



HEARTH ACT PASSES

This Summer, the HEARTH Act was signed by President Obama. The legislation will reauthorize McKinney-Vento Homeless Assistance programs for the first time. The HEARTH Act will provide communities with new resources and better tools to prevent and end homelessness. In summary, the bill:

- Emphasizes performance and authorizes funding of \$2.2 billion.
- Increases priority on homeless families with children, by providing new resources for rapid re-housing programs, designating funding to permanently house families, and ensuring that families are included in the chronic homelessness initiative.
- Significantly increases resources to prevent homelessness for people who are at risk of homelessness, doubled up, living in hotels, or in other precarious housing situations through the Emergency Solutions Grant program.
- Continues to provide incentives for developing permanent supportive housing and provides dedicated funding for permanent housing renewals.
- Modestly expands the definition of homelessness to include people who are losing their housing in the next 14 days and who lack resources or support networks to obtain housing, as well as families and youth who are persistently unstable and lack independent housing and will continue to do so.
- Continues the chronic homelessness initiative and adds families with children to the initiative.
- Designates 30 percent of total funds for permanent housing solutions for families and individuals with disabilities.
- Consolidates HUD's competitive grant programs; Improves homeless assistance in rural communities and gives them greater flexibility.

Information provided by endhomelessness.org

WHAT'S INSIDE

EDGEWOOD PARK — 2

TENANT SPOTLIGHT — 3

NAEH NEWS — 4

HUD NEWS — 4

LANDLORD FORUMS — 4

**PROPERTY
MANAGERS — 5**

CAREY BUILDINGS — 5

REVERSE RAFFLE — 6

**EMPLOYEE OF
THE MONTH — 6**

**STAFF
ANNIVERSARIES — 6**

**LANDLORD-TENANT
FAQ'S — 7**

BOARD MEMBERS — 7

EDGEWOOD PARK: Now Accepting Applications

We are always willing to accept your generous donations. A sample list of needed items are as follows:

- *Non-perishable Foods*
- *Soap*
- *Toilet Paper*
- *Paper Towels*
- *Laundry Detergent*
- *Trash Bags*
- *Brushes/Combs*
- *Sanitary Napkins*
- *Shampoo*
- *Kleenex*
- *Razors*
- *Deodorant*
- *Dish Liquid*
- *Tooth Brushes*
- *Tooth Paste*
- *Lotion*
- *Cleaning Supplies*

**Italicized items are HIGHEST PRIORITY*

Monetary Donations are accepted on our website via PayPal.



Edgewood Park, a Permanent Supportive Housing Project, is now accepting applications. This property, located at 3215 E. 55th Street, is entering its final stages of construction. As our opening day approaches, applications will be processed and interviews will be scheduled. Applications can be picked up at our offices or by accessing our website at www.edeninc.org/applications.

Edgewood Park is one of the first 4 newly constructed Permanent Supportive Housing Projects in the City of Cleveland. This 4-story building contains 63 efficiency apartments for homeless, disabled tenants. The site is situated along a main bus route that allows residents to conveniently access employment, health care, shopping, and recreation.

Residents live in 350+ square foot efficiency apartments that include bathroom and kitchen facilities. In addition to in-kind donations (listed on the left column), monetary donations are warmly accepted. Please visit our website for more details. Edgewood Park provides housing for chronically homeless single adults with multiple barriers to obtaining and keeping housing. Chronic homelessness is defined as being homeless for at least one year or as having experienced 4 or more episodes of homelessness over a three-year period. Participants must also be unaccompanied and must have experienced chronic mental health problems, alcohol or substance abuse, HIV/AIDS, and/or other physical health problems that have prevented them from living independently.

On-site services are designed to meet the needs of residents and support their success as productive citizens. The services include job readiness training, case management, money management, outpatient healthcare, and advocacy. Some of Cleveland's most experienced service providers will be involved in the delivery of these services including, Mental Health Services, Inc., the Veteran Administration, and The Taskforce of Greater Cleveland.



