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.

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.

Cathy & Brian Saunders, EDEN Tenants

From the Director & President

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Cathy & Brian Saunders, EDEN Tenants
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 \textit{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**
\textit{Housing Trust Fund (for mental health clients)}

- 397 individuals/families served

**TANF**
\textit{Temporary Assistance for Needy Families}

- 346 families served

### Rental Subsidies / EDEN-Owned Housing

- **Other – Section 8, TBRA, HUD/SHP**
  - 148
- **HUD/Shelter Plus Care**
  - 233
- **HAP – Housing Assistance Program**
  - 316
- **EDEN-Owned Permanent Housing**
  - 325

- **1990-1991**
  - 38
- **1994-1995**
  - 148
- **2000-2001**
  - 275
- **2004-2005**
  - 141
- **2005-2006**
  - 376
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

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
Capital 228,457

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

<table>
<thead>
<tr>
<th>Source</th>
<th>Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCMHB</td>
<td>$700,130</td>
</tr>
<tr>
<td>HUD - Federal</td>
<td>8,034,995</td>
</tr>
<tr>
<td>State</td>
<td>602,073</td>
</tr>
<tr>
<td>County</td>
<td>1,075,248</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$10,412,446</strong></td>
</tr>
</tbody>
</table>

*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

<table>
<thead>
<tr>
<th>Source</th>
<th>Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCMHB</td>
<td>$1,469,478</td>
</tr>
<tr>
<td>Rents</td>
<td>695,009</td>
</tr>
<tr>
<td>Other</td>
<td>162,625</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$2,327,112</strong></td>
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</tbody>
</table>
## Expenses

### Total Expenses FY 06

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>EDEN Property Management</td>
<td>$2,112,441</td>
</tr>
<tr>
<td>Rental Assistance – Ongoing</td>
<td>$10,009,953</td>
</tr>
<tr>
<td>Capital Expenditures</td>
<td>$231,578</td>
</tr>
<tr>
<td>Emergency Housing Assistance</td>
<td>$616,893</td>
</tr>
<tr>
<td>Development, Fiscal and Administrative</td>
<td>$873,766</td>
</tr>
<tr>
<td>Support Services – Contract</td>
<td>$829,554</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$14,674,185</strong></td>
</tr>
</tbody>
</table>

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
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.

“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

Success Stories

“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.

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- a client who received emergency assistance
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.

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
FirstMerit 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.
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 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.