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DISASTER RECOVERY: TORNADOES OF APRIL 2011

MULTI-FAMILY HOUSING APPLICATION

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM



Application Deadline: October 29, 2012

For assistance in completing this application, please call 334-353-2028.

Forward original and two copies of completed application package to:

DIRECTOR
ALABAMA DEPARTMENT OF ECONOMIC AND COMMUNITY AFFAIRS
401 ADAMS AVENUE
POST OFFICE BOX 5690
MONTGOMERY, ALABAMA 36103-5690

Attn: CDBG Disaster Recovery Application

MULTI-FAMILY HOUSING APPLICATION

DISASTER RECOVERY: TORNADOES OF APRIL 2011

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Eligible applicants are cities, counties (including direct recipients), and Indian tribes in the Alabama counties of Calhoun, Cullman, DeKalb, Elmore, Franklin, Jackson, Jefferson, Lawrence, Limestone, Marion, Marshall, Tallapoosa, Tuscaloosa, Sumter, Walker, and Winston.

- A.1. Applicant:** City of Tuscaloosa, AL
County: Tuscaloosa County, AL
Mayor: Walter Maddox, Mayor
Address: 2201 University Boulevard
Tuscaloosa, AL 35401
Phone: (205) 248-5311
- Contact Person:** Ms. Robin Edgeworth
Contact Address: 2201 University Boulevard
Tuscaloosa, AL 35401
- Contact Phone:** (205) 248-5700
Contact Fax: (205) 349-0328
Contact Email: redgeworth@tuscaloosa.com
- A.2. Requested Funding:** \$ 2,970,000
Other Funds: \$ 30,721,131
- A.3. 2010 Population:** 90,468
- A.4. House District:** 62, 63, 70
Senate District: 5, 21, 24
Congressional District: 4 (in 2013), 7
- A.5. Briefly describe proposed project:**

The Rosa Garden Apartments Project, Hurricane Creek Trace Development and Rosedale Phase III Complex are residential developments which will provide affordable housing options for low to moderate income individuals within the City of Tuscaloosa, Alabama (City). The three independent projects include the new construction of 228 affordable two bedroom housing units near in various locations throughout Tuscaloosa, Alabama. These newly constructed units will provide affordable housing options to those individuals whose homes were destroyed during the April 2011 tornadoes. Many of the residents that will be

moving into the new developments are still in temporary housing arrangements and otherwise displaced. Once completed, the housing units will be available to the Tuscaloosa Housing Authority (THA) and City housing programs for low to moderate income, senior citizens and other individuals as affordable and safe rental options.

A.6. CERTIFICATIONS

- (a) A resolution passed by the City of Tuscaloosa, Alabama (City) Council on October 9, 2012 has authorized the filing of this application by Mayor of Tuscaloosa (Exhibit A).
- (b) The public was informed about the local community development program including the proposed filing of this application at two separate public hearings held on October 11, 2012 at Tuscaloosa City Hall, 2201 University Boulevard, Tuscaloosa, AL 35401 (Exhibit B).
- (c) The information presented in this application is true and correct to the best of my knowledge.
- (d) I certify that:
 - 1. The City will minimize displacement of persons as a result of activities with CDBG funds and will assist persons actually displaced as a result of such activities.
 - 2. The City's program will be conducted and administered in conformance with Public Law 88-352 and Public Law 90-284, and the City will affirmatively further fair housing.
 - 3. In accordance with local and state requirements, copies of this application and the City's Action Plan are available in Spanish and other languages upon request. Persons with disabilities may request auxiliary aids by contacting the Incident Command Division at 205-248-5700.
 - 4. The City has held a public participation hearing to obtain the views of citizens on community development and housing needs.
 - 5. The City has furnished information to citizens concerning the amount of funds available for proposed community development and housing activities that may be undertaken, including the estimated amount of funds proposed to be used for activities benefiting low- and moderate-income persons.
 - 6. The City has made available to the public a summary of the proposed project to afford affected citizens an opportunity to comment.
 - 7. The City is providing citizens with a reasonable access to records on past use of CDBG funds.

8. The City will provide citizens with reasonable notice of, and opportunity to comment on, any substantial change proposed to be made in the use of CDBG funds.
9. The City will not attempt to recover any capital costs of public improvements assisted in whole or in part with CDBG funds by assessing any amount against properties owned and occupied by persons of very low, low and moderate income. If a fee or assessment is required, the City will use CDBG funds to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than CDBG funds. The City through proper certification to the State may assess any amounts against properties owned and occupied by persons of moderate income who are not persons of very low or low income if the City lacks sufficient funds received under the CDBG program to pay those costs.
10. The City is ___ or is not X (please check one) delinquent on any State or Federal debt. (If "is", please attach an explanation.)

(e) I further certify that the City is following a detailed Citizen Participation Plan which:

1. provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blight areas and of areas in which Section 106 funds are proposed to be used, and in the case of a grantee described in Section 106(a), provides for participation of residents in low and moderate income neighborhoods as defined by the local jurisdiction;
2. provides citizens with reasonable and timely access to local meetings, information, and records relating to the grantee's proposed use of funds, as required by regulations of the Secretary, and relating to the actual use of funds under this title;
3. provides for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the grantee;
4. provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities and review of program

performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped;

5. provides for a timely written answer to written complaints and grievances, within 15 working days where practicable;
6. identifies how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate; and
7. provides citizens with reasonable advance notice of, and opportunity to comment on, proposed activities not previously described in the community development application, and for activities which are proposed to be deleted or substantially changed in terms of purpose, scope, location, or beneficiaries.

