

Emerald Development & Economic Network, Inc.

7812 Madison Avenue

Cleveland, OH 44102

p: 216-961-9690 f: 216-651-4066

TDD/TTY: 1-800-545-1833 x873

info@edeninc.org • www.edeninc.org



The Agency

Emerald Development and Economic Network, Inc. is a contract agency of the Cuyahoga County Community Mental Health Board, the County/City 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. Melinda M. Coffey wrote and edited the contents.

Photographs and Quotes

The photographs and quotes throughout the report depict participants of various EDEN programs, including The Liberty, Housing Assistance Program, Supportive Housing Program, EDEN's Scattered Sites, and a client who received Emergency Assistance. Many of these tenants were homeless prior to entering EDEN programs, and they are now able to live with independence and security.

Recovery



Rebuilding



Revitalization



Resources



**Emerald Development
and Economic Network, Inc.**

**FY 2007 & FY 2008
Annual Report**

From the Director & President

Recovery, Revitalization, Rebuilding, & Resources



“EDEN has given me confidence. It has given me a reason to believe in myself. It has also given me the desire to help others.”

**Gary Cooper,
Liberty Tenant**

Our tenants and program participants who are disabled and have been homeless know from years of experience that recovery involves a long journey, requiring persistence, patience, and perseverance. For many, accessing stable, safe, and affordable housing with adequate support is the linchpin in the process.

As our city residents and leadership know, rebuilding or revitalizing a community is equally daunting; especially in the midst of the complex challenges and struggles we all face today.

With crisis, some say, often comes opportunity. So, as we move into our 19th year of operation at EDEN, we look for the possibilities, the chances to remake ourselves and our communities, to grab onto the hope that our rebirth as a nation, community, and as individuals is not only possible, but through dedication and hard work, probable.

The thread that weaves us all together is a new commitment to value both people and the earth's resources more deeply and more consistently than before. To want less, waste less. To appreciate and respect both the breadth and depth of a person's spirit and soul, and the preciousness of our natural resources. To find ways to unburden ourselves from the bad habits of treating both as “easily dispensable,” instead of as unique and irreplaceable. It will not be easy, but it must be, in order for us all to thrive and recover.

Each time we develop a new affordable housing project, we need to ask ourselves if it will have a positive impact on our tenants and neighbors, on our air and water. Is it energy efficient enough? Is it sustainable? Does it adequately warm the body and the heart? Can it be called “home”? The only acceptable answer to all is yes.

In the upcoming years we will partner with many individuals, organizations, funders, and businesses to re-craft and re-design our neighborhoods, our cities, and our priorities in order to provide housing, employment, and educational opportunities for those most in need. It is our mission, it is our commitment, it is our choice.

Peace

*Kathryn Kazol, Executive Director
Barbara Burke, Board President*

Supporters

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

FUNDERS

The Abington Foundation • The Eva L. and Joseph M. Bruening Foundation • Charter One Bank • City of Cleveland Department of Community Development • The Cleveland Foundation • Cleveland Metropolitan Housing Authority • Cuyahoga County Department of Development • Cuyahoga County/Cleveland Office of Homeless Services • Cuyahoga County Community Mental Health Board • The Deaconess Community Foundation • The Fifth Third Bank • Federal Home Loan Bank of Cincinnati • First Merit Bank • Key Bank • The Margaret Clark Morgan Foundation • Ohio Department of Development • Ohio Department of Mental Health • Ohio Housing Finance Agency • The Sisters of Charity Foundation of Cleveland • The St. Luke's Foundation • The Reuter Foundation • U.S. Department of Housing and Urban Development • The Thomas H. White Foundation • The William J. and Dorothy K. O'Neill Foundation • The Woodruff Foundation

