

## Del-Mor Dwellings Corp. – Bucyrus, Ohio

### Supportive Housing for Severe Persistent Mental Illness



#### Colonel Properties Apartments

New construction in 2007, 14 one-bedroom units, plus on-site manager's unit.

**Owner/Sponsor:** Del-Mor Dwellings Corp.

**Developer:** Del-Mor Dwellings Corp.

**Property Management:** Del-Mor Dwellings Corp.

**Service Provider:** Community Counseling, Inc.

**Tenant Profile:** Extremely low-income, living with severe, persistently disabling mental illness

**Service Approach:** Project's resident manager builds "neighbor" relationship with tenants; monitors tenants' functioning; reports concerns to housing provider's Associate Director for Tenant Services who, in turn, coordinates with local partner organizations providing supportive services.

#### Key Features and Innovations:

- Seven buildings clustered in a close-knit setting to simultaneously provide personal space, green space and sense of shared community.
- At 15 units, the size of this rural project hits a "sweet spot" between scalability to the small-town setting and operating economy of scale.
- Located next to amenities of a community shopping center.
- Design features emphasize durability (40-year, 90 mph shingles) and energy efficiency (tankless water heaters).
- Manager living on-site in non-revenue unit serves as "eyes and ears" of a multi-county property management operation by monitoring needs of SPMI residents and the property.

#### Financing Information

##### Capital

U.S Department of Housing & Urban Development	\$1,249,000
Ohio Department of Mental Health	\$ 150,000
Crawford-Marion ADAMH Board	\$ 50,250
National Alliance for the Mentally Ill	\$ 20,000
Del-Mor Dwellings Corp.	\$ 45,000
<b>Total</b>	<b>\$1,514,250</b>

##### Operating (Annual)

U.S Department of Housing & Urban Development (PRAC)	\$ 24,492
Tenant Rents	\$ 46,080

##### Services (Annual)

Crawford-Marion ADAMH Board
Ohio Department of Mental Health
Medicaid

## About Del-Mor Dwellings Corp.

Del-Mor Dwellings is a 23-year-old nonprofit organization, engaged in the development and management of permanent supportive housing projects in small communities throughout a multi-county area of North Central Ohio. Its mission is focused on meeting the housing and related support needs of persons living with severe, persistent, disabling mental illness. Del-Mor Dwellings relies on investment by local, state and federal funding agencies for development initiatives, and on partnerships with local agencies in each county that provide a range of treatment and recovery support services to its tenants. The agency operates housing sites offering a continuum of support options, including scattered-site with no on-site support staff, locations with 12-hour, daily on-site staff, and limited availability of locations offering 24/7 on-site staff.

## CSH and the Sponsor

Over a period of six months in 2010-2011, Del-Mor Dwellings participated in the initial offering by CSH Ohio of the 7 Dimensions of Quality in Supportive Housing. This training was intensive and comprehensive, and required participation by a team of participants representing key operational components of the housing provider, as well as involvement by support service partner organizations. In addition, Del-Mor Dwellings has benefited from a series of trainings in recent years, made possible by technical assistance collaboration between CSH and the Ohio Department of Mental Health. These trainings have promoted capacity building in Ohio's supportive housing organizations that work to deliver supportive housing resources to people living with severe, persistent, disabling mental illness.

## About CSH

CSH transforms how communities use housing solutions to improve the lives of the most vulnerable people. We offer capital, expertise, information and innovation that allow our partners to use supportive housing to achieve stability, strength and success for the people in most need. CSH blends over 20 years of experience and dedication with a practical and entrepreneurial spirit, making us the source for housing solutions. CSH is an industry leader with national influence and deep connections in a growing number local communities. We are headquartered in New York City with staff stationed in more than 20 locations around the country. Visit [csh.org](http://csh.org) to learn how CSH has and can make a difference where you live.



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