

## County of Lancaster Request for ARPA Funding

**Organization** Immerse International **Date** August 12, 2022  
**Submitted By** Ed McManness **Authorized Signature** Ed McMANNES  
**Email Address:** [REDACTED] **Phone #** [REDACTED]  
 Please attach any **supporting documentation** for consideration. Submission should be in PDF Format.

<b>Project/Item Description</b>	A two-part development that will add 105 units of affordable and middle market housing for older adults in the Millersville community that also includes commercial spaces. Located within the Downtown Overlay District of Millersville Borough, this extension of the Immerse International campus will enrich downtown experience, economic activity, and provide safe, affordable, and very necessary housing. <a href="#">(See more)</a>
<b>Estimated Cost – how cost was derived &amp; provision of partner funds (who is providing, how much and show commitments).</b>	The cost to develop the Landis Place at Immerse will be \$25,282,335. Cost exercises and value engineering efforts have been coordinated with key design partners. Financing is expanded upon <a href="#">here</a> .
<b>Which County ARPA Community-wide Benefit(s) does the project meet?</b>	<ol style="list-style-type: none"> <li>1. Infrastructure</li> <li>3. Public Safety</li> <li>5. Workforce Development</li> <li>7. Affordable housing</li> </ol>
<b>Briefly explain how the project meets the County’s guidelines.</b>	The development at Immerse International meets multiple County guidelines of infrastructure, public safety, workforce development, and affordable housing. Each benefit is further <a href="#">explained here</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>	<p>This development should be prioritized because it provides the county with accessible and affordable housing for older adults, significantly contributes to workforce development, and meets a plethora of the priorities set forth by the County Planning’s Places 2040 goals and the Borough of Millersville. <a href="#">(See more)</a></p> <p>This application is only for one development project.</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>	This development will be self-sustaining upon completion. The affordable units will be under the property management of Landis Communities/ Landis Quality and will not require extended financing to maintain the campus. This request is for new construction and would not need frequent replacement.
<b>Project Timeline – start to finish, and when funding will be needed.</b>	Anticipated site work would begin in March 2023, with vertical construction starting in May 2023. At the start of vertical construction is when funding would need to be released. Anticipated construction completion is targeted for Q1 2024.
<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>	Immerse International is committed to this community’s development. There are partnerships in place with two other long-standing Lancaster-based nonprofit organizations Landis Quality Living and HDC MidAtlantic. There is also a successful development team working together to help bring the development to fruition: Benchmark Construction, the Redevelopment Authority of Lancaster County, RLPS Architects, RGS Associates and Nikolaus & Hohenadel, LLP. <a href="#">(See more)</a>
<b>ARPA Committee Comments</b>	
<b>ARPA Committee Recommendation</b>	
<b>Funding Amount Recommended (if recommended for approval)</b>	\$