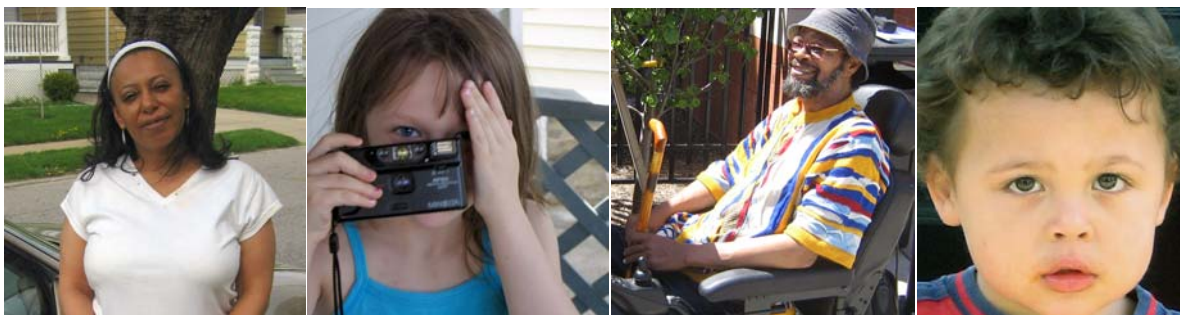


Making **Housing** Affordable

Making **Futures** Possible



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

2006 Annual Report

From the Director & President

Making housing affordable, making futures possible . . .

PROGRAM EXPANSION & ENHANCEMENT and **OPERATIONAL EFFICIENCY & EFFECTIVENESS** are two key principles guiding EDEN, Inc. as it enters its 16th year.

Our staff has almost doubled since 2004 and now includes 55 dedicated individuals committed to our mission of developing affordable housing for the disabled and/or homeless population. Our growing programs, facilities, housing units and number of persons served challenges us to remain mission-focused while continuing to provide quality services and maintaining fiscal accountability.



"I thank God for places like EDEN because they give people a second chance. Now we live in a beautiful home in a nice neighborhood."

**Cathy & Brian
Saunders,
EDEN Tenants**

Three additional supportive housing projects, currently in development and construction phases, will provide 225 new housing units for the homeless population by 2010. In response to that growth, EDEN strives to increase the size and effectiveness of its property management division and the efficiency of its rental subsidy program administration.

Technology upgrades and office expansion are major goals for the coming year. A campaign to raise funds to expand our offices at the current location is underway and is moving forward in earnest. A new accessible, visible entry to our headquarters, re-tooling our computer network for remote locations, and "going paperless" are all necessary in order to continue to grow and to provide responsive, effective housing services for disabled residents of Cuyahoga County.

We thank our many partners for their continued support this past year. Together we have made great strides in our mutual efforts to end long-term homelessness and assist low-income households in our community.

*Kathryn Kazol, Executive Director
Anthony Thornton, Board President*

Households Served

In Fiscal Year 2006, EDEN served more than 2,000 disabled, low-income tenants through rental subsidies, permanent housing and emergency assistance programs. This number will only increase as EDEN partners in several supportive housing projects in Cuyahoga County. These programs will provide the chronically homeless, disabled population with housing and support services. By making housing affordable, EDEN makes **futures possible**.

Emergency Assistance Programs

Qualifying households can use this assistance to stop an eviction, pay a security deposit, or prevent a utilities disconnection. Funds for moving and furnishings are also sometimes available.

