

REV.

DEKALB COUNTY

ITEM NO.

HEARING TYPE
Preliminary

BOARD OF COMMISSIONERS
BUSINESS AGENDA / MINUTES
MEETING DATE: May 8, 2018

ACTION TYPE
Resolution

SUBJECT: Motion to Add an Item to the Agenda

DEPARTMENT: Board of Commissioners

PUBLIC HEARING: NO

ATTACHMENT: X Yes No

PAGES: 32

INFORMATION

CONTACT:

Stephen R. Bradshaw
Commissioner, District 4

PHONE
NUMBER:

404-371-4907

PURPOSE:

To add an item to the agenda.

NEED/IMPACT:

To allow the Commissioners to act on an item.

RECOMMENDATION(S):

To approve adding an item to the agenda.



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File #: 2018-1995
File Status: Approval Review

5/22/2018

Public Hearing: YES NO **Department:** Community Development

SUBJECT:

Commission District(s): All

To Approve the Submission of a HUD Section 108 Loan Guarantee Application in the amount of \$5,200,000 for the Construction of a Senior Center in District 4- No Cost To County

Information Contact: Allen Mitchell

Phone Number: 404-371-2438

PURPOSE:

To consider approving and authorizing the Chief Executive Officer to execute and submit a HUD Section 108 Loan Application in the amount of \$5,200,000 for the Design, Engineering, and Construction of a Senior Center in District 4.

NEED/IMPACT:

In August 2016, the Community Development retained, Houser Walker Architecture to examine the County's portfolio of facilities, with a specific focus on the citizens living in District 4 and District 5. The objective was to examine existing facilities, determine future needs by analyzing data on population, transportation, and other relevant criteria; create location recommendations for future facilities; and derive an ability to develop project budgets for future facilities. The results of the study determined that the County should look to create a senior facility in District 4. This area was determined to be the most geographically dispersed and is currently the most underserved area for senior services.

The HUD Section 108 Loan Guarantee if approve by HUD, would provide \$5.2 million to enable DeKalb County to construct a new state of the art senior center facility. The Section 108 Loan Guarantee program provides communities with a source of financing for economic development, public facilities, housing, and other physical development projects. This project is consistent with the DeKalb County Community Development 2014-2018 HUD Consolidated Plan.

FISCAL IMPACT:

For budgeting purposes, at an estimated interest rate of two percent for 20 years, the annual repayment amount is \$315,671. The source of the repayment will be County General funds. The \$5.2 million HUD Section 108

Loan Guarantee will initially have a "Variable/Fixed Rate Note" that will result in an initial lower annual payment. The County will work with HUD to determine the appropriate timing to convert the note to a "Fixed Rate" obligation. HUD requires collateral for the loan and we are recommending that the land, improvements thereof, equipment and the facility upon completion be pledged as collateral. The required collateral will be a sole first priority lien on the property with an estimate of fair market value of not less than \$6,500,000 or 125% of the HUD Section 108 Loan. In the event the property does not appraise at the required amount, additional County assets will have to be pledged to HUD to cover the shortfall in the coverage ratio.

RECOMMENDATION:

To approve and authorize the Chief Executive Officer to perform all due diligence, execute and submit the HUD Section 108 Loan Application in the amount of \$5,200,000 for the Construction of a Senior Center in District 4.



DeKalb County
G E O R G I A

Application for HUD Section 108 Loan Guarantee

District 4 Senior Center

April 27, 2018

**Submitted by: DeKalb County Community Development Department
Allen Mitchell, Director
3486 Covington Highway
Decatur, GA 30032**

For additional information contact:

Allen Mitchell, Director
(404) 371-2438
amitchell@dekalbcountyga.gov

Summary

In August 2016, DeKalb County retained the services of consultant to examine the County's portfolio of senior facilities with a focus on citizens living in DeKalb Commission Districts 4 and 5. The comprehensive study analyzed data on population, transportation, and provided location recommendations for future facilities. The results of this study determined that the County should look to create a senior facility in District 4. This area was determined to be the most geographically dispersed and is currently the most underserved area for senior services.

This is the basis for which the County seeks a HUD Section 108 Loan. These funds if approved will be used to build a state of the art senior center in DeKalb County to serve the Citizens that are currently underserved for senior services in the County. This project is consistent with the DeKalb County Community Development 2014-2018 HUD Consolidated Plan.

Geographic and Demographic Characteristics

DeKalb County, Georgia is a large urban entitlement County with a population of approximately 691,893 citizens. DeKalb County borders Fulton County on the west side and incorporates a portion of the City of Atlanta. Gwinnet, Rockdale, Henry, and Clayton County join DeKalb County on northeast, east, southeast and south side. DeKalb County covers 268 square miles and is home to ten incorporated municipalities. The adult population, ages 18-64, has a slightly higher share in DeKalb than in the 10-county area as a whole (67.1% v. 65.3%), as does the elderly population, ages 65 and over (9.0% v. 8.5%). The County has a large subgroup population of older adults in excess of 150,000 and growing.

Administrative Agency

The County receives grants from HUD that are administered by the Community Development Department, including the Community Development Block Grant (CDBG), the McKinney Emergency Solutions Grant Program (ESG) and the HOME Investment Partnerships Act (HOME). Additionally, the County has received stimulus grants for the Neighborhood Stabilization Program (NSP).

The Community Development Department works to improve low- to moderate-income neighborhoods and address issues that affect the quality of life for low- to moderate-income persons. The mission of the Community Development Department is to create viable urban communities that principally benefit low-moderate income persons. We work collaboratively with nonprofit agencies, governmental entities at all levels, the business community, the faith community, residents and schools to achieve the following goals:

- To provide decent, affordable housing for low- to moderate income persons residing in DeKalb County;
- To provide a suitable living environment, public facilities, infrastructure and community services, principally benefiting low- to moderate-income persons;
- To expand economic opportunities, increase and retain new and existing jobs;
- To revitalize economically depressed areas that principally serves low- to moderate-income areas.

Section 108 Application Description

This Section 108 Loan Application is for the proposed DeKalb County Senior Center facility to be located in the area of District 4 in DeKalb County, Georgia. DeKalb County, Georgia. District 4 of DeKalb County has been selected as a location for a new senior center based on a 2016 Comprehensive Feasibility Study that identified the area as a high priority for senior services. This area was designated based on population data and it is the area that is the most geographically dispersed and underserved. The 2015 Population Data indicates that there are 13,800 residents 60 years or older in District 4. Another factor that was considered was the travel distance from the center of District 4 to other existing centers. It was determined that there was a large gap in overall coverage in the east and northern portions of the County including District 4 with travel distances ranging from 4.5 mile to up to over 11 miles.

District 4 Senior Center Facility

The 2016 Senior Center Feasibility Plan analyzed data on population, transportation, proximity of senior service sites to citizens and provided recommendations for locations of future facilities. In conclusion, the study determined that there were enough factors (travel distance to existing centers, need for congregate meals and senior population size) to warrant the construction of a new senior center in District 4. The proposed site for the District 4 Senior Center is located on County owned land at 4875 Elam Road, Stone Mountain GA. ***The proposed center is planned to be approximately 15,000 square feet and will consist of multipurpose and program space, administrative office space, and supportive space with ample parking up to 125 space.***

Census Tract- National Objective/Eligibility

District 4 has an approximate 7 mile service area. Based on the comprehensive feasibility study there are approximately 13,800 persons aged 60 and over within this service area. The most recent Census Tract Data shows the proposed service area is 51.3% low-to-moderate income. A new senior center in this area is eligible under the National Objective low-mod area benefit for construction of a Public Facility. A map of the service area is included in Appendix A.

Proposed Project Description

DeKalb County plans to construct a Senior Community Center in the next 18 to 24 months in response to the growth of the senior population and demand for services in the County. There is currently 600 persons on the waiting list for the closest senior center, the Lou Walker Senior Center and the demand is growing.

The proposed senior center would be a state of the art facility that will offer programming to include, health/ wellness programs, nutritional counseling, educational programs, congregate meals, community activities and transportation assistance.

Project Scope of Work

The proposed 16,090 SQFT Senior Center should provide a modern exciting and functional facility that is aesthetically pleasing to the community and meets the need of District Five seniors. The site shall accommodate approximately 100 parking spaces, drives, covered drop-off area with main entrance, service entrance, landscaping and pedestrian plaza. LEED certification is not intended for this project, however energy efficiency and sustainability approach can be implemented. Listed below is a summary representation of the basic space programming features to be included in the design of the facility:

- Vestibule, lobby and reception area, security sign-in area.
- Administrative offices, work offices, break room, copy room, staff restrooms ,copy room.
- Restrooms
- Classrooms
- Multipurpose, dining hall and stage
- Basketball Court with Bleachers / Multi-Use Flex Hall
- Multipurpose classrooms, computer room, arts and crafts.
- Computer room, library, storage area.
- Appropriate Restrooms
- Fitness room, yoga, dance and aerobics studio, fitness storage.
- Library, billiards / game room, lounge TV room, massage therapy room
- Kitchen, storage, service area.
- Men's / Women restrooms and locker area.
- Utilities closet, IT, electrical, HVAC, security system.
- Building System Support Spaces
- Parking
- Landscaping

Program, Circulation, and Adjacencies

The Senior Center would be zoned into several major functions, which would include: senior serve spaces, senior support or servant spaces, public spaces, food service, meeting/activity spaces, wellness, administration spaces, and utility spaces. The spatial adjacencies of the Senior Center would focus around grouping related activities and functions on main circulation routes.