Mayor

Date

MULTI-FAMILY HOUSING APPLICATION

DISASTER RECOVERY: TORNADOES OF APRIL 2011

Disaster Recovery applications for multi-family housing may contain one or more projects that are designed to replace or rehabilitate damaged or destroyed rental housing directly related to the effects of the tornadoes of April 2011. The multi-family rental housing projects will be governed by Alabama's approved Action Plan for Disaster Recovery: Tornadoes of April 2011.

A detailed response to each item listed below will allow proper and thorough evaluation of proposed projects for funding consideration. (For applications with two or more multi-family rental housing projects, address B.5. below separately for each project.)

B.1. Provide a pre-tornado assessment of inadequacies associated with housing and essential community development facilities.

A housing market analysis was completed for the City of Tuscaloosa's 2010 – 2014 Comprehensive Plan. The Housing Market Analysis has been attached to this application as Exhibit C.

B.2. Assess (a) the full extent of damage in the community caused by the tornadoes; (b) the recovery activities completed or ongoing; and (c) the severity of remaining unmet needs including the post-tornado housing needs for all income groups.

(a)

On April 27, 2011, Alabama was shattered by approximately 62 tornadoes which took the lives of 248 people. The tornadoes and severe weather damaged or destroyed over 20,000 homes along with hundreds of other structures including commercial, industrial and major government buildings. At approximately 5:00 PM CDT, a severe thunderstorm producing straight-line winds and several tornadoes, including a Category EF-4 on the Enhanced Fujita Scale, tore through the City of Tuscaloosa, Alabama (City) from west to east, damaging a number of neighborhoods and housing complex areas including Kauloosa Avenue, an industrial corridor; Rosedale Court, a public housing complex; the intersection of 15th Street and McFarland Boulevard, a major retail area; and Alberta City, a community located in the eastern most portion of the city limits. These storms claimed the lives of 53 City area residents. The EF-4 tornado devastated areas in a one and one half mile wide and six mile long pathway, generating debris from the destruction that threatened lives, health and public safety. The following day, April 28, 2011, Major Federal Disaster (FEMA DR-1971) was declared for all Alabama Counties including Tuscaloosa County.

Immediately after the storms, recovery and aid stations were set up throughout the City so that volunteers could provide aid to those affected by the storms. The City also sponsored meetings during which individuals impacted by the storms could apply for assistance, meet with Small Business Administration loan specialists, get advice about how to proceed with insurance claims and receive information about federal assistance. Even with these and many other privately coordinated volunteer outreach efforts organized in the weeks and months following the storms, many citizens still need assistance in order to bring their homes, businesses and/or lives back to pre-disaster conditions. Many of the homes and communities wiped out by the EF-4 tornado housed severely low to moderate income individuals who have not yet been able to rebuild or find safe and affordable housing options. As a result of the inability to quickly rebuild and repair housing for these individuals, local businesses are still struggling to regain stability with the loss of such a large employee and customer base.

(b)

Recovery activities completed or in progress include:

Disaster Debris Removal (FEMA and FHWA eligible), including Right of Way debris and debris on

Private Property

Residential and Commercial Building Demolition Program (Voluntary and Involuntary)

Hazard Mitigation Grant Program Safe Room Construction

Hazard Mitigation Grant Program Early Warning System Installation

Direct Allocation CDBG-DR projects include:

Rosedale Phase II Housing Development

Hurricane Creek Trace Housing Development

Homebuyer/Down Payment Assistance Program

Habitat for Humanity Purchase of Juanita Drive Lots

Commercial Revolving Loan Program (Over \$10,000)

Alberta Revitalization Infrastructure Project

University Place for Safe Routes to School Supplemental

Forest Lake Revitalization Infrastructure Project

10th Avenue Corridor Revitalization Infrastructure Project

Hargrove Road/Hackberry Lane Infrastructure Project

FEMA Public Assistance project submitted/approved include:

Emergency Protective Measures (including search and rescue, traffic control, structure

Inspection, debris removal, and aid distribution)

Repairing street infrastructure (streets, sidewalks, curbs, gutters, fences, guardrails)

Repairing Lift Stations

Repairs to the Waste Water Treatment Plant
 Repairs to Water Distribution System
 Repairs to Sewage Collection System
 Repairs to Fiber Optic Cables Replace and repair damaged vehicle (~150 vehicles)
 Rebuild Curry Facility and replace contents(house 4 departments, including Environmental Services)
 Rebuild Fire Station #4
 Replace Police Athletic League (with Small Business Incubator)
 Repair Police East Precinct
 Replace destroyed Police Auction Lot
 Donated Resources/ Volunteer Labor

(c)

According to HUD's damage assessments published on October 18, 2011 and January 31, 2012, the City still has the following unmet needs:

Severe Business Needs:	\$ 28,227,615
Unmet Infrastructure Needs:	\$ 5,786,994
Severe Unmet Housing Needs (owner-occupied):	\$ 1,240,619
Severe Unmet Housing Needs (renter-occupied):	\$ 55,164,248
Total Unmet Needs:	\$ 90,419,476

Through HUD's CDBG-DR direct allocation, the City has been approved for \$16,634,702 in recovery funding. The City still has approximately \$73,000,000 in unmet needs funding for damages directly related to the April 2011 tornadoes. Specifically for housing, the City still has unmet needs totaling approximately \$50,000,000 for projects not included or previously approved through other federal programs.

B.3. Describe the activities the community plans to undertake to address the post-tornado housing needs of all income groups including transitional housing needs of homeless individuals and families, prevention of low-income individuals and families with children (especially those with incomes below 30 percent of the area median) from becoming homeless, and the special needs of persons who are not homeless but require supportive housing (e.g., elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents).

The City is using its HOME Investment Partnership funding to assist low to moderate income families and individuals find affordable housing options for temporary and longer term solutions. Along with the existing down payment assistance program, the City will be working with the Tuscaloosa Housing Authority to develop and operate a Tenant Based Rental Assistance (TBRA) program as another extension of the HOME funding. These programs allow eligible individuals and families (with special focus on storm victims) the

opportunity to find safe and affordable housing options while more options become available.

