

The City of Tuscaloosa, Alabama



CDBG-DR ACTION PLAN

Community Development Block Grant Disaster Recovery funds

Authorized by the Disaster Relief Appropriations Act, 2013

Public Law 113-2

U.S. Department of Housing and Urban Development

Docket No. FR-5696-N-03

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Executive Summary

The City of Tuscaloosa, Alabama Disaster Recovery Division, as mandated by the Office of the Mayor, has prepared this Action Plan for the Community Development Block Grant Disaster Recovery (CDBG-DR). This Partial Action Plan will be used by the City of Tuscaloosa to provide \$34,616,430.00 in CDBG-DR funding to help restore and rebuild the areas of the Tuscaloosa community that were most impacted by the April 27, 2011 Presidentially declared disaster (FEMA DR-1971). Amendments shall be made in subsequent Action Plans to fulfill the entire allocation of \$43,932,000.

On April 27, 2011, Alabama was hit by 62 tornadoes which took the lives of 248 people, 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 running from west to east, damaging 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, along with a number of other neighborhoods and housing complexes. These storms claimed the lives of 53 Tuscaloosa area residents. The EF-4 tornado devastated areas in a 1 and ½ mile wide and 6 mile long pathway, generating debris from the destruction that threatened lives, health and public safety. The following day, April 28, 2011, the President of the United States declared a Major Federal Disaster (FEMA DR-1971) for all Alabama Counties including the City of Tuscaloosa in Tuscaloosa County.

Immediately after the storms, recovery and aid stations were set up throughout the City of Tuscaloosa so that volunteers could provide aid to those affected by the storms. The City of Tuscaloosa 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 this and many 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-April 27th conditions.

Using its 2012 CDBG-DR allocation and other funding sources, the City of Tuscaloosa has implemented successful disaster recovery programs in the areas of housing, infrastructure, and economic development. The City has operated and maintained a revolving loan program for redeveloping small businesses and made an investment of nearly \$1.5million. Housing initiatives have successfully been implemented through a homebuyer down payment assistance program as well as through funding of several low income housing developments. Infrastructure projects are well underway in the environmental, engineering and architectural stages and many are set to break ground in Fall 2013. However, a great need still exists in the City of Tuscaloosa in all three of these areas. Therefore, the City of Tuscaloosa has developed a thorough and detailed list of projects to best meet the most critical remaining needs. As required by the U.S. Department of Housing and Urban Development (HUD), this Partial Action Plan has been developed and will describe the proposed use of funds for addressing remaining unmet housing,

infrastructure, and economic revitalization needs in the Tuscaloosa area as a result of the April 27, 2011 storms.

This document will describe:

- The effects of the storm damage and the City of Tuscaloosa's recovery needs;
- The Citizen Participation process;
- The connection between unmet needs and how the CDBG-DR allocation will be utilized in Action Plans;
- Proposed projects to be funded with this portion of the Disaster Recovery Grant allocation;
- Proposed projects for amendments to this Action Plan;
- Monitoring and prevention methods to be used; and
- Grant administration standards.

Federal Appropriation Associated With This Plan

The City of Tuscaloosa has been designated a CDBG-DR funding recipient “for the purpose of assisting recovery in the most impacted and distressed areas declared a major disaster in 2011 under title IV of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 *et seq.*)”. The definitions and descriptions outlined in the Federal Register are applicable to this funding allocation. Also, all regulations associated with the CDBG Program apply to this funding allocation with the exception of certain waivers presented in the Federal Register: Docket No. FR-5696-N-03 dated May 29, 2013.

The Effect of the Disaster and the City of Tuscaloosa's Recovery Needs

On April 27, 2011, at approximately 5:00 PM CDT, a severe thunderstorm warning producing straight line winds and several tornadoes, including a category EF-4 on the Enhanced Fujita Scale, tore through the City of Tuscaloosa, damaging and/or destroying homes along with commercial, industrial and major government buildings. During the two weeks following the storm, the City Building Inspections staff completed a block-by-block assessment of damages to structures that were a direct result of the storm.

A total of 53 lives were lost and at least 4,289 homes were damaged or destroyed within the City limits (see Appendix A for a map of the recovery zone). A large percentage of these homes were rental property located in a demographically lower-income area of the community. According to HUD's Alabama Housing Needs Assessment published in October 2011, Tuscaloosa County contained 70.1% of the entire State of Alabama's rental housing units with unmet needs, a total of 1,171 units which equated to \$55.2

million. Of these 1,171 units, 91% are within the city limits, a total of 1,066 which equated to \$50.25 million. Of the 4,289 homes damaged or destroyed, 4,448 were owner occupied with 112 of those still having unmet needs according to the study. It is evident from this data that a majority of those with continued unmet housing needs are families that lived in rental housing prior to the April 27, 2011 tornado. Due to the fact that Tuscaloosa's homeless shelters sponsored by the Red Cross and the Salvation Army were also rendered uninhabitable by the storm, the individuals and families displaced from this storm were able to either find housing resources through existing available housing stock, through temporarily staying with family and friends, or moved away from the Tuscaloosa area.

Using 2012 CDBG-DR funds and other funding sources, great strides have been made in housing redevelopment for both homeowners and renters; most of which were classified as low to moderate income. However, the City of Tuscaloosa's unmet rental housing needs following April 27, 2011 totaled nearly \$56 million. The City has participated in funding four affordable rental housing developments since April 27, 2011, but over \$5 million remains in unmet rental housing needs. In an effort to promote homeownership, the City of Tuscaloosa has implemented various programs to assist individuals that were renters prior to the storm to move into a permanent housing situation. After discussing the remaining housing needs with housing agencies in the area, the City of Tuscaloosa will use funds from this allocation to continue to help provide permanent housing options for those displaced from the storm. Additionally, the City of Tuscaloosa will address the homelessness factor that still exists in our community. The Salvation Army Center for Hope, the City's primary facility to assist homeless individuals, was destroyed by the storm and has not been able to operate to full capacity due to the lack of a facility. The City of Tuscaloosa will leverage CDBG-DR funds to reconstruct the facility in its previous location and operate to address the remaining unmet needs of homelessness.

421 businesses throughout the storm's path sustained major damage. Of these, approximately 54 were industrial properties and 367 were retail/general service properties. Through data collection, FEMA estimated Tuscaloosa's severe unmet business need at over \$28.2 million; this severe unmet business need is the second highest amount of severe unmet business need for all communities effected by 2011 Presidentially declared disasters, only behind, Missouri that had \$29.1 million. It is also greater than the rest of the severe unmet business need throughout the State of Alabama combined as well as greater than any other combined state disaster, other than Missouri as listed above.

Using the 2013 CDBG-DR allocation, the City of Tuscaloosa will address the remaining severe unmet business needs estimated at \$25 million. In the days following the storm, it was determined that loss of jobs contributed to a financial impact of over \$367 million. Collectively 320 businesses applied for SBA loans, but only 65 were approved. Funding from this allocation will be leveraged with other funds to implement an economic development program that will generate over \$32 million in revenue through small businesses and make a substantial impact on the City of Tuscaloosa's growth and development.

Damage to public buildings, equipment and infrastructure were reported throughout the storm's path. The largest of these was the direct hit sustained by the Curry Building, a 350,000-square foot City facility that housed operational and office space for four City departments including the Emergency Management Department and the Environmental Services Department along with storage space for many others including evidence storage for the Tuscaloosa Police Department. Fire Station No. 4 was damaged beyond repair and the East Police Precinct also sustained significant damage, both of which were located

in the Alberta City community. A number of City fleet vehicles were damaged or destroyed including 87% of the Garbage truck fleet (20 out of 23 trucks) and 100% of the Recycling Program fleet (4 trucks and 4 trailers). For this reason, the public service of garbage, trash and recycling curbside pickup was suspended immediately following the storm with garbage pickup resuming on May 2, 2011. The Hillard Fletcher Wastewater Treatment Plant and two of the City's water towers also sustained damage. Many underground sewer laterals were damaged from trees being uprooted by storm winds. Water pressure was lost and a public health notice was released to advise all residents to boil any water received through City water distribution infrastructure. For more than 14 months following the storm, the City's transportation infrastructure endured heavy equipment from trucks, bulldozers, backhoes, etc. that were roaming throughout the City demolishing structures, picking up and hauling away debris and repairing damaged buildings. The combination of the storm and this continual use of heavy equipment have damaged the infrastructure by causing more rapid deterioration to City roads, curbs, sidewalks and bridges.

One month after the storm, the City recognized the need for an overarching and comprehensive plan for recovery and rebuilding along the storm path. The City released a request for proposals to firms specializing in disaster recovery community planning. A proposal from BNIM, a multidisciplinary architecture, planning and design firm, was accepted. BNIM, in conjunction with City staff, spent five weeks in June and July 2011 immersed in Tuscaloosa neighborhoods and culture. They met with established City task force groups, the steering committee, as well as many individual stakeholders, and hosted a public workshop and online forum to assess areas of strengths, weaknesses and opportunities in order to formulate a comprehensive strategy to rebuild Tuscaloosa. The strategy utilized had very specific goals:

- improve connectivity between and within neighborhoods;
- provide walking, cycling and transit infrastructure to increase transportation options and reduce traffic on congested streets;
- enhance the appearance and functionality of major corridors and important gateways and transportation arteries for the city;
- rebuild damaged infrastructure to address longstanding issues and future needs in a comprehensive and sustainable way; and
- coordinate public facilities to leverage scarce resources and create mutual benefit.

The end result of this collaboration was the first draft of the Tuscaloosa Forward Generational Plan first published on July 15, 2011. The strategy identified in the Tuscaloosa Forward Generational Plan took the entire path of the storm and split it into four distinct areas: the 10th Avenue Corridor which included neighborhoods such as Rosedale Courts, The Downs, Glendale Gardens and Hillcrest; Forest Lake, which included neighborhoods such as Forest Lake and Wood Manor; 15th Street and McFarland Boulevard; and Alberta.

The 10th Avenue Corridor is dominated by two distinct tracts. The first is Rosedale Courts, a predominantly low-income public housing development and its surrounding neighborhoods made up of aging single family homes. According to the City's 2010 census tract data, the median household income

for this area was \$14,856. This area was completely devastated by the tornado and a majority of the homes along with the entirety of Rosedale Courts have been torn down. According to a HUD report on Unmet Housing Need in Alabama due to 2011 Federally Declared Disasters, the City of Tuscaloosa had 1,066 rental housing units that were damaged by the April 2011 tornado and still had an unmet housing need after all forms of assistance had been expended. Approximately 29% of these rental units resided in the Rosedale areas. The other tract is the three historic districts of The Downs, Glendale Gardens and Hillcrest, the populations of which are more moderate-to upper moderate income. These historic districts are almost exclusively made up of older, well established single family dwellings. Due to the makeup of these historic districts, they have recovered well and have started rebuilding many of the damaged homes.

The Forest Lake area is predominantly made up of single-family homes built post-World War II with over 50% being renter occupied (mainly by students and other University of Alabama associated parties). The neighborhood contains Forest Lake, a small body of water owned by the 29 adjacent property owners. Pre-storm, this lake was surrounded by a canopy of mature trees that shaded the entire neighborhood and provided a natural barrier to the busy 15th Street roadway that directly abuts it to the north. Post storm, all of the houses on the lake's east and south sides were completely destroyed and a majority of the houses in this area have been torn down as they were beyond repair. The tree canopy is completely gone, removing the visual and aural screen to the busy roadway and commercial corridor of 15th Street. According to the City's 2010 census tract data, the median household income for this area was \$20,841.

15th Street and McFarland Boulevard is the City of Tuscaloosa's main retail sector with businesses in this area generating 11.8% of the City's total sales tax revenue (the largest revenue stream). Starting north of Forest Lake, the 15th Street retail sector extends east along the boulevard housing many shallow, commercially developed lots. On the North side of these lots is the small Cedar Crest neighborhood that contained homes similar to the Forest Lake neighborhood. Once to the McFarland Boulevard intersection, this sector was anchored on the Northeast by the long-standing Wood Square shopping center that housed retail shopping and restaurants, on the Southeast by University Mall, an enclosed shopping mall and on the Southwest by Midtown Village, a large outdoor shopping, dining and services complex. The tornado decimated this area taking out a majority of the Cedar Crest neighborhood, numerous retail and restaurant businesses and professional offices along 15th Street and completely destroying the Wood Square shopping center.

Much of the development in the Alberta area pre-dates the interstate system. Commercial properties in the area consist mainly of strip development with older commercial centers and stand-alone businesses with individual access points. A majority of the land in the Alberta community is devoted to older single family residential development, much of it built at least 60 years ago, located on small lots lacking sidewalks or curbs and gutters. There were a scattering of aging and deteriorated multi-family complexes pre-storm. This most eastern area of the tornado's destructive path is where the storm grew to its most massive size within the City limits. It ran through the heart of this community destroying or severely damaging a number of neighborhoods as well as many of Alberta's commercial businesses along University Boulevard. The destruction in this area displaced a large segment of lower income families living in smaller 60+ year old rental housing and older apartments. According to a HUD report on Unmet Housing Need in Alabama due to 2011 Federally Declared Disasters, the City of Tuscaloosa had 1,066 rental housing units that were damaged by the April 2011 tornado and still had an unmet housing need after all forms of assistance had been expended. More than 41% of these rental units resided in the

Alberta community. Alberta also experienced the greatest loss in public facilities: Alberta Elementary School, Fire Station 4, the East Police Precinct, and the Police Athletic League building. According to the City's 2010 census tract data, the median household income for this area was \$20,889.

Despite the public infrastructure that has been replaced in the days following the storm, an estimated \$28,000,000 remains in unmet infrastructure needs. To date, the City has not been fully reimbursed by FEMA for the removal of debris and articles of obstruction immediately following the disaster; the outstanding balance exceeds \$5million. As a result of structural damage and damage from heavy machinery removing debris, miles of streets within the City will require reconstructing to function at their optimal capacity. A number of storm water and sewer systems were either severely damaged or destroyed on the day of the storm. To return these systems to as close as normal function as possible, the City of Tuscaloosa repaired the systems temporarily. However, the infrastructure in place is aging and will need to be replaced in order to respond to future disasters efficiently and support the growing economic development in Tuscaloosa. Using its 2013 CDBG-DR allocation, the City will implement infrastructure projects that will improve roadways, sewer systems, and public facilities to foster and support commercial and residential development as well as provide safer and efficient travel systems while equipping these infrastructure projects with the necessary structural elements for mitigation against future disasters.

