



September 2024

EDEN's Latest Real Estate Development



The Lotus

The Lotus (formerly called Cuyahoga TAY) is EDEN's first young adult PSH/LITHC apartment building serving individuals and families between the ages of 18 – 24. Located at 1417 East 45th Street, this 50-unit community consists of 12 family units and 38 single occupancy units. The family units are 2-bedroom suites that are 843 square feet, and the single 1-bedroom suites are 552-717 square feet. The units are fully furnished apartments with a full kitchen that includes the refrigerator, stove and stove hood. The building is split with 25 COC designated units and 25 CMHA designated units. Community areas include a fitness room, computer room, basketball court, playground, and more. The LOTUS is scheduled for occupancy in October/November of 2024.



The development will include a community room, property management area, and other social service support spaces, offices, and community spaces. The building will contain three fully mobility impaired unit and one unit for hearing/vision impairment.



Nelson Court

Nelson Court is a unique rehab of an existing four-unit apartment building: a new two-bedroom unit was built on the roof of the property! Located at 11710/11712 Nelson Court in Lakewood, Ohio, this apartment building was built around 1910 with four one-bedroom units. EDEN completed a total renovation and added a two-bedroom unit on the roof. The four original units will provide a home to persons who are living with a behavioral health disability and are connected to a contract agency of the ADAMHS Board. The 2-bedroom unit will provide a home to a family experiencing homelessness whose head of household has a behavioral health disability and will be referred by Coordinated Entry.

The renovation cost more than \$1,000,000 to complete, including hard and soft costs. Funding came from the Ohio Housing Finance Agency, the City of Lakewood, Ohio Department of Mental Health and Addition Services, Cuyahoga County, and EDEN equity.

The rehab included a completely reconfigured layout to open the kitchen up to a contemporary design, new bathrooms, new flooring, new LED lighting, new HVAC, and new windows. The building features energy upgrades and water-sense plumbing. The renovated property is now certified under LEED NGBS standards, demonstrating leadership in energy efficiency and design. There is a small parking lot in front of the building, and additional parking is available on Coutant Avenue.



Walton Avenue/Norma Herr Renovation Preparation

2710 Walton Avenue was purchased from the VOA of Ohio and Indiana for the purpose of using this building as a temporary swing space to facilitate renovation activities at Norma Herr. The development looked for temporary swing for over a year, exploring opportunities for temporary shelter, to ultimately, land on Walton Avenue. The swing space was part of a master plan to reduce the census at Norma Herr to commence rehab of the building without compromising the safety of staff and guests during construction.

Walton Avenue has two buildings that are attached on the property. There is a 4 story house that is attached a one story gymnasium. The gymnasium building also has a full story basement. Prior to acquisition, EDEN studied, with HDS Architect, the most economically feasible way to convert the building into a temporary homeless shelter. With funding provided solely by Cuyahoga County office of homeless services, the building was rehabbed to include office space for the YWCA, showers and bath facilities, a hot room for bed bug treatment, a dining room, a warming kitchen using used equipment, and an outdoor smoking area.



On September 11 thru the 13th, 102 guests at Norma Herr were moved to Walton Avenue to temporarily occupy the building for a 2 years period. EDEN began construction on Monday, September 16th in the basement at Norma Herr to to convert that space into non-congregate shelter.

EDEN'S TAILGATE FOR THE HOME TEAM

Join us on **October 26 from 2:00 - 6:00 at Goldhorn Brewery for EDEN's TAILGATE FOR THE HOME TEAM ...** a FANTASTIC time filled with great food and brews, games, valuable prizes, and a passionate celebration of EDEN's mission. Dress code suggestions include sports-themed casual wear, such as jerseys and jeans. For those who wish to go all out, there will be a prize for the best "fanzone fit"! (see www.EDENcle.org/event for more info.)