The overall form of the Senior Center would either be rectangular, linear, or would create an interior court, all single story. To allow for simplicity in circulation, the circulation system would most likely be axial or pre-central, with major spaces arranged along the circulation corridors.

The Multipurpose Room / Dining Hall would include space for a stage and would be adjacent to the Kitchen. This would be the largest room of the Senior Center and would be an assembly space accommodating up to 207 occupants. Each occupant would require at least 15sf per person by code. The circulation corridors would provide multiple access points to the Multipurpose Room / Dining Hall. This design feature would help circulate the large number of occupants from adjacent space.

The administration spaces would be grouped together within their own suite. This suite would be accessible from the main circulation corridors and would contain offices, work rooms, break rooms, and storage for the Senior Center staff. Senior recreation spaces such as the Lounge, Billiards Room, and Library would all be accessible from the main circulation corridors and would be adjacent to one another, open and interconnected. This will foster integration and connection between Seniors and will allow for the idea of "chance encounters."

Seating arrangements would be based on societal arrangements. Multipurpose Rooms / Classrooms, Fitness Rooms, and Dance Rooms would each have their own storage spaces and would be accessible from the main circulation corridors.

Unisex restrooms would be distributed throughout the main floor plan, with the main restrooms grouped together with utility spaces such as the Janitor's Closet, Electrical Room, and Mechanical Room.

Request

DeKalb County, Georgia is seeking Section 108 Guarantee Loan in the amount of \$5,200,000 for the purpose of constructing a Senior Center. The total estimated value of the facility upon completion will be approximately \$6.5 million therefore rendering a loan to value ratio of 125%.

Projects	\$/SF	%Total Project Cost	HUD Section 108 Loan Amount
Building and Site Construction	\$ 250.00	72.2%	\$ 3,701,250
Furnishings/Fixtures/Equipment	\$ 23.64	9.5%	\$ 350,000
Technology/IT Infrastructure/AV	\$ 8.11	2.3%	\$ 120,000
Design & Engineering Costs	\$ 25.36	7.3%	\$ 375,413
Development Costs	\$ 6.75	2.0%	\$ 100,000
Other Owner's Costs	\$ 6.75	2.0%	\$ 100,000
Testing & Related Costs	\$ 3.71	1.1%	\$ 55,000
Project Contingency	\$ 21.89	6.3%	\$ 324,100
Total Project Budget	\$ 346.22	100%	\$ 5,125,763

*In the event of the appraisal of the new Center and the land does not equate to a 125% loan to value ratio, the County will pledge additional assets.

Location

The proposed location is on County owned land located a 4875 Elam Road. This site was determined to be the most optimal based on results of the "Comprehensive Feasibility Study for the South East DeKalb Senior Center". The study identified areas within District 4 that would best serve the identified need for senior services.

Eligible Activity

The HUD eligibility activity is construction of a Public Facility.

National Objectives and Public Benefits Standards

In accordance with the HUD CDBG regulatory requirements at 24 CFR 570, all Section 108 funded activities will be based upon the "benefit to low- and moderate-income persons" or LMI national objective. The County will employ the following allowable national objective activity:

Low/Mod Limited Clientele (LMC) – At least 51 percent of the beneficiaries of the activity have to be LMI persons. For this Center the National Objective will be Limited Clientele (570.208)(a)(2).

Project Structure and Participants

Developer/Contractor/Leasing Agent:

The developer for the District 4 Senior Center will be DeKalb County Government. The County will use its very detailed and structured procurement process to solicit contractors. A competitive bidding process will be used to acquire all professional contractors to design, engineer, and construct the facilities. After the completion of the construction, DeKalb County will operate the facilities.

Permanent Financing:

The permanent financing for these projects will be the HUD Section 108 Loan, with DeKalb County acting as the borrower of the loan fund and will undertake the project and operate the facilities upon completion.

Borrower of Loan Funds:

DeKalb County, Georgia will act as the borrower of the Section 108 Loan funds and undertake the project.

Owner of the Property:

DeKalb County, Georgia will own and operate the senior facility after the completion of the construction.

Equity:

The equity in the project will be \$6.3 million and is provided by DeKalb County Government. The County owns the existing land proposed to accommodate the proposed new Senior Center and is valued at \$36,500. Pre-construction fees for design and engineering will be paid for via CDBG funds.

Permanent Financing:
Permanent financing will be the HUD Section 108 loan.

Collateral:
The collateral for the project will include the land, improvements thereof, machinery and equipment, and the facility upon completion. Additional collateral will be provided by DeKalb County if required.

Source of Repayment:
The source of repayment of the Section 108 Loan will be DeKalb County General Fund resources.

Owner of Land and Assets upon completion :
DeKalb County, Georgia Government will own all land, property improvements and assets upon completion.

Project Implementation Timeline

DeKalb County will fully develop and implement Section 108 loan financing based upon the following preliminary timeline with most tasks contingent upon HUD and the DeKalb County Board of Commission approval. The tasks and projected dates are subject to change.

Tasks	Projected Date
<ul style="list-style-type: none"> Notify HUD Field Office of Intent to Apply for Section 108 Loan 	October 12, 2017 (completed)
<ul style="list-style-type: none"> Received Notice to proceed with Application from HUD Field Office 	December 11, 2017 (completed)
<ul style="list-style-type: none"> Develop Project Descriptions/Requirements Develop Programming Finalize Cost proposals Develop Funding Strategy 	February 22, 2018
<ul style="list-style-type: none"> Publish Ad for 30 day public Comment Period Hold Public Hearing on Proposed Application 	February 28, 2018 March 22, 2018 April, 2018
Prepare and Submit Agenda Items Obtain Board of Commissioner Approval: <ul style="list-style-type: none"> Authorize use of CDBG funding Authorize pursuit of a HUD Section 108 Loan 	
Obtain HUD Section 108 Loan Approval Develop and Advertise Architectural RFPs	June, 2018 July, 2018

Award Architectural Contracts	August, 2018
Initial Design Phase	September – October 2018
Develop and Advise Construction RFP	November, 2018
Award Construction Contract	December, 2018
Complete Construction	July, 2019
Conduct Open House	August, 2019

Entity that is Borrower of Section 108 Loan:
 DeKalb County, Georgia will act as borrower of the Section 108 Loan funds and undertake the project.

Repayment Schedule
 Schedule with principal payments only of 20 years (payments must be in increments of \$1,000)

Section 108 Loan Amortization

	Enter values
Loan amount	\$5,200,000.00
Annual interest rate	2.00%
Loan period in years	20
Start date of loan	8/1/2018
Monthly payment	\$26,305.93
Number of payments	240
Total interest	\$ 1,113.42
Total cost of loan	\$ 6,313.42

No.	Payment Date	Beginning Balance	Payment	Principal	Interest	Ending Balance
1	9/1/2018	\$ 5,200.00	\$ 26.31	\$ 17.64	\$ 8.67	\$ 5,182.36
2	10/1/2018	\$ 5,182.36	\$ 26.31	\$ 17.67	\$ 8.64	\$ 5,164.69
3	11/1/2018	\$ 5,164.69	\$ 26.31	\$ 17.70	\$ 8.61	\$ 5,146.99
4	12/1/2018	\$ 5,146.99	\$ 26.31	\$ 17.73	\$ 8.58	\$ 5,129.27
5	1/1/2019	\$ 5,129.27	\$ 26.31	\$ 17.76	\$ 8.55	\$ 5,111.51
6	2/1/2019	\$ 5,111.51	\$ 26.31	\$ 17.79	\$ 8.52	\$ 5,093.72
7	3/1/2019	\$ 5,093.72	\$ 26.31	\$ 17.82	\$ 8.49	\$ 5,075.91
8	4/1/2019	\$ 5,075.91	\$ 26.31	\$ 17.85	\$ 8.46	\$ 5,058.06
9	5/1/2019	\$ 5,058.06	\$ 26.31	\$ 17.88	\$ 8.43	\$ 5,040.18
10	6/1/2019	\$ 5,040.18	\$ 26.31	\$ 17.91	\$ 8.40	\$ 5,022.28
11	7/1/2019	\$ 5,022.28	\$ 26.31	\$ 17.94	\$ 8.37	\$ 5,004.34
12	8/1/2019	\$ 5,004.34	\$ 26.31	\$ 17.97	\$ 8.34	\$ 4,986.38
13	9/1/2019	\$ 4,986.38	\$ 26.31	\$ 18.00	\$ 8.31	\$ 4,968.38
14	10/1/2019	\$ 4,968.38	\$ 26.31	\$ 18.03	\$ 8.28	\$ 4,950.36
15	11/1/2019	\$ 4,950.36	\$ 26.31	\$ 18.06	\$ 8.25	\$ 4,932.30
16	12/1/2019	\$ 4,932.30	\$ 26.31	\$ 18.09	\$ 8.22	\$ 4,914.22
17	1/1/2020	\$ 4,914.22	\$ 26.31	\$ 18.12	\$ 8.19	\$ 4,896.10
18	2/1/2020	\$ 4,896.10	\$ 26.31	\$ 18.15	\$ 8.16	\$ 4,877.95
19	3/1/2020	\$ 4,877.95	\$ 26.31	\$ 18.18	\$ 8.13	\$ 4,859.78
20	4/1/2020	\$ 4,859.78	\$ 26.31	\$ 18.21	\$ 8.10	\$ 4,841.57
21	5/1/2020	\$ 4,841.57	\$ 26.31	\$ 18.24	\$ 8.07	\$ 4,823.34
22	6/1/2020	\$ 4,823.34	\$ 26.31	\$ 18.27	\$ 8.04	\$ 4,805.07
23	7/1/2020	\$ 4,805.07	\$ 26.31	\$ 18.30	\$ 8.01	\$ 4,786.77
24	8/1/2020	\$ 4,786.77	\$ 26.31	\$ 18.33	\$ 7.98	\$ 4,768.44
25	9/1/2020	\$ 4,768.44	\$ 26.31	\$ 18.36	\$ 7.95	\$ 4,750.08
26	10/1/2020	\$ 4,750.08	\$ 26.31	\$ 18.39	\$ 7.92	\$ 4,731.70
27	11/1/2020	\$ 4,731.70	\$ 26.31	\$ 18.42	\$ 7.89	\$ 4,713.28
28	12/1/2020	\$ 4,713.28	\$ 26.31	\$ 18.45	\$ 7.86	\$ 4,694.83