A detailed breakdown of the needs the City of Tuscaloosa encountered as a result of the April 27, 2011 tornado including remaining unmet needs in the areas of housing, economic development, and infrastructure are included in the Needs Assessment (see Appendix A). An analysis of impediments has also been included to describe the comprehensive approach the City of Tuscaloosa is taking to remedy these impediments (see Appendix B).

Citizen Participation

Since the April 27, 2011 tornado, the City of Tuscaloosa has worked diligently with various organizations and citizens who were directly and indirectly impacted by the natural disaster. These efforts include the interactive formulation of the Tuscaloosa Forward Generation Plan. Once this generational plan was formulated, the City held a series of public meetings in which a large number of citizens came to view details of the plan and was given the opportunity to comment. These comments were aggregated and analyzed and helped guide changes to the draft of the Tuscaloosa Forward Generational Plan. These public comments were included in the final draft of the plan as presented for adoption to the Tuscaloosa City Council on April 24, 2012. Walt Maddox, Mayor, appointed a Citizens Advisory Committee that was mandated to give an independent review of the Tuscaloosa Forward Plan. Through these public comment and interaction sessions, the City of Tuscaloosa has worked to identify gaps where immediate response efforts made by FEMA, SBA, etc. have not met all storm related damage needs. This Action Plan will outline areas of housing, infrastructure and economic revitalization that have shown a critical need for assistance to repair and rebuild the communities for damage directly related to the April 27, 2011 tornado.

The City of Tuscaloosa supports and encourages citizen participation in the development of the Disaster Recovery Action Plan. Many of the concerns expressed by citizens participating in the Tuscaloosa Forward Generational Plan formation and planning process have been incorporated into this Plan. Public hearings outlining the funding breakdown set out in this partial Action Plan were held at 10 A.M. and 5 P.M. on August 9, 2013 at the Tuscaloosa City Hall. The Action Plan was released for a public comment period on Friday August 9, 2013 and extended through 5:00 P.M. CDT on Friday August 16, 2013. Citizens will be given the opportunity to comment on the partial Action Plan for seven days following through telephone, email, and in writing.

Members of the public are invited to view the draft Action Plan prior to its submission during normal business hours of 7:30 A.M. to 5:00 P.M. CDT Monday through Friday at Tuscaloosa City Hall, 2201 University Boulevard, Tuscaloosa, Alabama 35401. The draft Action Plan will also be available for review on the City of Tuscaloosa's website at www.tuscaloosa.com and at the main branch of the Tuscaloosa Public Library. The Action Plan was emailed to the Office of the Mayor and all City Council members. Copies of the Plan will be available in Spanish and other languages upon request. Persons with disabilities may request auxiliary aids by contacting the Recovery Operations department at 205-248-5700.

Comments may be submitted via telephone to 205-248-5700, electronically via showell@tuscaloosa.com, or in writing to the following address:

City of Tuscaloosa
Recovery Operations
2201 University Boulevard
Tuscaloosa, AL 35401.

Following the public comment period, the Action Plan will be updated and submitted to HUD on or about August 19, 2013. Comments received through the public meeting held on August 9, 2012 and comment period held from August 9, 2013 through August 16, 2013 regarding the CDBG Disaster Recovery funding breakdown and the draft partial Action Plan along with the City of Tuscaloosa's responses and any citizen comments to amendments to the Action Plan will be included in Appendix T.

Plan for Disaster Recovery

In response to the needs previously identified, the City's Plan for Disaster Recovery focuses on creating sustainable and interconnected communities throughout the 10th Avenue Corridor, Forest Lake

Neighborhood, 15th Street and McFarland Boulevard retail sector and Alberta, while ensuring each proposed activity meets one of the required national objectives.

- 10th Avenue Corridor: The City plans to work with local agencies to re-establish the affordable housing stock lost in this area while also adding infrastructure that will help the community's quality of life aspects and access to public and affordable services.. The 10th Avenue Corridor is a major gateway into Tuscaloosa and the University of Alabama and the City plans to enhance the aesthetics of this corridor.
- Forest Lake: The tree canopy that was lost during the storm cannot be replaced overnight, but with this Action Plan, the City plans to add infrastructure that will help pull the community back together and provide a safe and enjoyable area in which to nurture the familial and neighbor relationship.
- 15th Street and McFarland Boulevard: The main goal in this area is to assist commercial businesses that were damaged or destroyed by the storm in rebuilding their facilities and help return this area to the thriving retail corridor that it once was.
- Alberta: This entire community needs a central area of rebuilding and rebirth to spur future development. The City plans to use this Disaster Recovery Grant allocation to help rebuild community facilities and the commercial sector along University Boulevard as well as re-establish linkages between residents and the government/commercial facilities in a walk-able community.

Short-Term Recovery Planning

- The City examined its response to the immediate needs of those temporarily or permanently displaced or relocated from the disaster.
- Input from citizens was encouraged during the entire presentation and public meeting time frame of the Tuscaloosa Forward Generational Plan.
- 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.

- The Office of the City Attorney was on hand to help numerous citizens with questions and next-step procedures in dealing with their insurance companies.
- The City ensured that immediate housing needs were addressed for those that had to be relocated, either temporarily or permanently.
- The City's Department of Planning and Development Services provided an expedited building permit process.

Long-Term Recovery Planning

- **Provide New Housing** – The City will partner with local housing agencies and developers to leverage CDBG Disaster Recovery funds and build new replacement housing in affected areas as well as provide homebuyer's assistance.
- **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. Public buildings to assist in public benefit and an increased quality of life for all Tuscaloosa citizens will be located in low to moderate areas.
- **Quality of Life** – Along with the public infrastructure improvements, the City will add landscaping and green-spaces throughout all four storm damaged sectors that will enhance aesthetics and drive private development by providing increased traffic in the areas.
- **Commercial Assistance** –The City will invest in a business incubator system to spur small business development and job creation primarily for low to moderate income individuals.

In this partial Action Plan, the City of Tuscaloosa will be obligating \$34,616,430 of its 2013 CDBG-DR \$43,932,000 allocation for projects to support recovery efforts. Projects for the remaining \$9,315,570 have already been preliminarily determined across the housing and infrastructure areas. The City of Tuscaloosa is committed to executing all projects and expenditure of funds within the two year timeframe. Currently, the City is undergoing the

environmental review process on all proposed projects that will be included in the Action Plan. All projects included in this submission of the Action Plan have at a minimum completed environmental reviews, preliminary architectural and engineering design. Therefore, the City will amend its Action Plan to include projects once these elements of the project are complete. Below is the City of Tuscaloosa’s allocation breakdown of projects to be added in substantial amendments.

Activity	Funding Allocated
Planning	\$66,903.24
Administration	\$878,412.76
Housing	\$0
Infrastructure	\$8,250,854
Economic Development	\$119,400
Total	\$9,315,570.00

Floodplain Restrictions

The City of Tuscaloosa will closely monitor floodplain restrictions and will under no circumstances grant and/or loan funds to an individual, agency, or business that has previously received federal assistance where the purchase and maintenance of flood insurance was a requirement and/or has allowed the flood insurance to lapse. The most recent FEMA flood maps will be used as a tool to determine whether a proposed project falls within the floodplain.

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. Per the Federal Register (FR-5710-N-01) published on April 19, 2013, the City of Tuscaloosa will comply with the elevation of residential and non-residential structures to at least one foot higher than

the issued base flood elevation. Currently, the City of Tuscaloosa has adopted laws that require all residential and non-residential structures, whether new construction or improvement, to be elevated at least two feet above the highest adjacent grade.

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

The City of Tuscaloosa 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 began 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. All newly constructed buildings and infrastructure project will be designed to achieve maximum energy efficiency to the extent achievable on a cost-effective basis, considering operating and construction costs over the life cycle of the structure. The efficiency of each project will be demonstrated through design based on ENERGY STAR, LEED, and/or other comparable energy efficient guidelines.

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 CDBG-DR funds to be utilized to rebuild the housing stock, including all leveraging of funds as listed above, over \$76 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 homes. 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. In addition, in

subsequent amendments to the Action Plan the City plans to allocate funds to the local Salvation Army to rebuild the Center of Hope, an establishment that offers food, shelter, and programs to educate the homeless on how to obtain a permanent residence.

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. The City of Tuscaloosa has previously awarded \$1,920,000 to Rosedale Phase III, an affordable housing development for the elderly, (with ADECA CDBG-DR funds). 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.

Rehabilitation

To determine the rehabilitation activity to be undertaken, an evaluation and work write – ups will be prepared to assess the level of damage and existing building code violations, if any. The costs for repairs will be considered and weighed against the current assessed value of the house. If the costs of the damage are 49% or less than the value, the house will be considered suitable for rehabilitation. Historically, the City has conducted housing reviews using the ATC-45 Rapid Evaluation Safety Assessment Form to address immediate safety concerns and then reviewed specific damage using the above mentioned guidelines.

Green Building

Green building standards will be adopted by the City of Tuscaloosa for all construction projects and the City will require subrecipients to incorporate these standards as well. In most cases, the City will adhere to LEED standards, but at times will follow ENERGY STAR or other acceptable responsible energy efficient programs. According to the Environmental Protection Agency, green and sustainable building standards lead to environmental, economic, and social

benefits such as improved air and water quality, reduced operating costs, and minimized strain on local infrastructures. Embracing this concept will lead to a viable infrastructure system throughout the City.

The City intends to incorporate sustainable methods into infrastructure projects such as water and sewer as well. Research has shown that plants for drinking water and wastewater utilize 30 to 40% of the energy consumed by a municipality; these plants are typically the largest contributor to energy consumption. Water and sewer infrastructure in the recovery area of the City is dated and received substantial damage as of result of the storm and debris removal. Installation of new sustainable infrastructure will not only reduce the energy toll on the City, support residential and commercial development and transportation, but also contribute to an efficient system over many years.

Relocation

In regard to The Uniform Act (URA), usage of Community Development Block Grant for Disaster Recovery (CDBG-DR) funds, and regulations governing relocation assistance provided to individuals upon acquisition of property, HUD granted the City of Tuscaloosa the waiver at Federal Register FR 78 14342 (b) and FR 78 14343 (c) (d) (e) (f) and (g). As a part of the City's recovery plan, housing that was inhabited by tenants or owners on the day of the storm or needed for a designated recovery project may be acquired using CDBG-DR funds for infrastructure improvements, development of low-income housing, etc. The City of Tuscaloosa intends to provide relocation assistance to affected individuals that qualify and; furthermore, defines demonstrable hardship as having an adjusted family income (as defined by 24 CFR 5.611 as Annual Income minus Deductions) less than or equal to current Federal Poverty Guidelines for a family of four. If an individual can prove demonstrable hardship and that more than 30% of an individual's income was spent on housing costs, then the City of Tuscaloosa will consider income when calculating relocation assistance under 49 CFR 24.402 (b) and 24.404.

Amendment #17 (substantial)

The City of Tuscaloosa desires to make an amendment to the eighteenth partial Action Plan submitted to the U.S. Department of Housing and Urban Development in order to facilitate recovery with the creation of Round 10 which will be considered a substantial amendment.

A Round 10 will be created in this amendment to the Action Plan with the addition of \$911,867. \$130,600 will be allocated to the Small Business Revitalization Loan activity to fund small businesses in the tornado affected areas and promote economic development across the City of Tuscaloosa. \$131,267 will be allocated to the PARA Park Improvements activity for infrastructure improvements at Harmon Park for eligible activities as described in this Action Plan. \$500,000 will be allocated to the Technology Infrastructure activity for technology infrastructure improvements as described in this Action Plan. \$150,000 will be allocated to the Program Administration activity for eligible administrative activities including salary reimbursement and general activities for carrying out the disaster recovery funded activities.

In this partial Action Plan, there is the creation and allocation of funds to activities in Round 10. Therefore, the total amount of projects proposed for all Action Plans submitted thus far to HUD is \$34,616,430. A detailed description of each activity to be added in this amendment to the Action Plan and the budgeted amount for each activity can be found below in the Projected Use of Funding section.

Projected Use of Funding

Methodology for Allocating Grant Resources and Relative Importance of the Project

The following projects are being proposed for the City of Tuscaloosa's allocation of 2013 CDBG Disaster Recovery (CDBG-DR) funds. This partial Action Plan shall represent the projects which have completed environmental reviews and other factors in place to begin immediately and meet the timeliness issue of a two-year completion. Amendments shall be made in subsequent Action Plans to fulfill the entire allocation of \$43,932,000. In this Action Plan, projects in the amount of \$34,616,430.00 have been proposed. Factors considered in selecting the activities represent the City's desire to respond to the most critical housing needs, the urgent need of commercial businesses, and infrastructure additions to impacted neighborhoods and development in areas that will spur the private sector into further progress and recovery.