DEVELOPMENT/SOCIAL SERVICE PARTNERS

The Taskforce of Greater Cleveland • Connections: Health Wellness Advocacy • Corporation for Supportive Housing • Cudell Improvement, Inc. • Detroit Shoreway Community Development Organization • Enterprise Community Partners • Fairfax Renaissance Development Corporation • Famicos Foundation • Glenville Development Corporation • Mental Health Services, Inc. • Northcoast Behavioral Health Care • Slavic Village Development Corporation • Tremont West Development Corporation • Veterans Administration • Anthony Brancatelli, Ward 2 • Matthew Zone, Ward 17 • Sabra Pierce-Scott, Ward 8 • Jay Westbrook, Ward 18 • Joe Santiago, Ward 14 • Cleveland Police and Fire Departments • Delta Sigma Pi Fraternity

LONG TIME VENDORS & CONSULTANTS

Able One Movers • American Copier • Affordable Contractors • All Ohio Mechanical Inc. • BA Richardson and Associates • Butler Woodcrafters • Carmen Keys • Carpet Bargain Outlet • City of Cleveland Division of Waste Collection • D & A Glass • Fogle Stenzel Architects, Inc. • Furniture Concepts • General Pest Control Co. • Green Thumb Landscape and Irrigation • HGF Architects, Inc. • Fanger and Adelman LLC, Attorneys and Counselors at Law • Kiczek Builders • Lee Lynch Oley Associates • Northcoast Duplicating • Outreach Security • Progressive Urban Real Estate • Reader Roofing • Road Runner • Rosemary Development • Santucci & Son Landscaping • Sears • Sherwin Williams • Stanley Steamer • West Side Roofing • WF Hann

Staff & Board Members

Executive Director
Kathryn Kazol

Director of Housing Operations
Elaine Gimmel

Manager of Development
Terry Grdina

Manager of Compliance
Angela Glassco
William Puz, IT Specialist

Manger of Human Resources
Linda Erb

Fiscal
Lorrie Petrov, Assistant Controller
Rodney Bowman, Allison Davis, Barbara Dorsey,
Mary Hill, Emily Neki

Housing Programs
Leslie Quilty, Manager
Michael McKay, Manager of HQS Inspections
Melinda Coffey, Jean Cook, Kasana Craddock,
Kim DiCillo, Amy Kazanowski, Letric Newton,
Jen Pfeleiderer, Lori Ross, Erin Sefchick,
Edna Wisniewski

Property Management
Al Germ, Manager
Misraim Calderon, Victor Chantiny, Terry Evert,
Victor Figueroa, Tina Finn, Nick Kelling, Brian McCoy,
Barry Plumer, Enrique Rey, Jeffrey Sabot, Stacy Smith,
John Walsh, Brandon Whittaker, Jeffrey Williamson

Office
Cindy Megrey, Manager
Laurel Martinson, Assistant Manager
Theresa Castleberry, Illiana Kaufman

Emerald Commons Staff
Christie Tatman-Stroh,
Manager of Supportive Housing Projects
Michael Bates, Bob Green, Marrio Hart,
Anthony Hood Sr., Michael Moguel, Gary Stewart

The Liberty Staff
Jeniece Tillman, Property Manager
Larry Jenkins, Harold Kennedy, James Pich,
Michael Richmond, Millard Thomas, David Wilson

South Pointe Commons Staff
Lashawnda Williams,
Property Manager
Angel Flores, Wayne Harris, James Ray,
Scott Sabiers, Andrew Savoca, Matthew Videc

Northridge Commons Staff
Letric Newton, Property Manager
Larry Henz, Anthony Hood Jr., Rocco Kemp,
Barbara Palmore, Zaddie Spencer

Board of Trustees FY 2008

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Vice President & Secretary
Gregory Zucca

Treasurer
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Households Served

In Fiscal Year 2007 and 2008, EDEN served more than 7800 disabled, low-income tenants through rental subsidies, permanent housing and emergency assistance programs. This number will increase as EDEN partners in several Permanent Supportive Housing Projects in Cuyahoga County. These programs will provide housing and support services for chronically homeless persons with disabilities.