Additionally, the City has been approved for several projects through the direct allocation CDBG-DR funding to rebuild single and multi-family housing units that were lost in the tornadoes. Rebuilding these units will help low to moderate income and other individuals and households who may require additional supportive housing options the ability to relocate in an effort to regain pre-storm conditions. As with much of the housing projects the City is currently operating and/or developing, the funds will be spent to directly provide a positive impact to hopefully prevent homelessness or other hardships which may have been caused by the April 2011 storms.

Through the State CDBG-DR program (through this application and others submitted), the City will be seeking additional funding to further rebuild low to moderate income housing options that were destroyed by the tornadoes. Although the City has received some federal funding to help supplement recovery efforts for displaced households, there are still extraordinary unmet needs for individuals and households who do not have the means to easily relocate or rebuild because of financial restrictions. The City is continuously seeking options through formula and disaster recovery grants to try and help the low to moderate and other special needs individuals who were most affected by the tornadoes.

- B.4. Describe the community's short- and long-term recovery plans for restoring and rebuilding housing (including rental housing) and infrastructure, including plans for flood plain management; removal of barriers to reconstruction; adoption and enforcement of modern building codes to produce high quality, durable, energy efficient, mold resistant, and storm proof housing; and prior coordination with the planning requirements of other State and Federal programs and entities. Also, describe how the community's use of grant funds will give priority to infrastructure development and/or rehabilitation.**

Short-Term Recovery Planning Activities Completed

- The City of Tuscaloosa, AL (City) examined its response to the immediate needs of those temporarily or permanently displaced or relocated from the disaster areas. The City ensured that immediate housing needs were addressed for those that had to be relocated, either temporarily or permanently through City and other agency sponsored programs.
- The City facilitated and sponsored public meetings during which numerous federal, state, and local agencies were on hand to answer citizen questions and address possible repair/rebuild funding sources in an effort to efficiently and effectively identify solutions for community recovery.

- The City developed the Tuscaloosa Forward Generational Plan (attached as Exhibit D) which provides a vision for recovery for several functional areas including land use, housing, sustainability and infrastructure and public facilities. The plan identifies both pre and post storm needs for a variety of citizen groups including low to moderate income households and those needing special attention. Input from citizens through numerous public forums was encouraged during the entire development of this recovery plan presentation and public meeting time frame of the Tuscaloosa Forward Generational Plan.
- The Office of the City Attorney was available to help numerous citizens with questions and next-step procedures for dealing with personal insurance companies. The immediate loss of so many housing units is a unique challenge for the City and its low to moderate income residents because of the high number of affected individuals who were underinsured or renting.

Long-Term Recovery Planning Activities Proposed, Underway or Completed

- Provide Newly Constructed and Reconstructed Housing Options – The City will partner with local housing agencies and developers to leverage CDBG Disaster Recovery (CDBG-DR) funds and build new replacement housing in affected areas. The City has committed a portion of its direct allocation and proposes to continue building residential housing options for low to moderate income citizens through the State of Alabama Multi-Family Housing Application under separate cover.
- Homebuyer Down-Payment Assistance – The City will implement a program that will serve as a catalyst to stimulate home purchases by those directly affected by the storm or by those wishing to move into an area directly affected by the storm through other HUD funding options.
- Public Infrastructure – The City will invest in public infrastructure that will help revitalize and provide long-term stabilization for storm damaged areas and neighborhoods resulting in a walk-able and interconnected community. The City has included several infrastructure projects in its CDBG-DR direct allocation funding, but has additional unmet needs for damage sustained as a result of the tornadoes.
- Quality of Life and Economic Revitalization – Along with the public infrastructure improvements, the City will add landscaping and green-spaces throughout all four storm damaged sectors that will enhance livability standards and drive private development by providing increased traffic in the areas. The City remains focused on its commitment to promote economic

revitalization through various avenues which assist both business owners and the City's working population.

- Commercial Assistance – The City will establish a revolving loan program for businesses within the storm affected areas that will help provide working capital during or after that business' rebuilding. This program will be split across both the City's direct allocation as well as through the State of Alabama Economic Recovery Loan Pool Application and focus on both large and small businesses. The State CDBG-DR loan program proposal has been submitted under separate cover.

Flood Plain Management and Promoting the Mitigation of Flood Risk

Under this Action Plan, the City of Tuscaloosa does not find it necessary to focus funding on providing funds for housing units to implement elevation. Although some of the impacted areas are in a flood zone, no proposed housing or commercial buildings are located within those zones. There were no cases of flooding reported during or immediately following the April 27, 2011 tornado. The City has implemented a Noah's Arc program that has been very successful in handling property at risk of flooding. The City will continue to rely on this program as the main aspect of promoting the mitigation of flood risk to citizens.

Promoting High-Quality, Durable, Energy Efficient, and Mold Resistant Construction Methods

The City has adopted the 2006 International Residential Code with local amendments for all residential housing construction. For commercial construction, the City has adopted the 2009 International Building, Plumbing and Mechanical Codes along with the 2008 National Electric Code with local amendments. Beginning October 1, 2012, the City will begin enforcing the more stringent State of Alabama Energy Code and the 2009 International Energy Conservation Code. It is the responsibility of the City's Planning and Development Services Department to permit, inspect and enforce all adopted construction codes. A building permit is required for all new construction as well as for construction undertaken for enlargement, alterations and repair of structures. Inspections are performed to ensure compliance of all above listed codes. For all existing buildings, including rentals, the 2009 International Property Maintenance Code was adopted to preserve all structures.

