



Platinum
Transparency
2024

Candid.

Bed Bug Mitigation: A Case for Support

Executive Summary

As the manager of 13 PSH apartment buildings with 800 units, 260 scattered-site units, and 3 HUD properties, EDEN is responsible for ensuring housing units are safe and free from anything that could impact the health and well-being of more than 1,300 residents and more than 1,100 women who seek shelter at the Norma Herr Women's Center. Northeast Ohio is experiencing a massive bed bug infestation. Compared to other forms of treating bed bug infestations, heat treatment offers a chemical-free and effective way to eliminate eggs, nymphs, and mature bed bugs. More importantly, it is a safer method of treatment for people and pets with asthma or other respiratory problems.

Hiring vendors to use the most effective treatment method at \$2,500 each unit is not cost-effective. EDEN is requesting \$20,000 from our funding partners to purchase four bed bug heating systems. This will meet our shared goal of significantly improving the well-being and quality of life of our participants by helping us keep their homes free from pests.

The Need

The mission of Emerald Development and Economic Network, Inc. (EDEN) is to provide housing solutions to people facing the challenges of housing insecurities and homelessness. We recognize that housing is a basic right of all people and is the first step in helping them transform their lives. We believe housing serves as a foundation to build stable lives, advance independence, and fulfill aspirations. We envision that, through our efforts, homelessness will be brief and rare; and every family will have a safe, secure place to call home.

One of our core programs is Permanent Supportive Housing (PSH). EDEN owns and manage 13 PSH apartment buildings with 800 total units for previously unhoused individuals who have been identified by Coordinated Intake as chronically homeless. Including turnover, EDEN's PSH apartment buildings housed 950 participants in 2023. In addition, EDEN owns and manages 260 units of scattered-site housing—single homes, duplexes, multi-family homes, and apartments—for individuals and families who have a household member diagnosed with a mental illness. In 2023, 351 individuals and family members live in the scattered site units, including 55 children under age 18. EDEN also manages 3 HUD properties, housing 56 individuals and family members, including 24 children under age 18. Together, these programs serve 1,357 participants.

Norma Herr is the primary emergency shelter for single women in Cuyahoga County. It is owned and managed by EDEN in partnership with YWCA of Greater Cleveland, which provides the on-site staffing and supportive services. The Center operates 24 hours a day, seven days a week, 365 days a year. Norma Herr's main goals are to safely shelter homeless women who cannot access another form of shelter and to help those women ultimately secure permanent housing and achieve greater independence. Each night, there are approximately 200 women experiencing homelessness in the Cleveland Metropolitan area who temporarily reside at Norma Herr. In 2023, Norma Herr provided shelter to 1,109 women experiencing homelessness. Of those who used the

HOUSING RESOURCE & DEVELOPMENT AGENCY

7812 Madison Avenue, Cleveland, OH 44102 | (216)961-9690 | FAX (216)651-4066

Shelter Plus Care FAX (216) 651-6692 | www.EDENcle.org | EDENinfo@EDENcle.org

TDD/TTY: 1-800-545-1833, ext. 873



A Contract Agency of the Alcohol, Drug and Mental Health Services Board of Cuyahoga County

shelter, 161 were chronically homeless, 784 were minorities, 74 were seniors, 8 were veterans, and 408 were fleeing domestic violence and/or human trafficking.

As the owner and manager of these properties, EDEN is responsible for working with each household to ensure units are maintained in accordance with landlord-tenant law as safe and free from anything that could impact the health and well-being of the residents and dwelling.

EDEN employs numerous maintenance technicians, custodial technicians, painters, and exterminators to keep these properties working and looking good. When specialized support is needed, we contract with vendors across northeast Ohio to service the properties.

In the fall of 2023, northeast Ohio experienced a massive bed bug infestation. According to News 5 Cleveland, "Exterminating experts said an up-rise in bed bugs is happening everywhere bed bugs are historically prevalent, including Cleveland and Akron. In fact, we're No. 4 on Orkin's list for most bed bugs in the country this year, and an area exterminator said the spread isn't slowing down." And it is getting worse, especially for shared-living properties.

According to the CDC, "A bed bug bite affects each person differently. Bed bugs can be an annoyance because their presence may cause itching and loss of sleep. Sometimes the itching can lead to excessive scratching that can sometimes increase the chance of a secondary skin infection. Bite responses can range from an absence of any physical signs of the bite to a small bite mark, even to a serious allergic reaction. Bed bugs are not considered to be dangerous; however, an allergic reaction to several bites may need medical attention." Many of our participants have poor health resulting from their experiences while homeless; because of this, EDEN is proactive in eliminating any possible threats to their well-being.

