

Grantee: Tuscaloosa, AL

Grant: B-12-MT-01-0002

October 1, 2021 thru December 31, 2021

Grant Number: B-12-MT-01-0002	Obligation Date:	Award Date:
Grantee Name: Tuscaloosa, AL	Contract End Date:	Review by HUD: Original - In Progress
Grant Award Amount: \$16,634,702.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$16,634,702.00	Estimated PI/RL Funds: \$3,708,680.32	
Total Budget: \$20,343,382.32		

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 sever unmet business need at over \$28.2 million. This sever unmet business need is the second highest amount of sever 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 sever 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

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).

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	\$0.00	\$31,774,939.40
Total Budget	\$0.00	\$20,099,404.25
Total Obligated	\$969,522.45	\$20,099,404.25
Total Funds Drawdown	\$15,346.08	\$15,957,636.63
Program Funds Drawdown	\$0.00	\$12,807,192.39
Program Income Drawdown	\$15,346.08	\$3,150,444.24
Program Income Received	\$679.93	\$3,173,848.09
Total Funds Expended	\$15,346.08	\$16,257,530.28
HUD Identified Most Impacted and Distressed	\$346.08	\$15,010,857.29
Other Funds	\$ 0.00	\$ 11,675,535.15



Match Funds	\$ 0.00	\$ 8,701,663.81
Non-Match Funds	\$ 0.00	\$ 2,973,871.34

Funds Expended

Overall	This Period	To Date
City of Tuscaloosa	\$ 15,346.08	\$ 13,769,524.78
Community Service Programs of West Alabama	\$ 0.00	\$ 751,810.00
Tuscaloosa Habitat for Humanity	\$ 0.00	\$ 439,826.50
Tuscaloosa Housing Authority	\$ 0.00	\$ 1,296,369.00

Other Funds:

Overall	This Period	To Date
Matching Funds	\$ 0.00	\$ 8,701,012.81
City of Tuscaloosa General Fund	\$ 0.00	\$ 424,312.34
City of Tuscaloosa Water and Sewer RFFI	\$ 0.00	\$ 250,000.00
2013 CDBG-DR Funds	\$ 0.00	\$ 8,270,134.26
ADECA (Alabama Department of Economic and	\$ 0.00	\$ 300,000.00
City of Tuscaloosa General Fund	\$ 0.00	\$ 0.00
City of Tuscaloosa Water and Sewer RFFI	\$ 0.00	\$ 130,878.55
Non-Matching Funds	\$ 0.00	\$ 2,973,871.34
2013 CDBG-DR Funds	\$ 0.00	\$ 799,559.00
ADECA (Alabama Department of Economic and	\$ 0.00	\$ 1,500,000.00
ATRIP (Alabama Transportation Rehabilitation	\$ 0.00	\$ 0.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	50.00%	100.00%	100.00%
Minimum Non Federal Match	\$.00	\$9,185,846.88	\$8,701,663.81
Overall Benefit Amount	\$9,335,086.74	\$18,426,195.40	\$14,711,239.47
Limit on Public Services	\$2,495,205.30	\$.00	\$.00
Limit on Admin/Planning	\$3,326,940.40	\$1,673,208.85	\$1,246,397.16
Limit on Admin	\$831,735.10	\$829,479.65	\$447,419.01
Most Impacted and Distressed	\$16,634,702.00	\$16,627,788.90	\$15,010,857.29

Overall Progress Narrative:

In the reported quarter, the City of Tuscaloosa continued to work toward closing out activities with fully expended funds as well as progressing forward on the few remaining activities that have not been fully expended. In the reported quarter, property acquisitions and design activities continued for both the Juanita Drive Phase II and The Downs activities. All payments for the Commercial Revolving Loan were received and close-out monitoring activities were pursued for the Homebuyer Downpayment Assistance program. The City is awaiting guidance on how to best account for the 10th Avenue arbitration funds and will make the necessary corrections in DRGR once guidance is received.