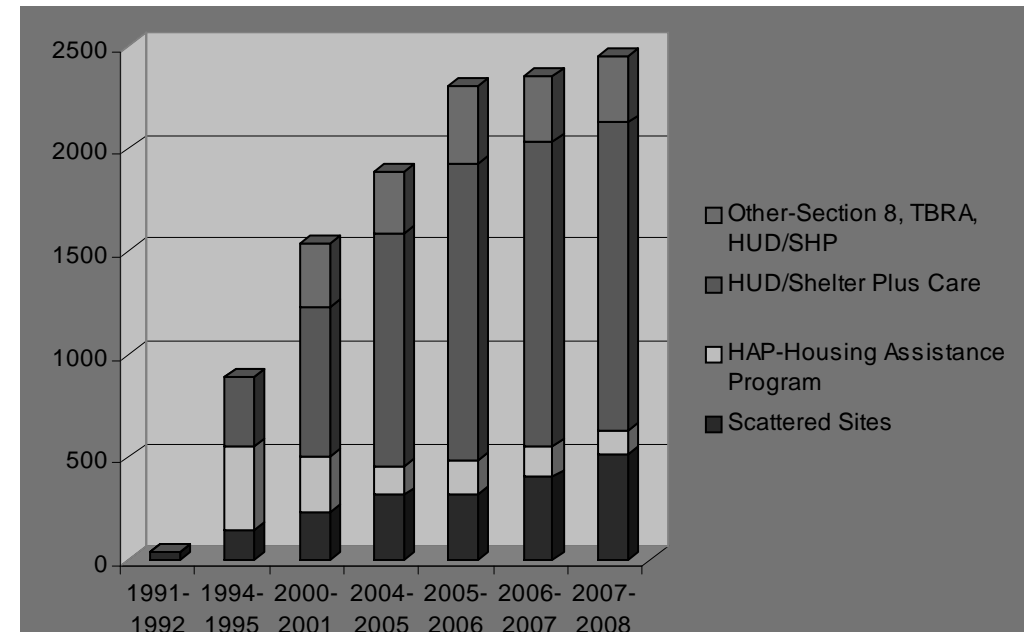
Emergency Assistance Programs

Qualifying households can use this assistance to stop an eviction, pay a security deposit, or prevent a utility disconnection. Funds for moving, furnishings, and emergency housekeeping to avoid eviction are also available through HTF.

HTF
Housing Trust Fund
(for mental health clients)
469
individuals/families served in 2007
531
individuals/families served in 2008

TANF
Temporary Assistance
for Needy Families
591
families served in 2007
482
families served in 2008

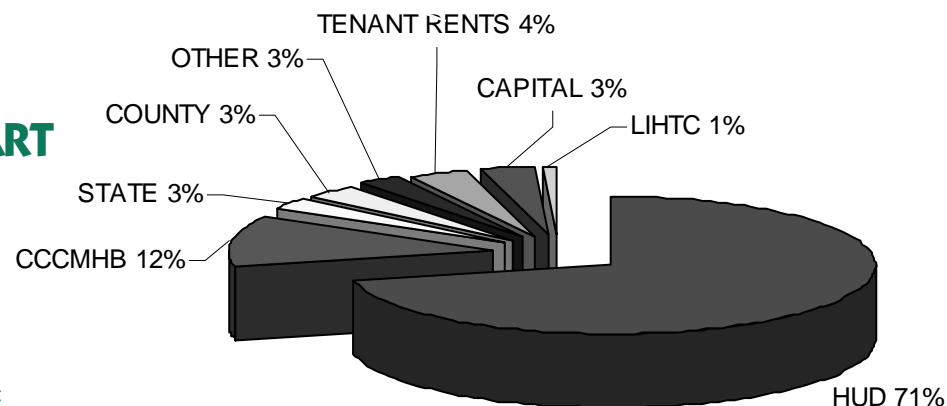
Rental Subsidies / Scattered Sites



Total Revenue

FY 2007	Cuyahoga County Community Mental Health Board	FY 2008
\$1,547,693	Operating	\$1,487,261
844,065	HAP	853,816
	U.S. Department of Housing and Urban Development	
9,421,197	SPC	10,477,343
2,677,527	SHP	3,085,067
309,696	Mainstream	296,401
20,460	CMHA (admin)	35,750
35,044	HUD-PRAC	40,938
	State	
563,709	ODOD HTF grants	519,566
	County	
616,801	TBRA	276,784
421,372	TANF	278,518
64,485	Fayne Avenue (Community Women's Shelter)	57,615
0	Information MGT & Technology Upgrades	54,326
	Other	
36,200	Foundations	441,000
2,169	Interest	784
100,001	Miscellaneous	104,705
691,483	Tenant Rents	693,350
48,583	Capital	636,717
178,613	LIHTC*	161,078
17,579,098	TOTAL	19,501,019

