

County of Lancaster Request for ARPA Funding

Organization Community Basics, Inc.

Date June 30, 2022

Submitted By Lisa A. Greener

Authorized Signature 

Email Address: _____

Phone #: _____

Please attach any supporting documentation for consideration. Submission should be in PDF Format.

<p>Project/Item Description</p>	<p>Bausman Place Apartments is located at 196 + 244 Charles Road, Lancaster, PA 17603 and will consist of 54 general occupancy units within 5 buildings in Lancaster Township/City of Lancaster. The 1-, 2-, and 3-bedroom units will be available for rent to prospective tenants earning 20%-60% of the Area Median Income (AMI). 6 units will be set aside for families experiencing homelessness with 3 of those units dedicated to homeless youth. There are 9 units reserved as ADA and 2 hearing/vision impaired units. The community will offer laundry facilities, management and supportive offices, a community room, extra resident storage, and outdoor open space including a gazebo and playground.</p>
<p>Clearly state the amount being requested. What is the total cost? How was the cost derived?</p>	<p>Total request is \$2,500,000 due to construction cost increases as outlined. Total Estimated Cost is \$17,701,563. Cost estimates were received from contractors and third-party vendors. Costs that have been spent during predevelopment are reflected on the attached budget (exhibit A). Exhibit A also includes the Development Construction Cost Estimate provided by Caldwell, Heckles and Egan, the contractor for the project. Total Committed Funding Sources are \$15,169,163. A list of the sources of funding is attached (exhibit B). Exhibit B also includes all financing commitment letters.</p>
<p>Which County ARPA Community-wide Benefit(s) does the project meet?</p>	<p>Affordable housing for low-to-moderate income households and persons with disabilities provides supportive services to assist in working toward financial stability, affording market rate housing and/or homeownership.</p>
<p>Briefly explain how the project meets the County's guidelines.</p>	<p>The Bausman Place Apartments (BPA) will offer 1-, 2-, and 3-bedroom apartments to residents that are low-to-moderate income households and who may have disabilities including hearing and vision impairments. There will be 6 units designated specifically for households experiencing homelessness, 3 of which are set aside for Youth (18+) aging out of Foster Care and/or experiencing homelessness. Through on-site supportive services, residents will have access to resources to help them expand their future through financial stability and homeownership training.</p>
<p>Why should this project be a priority and how will it help the County? Also, if this application is for more than one project, please identify each one, provide information and rank them in order of your priority.</p>	<p>Our affordable communities are home to Lancaster County bus drivers, police officers, school teachers and many other essential workers and families who are earning 20%-60% of Area Median Income. If Community Basics quickly secures funding to cover the increased construction costs, Bausman Place Apartments could be available to serve 54 households by fourth quarter 2023, providing our residents with a safe, secure, and reliable place to call home. Many studies have shown households that are not cost burdened are healthier, more engaged within the community, and their children perform better in school. In addition, local Lancaster County business will provide construction labor and materials during the 12 month construction period which will strengthen the local economy. (Please see Exhibit C with the attached letter from Caldwell, Heckles and Egan). The project also received letters of support from local legislators which are attached in Exhibit D.</p>
<p>Will this project require ongoing expense (maintenance, updates) or frequent replacement? Are expenses already being incurred, if so, can they be reduced through this project?</p>	<p>As a Low-Income Housing Tax Credit (LIHTC) Project, PHFA has conducted extensive underwriting for long term viability. The development budget also includes a provision for reserves to further ensure the long-term operating viability of the project. Community Basics has incurred significant predevelopment costs which include land development engineering and legal fees, architectural, and environmental fees. Community Basics has value-engineered and received alternate bids to assure the increased construction costs are valid.</p>

<p>Project Timeline – start to finish, and when funding will be needed.</p>	<p>The project received final Land Development approval from Lancaster Township on May 9th and is ready to proceed as soon as funding is satisfied. Targeted closing for the project will be 90 days after ARPA allocation. Construction will begin 10 days from the closing date and project completion will be 12 months after the construction start date.</p>
<p>Are other organizations part of this project? If yes, please list them and their role, including funding. If not, explain why.</p>	<p>PHFA has allocated 2021 tax credits and PennHomes funds towards the project. In addition, the project has received HOME funds from the Lancaster County Housing and Redevelopment Authority and a grant and in-kind donation from the United Disabilities Services (UDS). UDS will assist with placement of persons with disabilities. The Lancaster County Coalitions to End Homelessness will assist with placement of homeless persons. Lancaster County Children and Youth will assist with placement of homeless youth aging out of foster care. Community Basics will partner with Tenfold to provide our residents with supportive services at no charge to the residents. Numerous other organizations expressed support for the project and will assist our residents as needed with programs or discounts. (Please see Exhibit D for attached letters of support).</p>
<p>ARPA Committee Comments</p>	
<p>ARPA Committee Recommendation</p>	
<p>Funding Amount Recommended (if recommended for approval)</p>	<p>\$</p>