



Richland County
Board of Commissioners
December 17, 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
 - Opens in 1998
- 2007 – Separation from MRMTOAP, Inc. (Harmony House)
- 2022 – Wayfinders Ohio
 - Continued Opportunity for Brand Awareness



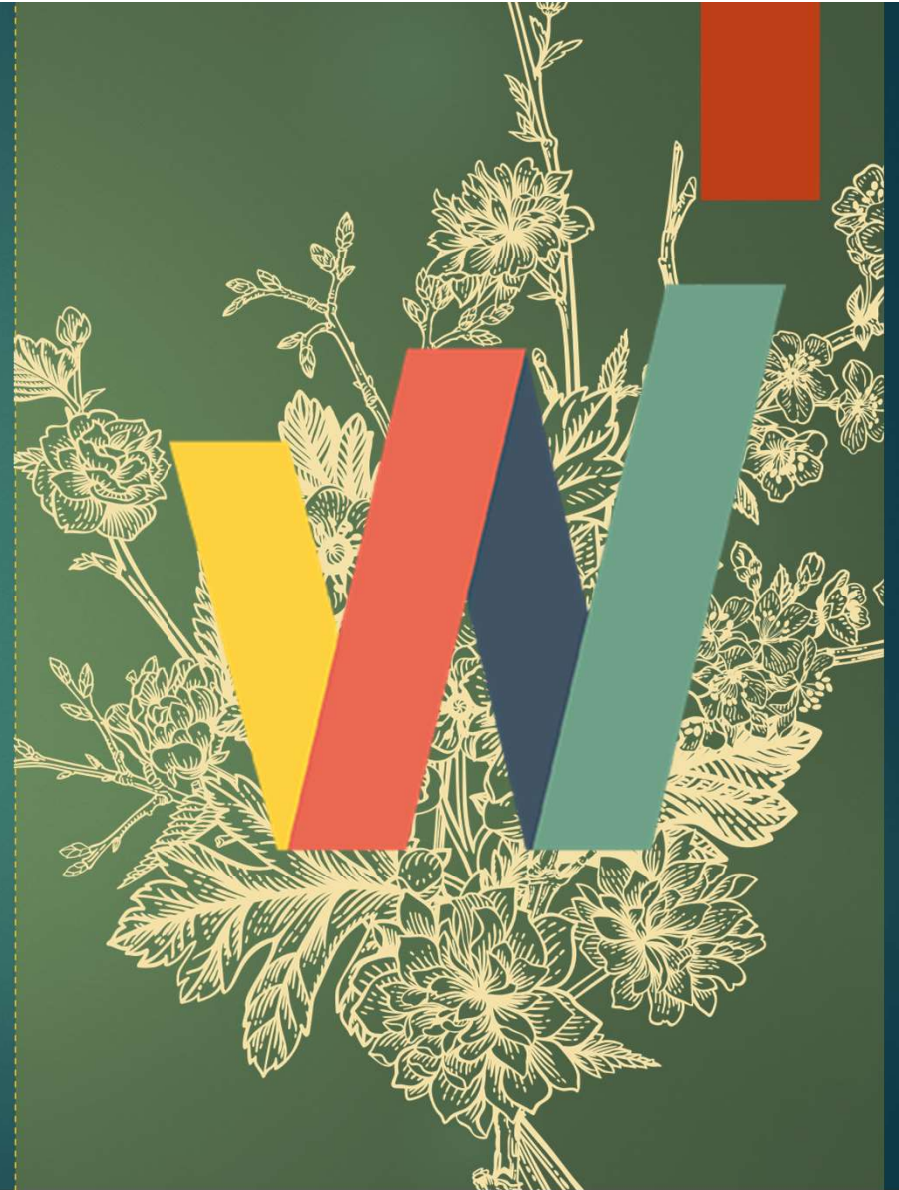
Today's Operations...

