



Richland County Land Bank  
November 6, 2024

# Agenda

- Brief History/Overview of Our Program
- Future of Wayfinders Ohio
- Questions



# Brief History...

- Opened March 1990 (Mansfield-Richland-Morrow Total Operations Against Poverty)
  - 163 W. Fifth St.
  - 18 Women/Children Only
- Current location – 1995 Donation through Richland County Foundation
  - Factory? Junior Achievement Program?
  - Opens in 1998
- 2007 – Separation from MRMTOAP, Inc. (Harmony House)
- 2022 – Wayfinders Ohio



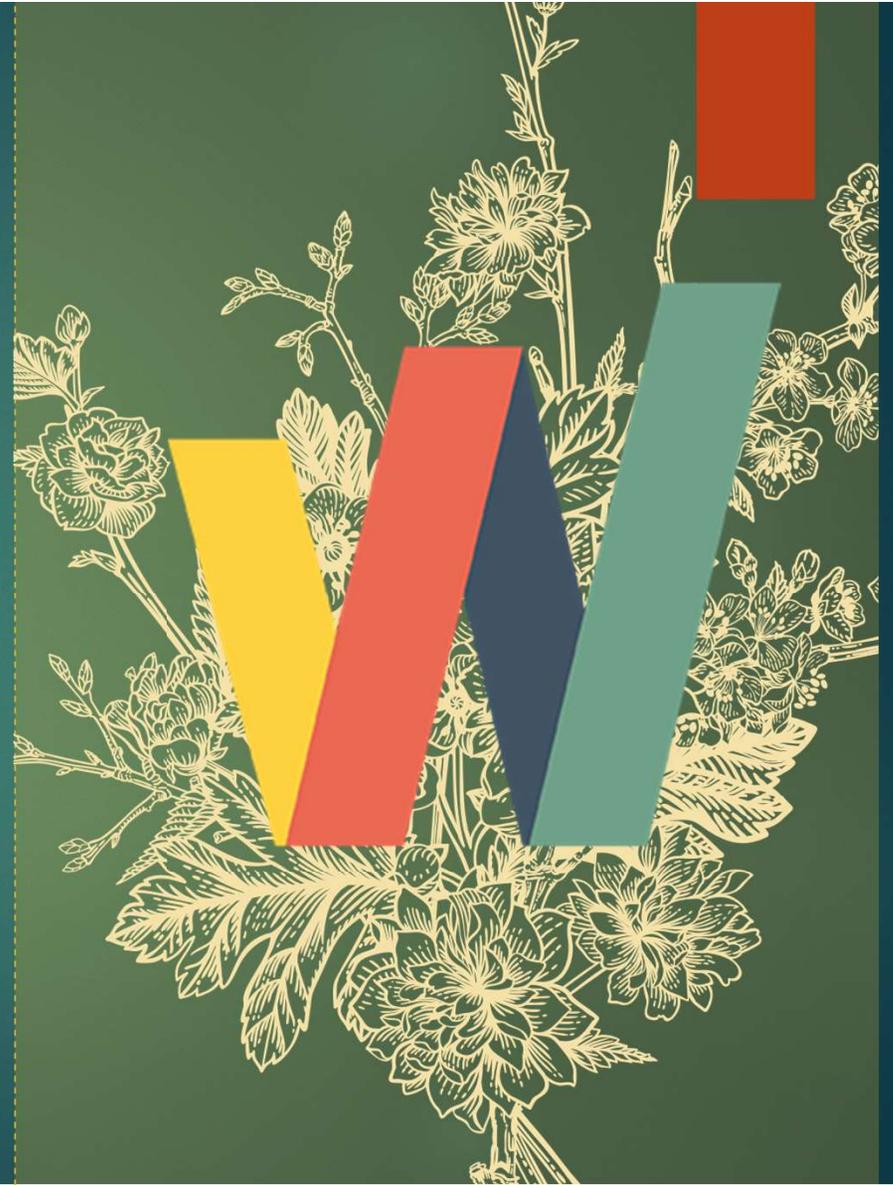
# Today's Operations...

