Grantee: Tuscaloosa, AL

Grant: B-13-MS-01-0002

October 1, 2022 thru December 31, 2022

Grant Number:
B-13-MS-01-0002

Obligation Date:

Award Date:

Grantee Name:
Tuscaloosa, AL

Contract End Date:
09/30/2025

Review by HUD:
Submitted - Await for Review

Grant Award Amount:
$43,932,000.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

LOCCS Authorized Amount:
$43,932,000.00

Estimated PI/RL Funds:
$0.00

Total Budget:
$43,932,000.00

Disasters:

Declaration Number

FEMA-1971-AL
FEMA-4052-AL
FEMA-4082-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. A large percentage of these homes were rental property located in a demographically lower-income area of the community. According to HUD¿s Alabama Housing Needs Assessment published in October 2011, Tuscaloosa County contained 70.1% of the entire State of Alabama's rental housing units with unmet needs, a total of 1,171 units which equated to $55.2 million. Of these 1,171 units, 91% are within the city limits, a total of 1,066 which equated to $50.25 million. Of the 4,289 homes damaged or destroyed, 4,448 were owner occupied with 112 of those still having unmet needs according to the study. It is evident from this data that a majority of those with continued unmet housing needs are families that lived in rental housing prior to the April 27, 2011 tornado. Due to the fact that Tuscaloosa's homeless shelters sponsored by the Red Cross and the Salvation Army were also rendered uninhabitable by the storm, the individuals and families displaced from this storm were able to either find housing resources through existing available housing stock, through temporarily staying with family and friends, or moved away from the Tuscaloosa area. Using 2012 CDBG-DR funds and other funding sources, great strides have been made in housing redevelopment for both homeowners and renters; most of which were classified as low to moderate income. However, the City of Tuscaloosa's unmet rental housing needs following the April 27, 2011 totaled nearly $56 million. The City has participated in funding four affordable rental housing developments since April 27, 2011, but over $5 million remains in unmet rental housing needs. 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. Even with funding from the City's 2012 CDBG-DR allocation and the insurance proceeds used to re-establish the economic community, the remaining severe unmet business needs is estimated at $25 million. In the days following the storm, it was determined that loss of jobs contributed to a financial impact of over $367 million. Collectively 320 businesses applied for SBA loans, but only 65 were approved. Funding from this allocation will beleveraged with other funds to implement an economic development program that will generate over $32 million in revenue through small businesses and make a substantial impact on the City of Tuscaloosa's growth and development. Damage to public buildings, equipment and infrastructure were reported throughout the storm's path.

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, as well as many individual stakeholders, and hosted a public workshop and online forum to assess areas of strengths, weaknesses and opportunities in order to formulate a comprehensive strategy to rebuild Tuscaloosa. The strategy utilized had very specific goals:
Improve connectivity between and within neighborhoods; •Provide walking, cycling and transit infrastructure to increase

transportation options and reduce traffic on congested streets;

- Enhance the appearance and functionality of major corridors and important gateways and transportation arteries for the city;
- Rebuild damaged infrastructure to address longstanding issues and future needs in a comprehensive and sustainable way; and
- Coordinate public facilities to leverage scarce resources and create mutual benefit.