Tenant Spotlight: Summer 2009

Just a few of the plants in the garden:

- *Cauliflower
- *Husky Golden Tomatoes
- *Beef Steak Tomatoes
- *Roman Tomatoes
- *Stock of Corn
- *Bell Peppers
- *Cabbage
- *Spinach
- *Marigolds
- *Turnips
- *Carrots
- *Watermelon
- *Pumpkin
- *Radishes
- *Butter Crunch Lettuce
- *Broccoli



"Piece of mind is priceless", says William Black. With the help of EDEN, he was able to return to what he loves to do, gardening. It is the one thing that gives him piece of mind, shares William, since his grandson was born with Cerebral Palsy. Even with the frequent hospital visits, William says that his grandson always keeps a smile on his face and gardening has helped William keep his smile as well.

In William's garden, there are over 20 different varieties of plant life, with everything from pumpkin to watermelon. He starts his day everyday by walking his dog and then spends about 3 or more hours a day gardening. His diet is 90% vegetarian. Most of the garden was created using just a single tool but his collection is growing. He takes pride in the good prices that he finds for his tools and tries to recycle everything, including recycled cans and plastic bottles for irrigation. The gate around William's garden is made by intertwined twigs and he has created a compound post made out of heavier, intertwined branches. He recently purchased some flower pots for the front of the building and hopes that they will begin to bloom soon.



Throughout his years of gardening, William has been honored by winning various awards in the community. He encourages other tenants in the building to garden with him, by sectioning off the garden to share the space. He says that he wants to get other people involved so that they can have some of the same piece of mind he does. Since he

has moved into his apartment building, everyone participates in weekly cookouts during the summer months, which has brought the neighbors closer.



National Alliance to End Homelessness News

National Alliance to End Homelessness Creates New Interactive Tools Section on Website

The Homelessness Research Institute is developing a series of interactive maps, calculators, and charts (listed right) intended to provide quick access to data on homelessness and improve understanding of important concepts related to ending homelessness. The website is located at www.endinghomelessness.org/section/data/interactivemaps.

- Calculator: Shelter Need Calculator
- Interactive Map: 2009 Counts Media Map
- Interactive Chart: Urban/Rural Cost Analysis
- Interactive Map: '05-'07 State by State Count
- Interactive Map: Homeless Veterans In America

Homes for Heroes Act Reintroduced

The Homes for Heroes Act was reintroduced in the Senate. The legislation is very similar to legislation that was introduced in the 110th Congress by then-Senator Barack Obama. It would provide \$200 million for supportive housing for very low income veterans, as well as funding for 20,000 new housing choice vouchers for homeless veterans.

Information provided by NAEH

Department of Housing and Urban Development News

HUD and Fair Housing Partners Report Record Number of Housing Discrimination Complaints

According to the report, State of Fair Housing, a record number of discrimination complaints were filed in fiscal year 2008. Of the 10,552 complaints, 42% were complaints filed by persons with disabilities and 35% were complaints alleging discrimination based on race. In the State of Fair Housing report, there are descriptions of HUD's enforcement activities. Also, the report emphasizes the importance of partnerships between HUD and FHIPs, private fair housing groups, and state/local agencies.

Information provided by HUD.gov.

Landlord Forums



Landlord Forums will begin this Fall. We will contact landlords with more information and to schedule a date for attendance. The purpose of these forums will be to discuss the housing process for landlords and also to give an overview of our programs. Meetings will be held days, evenings, and weekends so that all landlords will have the opportunity to attend. Attendance is strongly encouraged for more information, but not mandated. Please feel free to call our landlord line at 216-961-9690, ext. 320.

Property Management Department



During regular business hours, the protocol for work orders and emergency calls is that they must go through the front desk. All work orders received are entered into a work order database and passed on to either the Property Manager or the Maintenance Technician. It is the goal of the Maintenance Technicians to respond to a request as soon as possible. If the request is an emergency, the receptionist will immediately page a Maintenance Technician. Any emergency calls after business hours are transferred to our after-hours answering service. If it is an emergency, either the Property Manager or the Maintenance Technician on call are notified. Many times, the maintenance technician will troubleshoot over the phone before going to the property. If the situation cannot be fixed by troubleshooting, then the maintenance technician will go to the property to make the repair. We have 30 days to respond to routine work orders.

Examples of maintenance emergencies:

- No gas or a gas leak
- No heat or hot water
- No power
- Excessive heat/temperature inside the property
- No water, broken pipes, or any water leaks
- Security related problems (broken doors or windows, break-ins, vandalism)
- Sewer backup, plumbing not working
- Natural catastrophes (storm, flood, fire, wind)

LOCKOUTS

If a tenant is locked out of their unit, they will need to show photo identification. If it is after hours, their social security number will need to be given to the maintenance technician for identification purposes, as well as the photo identification when they arrive. If a lockout occurs during regular business hours, the fee is \$25.00. If the lockout occurs after hours, the fee is \$50.00.