- 600+ Clients/Year
- 58 Total/Day
  - 36 Women/Children – Top Floor
  - 22 Men – Bottom Floor
  - 7 full baths, 2 kitchens
- Rental Assistance
  - GLCAP (Great Lakes Community Action Partnership)
  - Richland County Foundation



# Staff Overview...

- Executive Director
- Assistant Director
- Housing Manager
- 2 Case Managers
  - 1 Men
  - 1 Women/Children
- Shelter Aides
  - 24/7 staff coverage



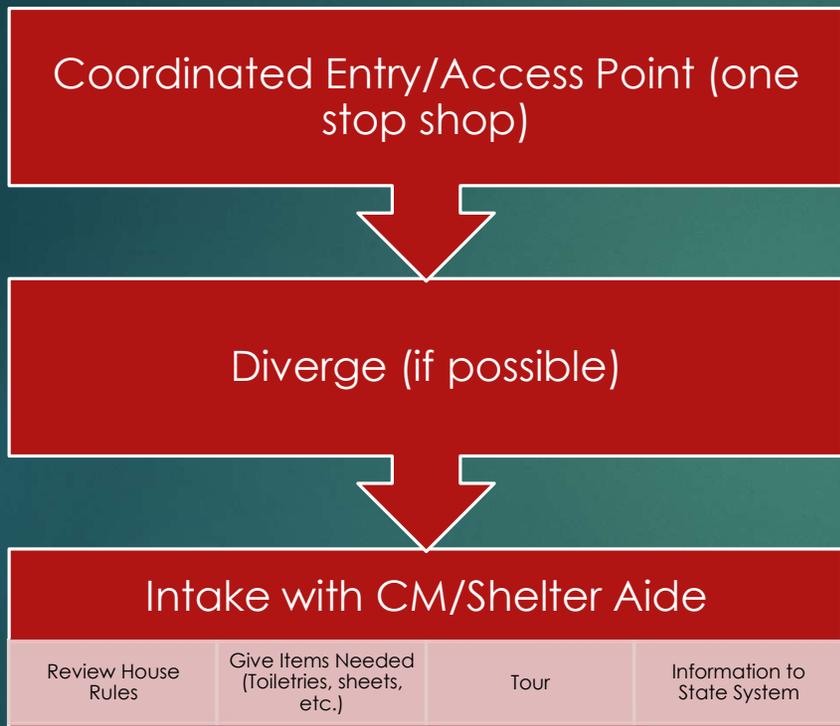
# Emergency Shelter Program...

Year	Clients Served
2019	525
2020	462 (Covid19)
2021	397 (Covid19)
2022	582
2023	608

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# Intake: How It Works...



# Case Managers/Mentors, Guides and Advocates...



- Certified Community Health Workers (CHAP)
- Intake Process
- Weekly 1:1 Meetings
- Weekly House Meetings
  - Staffing Agencies
  - Topics
    - Budgeting, Cooking, Relating to Others, Landlord/Tenant Issues, Basic Life Skills

# Mentors, Guides and Advocates...

- Medical Needs
- Mental Health Needs
- Addiction Treatment
- Childcare/School Enrollment
- Clothing Procurement
- Applying for Cash Assistance and/or Health Insurance
- Addressing Food Insecurities
- Job Placement
- Housing Assistance (VI-SPDAT)

