

Grantee: Tuscaloosa, AL

Grant: B-12-MT-01-0002

April 1, 2013 thru June 30, 2013 Performance Report



Grant Number:
B-12-MT-01-0002

Obligation Date:

Award Date:

Grantee Name:
Tuscaloosa, AL

Contract End Date:

Review by HUD:
Submitted - Await for Review

Grant Amount:
\$16,634,702.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

Estimated PI/RL Funds:
\$1,250,000.00

Total Budget:
\$17,884,702.00

Disasters:

Declaration Number

FEMA-1971-AL

Narratives

Disaster Damage:

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 found 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.

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.

Damage to public buildings, equipment and infrastructure was 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.

Recovery Needs:

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, 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 is 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 business 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.

Relocation Assistance- 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 77 22583 (Part D). 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

Public Comment:

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 were 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 Action Plan were held at 10 A.M. and 5 P.M. on June 14, 2012 at the Tuscaloosa City Hall. The citizens in attendance were given the opportunity to comment at the meetings and for seven days after the meeting through telephone and in writing. The Action Plan was released for a public comment period on Tuesday July 3, 2012 and extends through 5:00 P.M. CDT on July 10, 2012.

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. 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 Incident Command Division at 205-248-5700.

>Comments may be submitted via telephone to 205-248-5700 or in writing to the following address:

>City of Tuscaloosa
 >Incident Command Division
 >2201 University Boulevard
 >Tuscaloosa, AL 35401.

Following the public comment period, the Action Plan will be updated and submitted to HUD on or about July 13, 2012. Comments received through the public meeting held on June 14, 2012 and comment period held from June 14, 2012 through June 21, 2012 regarding the CDBG Disaster Recovery Grant funding breakdown and the public comment period held from July 3, 2012 through July 10, 2012 regarding the draft Action Plan along with the City of Tuscaloosa's responses will be included in Appendix B.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$17,784,702.00
Total Budget	\$0.00	\$16,634,702.00
Total Obligated	\$608,727.80	\$1,673,898.04
Total Funds Drawdown	\$608,727.80	\$1,673,898.04
Program Funds Drawdown	\$578,505.56	\$1,643,675.80
Program Income Drawdown	\$30,222.24	\$30,222.24
Program Income Received	\$35,777.80	\$35,777.80
Total Funds Expended	\$608,727.80	\$713,679.64
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		100.00%
Overall Benefit Percentage (Actual)		100.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,495,205.30	\$0.00
Limit on Admin/Planning	\$3,326,940.40	\$313,027.34
Limit on State Admin	\$0.00	\$78,751.39

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Public services	\$2,495,205.30	\$0.00

Progress Toward National Objective Targets

National Objective	Target	Actual
Low/Mod	\$8,317,351.00	\$15,021,231.80



Overall Progress Narrative:

A great deal of activity was seen in the past quarter; \$578,505.66 was expended with \$35,777.80 in program income towards the expenditure of funds. Environmental reviews are underway and near completion for all infrastructure projects; Alberta Parkway, 10th Avenue, Forest Lake, and Univeristy Place. Engineering, design survey, and easement/right of way studies were also completed on all infrastructure projects for the quarter. Environmental reviews were completed and FONSI and NOI/RROFs were issued for public comment on the following housing projects: Rosedale Phase II, Hurricane Creek Trace, and Habitat for Humanity Juantia Drive. The environmental review for Habiata for Humanity Juanita Drive was approved by the HUD field office and the City will enter into an agreement with Habitat for Humanity for the funding of acquisition of 24 lots along Juanita Drive for the construction of single-family homes in the next quarter. The City expects the environmental reviews for Hurricane Creek Trace and Rosedale Phase II to be approved in the next quarter. A homebuyer down payment assistance award was issued to Ikuko Wheat for the purchase of a home in the recovery area. Two Commercial Revolving Loans were issued in this quarter to Wright's Restaurant and Johnny R. Little dba Your Way Furniture. Monitoring for all businesses will take place in the next quarter.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
CD-2012-DR-001, Recovery Program Administration	\$45,607.16	\$831,735.10	\$78,751.39
CD-2012-DR-002, Recovery Comprehensive Planning	\$31,120.44	\$781,735.10	\$234,275.95
CD-2012-DR-003, Recovery Housing	\$15,245.00	\$3,060,000.00	\$21,895.00
CD-2012-DR-004, Infrastructure	\$116,755.20	\$9,461,231.80	\$198,975.70
CD-2012-DR-005, Recovery Economic Development (RLF)	\$369,777.76	\$2,500,000.00	\$1,109,777.76