HTF

*Housing Trust Fund
(for mental health clients)*

397

individuals/families served

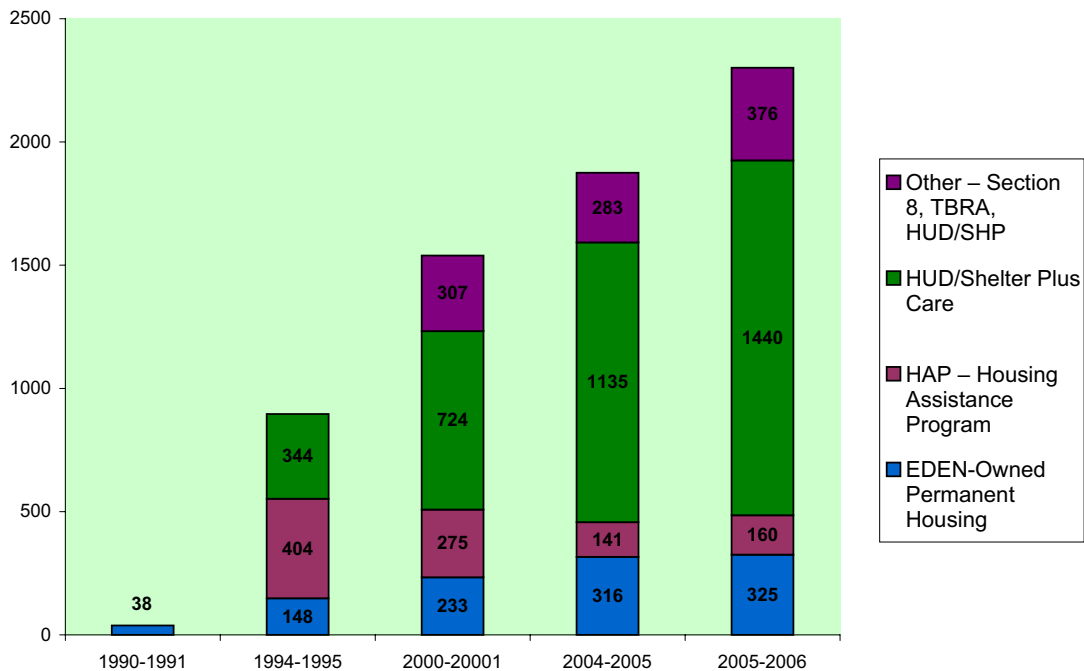
TANF

*Temporary Assistance
for Needy Families*

346

families served

Rental Subsidies / EDEN-Owned Housing



Revenue

Cuyahoga County Community Mental Health Board (CCCMHB)

Operating	\$1,469,478
HAP	754,057

U. S. Department of Housing and Urban Development

SPC	7,472,207
SHP	2,145,404
Mainstream	41,567
CMHA (admin)	8,690

State

ODOD HTF grants	629,581
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County

TBRA	814,083
TANF	261,165
Payne Avenue (Community Women's Shelter)	94,875

Other

Foundations	26,200
Interest	1,797
Miscellaneous	19,293

Tenant Rents	695,009
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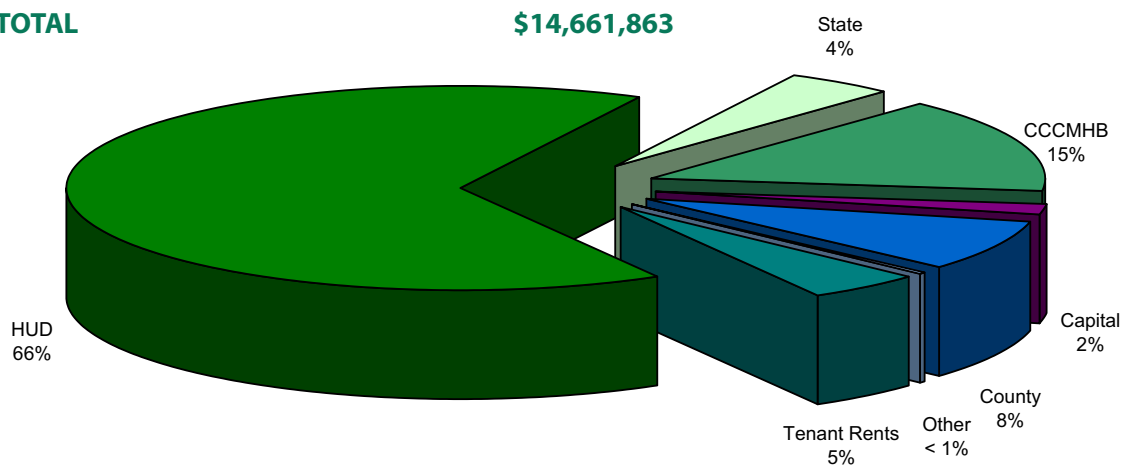
Capital	228,457
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TOTAL \$14,661,863



"I never could have dreamed that this would be a place I could move into."