The end result of this collaboration was the first draft of the Tuscaloosa Forward Generational Plan first published on July 15, 2011. The strategy identified in the Tuscaloosa Forward Generational Plan took the entire path of the storm and split it into four distinct areas: the 10th Avenue Corridor which included neighborhoods such as Rosedale Courts, The Downs, Glendale Gardens and Hillcrest; Forest Lake, which included neighborhoods such as Forest Lake and Wood Manor; 15th Street and McFarland Boulevard; and Alberta. The 10th Avenue Corridor is dominated by two distinct tracts. The first is Rosedale Courts, a predominantly low-income public housing development and its surrounding neighborhoods made up of aging single family homes. According to the City's 2010 census tract data, the median household income for this area was $14,856. This area was completely devastated by the tornado and a majority of the homes along with the entirety of Rosedale Courts have been torn down. According to a HUD report on Unmet Housing Need in Alabama due to 2011 Federally Declared Disasters, the City of Tuscaloosa had 1,066 rental housing units that were damaged by the April 2011 tornado and still had an unmet housing need after all forms of assistance had been expended. Approximately 29% of these rental units resided in the Rosedale areas. The other tract is the three historic districts of The Downs, Glendale Gardens and Hillcrest, the populations of which are more moderate-to upper moderate income. These historic districts are almost exclusively made up of older, well established single family dwellings. Due to the makeup of these historic districts, they have recovered well and have started rebuilding many of the damaged homes. The Forest Lake area is predominantly made up of single-family homes built post-World War II with over 50% being renter occupied (mainly by students and other University of Alabama associated parties). The neighborhood contains Forest Lake, a small body of water owned by the 29 adjacent property owners. Pre-storm, this lake was surrounded by a canopy of mature trees that shaded the entire neighborhood and provided a natural barrier to the busy 15th Street roadway that directly abuts it to the north. Post storm, all of the houses on the lake's east and south sides were completely destroyed and a majority of the houses in this area have been torn down as they were beyond repair.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	$0.00	$78,553,329.13
Total Budget	$0.00	$43,931,998.61
Total Obligated	$0.00	$43,931,998.61
Total Funds Drawdown	$120,631.67	$42,919,390.59
Program Funds Drawdown	$120,631.67	$42,918,974.04
Program Income Drawdown	$0.00	$416.55
Program Income Received	$0.00	$416.55
Total Funds Expended	$0.00	$42,544,183.06
HUD Identified Most Impacted and Distressed	$0.00	$38,725,151.67
Other Funds	$ 0.00	$ 34,621,330.52
Match Funds	$ 0.00	$ 617,623.08
Non-Match Funds	$ 0.00	$ 34,003,707.44

Funds Expended

Overall	This Period	To Date
City of Tuscaloosa	$ 0.00	$ 38,491,512.04
The Salvation Army - Southern Territorial Headquarters	$ 0.00	$ 0.00
Tuscaloosa Habitat for Humanity	$ 0.00	$ 1,000,000.63
Tuscaloosa Housing Authority	$ 0.00	$ 2,500,000.00
Tuscaloosa Park and Recreation Authority	$ 0.00	$ 552,670.39

Other Funds:

Overall	This Period	To Date
Non-Matching Funds	$ 0.00	$ 34,003,707.44
City Water and Sewer	$ 0.00	$ 1,567,766.98
EDA (Economic Development Administration) Funds	$ 0.00	$ 5,061,440.00
Other	$ 0.00	$ 1,416,672.05
2012 CDBG-DR Funds	$ 0.00	$ 8,861,246.18
2013 CDBG-DR Remaining Activity Funds	$ 0.00	$ 0.00
ADECA (Alabama Department of Economic and	$ 0.00	$ 5,100,000.00
ALDOT (Alabama Department of Transportation)	$ 0.00	$ 6,480,000.00
ATRIP (Alabama Transportation Rehabilitation	$ 0.00	$ 1,831,909.89

City CDBG Funds	$ 0.00	$ 1,397,137.00
City General Reserve	$ 0.00	$ 998,312.34
City Tornado Insurance Funds	$ 0.00	$ 1,289,223.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	50.00%	98.58%	98.54%
Minimum Non Federal Match	$.00	$.00	$617,623.08
Overall Benefit Amount	$19,831,438.98	$39,098,372.00	$38,167,921.59
Limit on Public Services	$6,589,800.00	$.00	$.00
Limit on Admin/Planning	$8,786,400.00	$4,269,122.04	$4,186,964.43
Limit on Admin	$2,196,600.00	$2,151,600.00	$2,144,428.20
Most Impacted and Distressed	$43,932,000.00	$39,662,876.57	$38,725,151.67

