

County of Lancaster Request for ARPA Funding

Organization MBID of Delaware, LLC **Date** 08/24/2022
Submitted By John Randolph **Authorized Signature**  /M. Brad Ingerman, President
Email Address:  **Phone #:** 

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

Project/Item Description	The Willows at Mill Creek Phase 2. Please see attached Tab 1, Development Synopsis, for the project description.
Estimated Cost – how cost was derived & provision of partner funds (who is providing, how much and show commitments).	Please see attached Tab 2 Sources & Uses Budget. Project costs were derived from in-house contractor cost estimates, and are based on preliminary architectural plans and experience of the developer Ingerman, who has developed over 9,000 residences and more than \$1.5 billion in total development costs. Please see Tab 3 for schematic site plan and architecture. We are respectfully requesting \$2.5M in funding for this project.
Which County ARPA Community-wide Benefit(s) does the project meet?	The project meets Criteria 7, “Affordable housing that serves senior citizens and/or persons with disabilities, or housing for low-to-moderate income households that also provide assistance working toward financial stability, affording market rate housing and/or homeownership.” The project also meets Criteria 5, “Workforce development” by providing affordable workforce housing. Please see support letters in Tab 4 from nearby employers that each possess a large workforce that would benefit from affordable rental housing.
Briefly explain how the project meets the County’s guidelines.	The project serves the community-wide benefits, it is one-time funding, will be “last-in” funding, will involve partner funding in the form of PHFA tax credit equity & loans and developer equity, and does not involve funding of administrative fees.
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.	The project helps the County by providing much needed affordable workforce housing in an area of the County where it is very limited and where no new development of affordable rental housing has occurred in decades. The project also aligns with the goals of the Lancaster County Places 2040, Elanco Region, and New Holland Comprehensive Plans by developing in a designated Urban Growth Area. This application is for only one project.
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 project will require ongoing maintenance and capital expenses commensurate with a residential apartment development. These expenses have been accounted for in the project budget. The project is only seeking funding for development expenses, not ongoing maintenance and management expenses.
Project Timeline – start to finish, and when funding will be needed.	<p>This application is for funding for Phase 2 of a 108-unit mixed-income rental community. The development team has made application to PHFA for low-income housing tax credits and associated funding for Phase 1. The proposed timeline for this Phase 2 project is as follows:</p> <ul style="list-style-type: none"> • 6/2023: Submit funding application to PHFA • 10/2023: PHFA award of funding • 4/2024: Closing/start construction • 7/2025: Complete construction/start lease-up
Are there other organizations a part of this project? If yes, please list them and their role, including funding. If not, explain why?	ReBuild Metro, a 501(c)(3), will be a non-managing member of the general partner on the project. An affiliate of MBID of Delaware, LLC will serve as the managing member of the general partner.
ARPA Committee Comments	

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