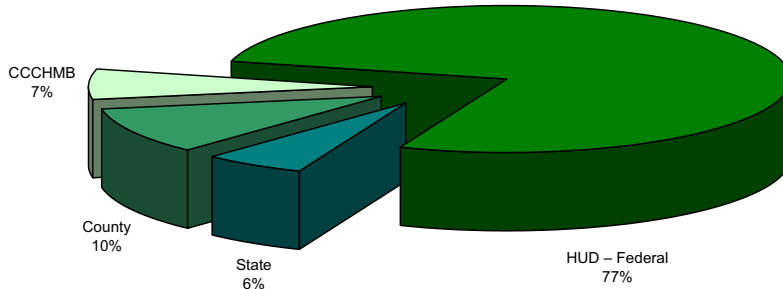
**George Fantana,
EDEN-Owned
Housing Tenant**



Revenue

Rental Assistance Revenue FY '06

CCMHB	\$700,130
HUD - Federal	8,034,995
State	602,073
County	1,075,248
TOTAL	\$10,412,446*

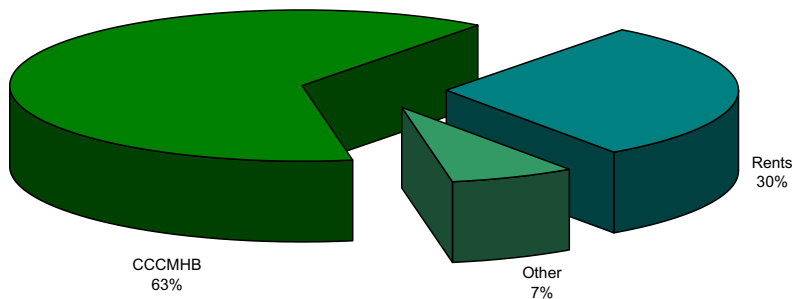


*FY '05 total revenue reflected \$400,000 in WRAP funds not available in FY '06.

“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

EDEN-Owned Housing Revenue FY '06

CCMHB	\$1,469,478
Rents	695,009
Other	162,625
TOTAL	\$2,327,112



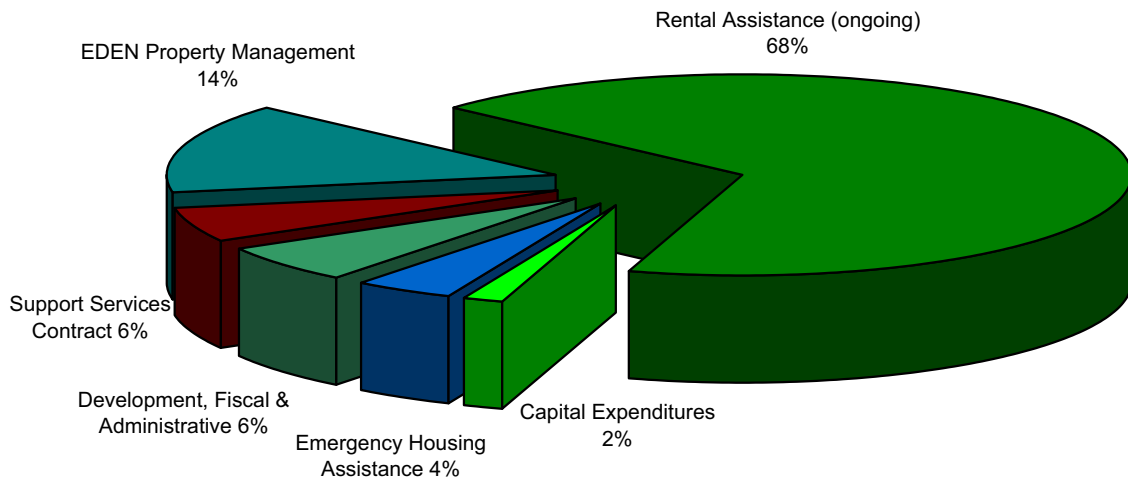
Expenses

Total Expenses FY 06

EDEN Property Management	\$2,112,441
Rental Assistance – Ongoing	10,009,953
Capital Expenditures	231,578
Emergency Housing Assistance	616,893
Development, Fiscal and Administrative	873,766
Support Servies – Contract	829,554
TOTAL	\$14,674,185

94%

of the agency's total funding in Fiscal Year 2006 was directed toward programs. The remaining six 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.