Bed bugs are not an indication that a home is dirty or cluttered. Bed bugs are spread when activity from an infected area is spread to other individuals or another location. According to the CDC, "Bed bugs are experts at hiding. Their slim flat bodies allow them to fit into the smallest of spaces and stay there for lengthy periods of time, even without a blood meal. Bed bugs are usually transported from place to place as people travel. The bed bugs travel in the seams and folds of luggage, overnight bags, folded clothes, bedding, furniture, and anywhere else where they can hide. Most people do not realize they are transporting stow-away bed bugs as they travel from location to location, infecting areas as they travel." This is especially true when individuals live in apartment buildings or in shared properties. Because bed bugs travel on clothes and easily migrate, once one unit is infested, they easily travel from person to person, unit to unit,

EDEN has been diligent in hiring exterminators to eliminate the infestations in its properties. We have spent thousands of dollars on the issue. However, eliminating bed bugs calls for varied levels of treatment, and residents' cooperation can create barriers with eradicating activity and eliminating the continued spread of the infestation. We have also found that treating a unit with chemicals is not always the most effective treatment plan because chemicals require direct contact, and the bugs hide in places the chemicals cannot always reach. Even after treatment, only a few survivors can rapidly create colonies of pests, thus recreating the infestation. Also, the chemicals do not kill the eggs, and they become immune to the chemicals once they hatch. In addition, some of our tenants are understandably wary of the secondary effects of the chemicals on themselves, their possessions, and their pets.

The Solution

The EDEN team has done a lot of research and talked with industry experts about the best treatments to eliminate bed bugs. Studies have proven that bed bugs cannot survive the process of heat treatment. Heat treatment creates temperatures that are extremely high in the affected area, thereby eradicating the infestation. Raising the temperature to 120 to 140 degrees Fahrenheit for at least 90 minutes will kill them. It also gets rid of eggs, nymphs, and mature bed bugs. Compared to other forms of treating bed bug infestations, heat treatment offers a chemical-free and effective way to eliminate bugs. While chemical exterminations can take 3-4 treatments, heating can eliminate all pests with only one ... and it kills other types of pests, mold, and bacteria. More importantly, it is a safer method of treatment for people and pets with asthma or other respiratory problems.

Heat treatment involves placing a high-capacity heater inside the unit. High-velocity air movers are placed around the unit to make sure that all areas reach the desired temperature. Bed bugs take at least 90 minutes to dehydrate and die under the heat. Once the temperature has reached around 130 degrees Fahrenheit in every area for the right amount of time, the cooling process starts and items can be returned to their original location. Since a bed bug heat treatment is free of pesticides and chemicals, the tenant can move back immediately to their pest-free unit. This method will not put anyone's health at risk, and it will keep pets and children safe as well. The treatment takes less than 8 hours and is one of the most effective methods to eliminate bed bugs.

Vendors do offer heat treatments in northeast Ohio; however, their estimate of \$2,500 per unit makes their hire not feasible. It will be most cost-effective for EDEN to purchase its own heating system and to train its maintenance technicians in its use. This will allow for an immediate response whenever a tenant reports a bed bug infestation.

As part of its due diligence, EDEN requested proposals for heating systems from top vendors. Prices ranged from \$22,846 through \$124,995. Management staff selected the Convectex solution (\$22,846) because it is most cost effective, uses electricity instead of propane (user errors when using propane can occur frequently), and their equipment is used throughout the country. EDEN could spend \$25,000 to hire vendors to do 10 units, or it could purchase the equipment for \$22,846 and do hundreds of units. The math justifies purchasing the equipment and training staff in its use.

Project Budget

Each heating system includes a high-capacity heater, 4 air movers to ensure the heat reaches all rooms and hard-to-reach areas, power cords, amps, and a heat thermometer. Each system costs \$4,399. Management determined that 4 systems could be used simultaneously in shared living properties in response to reports of infestation.

It is important that at least three staff persons be professionally trained in using the equipment in order to make it effective and to protect the investment. Training costs \$750 per person and covers the following topics:

- In Depth Bed Bug Biology and Behavior
- Advanced Identification and Inspection Techniques
- K-9 Inspection Tips and Tricks

- Health Factors and Lawsuits
- Proactive Bed Bug Management Procedures
- Treatment Techniques and Training
- Bed Bug Heat Best Practices and Safety

EDEN’s actual overhead cost—which covers storage, administration, financial management, HR and IT—is 15%

Bed Bug Mitigation Budget

PROJECTED EXPENSES

4 Heating System From Convectex	\$17,596
• 4 x VersaPro Elite 46K Bed Bug Heater (Two Heaters in One)	
• 16 x HTX Elite Axial Air Movers	
• 4 x 15ft Lighted Power Cord	
• 4 x 25ft Lighted Power Cord	
• 8 x 50ft Lighted Power Cords	
• 4 x 3 Wire Old Range 50 Amp Y Adapter (26.5ft)	
• 4 x 4 Wire New Range 50 Amp Y Adapter (26.5ft)	
• 4 x Convectex IR Thermometer	
Training - 3 Staff	\$2,250
Administrative*	\$3,000
Total	\$22,846

**Includes Storage, Maintenance, Financial Management, HR, and IT*

About EDEN

The mission of Emerald Development and Economic Network, Inc. (EDEN) is to provide housing solutions to people facing the challenges of housing insecurities and homelessness. We recognize that housing is a basic right of all people and is the first step in helping them transform their lives. We believe housing serves as a foundation to build stable lives, advance independence, and fulfill aspirations. We envision that, through our efforts, homelessness will be brief and rare; and every family will have a safe, secure place to call home.