- 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 Coordinator
- 2 Case Managers
 - 1 Men
 - 1 Women/Children/Families
- Shelter Aides
 - 24/7 staff coverage



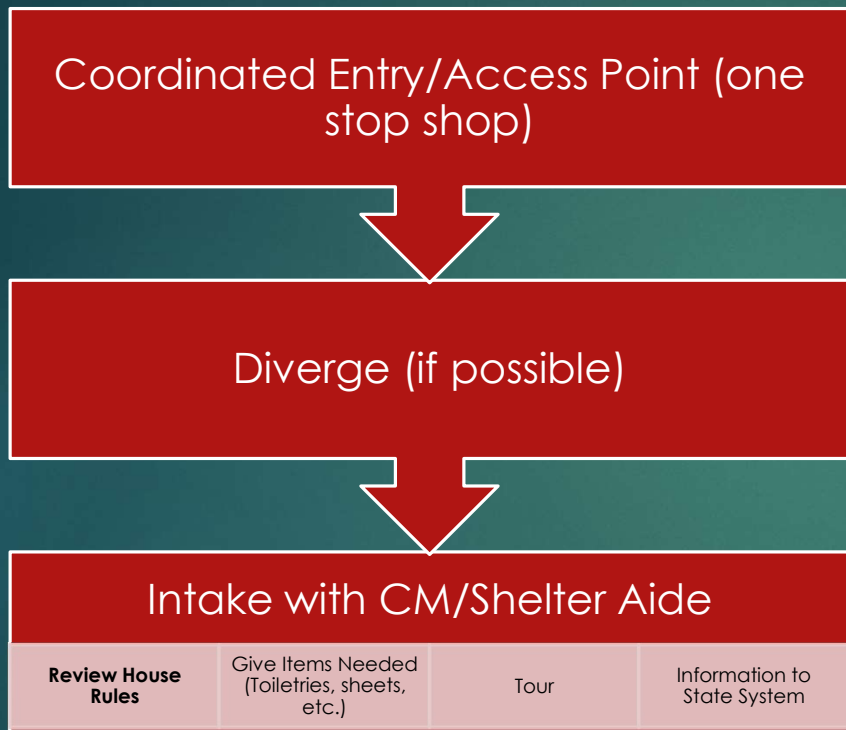
Emergency Shelter Program...

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



6-months vs. 12-months (2025)

Intake: How It Works...



House Rules (Examples)...

- Agree to background checks – arson/sexually related offenses
- No alcohol/illegal substances – including marijuana
- Random room searches
- Curfew/chore at 9pm
- Out M-F 10am-1pm – applying for jobs/housing
- No food or drinks in room
- Kitchen open 6:00am-9:00pm
- Must remain on respective floors
- Doors lock at 11:45pm/"Lights Out" 12:00am-6:00am
- Visitors must be approved
- Parent must be available for bus pick-up
- 40-Day Exit Upfront – May be extended (we hope it does)

Case Managers/Mentors, Guides and Advocates...



- 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 – Increasing!**
- **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
 - ▶ 1st Month Rent
 - ▶ Security Deposit
 - ▶ 2nd Month – 75% Assistance
 - ▶ 3rd Month – 50% Assistance
 - ▶ 4th 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



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The Vision...

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

The Benefits...

- Room for Addition – compared to 780
- 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
 - Roof Leak (fixed but not repaired)
- Sprinkler System to be Installed
 - Water main from street
- Plumbing, HVAC, Electrical Check Out
 - 6 Gas Fired Furnaces
 - 2 replaced, all condensing units
 - Water – 1" Water Main
 - Gas – 2" Gas Main
 - Electrical – 150KVA, 208/120V, 3Phase 4W
- Bidding/Renovations in 2025, In in 2026

The Cost...

	\$2,094,000	\$2,602,000
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

Potential Partners



The Milliron Foundation

\$500k Committed



Questions

Miles Parsons

419-522-2323

miles@wayfindersohio.org