FY 2008 REVENUE CHART



*Low Income Housing Tax Credit

Supportive Housing



EDEN is a partner in three Permanent Supportive Housing Projects in Cuyahoga County. The first project, Emerald Commons, opened in December 2006. The building is located at 1976 West 79th Street, next to EDEN's headquarters, and contains 52

efficiency units for formerly homeless individuals with disabilities. The second project, The Liberty (pictured below) is located at 10004 St. Clair Avenue on the East Side of Cleveland, and contains 72 efficiency units. The third project, South Pointe Commons, opened September 2008. South Pointe Commons (pictured left) is located at 3323 West 25th Street, next to MetroHealth Hospital, and contains 78 efficiency units and four one bedroom row-house units. Construction has begun on a fourth Permanent Supportive Housing Project, Edgewood Park, which is expected to open in September 2009.

Each Permanent Supportive Housing tenant resides in an efficiency apartment, complete with basic furniture and household necessities, thanks to donations and special grants. The building features various amenities such as a community room, exercise room, and education/computer rooms; 24-hour front desk staff; and Support Services. Tenants can also take advantage of various support groups and activities.



All of the Permanent Supportive Housing Projects were launched through the Housing First Initiative. EDEN partnered with the Cleveland Housing Network and Enterprise Community Partners to develop the projects. The Supportive Housing service team includes Mental Health Services, Inc., Veterans Administration, and the Taskforce of Greater Cleveland.



"EDEN has helped put a roof over my head. I would have otherwise been in a shelter or on the streets."

Roberta Albert, SHP Client

Success Stories



“EDEN gives a great opportunity to all people, because I was in a shelter and now

EDEN is proud to serve thousands of persons with disabilities and help them build better lives. We’ve spent 18 years working toward a better future for persons with disabilities, and our success is only the beginning of what can be accomplished in this community.

91%

of chronically homeless tenants who entered a program in FY 2008 have retained their housing.

29%

of clients who entered an EDEN program in FY 2008 without income now have income.

228

new units were added to EDEN’s properties from FY 2007 to FY 2008.

19%

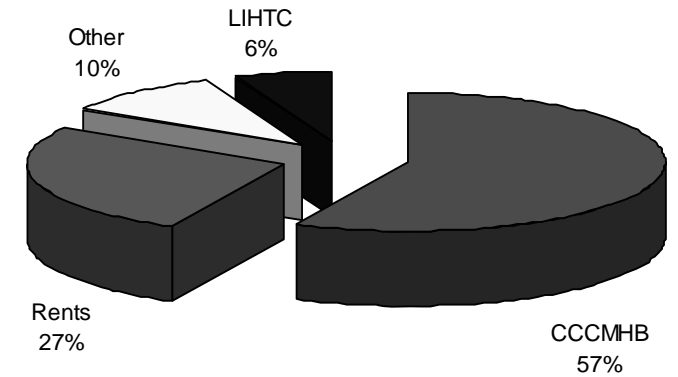
of clients who entered a program in FY 2008 are now employed.

“Thank you for the help you gave me in a big time of need! You paid the security deposit for me which helped me to get into a nice apartment. Thank you so much. I wouldn’t have been able to come up with the money any other way. You have indeed been a true blessing to me.”

