



EMERGENCY SHELTER GRANTS

URBAN COMMUNITY GOALS FOR ESG

***Retain affordable housing**

***Increase availability of Permanent Housing in standard conditions and affordable costs**

***Increase supply of Supportive Housing**

***Assist homeless persons who have completed transitional programs**

***Assist persons at-risk of becoming homeless**

For more information on Emergency Shelter Grants, please visit HUD.GOV

Emergency Shelter Grants provide basic shelter and essential support services to the homeless population. In regards to homeless shelters, the funds can be used for remodeling of buildings to be used as new shelters, and the operation/maintenance of essential support services. These grants can also be used for persons in imminent risk of losing housing due to eviction, foreclosure, and utility shut off. According to HUD, the Emergency Shelter Grant outlines 5 specific areas in which the grant may be used:

1. Emergency Shelter Renovation, Rehabilitation, or Conversion

**example: Make an existing building a safe and clean shelter*

2. Essential Services

**example: Assistance with obtaining permanent housing, medical/psychological counseling and supervision, employment counseling, substance abuse treatment/counseling, etc.*

3. Operational Costs

**example: Payment for shelter maintenance, operation, rent, repairs, security, utilities, etc.*

4. Homeless Prevention Activities

**example: Efforts to prevent homelessness such as financial assistance to families who have received eviction notices or notices of termination of utility services*

5. Administrative Costs

**example: Staff to operate the program, preparation of progress reports, audits, and monitoring of recipients*

HOMELESS SERVICES AND THE ECONOMY

In economic hardships, there are increased demands for homeless services. More people are losing their homes and are being forced into homelessness. Shelters are at and beyond capacity and people have limited choices for housing. Social Service agencies are bombarded with calls for help with emergency assistance and all too often, funds are just not available. The Emergency Shelter Grants will aid in helping the shelters in our community that provide invaluable services to our ever-increasing homeless population.

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SELF DISCLOSURE AND ITS IMPACT ON INDIVIDUALS WHO RECEIVE MENTAL HEALTH SERVICES

An article recently published by SAMHSA, *Self-Disclosure and Its Impact on Individuals Who Receive Mental Health Services*, is a study on how disclosing one's mental illness will affect the stigma of mental illness. This article looked at different literature and hypothesized that disclosing one's mental illness will help break down the barriers of the mental illness stigma. The article states, "A bold but necessary move, self-disclosure is a first step toward successfully addressing the stigma associated with being mentally ill. Before we can reveal ourselves to others, we have to come out of our own dark closets" (Steele and Berman, 2001). Some of the benefits of disclosing information discussed in the article are as follows:

- *Not having to worry about hiding experiences with mental illness and being more open about day-to-day affairs*
- *Finding others who express approval, including those with similar experiences*
- *Finding someone who can provide assistance in the future*
- *Promoting a sense of personal power and acting as living testimony against stigma and discrimination*

Although there are many benefits to disclosing information about one's mental illness, there are also several drawbacks that may occur. These drawbacks include:

- *Encountering disapproval of your mental illness or your disclosure, including the risks of social ostracism and gossip*
- *Being discriminated against in employment, housing, and other opportunities*
- *Having increased anxiety due to perceptions that people are thinking about you or pitying you*
- *Thinking that future relapses may be more stressful because others will be "watching"*
- *Experiencing anger from family members and others because you self-disclosed*

There are clear benefits as well as costs associated with disclosing information about one's mental illness. One interviewee stated, "It freed me from the burden of having to hide a part of me, and it freed me from the shame that comes from feeling as though you have to hide and keep secret the illness." The article emphasizes that it is a choice to disclose how much and what information about one's mental illness. Before disclosing information about one's mental illness, consider the pros and cons; always remembering a person's right to privacy.