Overall Progress Narrative:

During this reporting quarter, staff worked to acquire property as necessitated for COT's Juanita Drive Phase II Project. Other administrative tasks accomplished this quarter include closing out outstanding small business and commercial loans, as well as collecting data and analyzing outcomes for activities at the EDGE Incubator.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	$0.00	$1.39	$0.00
CD-2013-DR-001-RD1, Program Administration-RD1	$0.00	$723,187.24	$723,187.24
CD-2013-DR-002-RD1, Planning-RD1	$0.00	$1,320,843.76	$1,320,843.76
CD-2013-DR-003-RD1, Recovery Housing-RD1	$0.00	$2,251,551.00	$2,251,551.00
CD-2013-DR-004-RD1, Infrastructure-RD1	$0.00	$8,336,481.10	$8,336,481.10
CD-2013-DR-005-RD1, Economic Development - RD1	$0.00	$225,000.00	$225,000.00
CD-2013-DR-006-RD2, Infrastructure-RD2	$0.00	$4,315,608.00	$4,315,608.00
CD-2013-DR-007-RD2, Recovery Housing - RD2	$0.00	$749,392.00	$749,392.00
CD-2013-DR-008-RD2, Economic Development-RD2	$0.00	$685,000.00	$685,000.00
CD-2013-DR-009-RD3, Infrastructure- RD3	$0.00	$5,400,000.00	$5,400,000.00
CD-2013-DR-010-RD4, Planning - RD4	$0.00	$250,000.00	$250,000.00
CD-2013-DR-011-RD4, Recovery Housing - RD4	$0.00	$499,057.00	$499,057.00
CD-2013-DR-012-RD4, Infrastructure - RD 4	$0.00	$2,000,943.00	$2,000,943.00
CD-2013-DR-013-RD4, Economic Development - RD4	$0.00	$0.00	$0.00
CD-2013-DR-014-RD5, Program Administration - RD5	$0.00	$200,000.00	$200,000.00
CD-2013-DR-015-RD5, Planning - RD5	$0.00	$100,000.00	$100,000.00
CD-2013-DR-016-RD5, Infrastructure - RD5	$0.00	$2,462,008.00	$2,462,008.00
CD-2013-DR-017-RD6, Economic Development - RD6	$0.00	$249,724.72	$249,724.72
CD-2013-DR-0170-RD6, Infrastructure- RD6	$0.00	$275.28	$275.28
CD-2013-DR-018-RD7, Infrastructure - RD7	$0.00	$2,418,892.33	$2,418,892.33
CD-2013-DR-019-RD7, Economic Development - RD7	$0.00	$81,007.32	$81,007.32
CD-2013-DR-020-RD8, Planning - RD8	$0.00	$313,125.66	$313,125.66
CD-2013-DR-021-RD8, Program Administration - RD8	$0.00	$200,000.00	$200,000.00
CD-2013-DR-022-RD8, Infrastructure-RD8	$0.00	$86,874.34	$86,874.34
CD-2013-DR-023-RD9, Economic Development- RD9	$0.00	$42,518.11	$42,518.11
CD-2013-DR-024-RD9, Infrastructure - RD9	$0.00	$772,557.74	$772,557.74
CD-2013-DR-024-RD9 (Ext), Infrastructure- RD9 (Ext)	$0.00	$20,515.15	$20,515.15