29	1/1/2021	\$	4,694.83	\$	26.31	\$	18.48	\$	7.82	\$	4,676.34
30	2/1/2021	\$	4,676.34	\$	26.31	\$	18.51	\$	7.79	\$	4,657.83
31	3/1/2021	\$	4,657.83	\$	26.31	\$	18.54	\$	7.76	\$	4,639.29
32	4/1/2021	\$	4,639.29	\$	26.31	\$	18.57	\$	7.73	\$	4,620.72
33	5/1/2021	\$	4,620.72	\$	26.31	\$	18.60	\$	7.70	\$	4,602.11
34	6/1/2021	\$	4,602.11	\$	26.31	\$	18.64	\$	7.67	\$	4,583.48
35	7/1/2021	\$	4,583.48	\$	26.31	\$	18.67	\$	7.64	\$	4,564.81
36	8/1/2021	\$	4,564.81	\$	26.31	\$	18.70	\$	7.61	\$	4,546.11
37	9/1/2021	\$	4,546.11	\$	26.31	\$	18.73	\$	7.58	\$	4,527.38
38	10/1/2021	\$	4,527.38	\$	26.31	\$	18.76	\$	7.55	\$	4,508.62
39	11/1/2021	\$	4,508.62	\$	26.31	\$	18.79	\$	7.51	\$	4,489.83
40	12/1/2021	\$	4,489.83	\$	26.31	\$	18.82	\$	7.48	\$	4,471.01
41	1/1/2022	\$	4,471.01	\$	26.31	\$	18.85	\$	7.45	\$	4,452.15
42	2/1/2022	\$	4,452.15	\$	26.31	\$	18.89	\$	7.42	\$	4,433.27
43	3/1/2022	\$	4,433.27	\$	26.31	\$	18.92	\$	7.39	\$	4,414.35
44	4/1/2022	\$	4,414.35	\$	26.31	\$	18.95	\$	7.36	\$	4,395.40
45	5/1/2022	\$	4,395.40	\$	26.31	\$	18.98	\$	7.33	\$	4,376.42
46	6/1/2022	\$	4,376.42	\$	26.31	\$	19.01	\$	7.29	\$	4,357.41
47	7/1/2022	\$	4,357.41	\$	26.31	\$	19.04	\$	7.26	\$	4,338.37
48	8/1/2022	\$	4,338.37	\$	26.31	\$	19.08	\$	7.23	\$	4,319.29
49	9/1/2022	\$	4,319.29	\$	26.31	\$	19.11	\$	7.20	\$	4,300.18
50	10/1/2022	\$	4,300.18	\$	26.31	\$	19.14	\$	7.17	\$	4,281.04
51	11/1/2022	\$	4,281.04	\$	26.31	\$	19.17	\$	7.14	\$	4,261.87
52	12/1/2022	\$	4,261.87	\$	26.31	\$	19.20	\$	7.10	\$	4,242.67
53	1/1/2023	\$	4,242.67	\$	26.31	\$	19.23	\$	7.07	\$	4,223.44
54	2/1/2023	\$	4,223.44	\$	26.31	\$	19.27	\$	7.04	\$	4,204.17
55	3/1/2023	\$	4,204.17	\$	26.31	\$	19.30	\$	7.01	\$	4,184.87
56	4/1/2023	\$	4,184.87	\$	26.31	\$	19.33	\$	6.97	\$	4,165.54
57	5/1/2023	\$	4,165.54	\$	26.31	\$	19.36	\$	6.94	\$	4,146.17
58	6/1/2023	\$	4,146.17	\$	26.31	\$	19.40	\$	6.91	\$	4,126.78
59	7/1/2023	\$	4,126.78	\$	26.31	\$	19.43	\$	6.88	\$	4,107.35
60	8/1/2023	\$	4,107.35	\$	26.31	\$	19.46	\$	6.85	\$	4,087.89

61	9/1/2023	\$	4,087.89	\$	26.31	\$	19.49	\$	6.81	\$	4,068.40
62	10/1/2023	\$	4,068.40	\$	26.31	\$	19.53	\$	6.78	\$	4,048.87
63	11/1/2023	\$	4,048.87	\$	26.31	\$	19.56	\$	6.75	\$	4,029.32
64	12/1/2023	\$	4,029.32	\$	26.31	\$	19.59	\$	6.72	\$	4,009.72
65	1/1/2024	\$	4,009.72	\$	26.31	\$	19.62	\$	6.68	\$	3,990.10
66	2/1/2024	\$	3,990.10	\$	26.31	\$	19.66	\$	6.65	\$	3,970.45
67	3/1/2024	\$	3,970.45	\$	26.31	\$	19.69	\$	6.62	\$	3,950.76
68	4/1/2024	\$	3,950.76	\$	26.31	\$	19.72	\$	6.58	\$	3,931.04
69	5/1/2024	\$	3,931.04	\$	26.31	\$	19.75	\$	6.55	\$	3,911.28
70	6/1/2024	\$	3,911.28	\$	26.31	\$	19.79	\$	6.52	\$	3,891.49
71	7/1/2024	\$	3,891.49	\$	26.31	\$	19.82	\$	6.49	\$	3,871.67
72	8/1/2024	\$	3,871.67	\$	26.31	\$	19.85	\$	6.45	\$	3,851.82
73	9/1/2024	\$	3,851.82	\$	26.31	\$	19.89	\$	6.42	\$	3,831.94
74	10/1/2024	\$	3,831.94	\$	26.31	\$	19.92	\$	6.39	\$	3,812.02
75	11/1/2024	\$	3,812.02	\$	26.31	\$	19.95	\$	6.35	\$	3,792.06
76	12/1/2024	\$	3,792.06	\$	26.31	\$	19.99	\$	6.32	\$	3,772.08
77	1/1/2025	\$	3,772.08	\$	26.31	\$	20.02	\$	6.29	\$	3,752.06
78	2/1/2025	\$	3,752.06	\$	26.31	\$	20.05	\$	6.25	\$	3,732.01
79	3/1/2025	\$	3,732.01	\$	26.31	\$	20.09	\$	6.22	\$	3,711.92
80	4/1/2025	\$	3,711.92	\$	26.31	\$	20.12	\$	6.19	\$	3,691.80
81	5/1/2025	\$	3,691.80	\$	26.31	\$	20.15	\$	6.15	\$	3,671.65
82	6/1/2025	\$	3,671.65	\$	26.31	\$	20.19	\$	6.12	\$	3,651.46
83	7/1/2025	\$	3,651.46	\$	26.31	\$	20.22	\$	6.09	\$	3,631.24
84	8/1/2025	\$	3,631.24	\$	26.31	\$	20.25	\$	6.05	\$	3,610.99
85	9/1/2025	\$	3,610.99	\$	26.31	\$	20.29	\$	6.02	\$	3,590.70
86	10/1/2025	\$	3,590.70	\$	26.31	\$	20.32	\$	5.98	\$	3,570.38
87	11/1/2025	\$	3,570.38	\$	26.31	\$	20.36	\$	5.95	\$	3,550.02
88	12/1/2025	\$	3,550.02	\$	26.31	\$	20.39	\$	5.92	\$	3,529.63
89	1/1/2026	\$	3,529.63	\$	26.31	\$	20.42	\$	5.88	\$	3,509.21
90	2/1/2026	\$	3,509.21	\$	26.31	\$	20.46	\$	5.85	\$	3,488.75
91	3/1/2026	\$	3,488.75	\$	26.31	\$	20.49	\$	5.81	\$	3,468.26
92	4/1/2026	\$	3,468.26	\$	26.31	\$	20.53	\$	5.78	\$	3,447.74