Disaster Recovery Activity/Project	CDBG-DR Funding	Percentage of Total CDBG-DR Funding	Other Funds	Total Project Funding
Program Administration – R1/R5/R8/R10	\$1,273,187.24	3.68%	0	\$1,273,187.24
Comprehensive Planning – R1/R4/R5/R8	\$2,070,843.76	5.98%	0	\$2,070,843.76
IT Server Room – R1/R3/R9	\$200,000	0.58%	\$313,308	\$513,308
Hargrove Road/Hackberry Lane – R1	\$140,974.43	0.41%	\$5,561,678.57	\$5,702,653
Neighborhood Lakes Clean-Up – R1	\$180,244.25	0.52%	0	\$180,244.25
Technology Infrastructure – R1/R2/R3/R4/R7/R9/R10	\$2,513,831.79	7.26%	\$3,036,168.21	\$5,550,000
The Edge: Business Resource Center – R1/R2/R7	\$950,000	2.74%	\$8,661,440	\$9,611,440
Rosewood Sewer – R1	\$384,260.32	1.11%	\$750,000	\$1,134,260.32
Alberta Technology Public Library – R1/R2/R3/R7	\$2,820,441.72	8.15%	\$254,558.28	\$3,075,000.00
Habitat for Humanity – R1	\$1,000,000	2.89%	0	\$1,000,000
Rosedale Phase III – R1/R2/R4	\$2,500,000	7.22%	\$18,452,058	\$20,952,058
Cedar Crest Drainage Improvements – R1	\$1,433,670.59	4.14%	0	\$1,433,670.59
Alberta Parkway Revitalization – R1/R2/R3/R4/R7	\$6,331,491.66	18.29%	\$2,435,762.34	\$8,767,254
University Place/Forest Lake Infrastructure and City Walk – R1	\$1,805,827.46	5.22%	\$1,580,744.20	\$3,386,572
McFarland Boulevard/15 th Street Infrastructure – R1/R7	\$1,900,000	5.49%	\$7,054,000	\$8,954,000
Prince Avenue – R2/R3/R7	\$1,000,000	2.89%	\$1,000,000	\$2,000,000
PARA Park Improvements – R2/R3/R7/R10	\$1,097,547.41	3.17%	\$4,519,452.59	\$5,617,000
Fire Station #4 – R2/R3	\$2,632,312.76	7.60%	\$1,164,223.24	\$3,796,536
Salvation Army – R3/R4	\$500,000	1.44%	\$5,680,000	\$6,180,000
Juanita Drive Infrastructure – R4/R5/R9	\$838,162	2.42%	\$312,497	\$1,150,659
Street Reconstruction – R5	\$1,962,008	5.67%	\$4,037,992	\$6,000,000
Small Business Revitalization Loan – R6/R10	\$380,600	1.10%	\$1,619,400	\$2,000,000
Alberta Park	\$701,027	2.03%	\$598,973	\$1,300,000
Total	\$34,616,430.00	100.00%	\$67,032,255.00	\$101,648,685.00

Administration/Planning

Activity 1 – Program and Grant Administration: The City of Tuscaloosa proposes to use 3.68 percent (3.68%) of project cost in this partial Action Plan available for eligible administrative costs.

Threshold Criteria: Funds will only be used to cover the cost of administering the CDBG Disaster Recovery Grant.

Grant Size Limits: As presented in the *Federal Register* notice dated May 29, 2013 and effective on June 3, 2013, the City of Tuscaloosa is allowed to use up to five percent (5%) of the grant for administrative costs. Therefore, the costs for administrative services for this partial Action Plan is not to exceed \$1,273,187.24.

Activity 2 – Comprehensive Planning: The City of Tuscaloosa proposes to use 5.98 percent (5.98%) of the allocation for comprehensive planning costs in this partial Action Plan.

Threshold Criteria: Funds will only be used to cover the cost of planning for the programs associated with disaster recovery in Tuscaloosa, Alabama. Planning costs considered eligible under this grant will include studies of a general nature and studies to be performed that are necessary for identifying the impacted area's unmet/urgent needs, etc.

Grant Size Limits: The City of Tuscaloosa is allocating 5.98 percent (5.98%) of the total allocation for comprehensive planning costs. Therefore, the costs associated with comprehensive planning services are not to exceed \$2,070,843.76.

Responsible Entities: Disaster Recovery Division in the Office of the Mayor.

Geographic Areas: City of Tuscaloosa, Alabama.

Housing Programs

Activity 3 – Rosedale Phase III: The Rosedale Phase III housing development constitutes the third phase of the rebuilding of the Rosedale Courts public housing complex that was destroyed by the April 27, 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 based on data from the HUD established income limits for Tuscaloosa County. Of the 128 units, 28 will be one-bedroom and 100 will be two bedroom units; a portion will be designated for public housing units and the remaining as low-income housing tax credit units. Rosedale Phase III will be owned and managed by the Tuscaloosa Housing Authority (THA); THA has already secured tax credits for the development. Doug Hollyhand Realty, Inc. served as the developer on the first two phases of Rosedale and will also be the developer for the third phase.

The site lies immediately south of the original Rosedale Courts location and, in conjunction with the first two phases of the redevelopment already completed, will complete the replacement of units in the original Rosedale Courts. As the site lies directly in the path of the tornado, the housing development will be an important piece in the overall redevelopment of the areas of Tuscaloosa destroyed by the tornado.

Eligibility and National Objective: Construction of buildings including housing for the low-moderate area.

Threshold Criteria: Funds will be used for costs associated with the City of Tuscaloosa's commitment to the Tuscaloosa Housing Authority and its developer, Doug Hollyhand Realty, Inc., for the construction of 128 units known as Rosedale Phase III which will serve the low-moderate income area.

Grant Size Limit: The City of Tuscaloosa is allocating \$1,251,551 for the Rosedale Phase III housing development in Round 1, \$749,392 in Round 2, and \$499,057 in Round 4. Funds will be used for costs associated with the construction of 128 units to serve the low-moderate income area. A total investment of approximately \$18,835,031 will be made in this activity. \$12,000,000 in Alabama Housing Finance Tax Credits along with other various funding sources will be leveraged with 2013 CDBG-DR funds. 2012 Alabama Department of Economic and Community Affairs (ADECA) CDBG-DR funds have also been allocated to this housing development.

Geographic Area: 10th Avenue corridor (see Appendix D)

Activity 4 – Habitat for Humanity: The City of Tuscaloosa, as part of its 2012 CDBG-DR allocation, funded Habitat for Humanity Tuscaloosa in the amount of \$439,827 for the acquisition of 24 lots along Juanita Drive. Juanita Drive is a two-block street that is located in the Alberta community. It was also in the center of the City's most blighted, crime-ridden area before the April 27, 2011 tornado and suffered some of the most damage and destruction from the storm on that day as well. To strengthen its commitment to a better quality of life for

Tuscaloosa residents, the City of Tuscaloosa allocated funding to Habitat for Humanity Tuscaloosa for the construction of safe, affordable single-family homes on the lots Habitat for Humanity Tuscaloosa acquired using City of Tuscaloosa 2012 CDBG-DR funds. Once the homes are constructed, Habitat will screen applicants for eligibility requirements such as the need for adequate housing, ability to pay, and willingness to partner.

Eligibility and National Objective: Construction of buildings including housing for the low-moderate area.

Threshold Criteria: Funds were only be used to cover the City of Tuscaloosa's commitment to Habitat for Humanity Tuscaloosa for the construction of 12 three bedroom, two bath homes along Juanita Drive in the Alberta Community.

Grant Size Limit: The City of Tuscaloosa allocated a total of \$1,000,000 to Habitat for Humanity Tuscaloosa for the construction of single-family homes along Juanita Drive in the Alberta Community. The total cost to construct the 12 homes was estimated at \$1,044,230. To supplement the \$1,000,000 requested in this Action Plan, Habitat for Humanity will acquire \$44,230 through private donations and the Alabama Housing Finance Authority (AHFA).

Geographic Area: Juanita Drive, Tuscaloosa, Alabama (see Appendix E for map of all locations and for pictures of homes built by Habitat for Humanity Tuscaloosa in recovery zone)

Infrastructure

Activity 5 – University Place and Forest Lake Revitalization Infrastructure Project: In an effort to continue the vision for a walkable interconnected community through the City Walk, the City of Tuscaloosa proposed the installation of the City Walk at University Place and Forest Lake for the Forest Lake community.

Sitting at the corner of Hargrove Road and 2nd Avenue, immediately in the heart of the devastated Forest Lake community, was the Central Church of Christ campus. The church partnered with the City to build the section of the City Walk that was outlined to intersect with its campus. From this section to be built by Central Church of Christ, sidewalks were built that will head North on 2nd Avenue, turn right at University Place Drive and extend up to the University Place Elementary School campus. The Forest Lake Revitalization Infrastructure Project portion takes over at the North end of the University Place Elementary School campus and continue North along 1st Avenue to the north side of Forest Lake Baptist Church, turning right at Eighteenth Street and then left at Lake Avenue where it extends along the west side Lake Avenue using the natural beauty of the lake and surrounding homes as a backdrop. This project ends once the City Walk reaches 15th Street.

Specifically, the project included the construction of a concrete and asphalt 10 foot wide pedestrian path with strategically placed benches and trash cans. Installation of lighting, landscaping, and irrigation are also components of this portion of the City Walk and will be uniform with other areas of the City Walk in the City. In addition to the installation of the City Walk, a new street was constructed for easier ingress and egress to an adjoining reconstructed elementary school. The main roadway utilized for this portion of the City Walk was narrowed and became a one-way street to accommodate the pedestrian path.

The City of Tuscaloosa has committed to providing a safe environment for the citizens of Tuscaloosa whether that be at home, at work, or at various spots throughout the City; the City Walk is no exception. Therefore, the City will bring technology infrastructure attributes such as 1 GB wireless access points, fiber optics, cameras, LED lighting, digital signs, and GIS components to the City Walk. Security cameras will be placed along the City Walk to detect any suspicious activity as well as LED lighting which can be brightened after a phone call from emergency phones or a personal phone to offer a heightened sense of safety. GIS technology will allow responders to pinpoint the location of a caller should assistance be needed. Digital signs will post emergency phone numbers as well as other pertinent public information. A police presence will be established through a bike patrol; this component will add an additional sense of safety for those utilizing the City Walk. In addition to providing for the safety of its citizens, the City of Tuscaloosa will landscape along the City Walk to begin replacing some of the tree-cover and green space lost during the storm.

The City believes that the construction of this portion of the City Walk in conjunction with the rebuilt University Place Elementary School, Central Church of Christ and the continued redevelopment of housing will help give the community of Forest Lake an environment from which to rebuild and recover. The City Walk's walkable, bike-able path will allow for interconnectivity to schools, churches, neighborhoods, and commercial activity. This rebuilt sense of community plus the central location of the Forest Lake area can be an attraction point for private developers to continue the rebuilding and recovery for this neighborhood.

Eligibility and National Objective: Infrastructure, other public facilities and improvements, and sidewalk improvements for low- moderate income area benefit.

Threshold Criteria: Funds were used to pay for the costs associated with engineering and architectural services, property acquisitions, the installation of the City Walk, landscaping, lighting, utility burying and upgrades, technology infrastructure, and other eligible components necessary for the development of the infrastructure. A portion of the costs associated with engineering and architectural services, environmental reviews, and any necessary property acquisitions were funded through the City of Tuscaloosa's direct 2012 CDBG-DR allocation. The City of Tuscaloosa Federal Programs department also allocated \$1,184,640 in CDBG dollars to the project for installation of the City Walk, landscaping, lighting, utility burying and upgrades, technology infrastructure, and other eligible components necessary for the development of the infrastructure. Additional technology infrastructure needs are being funded with 2013 CDBG-DR funds through an activity known as Technology Infrastructure. The portion of City Walk built along Central Church of Christ has been completed and was funded through the City of Tuscaloosa's general and water and sewer funds. The architect and engineer

on this portion of the City Walk were procured and were used to complete the University Place and Forest Lake City Walk.

Grant Size Limit: The City of Tuscaloosa allocated a total of \$1,805,827.46 for the University Place and Forest Lake Revitalization Infrastructure project. A portion of the costs associated with engineering and architectural services, environmental reviews, and any necessary property acquisition were funded in the amount of \$462,247 through the 2012 CDBG-DR allocation and \$11,888.43 through Water and Sewer reserve funds. Additionally, CDBG dollars in the amount of \$1,184,640 were applied toward this activity.

Geographic Area: The City Walk began at the Northeast corner of the Central Church of Christ campus where it borders 2nd Avenue, north along 2nd Avenue turning right at and running along University Place Drive to the University Place Elementary School campus (see attached map). Forest Lake Revitalization Infrastructure Project: from the University Place Elementary School Campus running North along 1st Avenue to the north side of Forest Lake Baptist Church, turning right at Eighteenth Street and then left at Lake Avenue where it will extend along the west side of Lake Avenue ending at 15th Street (see Appendix F for map of all project locations).

Activity 6- Cedar Crest Drainage Improvements: In order to support the businesses rebuilt since the April 27, 2011 tornadoes and the large scale developments planned for the Cedar Crest area, the City of Tuscaloosa proposed improvements to the Cedar Crest drainage ditch. The drainage system is bordered by three heavily traveled roadways, McFarland Boulevard, 13th Street, and Dr. Edward Hillard Drive. It is also directly behind two recently rebuilt businesses and adjacent to the site for a multi-million dollar 250,000 square foot development that will create an estimated 500 jobs. The Cedar Crest drainage improvements minimized the effects of the floodway while supporting existing economic development and future investment.

The improvements to the Cedar Crest drainage system included the construction of a concrete box culvert to replace the existing concrete flume between Dr. Edward Hillard Drive and McFarland Boulevard followed by the construction of an alley on top of the newly installed box culvert. The project required the remapping of the flood plain to reflect change in the hydrology.

Eligibility and National Objective: Infrastructure, other public facilities and improvements for low- moderate income area benefit.

Threshold Criteria: Funds were used to cover the costs associated with engineering and architecture, any necessary environmental reviews, easements and property acquisitions, construction, and any other eligible components of the project.

Grant Size Limit: The City of Tuscaloosa allocated a total of \$1,433,670.59 for the Cedar Crest Drainage Improvement infrastructure project. Engineering and architectural services, necessary environmental reviews, easements and property acquisitions, construction, and any other eligible components of the project were funded through this allocation.

