

**County of Lancaster
Request for ARPA Funding**

Organization: Tenfold

Date: August 3, 2022

Submitted By: Shelby Nauman

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

Project/Item Description

Tenfold is planning a comprehensive renovation/restoration of its 112-year-old TLC shelter facility, where the TLC program provides temporary housing with intensive supportive services for veterans, families, couples, and individuals experiencing homelessness from across Lancaster County. The five-story hotel building's 52-units, each with its own private room and bathroom, house over 200 participants annually, including 80-100 children. TLC's 98-year-old elevator, utility infrastructure (especially waste-water sewage pipes), and other key systems are badly deteriorated and frequently require costly repairs. The risk of a system failure that would require the program to close increases significantly each year. Guided by trauma-informed design principles, TLC's renovation project will make the building safer and more accessible for children in strollers, fully ADA compliant, more energy efficient, allow more flexibility to serve larger households (a local need), allow better social distancing, support the health and safety of all participants in various ways, including becoming a lead-free building, and will preserve these ideal private hotel-type shelter units for the next 30 or more years. The project will restore the first-floor façade as close to its original appearance as possible and will improve the overall appearance of the building, enhancing the 100 block of East King and its neighborhood.

Clearly state the amount being requested. What is the total cost? How was the cost derived?

Our request is for \$500,000. The full estimated cost of this project is \$8.7 million, which includes the cost of leasing an alternate site to which participants and program services can be moved temporarily during the project so that the program does not need to close while the work is being done. The building must be fully vacant for most, or preferably all, of the construction work. These costs are based on estimates from Ames Construction, who is the general contractor, and those estimates are based on the preliminary schematic drawings for the project created by the architects for this project from Cornerstone Design Architects.

Tenfold also explored various alternatives to renovating this old building, including building new on a vacant lot and rehabbing an existing structure to provide similar shelter services. Estimates for building new were about \$2 million higher than renovating our existing building, and there were no suitable buildings available in a functional location to be retrofitted for this type of service. The current TLC building is an ideal location for these services in the city's downtown at 105 East King Street, within easy walking distance to many community services, good jobs, and public transportation. TLC is already an approved use as zoned and has been an accepted part of the neighborhood for more than 35 years. Plus, the overall structure of the building is solid and is worth preserving.

All these factors led Tenfold to conclude that the best path forward for maintaining these essential shelter services is to invest in this comprehensive restoration/renovation project to equip the building for effective use for 30 or more years.

<p>Which County ARPA Community-wide Benefit(s) does the project meet?</p>	<p>#7 - Affordable housing that serves senior citizens and/or persons with disabilities, or housing for low-to-moderate income households that also provides assistance working toward financial stability, affording market rate housing, and/or homeownership.</p>
<p>Briefly explain how the project meets the County's guidelines.</p>	<p>Ongoing since it was established in 1986 (then known as "Harb-Adult"), the TLC shelter is an essential service within the Lancaster County Homelessness Coalition and its continuum of services. TLC is often the only shelter where families of any size and configuration can stay together and is the only shelter in the County with a program specifically designed to serve veterans, which is called Veterans' Victory House. For many, TLC becomes the first step in the process of finding sustainable permanent housing and long-term household/family stability. TLC does not duplicate other existing government programs, projects, or services. The renovation project will make the old building fully code compliant, increase energy efficiency, and make it even more functional for the services provided there.</p> <p>The renovation of Tenfold's TLC shelter facility requires one-time, not ongoing, funding for completion. Over the past 17 years since it has been a program of Tenfold, TLC has established dependable streams of funding which, along with fundraising by Tenfold, successfully cover TLC's operating costs each year. These funding sources include the federal Department of Veteran Affairs (VA) and annual grants of federal ESG and/or CDBG funds through the City of Lancaster and/or the Lancaster County Redevelopment Authority, FEMA EFSP grants, and substantial fundraising by Tenfold from foundations, businesses, churches, and individuals each year.</p> <p>We expect construction to begin in 2023 and the project to be completed within 12 months. Therefore, all sources of funds will be identified and committed such that the project should be completed, and funds disbursed by 12/31/24.</p> <p>Tenfold is currently in the "Quiet Phase" of the TLC Renovation Project's capital campaign and is actively seeking funding from a wide variety of public and private sources. While early in this process, commitments in the amount of \$1,008,437 have already been secured from the following:</p> <ul style="list-style-type: none"> \$250,000 – private donor - Smith \$59,000 – PHFA Home4Good grant toward temporary program relocation \$50,000 – private donor – Landis \$3,000 – private donor - Gareis \$5,000 – Barshinger Foundation \$36,437 – private donor – Clemmer \$105,000 – Lancaster County Community Foundation John F. Snyder Fund for Historic Preservation \$250,000 – private donor – Barshinger \$250,000 (over 2 years) - Steinman Foundation <p>Tenfold has also submitted funding applications to the Statewide Local Share Account Program through the Lancaster County Housing and Redevelopment Authority and City of Lancaster Affordable Housing Program. We also plan to submit funding requests for the City of Lancaster's ARPA funds, the City of Lancaster's lead abatement program, Stabler Foundation, Willis and Elsie Shenk Foundation, Gunterberg Foundation, City Revitalization and Improvement Zone, and High Foundation, as well as conduct a public phase to obtain private donations.</p>

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

Tenfold's TLC renovation project is urgently needed to prevent the closure of this crucial 52-unit temporary shelter program. The risk of a catastrophic systems failure that would shut down the building increases each year—this would be devastating for TLC participants and for the County. Each year approximately half of all TLC participant households previously lived outside the City in Lancaster County.