Activities

Grantee Activity Number: CD-2012-DR-001
Activity Title: Program Administration

Activity Category: Administration	Activity Status: Under Way
Project Number: CD-2012-DR-001	Project Title: Recovery Program Administration
Projected Start Date: 07/16/2012	Projected End Date: 07/31/2017
Benefit Type: N/A	Completed Activity Actual End Date:
National Objective: N/A	Responsible Organization: City of Tuscaloosa

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$831,735.10
Total Budget	\$0.00	\$831,735.10
Total Obligated	\$45,607.16	\$78,751.39
Total Funds Drawdown	\$45,607.16	\$78,751.39
Program Funds Drawdown	\$45,607.16	\$78,751.39
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$45,607.16	\$45,607.16
City of Tuscaloosa	\$45,607.16	\$45,607.16
Match Contributed	\$0.00	\$0.00

Activity Description:

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

Location Description:

City of Tuscaloosa, Alabama

Activity Progress Narrative:

Funds were only expended on eligible administrative expenses such as salary reimbursements and administrative activities associated with the disaster recovery programs.
 >Funds were also used to cover expenses associated with travel for DRGR training for employees working directly with CDBG-DR funds and a computer for the Financial Technician working directly on CDBG-DR program invoices and budgets.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: CD-2012-DR-002
Activity Title: Comprehensive Planning

Activity Category:

Planning

Project Number:

CD-2012-DR-002

Projected Start Date:

07/16/2012

Benefit Type:

Area Benefit (Census)

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Recovery Comprehensive Planning

Projected End Date:

07/31/2017

Completed Activity Actual End Date:

Responsible Organization:

City of Tuscaloosa

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2013

N/A

To Date

\$781,735.10

Total Budget

\$0.00

\$781,735.10

Total Obligated

\$31,120.44

\$234,275.95

Total Funds Drawdown

\$31,120.44

\$234,275.95

Program Funds Drawdown

\$31,120.44

\$234,275.95

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$31,120.44

\$136,072.28

 City of Tuscaloosa

\$31,120.44

\$136,072.28

Match Contributed

\$0.00

\$0.00

Activity Description:

Funds will only be used to cover the cost of planning for the programs outlined in this Action Plan. Planning costs considered eligible under this grant will include studies of a general nature to be performed that are necessary for identifying the impacted area's unmet/urgent needs, etc.

Location Description:

City of Tuscaloosa, Alabama

Activity Progress Narrative:

Funds were only expended to pay for planning services to Walker Associates, Inc. for planning services associated with disaster recovery projects.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: DR-ECON DEV-01-COMM REVOLVING LOAN
Activity Title: Commercial Revolving Loan Program

Activity Category:

Econ. development or recovery activity that creates/retains jobs

Project Number:

CD-2012-DR-005 (RLF)

Projected Start Date:

12/01/2012

Benefit Type:

Direct Benefit (Persons)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Recovery Economic Development

Projected End Date:

12/31/2016

Completed Activity Actual End Date:

Responsible Organization:

City of Tuscaloosa

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2013

To Date

N/A

\$2,500,000.00

Total Budget

\$0.00

\$2,500,000.00

Total Obligated

\$400,000.00

\$1,140,000.00

Total Funds Drawdown

\$400,000.00

\$1,140,000.00

Program Funds Drawdown

\$369,777.76

\$1,109,777.76

Program Income Drawdown

\$30,222.24

\$30,222.24

Program Income Received

\$35,777.80

\$35,777.80

Total Funds Expended

\$400,000.00

\$400,000.00

City of Tuscaloosa

\$400,000.00

\$400,000.00

Match Contributed

\$0.00

\$0.00

Activity Description:

A revolving loan fund will be set up by the City with the following details for administration.