Our service priorities align closely the funding priorities of foundations that wish to support effective housing solutions for those who have been impacted by pronounced poverty, domestic violence and/or human trafficking, previous incarceration, mental health issues, physical disabilities, and more. In addition to providing safe, secure housing, EDEN connects participants with supportive service agencies so that they can work on the issues that caused their homelessness in the first place.

EDEN utilizes the Housing First model, a program that is a proven solution to homelessness. It that moves people into stable, permanent housing as a first step and then connects them with services on site to help work through their issues. All EDEN participants are economically disadvantaged, with 97.5% meeting Federal guidelines for low- to extremely low-income (80% or less of the area’s median income). We serve young adults aging out of the foster care system and seniors who have fallen into homeless due to health issues and/or having little to no income. Other participants include veterans, survivors of domestic violence or human trafficking, and individuals involved in the justice system. The majority have multiple mental health issues, substance abuse disorders, and/or physical disabilities.

Beginning with one residence in 1991, EDEN has grown exponentially—yet judiciously—over the past 33 years. EDEN now owns and manages over 260 units of scattered-site housing for individuals and families who have a member with a mental illness. EDEN also owns and manages 800 units of Permanent Supportive Housing (PSH) apartment buildings for chronically homeless individuals. EDEN is working with its partners to develop 3 additional PSH buildings: one to serve unhoused young adults; one to serve unhoused seniors, including senior veterans; and one to serve unhoused individuals in Lorain County.

Participants by Program	2022	2023
Housing Programs		
Long-Term Rental Assistance	1,740	1,958
Short-Term Rental Assistance	721	929
Housing First Permanent Supportive Housing	857	876
Non-Housing-First Permanent Supportive Housing	116	68
Sponsor-Based Rental Assistance	456	495
ADAMHS-Owned Properties	3	4
EDEN-Owned Group Homes	75	68
EDEN-Owned Scattered Sites	181	194
HUD Properties	34	31
	4,183	4,623
Emergency Shelter		
Norma Herr	1,230	1,109
All Programs	5,413	5,732

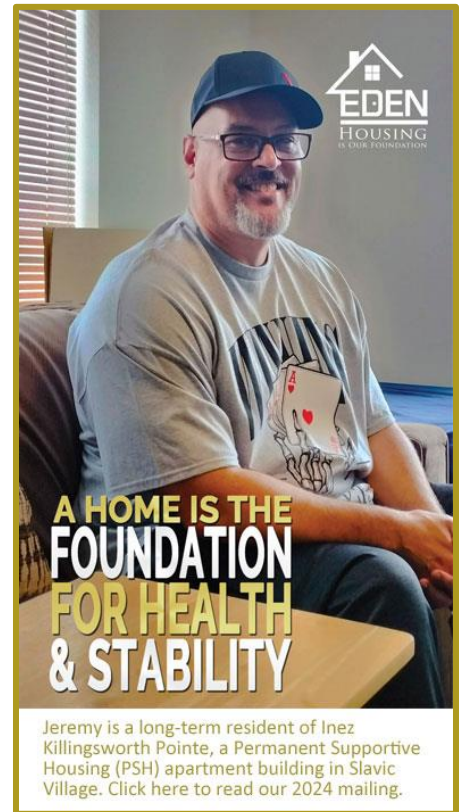
EDEN also administers rental assistance for more than 3,600 households per month, focusing mainly on persons with disabilities and those who are homeless. Additionally, EDEN is the primary provider of the Rapid Re-Housing Program (time-limited rental assistance) in Cuyahoga County. The agency also owns Norma Herr Women’s Center, which is the primary shelter in Cuyahoga County for single adult women.