We expect 200-300 attendees, and we need your help to make this a great event! Event volunteers will have their ticket comped. Please email Jacquie at jacq@edencle.org if you want to help on the following committees:

- **Decorating** — Get the venue looking fun and fantastic!
- **Friday Set-Up** — Help set-up the event the day before!
- **Games of Chance** — Coordinate the games of chance at the event!
- **Raffle Prize Helpers** — Stroll through the prize area during the event and help attendees with their tickets!
- **Raffle Prize Procurers** — Solicit prizes and gift cards!
- **Raffle Prize Set-Up on October 9th** — Consolidate the prizes and make them look fabulous!
- **Saturday Tear Down** — When the party is over, let's all chip in and fold up all the chairs, pack up, and clean up.
- **Ticket Sales** — Sell raffle tickets during the event!
- **Volunteers & Selfie Station** — Use people's phones to take their pictures at our fabulous selfie area!
- **Welcome & Nametags** — Welcome guests and give them their nametags!

If you wish to simply attend the event---we want to celebrate EDEN with as many staff as possible--you can purchase them at www.EDENcle.org/staff by clicking on the link. Employee tickets are \$55 for up to two tickets, (our costa), and you can sponsor a table of 8 for \$500. (These prices are for staff, only.)

A True TEAM Effort is Needed!!!

- **Help us get sponsors!** www.EDENcle.org/event-sponsor and www.EDENcle.org/sponsor
- **Help us get raffle prizes like gift cards and gift baskets!** www.EDENcle.org/event-items and www.EDENcle.org/prizes
- **Donate prizes yourself!—Or TEAM up with your department!** www.EDENcle.org/event-items
- **Help us sell 50/50 raffle tickets!** www.EDENcle.org/raffle-50-50
- **Help us sell tickets to the event!** www.EDENcle.org/event

Your efforts can get YOU prizes!!

Each form asks "if you heard about the event from an EDEN employee, what is that employee's name?" We will add up total dollars raised for each employee, and the Top 3 will get a prize!

- **3rd place:** 10 raffle tickets for a chance to win a Tier A prize valued between \$50 and \$199
- **2nd place:** 10 raffle tickets for a chance to win a Tier B prize valued between \$200 and \$499
- **1st place:** 10 raffle tickets for a chance to win a Tier C prize valued at least \$500

Do you have questions or would like some help? Contact Jacquie.



YARDI Update

Transitioning from TENMAST to YARDI has been a massive, sometimes overwhelming undertaking. All team members who have been involved in this process must be lauded for their dedication and tenacity to keep working on this to make sure EDEN operations continue. Our goal is to get most challenges resolved by the end of October. We are all looking forward to starting 2025 with a new, more efficient operating system that will allow us to serve the participants, housing providers, vendors, and more who help us further our mission.



What we have accomplished so far ...

- ACH payments to Property Owners began in September
- URP cards started to be loaded in August
- Training/troubleshooting continues with Wise Consulting & YARDI
- Resolved:
 - 40% vs 30% for HAP participants
 - How to complete grant changes
 - How to change a unit
- Core team meets weekly

Challenges we are working on ...

- Missing participants
- Missing properties
- Determining if units should be on Affordable vs PHA side
- Entering inspections done during conversion
- Letters/forms not in YARDI
- Assigning work orders
- Ability to change Techs assigned to work orders
- Correcting recert dates
- Correcting annual inspection dates
- Set up budgets

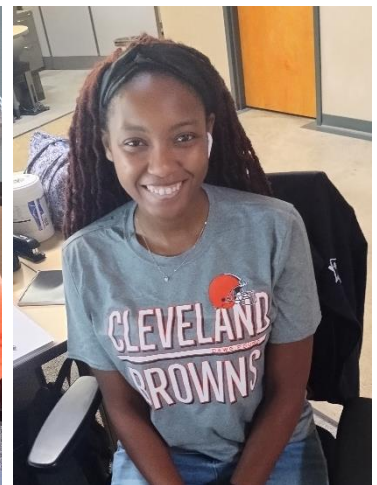
Participant Story Initiative



We are determined to spread the word about how housing transforms the lives of those who have been at risk for homelessness or unhoused! Please think about the participants you work with. Do any have interesting stories? Would they be willing to share? If so, please forward their name and phone number to Jacquie. If you want to call her on TEAMS to discuss this and get some ideas, please feel free to do so.

2024 Spirt Week

Following are a few pictures of this week's events. Kudos to the Events Committee for creating such great occasions for elevating up our spirits!!



2024 Summer/Fall Event at Forest City Shuffleboard

Once again, thank you to the Events Committee for such a great time!