• Application Deadline: Ongoing. 30 days of open application acceptance starting October 1, 2012. All applications received between October 1, 2012 and October 30, 2012 will be evaluated as one batch. All applications received November 1, 2012 and after will be evaluated in the order that the Disaster Recovery Division of the Office of the Mayor receives them.

>• Borrower: All commercial entities whose main operational location is/will be located in the recovery zone (see attached map).

>• 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 or machinery and equipment. Collateral value will be established by appraisal or cost verification.

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

>• Loan Term/Amortization: Loans will require a monthly payment. Loan amortization time will be no more than three years.

>• Loan Sizing: Minimum loan of \$20,000 and maximum loan of \$200,000. No project under \$20,000 (total cost) will be considered.

All funding will be used to award eligible businesses for eligible costs within the loan terms and to perform any necessary environmental reviews.

Location Description:

All commercial entities whose main operational location is/will be located in the recovery zone will be eligible to apply.

Activity Progress Narrative:



Revolving loan applications were approved and expended for two businesses in this quarter. The first to Wright's Restaurant for purchase of land and construction of the facility in the amount of \$200,000. The second to JOhnnny R. Litte DBA Your Way Furniture for construction of a building and refinancing of existing debt in the amount of \$200,000. Program income in the amount of \$35,777.80 was applied to the drawdown amount. All businesses approved through the revolving loan program will be subjected to monitoring in the next quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Businesses	6	6/13

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/7	0/7	0/25	0
# of Permanent Jobs Retained	0	0	0	0/7	0/7	0/27	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Persons	0	0	0	0/14	0/14	0/52	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:
Activity Title:

DR-HOUS-01-ROSEDALE
Rosedale Phase II Housing Development

Activity Category:
 Construction of new housing

Activity Status:
 Planned

Project Number:
 CD-2012-DR-003

Project Title:
 Recovery Housing

Projected Start Date:
 01/01/2013

Projected End Date:
 07/31/2014

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 Low/Mod

Responsible Organization:
 Tuscaloosa Housing Authority

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,300,000.00
Total Budget	\$0.00	\$1,300,000.00
Total Obligated	\$3,000.00	\$5,900.00
Total Funds Drawdown	\$3,000.00	\$5,900.00
Program Funds Drawdown	\$3,000.00	\$5,900.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$3,000.00	\$3,000.00
Tuscaloosa Housing Authority	\$3,000.00	\$3,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Funds will only be used to cover the City’s commitment to the Tuscaloosa Housing Authority and its developer, Doug Hollyhand Realty, Inc. for the construction of Rosedale Courts Phase II development and to perform the needed environmental reviews.

Location Description:

10th Avenue Corridor, Tuscaloosa, Alabama on the campus of Rosedale Courts

Activity Progress Narrative:

Environmental reviews for Rosedale Phase II were completed in this quarter. Additionally, the FONSI and NOI/RROF were advertised in the local newspaper for public comment in mid June.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/86
# of Multifamily Units	0	0/86



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/86	0/0	0/86	0
# Renter Households	0	0	0	0/86	0/0	0/86	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: DR-HOUS-02-HURRICANE CREEK
Activity Title: Hurricane Creek Trace Housing Development

Activity Category:
 Construction of new housing

Activity Status:
 Planned

Project Number:
 CD-2012-DR-003

Project Title:
 Recovery Housing

Projected Start Date:
 01/01/2013

Projected End Date:
 07/31/2014

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 Low/Mod

Responsible Organization:
 Community Service Programs of West Alabama

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$760,000.00
Total Budget	\$0.00	\$760,000.00
Total Obligated	\$1,600.00	\$1,600.00
Total Funds Drawdown	\$1,600.00	\$1,600.00
Program Funds Drawdown	\$1,600.00	\$1,600.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$1,600.00	\$1,600.00
Community Service Programs of West Alabama	\$1,600.00	\$1,600.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Funds will only be used to cover the City’s commitment to the development team of Community Service Programs of West Alabama, and Doug Hollyhand Realty, Inc., for the development and construction of the Hurricane Creek Trace subdivision and to perform necessary environmental reviews.

