

County of Lancaster  
Request for ARPA Funding

Organization YWCA Lancaster

Date 6/7/2022

Submitted By Laura Sabatini

Authorized Signature



Email Address: 

Phone #: 

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

<p><b>Project/Item Description</b></p>	<p>We are seeking <b>\$2.5M in one-time funding for components of the YForward project</b>, inclusive of:</p> <ol style="list-style-type: none"> <li>(1) <b>\$1.5M</b> for a long-planned addition of sixteen affordable housing units on the third floor of the existing, historic YWCA Lancaster building for county residents in need. We project ARPA funds would be the last-in money for this portion of the project.</li> <li>(2) <b>\$500,000</b> for the construction of an ADA-compliant, stretcher-sized elevator. We project ARPA funds would be the last-in money for this portion of the project.</li> <li>(3) <b>\$500,000</b> for the construction of new space for the Sexual Assault Prevention and Counseling Center (SAPCC)*, Lancaster County’s designated Rape Crisis Center, which is currently located on the same floor as the planned residential units. This money will serve as a partial match, dollar for dollar, for funding we’ve already secured from the Redevelopment Assistant Capital Program (RACP). We project ARPA funds would be the last-in money for this portion of the project.</li> </ol> <p>*Note: The SAPCC ground floor build-out will (1) free up space for the new, affordable housing construction on the third floor and (2) make full use of the ground floor by creating modern counseling and therapy space with the capacity to serve all adults and children impacted by sexual violence, assault, and harassment. The ground floor is currently 7,000 SF of unused space.</p>
<p><b>Estimated Cost – how cost was derived &amp; provision of partner funds (who is providing, how much and show commitments).</b></p>	<p><b>Estimated Total Cost: \$11,648,949</b></p> <ol style="list-style-type: none"> <li>(1) <b>\$3,545,642</b> for the addition of sixteen affordable housing units</li> <li>(2) <b>\$1,752,065</b> for the elevator construction</li> <li>(3) <b>\$3,769,680</b> for the ground floor reconfiguration for SAPCC offices</li> </ol> <p><b>**\$2,581,562</b> is set aside for other expenses (<b>\$1M</b> for restoration of historic stairs and construction of a Private Residential Lobby and Entry; <b>\$804,687</b> for project contingency; and <b>\$596,875</b> for pre-construction and project development costs)</p> <p>This estimated cost was provided by Tippet’s Weaver, our architect. It is based on costs set forth in the R.S. Means Cost Works, 2018 Estimating System, and Tippet’s Weaver Architect’s 36 years of professional experience. While this is the estimate as of submission of this application, experience on this project suggests an upward pressure on costs will continue throughout construction, into 2023.</p> <p>Due to the urgent needs for these residential units and other renovations, we are actively pursuing every possible funding opportunity. We understand that pending applications do not equate to granted dollars.</p> <p>Current Applications:</p> <ul style="list-style-type: none"> <li>• Lancaster City CARES Act: \$460,726 -<b>Awarded</b></li> <li>• High Foundation: \$80,000 –<b>Awarded</b></li> <li>• RACP 2021: \$2,000,000 –<b>Awarded</b></li> <li>• Armstrong World Industries, ceilings: In-Kind contribution-<b>Awarded</b></li> <li>• Federal Earmark through HUD: \$1,000,000 –<b>Pending</b><sup>1</sup></li> <li>• CDGB: \$200,000 –<b>Pending</b></li> <li>• HOME ARP Lancaster City/County: \$700,000-<b>Pending</b></li> <li>• PA Local Share Account: \$1,000,000-<b>Pending</b></li> </ul>

<sup>1</sup> Officially selected by Senator Casey for \$1M award; now pending congressional FY 2023 budget approval in September 2022.