Project Summary

Project #, Project Title	This Report	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	\$0.00	\$829,479.65	\$431,382.67
CD-2012-DR-002, Recovery Comprehensive Planning	\$0.00	\$843,729.20	\$798,978.15
CD-2012-DR-003, Recovery Housing	\$0.00	\$2,598,005.50	\$2,598,005.50
CD-2012-DR-004, Infrastructure	\$0.00	\$11,926,744.97	\$6,745,367.77
CD-2012-DR-005, Recovery Economic Development	\$0.00	\$3,408,680.32	\$2,077,527.77
CD-2012-DR-006, Recovery Economic Development (Non	\$0.00	\$492,764.61	\$155,930.53



Activities

Project # / CD-2012-DR-001 / Recovery Program Administration



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

Administration

Activity Status:

Under Way

Project Number:

CD-2012-DR-001

Project Title:

Recovery Program Administration

Projected Start Date:

07/15/2012

Projected End Date:

12/31/2019

Benefit Type:

N/A

Completed Activity Actual End Date:**National Objective:**

N/A

Responsible Organization:

City of Tuscaloosa

Overall**Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2021 To Date**

\$0.00 \$830,130.65

Total Budget

\$0.00 \$829,479.65

Total Obligated

\$0.00 \$829,479.65

Total Funds Drawdown

\$15,000.00 \$447,419.01

Program Funds Drawdown

\$0.00 \$431,382.67

Program Income Drawdown

\$15,000.00 \$16,036.34

Program Income Received

\$0.00 \$0.00

Total Funds Expended

\$15,000.00 \$447,695.01

City of Tuscaloosa

\$15,000.00 \$447,695.01

Most Impacted and Distressed Expended

\$0.00 \$0.00

Other Funds

\$ 0.00 \$ 651.00

Match Funds

\$ 0.00 \$ 651.00

Non-Match Funds

\$ 0.00 \$ 0.00

Other Funds:**Overall****This Period****To Date**

Match Funds

\$ 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:

In the reported quarter, staff continued to work on the administrative activities associated with the disaster recovery grants. Funds expended in the reported quarter were for the internal audit of disaster recovery funds.

Section 3 Qualitative Efforts:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None

Project # / CD-2012-DR-003 / Recovery Housing



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

Activity Type: Homeownership Assistance to low- and moderate-income	Activity Status: Completed
Project Number: CD-2012-DR-003	Project Title: Recovery Housing
Projected Start Date: 01/01/2013	Projected End Date: 06/30/2016
Benefit Type: Direct Benefit (Households)	Completed Activity Actual End Date:
National Objective: Low/Mod	Responsible Organization: City of Tuscaloosa

Overall	Oct 1 thru Dec 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$110,000.00
Total Budget	\$0.00	\$110,000.00
Total Obligated	\$0.00	\$110,000.00
Total Funds Drawdown	\$0.00	\$110,000.00
Program Funds Drawdown	\$0.00	\$110,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$110,000.00
Most Impacted and Distressed Expended	\$0.00	\$110,000.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Other Funds:

Overall	This Period	To Date
Match Funds	\$ 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. Previously, eligible applicants were awarded \$5,000 to be used toward the down payment and closing costs associated with the purchase of a home. An amendment to the Action Plan now awards eligible applicants with \$10,000 to be used toward the down payment and closing costs. If the upfront costs associated with

purchasing a home are less than \$10,000, then the remaining amount will be applied directly to the principal mortgage amount. The award will be dispensed at the loan closing. Participants that were previously awarded \$5,000 through the program may submit an amended application to apply for the additional \$5,000; the additional \$5,000 will be applied to the principal mortgage and paid directly to the lending institution.

Location Description:

Tuscaloosa, Alabama

Activity Progress Narrative:

In the reported quarter, close-out monitoring visits were completed on two of the homebuyer downpayment fund recipients as they have reached the five year principle residence terms as dictated in the City agreement. The second mortgage has been released by the City back to the recipients. There are two remaining recipients that are scheduled to be closed-out in the current quarter.

Additionally, beneficiary information was updated to reflect correctly.