To read the article in its entirety, please see the following link:
http://download.ncadi.samhsa.gov/ken/pdf/SMA08-4337/SelfDisclosure_50p.pdf

TENANT SPOTLIGHT: SPRING 2009



Drugs, rock 'n roll, and homelessness described Joel Wack's life before he became a client of EDEN. Joel started experimenting with prescription pills at a very young age. These pills were easy to access because his mother, a nurse, always had them around the house. Joel remembers faking sickness just so he would be able to get some prescription pills. As Joel grew in age, so did the strength of drugs he used. By the age of 13, Joel was experimenting with marijuana and LSD. When he turned 15, he tried heroin for the first time, and by the age of 25, he was fully hooked on narcotics.

In Joel's twenties, he began to have hallucinations. Because of his addiction to drugs, Joel was often misdiagnosed and the hallucinations were thought to be from the drugs he was taking. Once Joel was correctly diagnosed, he was given medication that he describes as having horrible side effects. These side-effects were so horrible that Joel either took drugs to lessen the pain from the side-effects or stopped taking the medication all together and took drugs to help him not care about the hallucinations. Either way, Joel was abusing drugs at an accelerated rate.

Many of Joel's relationships were hurt by his drug use, and it was impossible for Joel to find a steady place to live. He would sometimes gain employment and an apartment but, to his dismay, would lose his job due to the hallucinations. Because of the job loss, he would then lose his apartment. Joel occasionally stayed with fellow drug users, and at one point, found himself living in a walk-in closet. All his possessions were stacked around him in the tiny closet as he slept. Joel stated that the problem with staying with other drug users was that people would constantly steal money and his possessions. Joel ended up staying in abandoned buildings. He would walk around all night just to stay warm and go in places during the day so that he could get a little warmth.

Finally, Joel found a shelter operated by a Community Mental Health Agency. Joel stated that as far as homeless shelters go, he was satisfied with the services. They educated him about what was available in the community. Joel didn't know where to go to get the basic necessities. He didn't know where to get food or even where to take a bath, and they helped Joel access what was available in the community.

In September of 2008, Joel's life changed for the better. The shelter referred Joel to the new supportive housing building at EDEN called South Pointe Commons. Once accepted, Joel's life immediately began to change for the better. Joel is now taking medications for his hallucinations, which give him minimal side effects. Because of the medications and permanent housing, Joel is now able to work on his drug addiction. He attends support groups regularly and feels like he is growing closer to God. He has rebuilt his relationship with his sister, and he stated that she feels better knowing Joel has somewhere to live.

Joel describes himself as a helpful, introverted, and compassionate person. He would love to begin volunteering or find a part-time job. He has applied for supplemental security income, but having no income is a challenge for him in the meantime. Joel enjoys reading books and especially appreciates music. He plays the bass guitar and looks forward to possibly starting a band one day. All of these were near impossible dreams when he was on the street because he was too consumed with staying warm and obtaining drugs to help with the pain of his hallucinations.

Joel was nominated by Lashawnda Williams, Property Manager at South Pointe Commons, because he is a model tenant. She is enthusiastic regarding the progress that he has made, and looks forward to helping him reach for his goals. Joel stated, "Being at EDEN opened up doors to things that I couldn't do on the streets."

EDEN EMPLOYEES: WORKING HARD TO MAKE A DIFFERENCE

FEBRUARY EMPLOYEE OF THE MONTH: RODNEY BOMAN



Although Rodney hasn't been with EDEN long, he has already established himself to be an asset to the Fiscal Department and to EDEN. He is a team player and is readily available to help his fellow staff in an unselfish way.

MARCH EMPLOYEE OF THE MONTH: MISRAIM "POPO" CALDERON



The artist in Popo shows in his methodical technique in the performance of his duties as a Painter. He isn't satisfied until he knows his work meets, and often exceeds EDEN's standards.

APRIL EMPLOYEE OF THE MONTH: BILL PUZ



Since Bill became our Information Technology Specialist last year, he has demonstrated how to be a team player. He listens patiently and with good humor. Bill does his job so we all can do ours and he makes it look easy.