During the incredibly challenging time of the economic challenges following the COVID-19 crisis, we’ve never stopped working to provide housing solutions to those facing homelessness and housing insecurity. However, we also recognize that we have much work left to do, as the needs are ongoing—and increasing. **In 2023, EDEN served 5,732 households/9,189 individuals, a 5.6% increase from 2022.**

EDEN's Core Programs

EDEN has implemented various programs to address the multiple needs of homeless individuals and families:

- **Permanent Supportive Housing (PSH)** — EDEN's 13 PSH apartment buildings (800 total units) enable people experiencing long term homelessness to find a permanent place to call home. Residents are given the opportunity to participate in supportive services, although housing is not contingent upon participation. EDEN is working with its partners to develop 3 additional PSH buildings: one to serve unhoused young adults; one to serve unhoused seniors, including senior veterans; and one to serve unhoused individuals in Lorain County.
- **Rental Assistance Programs** — EDEN administers rental subsidy programs to more than 4,700 households each month to provide quality, safe, and affordable housing.
- **Scattered Site Properties** — EDEN now owns and operates approximately 80 properties with more than 250 units—including single family homes, condominium units, & small apartment buildings—to house both individual and family households.
- **Rapid Re-Housing** — EDEN administers Continuum of Care & Emergency Solutions Grant funds to assist with time-limited rent and utility assistance as well as housing location services.
- **Homeless Prevention Funding** — EDEN administers ARPA funds for the Continuum of Care to assist with rent and utility arrears, security deposits, hotel stays, cleaning fees and household items.
- **Safe Havens** — EDEN owns and operates two Safe Haven properties. All residents must meet HUD's criteria of homelessness and must be severely mentally disabled.
- **Norma Herr Women's Center** — NHWC is an emergency women's shelter that is owned by EDEN and operated by YWCA. In 2023, 1,109 women received shelter at the Center.
- **Housing Stabilization** — EDEN's Stability Specialists collaborate with our participants to help orient clients about their housing programs, locate a unit, and then assist them in maintaining their housing. We are now providing this service to clients of Legal Aid, NEOCH, & Cuyahoga County Department of Children & Family Services.
- **Inspections** — Certified inspectors conduct initial and annual HQS inspections to ensure the safety and security of participants.





EDEN’s Participants

An open waitlist in November 2023 clearly demonstrated that the need for affordable housing needs to be a priority for all of us. For three days in November, EDEN opened the waitlist for its Mainstream housing vouchers. **We received 8,323 unduplicated applications for the 350 available slots.**

Income (or the lack thereof) is a major contributing factor to homelessness. 97.5% of households served by EDEN have low- to extremely low-income (80% or less of the area’s median income). Ohio just raised its minimum wage to \$10.45 an hour (\$21,736 per year). However, according to the National Low Income Housing Coalition, full-time workers in the greater Cleveland area need to make an hourly wage of \$13.83 (\$28,766 per year) to afford a studio apartment or \$19.19 (\$41,579 per year) to afford a typical two-bedroom rental (www.nlihc.org/oor/state/oh). The lack of affordable housing has reached crisis level: for every 100 Ohio households with “extremely low income,” there are currently only 40 affordable units. A person working for minimum wage can hardly hope for safe housing with room enough for their children.

Income Level of EDEN Households	Single Person AMI	Count	%
High (80% or above area median)	< \$50,650	15	0.3%
Low (80% or below area median)	> \$50,650	92	1.6%
Very Low (50% or below area median)	> \$31,650	373	6.5%
Extremely Low (30% or below area median)	> \$19,500	5,126	89.4%
Unknown		126	2.2%

Many of EDEN's programs are specifically for individuals with disabilities, including mental health issues and substance use disorders. In fact, 4,479 (78.1%) of all households served are led by persons who have at least one disability; all but one of them have multiple disabilities.

Disability Status	Count	%
At Least One Disability	4,479	78.1%
Substance Abuse	1,335	23.3%
Mental Health	3,606	62.9%
Developmental	214	3.7%
Physical	680	11.9%
Chronic Health	745	13.0%
HIV/AIDS	221	3.9%
Multiple Disabilities	4,478	78.1%

Conclusion

Although the economy is slowly recovering from the impact of the COVID pandemic, inflationary prices and the lack of affordable housing continue to contribute to homelessness and housing insecurities. Unfortunately, EDEN's funding from HUD and other government agencies has remained flat. **We are continuously seeking additional resources so that we can meet the current need.**

Bed bug infestations hinder participants' enjoyment of their housing and can endanger their health. It is critical that EDEN be able to respond to any reports of bed bugs and eliminate the infestation in our shared living properties. The Convectex equipment is a proven and cost-effective solution to this problem.

EDEN would be truly honored to partner with you in our shared goal of significantly improving the well-being and quality of life of our participants by helping us keep their homes free from pests. If you have any questions about our application or programming, require additional information, or would like to make a site visit to EDEN, please contact me at egimmel@EDENcle.org or 216-961-9690 ext. 251.


Thank you for your consideration.