Adequate and Flood Resistant Housing for All Incomes

A portion of the CDBG-DR funds in this Action Plan are proposed to promote housing to fulfill the need created by the April 27, 2011 tornado. When taking into account all funds to be utilized to rebuild the housing stock, including all leveraging of funds as listed above, \$23.1 million of total investment will be made to Tuscaloosa's affordable housing stock. All of these programs will follow

environmental regulations and current city building codes in relation to issues of the flood plain. This Action Plan has dedicated funds to assist affordable housing units as well as market rate housing units. This assistance will also be distributed to home ownership units as well as rental units. These activities will promote affordable housing dispersed throughout the community which will include areas that are low poverty and non-minority areas.

With the investment in affordable rental units, the aim is to provide assistance and housing opportunity to those at the lowest end of the income scale. For those individuals that do not have income sources that allow them to find housing and are homeless, the City of Tuscaloosa has and will continue to participate in the management of a Homeless Management Information System (HMIS). This system will help indicate if more resources are needed for the homeless population in the community.

The City of Tuscaloosa also has in place a Housing Counseling Program that is run with CDBG funds and operated by case managers and social workers whose prime role is to assist in homeless prevention and work to stabilize families in their existing homes and secure affordable housing. The case managers and social workers will then sometimes refer clients to other local non-profit agencies located in the City of Tuscaloosa that have several programs that can provide rental security deposit assistance, utility assistance, housing counseling supportive services, etc. Many faith-based organizations also play an integral role in providing services to homeless individuals. The main focus of all the above groups is to assist person in transitions to permanent housing and independent living.

These local non-profit agencies and faith-based organizations help to serve the special needs population in Tuscaloosa as well. Organization such as FOCUS on Senior Citizens of Tuscaloosa, the McDonald Hughes Center and the United Way of West Alabama, along with many others, offer services such as transportation to medical appointments and shopping areas as well as specified programming directly related to senior and special needs citizens.

- B.5. Explain in detail the multi-family rental housing project the community proposes to build or restore. For replacement projects, at a minimum, the detail shall include the parties involved in the project, financing arrangement, project size including number of units by bed rooms, detailed estimate, land description, availability of utilities and services, site development including parking, rent structure, target clientele, 10-year income pro-forma, building standards, land restrictions, and operations and maintenance. Also include site plans, drawings, specifications, memorandums of understanding, commitments, and other information that will assist in evaluating projects for feasibility, and compliance. For restoration of multi-family rental housing projects, provide the same relevant information as required for replacement projects above. In**

addition provide information on the occupancy status of the units, tenant information concerning affordability issues, and relocation assistance if necessary. Explain the importance of activities to address recovery needs, the expected long-term impact of the project; the financial feasibility of the project; and specific capacities of the applicant.

Rosa Garden Apartment Project (Project 1)

The Rosa Garden Apartment Project is new construction of affordable housing options for low to moderate income individuals to address the large unmet needs of the affordable rental housing stock destroyed during the April 2011 tornadoes. For this project, WDM, LLC (WDM) will act as the developer and Morrow Realty Company, Inc. will serve as the property management firm once construction is complete. Funding for this project will come from the CDBG-DR Program, the Alabama Housing Finance Authority (AHFA) through tax credits and HOME funding and through a conventional small bank loan of approximately \$500,000. WDM is responsible for securing all funding from any source other than CDBG-DR. Once completed, the units will be available to both the City and the Tuscaloosa Housing Authority (THA) for low to moderate income individuals and families seeking safe and affordable housing options.

The Rosa Garden project complex will be located near the corner of McFarland Boulevard and Skyland Boulevard in the City of Tuscaloosa. WDM holds a purchase option on the site and expects to close once funding is received. The development will consist of 50 affordable two bedroom apartment homes. The estimated rent for each unit will range from \$465 to \$525. The development will include a multi-purpose clubhouse with computer center, community television with cable, clothing care facility, gazebo, picnic area with grills and designated garden area. Other in-apartment amenities will include energy efficient appliances including a refrigerator with icemaker, stove, dishwasher, garbage disposal and microwave. Additionally, each unit will have energy efficient central heat and air, washer and dryer connections, window blinds, carpet and vinyl plank flooring and cable and internet connections throughout the rooms. Onsite management and maintenance staff will be available to the residents.

The development will include a low maintenance brick exterior and 30 year architectural shingles. Construction will be completed using many parts of the Sustainable Green Building Standards along with City codes. Landscaping features of the community will include a privacy fence, planted trees and shrubbery and flower beds. In accordance with the Action Plan, no less than four housing units will be under a single roof.

The target clientele for this community are low to moderate income individuals and families as well as senior citizens. WDM has committed to renting a majority of the units to low and moderate income individuals and families consistent with funding regulations.

A plan from WDM/The Morrow Companies has been attached as Exhibit E.

Once completed, this development will be a great resource for both the City and THA as an affordable option for housing assistance program participants. As part of the recovery efforts to further assist low to moderate income individuals and mitigate current unmet needs, the City has opened a Tenant Based Rental Assistance (TBRA) Program in addition to the other down payment and rental assistance program already in place. The TBRA Program will be operated with HOME funds and will be managed as a partnership between the City and THA. The Rosa Garden complex will be another source of safe and affordable housing options for the participants of the TBRA Program during this recovery and in to the future. The City is committed to ensuring that all citizens have access to safe and affordable housing options and this project will be one way to help displaced low to moderate income individuals and families attain such housing.

The project is financially feasible and a strong option for the City with WDM as a project partner. Using CDBG-DR dollars to leverage other funding opportunities maximizes the reach of recovery efforts for both the City and the Alabama Department of Economic and Community Affairs (ADECA). By having local firms like WDM develop and Morrow Realty Company manage the property, the City is able to work closely to ensure that the benefits are directly generated for low to moderate income individuals without the burden of full management and operational oversight and the financial burden that comes with each activity. WDM's commitment to provide affordable units for low to moderate income individuals and family affected by the tornadoes is another way the City is working within the community to promote an effective and efficient recovery with sustainability for the future.