Geographic Area: Project boundaries are McFarland Boulevard, 13th Street and Dr. Edward Hillard Drive (see attached map in Appendix G)

Activity 7 – Prince Avenue Improvements: Prince Avenue experienced heavy debris and destruction on April 27, 2011. Although minimal structural damage was sustained, Prince Avenue was subject to deterioration from the removal of debris. Prince Avenue is a heavily traveled roadway that provides access to several low and moderate income neighborhoods and churches as well as serving as a connection point to Hargrove Road (Activity 9 road improvement proposal). With the funding of this project, the City will make improvements to Prince Avenue such as sidewalks, drainage, base and pavement utility relocation, and curb and gutter. As mentioned before Prince Avenue serves as a connection point to Hargrove Road; with the addition of these improvements, specifically the sidewalks, citizens will have a safe way to travel to Hargrove Road and access the City Walk at University Place and Forest Lake. Improvements to this roadway will provide safer travel for the low and moderate income residents in the area, safer access to the nearby City Walk, and improvement of utilities while allowing for redevelopment of this area of the City impacted by the storm.

Eligibility and National Objective: Infrastructure, other public facilities and improvements for low-moderate income area benefit.

Threshold Criteria: Funds will be used to cover the costs associated with engineering, necessary environmental reviews, easements and property acquisitions, construction, and any other eligible components of the project.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$300,000 for the Prince Avenue infrastructure project in Round 2, \$200,000 in Round 3, and \$500,000 in Round 7. Engineering services, necessary environmental reviews, easements and property acquisitions, construction, and any other eligible components will be funded through this allocation.

Geographic Area: Prince Avenue (see Appendix H for map)

Activity 8 – Neighborhood Lakes Clean-Up: Approximately 20 bodies of water were in the path of the storm on April 27, 2011 and suffered the after effects of debris. As a result, the City plans to implement a lake clean-up program to assist both publicly and privately owned lakes with removal of debris and restore the lakes to their optimal state for enjoyment by the citizens of Tuscaloosa. Beautification of these lakes also fostered the protection of aquatic species and other wildlife in the area. Due to the limited amount of funds, an application period was held to determine which lakes are in most need of assistance.

Eligibility and National Objective: Interim Assistance for an area of urgent need.

Threshold Criteria: The City of Tuscaloosa only used funds to cover the necessary environmental reviews and expenses associated with removing debris and restoring lakes in the recovery area.

Grant Size Limit: The City of Tuscaloosa allocated a total of \$180,244.25 to be used only for removal of debris and restoration of lakes in the low-moderate recovery area and the necessary environmental reviews.

Geographic Area: City of Tuscaloosa designated recovery areas (see Appendix I for map)

Activity 9 – Hargrove Road/Hackberry Lane Realignment and Improvements: Hargrove Road and Hackberry Lane are two heavily traveled roadway segments located in the heart of the recovery zone and are the primary roadways for two established neighborhoods that were heavily damaged from the storm, Hillcrest and Wood Manor. These roadways were severely damaged after the storm due to debris and the removal of debris by heavy equipment. Additionally, this area has attributed to a number of accidents and injuries at the intersection of the two roadways; more specifically 85 in the last ten years. The homes located at the intersection (a severe curve) were completely demolished as a result of the April 27, 2011 storms. Although unfortunate, the destruction of these homes has given the City an opportunity to make roadway improvements in coordination with the rebuilding of the homes. This project is a critical component of the City's long term disaster recovery plan, and will support the City's initiative to re-construct residential and commercial properties at the intersection of Hargrove Road and Hackberry Lane.

Improvements to the roadways will include road reconstruction to remedy the damage sustained from debris removal. While completing road reconstruction, the City will reduce the degree of the curve to resolve traffic accidents and construct a 6 foot wide sidewalk with street and pedestrian lighting. The addition of sidewalks will allow connection to the City Walk, most closely at the 10th Avenue and University Place/Forest Lake portions.

Eligibility and National Objective: Infrastructure and public facilities and improvements in a low-moderate area.

Threshold Criteria: The City of Tuscaloosa will only use funds to pay for the necessary environmental reviews, engineering and architectural services, and land acquisition for the Hargrove Road/Hackberry Lane Realignment and Improvements infrastructure project.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$140,974.43 to be used only for the necessary environmental reviews, engineering and architectural services, land acquisition, construction, and any other necessary eligible costs for the Hargrove Road/Hackberry Lane infrastructure project. The project will primarily be funded for construction through an amendment to the City of Tuscaloosa's 2012 CDBG-DR allocation.

Geographic Area: Hargrove Road and Hackberry Lane (See Appendix J for map)

Activity 10 – Technology Infrastructure: In order to supplement the City Walk, a multi-use pedestrian path that will provide interconnectivity among Tuscaloosa neighborhoods to housing, retail, educational institutions and much more, technology infrastructure will be installed. Technology infrastructure will provide for a heightened sense of safety for City Walk patrons as

well as 1 GB per second internet access. Specifically, the City will bring technology infrastructure attributes such as 1 GB wireless access points, fiber optics, cameras, LED lighting, digital signs, and GIS components to the City Walk. Security cameras will be placed along the City Walk to detect any suspicious activity as well as LED lighting which can be brightened after a phone call from emergency phones or a personal phone to offer a heightened sense of safety. GIS technology will allow responders to pinpoint the location of a caller should assistance be needed. Digital signs will post emergency phone numbers as well as other pertinent public information.

The City of Tuscaloosa has strategically placed other public infrastructure facilities such as the Alberta Technology Center, The Edge: Business Resource Center, and numerous parks along the City Walk that will have public access to the internet. As previously mentioned in the Action Plan, the City Walk traverses through low-moderate neighborhoods that otherwise may not have access to these services if not for the advanced technology infrastructure installed as part of the City Walk.

The network and communications systems that support the technology infrastructure will be housed in hardened structures along the City Walk to help protect against inclement weather. These control rooms are planned to be located at each terminus of the City Walk in the Alberta Technology Center and The Edge: Business Resource Center. Technology Infrastructure funds will also be applied toward the purchase and installation of allowable and eligible technology items in the Alberta Technology Center, Alberta Park, and The Edge: Business Resource Center as well as data array storage system to support data storage of the cameras and other technology.

The purchase and installation of technology infrastructure for the Alberta Technology Public Library, Alberta Park and The Edge: Business Resource Center will also be funded through the Technology Infrastructure activity.

Eligibility and National Objective: Infrastructure and public facilities and improvements in a low-moderate area.

Threshold Criteria: The City of Tuscaloosa will only use funds for costs associated with the purchase and installation of technology infrastructure along the City Walk and other disaster recovery funded activities as well as the control rooms for the network and communications systems in the City Walk activities located at University Place/Forest Lake, Alberta Parkway, Hargrove Road/Hackberry Lane, and 10th Avenue, Alberta Technology Center, and The Edge: Business Resource Center.

Grant Size Limit: The City of Tuscaloosa is allocating funds to be used only for costs associated with the design, purchase and installation of technology infrastructure along the City Walk and other disaster recovery funded activities as well as the control rooms for the network and communications systems in the City Walk activities located at University Place/Forest Lake, Alberta Parkway, Hargrove Road/Hackberry Lane, and 10th Avenue, Alberta Technology Center, Alberta Park and The Edge: Business Resource Center.

Geographic Area: City Walk at 10th Avenue, Hargrove/Hackberry, University Place/Forest Lake, and Alberta Parkway (see Appendix K for map), Alberta Technology Center, Alberta Park, and The Edge: Business Resource Center.

Activity 11 – Rosewood Sewer: Rosewood Sewer is one of the primary sewer systems that services the tornado affected zones (see Appendix L) particularly the Alberta area; one of the most poverty stricken areas in Tuscaloosa. Improvements to the Rosewood Sewer line improved not only the flow in this line but also to connecting sewer lines. This project involved the installation, or replacement, and/or rehabilitation of sanitary sewer mains, manholes and appurtenances between City manholes. The improvements to this line allowed for and supported the redevelopment of damaged and/or destroyed properties in the recovery area. Both residential and commercial redevelopment will increase tax revenues in the City which will boost the economy and lead to a better quality of life for all Tuscaloosa citizens. Increased capacity of the Rosewood Sewer line and connecting lines ensures that the City is better equipped to respond to damaged and/or destroyed sewer lines in the event of another disaster.

Eligibility and National Objective: Infrastructure and public facilities and improvements in an area of urgent need.

Threshold Criteria: The City of Tuscaloosa only used funds to cover engineering and architectural services, necessary environmental reviews, easements and property acquisitions, construction, and any other eligible costs necessary to complete the project.

Grant Size Limit: The City of Tuscaloosa allocated a total of \$384,260.32 to be used only for engineering and architectural services, necessary environmental reviews, easements and property acquisitions, construction, and any other eligible costs necessary to complete the project. The City of Tuscaloosa Water and Sewer department funded \$750,000 of the project cost.

Geographic Area: 13th Street East (see Appendix L for map)

Activity 12 – Fire Station #4: Many City of Tuscaloosa facilities were destroyed or severely damaged on the day of the storm including Fire Station #4 located in Alberta, a very low income area of Tuscaloosa. Using its limited resources, the fire station continued to operate in the immediate hours and days following the storm. The fire station was operating out of a temporary location central to the Alberta community, but has now permanently relocated to a municipal hub that includes the fire station and a police station. Previously, the fire station was not able to respond to medical emergencies, but with the enhanced capabilities of the new station, medical personnel are able to respond to emergencies in the area. These City facilities are in close proximity to the Alberta School of Performing Arts, Jaycee Park, and residential and commercial properties. In order to promote sustainability, conservation of resources, and mitigation, Fire Station #4 was built using green standards and serve as a safe room during inclement weather.

Eligibility and National Objective: Public facilities and improvements for the low-moderate area.

Threshold Criteria: The City of Tuscaloosa only used funds to provide for the construction, FF&E of Fire Station #4, the necessary environmental reviews, and any other eligible project costs. Engineering and architectural services were funded through insurance proceeds.

Grant Size Limit: The City of Tuscaloosa allocated \$2,610,000 in Round 2 and \$22,312.76 in Round 3 to the Fire Station #4 project to cover construction costs and the necessary environmental reviews. The total cost of Fire Station #4 was \$3,796,536.

Geographic Area: 25th Avenue East (see Appendix M for a map of the project location)

Activity 13 – PARA Park Improvements: In addition to destroying a large portion of residential structures in the low-moderate area in the City of Tuscaloosa, the April 27, 2011 tornado rendered substantial damage on the recreational areas in these low-moderate areas. The Tuscaloosa County Park and Recreational Authority (PARA) approached the City with a proposal for funding park improvements for two parks within the recovery zone, Harmon Park and Jaycee Park. Both Harmon and Jaycee Park are in the heart of two of the most affected low-moderate areas which continue to serve a large portion of the low-income housing industry. Improvements to these parks will sustain its use as a common place for families to congregate and enjoy recreational activities at no cost.

Eligibility and National Objective: Public facilities and improvements for the low-moderate area.

Threshold Criteria: The City of Tuscaloosa will only use funds to provide for improvements to Harmon Park and Jaycee Park including playground equipment, benches and trashcans, fencing, walking paths, pavilions, and replacement of pre-tornado facilities. Funding will also be used to perform the necessary environmental reviews.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$375,000 in Round 2 to PARA for park improvements to Harmon Park and Jaycee Park and to perform the necessary environmental reviews. \$530,141.41 in Round 3, \$61,138.75 in Round 7, and \$131,267 in Round 10 is being allocated to Harmon Park in this partial Action Plan. Additional funds will be allocated to the PARA Park Improvements activity in future amendments to the Action Plan.

Geographic Area: Harmon Park is located along Greensboro Avenue and Jaycee Park is located along 7th Street East (see Appendix N for a map of the project locations)

Activity 14 – Alberta Technology Public Library: To facilitate an increased educational level in a low-moderate area and support the Alberta School of Performing Arts, the City built the Alberta Technology Public Library (The Gateway), a 5,000 square foot building. This library,

unlike any other in the state, is bookless, but will still provide residents in the area, students of the Alberta School of Performing Arts, all Tuscaloosa citizens, and residents in the West Alabama area with the resources to broaden their knowledge. In order to meet the demands of today's technology, books are downloaded to e-readers which can then be checked out for a certain length of time. To prevent theft, e-reader battery life will expire after a pre-determined length of time. The technology library also offers computer access and meeting space for the public; it is the City's vision that the space will be utilized by low-moderate income individuals in the area as well as students from nearby colleges such as The University of Alabama. In addition to offering technology resources, the library serves as a public shelter during inclement weather.

Eligibility and National Objective: Public facilities and improvements for the low-moderate area.

Threshold Criteria: The City of Tuscaloosa used funds for the Alberta Technology Public Library to cover costs associated with architectural and engineering services, construction, necessary environmental reviews, and any other eligible costs.

Grant Size Limit: The City of Tuscaloosa allocated funds as part of the 2013 CDBG-DR Action Plan to the Alberta Technology Public Library (The Gateway) to cover the costs associated with architectural and engineering services, construction, necessary environmental reviews, and any other eligible costs in this partial Action Plan.

Geographic Area: 25th Avenue East and University Boulevard East (see attached map in Appendix O)

Activity 15 – McFarland Boulevard/15th Street Infrastructure Improvements: A large portion of the City's retail sector, primarily located along McFarland Boulevard and 15th Street, was either severely damaged or destroyed on April 27, 2011. Since that day, there has been a large emergence of economic revitalization along these roadways. Businesses committed to Tuscaloosa along the McFarland Boulevard and 15th Street stretch have rebuilt and are thriving, in part due to the economic stronghold in that area. The City's vision for "Building Back. Stronger. Safer. Smarter." has encouraged new economic development in Tuscaloosa, in particular at the intersection of McFarland Boulevard and 15th Street. At the Northeastern portion of the intersection there are several re-established businesses as well as a 13.5 acre large scale mixed use development that includes 1226 beds and 50,000 square feet of retail space currently under construction. To the Northwest are several small restaurants as well as a multi-million dollar 250,000 square foot retail development that will create an estimated 500 jobs once complete. In addition to these new developments, large existing retail centers lie to the Southeast and Southwest of the intersection. The McFarland Boulevard/15th Street Infrastructure Improvements project consists of intersection modification that will improve current traffic flow through the intersection and accommodate additional traffic demand from area development. More specifically, the project will provide additional lanes in all directions, extend left-turn lanes, enhance right-turn lanes, and modify medians to better facilitate traffic flow.