**CONGRATULATIONS TO RODNEY BOMAN
FOR BEING PROMOTED TO ACCOUNTING
SUPERVISOR ON APRIL 13TH!**

THANK YOU!

STAFF ANNIVERSARIES

FEBRUARY:

Kathy Kazol: 18 years

Angela Glassco: 13 years

Millard Thomas: 1 year

Michael Richmond: 1 year

MARCH:

Christie Tatman-Stroh:
9 years

Lorrie Petrov: 2 years

APRIL:

Cindy Megrey: 4 years

Theresa Castleberry: 2 years

Leslie Quilty: 2 years

Brandon Whittaker: 1 year

HOUSING QUALITY STANDARDS INSPECTIONS



THE INITIAL INSPECTION PROCESS: WHAT TO EXPECT AS A LANDLORD

So you have talked with the Fiscal Department and the rent amount was agreed upon, but you wonder what happens now? Our HQS Inspector will call you to set up an initial inspection. It is important to remember that this process usually takes 7-10 business days to complete the inspection. Someone will need to be available to let the inspector inside the unit on the date and time that was agreed upon. The inspector follows minimum Housing Quality Standards, as set by HUD, not city code standards. If there is something that needs to be addressed, you will be notified by the Inspector. Once the repairs are made, the landlord can contact the Inspector to schedule another inspection. The process will go much faster if all repairs are made to the unit before the inspectors' initial inspection. It is also important to note that utilities must be on for the inspection to ensure all utilities are working properly. A list of the Housing Quality Standards can be found on our website at www.edeninc.org/landlord.

COMMON HOUSING QUALITY STANDARDS VIOLATIONS



- * Peeling Paint
- * Broken or Cracked Windows
- * Exposed Wires
- * Missing GFI outlet within 4 feet of water
- * Infestation
- * Windows/Doors not weatherized
- * Ripped Carpeting
- * Broken or Missing Smoke Detectors



FREQUENTLY ASKED QUESTIONS ABOUT THE INSPECTION PROCESS

Q: How soon can the Inspector come and re-inspect if the unit fails?

A: Upon being notified repairs were made, a re-inspection will be scheduled at a date and time that's convenient for the owner and the inspector.

Q: How soon can a tenant move in?

A: After the inspection passes, the inspector will submit the booklet to the fiscal department and the landlord will be contacted within 2 to 3 business days with further information before the tenant can move in.

Q: Why should I make the repairs cited during the annual inspection if the unit passed initially?

A: Units must always adhere to HQS guidelines. If there are any damages to the unit, the inspector will determine whether the repairs should be made by the tenant or the landlord.

MORE QUESTIONS?

If you should have any more questions regarding our inspection process, visit our website at www.edeninc.org/landlord. For general landlord questions not found on the website, contact Melinda Coffey at 216-961-9690.

EDEN UPDATES

CONSTRUCTION UPDATES...

HEADQUARTER RENOVATIONS COMPLETE



Our Headquarter Renovations are finally complete. With the completion of our new office space, EDEN is proud to offer a more efficient and environmentally safe office space. The new board room, interview rooms, and general office spaces are now being fully utilized by EDEN staff. After much anticipation about the big move, we are excited that we are finally able to utilize the much needed space.

The new office space (right) is now home to most of EDEN's employees. Offices that were once scattered throughout the building are centralized in this location.



The new office space for the Property Managers and Technicians (right) is spacious and includes natural light. The Property Managers have always been centralized but now they have the luxury of their own cubicle spaces.



Our new board and interview rooms are truly beneficial to all EDEN employees. The spacious board room (pictured far right) will soon be filled with awards that EDEN has received throughout the years.