Hurricane Creek Trace (Project 2)

The City of Tuscaloosa is requesting a waiver for this project from the 4 homes/units under one roof requirement stated in the Action Plan. This project is unique in that each housing unit is stand alone, but will be under the control of a developer to oversee leasing and rental opportunities. Additional details have been provided in the following sections to further outline the project details.

- The Hurricane Creek Trace project in Tuscaloosa Alabama will be a 50 unit multi-family low to moderate income and elderly development. The development has already been awarded an allocation of 9% low income housing tax credits and a HOME loan from the Alabama Housing Finance Authority. The project will feature high quality single family style affordable rental homes and will complete a partially developed but stalled subdivision in east Tuscaloosa.
- The site lies at the east end of 6th Street East off Crescent City Road approximately two blocks from the path of the devastating April 2011 tornado

that hit Tuscaloosa and the surrounding area. The partially completed subdivision (formerly known as Jamestown) has only partial infrastructure in place and no homes were ever constructed.

- The overall project has received substantial support from the City and community and will enlist a variety of partners in the effort to develop single family housing and provide services complementary to the tax credit development. These partners include among others CSP, Habitat for Humanity of Tuscaloosa, Doug Hollyhand Realty, Inc. and the West Alabama Literacy Council.
- The affordable rental homes will target low to moderate income individuals and seniors with incomes at 50% and 60% of the area median income. The homes will be energy efficient and will also feature safe rooms. Under guidelines of the Alabama Housing Finance Authority, after a 15 year rental period, the homes will be sold to families and merged back into a full homeownership community.
- Hurricane Creek Trace, Ltd., the project general partner, received an allocation of tax credits from the AHFA of \$720,300 (the site is not located in a qualified census tract). Other financing commitments include:
 - \$750,000 in Direct Allocation CDBG-DR funds from the City of Tuscaloosa.
 - A HOME loan commitment of \$1,141,410 from the AHFA.
 - A construction loan and a permanent loan commitment in an amount of \$703,500 from the Bank of Tuscaloosa.
- Pending closing of financing of December, construction will begin in January and will take approximately 12 months.

Parties:

- Hurricane Creek Trace, Ltd., the project general partner, is made up of CSPWA, Inc., an affiliate of Community Service Programs of West Alabama, Inc. (CSP), and TBG II, LLC. CSP is a community action agency based in Tuscaloosa and has been a partner in numerous affordable housing and LIHTC projects over the past several decades. Members of TBG II, LLC are principles in the Builders Group, Inc.; a successful Tuscaloosa based single family development company.
- Doug Hollyhand Realty, Inc. will serve as general contractor. Doug Hollyhand Realty, Inc. has extensive experience in the development and construction of affordable housing.

Financing:

- Hurricane Creek Trace, Ltd. received an allocation of tax credits from the AHFA of \$720,300 (see attached Reservation Letter in Exhibit F). This allocation is expected to generate approximately \$6.6 million in equity that will be used to construct the development.
- Other financing commitments include:

- \$750,000 in Direct Allocation CDBG-DR funds from the City of Tuscaloosa. See attached Funding Commitment Letter from the City of Tuscaloosa in Exhibit F.
- A HOME loan commitment of \$1,141,410 from the AHFA. See attached Reservation Letter from the AHFA in Exhibit F.
- A construction and permanent loan commitment of \$703,500 from the Bank of Tuscaloosa. See attached Loan Commitment Letter in Exhibit F.

Project Size:

- The development will consist of 50 affordable two bedroom single family rental homes along with an office, community building and other amenities. The site is 9.75 acres.

Cost Estimate/Budget:

- Total Development Cost: \$9,569,535. Detailed Source and Uses sections have been provided.

DEVELOPMENT BUDGET

CONSTRUCTION	6,239,000
GENERAL REQMTS (6%)	374,300
BUILDER'S OVERHEAD (2% of CONST + GEN REQMTS)	132,200
BUILDERS PROFIT (6% of CONST + GEN REQMTS)	396,700
CONTINGENCY (4% of construction & gen cond)	264,500
LAND (@4000 per lot)	200,000
ARCHT/ENGR/SURVEY	116,500
ACCOUNTING	12,000
CONST. INT'R'ST 6.0% / OTHER	214,400
CONST LOAN ORIGINATION FEE .75 %	43,435
LEGAL FEES/CLOSING/RECORDING	35,000
MISCELLANEOUS SOFT COSTS (mkt study, phase I, app)	9,000
ADVERTISING	1,200
PERMANENT FINANCING FEES/EXPENSES	1,000
SYNDICATION COSTS	50000
LEASE-UP/ OPN RESERVE (6 mos OE + 3 mos Debt svc)	117,300
LIHTC&APPLIC FEES (12%of reserve +3000)	89,900
CREDIT COMPLIANCE FEES	25000
SUBTOTAL	<u>8,321,435</u>
DEVELOPERS FEE (15% of total dev costs)	1,248,100
	Total: 9,569,535

SOURCES

TAX CREDIT EQUITY @9% @92 cents:	6,626,097
FIRST MORTGAGE @ 8.0%	703,500
CITY OF TUSCALOOSA CDBG-DR (DIRECT ALLOCATION)	750,000
AHFA HOME	1,141,410

DEFERRED DEV FEE	48,528
CITY OF TUSCALOOSA CDBG-DR (ADECA)	300,000
TOTAL:	9,569,535

Land Description:

- The site lies at the east end of 6th Street East off Crescent City Road -- about two blocks from the path of the devastating April 2011 tornado that hit Tuscaloosa and the surrounding area. The partially completed subdivision (formerly known as Jamestown) has only partial infrastructure in place and no homes were ever constructed. Jamestown contemplated 90+ homes but the revised plan for Hurricane Creek Trace will have 50 LIHTC units and up to twenty lots will remain available for construction of affordable single family homes by a third party housing partner, expected to be Habitat for Humanity. CSPWA, Inc. has an option on the project from the land owner. See attached option contract in Exhibit F.
- A challenge facing the project is that the site has created erosion problems and risks contaminating surrounding waterways unless site work is completed correctly and erosion control is carefully instituted. The project is facing a funding gap due to the unusually high site costs associated with correcting site issues and enhanced erosion control measures are installed.

