

Grantee: Tuscaloosa, AL

Grant: B-12-MT-01-0002

October 1, 2022 thru December 31, 2022

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 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 Garbagetruck 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 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

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 atwww.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	\$0.00	\$20,099,404.25
Total Funds Drawdown	\$60,213.13	\$16,077,820.64
Program Funds Drawdown	\$59,761.05	\$12,904,045.47
Program Income Drawdown	\$452.08	\$3,173,775.17
Program Income Received	\$452.08	\$3,174,300.17
Total Funds Expended	\$0.00	\$15,994,412.63
HUD Identified Most Impacted and Distressed	\$0.00	\$15,034,328.17
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	\$ 0.00	\$ 13,506,407.13
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	\$14,774,585.55
Limit on Public Services	\$2,495,205.30	\$.00	\$.00
Limit on Admin/Planning	\$3,326,940.40	\$1,673,208.85	\$1,303,235.09
Limit on Admin	\$831,735.10	\$829,479.65	\$504,256.94
Most Impacted and Distressed	\$16,634,702.00	\$16,627,788.90	\$15,034,328.17

Overall Progress Narrative:

During the reporting period, staff worked to complete administrative tasks associated with the acquisition of property for the Downs Drainage project. Approval by Tuscaloosa City Council authorizing the drafting of financial instruments for property acquisition was granted on October 25, November 8, and December 6, 2022. Offer letters were also issued during this reporting period.

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	\$33,367.05	\$829,479.65	\$465,341.75
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	\$26,394.00	\$11,926,744.97	\$6,808,261.77
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

Grantee Activity Number: CD-2012-DR-001

Activity Title: Program Administration

Activity Type:	Activity Status:
Administration	Under Way
Project Number:	Project Title:
CD-2012-DR-001	Recovery Program Administration
Projected Start Date:	Projected End Date:
07/15/2012	12/31/2019
Benefit Type:	Completed Activity Actual End Date:
N/A	
National Objective:	Responsible Organization:
N/A	City of Tuscaloosa

Overall	Oct 1 thru Dec 31, 2022	To Date
Total Projected Budget from All Sources	\$0.00	\$829,479.65
Total Budget	\$0.00	\$829,479.65
Total Obligated	\$0.00	\$829,479.65
Total Funds Drawdown	\$33,367.05	\$504,256.94
Program Funds Drawdown	\$33,367.05	\$465,341.75
Program Income Drawdown	\$0.00	\$38,915.19
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$447,695.01
City of Tuscaloosa	\$0.00	\$447,695.01
Most Impacted and Distressed Expended	\$0.00	\$23,470.88

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:

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-2012-DR-004 / Infrastructure**

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 (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, 2022	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	\$26,394.00	\$218,084.50
Program Funds Drawdown	\$26,394.00	\$140,927.57
Program Income Drawdown	\$0.00	\$77,156.93
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$191,690.50
City of Tuscaloosa	\$0.00	\$191,690.50
Most Impacted and Distressed Expended	\$0.00	\$155,190.50

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:

The Downs Drainage Improvement Project is moving forward as planned. Staff continue to work to draft acquisitions and issue offer letters in an expeditious manner so that all improvement activities can be completed in compliance with grant requirements and according to the project timeline.

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
2013 CDBG-DR Funds	\$750,000.00
Total Other Funding Sources	\$0.00

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
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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:	Activity Status:
Econ. development or recovery activity that creates/retains	Under Way
Project Number:	Project Title:
CD-2012-DR-005	Recovery Economic Development
Projected Start Date:	Projected End Date:
12/01/2012	08/31/2022
Benefit Type:	Completed Activity Actual End Date:
Direct (Person)	
National Objective:	Responsible Organization:
Low/Mod	City of Tuscaloosa

Overall	Oct 1 thru Dec 31, 2022	To Date
Total Projected Budget from All Sources	\$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	\$452.08	\$3,174,306.61
Program Funds Drawdown	\$0.00	\$2,077,527.77
Program Income Drawdown	\$452.08	\$1,096,778.84
Program Income Received	\$452.08	\$3,174,268.52
Total Funds Expended	\$0.00	\$3,173,854.53
City of Tuscaloosa	\$0.00	\$3,173,854.53
Most Impacted and Distressed Expended	\$0.00	\$3,173,472.18

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 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:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# 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	0	0	0	119/7	12/7	154/25	85.06
# of Permanent	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

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