CD-2013-DR-025-RD10, Program Administration-RD10	$0.00	$150,000.00	$150,000.00
CD-2013-DR-026-RD10, Infrastructure-RD10	$0.00	$631,683.41	$631,683.41
CD-2013-DR-027-RD10, Economic Development-RD10	$0.00	$130,183.45	$130,183.45
CD-2013-DR-028-RD11, Program Administration - RD11	$0.00	$343,722.82	$343,722.82
CD-2013-DR-028-RD11 (Ext), Program Administration-	$0.00	$534,689.94	$527,518.14
CD-2013-DR-029-RD11, Planning - RD11	$0.00	$0.00	$0.00
CD-2013-DR-029-RD11 (Ext), Planning- RD11 (Ext)	$430.00	$133,552.62	$58,566.81
CD-2013-DR-030-RD11, Economic Development - RD11	$0.00	$75,529.20	$75,529.20
CD-2013-DR-030-RD11 (Ext), Economic Development-	$0.00	$7,902.50	$7,902.50
CD-2013-DR-031-RD11, Infrastructure - RD11	$0.00	$4,629,699.44	$4,398,660.54
CD-2013-DR-031-RD11 (Ext), Infrastructure- RD11 (Ext)	$120,201.67	$3,590,473.48	$2,890,645.42

Activities

Project # / CD-2013-DR-029-RD11 (Ext) / Planning- RD11 (Ext)

Grantee Activity Number: DR-PLANNING-01-RD 11 (Ext)
Activity Title: Comprehensive Planning- RD11 (Ext)

Activity Type:
Planning

Activity Status:
Under Way

Project Number:
CD-2013-DR-029-RD11 (Ext)

Project Title:
Planning- RD11 (Ext)

Projected Start Date:
03/20/2019

Projected End Date:
03/20/2022

Benefit Type:
Area (Census)

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
City of Tuscaloosa

Overall	Oct 1 thru Dec 31, 2022	To Date
Total Projected Budget from All Sources	$0.00	$133,552.62
Total Budget	$0.00	$133,552.62
Total Obligated	$0.00	$133,552.62
Total Funds Drawdown	$430.00	$58,566.81
Program Funds Drawdown	$430.00	$58,566.81
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$58,136.81
City of Tuscaloosa	$0.00	$58,136.81
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

Funds will only be used to cover the cost of planning associated with disaster recovery activities. Planning costs condiered eligible under this grant will include studies of a general nature to be performed that are necessary for identifying the impacted area's needs, etc.
Planning activity Roudn 1 has been associated with the same activity in Round 4, 5, and 11. All beneficiaries for the activity are reported in Round 1.

Location Description:

City of Tuscaloosa

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / CD-2013-DR-031-RD11 (Ext) / Infrastructure- RD11 (Ext)

Grantee Activity Number: DR-INFRA-23-RD11-JUANITA DRIVE PHASE II EXT
Activity Title: Juanita Drive Phase II- RD11 EXT

Activity Type:
Construction/reconstruction of streets

Activity Status:
Under Way

Project Number:
CD-2013-DR-031-RD11 (Ext)

Project Title:
Infrastructure- RD11 (Ext)

Projected Start Date:
05/30/2019

Projected End Date:
09/30/2020

Benefit Type:
Area (Census)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Tuscaloosa

Overall	Oct 1 thru Dec 31, 2022	To Date
Total Projected Budget from All Sources	$0.00	$1,369,471.69
Total Budget	$0.00	$1,369,471.69
Total Obligated	$0.00	$1,369,471.69
Total Funds Drawdown	$120,201.67	$670,060.18
Program Funds Drawdown	$120,201.67	$670,060.18
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$182,355.51
City of Tuscaloosa	$0.00	$182,355.51
Most Impacted and Distressed Expended	$0.00	$549,858.51

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 and both phases will be funded in this Action Plan. 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 willenhance 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.

Action Plan Amendment #31: Amendment made to include property aqusition of drainage easements.

Location Description:

The Northern Loop of Juanita Drive, Tuscaloosa, Alabama

Activity Progress Narrative:

Staff continued to acquire property needed to complete Juanita Drive Phase II during this reporting quarter. Drafts of acqusition instruments were authorized by Tuscaloosa City Council on October 11, October 18, and November 22, 2022.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Linear feet of Public	0	0/1630

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources	Amount
2012 CDBG-DR Funds	$969,522.45
2013 CDBG-DR Remaining Activity Funds	$1,369,472.00
Total Other Funding Sources	$0.00

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