CAREY EAST AND WEST

EDEN now manages these two (2) 14-unit, HUD-subsidized buildings. There are (12) 1-bedroom & (2) 2-bedroom units in Carey East, and (14) 3-bedroom units in Carey West. Applicants must have a severe disability to qualify. This is permanent housing through HUD as long as the tenant remains in the building. The tenant's portion of rent and utilities is based upon a percentage of their gross adjusted income. Qualified applicants will be placed on a waiting list for Carey East and Carey West.

CAREY EAST



CAREY WEST



PROGRAMS NOW ACCEPTING APPLICATIONS:

•Eden-owned Scattered Sites • HAP •Wieder-Silver Manor •Third Project Apartments •Edgewood Park

OUR EMPLOYEES OF THE MONTH: Working Hard to Make a Difference

MAY 2009

THERESA CASTLEBERRY



Since she began at EDEN, Theresa has demonstrated a desire to grow and learn. She doesn't wait to be asked when she sees a need, she jumps in to help. Theresa is patient and helpful when dealing with the public. She supports fellow staff members, and she takes her role as a team member very seriously.

JUNE 2009

BRIAN MCCOY



When someone has been with EDEN as long as Brian, it is easy to take his skills, knowledge, and professionalism for granted. His work is dependable and his craftsmanship is an asset to EDEN. Brian is always willing to lend a hand or lend his expertise to other Property Technicians as well.

JULY 2009

MARRIO HART



Marrio has shown enthusiastic support for the tenants and staff at Emerald Commons and Northridge Commons. He is always ready to offer his assistance, and do whatever it takes to enhance the quality of life at both locations.

REVERSE RAFFLE



On April 25, 2009, the Delta Sigma Pi Cleveland Akron Chapter held their 3rd Annual Reverse Raffle to benefit tenants of Emerald Commons. The total amount raised for Emerald Commons was \$2,285. The lucky winners of the Grand Prize of \$2,000 were William Puz and Lorrie Petrov. The proceeds from the raffle are used to fill our pantry with much needed food and toiletries for the residents. Also, some proceeds will be used towards a community garden. The tenants involved in the gardening project will use the fruits and vegetables to have community lunches and dinners.

STAFF ANNIVERSARIES

MAY:

Edna Wisniewski: 13 years

Lori Ross: 10 years

Jean Cook: 5 years

Misraim Calderon: 1 year

JUNE:

Erin Sefchick: 3 years

Gary Stewart: 2 years

Jennifer Pfleiderer: 2 years

Melinda Coffey: 1 year

JULY:

Victor Chantiny: 3 years

Laurel Martinson: 3 years

Landlord-Tenant: F.A.Q.

Information provided by ohiolandlordtenant.com

Q: Can my landlord refuse to give me a receipt for my rent payments?

A: Good business practice dictates giving receipts for rent. Unfortunately, some landlords do not engage in good business practices. How do you protect yourself from this situation? The easiest way to protect yourself is to pay with a check. Keep a copy of the check as well as the original check when you receive your bank statement. If you must, take a friend with you to witness the landlord's acceptance of your check. It is mind-boggling that landlord's engage in this type of practice. Most likely, they are trying to get rid of you in order to move a higher paying tenant into your apartment.

Q: My lease says that I am to pay rent by the first of the month. I have been late almost every month by a few days, and my landlord has never objected. Recently, I was late by two days, and now my landlord wants to evict me for failing to pay the rent on time. Can he evict me?

A: When two parties engage in a course of conduct that is different from the written terms of the lease, the Court will often find that the written terms of the lease have been waived. The theory behind this is what is called freedom of contract. There are two ways a contract can come into existence, by words (whether written or oral) or by deeds. The written lease is an example of the first type of contract, an express contract. The deeds (paying the rent late every month by a few days and the landlord not objecting) is an implied contract. The deeds of the parties show the court that the parties intended to be bound by a different agreement than the one that they had previously reached.

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EDEN News is a seasonal newsletter published by EDEN. Melinda Coffey, Housing Resource Specialist, designs the newsletter and writes or edits all articles. If you have questions or comments regarding this newsletter, please email her at mcoffey@edeninc.org.

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