	<ul style="list-style-type: none"> <li>• Neighborhood Assistance Program: \$750,000 –<b>Pending</b></li> <li>• PHARE: \$1,000,000 –<b>Pending</b></li> <li>• Stabler Foundation: \$753,000 –<b>Pending</b></li> <li>• Ferree Foundation: \$50,000 –<b>Pending</b></li> <li>• FHL Bank Pittsburgh Affordable Housing Program: \$500,000 -<b>Will apply</b><sup>2</sup></li> </ul>
<p><b>Which County ARPA Community-wide Benefit(s) does the project meet?</b></p>	<p>This application focuses primarily on the <b>affordable housing</b> provisions of the Lancaster County ARPA priorities while also enhancing <b>public safety</b> pursuant coordinated efforts between the YWCA-run SAPCC (Lancaster County’s designated Rape Crisis Center) and local law enforcement. Holistic public safety work includes community-based, state-funded services like SAPCC.</p> <p>As part of the YForward project, described herein, YWCA will greatly expand its affordable housing units by sixteen. Concurrent with the new housing unit construction, the building’s ground floor (currently 7,000 SF of unused space, formerly the pool area) will be built-out so that SAPCC can relocate from the 3<sup>rd</sup> floor to a new and modern office suite, privately accessible on the ground floor.</p>
<p><b>Briefly explain how the project meets the County’s guidelines.</b></p>	<p>YWCA Lancaster is requesting ARPA funding for:</p> <p>(1) The construction of sixteen new residential units at our facility in downtown Lancaster. We currently provide 4 different types of housing for county residents:</p> <ul style="list-style-type: none"> <li>○ <b>Private Pay</b> and <b>Section 8</b> housing provides permanent residence options for low-income women-identifying folks who often come from abusive relationships, can no longer afford their current housing due to loss in income, or are transitioning from drug and alcohol treatment programs. The nurturing support provided by the Residence staff has helped many women to get back on their feet and to live fulfilling, independent lives.</li> <li>○ The <b>Emergency Shelter</b> program serves single parents and their children in partnership with the Lanc Co My Home Homeless Coalition. We are the only shelter in the county that accepts male children over the age of 13.</li> <li>○ A residential unit is set aside for <b>survivors of trafficking in Lancaster County</b>. SAPCC coordinates the use of this unit. It is supported by the Pennsylvania Coalition Against Rape and offered at no cost when a survivor is in need. Initial food, clothing, toiletries, and counseling support is provided for survivors. Referrals are accepted from law enforcement agencies across the county.</li> </ul> <p>Part of the ARPA funds will be used to construct housing for our Private Pay and Section 8 rooms. 100% of our residents are below 50% of the regional AMI, and many of them are below 20% of the regional AMI.</p> <p>(2) The construction of a new ADA-compliant, stretcher-sized elevator. Many of our residents are aging women with disabilities who use wheelchairs and walkers and require an elevator. This elevator meets they county’s affordable housing priority as the construction of the elevator will allow us to provide the safest residence possible for our clients while increasing the number of affordable housing units available in the county.</p> <p><i>“In many places I have been stuck in my room or apartment because of an elevator outage. Here when the elevator was out it was very frustrating not</i></p>

<sup>2</sup> This application opens on June 28<sup>th</sup>, 2022. YWCA will submit by the application deadline of August 9<sup>th</sup>, 2022.

*having an alternative way to use my power wheelchair. Having two elevators would allow for people like myself to be able to safely get out even if one is down. It is a very horrible feeling to feel trapped when you have no way out."*

*-E.R. YWCA Lancaster Resident*

- (3) The reconfiguration of the ground floor into the new Sexual Assault Prevention and Counseling Center (Lancaster County's designated Rape Crisis Center). SAPCC provides no-cost services to victims of sexual assault, abuse, harassment, stalking, and human trafficking in Lancaster County. Services provided include individual and group counseling, a 24/7 hotline that is staffed by trained advocates 365 days a year, medical advocacy at local hospitals, legal advocacy, and primary prevention education throughout the community. SAPCC works closely with local law enforcement and the District Attorney's office. Through these collaborations, SAPCC provides trainings on best practices when working with victim survivors, provides community education and awareness, and helps law enforcement and the DA's office in bringing justice to victim survivors.

