

Grantee: Tuscaloosa, AL

Grant: B-12-MT-01-0002

October 1, 2017 thru December 31, 2017 Performance



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:

Demitria Lewis

LOCCS Authorized Amount:

\$16,634,702.00

Estimated PI/RL Funds:

\$3,408,118.00

Total Budget:

\$20,042,820.00

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 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 2

Disaster Damage:

3 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).

Recovery Needs:

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:

July 10, 2012 regarding the draft Action Plan along with the City of Tuscaloosa's responses will be included in Appendix B.

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 J



Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$62,981,882.01
Total Budget	\$1,269,151.21	\$19,804,788.76
Total Obligated	\$5,247,157.22	\$20,042,819.78
Total Funds Drawdown	\$468,239.28	\$9,999,706.15
Program Funds Drawdown	\$0.00	\$8,342,054.53
Program Income Drawdown	\$468,239.28	\$1,657,651.62
Program Income Received	\$89,009.59	\$2,245,543.68
Total Funds Expended	\$468,239.28	\$10,484,166.88
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		98.70%
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	\$1,230,378.82
Limit on State Admin	\$0.00	\$431,400.67
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00

Overall Progress Narrative:

In the reported quarter, the City of Tuscaloosa continued to progress with the 2012 CDBG-DR funded activities, particularly infrastructure projects. Bids were awarded for Alberta Phase 2 and equipment has been ordered. The Hargrove/Hackberry activity was bid and a notice of award was sent. Right-of-way acquisition was acquired for the 10th Avenue infrastructure activity.

One Habitat home is still under construction and is subject to be occupied with low-moderate income individuals. Monitoring visits were conducted on 3 of the previously awarded businesses through the Commercial Revolving Loan Program; all rules and regulations are being met. We received \$89,009.59 in Program Income funds. The Edge construction is still underway and it is 15% complete at this time and still on schedule for completion in October 2018.

Monitoring visits, in office and in the field, continued to be performed by the Compliance Officer/ Program Manager on many of the projects currently underway. The City continued to promote its MBE/DBE/WBE program Tuscaloosa Builds and continued its monthly contractor education classes.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
CD-2012-DR-001, Recovery Program Administration	\$0.00	\$831,735.10	\$431,247.67
CD-2012-DR-002, Recovery Comprehensive Planning	\$0.00	\$843,729.40	\$798,978.15
CD-2012-DR-003, Recovery Housing	\$0.00	\$2,758,005.50	\$2,598,005.50



CD-2012-DR-004, Infrastructure	\$0.00	\$10,328,370.37	\$2,436,295.44
CD-2012-DR-005, Recovery Economic Development	\$0.00	\$4,440,502.30	\$2,077,527.77
CD-2012-DR-006, Recovery Economic Development (Non	\$0.00	\$840,477.11	\$0.00



Activities

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

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:

()

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, 2017

N/A

To Date

\$831,735.50

Total Budget

\$0.00

\$831,735.50

Total Obligated

\$400,334.43

\$831,735.10

Total Funds Drawdown

\$0.00

\$431,400.67

Program Funds Drawdown

\$0.00

\$431,247.67

Program Income Drawdown

\$0.00

\$153.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$0.00

\$431,400.67

City of Tuscaloosa

\$0.00

\$431,400.67

Most Impacted and Distressed Expended

\$0.00

\$0.00

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:

In the reported quarter, no funds were spent on administrative costs. Typical administrative duties under both grants included oversight and day-to-day duties for management of activities funded with disaster recovery funds.



Accomplishments Performance Measures

No Accomplishments Performance Measures

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

Project # / Title: CD-2012-DR-002 / Recovery Comprehensive Planning

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 ()

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

Oct 1 thru Dec 31, 2017

N/A

To Date

\$843,729.20

Total Budget

\$0.00

\$843,729.20

Total Obligated

\$44,751.25

\$843,729.40

Total Funds Drawdown

\$0.00

\$798,978.15

Program Funds Drawdown

\$0.00

\$798,978.15



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$798,978.15
City of Tuscaloosa	\$0.00	\$798,978.15
Most Impacted and Distressed Expended	\$0.00	\$0.00
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.