EDGEWOOD PARK CONSTRUCTION



Anticipation grows for EDEN's newest Permanent Supportive Housing Project, Edgewood Park. Located at 3215 E. 55th Street, it is expected to be completed in Fall 2009. An announcement will be made in early summer when we will begin accepting applications. For more information on Edgewood Park and our Housing First Projects, please visit our website at www.edeninc.org.

EDEN UPDATES CONTINUED

PROGRAM UPDATES...

HTF FUNDS NOW AVAILABLE

Effective April 1st, applications are being accepted for our Housing Trust Fund (HTF). These funds can be utilized by individuals or families with a mentally ill household member for the following types of assistance:

- *Rental Assistance to avoid evictions
- *Utility Assistance to avoid disconnection
- *Emergency Housekeeping
- *Moving Expenses
- *Security Deposit for persons that are homeless
- *Utility Deposit for persons that are homeless
- *Household Furnishings for persons that are homeless

Only approved contract agencies of the Cuyahoga County Community Mental Health Board may submit applications for this program.

PROGRAMS ACCEPTING APPLICATIONS

The following programs are accepting applications. Please visit our website at www.edeninc.org or call us at 216-961-9690, ext. 257 to learn about the qualifications for each program.

- *Permanent Supportive Housing Projects
- *Housing Assistance Program
- *Wieder-Silver Manor
- *EDEN-Owned/Scattered Sites
- *Third Project Apartments
- *Supportive Housing Programs

EMPLOYMENT UPDATES...

EMPLOYMENT OPPORTUNITIES

DIRECTOR OF FINANCE: We are seeking a candidate experienced with government grants management, A 133 Audits, and LIHTC regulations. Must be highly organized with good supervisory, communication skills. Accounting degree and minimum 5 years experience required. CPA, MBA preferred.

HOUSING ELIGIBILITY SPECIALIST: We are seeking a motivated, highly-organized person who possesses good customer service skills to certify applicants, help participants maintain their eligibility, and coordinate program services for a high-volume subsidized housing program. Must have good communication, writing, and PC skills. BA degree required in a related field. Experience in housing or working with special needs population a plus.

Landlord-Tenant: F.A.Q.

Q: Can my landlord order my guest never to come back to the property and then have them charged with trespassing upon their return?

A: In Ohio, the criminal trespassing statute is Ohio Revised Code Section 2911.21. In the case of State v. Hermann, 1996 Ohio App. LEXIS 881 (March 8, 1996) Portage Co. App. No.s 95-P-0044 and 95-P-0045 unreported, on two separate occasions, December 28, 1994 and January 5, 1995, appellant, Francesca L. Hermann, after being notified by the owner of Silver Meadows/Kenwood Courts Apartments that she was no longer permitted on the property, was visiting her boyfriend, Roland Metcalf, in Kent, Ohio. She was at his apartment with his permission and at his invitation. Appellant was found “on the complex,” but the factual stipulation does not identify the specific location, whether she was found in a common area, a restricted area or in Metcalf’s apartment. Upon discovering appellant, the property owner filed criminal complaints against appellant for criminal trespass.

The Eleventh District Court of Appeals reversed the Defendant’s conviction for criminal trespassing. The Court of Appeals noted that Defendant claimed “that, as a matter of law, she cannot be found guilty of trespass since she was invited by Metcalf, a lawful tenant, to be on the property. We concur.” The Appeals Court reasoned that the Defendant “had permission to be on the property and, therefore, properly asserted privilege as a defense to the charges.”

Q: How can tenants end month to month tenancies?

A: If a tenant wishes to terminate a month to month tenancy, then the tenant must give 30 days written notice from the periodic rental date. If rent is paid on the first of the month and the tenant wishes to end the tenancy on the last day of September, then the tenant must give written notice to the landlord on or before August 31 (the tenant should make sure the written notice is in the hands of the landlord on or before Aug. 31). If the tenant gives written notice on September 14 then the tenancy ends on the last day of October and the tenant owes rent for the months of October and September.

Information provided by ohiolandlordtenant.com

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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.