The project will make the TLC building safer in many ways, including: sidewalk-level access with an indoor ramp at the main entrance; eliminating exposure to lead as fully as possible; ensuring ADA compliancy and increasing the number of accessible rooms from 2 to at least 6; increasing energy efficiency; allowing more flexibility to serve larger households (a local need identified by Lancaster County's homelessness coalition); allowing better social distancing; and supporting the health, safety, and emotional/mental well-being of all participants by incorporating more trauma-informed features, including dimmable LED lighting, warmer paint colors, and more natural light.

The project will strengthen the TLC shelter program for the future, ensuring access to needed shelter with intensive supportive services for households experiencing homelessness from across the entire County. By renovating the building to prevent the deterioration and loss of its existing shelter units, this project supports and aligns with the Lancaster County Homeless Coalition strategic plan, "Designing Solutions to End Homelessness." Among its "Known Gaps in Emergency Shelter" are family shelter units. Under the plan's goal to "Increase the Number of Appropriate Housing Solutions," the first initiative is "Emergency Shelter to Keep Families Together," calling for "Flexible, family-based emergency shelter space in the City of Lancaster and target school districts." With its flexible family shelter spaces, TLC is directly aligned with both references. All family households stay together in TLC's private hotel-type rooms with private bathrooms. Advancing the Coalition's plan, as part of TLC's restoration and renovation project we will increase the size of some rooms and install lock-out doors between some smaller rooms so they can be used more flexibly as 1 or 2 rooms and able to serve larger-sized families as needed.

Furthermore, the revitalization of the TLC building also aligns with the following two strategic goals of the City of Lancaster's Housing Strategy:

- In concert with the County and LancCo MyHome, identify and develop a permanent facility or facilities to provide transitional living housing and wraparound services to meet the needs of those individuals moving from homelessness to a stable living situation, including an additional 40 units in the City.
- Contribute resources and support to help establish appropriate planning, funding levels, and program management with the County and LancCo MyHome to ensure at least 100 quality, emergency shelter beds in the City, including 20-30 new shelter beds.

The renovation plan is designed to make TLC a more trauma-informed living environment that creates a safe and welcoming place for survivors of various forms of trauma, including homelessness, to find safety, begin to heal, and experience personal growth and empowerment to achieve their goals of securing sustainable permanent housing and long-term financial stability.

<p>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?</p>	<p>The comprehensive scope of this major restoration/renovation project should restore and equip the entire building in such a way that, with a strong preventive maintenance program, no significant restoration or major repairs should be needed for 20-30 years or more. We expect basic operational costs to decrease with the improved efficiency in energy and water usage created by the project.</p> <p>A new elevator, large enough for an ambulance gurney, will replace the tiny 98-year-old existing one that has obsolete parts that can no longer be replaced if/when they cannot be repaired. The project will add a second code-compliant stair tower, eliminating the dangerous outdoor fire escape. The first-floor front façade will be restored to its original appearance and will have sidewalk level entrance, eliminating three outside steps, with an indoor ramp for children’s strollers and those with mobility limitations.</p> <p>The larger elevator and additional stair tower must be installed inside the current footprint of the building, which will disrupt some rooms on each floor. According to current renovation plans, when completed, TLC will have six fewer participant rooms (46 rather than 52), but six rooms will be larger than before, increasing TLC’s capacity to serve families, including larger families. We expect the overall total number of individuals served annually to remain about the same since we will be able to serve larger families as well as serve more family households at the same time.</p> <p>The project includes installation of all-new high-efficiency windows which we expect will have the capacity to be opened partially so participants can access fresh air when desired. New energy-efficient heat pump units will be installed throughout the building. These will provide a healthier level of air exchange and improve air quality throughout the building. All bathroom fixtures and faucets in every unit’s bathroom will be replaced with lower water-consumption fixtures. This will also eliminate old leaky faucets and toilets that frequently leak in ways that do not cause damage and that are often not reported to us, but may waste large quantities of water, hot and cold, until we discover and fix the leaks. The new refrigeration and freezer units in the common kitchen will have higher efficiency ratings and help save electricity. We plan to replace all existing lighting with dimmable LED lighting that will greatly reduce electric usage. The complete renovation of each hotel-type participant room with its private bathroom will eliminate all risk of exposure to old lead-based paint, which is an important safety benefit for the children served at TLC.</p>
<p>Project Timeline – start to finish, and when funding will be needed</p>	<p>The following outlines the TLC Renovation Project’s timeline:</p> <ul style="list-style-type: none"> • Campaign planning, followed by “quiet phase” fundraising – Began 1/1/22 • Finalize detailed engineering and construction plans with architects and general contractor – 4/1 - 12/1/22 • When campaign reaches the fundraising threshold (approximately 75% of estimated project cost), begin construction scheduling –Projected for early 2023 • <i>Funding would be needed sometime in 2023</i> • Construction begins – Early 2023, at the earliest • Construction completed –Within 12 months of project start date • Refurnish and decorate the renovated building, and move program participants back into newly renovated building as quickly as possible

<p>Are other organizations part of this project? If yes, please list them and their role, including funding. If not, explain why.</p>	<p>Key partners that are confirmed for the renovation project itself include :</p> <ul style="list-style-type: none"> - Cornerstone Design Architects of Lancaster – all design, development, and engineering - Ames Construction of Ephrata – general contractor with design/build engagement - PHFA Home4Good program – grant toward program relocation costs <p>Other expected partners for this project include Lancaster County, the City of Lancaster, a range of other funders to whom we have or will apply, and various sub-contractors who are not yet selected.</p> <p>The TLC program engages with many other partner service organizations, treatment providers, landlords, etc., as part of providing the ongoing services for participants. A list of these programmatic partners will be provided upon request.</p>
<p>ARPA Committee Comments</p>	
<p>ARPA Committee Recommendation</p>	
<p>Funding Amount Recommended (if recommended for approval)</p>	