*The planning budget was increased from \$781,735.10 to \$843,729.40 as part of Amendment #7. Funds were re-programmed from three completed activities Rosedale Phase II housing development (\$3,631), Hurricane Creek Trace housing development (\$8,190) and Habitat for Humanity Juanita Drive Lot Purchase (\$50,173.50) to Comprehensive Planning. Amendment Approved on September 3, 2014. *

Location Description:

City of Tuscaloosa, Alabama

Activity Progress Narrative:

In the reported quarter, no funds were spent on planning costs. Planning costs for the reported quarter were drawn under the B-13 disaster recovery grant for typical planning activities.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Plans or Planning Products	0	50/50

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	



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

Grantee Activity Number: DR-HOUS-01-ROSEDALE

Activity Title: Rosedale Phase II Housing Development

Activity Category:

Construction of new housing

Activity Status:

Completed

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 (HouseHold)

Completed Activity Actual End Date:

National Objective:

Low/Mod

Responsible Organization:

Tuscaloosa Housing Authority

Overall	Oct 1 thru Dec 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$1,296,369.00
Total Budget	\$0.00	\$1,296,369.00
Total Obligated	\$0.00	\$1,296,369.00
Total Funds Drawdown	\$0.00	\$1,296,369.00
Program Funds Drawdown	\$0.00	\$1,296,369.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,296,369.00
Tuscaloosa Housing Authority	\$0.00	\$1,296,369.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
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:

In the reported quarter, there is no new business. All funds have been expended for the Rosedale Phase II activity in previous quarters. All 86 units have been leased to low-moderate income individuals; records are on file at the City of Tuscaloosa and Tuscaloosa Housing Authority. The actual completion date of the Rosedale Phase II housing development is March 17, 2014.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	0	86/86
#Low flow showerheads	0	86/86
#Units with bus/rail access	0	86/86
#Units exceeding Energy Star	0	86/86
#Sites re-used	0	0/0
#Units & other green	0	86/86
Activity funds eligible for DREF	0	0/0
# ELI Households (0-30% AMI)	0	21/86
# of Elevated Structures	0	10/10

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	36/36	50/50	86/86	100.00
# Renter Households	0	0	0	36/36	50/50	86/86	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-02-HURRICANE CREEK
Activity Title:	Hurricane Creek Trace Housing Development

Activity Category:

Construction of new housing

Project Number:

CD-2012-DR-003

Projected Start Date:

01/01/2013

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod

Activity Status:

Completed

Project Title:

Recovery Housing

Projected End Date:

07/31/2014

Completed Activity Actual End Date:

Responsible Organization:

Community Service Programs of West Alabama

Overall	Oct 1 thru Dec 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$751,810.00
Total Budget	\$0.00	\$751,810.00
Total Obligated	\$0.00	\$751,810.00
Total Funds Drawdown	\$0.00	\$751,810.00
Program Funds Drawdown	\$0.00	\$751,810.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$751,810.00
Community Service Programs of West Alabama	\$0.00	\$751,810.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
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:

In the reported quarter, there is no new business. All funds have been expended for the Hurricane Creek Trace activity in previous quarters. Of the 50 units, 49 units are occupied by low-moderate income individuals while 1 units is occupied by the community manager (no income data was reported for this individual). Records of occupants (including race, gender, and head of household information) are on file at Tuscaloosa City Hall and the community’s management office. Actual completion date of the Hurricane Creek Trace housing development is November 30, 2014.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
#Units with solar panels	0		0/0	
#Low flow toilets	0		102/102	
#Low flow showerheads	0		100/100	
#Units with bus/rail access	0		0/0	
#Units exceeding Energy Star	0		50/50	
#Sites re-used	0		0/0	
#Units \geq other green	0		50/50	
# ELI Households (0-30% AMI)	0		10/0	
# of Elevated Structures	0		50/50	

