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. We ask all of you who donate your talent, time, and treasure to help us achieve our vision of ending chronic homelessness and housing insecurities in Northeast Ohio.

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EDEN has earned the 2022 Candl-Guidestar Platinum Seal of Transparency; the leading symbol of accountability in the nonprofit world. Candl-Guidestar serves to recognize nonprofit trust and is a source of information to potential donors and grantees. 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 which we are entrusted. For more information visit www.EDENcle.org/support.

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EDEN is a contract agency of the Alcohol Drug Addiction and Mental Health Services Board of Cuyahoga County.

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30

The agency also owns Norma Herr Women’s Center, which is the primary shelter in Cuyahoga County for single adult women.

EDEN also administers rental assistance for nearly 4,000 households per month, focusing mainly on persons who have disabilities and are homeless. This includes individuals, families, and citizens re-entering our community from institutions. Additionally, EDEN is the primary provider of the Rapid Re-Housing Program (time-limited rental assistance) in Cuyahoga County.

EDEN is a nationally recognized housing provider through our 19 affordable housing programs. While EDEN focuses on such housing activities as development, location, housing stability, landlord relations, inspection, maintenance, and management, the agency also partners very closely with dozens of community-based organizations to ensure that tenants obtain the support services they need to improve their health and well-being and sustain permanent housing.

Housing is our foundation, and the linkage of housing and services is the key to the success of the clients we serve.

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ACCOUNTABLE

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 2020. EDEN’s administrative costs are lower than typical nonprofits as a result of low administrative allowances on government grants. This results in the organization’s reliance on private and public unrestricted donations and grants.

<table>
<thead>
<tr>
<th>Income</th>
<th>Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Government Grants (GGO)</td>
<td>$42,428,815</td>
</tr>
<tr>
<td>Grants &amp; Contributions (GGO)</td>
<td>$6,510,171</td>
</tr>
<tr>
<td>Property Development Fees (POD)</td>
<td>$514,576</td>
</tr>
<tr>
<td>Rental Income (RRI)</td>
<td>$6,360,367</td>
</tr>
<tr>
<td>Interest Income (II)</td>
<td>$16,132</td>
</tr>
<tr>
<td>Other IO</td>
<td>$7,039,804</td>
</tr>
<tr>
<td>Total Income</td>
<td>$77,769,862</td>
</tr>
</tbody>
</table>

**Rental Subsidies/Utilities (RS/U)**: $24,938,394

**Supportive Services (SSI)**: $178,747

**Property Management (PMI)**: $9,073,152

**Housing Development (HD)**: $697,305

**General Operating (GOG)**: $1,402,114

**Total Expenses**: $37,494,712

**Net Income**: $37,275,150

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

**Total Expenses**

**Rental Subsidies**

**Leases**

**General Operating (GO)**

**Property Management (PM)**

**Supportive Services (SS)**

**Rental Income (RI)**

**Property Development Fees (PD)**

**Interest Income (II)**

**Grants & Contributions (GC)**

**Government Grants (GG)**

**Expenses**

**Total Income**

**Total Expenses**

**Net Income**

**Other**

**Income Level of All Participating Households**

**Vulnerable Populations Served**

**Without an address, you don’t have the benefits of society. You need an address to get health care, find a job, get a license. That doesn’t mean that once we give them an address, their problems are solved. But it gives them a foundation from which to address the causes of their homelessness. And that foundation gives them the opportunity to be re-woven back into the fabric of society.**

-Dennis Morton, EDEN Board of Directors

All of these tenants were homeless, but they found a safe, secure home with EDEN. Join us in celebrating their accomplishments that housing made possible.

**SIGNIFICANT**

EDEN served a total of 4,544 households (HH) / 7,160 persons (P) in 2021, the highest ever in EDEN history. Its clientele represents the most vulnerable populations in Northeast Ohio.

**Income Level of All Participating Households**

**Vulnerable Populations Served**

**TRANSFORMATIVE**

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When Dartrell was 7 years old, he was recruited by gang members to help run drugs. This led to him being in and out of the criminal justice system throughout his adolescence. Homelessness followed him everywhere. “When I add up all the times I was on the streets and in and out of shelters, it comes to about ten years. And then I heard about EDEN.”

Dartrell has been living at the Commons at West Village for five years. “It was scary at first, because I didn’t like having rules, but I wanted to feel safe. I got put out of every place that I’ve been since I was seven years old. So to be able to have my own keys and pay my own rent … just having responsibilities is a big thing to me.”

When Dartrell first moved into West Village, he started volunteering for the Catholic Diocese Food Pantry across the street. He impressed the staff with his hard work. When a job opening arose, they offered it to him. “I was a manager in six months. And I just want to see if maybe I can get into upper management—I want to be helping everybody.”

When Tim was diagnosed with severe and persistent mental illness, his work suffered. He lost his job. He lost his home. He became homeless. While Tim was living on the streets, he considered staying at a shelter, but it did not offer mental health services. In 2012, Tim found EDEN. The agency placed him in his own apartment and connected him with Mental Health Services (now FrontLine Service). He was able to see a doctor who fine-tuned his diagnosis and worked with him to adjust his medications.

“EDEN gave me exactly what I needed - a home and help with my illness,” he affirmed. Tim saved his money for a down payment so he could purchase an affordable home. “Now I live in my own home, and I have a car!” He even got a job as a school guard for Constellation Schools in Old Brooklyn. “I am so grateful for EDEN for helping me succeed.”

Eight months before she was to finish her 22-year prison sentence, Wanda spent 5 hours a day on the phone, networking so that she wouldn’t have to go to a homeless shelter when she was released. That persistence paid off: 17 days before her release, Wanda was assured a home at EDEN. She now lives in the upstairs of a two-family brick home, beautifully decorated with refurbished furniture that anyone would envy.

Wanda is active in Building Freedom for Ohio (BFO), a nonprofit focused on helping people succeed out of prison. Their mission is to help people who left prison and want to become integrated into the community. Of critical importance is training in the trades so that participants can get jobs that pay a living wage.

Wanda helps whenever she can, especially speaking to at-risk teens so that they don’t make the same mistakes she did. “BFO is a safe place for former inmates to go to. They give you things to do so you can fill your days with activities. Most important, you connect with a community that can help you rejoin society.”

-Wanda, Board Member
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EDEN’s mission is to provide housing solutions to people facing the challenges of housing insecurities and homelessness.

What began as one residence in 1991 has grown exponentially—yet judiciously—over the past 30 years.

EDEN now owns and manages more than 250 units of scattered-site housing for individuals and families who have a member with a mental illness. It also owns and manages 800 units of Permanent Supportive Housing for chronically homeless individuals. An additional 50 units are currently in development to eventually house young adults who are currently homeless.

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