Sincerely,




Elaine Gimmel
Executive Director

ATTACHMENT: IRS DETERMINATION LETTER

 **IRS** Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0752284927
Nov. 06, 2019 LTR 4168C 0
34-1667990 000000 00
00052376
BODC: TE

 EMERALD DEVELOPMENT AND ECONOMIC
EDEN INC
% JUDITH Z PETERS
7812 MADISON AVE
CLEVELAND OH 44102-4056

020987

Employer ID number: 34-1667990
Form 990 required: Yes

Dear Taxpayer:

We're responding to your request dated Oct. 28, 2019, about your tax-exempt status.

We issued you a determination letter in November 1991, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(03).

We also show you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(vi).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If you're required to file a return, you must file one of the following by the 15th day of the 5th month after the end of your annual accounting period:

- Form 990, Return of Organization Exempt From Income Tax
- Form 990EZ, Short Form Return of Organization Exempt From Income Tax
- Form 990-N, Electronic Notice (e-Postcard) for Tax-Exempt Organizations Not Required to File Form 990 or Form 990-EZ
- Form 990-PF, Return of Private Foundation or Section 4947(a)(1) Trust Treated as Private Foundation

According to IRC Section 6033(j), if you don't file a required annual information return or notice for 3 consecutive years, we'll revoke your tax-exempt status on the due date of the 3rd required return or notice.

You can get IRS forms or publications you need from our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions, call 877-829-5500 between 8 a.m. and 5 p.m.,

0752284927
Nov. 06, 2019 LTR 4168C 0
34-1667990 000000 00
00052377

EMERALD DEVELOPMENT AND ECONOMIC
EDEN INC
% JUDITH Z PETERS
7812 MADISON AVE
CLEVELAND OH 44102-4056

local time, Monday through Friday (Alaska and Hawaii follow Pacific
time).

Thank you for your cooperation.

Sincerely yours,



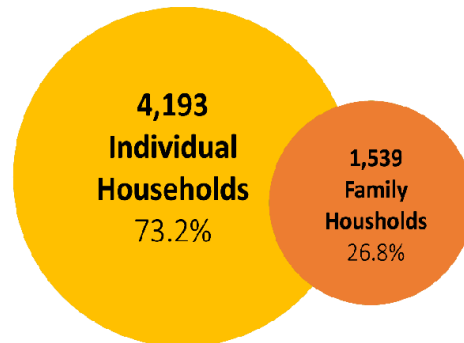
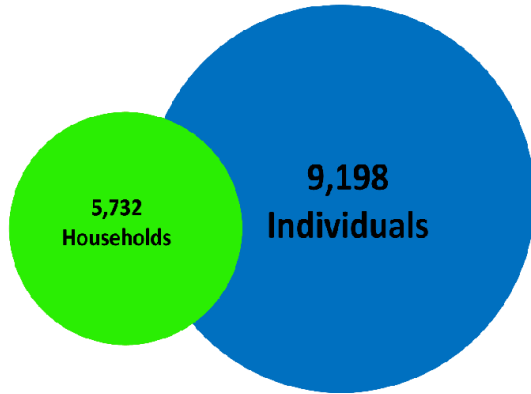
Teri M. Johnson
Operations Manager, AM Ops. 3

ATTACHMENT: 2023 Clients Served

Clients Served in 2023

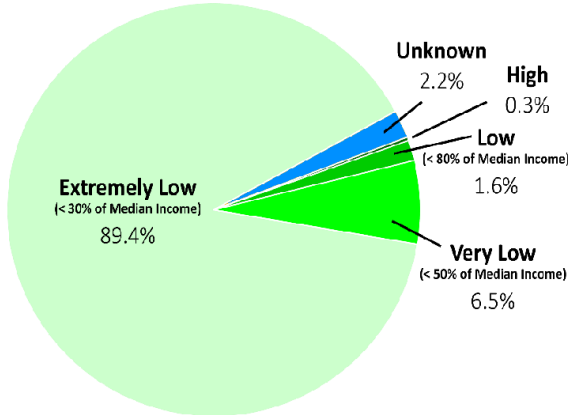
Households Served

In 2023, EDEN served **5,732 Households/9,189 Individuals**
 73.2% of households are individuals; 26.8% are families of 2 or more



Income Level

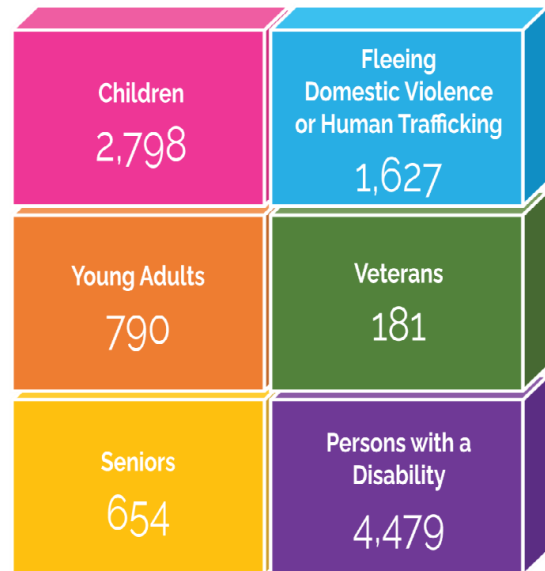
97.5% of households
 Do Not Exceed 80% of Area Median Income*