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	49/25	0/25	49/50	100.00
# Renter Households	0	0	0	49/25	0/25	49/50	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

Match Sources	Amount
ADECA (Alabama Department of Economic and Community Affairs)	\$300,000.00
Subtotal Match Sources	

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

Project Number:

CD-2012-DR-003

Projected Start Date:

01/01/2013

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Recovery Housing

Projected End Date:

07/31/2014

Completed Activity Actual End Date:

Responsible Organization:

Tuscaloosa Habitat for Humanity

Overall	Oct 1 thru Dec 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$439,826.50
Total Budget	\$0.00	\$439,826.50
Total Obligated	\$0.00	\$439,826.50
Total Funds Drawdown	\$0.00	\$439,826.50
Program Funds Drawdown	\$0.00	\$439,826.50
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$439,826.50
Tuscaloosa Habitat for Humanity	\$0.00	\$439,826.50
Most Impacted and Distressed Expended	\$0.00	\$0.00
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:

In the reported quarter, the City of Tuscaloosa did not expend any funds on this activity. 61 Juanita Drive is still under construction. The City of Tuscaloosa previously funded Habitat for Humanity to acquire 24 lots using 2012 CDBG-Dr funds along Juanita Drive. Using 2013 CDBG-DR funds and other funding sources, 13 of those lots have been built on by Habitat for Humanity Tuscaloosa. The remaining 11 homes will be built using other funding secured by Habitat and donations. Once all 24 single-family homes are housed with income qualified tenants, this information will be reported in DRGR.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		24/24	
# of Parcels acquired voluntarily	0		24/24	
Total acquisition compensation to	0		428568/42856	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		19/24	
# of Singlefamily Units	0		19/24	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	6/24	13/0	19/24	100.00
# Owner Households	0	0	0	6/24	13/0	19/24	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-04-HOMEBUYER ASSIST
Activity Title:	Homebuyer/Downpayment Assistance Program

Activity Category:
Homeownership Assistance to low- and moderate-income

Project Number:
CD-2012-DR-003

Projected Start Date:
01/01/2013

Benefit Type:
Direct (HouseHold)

National Objective:
Low/Mod

Activity Status:
Completed

Project Title:
Recovery Housing

Projected End Date:
06/30/2016

Completed Activity Actual End Date:

Responsible Organization:
City of Tuscaloosa

Overall	Oct 1 thru Dec 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$110,000.00
Total Budget	\$0.00	\$110,000.00
Total Obligated	\$0.00	\$260,000.00
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
City of Tuscaloosa	\$0.00	\$110,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
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.

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, no funds were spent on the activity. There were no new applicants nor closeouts. Our first recipient is to be closed out will be in Spring 2019.

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	0	0	0	8/8	3/3	11/11	100.00
# Owner Households	0	0	0	8/8	3/3	11/11	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:

Cancelled

Project Number:

CD-2012-DR-003

Project Title:

Recovery Housing

Projected Start Date:

04/03/2013

Projected End Date:

07/31/2017

Benefit Type:

Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:

Low/Mod

Responsible Organization:

City of Tuscaloosa

Overall	Oct 1 thru Dec 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$10,000.00	\$10,000.00
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
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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.