93	5/1/2026	\$	3,447.74	\$	26.31	\$	20.56	\$	5.75	\$	3,427.18
94	6/1/2026	\$	3,427.18	\$	26.31	\$	20.59	\$	5.71	\$	3,406.58
95	7/1/2026	\$	3,406.58	\$	26.31	\$	20.63	\$	5.68	\$	3,385.95
96	8/1/2026	\$	3,385.95	\$	26.31	\$	20.66	\$	5.64	\$	3,365.29
97	9/1/2026	\$	3,365.29	\$	26.31	\$	20.70	\$	5.61	\$	3,344.59
98	10/1/2026	\$	3,344.59	\$	26.31	\$	20.73	\$	5.57	\$	3,323.86
99	11/1/2026	\$	3,323.86	\$	26.31	\$	20.77	\$	5.54	\$	3,303.10
100	12/1/2026	\$	3,303.10	\$	26.31	\$	20.80	\$	5.51	\$	3,282.30
101	1/1/2027	\$	3,282.30	\$	26.31	\$	20.84	\$	5.47	\$	3,261.46
102	2/1/2027	\$	3,261.46	\$	26.31	\$	20.87	\$	5.44	\$	3,240.59
103	3/1/2027	\$	3,240.59	\$	26.31	\$	20.90	\$	5.40	\$	3,219.69
104	4/1/2027	\$	3,219.69	\$	26.31	\$	20.94	\$	5.37	\$	3,198.75
105	5/1/2027	\$	3,198.75	\$	26.31	\$	20.97	\$	5.33	\$	3,177.77
106	6/1/2027	\$	3,177.77	\$	26.31	\$	21.01	\$	5.30	\$	3,156.76
107	7/1/2027	\$	3,156.76	\$	26.31	\$	21.04	\$	5.26	\$	3,135.72
108	8/1/2027	\$	3,135.72	\$	26.31	\$	21.08	\$	5.23	\$	3,114.64
109	9/1/2027	\$	3,114.64	\$	26.31	\$	21.11	\$	5.19	\$	3,093.52
110	10/1/2027	\$	3,093.52	\$	26.31	\$	21.15	\$	5.16	\$	3,072.37
111	11/1/2027	\$	3,072.37	\$	26.31	\$	21.19	\$	5.12	\$	3,051.19
112	12/1/2027	\$	3,051.19	\$	26.31	\$	21.22	\$	5.09	\$	3,029.97
113	1/1/2028	\$	3,029.97	\$	26.31	\$	21.26	\$	5.05	\$	3,008.71
114	2/1/2028	\$	3,008.71	\$	26.31	\$	21.29	\$	5.01	\$	2,987.42
115	3/1/2028	\$	2,987.42	\$	26.31	\$	21.33	\$	4.98	\$	2,966.09
116	4/1/2028	\$	2,966.09	\$	26.31	\$	21.36	\$	4.94	\$	2,944.73
117	5/1/2028	\$	2,944.73	\$	26.31	\$	21.40	\$	4.91	\$	2,923.33
118	6/1/2028	\$	2,923.33	\$	26.31	\$	21.43	\$	4.87	\$	2,901.90
119	7/1/2028	\$	2,901.90	\$	26.31	\$	21.47	\$	4.84	\$	2,880.43
120	8/1/2028	\$	2,880.43	\$	26.31	\$	21.51	\$	4.80	\$	2,858.92
121	9/1/2028	\$	2,858.92	\$	26.31	\$	21.54	\$	4.76	\$	2,837.38
122	10/1/2028	\$	2,837.38	\$	26.31	\$	21.58	\$	4.73	\$	2,815.80
123	11/1/2028	\$	2,815.80	\$	26.31	\$	21.61	\$	4.69	\$	2,794.19
124	12/1/2028	\$	2,794.19	\$	26.31	\$	21.65	\$	4.66	\$	2,772.54

125	1/1/2029	\$	2,772.54	\$	26.31	\$	21.69	\$	4.62	\$	2,750.86
126	2/1/2029	\$	2,750.86	\$	26.31	\$	21.72	\$	4.58	\$	2,729.14
127	3/1/2029	\$	2,729.14	\$	26.31	\$	21.76	\$	4.55	\$	2,707.38
128	4/1/2029	\$	2,707.38	\$	26.31	\$	21.79	\$	4.51	\$	2,685.59
129	5/1/2029	\$	2,685.59	\$	26.31	\$	21.83	\$	4.48	\$	2,663.76
130	6/1/2029	\$	2,663.76	\$	26.31	\$	21.87	\$	4.44	\$	2,641.89
131	7/1/2029	\$	2,641.89	\$	26.31	\$	21.90	\$	4.40	\$	2,619.99
132	8/1/2029	\$	2,619.99	\$	26.31	\$	21.94	\$	4.37	\$	2,598.05
133	9/1/2029	\$	2,598.05	\$	26.31	\$	21.98	\$	4.33	\$	2,576.07
134	10/1/2029	\$	2,576.07	\$	26.31	\$	22.01	\$	4.29	\$	2,554.06
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137	1/1/2030	\$	2,509.92	\$	26.31	\$	22.12	\$	4.18	\$	2,487.80
138	2/1/2030	\$	2,487.80	\$	26.31	\$	22.16	\$	4.15	\$	2,465.64
139	3/1/2030	\$	2,465.64	\$	26.31	\$	22.20	\$	4.11	\$	2,443.44
140	4/1/2030	\$	2,443.44	\$	26.31	\$	22.23	\$	4.07	\$	2,421.21
141	5/1/2030	\$	2,421.21	\$	26.31	\$	22.27	\$	4.04	\$	2,398.94
142	6/1/2030	\$	2,398.94	\$	26.31	\$	22.31	\$	4.00	\$	2,376.63
143	7/1/2030	\$	2,376.63	\$	26.31	\$	22.34	\$	3.96	\$	2,354.29
144	8/1/2030	\$	2,354.29	\$	26.31	\$	22.38	\$	3.92	\$	2,331.91
145	9/1/2030	\$	2,331.91	\$	26.31	\$	22.42	\$	3.89	\$	2,309.49
146	10/1/2030	\$	2,309.49	\$	26.31	\$	22.46	\$	3.85	\$	2,287.03
147	11/1/2030	\$	2,287.03	\$	26.31	\$	22.49	\$	3.81	\$	2,264.54
148	12/1/2030	\$	2,264.54	\$	26.31	\$	22.53	\$	3.77	\$	2,242.00
149	1/1/2031	\$	2,242.00	\$	26.31	\$	22.57	\$	3.74	\$	2,219.43
150	2/1/2031	\$	2,219.43	\$	26.31	\$	22.61	\$	3.70	\$	2,196.83
151	3/1/2031	\$	2,196.83	\$	26.31	\$	22.64	\$	3.66	\$	2,174.18
152	4/1/2031	\$	2,174.18	\$	26.31	\$	22.68	\$	3.62	\$	2,151.50
153	5/1/2031	\$	2,151.50	\$	26.31	\$	22.72	\$	3.59	\$	2,128.78
154	6/1/2031	\$	2,128.78	\$	26.31	\$	22.76	\$	3.55	\$	2,106.02
155	7/1/2031	\$	2,106.02	\$	26.31	\$	22.80	\$	3.51	\$	2,083.23
156	8/1/2031	\$	2,083.23	\$	26.31	\$	22.83	\$	3.47	\$	2,060.39

157	9/1/2031	\$	2,060.39	\$	26.31	\$	22.87	\$	3.43	\$	2,037.52
158	10/1/2031	\$	2,037.52	\$	26.31	\$	22.91	\$	3.40	\$	2,014.61
159	11/1/2031	\$	2,014.61	\$	26.31	\$	22.95	\$	3.36	\$	1,991.66
160	12/1/2031	\$	1,991.66	\$	26.31	\$	22.99	\$	3.32	\$	1,968.68
161	1/1/2032	\$	1,968.68	\$	26.31	\$	23.02	\$	3.28	\$	1,945.65
162	2/1/2032	\$	1,945.65	\$	26.31	\$	23.06	\$	3.24	\$	1,922.59
163	3/1/2032	\$	1,922.59	\$	26.31	\$	23.10	\$	3.20	\$	1,899.49
164	4/1/2032	\$	1,899.49	\$	26.31	\$	23.14	\$	3.17	\$	1,876.35
165	5/1/2032	\$	1,876.35	\$	26.31	\$	23.18	\$	3.13	\$	1,853.17
166	6/1/2032	\$	1,853.17	\$	26.31	\$	23.22	\$	3.09	\$	1,829.95
167	7/1/2032	\$	1,829.95	\$	26.31	\$	23.26	\$	3.05	\$	1,806.69
168	8/1/2032	\$	1,806.69	\$	26.31	\$	23.29	\$	3.01	\$	1,783.40
169	9/1/2032	\$	1,783.40	\$	26.31	\$	23.33	\$	2.97	\$	1,760.07
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172	12/1/2032	\$	1,713.28	\$	26.31	\$	23.45	\$	2.86	\$	1,689.83
173	1/1/2033	\$	1,689.83	\$	26.31	\$	23.49	\$	2.82	\$	1,666.34
174	2/1/2033	\$	1,666.34	\$	26.31	\$	23.53	\$	2.78	\$	1,642.81
175	3/1/2033	\$	1,642.81	\$	26.31	\$	23.57	\$	2.74	\$	1,619.25
176	4/1/2033	\$	1,619.25	\$	26.31	\$	23.61	\$	2.70	\$	1,595.64
177	5/1/2033	\$	1,595.64	\$	26.31	\$	23.65	\$	2.66	\$	1,571.99
178	6/1/2033	\$	1,571.99	\$	26.31	\$	23.69	\$	2.62	\$	1,548.31
179	7/1/2033	\$	1,548.31	\$	26.31	\$	23.73	\$	2.58	\$	1,524.58
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181	9/1/2033	\$	1,500.82	\$	26.31	\$	23.80	\$	2.50	\$	1,477.01
182	10/1/2033	\$	1,477.01	\$	26.31	\$	23.84	\$	2.46	\$	1,453.17
183	11/1/2033	\$	1,453.17	\$	26.31	\$	23.88	\$	2.42	\$	1,429.28
184	12/1/2033	\$	1,429.28	\$	26.31	\$	23.92	\$	2.38	\$	1,405.36
185	1/1/2034	\$	1,405.36	\$	26.31	\$	23.96	\$	2.34	\$	1,381.40
186	2/1/2034	\$	1,381.40	\$	26.31	\$	24.00	\$	2.30	\$	1,357.39
187	3/1/2034	\$	1,357.39	\$	26.31	\$	24.04	\$	2.26	\$	1,333.35
188	4/1/2034	\$	1,333.35	\$	26.31	\$	24.08	\$	2.22	\$	1,309.26