Utility Availability:

- Please see attached letters confirming availability of utilities for the Hurricane Creek Trace site.

Site Development:

- See attached site plan in Exhibit F. The proposed development will include 50 single family style rental homes and an office/community facility.

Target Population:

- Rents will be \$525 per month, affordable to families with incomes up to 60% of the area median, as required by the low income housing tax credit program. Ten units will be set aside for families with incomes up to 50% of area median income with rents at \$460 per month.
- The target clientele will be senior (age 55+) low income residents in Tuscaloosa county, including those displaced by the tornados and those living in older substandard housing.

Proforma:

- A 20 year proforma is attached in Exhibit F.

Building Standards:

- The development will be built to the design standards mandated by the Alabama Housing Finance Authority. See attached Design Guidelines in Exhibit F for details. These homes will all feature "safe rooms" for shelter from storms and tornados.

Land Restrictions:

- The parcel is zoned for single family homes, which will make up the units in this multifamily rental development. See attached zoning letter from the City of Tuscaloosa in Exhibit F.

Operations/Maintenance:

- The property will be operated and maintained by The Hollyhand Companies, a professional property management company. Consistent with Alabama Housing Finance Authority guidelines, a replacement reserve of \$250 per year per unit will be funded. The property must be maintained to meet AHFA standards and those of the potential investor of the tax credits, both of whom will regularly inspect the property.

Site Plan:

- A site plan has been included as Exhibit F.

Drawings:

- Architectural plans have been finalized and included in Exhibit F.

Commitments:

- See attached Reservation of Tax Credit commitment from the AHFA of \$720,300.00 in Exhibit F. This allocation is expected to generate approximately \$6.4 million in equity that will be used to construct the development.
- Also see attached:
 - \$750,000 in Direct Allocation CDBG Disaster Recovery funds from the City of Tuscaloosa. See attached Funding Commitment Letter from the City of Tuscaloosa in Exhibit F.
 - A HOME loan commitment of \$1,141,410.00 from the AHFA. See attached Reservation Letter from the AHFA in Exhibit F.
 - A construction and permanent loan commitment of \$703,500.00 from the Bank of Tuscaloosa. See attached Loan Commitment Letter in Exhibit F.

Feasibility and Compliance:

- By virtue of its receipt of tax credit funding, the property will be required to stay in rigorous compliance with all AHFA and HUD requirements. This compliance consists of standards for property maintenance and compliance with the resident income limitations imposed upon the property by the Internal Revenue Code. Furthermore, the property will be inspected by the equity investor to ensure it is maintained appropriately.

Rosedale Phase III Project (Project 3)

The proposed project constitutes the third phase of the rebuilding of the Rosedale Court public housing complex that was destroyed by the April 2011

tornado that devastated the City of Tuscaloosa. The property will consist of 128 units and will be restricted to low to moderate income individuals and elderly residents with incomes up to 60% of the area median income. The site lies immediately south of the original Rosedale Court location and, in conjunction with the first two phases of the redevelopment already under construction, will complete the replacement of units in the original Rosedale Court. As the site lies directly in the path of the tornado, the proposed project will be an important piece in the overall redevelopment of the areas of Tuscaloosa destroyed by the tornado.

Parties:

A development team consisting of affiliates of Doug Hollyhand and Doug Hollyhand Realty, Inc. will develop the property in conjunction with the Tuscaloosa Housing Authority (THA). A special purpose partnership entity, Rosedale III, Ltd., will be created to own and manage the property. It will be built on property currently owned by the Tuscaloosa Housing Authority.

Doug Hollyhand and related affiliates has extensive development and construction experience, including providing development and construction services on the first two phases of the Rosedale redevelopment.

Financing:

Financing will consist of:

- a) a HUD d4 permanent mortgage (see attached commitment from Rockport Mortgage included in Exhibit G)
- b) gap financing support from the Tuscaloosa Housing Authority (see attached letter from Ralph Ruggs, Executive Director, Tuscaloosa Housing Authority in Exhibit G); and
- c) tax credit equity generated in conjunction with tax exempt bond financing

The tax credit financing will be generated by 4% tax credits that come automatically with the tax exempt bond financing available through the Alabama Housing Finance Authority. Accordingly, the project will not be subject to the uncertain competitive 9% tax credit allocation process. The Tuscaloosa Housing Authority will assign vouchers to the development to facilitate debt financing and to ensure that the property will serve residents with incomes as low as 30% of area median income.

Project Size:

The property will consist of 128 total residential units along with an office, community building, gazebo and other amenities. All 128 units will be affordable two bedroom units. The site is 5.7 acres.

Cost Estimate/Budget:

Total Development Cost: \$16,621,596. A proforma has been included in Exhibit G for review and future revenue projections as well as operational and other budgeted amounts.

Land Description:

The site is located to the south of downtown Tuscaloosa and consists of a 5.7 acre site that lies south of 29th street and to the west of 10th Avenue. The site is clear in part due to the destruction caused by the April 2011 tornado that passed directly over the site. The site is adjacent (to the south) to the original Rosedale Court site and will thus be adjacent to the two-phase 174 unit complex currently under construction. The site is currently owned by the Tuscaloosa Housing Authority and will be provided to the partnership. A letter from Ralph Ruggs, Executive Director of the Tuscaloosa Housing Authority has been provided in Exhibit G.