High (80% or above area median)	15
Low (80% or below area median)	92
Very Low (50% or below area median)	373
Extremely Low (30% or below area median)	5,126
Unknown	126

Special Populations

EDEN provides housing services for typically under-served populations*

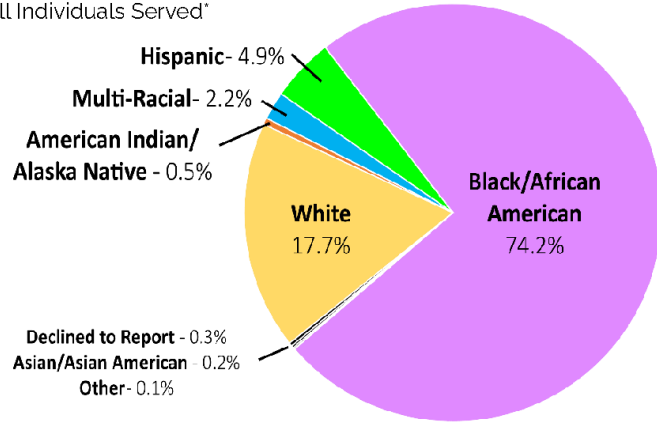


Clients Served in 2023

Ethnicity & Race

All Individuals Served*

Ethnicity/Race	Count
American Indian/Alaska Native	47
Asian/Asian American	16
Black/African American	6,823
Hispanic	451
Multi-Racial	199
Native Hawaiian or Pacific Islander	3
White	1,624
Other	11
Declined To Report	24



Age Range

5,732 Heads of Household*

Age Range	Count	%
Young Adult 18-24	397	7.0%
Adult	4,703	82.0%
Senior 65 and Over	632	11.0%

Age Range

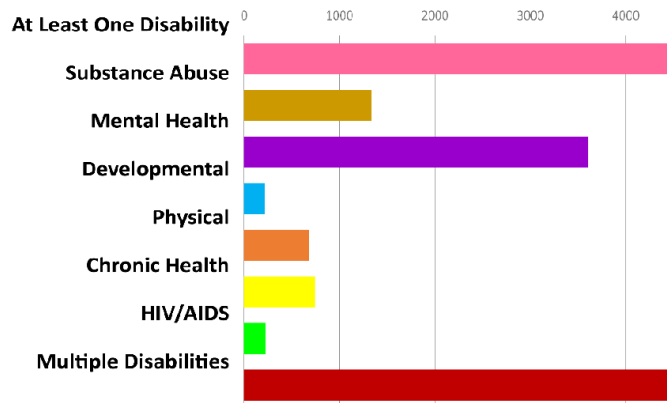
9,198 Individuals*

Age Range	Count	%
Child Under 18	2,798	30.4%
Young Adult 18-24	790	8.6%
Adult	4,956	53.9%
Senior 65 and Over	654	7.1%

Types of Disabilities

78.1% of Heads of Household Have One or More Disabilities*

Disability Status	Count	%
At Least One Disability	4,479	78.1%
Substance Abuse	1,335	23.3%
Mental Health	3,606	62.9%
Developmental	214	3.7%
Physical	680	11.9%
Chronic Health	745	13.0%
HIV/AIDS	221	3.9%
Multiple Disabilities	4,478	78.1%



ATTACHMENT: ANNUAL REPORT



2023 End-of-Year Update

Supplement to the 2023-2024 Annual Appeal

Thank You to Our 2023 Donors

Corporate Giving

Akron Fossils and Science Center
ALCA Associates
Allstate Hairstyling and Barber College
Angelo's Pizza
CHN Housing Partners
CLA (CliftonLarsonAllen LLP)
Cleveland Menu Printing
Cleveland Orchestra
Cleveland Zoo Society
DiGeronimo Companies
Drake Construction Co.
Energy Management Specialists
Enterprise Community Partners
Famicos Foundation
Front Steps Housing and Services
FrontLine Service
Gervasi Vineyard
Green Bridge Real Estate
Hard-away Support Services LLC
Hilti, DiFrancesco and Seiblod, Inc.
Huntington Bank
i.a. Lewin and associates, inc.
IFF
Independence Excavating, Inc.
JAFA Properties
Janus Small Associates
John G Johnson Construction
Joseph & Mary's Home
Legal Aid Society of Cleveland
Longhorn Rockside Rd
Marous Brothers Construction
Max StrengthFitness
McSherry & Co., LPA
Mistick Construction
MUI Construction, LLC
My Time Skin & Nails
Northcoast Litho
Northeast Ohio Coalition for the Homeless (NEOCH)
Oak Barrel Brasserie & Taphouse
Ogletree, Deakins, Nash, Smoak & Stewart, PC.
Olive Garden Parma Town
Oswald Companies
Parker Hannifin
PayPal Giving Fund
Pearte Vision - The Shoppes at Parma Town
Petland Parma - Parma Town