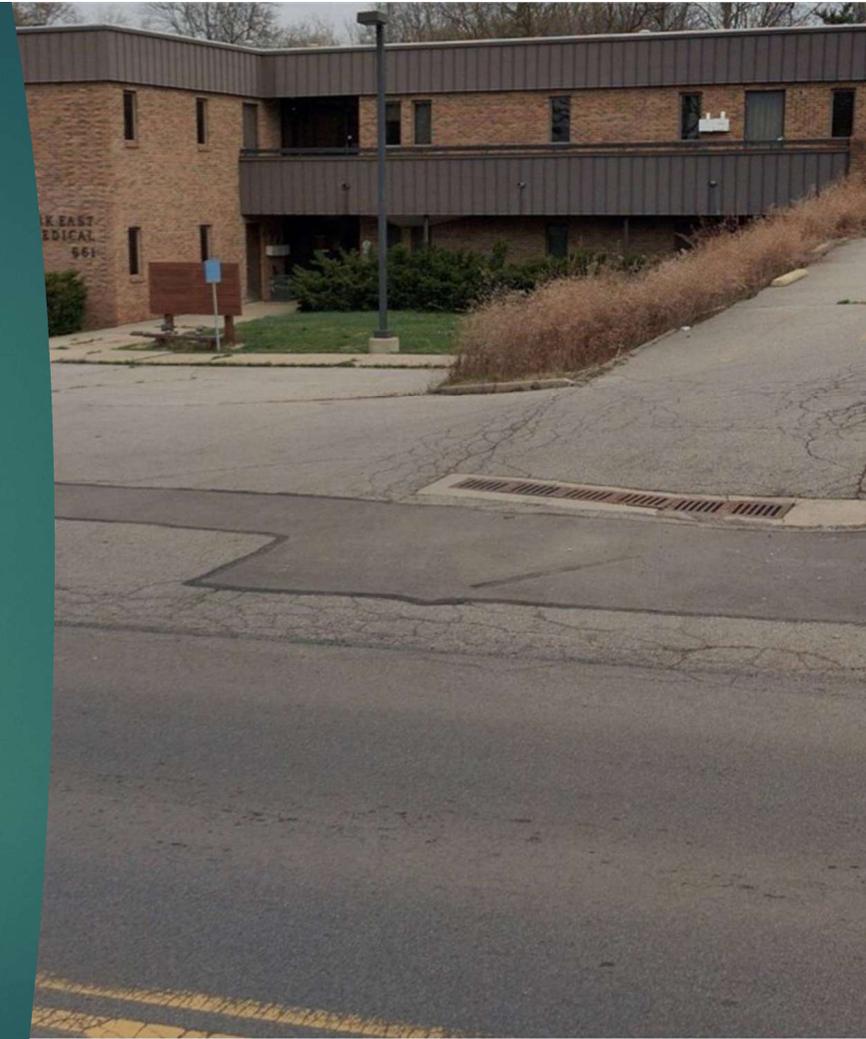


# Housing Manager

- Liaison between Client and Local Landlords
  - Searching for Available Rentals
  - Inspect Units
  - Understanding Lease Terminology
- ▶ GLCAP/RCF
  - ▶ 1<sup>st</sup> Month Rent
  - ▶ Security Deposit
  - ▶ 2<sup>nd</sup> Month – 75% Assistance
  - ▶ 3<sup>rd</sup> Month – 50% Assistance
  - ▶ 4<sup>th</sup> Month – 25% Assistance

# Future of Wayfinders Ohio...

- ▶ 661 Park Avenue East
  - ▶ Land Bank Possession
  - ▶ 5-6 Offices/Pods
  - ▶ 12,500 sq. ft. between 2 floors
  - ▶ \$2.094-\$2.602mil renovation estimate



0-075-18-000 04/03/

# The Vision...

- 58 Individuals Today – 75 – 90!?
- Emphasis on Pods – Families, Youth, Etc.
- Multi-Purpose Warming/Cooling Center – already staffing
- Proximity to Catholic Charities
- Computer/Learning Lab
- Training Room
  - 10am-1pm
  - Financial Planning, Meal Prep, Basic Mechanical

## The Benefits...

- Room for Addition
- On the Bus Route (7am-5pm M-F)
- Proximity to Sheriff's Office/Shared Parking
- No immediate changes to staffing required
- Staff Offices/Privacy for Clients
- Increased Dignity for Clients
  - Males – Share one big open room
  - Females – 4 to 120 sq. ft. room
- Employee Breakroom

## The Details...

- Elevated Walkway to be replaced
- Potential for Mold Issues
- Sprinkler System to be Installed
- Plumbing, HVAC, Electrical Check Out
  - Water – 1" Water Main
  - Gas – 2" Gas Main
  - Electrical – 150KVA, 208/120V, 3Phase 4W
- Bidding/Renovations in 2025, In in 2026

# The Cost...

	<b>\$2,094,000</b>	<b>\$2,602,000</b>
Architectural	\$652,000	\$1,047,000
Plumbing	\$258,000	\$258,000
HVAC	\$172,000	\$172,000
Electrical	\$512,000	\$512,000
Fire Suppression	\$120,000	\$120,000
Site Work	\$34,000	\$43,000
Furnishings/Equipment	\$94,000	\$142,000
Soft Costs	\$252,000	\$308,000

# Partners



**Richland County  
Land Bank**



# Questions

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