Del-Mor Dwellings Corp.
Del-Mor Dwellings Overview

- Del-Mor Dwellings started operating as a very small agency in 1990 and growing steadily over time
- Location: Delaware, Morrow, Marion and Crawford Counties
  - Cities include: Delaware, Marion, Mt. Gilead, Edison, Cardington and Bucyrus
  - Staff: 13 total, half T.S.S./half property management
Housing development

- Acquisition of rehab projects (acquiring old building and remodeling them)
- HUD 811 projects
- Many projects with ODMH capital funding
- First tax credit project with construction to start in spring of 2019 for a 40 unit project.
Business Relationships

- Primary business relationships with Delaware - Morrow Mental Health and Recovery Services Board
- Marion Crawford ADMH Board
  - Differences in funding

Treatment providers per county

- Delaware-Morrow 2 AOD treatment providers, 1 primary MH board contract provider-Southeast. As well as 1 for profit MH provider with a business model limited to only Medicaid eligible persons.
- Marion-Crawford
  - 1 MH and 1 AOD board contracted provider per county
Levels of Care in Supportive Housing

Cheshire St.

7 units.
Men & Women separate building
24/7 Supervised housing site
Highest level of supportive housing
Levels of Care in Supportive Housing

Park Ave

17 Total units

Moderate supervision - 7 days a week/non 24 hour

ADA Accessibility. Rehab project
Levels of Care in Supportive Housing

Ravine Ridge

- 12 total townhouse units
- Non supervised housing site
- Staff member occupying unit on site
Levels of Care in Supportive Housing

Scattered Site Housing
- 90 units of non supervised, scattered site housing.
- Delaware, Morrow, Marion, Crawford county housing
- Regular visits with outreach team for tenant support services
Curtis St. Project

32 One bedroom units
8 studio units at the center of campus supervised 24/7
Tenant Support Services main office location
Property manager on site
Conference room and common area space for staff meetings, wellness and other programming, and space for third party supportive/treatment services
What are our challenges?

3 Main Challenges

1. Geographic distance between sites and from our main office
2. Challenges related to treatment providers (Differences in capacity, philosophy and approach to treatment)
3. Scale of communities - Smaller communities, smaller housing projects
Integrating Property Management and Tenant Support Services

How we do what we do?

- We take advantage of real-time situations
- We conduct weekly internal operational meetings to address complex situations and integrate our efforts throughout organization.
- Build strategies to address property management concerns with the advocacy and support from tenant supportive services team
Integrating Property Management and Tenant Support Services

Why we do it the way we do it

- We are going to care more about the conditions of our buildings more than anyone else will
- Lack of property management companies in smaller, rural areas we serve. Little or no experience with SPMI population
- Stability of staffing produces continuity in relationships with residents and a strong sense of team accountability within the organization
- Cross Training opportunities
Planning for the future and reshaping the focus of tenant support services

- Changes with managed care and treatment provider services
- Treatment providers moving towards a medically driven model of service delivery
- Developing wellness programming and collaborations with local community agencies
- Viability of smaller treatment providers in outlying areas is a concern for the future
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