Location Description:

6th Street East and 44th Avenue East, Tuscaloosa, Alabama

Activity Progress Narrative:

The City of Tuscaloosa was billed by Walker Associates for services associated with the environmental review for Hurricane Creek Trace. The environmental review has been completed and a combined FONSI and NOI/RROF was advertised on June 28th.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/50
# of Multifamily Units	0	0/50



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/25	0/25	0/50	0
# Renter Households	0	0	0	0/25	0/25	0/50	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: DR-HOUS-03-JUANITA DRIVE
Activity Title: Habitat for Humanity/Purchase of Juanita Drive Lot

Activity Category:
 Acquisition of property for replacement housing

Activity Status:
 Planned

Project Number:
 CD-2012-DR-003

Project Title:
 Recovery Housing

Projected Start Date:
 01/01/2013

Projected End Date:
 07/31/2014

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 Low/Mod

Responsible Organization:
 Tuscaloosa Habitat for Humanity

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$490,000.00
Total Budget	(\$10,000.00)	\$490,000.00
Total Obligated	\$5,645.00	\$9,395.00
Total Funds Drawdown	\$5,645.00	\$9,395.00
Program Funds Drawdown	\$5,645.00	\$9,395.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$5,645.00	\$5,645.00
Tuscaloosa Habitat for Humanity	\$5,645.00	\$5,645.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Funds will only be used to cover the City’s commitment to Habitat for Humanity Tuscaloosa for the purchase of 24 designated lots on Juanita Drive in the Alberta community and the associated costs with the necessary environmental review.

Location Description:

Juanita Drive, Tuscaloosa, Alabama

Activity Progress Narrative:

The City of Tuscaloosa was billed by Walker Associates for services associated with environmental reviews for the Habitat for Humnaity Juanita Drive project. Environmental reviews were completed in this quarter and a combined FONSI and NOI/RRDF was advertised in the local newspaper, on the City’s website and made available at the local public library on JUne 20, 2013. Since then the City has submitted its HUD 7015.15 form to its HUD field office. Upon an approval of funds, the City will enter into an agreement with Habitat for Humanity to fund the acquisition of 24 lots along Juanita Drive.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/24
# of Parcels acquired voluntarily	0	0/24
Total acquisition compensation to	0	0/428568



	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/24	
# of Singlefamily Units	0		0/24	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/24	0/0	0/24	0
# Owner Households	0	0	0	0/24	0/0	0/24	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: DR-HOUS-04-HOMEBUYER ASSIST
Activity Title: Homebuyer/Downpayment Assistance Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Under Way

Project Number:

CD-2012-DR-003

Project Title:

Recovery Housing

Projected Start Date:

01/01/2013

Projected End Date:

06/30/2014

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

Low/Mod

Responsible Organization:

City of Tuscaloosa

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2013

N/A

To Date

\$500,000.00

Total Budget

\$0.00

\$500,000.00

Total Obligated

\$5,000.00

\$5,000.00

Total Funds Drawdown

\$5,000.00

\$5,000.00

Program Funds Drawdown

\$5,000.00

\$5,000.00

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$5,000.00

\$5,000.00

 City of Tuscaloosa

\$5,000.00

\$5,000.00

Match Contributed

\$0.00

\$0.00

Activity Description:

In order to assist citizens whose homes were destroyed during the tornado and to stimulate the repopulation of the affected disaster area, the City of Tuscaloosa is allocating a portion of the CDBG Disaster Recovery Grant for the purpose of providing incentive for citizens to purchase homes in the Tuscaloosa community.