Pulp Juice and Smoothie Bar - Parma Town
Quaker State & Lube Valley View Recovery Resources
Regency Construction Services, Inc.
REMAX Crossroads Properties
Starfish Computer Corporation
Stella Luna Counseling & Wellness Center
Sterling Professional Group
Surety Title Agency
Swagelok Company
Synergy Woods
The Architecture Office
Third Federal Savings & Loan Community Development Department
University Settlement Inc.
Viking Bags
Walls of Books - Parma Town
Welcome House, Inc.
West Roofing Systems
Westfield Insurance Company
Wojcik Builders

Individual Donors

Anonymous
Jack & Jane Archer
Richard Areddy
Milton Baldo
Mark Baynes
Jessie Beck
Brian Boswell
Kevin & Amy Brown
Trish C
Karen Carter-Bell
Kenneth & Deborah Carr
Patrick & Joan Carney
Richard Carr
Irene & Gary Collins
Diana Cyganovich
Julie Demor
Melynda DeWitt
Linda Diefendorff
Lakeisha Dillard
Barbara & Darryl Dorsey
Jim Drake & Therese Sweeney Drake
Francis Engel
Judi & Chris Engel
Linda Erb

Bryan & Megan Evans
Adam Fried
Claire Gauntner
Elaine Gimmel
Karen Henderson
Ellen Kirtner-LaFleur & Zach LaFleur
Gerri Kornblut
Tony Love
Laurel Martinson
Ryan & Terri Marrie
Gary McClenton
Rachel Miskimins
Dennis & Mary Morton
Eric Morse
Cyndie & Phil O'Bryon
Ryan Olman
Suellen Oswald
Michael Parks
Sharon Parks
Emma Petrie Barcelona & Rob Barcelona
Ronald Petrie
Michelle Pollock
Jaz Qureshi
Khaz Ra'el
Bill & Jan Resseger
Robert & Kathleen Rosowski
Kelleen Savage
Cynthia Schumacker
Jacquie Skrzypiec
Joseph Spagnuolo
Susan Stevens
Christie Tatman-Stroh
Ari Terjanian
Rachella Tillman
Kerry & Tom Ubbing
Jack Vrnak
Lynn Walsh
Cindy Weaver
Rick Werner & Barbara Langhenry
Mark Whipkey
The Winters Family
Donna Withee

Board of Directors Donors

Dr. Andrea Jackson
Andre Campbell
Dawn Ellis
Matthew & Deanna King

Matthew & Lisa Large
Susan & Mike Licciardi
Nicholas McCauslin
Chris & Melissa Mertes
Amanda Miller
Jon & Molly Petrus
Kenneth Silliman
Michele & Rob Sommerfelt
Jessica Stoner
Phillip Studmire
John Mark Tichar
Timothy Williams

Foundation, Fund & Government Support

ADAMHS Board of Cuyahoga County
Anonymous
Bicknell Fund
City of Cleveland
Cleveland Department of Public Health/HOPWA
The Cleveland Foundation
Coalition on Homelessness and Housing in Ohio
Community West Foundation
Cuyahoga County
David B. Orlean Philanthropic Fund
Enterprise Community Partners
The George Gund Foundation
Healthy Lakewood Foundation
HUD—Continuum of Care Funding
Insurance Industry Charitable Foundation
MHARS Board of Lorain County
Nord Family Foundation
Northern Ohio NAIOP Charities
Ohio Housing Finance Agency
Patrick & Annette Stevenson Family Charitable Fund
Progressive Insurance Foundation
S. K. Wellman Foundation
Sandra Hoskins Legacy Foundation
Shorr/McKnight Fund
Sisters of Charity Foundation of Cleveland
State of Ohio—Department of Development
William C. Meier Foundation
William J. and Dorothy K. O'Neill Foundation

Here at EDEN, we are working hard to support our neighbors in Cleveland and all of Northeast Ohio. We have big goals and we cannot achieve them alone—we rely on the support of our community. Thank you to all who donated their time, talent, and treasure to help us achieve our vision of ending chronic homelessness and housing insecurities in Northeast Ohio.

EDEN adheres to the ten principles of the Association of Fundraising Professionals Donor Bill of Rights. For more info, visit www.EDENcle.org/support

Platinum
Transparency
2024

Candid.