Eligibility and National Objective: Public facilities and improvements for the low-moderate area.

Threshold Criteria: The City of Tuscaloosa will use funds for the McFarland Boulevard/15th Street Infrastructure Improvements for costs associated with necessary environmental reviews, easements and property acquisitions, construction, and any other eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$1,900,000 to the McFarland Boulevard/15th Street Infrastructure Improvements for costs associated with necessary environmental reviews, easements and property acquisitions, and any other eligible costs; these funds will be used as 20% matching funds for a grant through the Alabama Department of Transportation (ALDOT). ALDOT funds in the amount of \$6,480,000 will also be used for costs associated with easements and property acquisitions, construction, and any other eligible costs. City of Tuscaloosa general fund dollars have been used to cover the engineering costs associated with the project. \$1,861,238.10 has been allocated to the Round 1 funding cycle and \$38,761.90 has been allocated to the Round 7 funding cycle.

Geographic Area: McFarland Boulevard East and 15th Street (see attached map in Appendix P)

Activity 16 – Alberta Parkway Revitalization: The Alberta community represents an area of neighborhoods made up of single-family detached housing, a lot of which was either damaged or destroyed by the storm. In order to augment the housing plan that the City has developed for Alberta, the City also proposes a large-scale infrastructure project that incorporates the Citywalk.

The Citywalk route will extend along the South side of the proposed Alberta Parkway (now 7th Street East) and continue until reaching the new site of Alberta Elementary School, where it will branch to the North and South entrances of the school. Within this infrastructure project, the parameters of 7th Street East will be widened and a landscaped median will be put in. Heading West, away from the school, this project will terminate at the site of Jaycee Park (which includes improvements funded in this Action Plan in addition to state-of-the-art tennis facility funding through City insurance proceeds). This project will also incorporate the burying of utility lines and provide for a much needed upgrade in drainage and sewer improvements for the residents of this area.

The City hopes that this project in conjunction with the various other recovery projects, Habitat for Humanity/Juanita Drive project, Fire Station #4, Homebuyer Down Payment Assistance Program, Alberta Technology Public Library and a newly built Alberta Elementary School, will help spur the re-development of the Alberta community.

This infrastructure project not only provides a safe and beautiful centralized boulevard, but it also will engrain a feeling of pride and community to this area, hopefully making the houses that are being and will be built feel more like homes than just structures. A feeling of place and community is built through more than just buildings. It comes from a synergy of homeowners/neighbors that help each other, that provide a healthy environment for children

to learn and play, for business owners to give back to their customers. Everyone in a community working together to make it an enjoyable place to live, work and play. The City believes that this boulevard with all of its amenities will be the catalyst for that synergy.

Eligibility and National Objective: Public facilities and improvements for the low-mod area.

Threshold Criteria: Funds will be used to pay for costs associated with engineering and architectural services, property acquisition and easements, the installation of the Citywalk, landscaping, street widening and alignment, median installation, utility burying and upgrades, and any other eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating \$1,631,491.68 in Round 1, \$340,000 in Round 2, \$2,460,000 in Round 3, \$503,952.19 in Round 4 and \$1,396,047.81 in Round 4 for the Alberta Parkway Revitalization in this partial 2013 Action Plan. A remaining \$1,906,814.32 of 2013 CDBG-DR funds will be allocated in a later partial Action Plan. 2012 CDBG-DR funds in the amount of \$389,348 and \$124,600 in City of Tuscaloosa water and sewer reserve funds and \$15,000 in other City funds have been allocated to pay for costs associated with engineering and architectural services, necessary environmental reviews, and any other eligible costs. Additional technology infrastructure needs are being funded with 2013 CDBG-DR funds through an activity known as Technology Infrastructure.

Geographic Area: 7th Street East bordered by Jaycee Park to the west and Alberta Elementary school to the east (see Appendix Q for map of all project locations).

Activity 17 – Juanita Drive Infrastructure: On April 27, 2011 a large portion of low-income housing rental stock was destroyed in the Alberta area including along Juanita Drive. Since then, the efforts of the City, Habitat for Humanity, and other philanthropic organizations in combination with the citizen's commitment to area, housing restoration and promotion of homeownership has been a steady process. Concentrated in an extremely poverty stricken area of Tuscaloosa, the Juanita Drive infrastructure is severely aged and needs to be updated to support the rebuilding in the area. The project will take place in two phases; however, only phase one will be funded in this Action Plan. Infrastructure improvements will include at a minimum street reconstruction, curb and gutter, water and sewer improvements, and sidewalks. In close proximity to the new Alberta School of the Performing Arts, Juanita Drive infrastructure improvements will enhance access to the school. The improvements along Juanita Drive will greatly improve the quality life for the low-moderate income homeowners.

Eligibility and National Objective: Public facilities and improvements for the low-mod area.

Threshold Criteria: Funds will be used to pay for costs associated with additional engineering and architectural services, property acquisition and easements, street reconstruction, curb and gutter, water and sewer improvements, landscaping, utility upgrades, and any other eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$838,162 for the Juanita Drive Infrastructure in this partial 2013 Action Plan to pay for costs associated with additional engineering and architectural services, property acquisition and easements, street reconstruction, curb and gutter, water and sewer improvements, landscaping, utility upgrades, and any other eligible costs. The federal programs department has allocated \$112,497 of CDBG funds to pay for costs associated with engineering and architectural services and property acquisition. \$200,000 in City of Tuscaloosa water and sewer reserve funds have been allocated to pay for costs associated with water and sewer improvements.

Geographic Area: Juanita Drive, Tuscaloosa, Alabama (see Appendix R for map of the project location).

Activity 18 – IT Server Room: In the minutes following April 27, 2011, City of Tuscaloosa response personnel and staff were left with only one line of communication to effectively describe the destruction and radio in additional police, fire, medics, and resources. If the data center room that housed all the controls for communication operations been located in a hardened area those operations may not have failed. Currently, the IT Server Room sits on the Southwest corner of City Hall (science tells us that this is the approach direction of a tornado) and it will not take another EF4 tornado to compromise this room. The City’s proposed plan will move the IT Server Room inside a hardened structure in the garage area of City Hall; this location will greatly increase its physical security and the ability of the City to continue to be operational in future weather events or man-made threats. Relocation and hardening of the IT Server Room positions the City to be more resilient in weather events in terms of communication with not only City staff and first responders but also with citizens. Additionally, this resiliency will touch every operation the City performs and every service delivered to our citizens from public safety to the simple task of sending/receiving emails.

Eligibility and National Objective: Public facilities and improvements for the low-mod area.

Threshold Criteria: Funds will be used to pay for costs associated with engineering and architectural services, necessary environmental reviews, construction, FF&E, and any other eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$128,299 in Round 1, \$63,513 in Round 3, and \$8,188 in Round 9 for the IT Server Room in this partial 2013 Action Plan. City of Tuscaloosa matching funds in the amount of \$313,308 have been allocated to pay for costs associated with engineering and architectural services, necessary environmental reviews, construction, FF&E and any other eligible costs. Additional funds will be allocated in a future amendment to the Action Plan.

Geographic Area: City of Tuscaloosa, Alabama City Hall, 2201 University Boulevard, Tuscaloosa, AL 35401

Activity – Street Reconstruction: Following the April 27, 2011 tornado the majority of the City of Tuscaloosa’s heavily traveled roadways and neighborhood streets experienced heavy debris

and destruction. These streets were subjected to severe deterioration from the removal of debris and damage to the underlying water and sewer systems. The majority of these streets are located within low and moderate income neighborhoods or provide access points to these neighborhoods. Additionally, these street reconstruction activities will provide easier and safer travel for all of Tuscaloosa, but particularly for the low and moderate income residents in the area, safer access to public facilities and businesses, and improvement of utilities such as water and sewer which will allow for continued recovery and redevelopment in the City. Funding of this activity, will provide for street reconstruction, minor drainage improvements, sanitary sewer and water improvements. Below each street reconstruction activity will be identified in terms of its location, the scope of work, and the amount of funding allocated to each street reconstruction activity. The eligibility and national objective for each of the street reconstruction activities will be the same as listed below. Engineering for all street reconstruction activities, in addition to the actual street reconstruction for several activities will be paid for using City of Tuscaloosa CDBG funds.

Eligibility and National Objective: Infrastructure, public facilities and improvements, for the low-mod area.

Threshold Criteria: Funds for each of the street reconstruction activities will be used for street reconstruction, minor drainage improvements, sanitary sewer and water improvements, necessary environmental reviews, and any other necessary eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$1,962,008 in Round 5 for the Street Reconstruction activities in this partial 2013 Action Plan. City of Tuscaloosa CDBG matching funds in the amount of \$2,100,000 have been allocated to pay for costs associated with engineering services, necessary environmental reviews, street reconstruction, minor drainage improvements, sanitary sewer and water improvements, and any other eligible costs. Additional funds for the Street Reconstruction activity will be allocated in future amendments to the Action Plan.

Geographic Area: City of Tuscaloosa, Alabama. Each Street Reconstruction activity will be specifically identified by location in the activities listed below.

Activity 19 – Street Reconstruction – 9th Avenue: The 9th Avenue Street Reconstruction activity will consist of street reconstruction and minor drainage improvement activities beginning at 27th Street and terminating at 29th Street.

Threshold Criteria: Funds for the 9th Avenue Street Reconstruction activity will be used for street reconstruction, minor drainage improvement, and any other necessary eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$32,052.17 in Round 5 for the 9th Avenue Street Reconstruction activity in this partial 2013 Action Plan. Funds will be used for street reconstruction, minor drainage improvements, and any other necessary eligible costs.

Geographic Area: 9th Avenue, beginning at 27th Street and terminating at 29th Street, Tuscaloosa, Alabama 35401

Activity 20 – Street Reconstruction – 23rd Street: The 23rd Street Street Reconstruction activity will consist of street reconstruction and minor drainage improvements beginning at Harrison Street and terminating at Prince Avenue.

Threshold Criteria: Funds for the 23rd Street Street Reconstruction activity will be used for street reconstruction, minor drainage improvements, and any other necessary eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$63,931.91 in Round 5 for the 23rd Street Street Reconstruction activity in this partial 2013 Action Plan. Funds be used for street reconstruction, minor drainage improvements, and any other necessary eligible costs.

Geographic Area: 23rd Street, beginning at Harrison Street and terminating at Prince Avenue, Tuscaloosa, Alabama 35401

Activity 21 – Street Reconstruction – 25th Street: The 25th Street Street Reconstruction activity will consist of street reconstruction, minor drainage improvements, and sanitary sewer improvements beginning at the western Dead End of 25th Street and terminating at 25th Place.

Threshold Criteria: Funds for the 25th Street Street Reconstruction activity will be used for street reconstruction, minor drainage improvements, sanitary sewer improvements, and any other necessary eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$235,083.84 in Round 5 for the 25th Street Street Reconstruction activity in this 2013 partial Action Plan. Funds will be used for street reconstruction, minor drainage improvements, sanitary sewer improvements, and any other necessary eligible costs.

Geographic Area: 25th Street, beginning at the western Dead End of 25th Street and terminating at 25th Place, Tuscaloosa, Alabama 35401

Activity 22 – Street Reconstruction – Hackberry Lane: The Hackberry Lane Street Reconstruction activity will consist of street reconstruction, minor drainage improvements, and sanitary sewer improvements beginning at 27th Street and terminating at 25th Place.

Threshold Criteria: Funds for the Hackberry Lane Street Reconstruction activity will be used for street reconstruction, minor drainage improvements, and sanitary sewer improvements and any other necessary eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating \$168,532.56 in Round 5 for the Hackberry Lane Street Reconstruction activity in this 2013 partial Action Plan. Funds will be used for street reconstruction, minor drainage improvements, sanitary sewer improvements, and any other necessary eligible costs.

Geographic Area: Hackberry Lane, beginning at 27th Street and terminating at 25th Place, Tuscaloosa, Alabama 35401

Activity 23 – Street Reconstruction – 8th Avenue: The 8th Avenue Street Reconstruction activity will consist of street reconstruction and minor drainage improvements beginning at Hargrove Road and terminating at 17th Street.

Threshold Criteria: Funds for the 8th Avenue Street Reconstruction activity will be used for street reconstruction, minor drainage improvements, and any other necessary eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$165,924.82 in Round 5 for the 8th Avenue Street Reconstruction activity in this 2013 partial Action Plan. Funds will be used for street reconstruction, minor drainage improvements, and any other necessary eligible costs.

Geographic Area: 8th Avenue, beginning at Hargrove Road and terminating at 17th Street, Tuscaloosa, Alabama 35401

Activity 24 – Street Reconstruction – Forest Lake Drive: The Forest Lake Drive Street Reconstruction activity will consist of street reconstruction, minor drainage improvements, and sanitary sewer improvements beginning at Hargrove Road and terminating at Fernwood Street.

Threshold Criteria: Funds for the Forest Lake Drive Street Reconstruction activity will be used for street reconstruction, minor drainage improvements, sanitary sewer improvements, and any other necessary eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$132,086.47 in Round 5 for the Forest Lake Drive Street Reconstruction activity in this 2013 partial Action Plan. Funds will be used for street reconstruction, minor drainage improvements, sanitary sewer improvements, and any other necessary eligible costs.

Geographic Area: Forest Lake Drive, beginning at Hargrove Road and terminating at Fernwood Street, Tuscaloosa, Alabama 35401

Activity 25 – Street Reconstruction – 5th Avenue East: The 5th Avenue East Street Reconstruction activity will consist of street reconstruction and minor drainage improvements beginning at 17th Street East and terminating at 15th Street.

Threshold Criteria: Funds for the 5th Avenue East Street Reconstruction activity will be used for street reconstruction, minor drainage improvements, and any other necessary eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$51,092.66 in Round 5 for the 5th Avenue East Street Reconstruction activity in this 2013 partial Action Plan. Funds will be used for street reconstruction, minor drainage improvements, and any other necessary eligible costs.