Eligible applicants will include two separate pools of people:

- • A person who was occupying a residence (whether owned or rented) within the recovery zone on the day of the storm and whose home is no longer habitable due to storm damage. This pool of applicants are eligible regardless of new home location as long as it is within the Tuscaloosa city limits (whether inside or outside of the recovery zone).

- >• A person who was living outside of the recovery zone on the day of the storm but who is purchasing a home that is located within the recovery zone.

Participants must meet income requirements and complete a "qualified homebuyer training" homeownership course. The participant must meet the requirements of a participating lending institution and qualify for a mortgage. The property to be purchased must be the participants' principle place of residence.

Location Description:

Tuscaloosa, Alabama

Activity Progress Narrative:

The City of Tuscaloosa awarded its first homebuyer down payment assistance award in May 2013 to a low income individual purchasing a home in the designated recovery zone. The applicant (awardee) was subjected to a check for duplication of benefits through SBA, FEMA, insurance, and other forms of assistance before approval. Monitoring of the individual will take place in the next quarter.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		1		1/100
# of Singlefamily Units		1		1/100

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/50	0/50	1/100	100.00
# Owner Households	1	0	1	1/50	0/50	1/100	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: DR-HOUS-05-Relocation Assistance
Activity Title: Housing Relocation Assistance

Activity Category:
 Relocation payments and assistance

Activity Status:
 Under Way

Project Number:
 CD-2012-DR-003

Project Title:
 Recovery Housing

Projected Start Date:
 04/03/2013

Projected End Date:
 04/03/2015

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 Low/Mod

Responsible Organization:
 City of Tuscaloosa

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$10,000.00
Total Budget	\$10,000.00	\$10,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
City of Tuscaloosa	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Relocation Assistance will be provided to individuals who were directly affected on the day of the storm, can prove demonstrable hardship, and are directly affected by a project being executed by the City using HUD dollars. Based on projects currently funded through federal HUD dollars, individuals that were either renters or owners of designated lots along Juanita Drive that will be acquired for Habitat for Humanity's use may be eligible for relocation assistance. Also, individuals that were renters in the Rosedale development on the day of the storm may be eligible for relocation assistance. \$10,000 has been allocated to this activity to provide for needs that remain unmet for individuals that were displaced as a result of the storm and any project funded with the City's CDBG-DR funds.

Location Description:

Based on projects currently funded through federal HUD dollars, individuals that were either renters or owners of designated lots along Juanita Drive that will be acquired for Habitat for Humanity's use may be eligible for relocation assistance. Also, individuals that were renters in the Rosedale development on the day of the storm may be eligible for relocation assistance.

Activity Progress Narrative:

No activity to report in this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Businesses	0	0/0



# of Non-business Organizations	0	0/10
Activity funds eligible for DREF (Ike)	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/10	0/0	0/10	0
# Owner Households	0	0	0	0/5	0/0	0/5	0
# Renter Households	0	0	0	0/5	0/0	0/5	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:
Activity Title:

DR-INFRA-01-ALBERTA REVITALIZATION
Alberta Revitalization Infrastructure Project

Activity Category:
 Construction/reconstruction of streets

Activity Status:
 Planned

Project Number:
 CD-2012-DR-004

Project Title:
 Infrastructure

Projected Start Date:
 08/01/2013

Projected End Date:
 08/31/2015

Benefit Type:
 Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:
 Low/Mod

Responsible Organization:
 City of Tuscaloosa

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$4,250,000.00
Total Budget	\$0.00	\$4,250,000.00
Total Obligated	\$33,236.36	\$74,103.86
Total Funds Drawdown	\$33,236.36	\$74,103.86
Program Funds Drawdown	\$33,236.36	\$74,103.86
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$33,236.36	\$33,236.36
City of Tuscaloosa	\$33,236.36	\$33,236.36
Match Contributed	\$0.00	\$0.00

Activity Description:

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 (currently an underutilized community facility in Alberta which the Tuscaloosa Forward Generational Plan proposes, and fundraising/sponsorship efforts are already underway, to greatly improve). 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.

