

County of Lancaster Request for ARPA Funding

Organization REAL Life Community Services Date 4/22/2022

Submitted By Rodney L Redcay Authorized Signature *Rodney L Redcay*

Email Address: [REDACTED] Phone #: [REDACTED]

Project/Item Description	Royer House Project (Renovating a 3 story apartment building; adding a fire suppression and monitoring system, and two 450sq ft studio apartments)																																
Estimated Cost – how cost was derived & provision of partner funds (who is providing, how much and show commitments).	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Building Purchase</td> <td style="width: 33%;">\$265,000</td> <td style="width: 33%;">Private Donations</td> <td style="width: 33%;">\$ 185</td> </tr> <tr> <td>Preconstruction</td> <td>\$ 15,000</td> <td>Private Loan</td> <td>\$250,000</td> </tr> <tr> <td>Design</td> <td>\$ 10,000</td> <td>Grants</td> <td>\$ 70,000</td> </tr> <tr> <td>Construction</td> <td>\$230,000</td> <td>ARPA Funds requested</td> <td>\$189,815</td> </tr> <tr> <td>FF & E</td> <td>\$ 10,000</td> <td>Gifts in-kind</td> <td><u>\$ 35,000</u></td> </tr> <tr> <td>Promotion</td> <td>\$ 5,000</td> <td>TOTAL FUNDING</td> <td>\$545,000</td> </tr> <tr> <td>Contingencies</td> <td><u>\$ 10,000</u></td> <td></td> <td></td> </tr> <tr> <td>TOTAL COST</td> <td>\$545,000</td> <td></td> <td></td> </tr> </table>	Building Purchase	\$265,000	Private Donations	\$ 185	Preconstruction	\$ 15,000	Private Loan	\$250,000	Design	\$ 10,000	Grants	\$ 70,000	Construction	\$230,000	ARPA Funds requested	\$189,815	FF & E	\$ 10,000	Gifts in-kind	<u>\$ 35,000</u>	Promotion	\$ 5,000	TOTAL FUNDING	\$545,000	Contingencies	<u>\$ 10,000</u>			TOTAL COST	\$545,000		
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Which County ARPA Community-wide Benefit(s) does the project meet?	Affordable Housing for low to moderate households																																
Briefly explain how the project meets the County's guidelines.	The new Royer House studios will be focused on low-income community members displaced by the recent loss of available rental properties. We anticipate that the tenants will mostly be working families.																																
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.	When COVID-19 hit the northern Lancaster County area, a housing shortage that was already dire became even worse. Currently, over 30 families are living in hotels in our area. We hope to continue to add to the quantity of affordable apartments available. Thanks to this project, five more families will have a safe, decent place to call home—one that does not consume an excessive piece of their income. Next door will be easy access to a grocery store, affordable healthcare, and a social services office staffed by a social worker, where they can be connected to other services and resources to help continue their upward climb.																																
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?	The rent will offset any mortgage and any ongoing expenses, making this project self-sustaining, just like the successful Declaration House Project next door.																																
Project Timeline – start to finish, and when funding will be needed.	Construction began March 1 st . Completion is planned by August 1st. Funding is needed as soon as possible to pay the final cost of the project.																																
Are there other organizations a part of this project? If yes, please list them and their role, including funding. If not, explain why?	Ephrata National Bank Hahn Family Foundation Paul B Zimmerman Cocalico Plumbing & Heating, & JS Garman Electric																																

ARPA Committee Comments	
ARPA Committee Recommendation	
Funding Amount Recommended (if recommended for approval)	\$