Geographic Area: 5th Avenue East, beginning at 17th Street East and terminating at 15th Street, Tuscaloosa, Alabama 35401

Activity 26- Street Reconstruction – 16th Street East: The 16th Street East Street Reconstruction activity will consist of street reconstruction and minor drainage improvements beginning at Forest Lake Drive and terminating at 5th Avenue East.

Threshold Criteria: Funds for the 16th Street East Street Reconstruction activity will be used for street reconstruction, minor drainage improvements, and any other necessary eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$52,060.65 in Round 5 for the 16th Street East Street Reconstruction activity in this 2013 partial Action Plan. Funds will be used for street reconstruction, minor drainage improvements, and any other necessary eligible costs.

Geographic Area: 16th Street East, beginning at Forest Lake Drive and terminating at 5th Avenue East, Tuscaloosa, Alabama 35404

Activity 27 – Street Reconstruction – 10th Street East: The 10th Street East Street Reconstruction activity will consist of street reconstruction, minor drainage improvements, and sanitary sewer improvements beginning at 16th Avenue East and terminating at 17th Avenue East.

Threshold Criteria: Funds for the 10th Street East Street Reconstruction activity will be used for street reconstruction, minor drainage improvements, sanitary sewer improvements, and any other necessary eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$129,487.61 in Round 5 for the 10th Street East Street Reconstruction activity in this 2013 partial Action Plan. Funds will be used for street reconstruction, minor drainage improvements, sanitary sewer improvements, and any other necessary eligible costs.

Geographic Area: 10th Street East, beginning at 16th Avenue East and terminating at 17th Avenue East, Tuscaloosa, Alabama 35404

Activity 28 – Street Reconstruction – Valley Hills Drive: The Valley Hills Drive Street Reconstruction activity will consist of street reconstruction, minor drainage improvements, and water improvements beginning at the western dead end of Valley Hills Drive and terminating at Crescent Ridge Road.

Threshold Criteria: Funds for the Valley Hills Drive Street Reconstruction activity will be used for street reconstruction, minor drainage improvements, water improvements, and any other necessary eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$57,675.98 in Round 5 for the Valley Hills Drive Street Reconstruction activity in this 2013 partial Action Plan. Funds will be used for street reconstruction, minor drainage improvements, water improvements, and any other necessary eligible costs.

Geographic Area: Valley Hills Drive, beginning at the western dead end of Valley Hills Drive and terminating at Crescent Ridge Road, Tuscaloosa, Alabama 35404

Activity 29 – Street Reconstruction – 30th Avenue East: The 30th Avenue East Street Reconstruction activity will consist of street reconstruction, minor drainage improvements, and sanitary sewer improvements beginning at 3rd Place East and terminating at 1st Street East.

Threshold Criteria: Funds for the 30th Avenue East Street Reconstruction activity will be used for street reconstruction, minor drainage improvements, sanitary sewer improvements, and any other necessary eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$352,158.94 in Round 5 for the 30th Avenue East Street Reconstruction activity in this 2013 partial Action Plan. Funds will be used for street reconstruction, minor drainage improvements, sanitary sewer improvements, and any other necessary eligible costs.

Geographic Area: 30th Avenue East, beginning at 3rd Place East and terminating at 1st Street East, Tuscaloosa, Alabama 35405

Activity 30 – Street Reconstruction – 31st Avenue East: The 31st Avenue East Street Reconstruction activity will consist of street reconstruction, minor drainage improvements, and sanitary sewer improvements beginning at 4th Street East and terminating at the northern end of 31st Avenue East.

Threshold Criteria: Funds for the 31st Avenue East Street Reconstruction activity will be used for street reconstruction, minor drainage improvements, sanitary sewer improvements, and any other necessary eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$53,223.35 in Round 5 for the 31st Avenue East Street Reconstruction activity in this 2013 partial Action Plan. Funds will be used for street reconstruction, minor drainage improvements, sanitary sewer improvements, and any other necessary eligible costs.

Geographic Area: 31st Avenue East, beginning at 4th Street East and terminating at the northern end of 31st Avenue East, Tuscaloosa, Alabama 35405

Activity 31 – Street Reconstruction – 34th Avenue East: The 34th Avenue East Street Reconstruction activity will consist of street reconstruction, minor drainage improvements, and sanitary sewer improvements beginning at Forest Drive and terminating at Chastain Manor.

Threshold Criteria: Funds for the 34th Avenue East Street Reconstruction activity will be used for street reconstruction, minor drainage improvements, sanitary sewer improvements, and any other necessary eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$133,708.29 in Round 5 for the 34th Avenue East Street Reconstruction activity in this 2013 partial Action Plan. Funds will be used for street reconstruction, minor drainage improvements, sanitary sewer improvements, and any other necessary eligible costs.

Geographic Area: 34th Avenue East, beginning at Forest Drive and terminating at Chastain Manor Tuscaloosa, Alabama 35404

Activity 32 – Street Reconstruction – 3rd Street East: The 3rd Street East Street Reconstruction activity will consist of street reconstruction, and minor drainage improvements, beginning at 24th Avenue East and terminating at 25th Avenue East.

Threshold Criteria: Funds for the 3rd Street East Street Reconstruction activity will be used for street reconstruction, minor drainage improvements, and any other necessary eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$79,436.40 in Round 5 for the 3rd Street East Street Reconstruction activity in this 2013 partial Action Plan. Funds will be used for street reconstruction, minor drainage improvements, and any other necessary eligible costs.

Geographic Area: 3rd Street East, beginning at 24th Avenue East and terminating at 25th Avenue East Tuscaloosa, Alabama 35404

Activity 33- Street Reconstruction – 1st Street East: The 1st Street East Street Reconstruction activity will consist of street reconstruction, minor drainage improvements, and sanitary sewer improvements beginning at 25th Avenue East and terminating at 30th Avenue East.

Threshold Criteria: Funds for the 1st Street East Street Reconstruction activity will be used for street reconstruction, minor drainage improvements, sanitary sewer improvements, and any other necessary eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$208,941.81 in Round 5 for the 1st Street East Street Reconstruction activity in this 2013 partial Action Plan. Funds will be used for street reconstruction, minor drainage improvements, sanitary sewer improvements, and any other necessary eligible costs.

Geographic Area: 1st Street East, beginning at 25th Avenue East and terminating at 30th Avenue East Tuscaloosa, Alabama 35404

Activity 34 – Street Reconstruction – Crescent Ridge Road: The Crescent Ridge Road Street Reconstruction activity will consist of street reconstruction, and minor drainage improvements, beginning at University Boulevard and terminating at City of Tuscaloosa City Limits.

Threshold Criteria: Funds for the Crescent Ridge Road Street Reconstruction activity will be used for street reconstruction, minor drainage improvements, and any other necessary eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$46,611 in Round 5 for the Crescent Ridge Road Street Reconstruction activity in this 2013 partial Action Plan. Funds will be used for street reconstruction, minor drainage improvements, and any other necessary eligible costs.

Geographic Area: Crescent Ridge Road, beginning at University Boulevard and terminating at City of Tuscaloosa City Limits, Tuscaloosa, Alabama 35404

Activity 35 – Salvation Army – Center of Hope: The Salvation Army – Center of Hope housed approximately 15,265 individuals on a yearly basis and provided meals for approximately 31,424 individuals. The Center of Hope was destroyed on the day of the storm and ever since the homeless population has been underserved. With assistance from the City of Tuscaloosa, insurance proceeds, and private donors, the Salvation Army rebuilt its Center of Hope at its original location, in the heart of a low-moderate area, and has facilities sufficient to serve more individuals than previously. The new facility not only provides elementary needs such as housing and food, but also programs that educate the homeless on how to provide for themselves and family members and transition to a permanent residence. Specifically, the Salvation Army provides emergency food services, emergency shelter (73 beds including a men’s dorm – 46 beds, women’s dorm – 10 beds, veteran’s quarters – 8 beds, and family apartments – 9 beds), as well as office space that allows for the administration of these programs.

Eligibility and National Objective: Public facilities and improvements for the low-mod area.

Threshold Criteria: Funds were used to pay for costs associated with engineering and architectural services, necessary environmental reviews, construction, FF&E and any other eligible costs.

Grant Size Limit: The City of Tuscaloosa allocated \$500,000 for the Salvation Army – Center of Hope in this partial 2013 Action Plan. \$213,102.40 in Round 3 and \$286,897.60 in Round 4. Alabama Department of Economic Development 2013 CDBG-DR funds in the amount of \$500,000 are being applied to the project as well. Salvation Army insurance proceeds, savings, property sale, local donations, and a loan are accounting for \$5,180,000 of the activity cost. The entire activity cost to construct the Salvation Army- Center of Hope was \$6,180,000.

Geographic Area: 2902 Greensboro Avenue, Tuscaloosa, Alabama 35401

Activity 36 – Alberta Park: In the heart of Alberta, one of the most poverty stricken areas in Tuscaloosa, lies the Alberta Park. Prior to the tornado, Alberta Park was the gateway to Alberta Elementary School and a green space utilized by the community. The April 27, 2011 tornadoes severely destroyed the park and it has been unusable by the area since that day. The Alberta Park is adjacent to rebuilt and thriving neighborhoods, the rebuilt Fire Station #4, and improved East Police Precinct. It also sits next to the newly constructed Alberta Technology Public Library (The Gateway) in front of the proposed City Walk, and in front of the new Alberta School of Performing Arts. Improvements to the park will include water features, benches, lighting, and creation of an overall greenspace to promote community interaction, health and wellness, and contribute to the overall revitalization of the area.

Eligibility and National Objective: Public facilities and improvements for the low-mod area.

Threshold Criteria: Funds will be used to pay for costs associated with engineering and architectural services, necessary environmental reviews, construction, FF&E and any other eligible costs.

Grant Size Limit: The City of Tuscaloosa is allocating \$701,027 for the Alberta Park in this partial 2013 Action Plan. \$598,973 of City of Tuscaloosa dollars from a land swap are being used toward the project as well. The total estimated cost of the project as of the date of this Action Plan is \$1,300,000.00 to be used for costs associated with engineering and architectural services, necessary environmental review, construction, FF&E, and any other eligible costs. Additional technology infrastructure costs will be paid for as part of the Technology Infrastructure activity funded with 2013 CDBG-DR funds.

Geographic Area: University Boulevard East, Tuscaloosa, Alabama

Economic Development

Activity 37 – The Edge: Business Resource Center: As a result of the 2011 tornado, many small businesses, and consequently jobs, were lost and without resources to rebuild which resulted in a downturn of economic stability for many individuals and small businesses. In 2012, The City of Tuscaloosa, in a partnership with the Chamber of Commerce of West Alabama and The University of Alabama created The Edge to provide training and incubation spaces for small businesses wishing to re-establish themselves or small businesses new to the market. Mentoring in the areas of development of financial, management, and technical skills, entrepreneurship, and other fields are offered through training workshops led by key constituents from local educational institutions such as The University of Alabama, Stillman College, and Shelton State Community College. In addition to offering training and mentoring for businesses in the area, The Edge will provide affordable workspace for existing businesses and new and developing businesses with shared resources such as office equipment, administrative staff, and low-cost electronic services. The development and promotion of minority businesses in the Tuscaloosa area will be strengthened at The Edge in a partnership with the Minority Business Council of the Chamber of Commerce of West Alabama. To date, The Edge has offered nearly 70 businesses consultations; half of which were with interested minority entrepreneurs.

Due to its overwhelming success, The Edge has outgrown its current facility and in order to support the growing needs for its services will have to construct a larger building. Simply put, the response to The Edge and its endeavors to promote economic stability and growth for small business owners has been tremendous. Thus far in 2013, 15 businesses have incubated (7 of which are minority owned) and 59 jobs have been created (18 jobs held by minorities). 2013 projected revenues for the businesses incubating are \$3,714,000 with the addition of another 13 jobs. Following the trend of its success, The Edge has the opportunity to incubate 50 businesses, create 240 jobs, and generate \$32,046,511 in revenue within the next two years. A special emphasis will be placed upon businesses to encourage job creation for women, veterans, and individuals in the low to moderate income community; the largest percentage of affected

individuals on the day of the storm and nearly 65% of the population of Tuscaloosa. However, in order to facilitate these possibilities, a larger facility is needed.

The City of Tuscaloosa desires to use CDBG-DR funds to acquire the property for the new site of The Edge facility on 10th Avenue, in the heart of the recovery area and a severe low-moderate area of Tuscaloosa. The property is the site of the former Woolsey Finnell Sr. U.S. Army Reserve Center. Prior to the storm, the facility was no longer in operation and on the day of the storm the on-site facility was destroyed. Since the facility was unoccupied before the storm, the Department of Defense completed a complete environmental assessment on the property and placed it on the market. The City has already begun the negotiations with the Department of Defense and believes that the site is the perfect location for The Edge to spur economic development while supporting the low-moderate income area.

Eligibility and National Objective: Acquisition of property in the low-moderate area.

Threshold Criteria: Funds will be used to cover the City of Tuscaloosa's commitment to The Edge for land acquisition costs. If property acquisition costs are less than the \$950,000 obligated, the remaining funds will be used toward advertising costs for procurement and any other necessary eligible costs. These funds are intended to be leveraged with grant funding from the U.S. Department of Commerce Economic Development Administration (\$5,061,440) and CDBG-DR funds from the Alabama Department of Economic and Community Affairs (\$3,500,000) to cover construction and other necessary eligible components of the project.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$950,000 to be used only for acquisition of property for The Edge: Business Resource Center and if land acquisition costs are less than \$950,000 the remaining to be used toward advertising costs for procurement and any other necessary eligible costs. \$225,000 will be associated with the Round 1 funding timeline and \$685,000 will be associated with the Round 2 funding timeline for property acquisition. \$40,000 in Round 7 will be associated with advertising and any other necessary eligible components of the project.