Section 3 Qualitative Efforts:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	11/11
# of Singlefamily Units	0	11/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	-1	0	-1	8/8	3/3	11/11	100.00
# Owner Households	-1	0	-1	8/8	3/3	11/11	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:

None

Project # / CD-2012-DR-004 / Infrastructure



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

Activity Type: Construction/reconstruction of streets	Activity Status: Under Way
Project Number: CD-2012-DR-004	Project Title: Infrastructure
Projected Start Date: 08/01/2013	Projected End Date: 06/30/2019
Benefit Type: Area Benefit (Census)	Completed Activity Actual End Date:
National Objective: Low/Mod	Responsible Organization: City of Tuscaloosa

Overall	Oct 1 thru Dec 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$7,032,110.84
Total Budget	\$0.00	\$7,032,110.84
Total Obligated	\$0.00	\$7,032,110.84
Total Funds Drawdown	\$0.00	\$6,546,624.83
Program Funds Drawdown	\$0.00	\$5,446,771.21
Program Income Drawdown	\$0.00	\$1,099,853.62
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$6,846,624.83
Most Impacted and Distressed Expended	\$0.00	\$6,846,625.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Other Funds:

Overall	This Period	To Date
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00
ATRIP (Alabama Transportation Rehabilitation)	\$ 0.00	\$ 0.00
City of Tuscaloosa Water and Sewer RFFI	\$ 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 pay costs associated with engineering and architectural services, property acquisition, and any necessary environmental reviews. Funds will also be used to pay for costs associated with the installation of the City Walk, street reconstruction, landscaping, lighting, utility burying and upgrades, technology, and various other amenities such as trash receptacles and benches.

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:

The City is awaiting guidance from HUD regarding the best avenue to account for the \$300,000 received in arbitration case with the engineer on the activity. A full narrative describing previous actions can be found on the July - September 2021 QPR.

Section 3 Qualitative Efforts:

Accomplishments Performance Measures

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

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Census			
	Low	Mod	Total	Low/Mod
# of Persons	2458	1075	5035	70.17

LMI%:	70.17
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Activity Locations

No Activity Locations found.

Other Funding Sources	Amount
ATRIP (Alabama Transportation Rehabilitation Improvements Program)	\$6,760,000.00
City of Tuscaloosa Water and Sewer RFFI	\$200,000.00
Total Other Funding Sources	\$6,960,000.00

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: DR-INFRA-05-ALBERTA REVITALIZATION**Activity Title: Alberta Revitalization Infrastructure Project****Activity Type:**

Construction/reconstruction of streets

Project Number:

CD-2012-DR-004

Projected Start Date:

08/01/2013

Benefit Type:

Area Benefit (Census)

National Objective:

Low/Mod

Activity Status:

Completed

Project Title:

Infrastructure

Projected End Date:

06/30/2019

Completed Activity Actual End Date:**Responsible Organization:**

City of Tuscaloosa

Overall**Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2021 To Date**

\$0.00 \$9,622,847.45

Total Budget

\$0.00 \$1,221,834.64

Total Obligated

\$0.00 \$1,221,834.64

Total Funds Drawdown

\$0.00 \$1,221,834.64

Program Funds Drawdown

\$0.00 \$865,691.95

Program Income Drawdown

\$0.00 \$356,142.69

Program Income Received

\$0.00 \$0.00

Total Funds Expended

\$0.00 \$1,221,834.64

Most Impacted and Distressed Expended

\$0.00 \$1,221,834.64

Other Funds

\$ 0.00 \$ 8,401,012.81

Match Funds

\$ 0.00 \$ 8,401,012.81

Non-Match Funds

\$ 0.00 \$ 0.00

Other Funds:**Overall****This Period****To Date**

Match Funds

\$ 0.00 \$ 8,401,012.81

2013 CDBG-DR Funds

\$ 0.00 \$ 8,270,134.26

City of Tuscaloosa General Fund

\$ 0.00 \$ 0.00

City of Tuscaloosa Water and Sewer RFFI

\$ 0.00 \$ 130,878.55

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. Funds will be used to pay for costs associated with the engineering, architectural, and design associated with the project as well as any necessary environmental reviews advertisements, construction, technology, and any other necessary and eligible activities. \$8,696,246.88 in 2013 CDBG-DR



funds, \$124,600 in City of Tuscaloosa Water and Sewer RFFI funds, and \$15,000 in City of Tuscaloosa General Fund dollars are being leveraged with 2012 CDBG-DR funds for this activity.
 \$60,015.47 in Commercial Revolving Loan Program program funds and \$807,122.90 in Commercial Revolving Loan Program Income funds were reallocated to this activity as part of HUD approved Amendment #10.