Properties

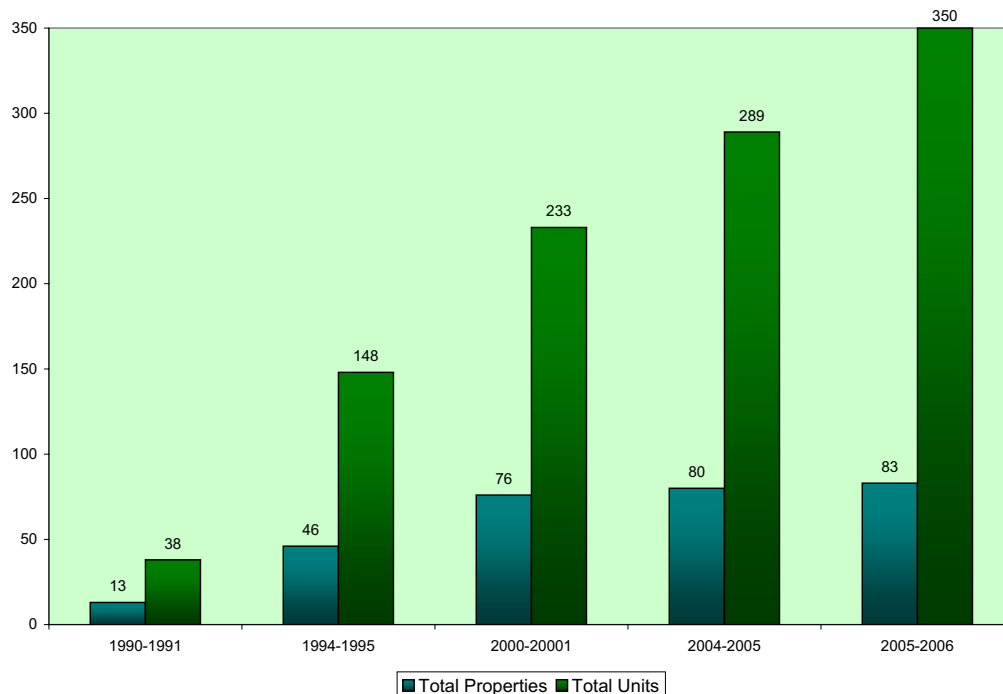
EDEN owns 80 properties (including apartment buildings, condos, group homes and single-family homes) throughout Cuyahoga County to provide housing for low-income individuals or families with severe mental health disabilities. Every unit EDEN makes available to this population is one more step toward fulfilling the agency's mission—and the tenant's recovery.

"I'm trying very hard to make my apartment home...I even put some flowers out front. I'm never going to move! Thanks for being so very special to me and I'll never forget your kindness."

- a tenant who lives in EDEN-Owned Housing

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 comfortable, safe housing.

EDEN-Owned Properties and Units



Success Stories



EDEN makes a difference in Cuyahoga County by making *housing affordable* and *futures possible*

EDEN is proud to serve thousands of disabled tenants and help them build better lives. We've spent 16 years working toward a better future for the disabled population, and our success is only the beginning of what can be accomplished in this community.

"I appreciate this place. Independence is very important to me, and (Emerald Commons) made me responsible for my own actions. Since I'm here, the rest is on me. "

**Stanely Baker,
an Emerald
Commons
tenant**

344

EDEN processed **344** new Shelter Plus Care applications in FY '06 to assist the disabled, homeless population.

36%

of clients who entered an EDEN program in FY '06 without income now have income.

95%

of chronically homeless tenants who entered a program in FY '06 have retained their housing.

30%

of clients who entered a program in FY '06 are 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*

Supportive Housing



EDEN is a partner in three 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 the disabled, homeless population.

Each Emerald Commons tenant resides in an efficiency apartment complete with basic furniture and, thanks to recent donations, household necessities. The building features various amenities such as community, exercise, and education rooms; 24-hour front desk staff; support services; and more. Tenants can also take advantage of various support groups and activities, such as a women's group, a wellness group, computer classes and more.