Geographic Area: 10th Avenue Corridor (see Appendix S for map of the project location)

Activity 38 – Small Business Revitalization Loan Program: The purpose of the forgivable loan program is to attract local small businesses to the devastated areas impacted by the storm in the hopes that it will spur both job growth for low to moderate income individuals, as well as economic growth for affected businesses. The loan program is one of several programs the City is promoting to assist struggling local businesses to get back to pre-storm operations. Many of the businesses destroyed during the tornado do not have the means to rebuild. This funding will help supplement the cost of returning to their previous locations and maintain or grow their employee base. The City is requiring these funds to directly benefit low to moderate income individuals and businesses while helping promote economic recovery in the tornado impacted areas of the City. Funds will be available to businesses that are located within the disaster area or businesses relocating to the area.

The City has developed a loan committee comprised of City employees from five different departments and disciplines to review all loan applications before making a recommendation to the City Council. Applicants are required to submit financial documents such as tax returns and financial statements, which are subject to review, by the City's finance director for the applicant's capacity to manage the funds and make repayment should that be necessary in the event of default. If additional underwriting is required, the City will consult with the selected firm(s) in an effort to minimize any risk of default on behalf of the business owner and to provide funding within an acceptable range based on business credit availability. If the loan committee does not approve the loan, the business is allowed to appeal the decision and the application will undergo review by another committee comprised of esteemed community individuals.

This forgivable loan program has been successfully executed with 2012 and 2013 ADECA CDBG-DR funds and the City desires to allocate these additional funds with direct CDBG-DR funds under the same guidelines as the ADECA funded program.

Eligibility and National Objective: Economic development assistance for for-profit businesses with low-moderate income job creation and retention.

Threshold Criteria:

Application: Application will be released to the public via the City's website and in hard copy format at City Hall, Tuscaloosa Public Library, and other acceptable public venues. Any document preparation and development support may be available to local businesses through the City's Chamber of Commerce or similar sources. The City will collect, date time stamp, and review applications on a first come, first serve basis. The application period will remain open until all funds have been expended or the grant period timeline has expired.

Borrower: Eligible businesses include all commercial entities whose main operational location is or will be located in the recovery zone.

Use of proceeds: Land and building purchase or improvement, machinery and equipment purchase, leasehold improvements, working capital, inventory purchase and refinancing of existing debt.

Collateral: Adequate collateral position must be secured by assets of receiving business consisting of land, building, machinery, equipment, letter of credit, or other acceptable collateral as determined by the Office of the City Attorney. Collateral value will be established by appraisal or cost verification prior to award.

Interest Rate: All loans will be released at an accrual rate of zero percent interest.

Loan Term/Amortization: Loans will require a monthly status update with six month and one year monitoring visits, at a minimum. Because the loan may be forgivable following the term of the loan, no repayment schedule will be implemented at this time.

Loan Sizing: The minimum loan amount for this program is \$20,000 with a maximum loan amount of \$50,000 dependent on the location of the business in the City’s designated eligibility map.

CDBG-DR Loan Review Committee will be established to review/approve all loan applications received in the manner set out above. Loan committee will also be the body that sets all parameters of the loan within the guidelines set out above. Businesses will receive loans in the order that they are approved until the budgeted funds are depleted for the funding timeline. The CDBG-DR Loan Review Committee may request lease documents, mortgage information or other information they deem appropriate before approving the application. The applicant must submit a detailed project description and project budget. The project must begin within 90 days of receiving the loan payment. The City reserves the right to hold the applicant in default if the loan proceeds are not spent in accordance with the approved project description. Those receiving loans must be able to show that at least 51% or more of the job positions at the business are either known to be currently held by low-moderate income persons at the time the loan is received or are not currently held by low-moderate income persons but could be reasonably expected to “turn-over” to low-moderate income persons within two years.

This loan is a forgivable loan and if the awardees spend the loan proceeds in accordance with the rules set forth in the application over a year long period then the awardee will be considered compliant and will not be required to repay the loan amount.

Grant Size Limit: The City of Tuscaloosa is allocating a total of \$380,600 to the Small Business Revitalization Loan Program in this partial Action Plan. \$1,500,000 of 2012 and 2013 ADECA CDBG-DR funds are being used for the same purpose. Applicants may request either \$20,000 or \$50,000 depending on the location of their business on the City’s designated eligibility map.

Geographic Area: Businesses within the City’s designated eligibility map – Zone 1= \$50,000; Zone 2 = \$20,000; Zone 3 = \$50,000. See Appendix I for a map.

Allocation Per Required Percentages

As outlined in the Federal Register notice FR-5696-N-01, at least 50% of the grant funds dedicated to activities must meet the Low- Moderate Income national objective. The below table represents the breakdown of percentages as listed in the activity/project descriptions above for this Partial Action Plan.

CDBG-DR Funds in this Partial Action Plan	\$ 34,616,430	100.00%
Administration (cannot exceed 5% of total funding)	\$ 1,273,187.24	3.68%

Comprehensive Planning (cannot exceed 15% of total funding)	\$ 2,070,843.76	5.98%
Total CDBG Disaster Recovery Funds for Activities (at least 50% of this must be LMI activities)	\$ 31,272,399	90.34%
Total LMI Activities	\$ 29,658,484.16	85.68%

Preventing Fraud, Abuse of Funds, and Duplication of Benefits

In order to ensure the proper disbursement of grant funds, the City of Tuscaloosa plans to remain in compliance with applicable CDBG rules and regulations, as well as other applicable federal regulations such as Office of Management and Budget Circulars A-87, A-133 and 24 Code of Federal Regulations Part 85 (Uniform Administrative Requirements). The City of Tuscaloosa will particularly emphasize mitigation of fraud, abuse and mismanagement related to accounting, procurement and accountability which may also be investigated. In addition, the City will adhere to the conflict of interest provisions reference at 24 CFR 570.611. In order to mitigate these issues, the City of Tuscaloosa will perform routine reviews by independent City staff members with the review team consisting of employees from the finance department, police department, and revenue department. The internal audit function the City of Tuscaloosa utilizes to ensure each responsible staff member is included in the audit process can be evidenced in an organizational diagram (Appendix C). In regard to Part VI. Question 3 of the Certification Checklist; please see the documentation, provided in our Controls document submission, from JamisonMoneyFarmer to further clarify our internal auditing procedures as well as the City's procedures to amend any deficiencies reported. The City of Tuscaloosa will monitor the compliance of applicants and HUD will monitor the Disaster Recovery Division of the Office of the Mayor's compliance.

Monitoring Standards and Procedures

The City of Tuscaloosa through the Disaster Recovery Division of the Office of the Mayor is committed to a comprehensive program of monitoring and evaluating the process of disaster recovery activities and will oversee all activities and expenditures of the CDBG Disaster Recovery Program. The goal is to ensure long-term compliance with the applicable regulations and standards such as OMB Circular A-122, and particularly those requirements of the CDBG Disaster Recovery Program. The City of Tuscaloosa, or other entity as assigned by the City of Tuscaloosa, will review expenditures, while independent auditors

will audit activities for program and financial compliance (see Independent Internal Audit below). The City of Tuscaloosa's procedures will ensure that there is no duplication of benefits that have otherwise been covered by FEMA, private insurance, any other federal assistance, or any other funding source whether it is local or state funding. Only expenditures that are eligible CDBG activities, address disaster-related needs directly related to the approved natural disaster and meet at least one of the national CDBG objectives will be funded. At a minimum, the City will monitor to ensure that nondiscrimination, fair housing, environmental regulations, procurement regulation at Part 85 and labor standards are met internally and by each subrecipient. If a contract has been funded but is determined to not meet the previously listed criteria or any other applicable criteria per HUD guidelines or agreement provisions, the contract awardees shall be required to refund the amount of the grant that was awarded to said awardee. The City of Tuscaloosa reserves the right to take appropriate action in instances of noncompliance, fraud and mismanagement including, but not limited to, disallowing ineligible costs, terminating contracts/agreements and requiring repayment of funds.

The City of Tuscaloosa will determine the areas to be monitored, the number of monitoring visits and their frequency based on a number of factors including, but not limited to, previous performance, the scope and complexity of the project, and previous audit findings. To ensure all aspects of the project are being properly executed, the City will employ a variety of methods to monitor each project including desk reviews and on-site visits. A checklist, using HUD's Disaster Recovery Monitoring Checklist as a template, will be developed with a specific emphasis on certain criteria depending on the project being monitored. In order to demonstrate the capacity of the City of Tuscaloosa as well as ensure that each aspect of each funded project is being properly executed and monitored the City of Tuscaloosa will add several staff members including a Public Outreach Coordinator, Compliance Officer, Attorney, and Secretary. As previously stated, monitoring will address subjects such as environmental regulations, equal opportunity standards, fair housing, labor standards, Davis-Bacon Act, procurement standards, program income, and any other applicable HUD and contract provisions.

Prevention of Duplication of Benefits

As stated in the Stafford Act, duplication of benefits is strictly prohibited. The City of Tuscaloosa will continuously monitor program applicants for compliance in this matter; CDBG-DR funds will be used only to supplement other forms of assistance and not supplant it. Benefits from FEMA, SBA, private insurers, any other federal assistance, and other agencies will be assessed and weighed against their unmet needs prior to the applicant's approval for CDBG-DR program funds as well as throughout the duration of the applicant's agreement with the City of Tuscaloosa. The City of Tuscaloosa has a bank of FEMA information that lists each awardee of assistance, award amount, and type of award from the April 2011 tornado. A direct line with a SBA representative has been established for information concerning applicants' SBA application and assistance. A duplication of benefits analysis will be specific to each applicant and these agencies will be contacted to ensure that there is no duplication of benefits occurring within the various programs. If a duplication of benefits arises in the duration of the agreement, the City

of Tuscaloosa will adhere to the guidelines set forth in OMB Circular A-87 and the Stafford Act (chapter 37 of title 31) for the recapturing of funds. Beneficiaries of CDBG-DR program funds will be informed of the recapturing of funds in an agreement executed by the City. Members of the City of Tuscaloosa Recovery Operations department, largely the Compliance Officer, will be responsible for ensuring no duplication of benefits.

Quality Assurance

The City of Tuscaloosa will continuously monitor awardees which will provide quality assurance. The City will determine the areas to be monitored, the number of monitoring visits, and their frequency. Any entity administering CDBG Disaster Recovery funding will be monitored not less than once during the contract period. The monitoring will address program compliance with contract provisions, including national objectives, financial management, and the requirements of 24 CFR Part 58 and 24 CFR 85 when applicable.

Investigation

The City of Tuscaloosa reserves the right to launch an investigation through a third party if the administrative head of the Disaster Recovery Division of the Office of the Mayor has reasonable cause to believe that money received through the CDBG Disaster Recovery Grant has been lost, misappropriated, or misused, or that other fraudulent or unlawful conduct has occurred in relation to the operation of the contract awardee.

Independent Internal Audit

The City of Tuscaloosa and contract awardee are subject to the Single Audit Act. A “Single Audit” encompasses the review of compliance with program requirements and the proper expenditure of funds by an independent Certified Public Accountant. All findings and associated evidence will be reported directly from the independent Certified Public Accountant to the Mayor and City Council.

Increasing Capacity of Implementation and Compliance

The City of Tuscaloosa's Disaster Recovery Division staff will be provided with all training necessary to ensure that activities funded under this Action Plan are correctly administered. As contracts are executed, necessary efforts to increase the capacity of applicants, sub recipients, contractors and any other entity responsible for administering funding under this Action Plan will be implemented to ensure they have the specific skills needed to successfully oversee the activity. As mentioned before, the City will increase its capacity to manage the CDBG-DR funds through the hiring of a Public Outreach Coordinator, Compliance Officer, Secretary, and Attorney.

Contract Administration

Administration and Staffing

Immediately following the April 27, 2011 storm, the City of Tuscaloosa formed Recovery Operations, formerly known as Incident Command. Recovery Operations is a dedicated department tasked with building back Tuscaloosa stronger, safer, and smarter. Since its inception, the Recovery Operations team has successfully secured funds totaling approximately \$140 million through CDBG-DR, FEMA, ATRIP, ADECA, USDA, EDA, and other charitable organizations as well as insurance. Projects funded through each one of these funding sources are currently underway to revitalize the community economically, socially, and emotionally. Each City department works collectively on recovery efforts; however, the dedicated recovery team is comprised of: Director of Recovery Operations, GIS Manager, Community Development Program Manager, Accountant, Financial Technician, Communications Director, and several interns. To facilitate the capacity to manage additional CDBG-DR funds, staff members will be added, positions will include: Public Outreach Coordinator, Attorney, Compliance Officer, and Secretary. With its first CDBG-DR allocation, the City procured a consulting firm, which specializes in managing disaster recovery, and an engineering firm to handle the planning for all DR projects; the City intends to procure those same services for projects directly funded with the 2013 CDBG-DR allocation. As mentioned before, the City has and will continue to utilize employees from various departments including the Office of the City Attorney, the Office of the City Engineer, Finance, Information Technology, and Transportation.

Amendments

If any of the following events occur a substantial amendment may result:

- The addition or deletion of allowable activities described in the Action Plan;
- A change in program benefit or eligibility criteria;
- A change in the planned, allowable beneficiaries;
- A change of more than five percent (5%) in the funding allocation between the activity categories described or the allocation or reallocation of more than \$1 million whichever is greater;
- The implementation of an additional HUD-authorized “waiver” of any major programmatic rules or regulations; and
- Any action that HUD deems to be a significant amendment that needs public input prior to enacting.

Certifications Required

The use of the disaster recovery funding is contingent upon specific requirements. The City of Tuscaloosa along with contract awardees will be expected to certify that these requirements will be met or carried out. Contract awardees will be required to certify in writing that the grant will be carried out in accordance with applicable federal and state laws, rules and regulations. Each contract awardee must certify that they will minimize displacement of persons or entities and assist any persons or entities displaced in accordance with the Uniform Anti-Displacement and Relocation Act and local policy.

Program Income

Any program income earned as a result of CDBG Disaster Recovery Grant funds will be defined as and subject to the rules outlined in the waiver published in Federal Register notice FR-5696-N-01 and as amended in Federal Register notice FR-5710-N-01. In order to provide for more flexibility, program income rules at 570.500(a) and (b), 570.504, 42 USC 5304(j) and 570.489(e) have been waived. Program income received before or after closeout of the Disaster Recovery grant, and used to continue disaster recovery activities, is treated as additional disaster recovery CDBG funds subject to the requirements of said Notice and must be used in accordance with this Action Plan for Disaster Recovery. To the maximum extent feasible, program income shall be used or distributed before additional withdrawals from the US Treasury are made.

