

PROJECT: DOWNTOWN SAFETY INFRASTRUCTURE IMPROVEMENTS	
APPLICANT: CITY OF OLYMPIA	LOAN AMOUNT: \$325,000

PROJECT SUMMARY

The City of Olympia is proposing to make infrastructure improvements to improve public safety and ADA access to specific areas within a 26-block portion of the Downtown Core, in the area bounded by Thurston Avenue on the north, Legion Way on the south, Columbia Street on the west, and Cherry Street on the east (See attached area map). The proposed improvements will consist of two phases:

Phase 1 – Alleyway Lighting Improvements will be provided on currently-unlit alleys within the project area to improve public safety and reduce crime in the affected areas. According to recent crime statistics from the Olympia Police Department, there have been three reports of aggravated assault and three reports of robbery within the affected area in the past year. In addition, there have been over 800 cases of graffiti in the affected area, both within alleys and throughout the project area. The safety lighting will be attached to buildings fronting the alley ways and will be maintained by the City. Permission from neighboring property owners has been obtained, and the owners of those buildings have agreed to pay for the monthly cost of electricity to achieve the safety benefits. The proposed project timeline is anticipated to run from May – November 2014 at a projected cost of \$50,000. Work would be completed by the city Public Works department.

Phase 2 - ADA access and pedestrian sidewalk improvements will occur within this area on the 100 Block of State Avenue, between Capitol Way and Columbia Street, and include the intersection of State Avenue and Columbia Street. Improvements will consist of removal of the existing sidewalk, driveway cuts and street trees and replacement with new 10 foot-wide sidewalks, installation of new street trees in grates and installation of a corner bulb-out, with new ADA access ramps at the southeast corner of State Avenue and Columbia Street. As an add-alternate, the scope will include provision for new ADA access ramps at the northwest and southwest corners of the same intersection if sufficient funds remain in the budget. The proposed project timeline is anticipated to run from May 2014 to December 2015 at a projected cost of \$275,000. Work is to be designed by City engineers within the Public Works department, with construction to be competitively bid to a qualified general contractor.

ELIGIBILITY REVIEW

A. Section 108 eligible Activity under 24CFR 570.703

The proposed public infrastructure and alley lighting improvements are a Section 108-eligible activity under 24CFR 570.703(l) – acquisition, **construction**, reconstruction, rehabilitation **or installation of public facilities, public streets, sidewalks and other site improvements and public utilities.**

B. National Objective under 24 CFR 570.208

The proposed improvements will meet a HUD national objective for Section 108 under 24CFR **570.208(a)(1)(i) LMI Area Benefit** – meaning an activity, the benefits of which are available to all the

residents in a particular area, where at least 51% of the residents are low and moderate income persons (with incomes at or below 80% of Area Median Income). The project area is contained within two census block groups: 53067-010100-1 and 010100-2. These block groups have a household median income of \$14,949 and \$43,378, respectively; which falls well within the 80% area median income limit of \$61,850 for a family of four.

PROPOSED LOAN STRUCTURE:

- 5-year term with a 5-year amortization. Interest rate to float at the 3-month London Inter-Bank Offer Rate (LIBOR) plus 40 basis points (0.4%) as adjusted quarterly. Current LIBOR is at 0.24% as of the week of December 2, 2013.

Repayment:

Repayment will be from annual Community Development Block Grant entitlement proceeds. The anticipated annual payment is expected to use approximately 19% of the annual CDBG entitlement based on the current year amount of \$357,512.

Primary & Secondary Collateral:

- Full faith and credit guarantee of the City of Olympia shall be the primary collateral for the loan.
- A pledge of all current and future City CDBG entitlement funds or funds eligible to be received under Section 570.705(b)(2) shall be the secondary collateral.

Recommended Conditions prior to Closing:

- Public Hearing – authorizing approval of Section 108 proposed loan
- Amendment of the Annual Action Plan to the 2013-2017 Consolidated Plan
- Fulfillment of Citizen Participation requirements
- Completion of HUD Environmental clearance
- Confirmation of project schedules for both phases
- Updated Project budgets
- Receipt of approval from HUD
- Receipt and execution of Loan documents from HUD to City
- Receipt of updated documents (budgets, contracts, other documents) as required by City office of Community Development to satisfy HUD compliance requirements

Principal Repayment Schedule:

Year	Principal
1	64,000
2	65,000
3	65,000
4	65,000
5	66,000
	325,000

CITY OF OLYMPIA Downtown Safety Improvements Project

Census Block Group: 010100-1
Median Income \$14,959*

PROJECT AREA

Census Block Group 010100-2
Median Income: \$43,378*



*80% of Thurston County Median Income for a Family of Four is \$61.850.



Proposed Alleyway Lighting Improvements 2013

100 Block of State Avenue NW
Sidewalk, Street Tree and ADA Ramp Improvements

The Olympia Center

Family Support Center

200

Additive

Base Project

State Ave

Columbia St



40ft
20m