- a client who received emergency assistance

Scattered Sites Revenue

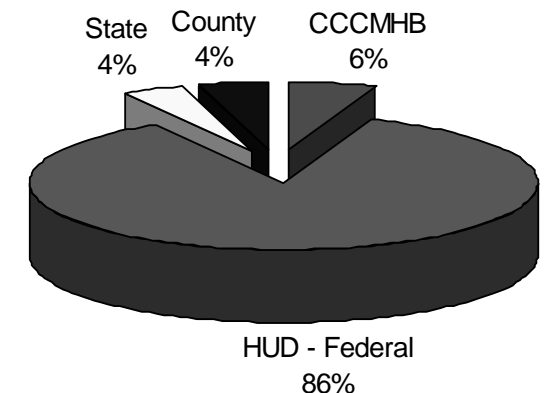
FY 2007		FY 2008
1,547,693	CCCMHB	1,487,261
692,483	Rents	693,360
119,989	Other	263,360
2,360,165	TOTAL	2,443,981



“EDEN gives people with mental illness a chance to have decent and affordable housing. I am very glad to have been given that opportunity.”
- a tenant who lives in EDEN-Owned Housing

Rental Assistance Revenue

FY 2007		FY 2008
776,189	CCCMHB	709,099
10,046,989	HUD - Federal	11,063,546
539,575	State	519,566
1,038,173	County	555,302
12,400,926	TOTAL	12,847,513



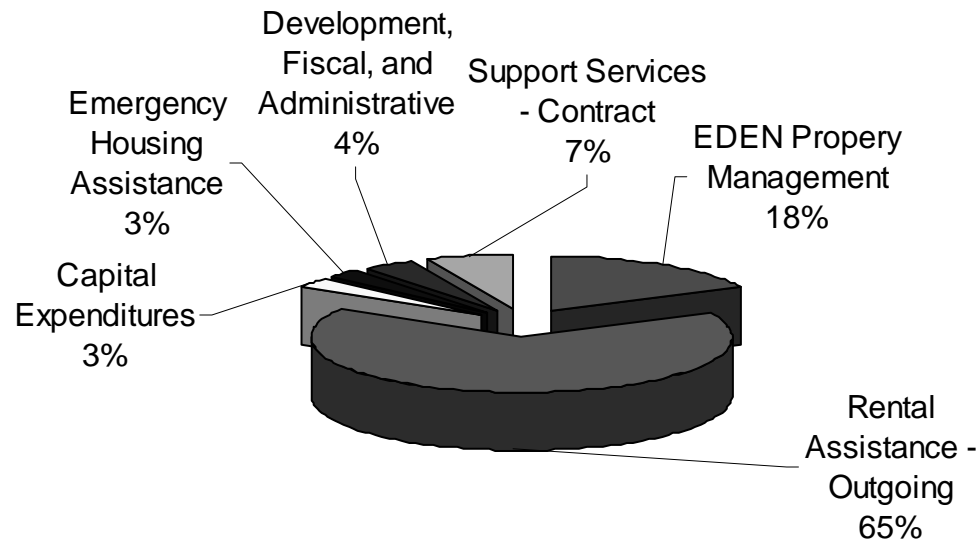
Expenses

FY 2007	Total Expenses	FY 2008
2,584,495	EDEN Property Management	3,405,239
12,116,598	Rental Assistance – Ongoing	12,566,128
0	Capital Expenditures	608,525
600,420	Emergency Housing Assistance	527,790
923,039	Development, Fiscal and Administrative	748,141
1,067,280	Support Services – Contracts	1,263,239
17,291,832	TOTAL	19,119,062

96%

of the agency's total funding in Fiscal Year 2008 was directed toward programs. The remaining four percent was 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.

FY 2008 Expenses Chart



Properties

EDEN owns over 80 properties (including apartment buildings, condos, group homes and single-family homes) throughout Cuyahoga County; providing housing for low-income individuals or families who are homeless and/or disabled. Every unit EDEN makes available to this population is one more step toward fulfilling the agency's mission—and the tenant's recovery.

"Rags to Riches. It was a gift from God to be part of EDEN. I was literally homeless before I came to EDEN. Everytime I come to EDEN I am treated with respect."

~a tenant from the Housing Assistance Program

As this 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 to provide tenants with safe, decent, and affordable housing.

Scattered Site Properties and Units

