



## For Immediate Release

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## CHN Housing Partners, EDEN, Partners and Community Members Celebrate the Groundbreaking of Emerald Senior

*\$21 million development will transform vacant lots into affordable housing  
for seniors and senior veterans*

**Cleveland, July 10, 2025** – CHN Housing Partners (CHN) and Emerald Development and Economic Network, Inc. (EDEN) celebrated the groundbreaking of Emerald Senior, a 62-unit supportive housing apartment building for seniors in the Glenville neighborhood with 25-units reserved for senior veterans. This development is designed to offer affordable housing and supportive services to senior veterans with a disability and seniors with a disability experiencing housing insecurity.

“We are proud to collaborate with EDEN to bring affordable housing to 62 veterans and seniors through Emerald Senior Apartments,” said Kevin Nowak, president and CEO of CHN Housing Partners. “Thanks to the support of Councilman Conwell, OHFA, County Executive Ronayne and Mayor Justin Bibb, we can provide a safe and supportive home to members of our community who have done so much for us.”

Emerald Senior Apartments is a \$21 million investment in Glenville and Cleveland’s seniors. Funding primarily comes from a 9% low-income housing tax credit award from the Ohio Housing Finance Agency. Additional funders include the City of Cleveland, Cuyahoga County, the Home Depot Foundation and the Federal Home Loan Bank of Cincinnati. Rental subsidies for veterans living in the building will be provided by the Veterans Administration (VA) and administered by the Cuyahoga Metropolitan Housing Authority. Rental subsidy for the remaining units will be provided by the Cuyahoga County Continuum of Care.

“While it has been a long journey to get here, we are incredibly thankful to our partners who have walked alongside us every step of the way” stated EDEN’s Executive Director, Elaine Gimmel. “Emerald Senior will fill a critical gap and growing need for supportive housing for seniors and senior veterans who are experiencing housing instability, some for the first time. We are witnessing more older adults entering the homeless system and this development is a direct response to that alarming trend. Emerald Senior represents a commitment to ensuring that our aging Veterans and seniors have an affordable, high quality, and safe place to call home.”

Intentionally designed to offer holistic support to veterans and seniors, Emerald Senior Apartments will have on-site supportive services provided by the Benjamin Rose Institute and the Veterans Administration. Supportive services will include client-centered, holistic services designed to assist in recovery from trauma, space and support to achieve goals related to housing stability, education, healthcare and wellbeing, skill development to increase self-sufficiency outside of support housing as well as case management, counseling, healthcare, life skills training and educational linkages.

"Emerald Senior is a testament of what it means to be a Clevelander - We look out for our fellow residents," said Cleveland Mayor Justin Bibb. "Through this development, 62 seniors and senior veterans will have a safe, affordable place to call home and we continue to bolster the growth of the Glenville neighborhood."

Emerald Senior Apartments will revitalize long-vacant land in the City of Cleveland. The site was chosen for its proximity to RTA bus routes and amenities such as the VA Main Campus, University Hospitals and the Cleveland Clinic, the Langston Hughes Branch of the Cleveland Public Library and ample retail stores.

"Today is a great day for Glenville as we celebrate the groundbreaking for Emerald Senior," said Councilman Kevin Conwell, who represents Cleveland's Ward 9. "Emerald Senior supports our seniors, senior veterans and those with disabilities and will bring increased development to Glenville. I am incredibly proud to support Emerald Senior and look forward to future developments in my ward."

Utilizing the supportive housing philosophy, Emerald Senior joins the Cuyahoga County Supportive Housing Coalition's portfolio of developments. This coalition, led by Enterprise Community Partners with CHN, EDEN and Frontline Services serving as operational partners, has created over 782 homes across 13 buildings and seen an 82% drop in homelessness since the initiative began in 2006.

"The groundbreaking of Emerald Senior is a significant milestone for Cleveland's Glenville neighborhood and all of Cuyahoga County. This development will provide safe, affordable housing and supportive services for our seniors and senior veterans, allowing them to age with dignity," said Cuyahoga County Executive Chris Ronayne. "We're proud to support this work and look forward to bringing more projects like Emerald Senior to communities across the County."

Construction for Emerald Senior is expected to be completed in the Fall of 2026, after which leasing will begin so residents are able to move in throughout the Winter. It is anticipated that the building will be fully leased by early 2027.

"Emerald Senior will be a great asset to the Glenville community," said John Anoliefo, executive director of Famicos Foundation. "At Famicos, we are committed to providing stable, affordable housing for all of our residents, and Emerald Senior will do just that for 62 seniors and senior veterans."

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## **ABOUT CHN HOUSING PARTNERS**

Founded in 1981, CHN Housing Partners is a large-scale affordable housing developer, housing service provider and residential lender that works with its partners to solve major housing challenges for low-income people and underserved communities in Ohio, Michigan and Pennsylvania. CHN partners with utility companies, financial institutions and public agencies to manage and deliver large-scale housing resources. CHN also partners with people—low-income individuals, families, seniors, the disabled and the homeless—to improve their housing stability. CHN’s impact in Cleveland includes 3,200 new homeowners, the housing stability services it provides annually to more than 60,000 individuals, and the development of 7,100 new homes. CHN is a chartered member of the NeighborWorks America network. <https://www.chnhousingpartners.org>

## **ABOUT EDEN**

Founded in 1991, EDEN’s mission is to provide housing solutions to people facing the challenges of housing insecurities and homelessness. EDEN provides housing assistance to approximately 3600 households each month, focusing mainly on people living with disabilities and those who are experiencing homelessness. Additionally, EDEN is the primary provider of the Rapid Re-Housing Program in Cuyahoga County. EDEN now owns and manages more than 250 units of scattered-site housing for individuals and families who have a member connected to the behavioral health system. The agency also owns and manages 14 Permanent Supportive Housing (PSH) buildings with 850 units of housing for persons experiencing homelessness, focusing on long term homelessness. EDEN also owns the Norma Herr Women’s Center, which is the primary shelter in Cuyahoga County for adult women. <https://www.edencle.org>

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*Images available upon request*