

CAPITAL IMPROVEMENTS	ESTIMATED COSTS
<b>GROUND FLOOR RECONFIGURATION</b>	<b>\$3,382,500</b>
1. New Accessible Entrance on Orange Street	
2. New Location of Sexual Assault Prevention and Counseling Center	
3. Installation of Interior Elevator	
<b>SECOND FLOOR INFILL</b>	<b>\$250,000</b>
1. Construction of a Floor Across the Former Auditorium	
<b>THIRD FLOOR RESIDENTIAL PROGRAM EXPANSION</b>	<b>\$3,581,250</b>
1. Addition of 16 New Affordable Housing Units	
<b>MOBILITY AND ACCESSIBILITY</b>	<b>\$1,000,000</b>
1. Restoration of Historic Stairs	
2. Construction of a Private Residential Lobby and Entry	
<b>SUBTOTAL:</b>	<b>\$8,213,750</b>
<b>PROJECT CONTINGENCY (8% Placeholder)</b>	<b>\$657,100</b>
<b>PRE-CONSTRUCTION AND PROJECT DEVELOPMENT COSTS (23% Placeholder)</b>	<b>\$1,889,163</b>
1. Architectural and Engineering Services	
2. Land, Surveys, Permits and Approvals	
3. Taxes, Accounting and Insurance Fees	
<b>TOTAL:</b>	<b>\$10,760,013</b>

### ECONOMIC IMPACT OF PROJECT

- 51 direct construction jobs created
- Direct employee compensation totaling over \$2.4 million
- 44 indirect and induced jobs supported in the regional economy
- A total tax benefit of nearly \$2.1 million between local, state, and federal taxing bodies

### CONTACT INFORMATION:

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eliminating racism  
 empowering women  
**ywca**  
 Lancaster

**2022  
 YFORWARD  
 CAPITAL  
 CAMPAIGN**



## YWCA LANCASTER MISSION

Serving the county since 1889, the YWCA Lancaster's (YWCA) mission is to eliminate racism, empower women and promote peace, justice, freedom and dignity for all. YWCA serves children and adults through a variety of life-strengthening programs: housing, racial and gender equity, employment and economic self-sufficiency, no-cost counseling for survivors of sexual assault, parental empowerment and childcare for infants through age 12.

Since 1918, the YWCA has been housed in its current downtown Lancaster historic site, originally built to meet the needs of young women coming into the city from nearby rural areas to find employment in the manufacturing sector. At the time, there were no apartments to rent and rooming houses were viewed as unseemly and even dangerous for single women. Therefore, women of some means banded together to help women in need find safe and affordable housing, thus beginning over 130 years of this offering.

## YWCA "YFORWARD" \$10.7 MILLION CAPITAL BUDGET

YForward aims to enhance and expand the YWCA's affordable and crisis housing by building upon its historic commitment to the broader Lancaster community. YForward matches the county's priorities as identified in both the *Lancaster City Consolidated Action Plan (2021-2025)* and *Lancaster County Comprehensive Plan*, coined "places2040". Both plans prioritize maintaining and increasing affordable, quality and safe housing.

YForward will add 16 residential units to the existing 38 residential units and add an additional, ADA-compliant, interior elevator to handle increased traffic and accommodate ambulance stretchers. The planned improvements include:

- Transition the Sexual Assault Prevention and Counseling Center from the 3<sup>rd</sup> floor to the ground floor, thereby creating a separate and private entrance for these vulnerable clients. Currently, the Center's waiting room is a pass-through to the residential units.
- Construct 16 new living spaces, including 9 suites with private kitchenettes and bathrooms, and 7 dorm-style rooms with shared kitchens and bathrooms.
- Stretcher-sized/ADA-compliant, interior elevator for swift access by EMS personnel.

*"I would still be homeless if it wasn't for the YWCA. They are the only ones that would help."*

Female resident

*"You're the only one helping me."*

Female resident

*"I appreciate everything YWCA has been doing. It is a blessing for my daughter and me."*

Mother with daughter in residence

*"I am going to miss this place."*

A legally blind father who stayed at the YWCA with his two teen boys for a few months. The YWCA worked with him to find permanent, income-based housing which he just moved into on November 3<sup>rd</sup>

## COVID PANDEMIC: STRENGTHEN AND PIVOT FORWARD

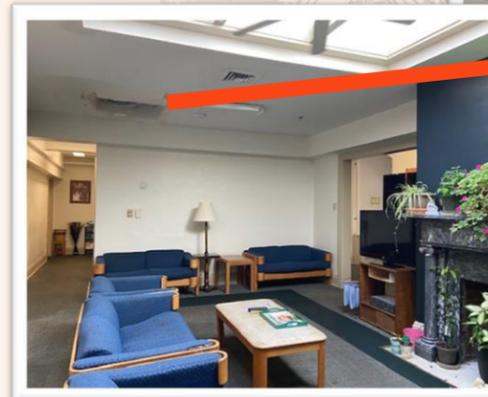
The challenges of COVID-19 served to harden the YWCA's resolve as its service population suffered far greater burdens when compared to that of the community at large. During the pandemic, the YWCA pursued all available funding, both internal and external, investing over \$855,960 into stabilizing core components of the building in preparation for 2022, including:

- \$405,760: HVAC and 3<sup>rd</sup> Floor Infill (*funded by City CARES Act*)
- \$200,000: Roofing Repairs (*funded by County CDBG*)
- \$120,000: Elevator Modernization (*funded by Early Head Start*)
- \$40,000: Replace Original Generator (*funded by Early Head Start*)
- \$20,200: Begin Brick Repointing Project (*funded by John J. Snyder Foundation*)
- \$35,000: HVAC Monitoring System Replacement (*general funds*)
- \$10,000: 1st Floor Ceiling Repainting (*donation by Ville Painters*)
- \$20,000: 2nd Floor Rooftop Playground Flooring Replaced (*Ecore flooring and general funds*)
- \$5,000: Emergency Brick Repair and Interior Wall Repair (*general funds*)



## CURRENT CONDITIONS BEING ADDRESSED IN ADVANCE OF YFORWARD CAMPAIGN

Water damaged ceiling in residential lounge due to roof damage



HVAC infrastructure releasing from ceiling, temporarily held in place by scaffolding



Original, antiquated generator