189	5/1/2034	\$	1,309.26	\$	26.31	\$	24.12	\$	2.18	\$	1,285.14
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194	10/1/2034	\$	1,188.24	\$	26.31	\$	24.33	\$	1.98	\$	1,163.92
195	11/1/2034	\$	1,163.92	\$	26.31	\$	24.37	\$	1.94	\$	1,139.55
196	12/1/2034	\$	1,139.55	\$	26.31	\$	24.41	\$	1.90	\$	1,115.14
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198	2/1/2035	\$	1,090.70	\$	26.31	\$	24.49	\$	1.82	\$	1,066.21
199	3/1/2035	\$	1,066.21	\$	26.31	\$	24.53	\$	1.78	\$	1,041.68
200	4/1/2035	\$	1,041.68	\$	26.31	\$	24.57	\$	1.74	\$	1,017.11
201	5/1/2035	\$	1,017.11	\$	26.31	\$	24.61	\$	1.70	\$	992.50
202	6/1/2035	\$	992.50	\$	26.31	\$	24.65	\$	1.65	\$	967.85
203	7/1/2035	\$	967.85	\$	26.31	\$	24.69	\$	1.61	\$	943.15
204	8/1/2035	\$	943.15	\$	26.31	\$	24.73	\$	1.57	\$	918.42
205	9/1/2035	\$	918.42	\$	26.31	\$	24.78	\$	1.53	\$	893.65
206	10/1/2035	\$	893.65	\$	26.31	\$	24.82	\$	1.49	\$	868.83
207	11/1/2035	\$	868.83	\$	26.31	\$	24.86	\$	1.45	\$	843.97
208	12/1/2035	\$	843.97	\$	26.31	\$	24.90	\$	1.41	\$	819.07
209	1/1/2036	\$	819.07	\$	26.31	\$	24.94	\$	1.37	\$	794.13
210	2/1/2036	\$	794.13	\$	26.31	\$	24.98	\$	1.32	\$	769.15
211	3/1/2036	\$	769.15	\$	26.31	\$	25.02	\$	1.28	\$	744.12
212	4/1/2036	\$	744.12	\$	26.31	\$	25.07	\$	1.24	\$	719.06
213	5/1/2036	\$	719.06	\$	26.31	\$	25.11	\$	1.20	\$	693.95
214	6/1/2036	\$	693.95	\$	26.31	\$	25.15	\$	1.16	\$	668.80
215	7/1/2036	\$	668.80	\$	26.31	\$	25.19	\$	1.11	\$	643.61
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218	10/1/2036	\$	593.10	\$	26.31	\$	25.32	\$	0.99	\$	567.78
219	11/1/2036	\$	567.78	\$	26.31	\$	25.36	\$	0.95	\$	542.42
220	12/1/2036	\$	542.42	\$	26.31	\$	25.40	\$	0.90	\$	517.02

221	1/1/2037	\$	517.02	\$	26.31	\$	25.44	\$	0.86	\$	491.58
222	2/1/2037	\$	491.58	\$	26.31	\$	25.49	\$	0.82	\$	466.09
223	3/1/2037	\$	466.09	\$	26.31	\$	25.53	\$	0.78	\$	440.56
224	4/1/2037	\$	440.56	\$	26.31	\$	25.57	\$	0.73	\$	414.99
225	5/1/2037	\$	414.99	\$	26.31	\$	25.61	\$	0.69	\$	389.38
226	6/1/2037	\$	389.38	\$	26.31	\$	25.66	\$	0.65	\$	363.72
227	7/1/2037	\$	363.72	\$	26.31	\$	25.70	\$	0.61	\$	338.02
228	8/1/2037	\$	338.02	\$	26.31	\$	25.74	\$	0.56	\$	312.28
229	9/1/2037	\$	312.28	\$	26.31	\$	25.79	\$	0.52	\$	286.49
230	10/1/2037	\$	286.49	\$	26.31	\$	25.83	\$	0.48	\$	260.66
231	11/1/2037	\$	260.66	\$	26.31	\$	25.87	\$	0.43	\$	234.79
232	12/1/2037	\$	234.79	\$	26.31	\$	25.91	\$	0.39	\$	208.88
233	1/1/2038	\$	208.88	\$	26.31	\$	25.96	\$	0.35	\$	182.92
234	2/1/2038	\$	182.92	\$	26.31	\$	26.00	\$	0.30	\$	156.92
235	3/1/2038	\$	156.92	\$	26.31	\$	26.04	\$	0.26	\$	130.87
236	4/1/2038	\$	130.87	\$	26.31	\$	26.09	\$	0.22	\$	104.79
237	5/1/2038	\$	104.79	\$	26.31	\$	26.13	\$	0.17	\$	78.66
238	6/1/2038	\$	78.66	\$	26.31	\$	26.17	\$	0.13	\$	52.48
239	7/1/2038	\$	52.48	\$	26.31	\$	26.22	\$	0.09	\$	26.26
240	8/1/2038	\$	26.26	\$	26.31	\$	26.26	\$	0.04	\$	(0.00)

Appendix A:

- 1. Define Service Area for the District 4 Senior Center.**
- 2. Map**
- 3. All Census Block Groups in the define Service Area.**
- 4. The statistical number for low and moderate-income persons in the defined service area is : 58% low-moderate income**

Appendix B:

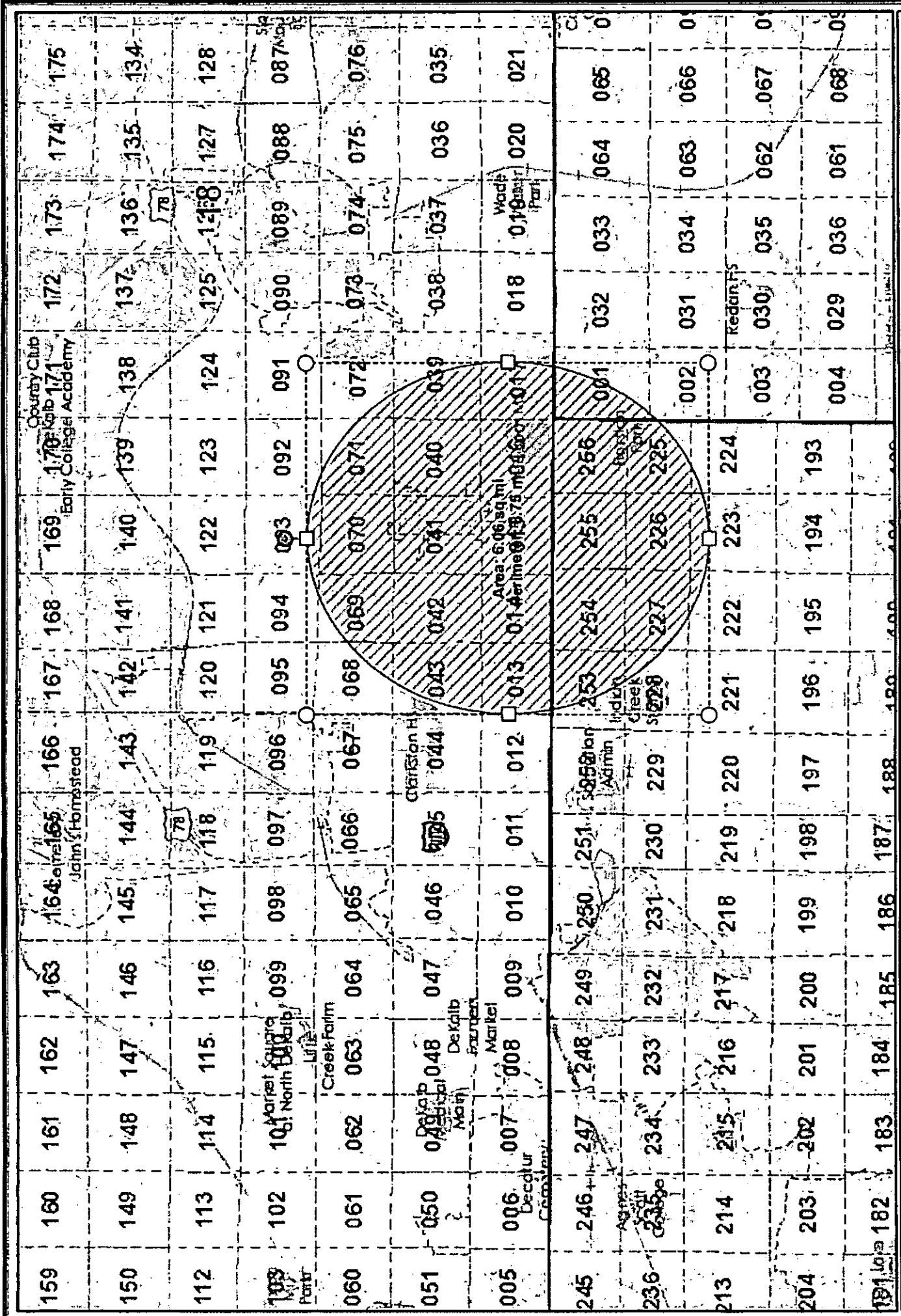
DeKalb County Senior Feasibility Study

Appendix C:

