

# River Valley YMCA

New construction—Community facility

600 Walnut St  
Williamsport, PA 17701



**Total Project Costs:**  
**CCG Allocation:**  
**Developer:**  
**Closing Date:**  
**NMTC Investor:**  
**Status:**

\$8,900,000  
\$8,000,000  
River Valley YMCA  
September 4, 2013  
Fulton Financial Corporation  
Complete

The River Valley Regional YMCA sponsored the construction of a 62,000 SF community center to replace their former, obsolete, and inefficient Williamsport YMCA facility housed in eight interconnected buildings in downtown Williamsport, Pennsylvania. The YMCA currently serves 2,360 members, which are anticipated to more than double by the end of December 2015. The new facility is located just south of Susquehanna Health's Williamsport Regional Medical Center in one of the most highly distressed areas of Williamsport bearing all three primary designations of distress: poverty rate exceeding 30% (43.6%), median family income less than 60% of the area's median (38.2%), and unemployment rate greater than 1.5 times the national average (2.27 times).

The new facility creates operational efficiencies unavailable at the old facility. The cost savings will result in the YMCA's ability to provide low-income families 100% subsidy towards provision of preschool childcare, youth development programs, healthy living, and senior citizens services. The new facility will feature: a preschool childcare wing serving 175 children ages six weeks to five years (a 37% increase); a large school-age childcare program space for before and after school programs serving approximately 100 children (a 25% increase); a dedicated senior center/teen activity room resulting in increased senior use of the facility (currently 100 seniors per day) and tripling teen use of the facility; a modern fitness and wellness area doubling in size the former non ADA-compliant space; retention of Williamsport's only racquetball courts and replacement of a deteriorating pool; as well as a community room suitable for YMCA meetings and use by other non-profits.

Total project cost is anticipated to be approximately \$8.9 million. The facility is located on land leased on a long-term basis from the Susquehanna Health Center for \$1 per year. The QALICB is a special purpose entity formed to construct and own the facility, which will be long-term leased to the Williamsport Branch of the River Valley Regional YMCA. The Project is financed through a combination of capital campaign proceeds, the sale of current facilities, and grants.

## Project Details

- 62,000 sq. ft. community facility
- Preschool childcare wing and space for school-age childcare
- Senior center/teen activity room
- Modern fitness and wellness area, pool, and racquetball courts

## Distress Criteria

- Census Tract: 42081000400
- Significantly Severely Distressed - Primary
- Poverty rate of 43.6%
- Unemployment rate 2x national average (17.9%)
- Median family income 38.2% of statewide median
- US SBA designated HUB Zone
- Brownfield site

## Community Impacts

- 125 FTE construction jobs and 42 FTE permanent jobs
- Doubling of members with focus on low-to-moderate income members
- Additional daily use by 40 preschool, 20 school-aged, 50 teens, and 50 seniors (approx. 75% of low-income persons)
- Anticipated doubling of the 2,360 current members



Commonwealth  
Cornerstone Group