Additionally, SAPCC must be relocated to the ground floor in order to create space for the sixteen new residential units.

**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.**

- (1) YWCA is the oldest provider of affordable housing in the community. Lancaster County is facing an affordable housing crisis. In 2020, Lancaster County saw 290 new rental units under construction. The HUD Comprehensive Housing Market Analysis forecasted Lancaster County would need to get 1,150 per year or 18,500 total new affordable units online to keep up with demand. According to the Lancaster County Redevelopment Authority, there is currently a total of 63,915 existing rental units in Lancaster. Only 2,320 of these units are available to folks who make less than 30% AMI and 2,035 are available to those who make less than 50% AMI. To prevent cost-burden on families (paying over 30% of income), Lancaster County must build more than 19,000 new affordable housing units. Our residential program always has a waiting list, which speaks to the need in the community. The rate of poverty and per capita income (23.9% and \$22,295) in the City is dramatically worse than the County (10.5% and \$32,194) and the Commonwealth (12% and \$34,352) (United States Census Bureau Quick Facts, 2019).

The stability of the YWCA as a non-profit provider of housing in Lancaster County for over 100 years ensures that ARPA funds will be a long-term investment to improve Lancaster County's affordable housing availability. 100% of the YWCA's residents are below 50% of the regional AMI (\$83,000, according to the FY 2021 Median Family Income Documentation System), which means that the YWCA meets the residential needs of Lancaster County's most economically vulnerable individuals. Through completion of the proposed YForward scope of work, **it is YWCA's goal to house 75 residents upon completion of the project.** It is also a goal of YWCA to commence opening the new and renovated units by July 2023. Progress will be measured through monthly evaluations of the YWCA's residential occupancy figures.

	<p>Because our project is already in the works, we will be able to add units within the year, with the goal of opening the new units for residents in July 2023. ARPA funding would allow us to speed up our construction timeline, which would allow us to open the new units sooner.</p> <p>(2) Our downtown location makes us accessible to individuals in the county with the greatest needs. We are close to public transportation and other downtown shops and amenities—all within a few blocks. This makes us especially able to meet the needs of those with physical disabilities. In order to provide the safest environment for those individuals, we need an ADA-compliant, stretcher-sized elevator.</p> <p>(3) For survivors of sexual assault, public safety includes the provision of confidential, experienced counseling and therapy support. The availability of a hotline and the presence of a trained individual to accompany an invasive and often painful sexual assault exam at the hospital provides a safety net for victim survivors. Children, teens, college students, and adults rely on the services provided through the state funded Sexual Assault Prevention and Counseling Center at YWCA Lancaster and have since 1990. Relocation of the current, cramped offices to larger, private, trauma informed space on the ground floor is part of our overall plan to maximize space within the building in a way that best meets community need.</p> <p>As a full-service organization, our residents and clients benefit from all of our in-house programs. For instance, many of our residents participate in New Choices Career Development Program as a way to increase their employment skills and gain a stable income.</p>
<p><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></p>	<p>This project will require regular cleaning and maintenance, similar to the rest of our building. We are prepared to provide funding for regular upkeep in our annual budget.</p>
<p><b>Project Timeline – start to finish, and when funding will be needed.</b></p>	<p>Construction on phase one of the project began May 2, 2022. This includes infilling the former auditorium to create space on the third floor which will accommodate some of the additional units. The movement of SAPCC to the ground floor will allow us to complete all sixteen units. With immediate funding support we will be able to accelerate completion of the project and make additional housing units available within 6-9 months.</p>
<p><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></p>	<p>We regularly work with other organizations to support the housing program for county residents. They include United Way, LanCo My Home, Lancaster County Redevelopment Authority, Tenfold, City of Lancaster, and CHART.</p>

<b>ARPA Committee Comments</b>	
<b>ARPA Committee Recommendation</b>	
<b>Funding Amount Recommended</b> (if recommended for approval)	\$