District 4 Senior Center site feasibility study

Section 108 Loan Application Contact Person:

**Allen Mitchell, Director
DeKalb County Community Development Department
3486 Covington Highway
Decatur, GA 30032
(404) 371-2727
amitchell@dekalbcountyga.gov**



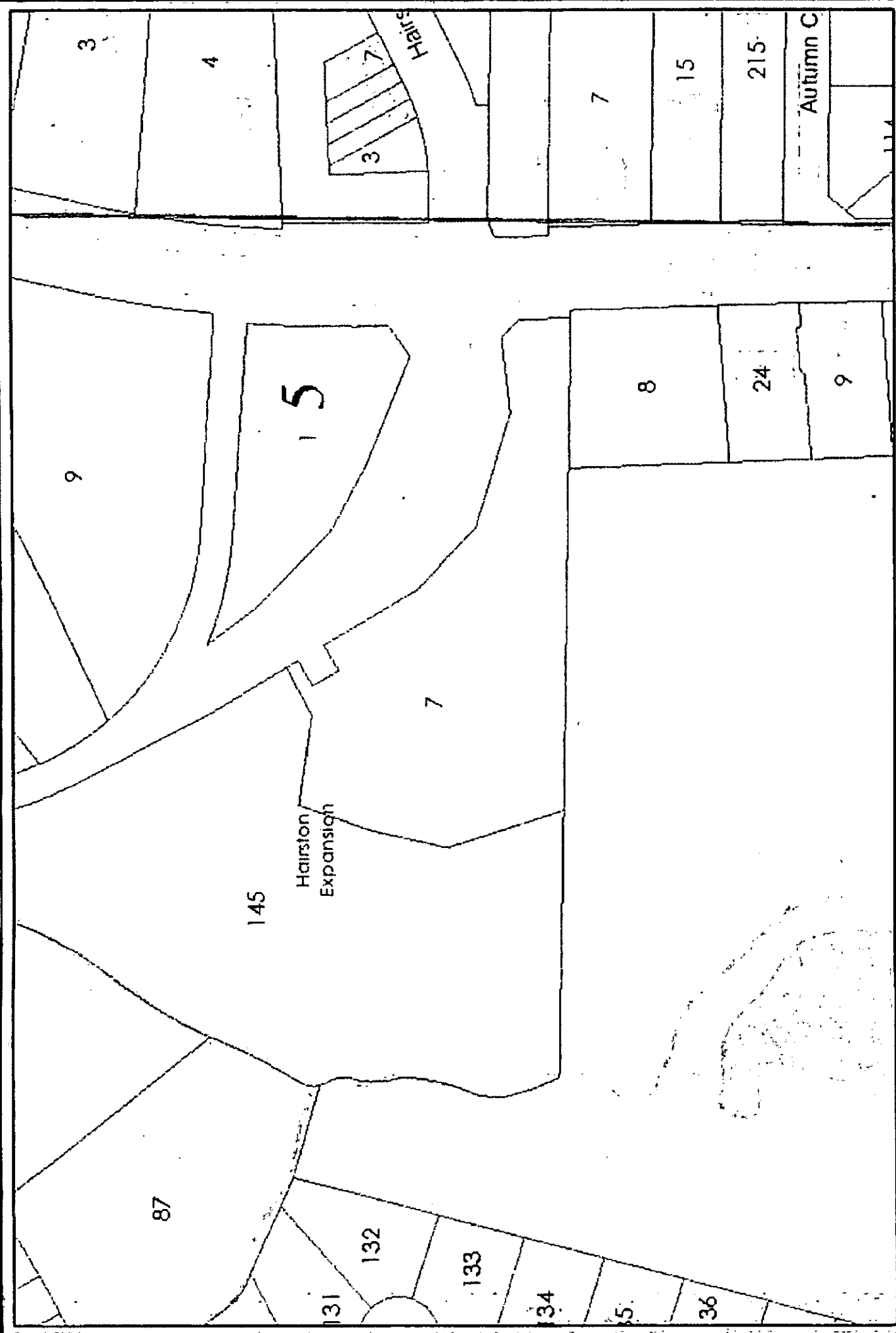
District 4 Senior Center Service Area

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District 4 Senior Center Service Area

Date Printed: 3/12/2018

0 1,500 2,500 3,500 4,500 5,500 6,500 7,500 8,500 9,500 10,500 Feet



District 4 Senior Center Site 4875 Elam Road



Date Printed: 3/12/2018

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District 4 Senior Center Service Area Census Tracts
58% Low- Moderate Income

Census Tract	Block Group
232.04	1
232.04	3
232.06	2
232.08	3
232.10	5
219.09	1
219.09	2
219.09	3
219.09	4



DISTRICT 4 SENIOR CENTER : 4875 ELAM ROAD

Site Feasibility Study

07.24.17

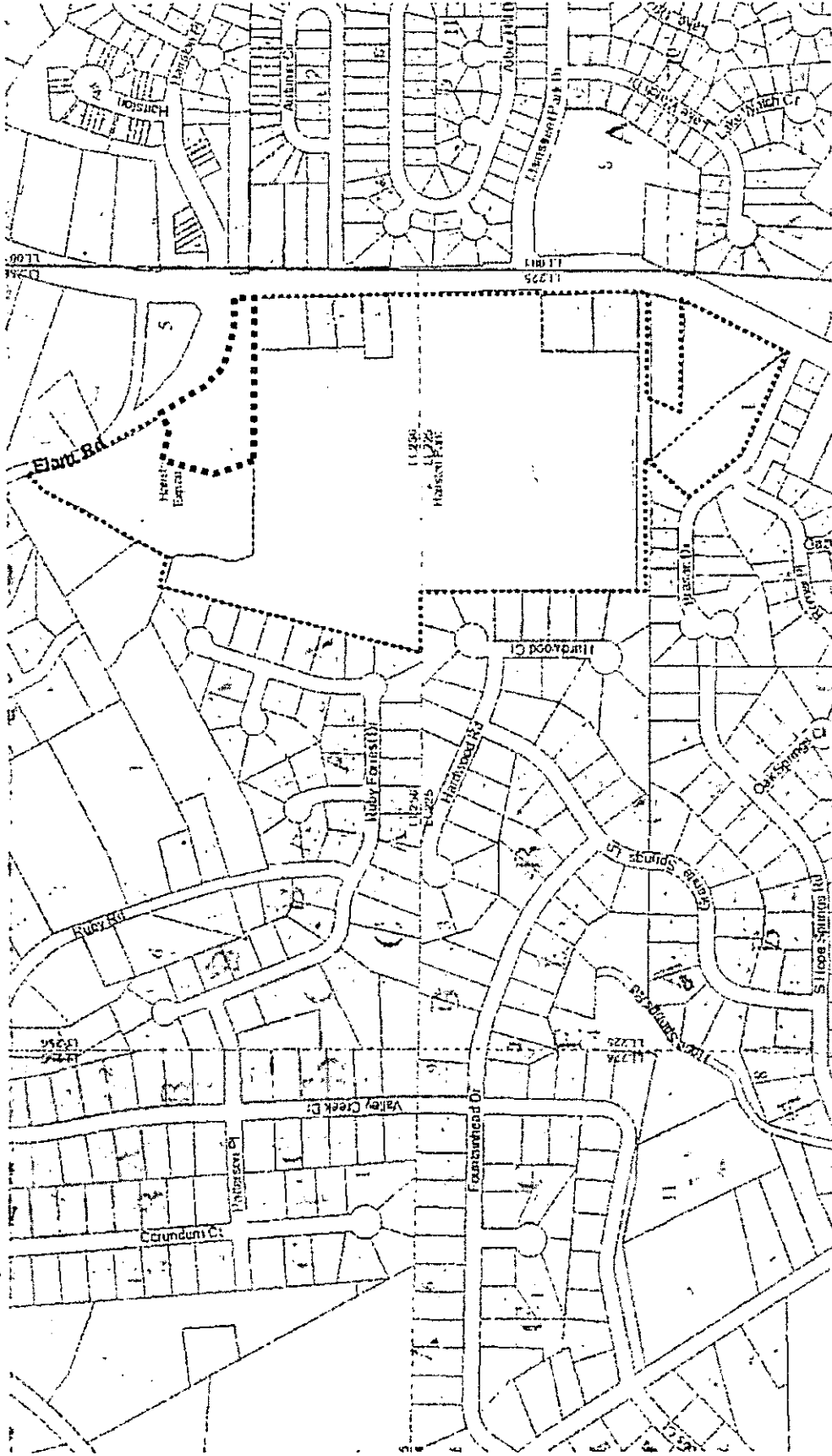
DISTRICT 4 SENIOR CENTER : 4875 ELAM ROAD

Scope of Services from Amec Foster Wheeler:

