

## County of Lancaster Request for ARPA Funding

Organization Welsh Mountain Home Date June 23, 2022  
 Submitted By Mona Frey Authorized Signature Mona E. Frey  
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Please attach any **supporting documentation** for consideration. Submission should be in PDF Format.

<b>Project/Item Description</b>	Welsh Mountain Home (WMH) is a Personal Care Home in New Holland serving a diverse demographic of lower income persons, many with an intellectual disability, dementia, or mental health diagnosis. In October 2020, 80% of residents fell ill with COVID-19. Controlling the spread of infection was nearly impossible with up to a 6:1 resident to bathroom ration. WMH will be renovating to provide more private and semi-private bathrooms and will regain lost rooms and expand capacity by building a 3-story addition above the existing dining room. This will add a net of 21 rooms to serve those in need. <a href="#">Page 4</a>
<b>Estimated Cost – how cost was derived &amp; provision of partner funds (who is providing, how much and show commitments).</b>	The bathroom renovation is estimated at \$981,379. A reservation of 2021 CDBG funds has been obtained for \$303,379 and an additional \$200,000 was requested in May of 2022. WMH is requesting \$100,000 of ARPA Funds. The balance of \$378,000 will come from donations to the Centuries Capital Campaign. The second phase is estimated at \$3,808,465. Contributions and a bank or Landis Communities loan will provide funding and this ARPA grant of \$800,000 will keep debt service low so WMH can continue to serve residents with a lower income. <a href="#">Page 7</a>
<b>Which County ARPA Community-wide Benefit(s) does the project meet?</b>	The bathroom renovation request meets the community benefit Planning and/or mitigation for the containment and control of the spread of infection, in a congregate setting. Welsh Mountain Home is acting on an urgent need to create more bathrooms. The expansion meets the community-wide benefit for affordable housing that serves senior citizens and/or persons with disabilities with a lower income. <a href="#">Page 8</a>
<b>Briefly explain how the project meets the County’s guidelines.</b>	Guideline 6 - Creating 18 additional private or semi-private resident bathrooms will greatly reduce the spread of infection. This will decrease the maximum number of persons using a bathroom from six to two. Guideline 7 - Welsh Mountain Home serves both seniors and persons with disabilities, with 30% diagnosed with an intellectual disability. Over 60% of residents receive social security as their only source of income. <a href="#">Page 9</a>
<b>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.</b>	Six WMH residents died during the COVID-19 pandemic. The bathroom renovation will save lives by helping to contain the spread of infection amongst residents. This project will help the County by providing additional homes for the most vulnerable population. WMH has a long and reputable history of enriching the lives of the people served by providing compassionate care and treating all with dignity and respect. The total application request of \$900,000 for bathroom renovation and the expansion is considered one project. If the County considers it to be two projects, then the expansion request for \$800,000 is the priority. <a href="#">Page 10</a>
<b>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?</b>	The renovated and new portion of Welsh Mountain Home will require regular maintenance that will be paid through the ongoing operating budget. The bathroom renovations will reduce capacity by six rooms, adding to the operating deficit that has traditionally been supported by donations. Adding a net gain of twenty-one units will improve the economies of scale, reducing or eliminating the operating deficit. When fewer donations are needed for operations, they can be applied to capital improvements in future years. <a href="#">Page 10</a>
<b>Project Timeline – start to finish, and when funding will be needed.</b>	The renovations will be in phases, pending funding, with the start in July 2022 and completion by August 2023. ARPA funds of \$900,000 will be required in March of 2023 to complete the last phase of the bathroom renovations, secure the bank loan for the expansion, and begin construction on the three-story addition. The construction of the 27 rooms and community spaces are expected to be completed in May or June of 2024. <a href="#">P 11</a>
<b>Are there other organizations a part of this project? If yes, please list them and their role, including funding. If not, explain why?</b>	The renovation, reconfiguration and expansion project of Welsh Mountain Home includes the Welsh Mountain Home Centuries Campaign Committee, Landis Communities, Landis Quality Living and the Lancaster County Redevelopment Authority who has committed \$303,379 and another \$200,000 request is pending. <a href="#">Page 12</a>
<b>ARPA Committee Comments</b>	
<b>ARPA Committee Recommendation</b>	
<b>Funding Amount Recommended (if recommended for approval)</b>	\$