Location Description:

8th Street East bordered by Jaycee Park to the west and Alberta Elementary School campus to the east. Tuscaloosa, Alabama

Activity Progress Narrative:

In the reported quarter, the City is still anticipating moving forward with the proposed sale of the Alberta Parkway parcel remnants to a private developer. The City is still awaiting the developer to provide surveys of each parcel remnant. Once the parcel remnant survey are received, the City will move forward with procuring for appraisal and review appraisal services.

Section 3 Qualitative Efforts:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Linear feet of Public	0	3550/3550

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Census			
	Low	Mod	Total	Low/Mod
# of Persons	1360	1360	3375	80.59

LMI%:	80.59
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Activity Locations

No Activity Locations found.

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	\$8,835,846.88

Other Funding Sources Budgeted - Detail

Match Sources	Amount
2013 CDBG-DR Funds	\$8,696,246.88
City of Tuscaloosa General Fund	\$15,000.00
City of Tuscaloosa Water and Sewer RFFI	\$124,600.00
Subtotal Match Sources	\$8,835,846.88

Activity Supporting Documents: None



Grantee Activity Number: DR-INFRA-07-JUANITA DRIVE PHASE II**Activity Title: Juanita Drive Phase II****Activity Type:**

Construction/reconstruction of streets

Activity Status:

Under Way

Project Number:

CD-2012-DR-004

Project Title:

Infrastructure

Projected Start Date:

05/30/2019

Projected End Date:

09/30/2020

Benefit Type:

Area Benefit (Census)

Completed Activity Actual End Date:**National Objective:**

Low/Mod

Responsible Organization:

City of Tuscaloosa

Overall**Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2021 To Date**

\$0.00 \$969,522.45

Total Budget

\$0.00 \$969,522.45

Total Obligated

\$969,522.45 \$969,522.45

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

Most Impacted and Distressed Expended

\$0.00 \$0.00

Other Funds

\$ 0.00 \$ 0.00

Match Funds

\$ 0.00 \$ 0.00

Non-Match Funds

\$ 0.00 \$ 0.00

Other Funds:**Overall****This Period****To Date**

Match Funds

\$ 0.00

\$ 0.00

Non-Match Funds

\$ 0.00

\$ 0.00

City of Tuscaloosa CDBG Funds

\$ 0.00

\$ 0.00

Economic Development Administration

\$ 0.00

\$ 0.00

Activity Description:

Phase I of Juanita Drive is complete. The Juanita Drive Phase II infrastructure development constitutes the second phase of the continuation of Juanita Drive. 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 the 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. Infrastructure improvements will include, at a minimum, roadway improvements, streetscaping and utility upgrades, including roadway widening, sidewalks, storm sewers, and water and sewer replacements. In close proximity to the Alberta School of the Performing Arts, Juanita Drive infrastructure improvements will enhance access to the school and support the rebuilding of single family homes in the area. The improvements along Juanita Drive will greatly improve the quality life for the low-moderate income homeowners.



Location Description:

The Northern Loop of Juanita Drive, Tuscaloosa, Alabama

Activity Progress Narrative:

In the reported quarter, the City of Tuscaloosa continued to work toward the property acquisition of needed properties/easements under federal regulations for the Juanita Drive Phase II activity. Design on the activity also continued.

Section 3 Qualitative Efforts:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Linear feet of Public	0	0/1630
# of Linear miles of Public	0	0/0
Activity funds eligible for DREF	0	0/0

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Census			
	Low	Mod	Total	Low/Mod
# of Persons	1040	1040	2330	89.27

LMI%:	89.27
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Activity Locations

No Activity Locations found.