- + Review of Zoning & Building Codes
- + Review of Natural Resources
- + Boundary & Topographic Surveys
- + Geotechnical Investigation
 - + Subsurface Conditions, including soil, groundwater, and obstructions
 - + Preliminary Design & Construction Criteria
- + Preliminary Site Plan
 - + Based on Existing Center Footprints
 - + Including Adjacent Parking

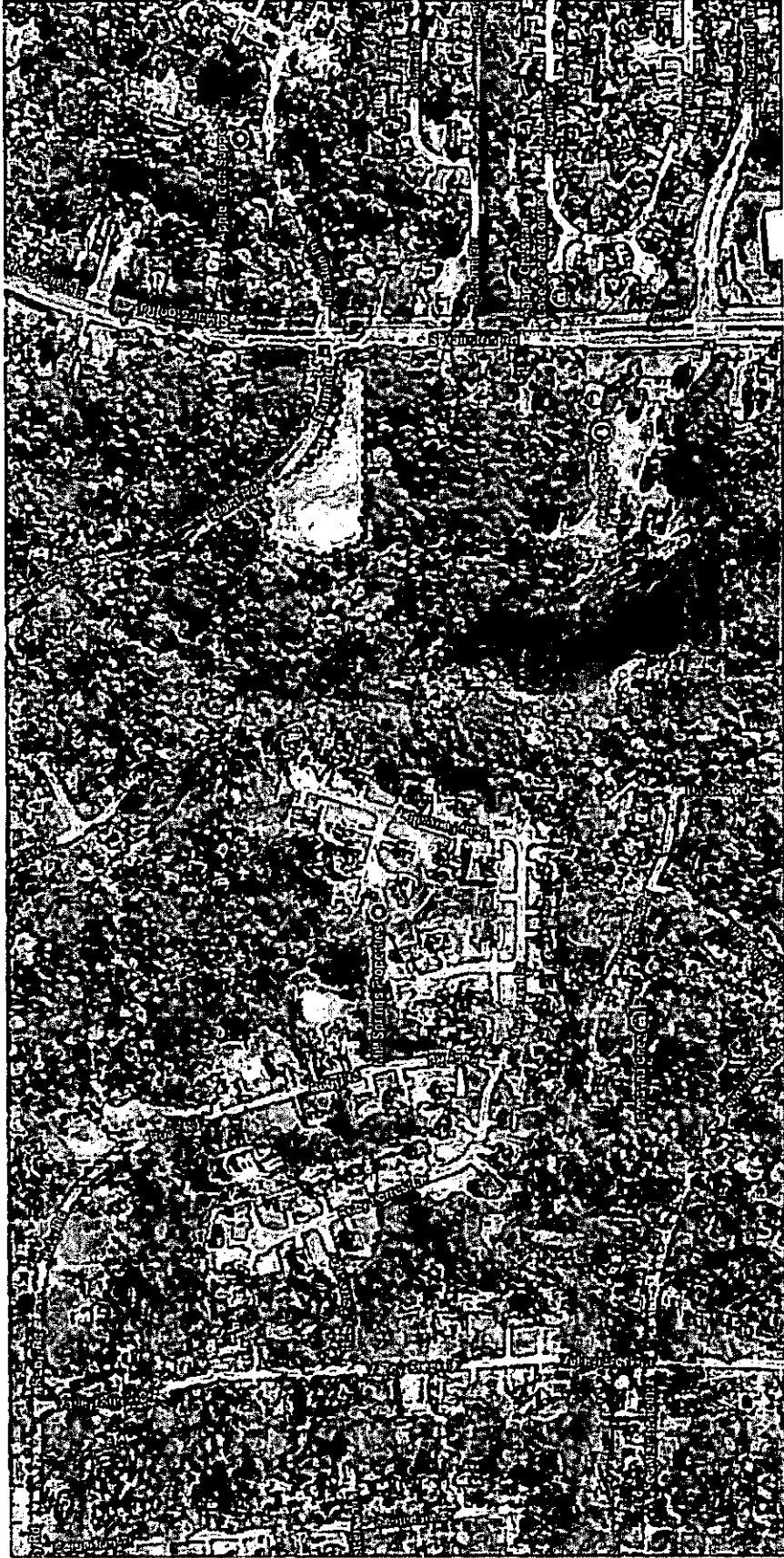
DISTRICT 4 SENIOR CENTER : 4875 ELAM ROAD

Site Vicinity: Adjacent to other County-owned properties



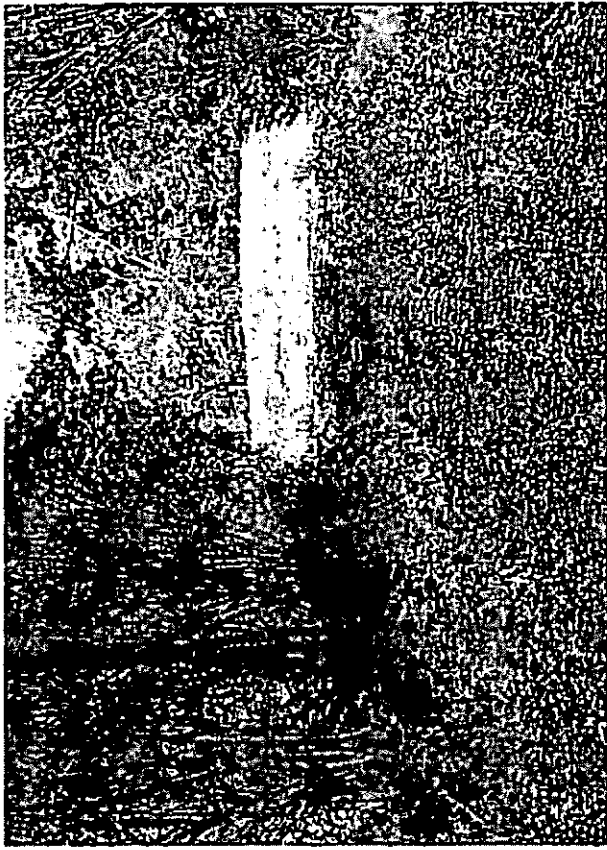
DISTRICT 4 SENIOR CENTER : 4875 ELAM ROAD

Site Vicinity: Heavily wooded, but partially cleared



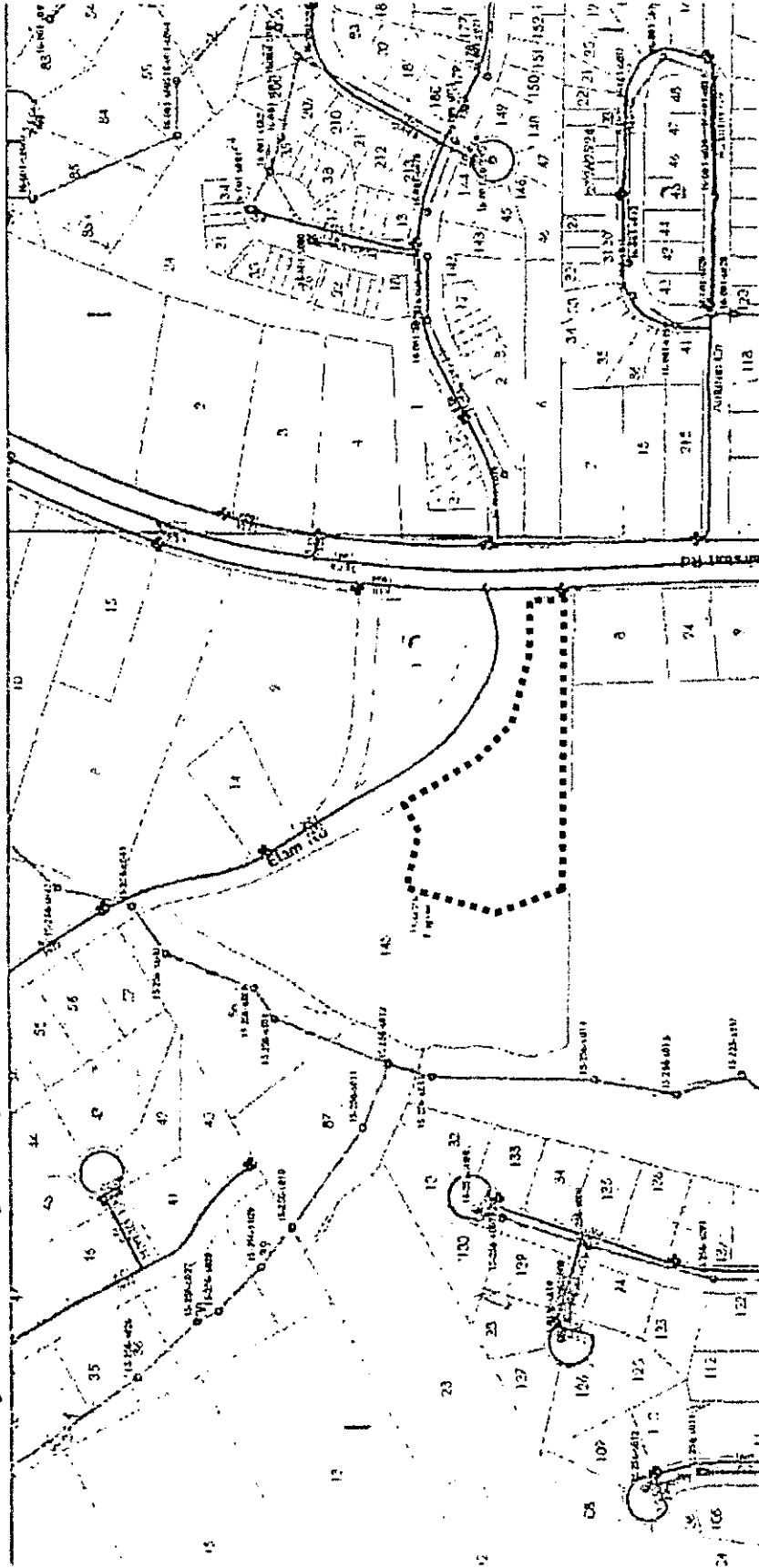
DISTRICT 4 SENIOR CENTER : 4875 ELAM ROAD