Please Join the HOME TEAM

Saturday, October 26, 2024 | 2:00 - 6:00 pm

Goldhorn Brewery | 1361 E 55th St, Cleveland, OH 44103

Early Bird Tickets: \$70 each/2 for \$125
(\$80 each/2 for \$150 after 9/26/24)

Early Bird Tables of 8: \$525 each (\$640 after 9/26/24)

Register online: www.EDENcle.org/event

Staff Profile

Jessica Middlebrook, Housing Stability Specialist for Families



My name is Jessica Middlebrook, and I am the oldest of 7. I have 3 brothers and 3 sisters. Our parents thought it would be funny to start all our names with a J. I have been in a relationship with my partner for 6 years and we have a dog name Bruno. I love watching investigation TV shows. I love art and crafts and spending time with my goddaughter Amani.

I love watching international street food videos. My family calls me the queen of the barbecue grill. I will be an auntie for the first time in February 2025.

I started my career out at the Providence House of Cleveland, a haven shelter for children. While there, I was attending college online for Health and Human Services. Once I graduated, my advisor set up an interview for me at FLS, where I worked in the PSH buildings with the mobile health team as a care coordinator for the famous Dr. Cynthia Vrabel.

I like to say my career chose me. I always wanted to work in the medical field, which why I have a degree in Medical Administration. I accepted a job at FLS as an outreach care coordinator. I knew nothing about FrontLine Services or what they did. When I got my work assignment with all the outreach sites, the top of the paper said Permanent supportive Housing. I absolutely loved PSH. It was never a dull moment, but it was a place of safety and security for a population of people who needed it the most. The EDEN staff who worked in the building showed love and compassion to individuals, and I loved to see it.

During COVID, FLS suspended the outreach mobile clinic. And I did what most Americans were doing ... looking for work. I was on Indeed and found a job posting for EDEN. I applied to be a housing locator and a PSH front desk clerk. The housing location team called me back first. 3 years later, I am now a part of the team that I adored so much when I first entered this field.

My strengths are that I get things done. I feel that, if I was on the other end of the table, I would want to be a priority. I try to be the best I can be for my clients.

I housed a lady who had been in prison for about 20 years. She was a tough cookie and she wanted what she wanted. She gave me a run for my money. When I finally housed her, she said, "Jessica, you changed my life. Keep being you!"

My goals are to see where life takes me, keep getting education, and expand my knowledge. Life is short, and you are amazing, Brave and ENOUGH.

Shining Star Award

Jessica Middlebrook

- A Team Player
- Compassionate and will go to bat for her clients
- Firm but understanding
- Ready to jump in when needed
- She has a good sense of humor
- Her co-workers call her the investigative reporter



Recognize a Fellow Employee

Let’s celebrate excellence at EDEN! If you are aware of a staff person doing something really great, tell us about it! Go to www.EDENcle.org/staff and click on the link on the right. Just enter the person’s name and why they deserve recognition!

Current Job Postings

For more information, visit www.EDENcle.org/work or contact Toya Jordan at tjordan@EDENcle.org.

- Community Housing Agent
 - Housing Specialist
 - Maintenance Technician
- Property Manager of Permanent Supportive Housing Residential Building (2)
 - Property Manager of Scatter Sites
 - Scattered Site Maintenance Technician

Welcome New Hires!

Welcome to everyone who has been hired from August 15 through September 15!

- Darrell MooreCustodian at Greenbridge I
- Douglas Chambers.....Custodian at Greenbridge II
- Chavitta Powell..... Housing Locator
- Donyah PerinePayroll Coordinator
- Tyvaughn Joyner..... Maintenance Tech at Buckeye
- Rameel Abdulbasit.....Regional Property Manager
- Heather Miller Internal/External Assistance Processor
- Schenese Small Housing Specialist

Congratulations to Staff on the Move!

Congratulations to the following staff who have been promoted, changed positions, or earned certification from August 15 through September 15!

- Terry Lowry Part Time Front Desk at Northridge



We Want Your Feedback and Suggestions!

We want to hear from you! Your work is very important to us, and we know that you have some great ideas that can help us improve how we do business. Please go to www.EDENcle.org/staff and submit your feedback and suggestions. Thank you!

EDEN Apparel

Melanie Minyard is now coordinating EDEN's Apparel Program. Her email is mminyard@EDENcle.org. Go to www.EDENcle.org/staff for a link to the order form.