Other Funding Sources

	Amount
City of Tuscaloosa CDBG Funds	\$1,369,472.00
Economic Development Administration	\$969,522.00
Total Other Funding Sources	\$2,338,994.00

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



Grantee Activity Number: DR-INFRA-08-THE DOWNS DRAINAGE SYSTEM IMPROVEMENTS
Activity Title: The Downs Drainage System Improvements

Activity Type:
Construction/reconstruction of water/sewer lines or systems
Project Number:
CD-2012-DR-004
Projected Start Date:
04/30/2019
Benefit Type:
Area Benefit (Census)
National Objective:
Low/Mod

Activity Status:
Under Way
Project Title:
Infrastructure
Projected End Date:
04/30/2020
Completed Activity Actual End Date:

Responsible Organization:
City of Tuscaloosa

Overall	Oct 1 thru Dec 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$550,000.00
Total Budget	\$0.00	\$550,000.00
Total Obligated	\$0.00	\$550,000.00
Total Funds Drawdown	\$0.00	\$155,190.50
Program Funds Drawdown	\$0.00	\$78,033.57
Program Income Drawdown	\$0.00	\$77,156.93
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$155,190.50
Most Impacted and Distressed Expended	\$0.00	\$155,190.50
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Other Funds:

Overall	This Period	To Date
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00
2013 CDBG-DR Funds	\$ 0.00	\$ 0.00

Activity Description:

Since the April 2011 tornado, localized flooding has been a problem in The Downs neighborhood. The existing pipes are undersized for conveying storm water. As a result, the City plans to add a capacity drainage system by replacing the existing pipes with larger diameter pipes or reroute the drainage into a new system along the north and west sides of Windsor Drive, which is located in the Downs neighborhood. This will prevent damage to homeowner's private property, increase roadway safety due to reduced roadway overtopping, and reduce localized flooding.

Location Description:

The Downs, Tuscaloosa, Alabama 35401



Activity Progress Narrative:

In the reported quarter, the City continued to work toward the property acquisitions needed for the activity following federal regulations.

Section 3 Qualitative Efforts:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of public facilities	0	0/0
# of Linear feet of Public	0	0/0
# of Linear miles of Public	0	0/0
Activity funds eligible for DREF	0	0/0

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Census			
	Low	Mod	Total	Low/Mod
# of Persons	670	670	1340	100.00

LMI%:	81.46
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Activity Locations

No Activity Locations found.

Other Funding Sources	Amount
2013 CDBG-DR Funds	\$750,000.00
Total Other Funding Sources	\$750,000.00

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / CD-2012-DR-005 / Recovery Economic Development



Grantee Activity Number: DR-ECON DEV-01-COMM REVOLVING LOAN

Activity Title: Commercial Revolving Loan Program

Activity Type:

Econ. development or recovery activity that creates/retains

Activity Status:

Under Way

Project Number:

CD-2012-DR-005

Project Title:

Recovery Economic Development

Projected Start Date:

12/01/2012

Projected End Date:

08/31/2022

Benefit Type:

Direct Benefit (Persons)

Completed Activity Actual End Date:

National Objective:

Low/Mod

Responsible Organization:

City of Tuscaloosa

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2021 To Date

\$0.00 \$3,408,680.32

Total Budget

\$0.00 \$3,408,680.32

Total Obligated

\$0.00 \$3,408,680.32

Total Funds Drawdown

\$346.08 \$3,173,854.53

Program Funds Drawdown

\$0.00 \$2,077,527.77

Program Income Drawdown

\$346.08 \$1,096,326.76

Program Income Received

\$679.93 \$3,173,816.44

Total Funds Expended

\$346.08 \$3,173,472.18

City of Tuscaloosa

\$346.08 \$3,173,472.18

Most Impacted and Distressed Expended

\$346.08 \$3,173,472.18

Other Funds

\$ 0.00 \$ 0.00

Match Funds

\$ 0.00 \$ 0.00

Non-Match Funds

\$ 0.00 \$ 0.00

Other Funds:

Overall

This Period

To Date

Match Funds

\$ 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.