EDEN has earned the **2024 Candid-GuideStar Platinum Seal of Transparency**, the leading symbol of accountability in the nonprofit world. Candid-GuideStar serves to legitimize nonprofits and is a source of information to potential donors and grantors. If you are thinking about donating to us — and we are incredibly grateful if you do — rest assured we value responsibility, transparency, and accountability with the funds with which we are entrusted. For more information, visit www.guidestar.org.

EDEN audits its financials every year to ensure an accurate, thorough review. At right is a summary of EDEN's audited financial results for the year 2022.

The current economic climate and impact of COVID-19 have greatly affected EDEN's bottom line. While income increased 13%, expenses also increased—at a rate of 18%. Despite EDEN's extraordinary record of success, these economic factors have placed great hardship on the organization, the people we serve, and on our community. Furthermore, stagnant/declining government support has led EDEN to shoulder a tremendous burden, as the organization is forced to cover more and more of its operating costs.

Securing flexible philanthropic support will play a critically-important and ongoing role in meeting EDEN's operational needs and program priorities. You can help! Visit www.EDENcle.org/support

Income

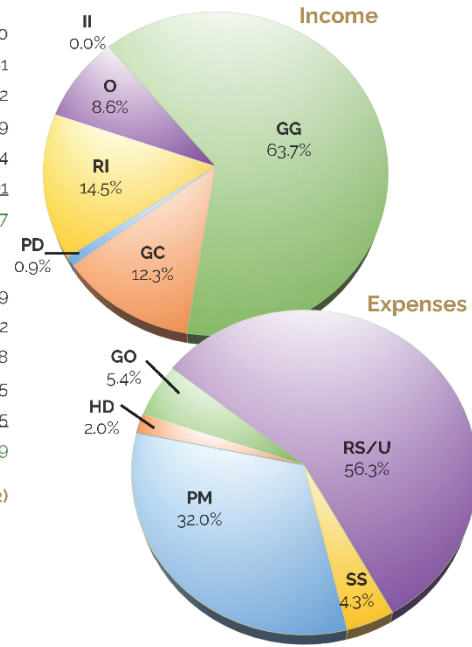
Government Grants (GG)	\$28,588,310
Grants & Contributions (GC)	\$5,522,481
Property Development Fees (PD)	\$414,862
Rental Income (RI)	\$6,504,659
Interest income (II)	\$7,274
Other (O)*	\$3,866,201
Total Income	\$44,903,787

Expenses

Rental Subsidies/Utilities (RS/U)	\$27,635,449
Supportive Services (SS)	\$2,130,952
Property Management (PM)	\$15,717,668
Housing Development (HD)	\$965,775
General Operating (GO)	\$2,636,085
Total Expenses	\$49,085,929

Net Income (\$4,182,142)

*Other: Small Grants, Front Desk Grant Income, Forgiveness of Debt Income (Forgivable OHM-AS Grants)



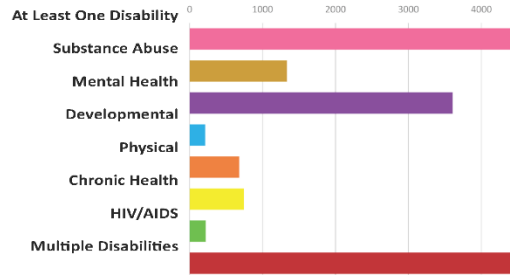
Those We Served in 2023

By Program

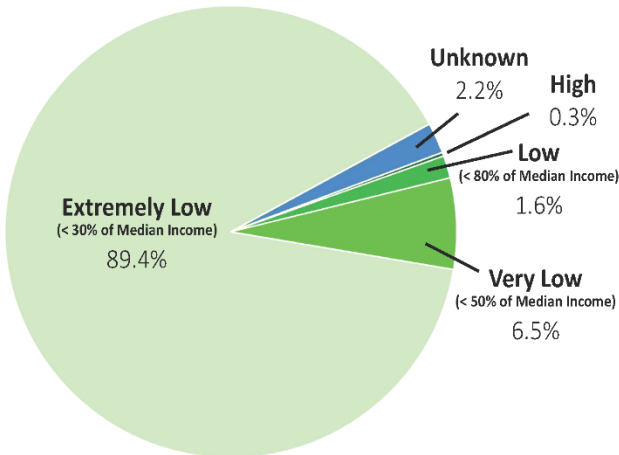
	Households	Individuals
Rapid Re-Housing	1,636	3,340
HUD Programs	31	56
EDEN-Owned Scattered Sites	266	351
Long-Term Supportive Housing Subsidy (SHS)	1,746	3,392
Permanent Supportive Housing	944	950
Norma Herr Women's Shelter	1,109	1,109
Total	5,732	9,198

Types of Disabilities

78.1% of Heads of Household Have One or More Disabilities*



Income Level of All Participating Households



Special Populations Served