Utility Availability:

The site lies adjacent to the current Rosedale redevelopment. Please see attached letters confirming availability of utilities for the Rosedale redevelopment site in Exhibit G.

Site Development:

A site plan has been developed and provided in Exhibit G. The proposed development will include four multistory residential buildings, with elevators in each building as appropriate for residential ADA compliance needs. The project proposes 197 parking spots.

Target Population:

Consistent with low income housing tax credit guidelines, rents will be a maximum of \$663 per month, affordable to families with incomes up to 60% of the area median. However, all units will have rental subsidies available thus making the development affordable to residents with incomes as low as 30% of the area median income. Specifically, forty-eight of the units will be under an Annual Contribution Contract with the THA and the remaining eighty units will receive rental assistance through Section 8 vouchers through THA and the City's housing assistance programs which provide direct assistance for low to moderate income individuals and families. The target clientele will be low income residents in the City, including those displaced by the tornados and those living in older substandard housing.

Proforma:

A 15 year proforma is attached as a part of Exhibit G.

Building Standards:

The development will be built to the design standards mandated by the Alabama Housing Finance Authority. See attached draft 2013 design standards in Exhibit G. Final standards have not yet been issued by the AHFA.

Land Restrictions:

The parcel is zoned MX-3 and MX-5. Both designations permit multifamily dwellings.

Operations/Maintenance:

The property will be operated and maintained by The Hollyhand Companies, a professional property management company that is managing the first two phases of the Rosedale redevelopment, in conjunction with the Tuscaloosa Housing Authority (THA). Consistent with Alabama Housing Finance Authority guidelines, a replacement reserve of \$250 per year per unit will be funded. The property must be maintained to meet AHFA standards and those of the potential investor of the tax credits, both of whom will regularly inspect the property.

Site Plan:

A site plan has been attached in Exhibit G.

Drawings:

Architectural plans have not been finalized but the development would be similar to the attached rendering as provided in Exhibit G.

Commitments:

Letters of commitment have been obtained from:

- a) Financing Commitment from Rockport Mortgage; and
- b) A letter from Ralph Ruggs referencing funding available from the Tuscaloosa Housing Authority.

Feasibility and Compliance:

By virtue of its receipt of tax credit funding, the property will be required to stay in rigorous compliance with all AHFA and HUD requirements. This compliance consists of standards for property maintenance and compliance with the resident income limitations imposed upon the property by the Internal Revenue Code. Furthermore, the property will be inspected by the equity investor to ensure it is maintained appropriately.

- B.6. Discuss any other funds leveraged or to be leveraged for these activities. A subrogation agreement will be required from each grantee to ensure that there is no duplication of benefits. In order to comply with HUD requirements relating to duplication of benefits, if funds are awarded by any other source for the same activities before or after the date of ADECA's grant award CDBG disaster recovery funds must immediately be repaid to ADECA.**

Many of the development firms currently overseeing the projects have identified funding opportunities from the Alabama Housing Finance Authority to be combined with CDBG-DR funding in order to complete the project. Because of

the CDBG-DR funding, the City will work with each developer and management firm to oversee activities for compliance during the construction of the three multi-family housing units. Additionally, each community will have commitments to maintaining a majority of the units for low to moderate income individuals once the construction is complete. This commitment will allow both the City and the Tuscaloosa Housing Authority (THA) to provide affordable housing options for current and future residents enrolled in the many affordable housing programs such as the HOME and Section 8 programs managed by each entity. The City will work closely with each developer to ensure that no duplication of benefits may occur during the construction of the affordable housing complexes.

- B.7. All multi-family rental housing projects must meet at least one of the three national objectives. Generally these projects will qualify either benefitting 51 percent low- and moderate-income persons or meeting an urgent need. As much as possible, the projects must be qualified meeting the low- and moderate-income benefit requirement. Senior housing projects will qualify as low- and moderate-income under limited clientele.**

If the proposed project is comprised of restoration of multi-family rental housing units damaged by the storms, the applicant must collect information from tenants occupying the units in the project. The information will include tenant's name; unit occupied; race; ethnicity; household size; and income range. Similar information must be provided for new projects at such time as the units are occupied. The attached form will assist in collecting information from individual tenants. The information must be totaled in form B.7., Project Beneficiary Table, and submitted with the application for repair or restoration, or it must be provided later as the units are occupied. Please explain below how the proposed project(s) will meet one of the national objectives and, as appropriate, complete "B.7. Project Beneficiary Table".

The Rosa Garden Apartments Project, Hurricane Creek Trace and Rosedale Phase III Projects will primarily benefit low to moderate income individuals and senior citizens in the City. To ensure that 51% of the occupants of the housing units are low to moderate income, the City will provide each developer and responsible entity with the Multi-Family Rental Housing Beneficiaries Form and collect completed forms for submission to the Alabama Department of Economic and Community Affairs (ADECA) and the US Department of Housing and Urban Development (HUD).

Each housing complex is the new construction of multi-family units. Because the units are not currently occupied, table B.7 Project Beneficiary Table has not been completed. As units are occupied, the City will track each resident using the Multi-Family Rental Housing Beneficiary Table and Project Beneficiary Table as appropriate.

**CDBG DISASTER RECOVERY: TORNADOES OF APRIL 2011
MULTI-FAMILY RENTAL HOUSING BENEFICIARY SURVEY FORM**

The following information must be provided by tenants occupying a unit in an apartment complex in Alabama that was assisted in part by the Disaster Recovery Funds for the tornadoes of April 2011 from the U.S. Department of Housing and Urban Development.