***Activity budget was increased by \$915,663.54 for a total activity budget of \$3,655,663.54 on 2/25/16. \$915,663.54 is the total amount of Program Income received by the City of Tuscaloosa to date. ***

****Due to the Commercial Revolving Loan Program no longer accepting applications, there were additional program funds remaining. In an Action Plan amendment, approved by HUD on August 2, 2017, \$750,000 of program funds were reallocated to an activity known as The Edge and \$60,015.47 of program funds were reallocated to the Alberta Revitalization activity. \$807,122.90 of program income funds were reallocated to the Alberta Revitalization activity. In the future, remaining PI funds will be received here but obligated to other activities.****

Activity was edited on 10/20/17 to increase the activity budget by \$1,269,151.20 to account for program income projects and program income interest income earned to date. This had to be done to be able to draw on program income interest earned and program income in the future. Will be updated quarterly to reflect to the program interest income earned.

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:

In the reported quarter, \$346.08 of program income interest was received and reported. Additionally, all businesses awarded under the Commercial Revolving Loan have made all payments back to the City at the 0% interest rate. The City is currently working on closing out all loans and completing a comprehensive audit of all jobs created and retained through the Commercial Revolving Loan program.

Section 3 Qualitative Efforts:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of buildings (non-residential)	0		0/0	
# of Businesses	0		16/13	

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	119/7	12/7	154/25	85.06
# of Permanent Jobs	0	0	0	51/7	13/7	91/27	70.33

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Persons	0	0	0	386/14	113/14	504/52	99.01

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Total Other Funding Sources

Amount

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / CD-2012-DR-006 / Recovery Economic Development (Non



Grantee Activity Number: DR-ECO DEV NONRLF-01-SMALL BUSINESS LOAN

Activity Title: Small Business Revitalization Loan

Activity Type:

Econ. development or recovery activity that creates/retains

Project Number:

CD-2012-DR-006

Projected Start Date:

04/18/2017

Benefit Type:

Direct Benefit (Persons)

National Objective:

Low/Mod

Activity Status:

Completed

Project Title:

Recovery Economic Development (Non RLF)

Projected End Date:

09/30/2022

Completed Activity Actual End Date:

09/30/2021

Responsible Organization:

City of Tuscaloosa

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2021 To Date

\$0.00 \$1,640,477.11

Total Budget

\$0.00 \$90,477.11

Total Obligated

\$0.00 \$90,477.11

Total Funds Drawdown

\$0.00 \$90,477.11

Program Funds Drawdown

\$0.00 \$0.00

Program Income Drawdown

\$0.00 \$90,477.11

Program Income Received

\$0.00 \$0.00

Total Funds Expended

\$0.00 \$90,477.11

Most Impacted and Distressed Expended

\$0.00 \$90,477.11

Other Funds

\$ 0.00 \$ 1,550,000.00

Match Funds

\$ 0.00 \$ 0.00

Non-Match Funds

\$ 0.00 \$ 1,550,000.00

Other Funds:

Overall

This Period

To Date

Match Funds

\$ 0.00

\$ 0.00

Non-Match Funds

\$ 0.00

\$ 1,550,000.00

2013 CDBG-DR Funds

\$ 0.00

\$ 50,000.00

ADECA (Alabama Department of Economic and

\$ 0.00

\$ 1,500,000.00

Activity Description:

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, 2013 City 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.

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.

The City of Tuscaloosa is allocating a total of \$90,477.11 to the Small Business Revitalization Loan Program in this Action Plan. \$1,500,000 of 2012 and 2013 ADECA CDBG-DR funds are being used for the same purpose as well as \$500,000 of 2013 CDBG-DR funds. Applicants may request either \$20,000 or \$50,000 depending on the location of their business on the City's designated eligibility map.

Businesses within the City's designated eligibility map – Zone 1= \$50,000; Zone 2 = \$20,000; Zone 3 = \$50,000.

Location Description:

Various locations throughout the City of Tuscaloosa within the designated disaster recovery loan map area

Activity Progress Narrative:

Section 3 Qualitative Efforts:

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Businesses	0		2/3	

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	34/2	0/0	34/2	100.00



# of Persons	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
	0	0	0	53/2	0/0	53/2	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

	Amount
2013 CDBG-DR Funds	\$500,000.00
ADECA (Alabama Department of Economic and Community Affairs)	\$1,500,000.00
Total Other Funding Sources	\$2,000,000.00

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	4
Monitoring Visits	0	4
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	4

