing provider for shelters, transitional programs and treatment facilities. And now, EDEN works harder than ever to change the community's landscape by creating more solutions for Cleveland's affordable housing crisis.

The Rebirth of City and Its Citizens

Housing development for those most in need moves forward as the Housing First Initiative takes life. The Initiative, which seeks to bring the supportive housing model to Cuyahoga County, helped launch Emerald Commons, the city's first supportive housing project. This 52-unit building will provide homeless, disabled adults with safe housing and onsite support services. Mental Health Services, the AIDS Taskforce of Greater Cleveland and Recovery Resources will act as service providers for the project. Emerald Commons is currently undergoing construction and should be completed by late 2006.

While Emerald Commons is the major focus today, the community has even more to look forward to. The Liberty at St. Clair, a proposed 72-unit building currently in the design phase, is expected to be the city's next supportive housing project. A third project, South Pointe Commons, is also in the design stage and will be developed near MetroHealth Medical System.



EDEN, partnering with Cleveland Housing Network in developing these projects, is leading the way to ending long-term homelessness in our community. As the landscape changes in Cuyahoga County, EDEN will help shape the way we work with housing solutions – and the way we change lives.

Photos: (top) Emerald Commons, Cleveland's first supportive housing project, under construction at its West 79th and Madison Avenue location. (below) An architectural rendering of The Liberty at St. Clair.

"I don't think my vision ever included the magnitude of projects we're working on now. (Emerald Commons) gave me a new passion for this work, and now I don't confine my vision by size or scope. Anything is possible."

Kathryn Kazol
Executive Director

Emerald Development & Economic Network, Inc.

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Emerald Commons

The Agency

Emerald Development and Economic Network, Inc. is a contract agency of the Cuyahoga County Community Mental Health Board, the County Office of Homeless Services and the County Department of Development. EDEN is a 501 (c)(3) agency.

Mission Statement

EDEN, Inc. exists to develop, provide and encourage the availability of safe, decent, affordable housing and housing support services for persons who are low-income, mentally ill and/or disabled.

The Report

EDEN's fiscal and development departments provided the information for this annual report. Laura Walter, Information Specialist, designed and edited the contents. The tenant quotes that appear throughout this report were borrowed from thank you notes sent to EDEN staff over the years.

On the Covers

The front and back cover illustrations are architectural renderings of Emerald Commons, Cleveland's first supportive housing project. For more information on Emerald Commons, please see page 11. *(Renderings courtesy of Weese Langley Weese Architects, Chicago, IL.)*