Location Description:

7th Street East bordered by Jaycee Park to the west and Alberta Elementary School campus to the east. Tuscaloosa, Alabama

Activity Progress Narrative:

Environmental reviews are still underway for the Alberta Parkway Revitalization project. In this quarter, preliminary engineering, design surveying, and easement/right of way studies were performed by Walker Associates for the project.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Linear feet of Public Improvement	0	0/1500



Beneficiaries Performance Measures

Beneficiaries - Area Benefit Census Method

	Low	Mod	Total Low/Mod%
# of Persons	1043	629	2614 63.96

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
City of Tuscaloosa Water and Sewer RFFI	\$450,000.00
Total Other Funding Sources	\$450,000.00



Grantee Activity Number:
Activity Title:

DR-INFRA-02-UNIVERSITY PLACE
University Place Infrastructure Project

Activity Category:
 Construction/reconstruction of streets

Activity Status:
 Planned

Project Number:
 CD-2012-DR-004

Project Title:
 Infrastructure

Projected Start Date:
 08/01/2013

Projected End Date:
 08/31/2015

Benefit Type:
 Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:
 Low/Mod

Responsible Organization:
 City of Tuscaloosa

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$510,000.00
Total Budget	\$0.00	\$510,000.00
Total Obligated	\$6,445.95	\$21,405.20
Total Funds Drawdown	\$6,445.95	\$21,405.20
Program Funds Drawdown	\$6,445.95	\$21,405.20
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$6,445.95	\$6,445.95
City of Tuscaloosa	\$6,445.95	\$6,445.95
Match Contributed	\$0.00	\$0.00

Activity Description:

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 has partnered with the City to build the section of the Citywalk that was outlined to intersect with its campus. From this section to be built by Central Church of Christ, the City will use funds from the Safe Routes to School Grant that it applied for in April 2012 to build the sidewalks that will head North on 2nd Avenue, turn right at University Place Drive and extend up to the University Place Elementary School campus. Then CDBG Disaster Recovery Funds will be used to expand the development of this Safe Routes to School sidewalk into the Citywalk with lighting for security and to perform the needed environmental reviews.

Location Description:

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 has partnered with the City to build the section of the Citywalk that was outlined to intersect with its campus. From this section to be built by Central Church of Christ, the City will use funds from the Safe Routes to School Grant that it applied for in April 2012 to build the sidewalks that will head North on 2nd Avenue, turn right at University Place Drive and extend up to the University Place Elementary School campus. Then CDBG Disaster Recovery Funds will be used to expand the development of this Safe Routes to School sidewalk into the Citywalk with lighting for security.

Activity Progress Narrative:

Environmental reviews are still underway for the University Place Infrastructure project. In this quarter, preliminary engineering, design surveying, and easement/right of way studies were performed by McGiffert and Associates for the project.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Linear feet of Public Improvement	0	0/2000

Beneficiaries Performance Measures

# of Persons	Beneficiaries - Area Benefit Census Method		
	Low	Mod	Total Low/Mod%
	2510	1358	6136 63.04

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: DR-INFRA-03-FOREST LAKE
Activity Title: Forest Lake Revitalization Infrastructure Project

Activity Category:
 Construction/reconstruction of streets

Activity Status:
 Planned

Project Number:
 CD-2012-DR-004

Project Title:
 Infrastructure

Projected Start Date:
 08/01/2013

Projected End Date:
 08/31/2015

Benefit Type:
 Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:
 Low/Mod

Responsible Organization:
 City of Tuscaloosa

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$1,860,000.00
Total Budget	\$0.00	\$1,860,000.00
Total Obligated	\$9,288.89	\$35,682.64
Total Funds Drawdown	\$9,288.89	\$35,682.64
Program Funds Drawdown	\$9,288.89	\$35,682.64
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$9,288.89	\$9,288.89
City of Tuscaloosa	\$9,288.89	\$9,288.89
Match Contributed	\$0.00	\$0.00