Documentation and Reporting

As required by HUD and outlined in the Federal Register notice, the City of Tuscaloosa will enter its Action Plan for Disaster Recovery, including performance measures, into HUD's DRGR system. As more detailed information about uses of funds is identified by the City, it will enter such detail into DRGR, sufficient detail to serve as the basis for acceptable performance reports.

A quarterly performance report will be submitted to HUD no later than 30 days following the end of each quarter after grant award and continuing until all funds have been expended and all expenditures have been reported. Each quarterly report will include information about the uses of funds during the applicable quarter including (but not limited to) the project name, activity, location, and national objective; funds budgeted obligated, drawn down and expended; the funding source and total amount of any non-CDBG Disaster Recovery funds to be expended on each activity; beginning and completion dates of activities; achieved performance outcomes; and the race and ethnic status of persons assisted under direct-benefit activities. Quarterly reports to HUD will be submitted using the DRGR system and within 3 days the City of Tuscaloosa will post the submitted report to its official website.

The City of Tuscaloosa will maintain a dedicated disaster recovery web page to inform the public and any other interested parties on how the City is managing all CDBG-DR funds. This page will contain links to all action plans, action plan amendments, performance reports, citizen participation requirements, notices of public meetings, activity/program information for activities described in the action plan and other information relevant to the CDBG-DR program funds. The City intends to hire a public outreach coordinator to manage the website as well as all other forms of media to inform the public. Updates to the dedicated disaster recovery website will be made in conjunction with any new activity associated with the CDBG-DR program action plan and funds.

Procurement

The City of Tuscaloosa has adopted specific procurement standards to adhere to the guidelines in 24 CFR 85.36. For each service and project funded by CDBG-DR funds, the City will adhere to either the State of Alabama or federal procurement regulations, whichever is stricter, while staying in compliance with the procurement standards identified in 24 CFR 85.36. Procurement standards for the City of Tuscaloosa were submitted previously in Controls documentation.

Leveraging Other Funds

To generate a more effective and comprehensive recovery, CDBG-DR funds will be used to leverage additional resources. Using its 2012 CDBG-DR allocation, the City of Tuscaloosa leveraged an estimated \$3 million to fund recovery projects with a net worth of \$58 million. The City of Tuscaloosa is committed to using all 2013 CDBG-DR funds to achieve maximum leveraging; funds will be leveraged with agencies such as the Federal Highway Administration (FHWA), Economic Development

Administration (EDA), State of Alabama CDBG-DR funds, private donations, and City of Tuscaloosa general funding sources. In this partial Action Plan alone, the City will leverage \$66,792,054.97.

Currently, funding in the amount of \$140,974.43 is earmarked for the Hargrove Road/Hackberry Lane infrastructure project. These funds will be leveraged with Federal Highway Administration funds as well as City of Tuscaloosa Water and Sewer funds, additional 2013 and 2012 CDBG-DR funds, and CDBG funds for a total project worth of \$5,702.653. Infrastructure improvements to this area will allow residential and commercial structures the opportunity to rebuild and generate revenues to support the stabilization and regrowth of the City of Tuscaloosa's economy post April, 27, 2011.

The City of Tuscaloosa utilized \$500,000 of its 2012 CDBG-DR allocation to fund the local Habitat for Humanity affiliate to purchase 24 lots in the Alberta community. In this plan, \$1,000,000 has been allocated to fund Habitat for Humanity for the construction of 11 homes. The remaining homes will be built using proceeds from fundraising, private donations, and the Alabama Housing Finance Authority. Once construction of all 24 homes is complete, a housing investment of \$2.2 million will be made in the severely poverty stricken Alberta community.

Funding in the amount of \$2,632,312.76 is being earmarked for Fire Station #4. These funds will be leveraged with insurance proceeds received by the City as a result of the storm. Since the storm, the fire station has been operating out of a temporary location and these funds will allow the station to perform at its optimum and serve the low-moderate area.

The City of Tuscaloosa plans to fund improvements to Harmon and Jaycee parks in the amount of \$1,275,000. Improvements to additional county and city parks are being funded through other City of Tuscaloosa funding accounts and Tuscaloosa County funding. The City of Tuscaloosa has allocated \$4,342,000 to these other park improvements. Each park that will receive improvements serves a low-moderate area and will create a safer environment while supporting a more cohesive community.

The Edge: Business Resource Center is a \$9,611,440 project. \$950,000 in CDBG-DR funds will be leveraged with funding from the U.S. Department of Commerce Economic Development Administration (\$5,061,440) and the Alabama Department of Economic and Community Affairs (ADECA) CDBG-DR funds (\$3,600,000). Once completed, this project will continue its current success of boosting the economic development of Tuscaloosa through job creation and tax revenues. An estimated 240 jobs will be created to generate more than \$32 million in revenues.

As mentioned before, the City of Tuscaloosa is designating recovery funds from both the 2012 and 2013 CDBG-DR allocations to create a walk-able shared use path to interconnect communities damaged by the storm. In this Action Plan, the City is leveraging funds with the 2012 CDBG-DR allocation, City Water and Sewer funds, and CDBG funds to implement the University Place/Forest Lake City Walk. One of the connection points to the University Place/Forest Lake City Walk is the Central Church of Christ City Walk portion. In a partnership with Central Church of Christ, the City of Tuscaloosa funded this \$400,000 portion of the City Walk to jumpstart the vision of the City Walk and spur community interest and excitement about the portions to come. In addition, two businesses with an estimated net worth of \$1million have been rebuilt along the proposed University Place/Forest Lake City Walk portion using the CDBG-DR funded Commercial Revolving Loan Program; City investment in these businesses has been \$400,000. The University Place/Forest Lake City Walk will be used to build infrastructure and enhance

the landscaping/aesthetics in a low to moderate income area while giving University Place Elementary School and the surrounding Forest Lake neighborhood a base from which to foster a harmonious post-disaster community.

Funding in the amount of \$1,900,000 has been obligated to the McFarland Boulevard/15th Street Infrastructure Improvement project. These funds will be leveraged with Alabama Department of Transportation (ALDOT) and City of Tuscaloosa general reserve funds for a total project worth of \$8,954,000. The infrastructure improvements in this area will provide the necessary support for existing and future traffic demand due to economic development.

The City of Tuscaloosa is spreading funding for the Alberta Parkway Revitalization project over its 2012 and 2013 CDBG-DR funding. In this partial Action Plan, \$6,331,491.60 has been allocated to begin property acquisition and construction of the project as well as some remaining engineering and design elements; a remaining \$1,906,814.40 will be applied in future 2013 partial Action Plans to complete phase 2 of the project. 2012 CDBG-DR funds in the amount of \$389,348 and \$139,600 in City of Tuscaloosa funds are being utilized to pay for costs associated with engineering and design, environmental reviews, and other eligible activity costs. The total project worth is \$8,767,254; however, this infrastructure improvement will pave the way for future residential and commercial development and support the ongoing disaster recovery funded projects in the immediate area.

2013 CDBG-DR funds in the amount of \$838,162 have been obligated to the Juanita Drive infrastructure project to improve aging infrastructure and support housing development. These funds will be leveraged with City of Tuscaloosa Water and Sewer reserve funds and City of Tuscaloosa CDBG funds for a total project worth of \$1,150,659. Improvements will include street reconstruction, water and sewer, curb and gutter, and sidewalks.

In a partnership with the Tuscaloosa Housing Authority, the City of Tuscaloosa is funding the Rosedale Phase III housing development to benefit low-moderate income individuals. 2013 CDBG-DR funds in the amount of \$2,500,000 will be used in conjunction with 2013 ADECA CDBG-DR funds in the amount of \$1,920,000. The Tuscaloosa Housing Authority (THA) was able to secure Alabama Housing Finance Authority tax credits in the amount of approximately \$12,000,000 in addition to \$2,365,031 in THA tornado insurance proceeds and \$50,000 in THA replacement housing funds for the housing development. The total investment for the Rosedale Phase III housing development is \$18,835,031.

City of Tuscaloosa reserve funds will be leveraged with 2013 CDBG-DR funds to relocate the City's IT server room to a hardened structure that will allow for continual operations in the event of future events including weather and man-made stresses and threats. City of Tuscaloosa reserve funds in the amount of \$466,276 will be leveraged with 2013 CDBG-DR funds in the amount of \$191,812 for a total project worth of \$658,088.

2013 CDBG-DR funds in the amount of \$1,962,008 have been obligated to the Street Reconstruction activities to improve damaged and destroyed streets and in some cases the underlying water and sewer lines. These funds will be leveraged with City of Tuscaloosa CDBG funds in the amount of \$2,100,000. CDBG funds paid for the engineering of these streets and will pay for a portion of the street reconstruction. Improvements will include street reconstruction, minor drainage improvements, and in some cases water and sewer improvements.

The Salvation Center of Hope is a \$6,180,000 activity. \$500,000 in 2013 CDBG-DR funds will be leveraged with funding from the Alabama Department of Economic and Community Affairs (ADECA) CDBG-DR funds (\$500,000), and funds from the Salvation Army acquired through insurance proceeds, donations, property sale, savings, and a loan (\$5,180,000). The Center of Hope will be comprised of 73 beds to provide shelter for the homeless and will provide daily hot meals for those underserved in the community.

The Alberta Park has a total estimated cost of \$1,300,000.00. 2013 CDBG-DR funds in the amount of \$701,027 have been obligated to the Alberta Park activity for infrastructure improvements. The Alberta Park was severely damaged and has not been a functioning park since April 27, 2011. Improvements will include water features, benches, lighting, and creation of an overall greenspace to be utilized by adjacent neighborhoods, the Alberta School of Performing Arts, and the Alberta Technology Public Library (The Gateway). These funds will be leveraged with City of Tuscaloosa dollars in the amount of \$598,973.

Expenditure of Funds

Per the notice published in Federal Register notice FR-5696-N-03, CDBG-DR funds must be expended in a two-year time frame beginning on the date the grant agreement is signed by HUD. The City of Tuscaloosa, or other entity as assigned by the City of Tuscaloosa, will review in-house expenditures and beneficiary expenditures to ensure that funds are spent on eligible costs and in a timely manner. Project funds and schedules will be monitored by the City of Tuscaloosa's recovery operations department, finance department, planning consultant for all CDBG-DR projects, and compliance officers. With its current allocation of CDBG-DR funds, the City of Tuscaloosa's Recovery Operations department keeps detailed spreadsheets monitoring the expenditure of funds and project schedules; this method will be implemented with the City's second allocation of CDBG-DR funds as well. Program beneficiaries and contractors will be required to provide detailed reports concerning expenditure of funds and project progress to the City upon its request. Most likely these materials will be requested monthly but due to the varying nature of each project, specific projects may be asked to provide those materials more frequently. When contracting with a subrecipient, contractor, etc., the City will establish certain benchmarks that the subrecipients, contractors, etc. are required to meet. Awardees will be required to present the City with a plan on how they will implement procedures to reach the determined benchmarks. Each contract with awardees will require that penalties will be implemented for failure to reach benchmarks. In addition to ensuring that awardees are meeting project timelines, these benchmarks will allow the City to project expenditures for each individual project.

The City of Tuscaloosa has developed the Tuscaloosa Forward Generational Plan, a comprehensive plan developed with citizen input, which outlines the citizen's vision for a revitalized community. Many of the projects in Tuscaloosa Forward Generational Plan have been implemented using funds from the City's 2012 CDBG-DR allocation. In order to expedite projects funded through the 2013 CDBG-DR allocation, the City intends to fund projects in areas where environmental reviews are currently underway, and in some instances engineering and architectural services have already been procured and in progress. Should funded activities become stalled; the City will reprogram funds to another eligible activity (most likely a project outlined in the Tuscaloosa Forward Generational Plan).

To satisfy HUD guidance (FR 78 32264 and FR 78 14337) on performance metrics, the City of Tuscaloosa will amend its Action Plan within 90 days using the guidelines provided at HUD's CPD Disaster Recovery website. The performance metrics will be based on expected quarterly outcomes and expenditures. Factors that may affect performance measures such as weather, completion of federally required environmental reviews, etc. will be considered in the construction of the performance metrics.

Timeframe for Completion

The City of Tuscaloosa estimates that all improvements and activities described and funded by these funds will be completed within a maximum timeframe of 24 months of the signature date of the grant agreements. However, it should be noted that many activities are associated in multiple rounds and the 24 month (two year) expenditure associated with each round is different.

Project to be Completed	Anticipated Length of Activity	Projected Date of Completion
Neighborhood Lakes Clean-up	24 months	October 31, 2015
Hargrove Rd./Hackberry Lane	24 months	October 31, 2015
Habitat for Humanity	24 months	October 31, 2015
Rosewood Sewer	24 months	October 31, 2015
Cedar Crest Drainage Improvements	24 months	October 31, 2015
University Place/Forest Lake City Walk	24 months	October 31, 2015
Fire Station #4	24 months	February 28, 2016
Alberta Technology Public Library	31 months	May 30, 2016
McFarland Blvd./15 th St. Infrastructure	24 months	July 31, 2016
The Edge: Business Resource Center	30 months	July 31, 2016
PARA Park Improvements	30 months	July 31, 2016

Prince Avenue	30 months	July 31, 2016
Alberta Parkway	24 months	July 31, 2016
Rosedale Phase III	26 months	November 30, 2016
Technology Infrastructure	48 months	November 30, 2017
Juanita Drive Infrastructure	24 months	December 15, 2016
Salvation Army – Center of Hope	12 months	December 15, 2016
IT Server Room	24 months	June 1, 2017
Street Reconstruction	24 months	December 15, 2017
Small Business Revitalization Loan Program	24 months	January 30, 2018
Alberta Park	24 months	September 30, 2018