Name _____ Apartment Number _____

Person Providing Information _____

Number of Persons in Household _____

Female Head of Household _____ Yes _____ No

Elderly Head of Household (65+) _____ Yes _____ No

Number of Handicapped Persons in Household _____

Household is
Hispanic or Latino?

_____ Yes _____ No

Race of HH

- White _____
- Black/African American _____
- Asian _____
- American Indian/Alaskan Native _____
- Native Hawaiian/Other Pacific Islander _____
- Am. Indian/Alaskan Native and White _____
- Asian and White _____
- Black/African American and White _____
- Am. Indian/Alaskan Native and Black _____
- Other Multi-Racial _____

Please circle appropriate income range that applies to your household:

Household Size	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Very Low-Income	\$0 to \$ _____							
Low-Income	\$ _____ to \$ _____							
Moderate-Income	\$ _____ to \$ _____							
High-Income	Over \$ _____							

I certify the above information to be true and correct to the best of my knowledge.

Tenant's Signature

Date

B.7. PROJECT BENEFICIARY TABLE

For each proposed activity listed below, quantify the direct beneficiaries and indicate (by number, household, and percent) their respective income level, race, ethnicity, etc., in the appropriate classifications.

Activity	Very Low Income (A)				Low Income (B)			Moderate Income (C)			Total LMI (A+B+C)				
	Total People	Total HH	People	HH	People	HH	People	HH	People	HH	People	HH	% of Total People	% of Total People	% of Total People

Race, Ethnicity, Etc.	Activity 1				Activity 2				Activity 3			
	Total People	Total HH	Total Hispanic People	Total Hispanic HH	Total People	Total HH	Total Hispanic People	Total Hispanic HH	Total People	Total HH	Total Hispanic People	Total Hispanic HH
White												
Black / African Am												
Asian												
American Indian / Alaskan Native												
Native Hawaiian / Other Pacific Is												
Am Indian / Alaskan Native & White												
Asian & White												
Black / African American & White												
Am Indian / Alaskan & Black / African Am												
Other Multi-Racial												
Disabled												
Female-Headed HH												

Note: 1. Applicants proposing projects with more than three activities should use additional copies of this table.

**ALABAMA COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
CERTIFIED ASSURANCES**

General Assurances

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States, and the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property in whole or in part with Federal assistance funds to assure nondiscrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review, and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms to the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval by the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. 4728-4763) relating the prescribed standards for merit systems for programs funded under one of the nineteen statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4801 et seq.) which prohibits the use of lead-based paint in the construction or rehabilitation of residential structures.
10. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color, or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. 1681-1683, and 1685-1686) which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794) which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. 6101-6107) which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 93-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) 523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. 290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. 3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination Statute(s) which may apply to the application.
11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646), as amended (P.L. 100-17) which provides for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. 1501-1508 and 7324-7328) which limit the potential activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. 276a to 276a-7), The Copeland Act (40 U.S.C. 276c and 18 U.S.C. 874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-333) regarding labor standards for federally assisted construction contracts.

14. Will comply with the flood insurance purchase requirements of Section 102 (a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (c) notification of violating facilities pursuant to EO 11738; (d) protection of wetlands pursuant to EO 11990; (e) evaluation of flood hazards in flood plains in accordance with EO 11988; (f) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. 1451 et seq.); (g) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended, (42 U.S.C. 7401 et seq.); (h) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended, (P.L. 93-523); and (i) protection of endangered species under the Endangered Species Act of 1973, as amended, (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. 1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470), EO 11593 (identification and preservation of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. 469a-1 et seq.)
18. Will cause to be performed the required financial and compliance audits in accordance with Single Audit Act of 1984, as amended, and OMB Circular A-128.
19. Will comply with all applicable requirements of all other Federal laws, Executive Orders, regulations and policies governing this program.

Special State Assurances

The applicant further assures and certifies that:

- (a) The proposed program benefits principally persons of low to moderate incomes, the latter being defined as persons in households having incomes at or below applicable income limits. Specifically the following percentages of low and moderate income beneficiaries serve as a minimum threshold depending on the type of project: 51% for public facilities activities and 100% for housing activities. Programs should be designed so as to give maximum feasible priority to activities which will benefit low and moderate income families or aid in the prevention of slums and blight. However, a proposed program may include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious threat to the health or welfare of the community where other financial resources are not available to meet such needs.
- (b) If it has a previous Community Development Block Grant Program which has not been closed out, it will, if requested by the State, present the State with documentation to adequately demonstrate that it can expeditiously close out the previous program and manage a future program.
- (c) The local governing body accepts the responsibility for citizen comments and concerns related to the proposed program.

Anti-Displacement Assurance

As the duly authorized representative of the applicant, I certify that the applicant will comply with:

1. Section 104(d) of Title I of the Housing and Community Development Act of 1974, as amended. This provision, authorized by Section 509(a) of the Housing and Community Development Act of 1987, contains requirements for a residential anti-displacement and relocation assistance plan. Each State recipient must adopt, make public, and certify to the State that it is following a "residential anti-displacement and relocation assistance plan."
2. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended through 1987, (Public Law 100-17, 101 Stat. 246-256). This provision extends Uniform Relocation Assistance coverage to any person (family individual, business, nonprofit organization or farms) displaced as a direct result of rehabilitation, demolition, or privately undertaken acquisition carried out for a federally assisted project or program.

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
2. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

Certification Regarding Survey

If a survey to determine project beneficiaries was undertaken for the proposed project, such survey was conducted with full regard to obtaining accurate information. The City agrees that any evidence to the contrary could result in adverse consequences, including the repayment of grant funds.

Certification Regarding Excessive Force

The undersigned certifies that it has adopted and is enforcing a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations.

Certification Regarding Preventing Entrance and Exit

The undersigned certifies that it has adopted and is enforcing applicable state and local laws against physically barring entrance or exit from a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

Mayor

Date