Emerald Commons was launched in part by the Housing First Initiative. EDEN partnered with the Cleveland Housing Network to develop the project. The Emerald Commons service team includes the Veterans Administration, the Taskforce of Greater Cleveland and Mental Health Services, Inc. EDEN has also partnered to develop two projects similar to Emerald Commons. The Liberty at St. Clair, a 72-unit building, is in the construction phase of development. A third project, South Pointe Commons, was recently funded and is in the design phase.



Emerald Commons

As a partner in these projects, EDEN works to make housing affordable—and futures possible.



"I am so thankful for Shelter Plus Care. It's the best thing that's ever happened to me."

**Brandi Meade,
Shelter Plus Care
tenant**

Staff & Board Members

Executive Director

Kathryn Kazol

Development

Terry Grdina, Manager

Fiscal & MIS

Donella Kline, Controller

Lorrie Petrov, Assistant Controller

Barbara Dorsey, Victor Gaston, Patricia Ilavsky,
Rose Karam, William Puz

Human Resources

Linda Erb, Manager

Housing Operations & Property Management

Elaine Gimmel, Director

Leslie Quilty, Manager of Housing Programs
Brian McCoy, Manager of Property Management
Michael McCoy, Manager of HQS Inspections
Evelyn Akers, Paul Busicnki, Carol Catalano,
Victor Chantiny, Jean Cook, Steve Crockett,
Kimberly DiCillo, Terry Evert, Victor Figueroa,
Angel Flores, Allen Germ, Erica Gibson, Paul
Hicks, Charles Jelinek, Sommer Mann, Stanley
McKee, Letric Newton, James O'Brien, Jeffrey
Sabot, Erin Sefchick, Jeniece Tillman, John Walsh,
Laura Walter, Kasana Yeager-Craddock

Compliance

Angela Glassco, Manager

Office

Cindy Megrey, Manager

Theresa Castleberry, Ruth Cruz,
Laurel Martinson, Lori Yasch

Emerald Commons

Christie Tatman, Property Manager
Robert Green, Anthony Hood, Charles Jacobs,
Wadessisi Saidi, Roger White, David Wilson,
Edna Wisniewski

Board of Trustees FY 2006

President

Anthony Thornton

Vice President & Secretary

Barbara Burke

Treasurer

Eric Laubaucher

Donald Dalton

Jill Dugger

Elise G. Jancura

Kristin Monroe

Kelley Robinson

Gregory Zucca

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

Supporters

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

Charter One Bank
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
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

Household Furnishings Fund

The generous donations provided by these individuals and organizations provided each Emerald Commons unit with basic household necessities.

5/3 Bank / Barbara Burke • Access Environmental Services • American Legion Auxiliary 610 • American Legion Auxiliary Albert E. Baesel Unit • American Legion Post 610 • American Legion Post 91 • Anne T. Brigham • Barbara Brigham • Carolyn Brigham • Mary K. Brigham • Paul Brigham • Cleveland Clinic Eye Center / Dr. Langston • Cleveland Housing Network Staff • Comswitch • Dawson Insurance / Bruce Lockhart • Denk Associates, Inc. • Linda Erb • Jeffrey Fanger, Esq. • Elaine Gimmel • Terry Grdina • Andrew and Cortney Herten • Paul Hicks • Judith Hulse • Kaeser, Blake, Wagner, Gillett, and Oleary Families • Angela Glassco • Don and Vonnice Kline • Donella Kline • Eric Laubacher, Esq. • Adrienne Martinez • Cynthia Megrey • Kathryn Kazol and Deborah Ross • Stanley McKee • Marous Brothers Construction • RSM McGladrey, Inc. • Reader Roofing • Sisters of Charity Foundation • Meg Slifcak • Patricia Slykerman • Superior Office Products • Randall B. Shorr, Esq. • Weese Langley Weese • West Roofing Systems, Inc. • Edna Wisniewski

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Cleveland, OH 44102

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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 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 M. Walter wrote, designed and edited the contents.

On the Cover

The cover photographs depict participants of various EDEN programs, including Shelter Plus Care, a rental subsidy for the homeless and disabled; Emerald Commons, the new supportive housing project; and EDEN-Owned Housing. These tenants were homeless prior to entering EDEN programs, and they are now able to live with independence and security.