Site Vicinity: Heavily wooded, but partially cleared



DISTRICT 4 SENIOR CENTER : 4875 ELAM ROAD

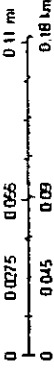
Site Utility Availability: Easy utility access



May 25, 2017

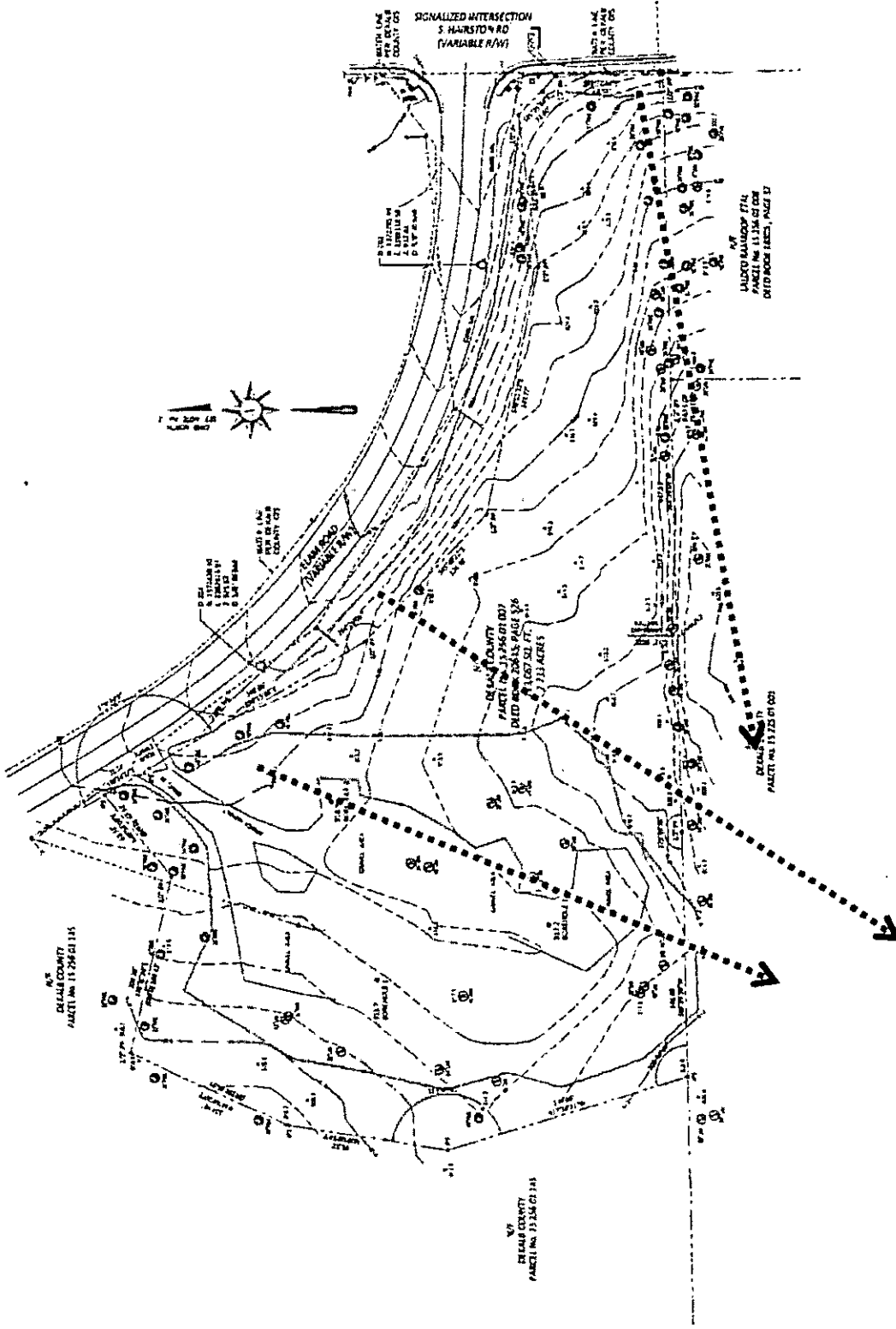
- Sewer Treatment Facility
- DeKalb
- Atlanta
- Not In County
- private
- Not In County
- private
- UFT STATIONS
- Flow/Arrows
- SEWER FORCE MAINS
- VALVE
- 75-10
- 12-36
- HYDRANT
- PUMP
- STORAGE
- SOURCE
- TREATMENT PLANT
- District
- Land_Lot
- In Parcel

1:2,376



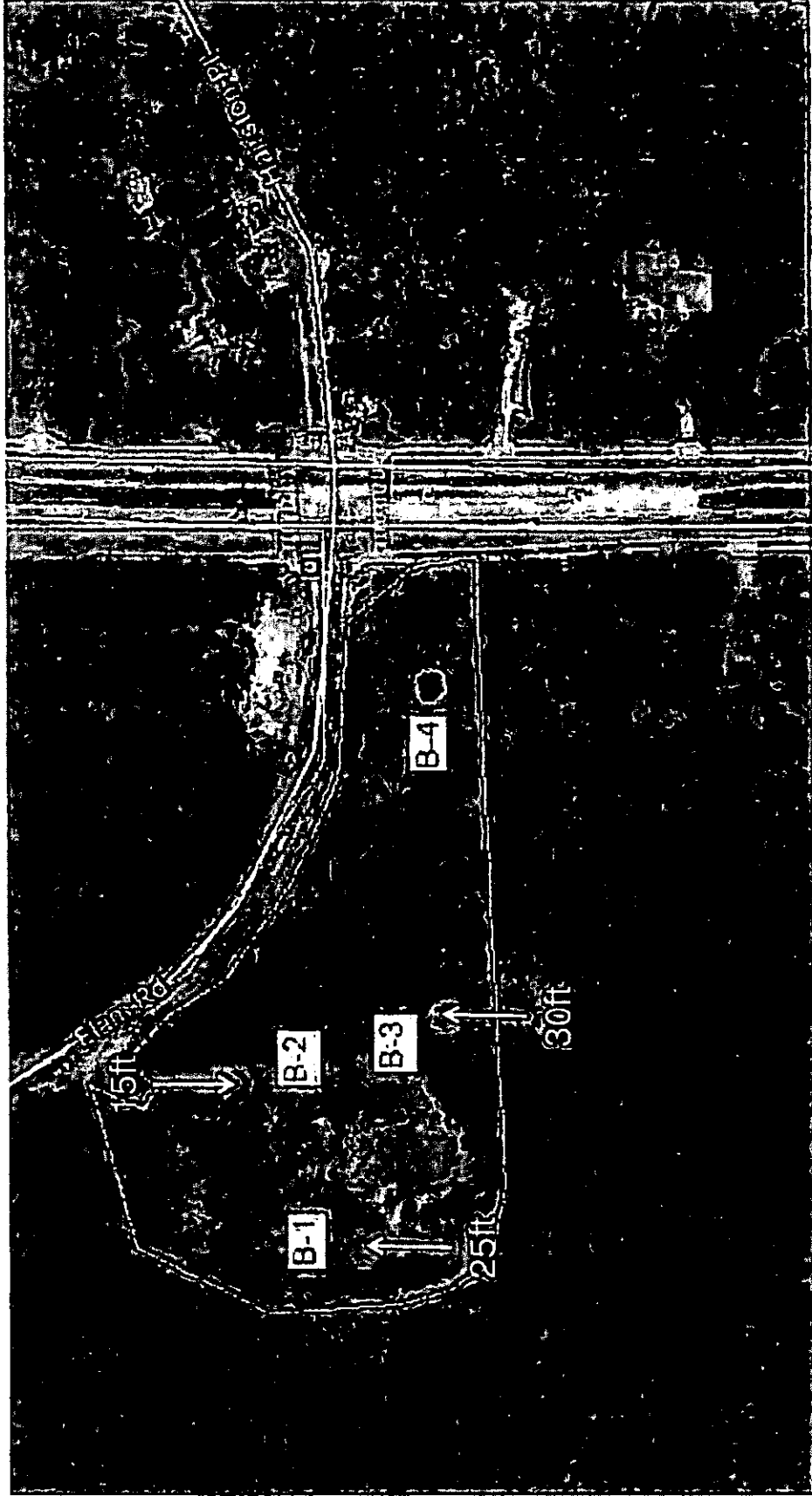
DISTRICT 4 SENIOR CENTER : 4875 ELAM ROAD

Site Survey: No challenging grade issues



DISTRICT 4 SENIOR CENTER : 4875 ELAM ROAD

Boring Locations & Depths: Subsurface conditions are optimal



DISTRICT 4 SENIOR CENTER : 4875 ELAM ROAD

Conceptual Site Plan : 16,000SF + 134 parking spaces