Activity Description:

The Forest Lake Revitalization Infrastructure Project portion would then take over at the North end of the University Place Elementary School campus and continue North along 1st Avenue, turning right at Fernwood Street and then left at Lake Avenue where it will extend along the west side of Forest Lake using the natural beauty of the lake and surrounding homes as a backdrop. This project will end once the Citywalk reaches 15th Street. Funds will be used to cover the costs associated with the installation of the Citywalk, landscaping, lighting, utility burying and upgrades and the costs associated with necessary environmental reviews.

Location Description:

Forest Lake Revitalization Infrastructure Project: from the University Place Elementary School Campus running North along 1st Avenue, turning right and running East along Fernwood Street, turning left and running North along Lake Avenue ending at 15th Street.

Activity Progress Narrative:

Environmental studies are still underway for the Forest Lake Infrastructure project. Engineering design, design surveying, and easement/right of way studies were also performed this quarter by McGiffert and Associates. Renderings of the proposed CityWalk for the project were completed and showcased at a public meeting in the Forest Lake area for residents and concerned community members. The public meeting was advertised in the local newspaper and on the City's website to inform citizens of the meetings. Comments were received by citizens and taken into consideration for project design.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



of Linear feet of Public Improvement

0

0/1500

Beneficiaries Performance Measures

Beneficiaries - Area Benefit Census Method

# of Persons	Low	Mod	Total Low/Mod%
	1299	733	3259 62.35

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
City of Tuscaloosa Water and Sewer RFFI	\$250,000.00
Total Other Funding Sources	\$250,000.00



Grantee Activity Number: DR-INFRA-04-10TH AVENUE
Activity Title: 10th Avenue Corridor Revitalization Infrastructure

Activity Category:
 Construction/reconstruction of streets

Activity Status:
 Planned

Project Number:
 CD-2012-DR-004

Project Title:
 Infrastructure

Projected Start Date:
 08/01/2013

Projected End Date:
 08/31/2015

Benefit Type:
 Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:
 Low/Mod

Responsible Organization:
 City of Tuscaloosa

Overall	Apr 1 thru Jun 30, 2013	To Date
Total Projected Budget from All Sources	N/A	\$2,841,231.80
Total Budget	\$0.00	\$2,841,231.80
Total Obligated	\$67,784.00	\$67,784.00
Total Funds Drawdown	\$67,784.00	\$67,784.00
Program Funds Drawdown	\$67,784.00	\$67,784.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$67,784.00	\$67,784.00
City of Tuscaloosa	\$67,784.00	\$67,784.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Tenth Avenue is a major traffic artery into the City of Tuscaloosa and the University of Alabama and with the addition of the Citywalk, and the reinvigorated streetscaping, can become the proper gateway to the City’s attractions. It will also provide enhanced walkability and connectivity for the residents of Rosedale and the historic neighborhoods to possible commercial developments to come along this corridor. Funds will be used to cover the costs associated with the installation of the Citywalk, landscaping, lighting, utility burying and grades and the costs associated with necessary environmental reviews.

Location Description:

Starting at Harmon Park on the South side of the Rosedale community, running East along 29th Street, turning left and running North along 10th Avenue until it intersects with Hargrove Road.

Activity Progress Narrative:

Environmental reviews are still underway for the 10th Avenue Infrastructure project. Engineering, design study, and easement/right of way studies were performed by Almon Associates in this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Linear feet of Public Improvement	0	0/3000



Beneficiaries Performance Measures

Beneficiaries - Area Benefit Census Method

	Low	Mod	Total Low/Mod%
# of Persons	2458	1075	5035 70.17

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
City of Tuscaloosa Water and Sewer RFFI	\$450,000.00
Total Other Funding Sources	\$450,000.00