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:

In the reported quarter, no funds were expended on Relocation Assistance for affected individuals. Affected individuals included owners and renters affected on the day of the storm with regard to the acquisition of 24 lots along Juanita Drive and Rosedale Phase II. At the start of the program, the City of Tuscaloosa actively pursued the advertisement of relocation assistance for these affected individuals through avenues, such as newspaper advertisements and site postings.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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

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

Grantee Activity Number:	DR-INFRA-01-HARGROVE/HACKBERRY
Activity Title:	Hargrove/Hackberry Realignment & Improvements

Activity Category:

Construction/reconstruction of streets

Project Number:

CD-2012-DR-004

Projected Start Date:

07/01/2013

Benefit Type:

Area ()

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Infrastructure

Projected End Date:

09/30/2015

Completed Activity Actual End Date:

Responsible Organization:

City of Tuscaloosa



Overall	Oct 1 thru Dec 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$1,798,406.00
Total Budget	\$0.00	\$1,798,406.00
Total Obligated	\$1,798,406.00	\$1,798,406.00
Total Funds Drawdown	\$117,325.00	\$117,325.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$117,325.00	\$117,325.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$117,325.00	\$117,325.00
City of Tuscaloosa	\$117,325.00	\$117,325.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

The City of Tuscaloosa is allocating a total of \$952,247 in 2013 CDBG-DR funds to be used only for the necessary environmental reviews, engineering and architectural services and land acquisition for the Hargrove Road/Hackberry Lane infrastructure project. The project will be funded for construction through the City of Tuscaloosa's 2012 CDBG-DR allocation in the amount of \$1,798,406.

Location Description:

Hargrove Road, Tuscaloosa, Alabama; Hackberry Lane, Tuscaloosa, Alabama

Activity Progress Narrative:

In the reported quarter, \$117,325.00 in funds were expended on the Hargrove/Hackberry Realignment and Improvements activity for appraisals; engineering was funded through 2013 CDBG-DR funds. Bids were received by the Alabama Department of Transportation (ALDOT) on December 1st. ALDOT sent a notice of award to the lowest responsive bidder on December 29th.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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
2013 CDBG-DR Funds	\$952,247.00
ADECA (Alabama Department of Economic and Community Affairs)	\$0.00
ATRIP (Alabama Transportation Rehabilitation Improvements Program)	\$3,500,000.00
City of Tuscaloosa General Fund	\$352,000.00
City of Tuscaloosa Water and Sewer RFFI	\$0.00
Total Other Funding Sources	\$0.00



Grantee Activity Number:	DR-INFRA-02-UNIVERSITY PLACE
Activity Title:	University Place Infrastructure Project

Activity Category:
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:
08/31/2015

Benefit Type:
Area ()

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Tuscaloosa

Overall	Oct 1 thru Dec 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$131,345.27
Total Budget	\$0.00	\$131,345.27
Total Obligated	\$20,846.73	\$152,192.00
Total Funds Drawdown	\$0.00	\$131,345.27
Program Funds Drawdown	\$0.00	\$131,345.27
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$131,345.27
City of Tuscaloosa	\$0.00	\$131,345.27
Most Impacted and Distressed Expended	\$0.00	\$0.00
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 build sidewalks that will head North on 2nd Avenue, turn right at University Place Drive and extend up to the University Place Elementary School campus.

The City believes that the construction of this portion of the Citywalk in conjunction with the rebuilt University Place Elementary School, Central Church of Christ and the continued redevelopment of housing will help give the community of Forest Lake an environment from which to rebuild and recover. The landscaping along the Citywalk will begin to replace some of the tree-cover and green space lost during the storm. This rebuilt sense of community plus the central location of the Forest Lake area can be an attraction point for private developers to continue the rebuilding and recovery for this neighborhood.

Funds will be used to pay for costs associated with the engineering, architectural, and design associated for the project as well as any necessary environmental reviews and property acquisition. The construction phase of the project will be funded through an amendment to the City of Tuscaloosa's 2013 CDBG-DR Action Plan using its 2013 allocation of CDBG-DR funds.

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 build sidewalks that will head North on 2nd Avenue, turn right at University Place Drive and extend up to the University Place Elementary School campus.

Activity Progress Narrative:

In the reported quarter, no funds were expended on the University Place Infrastructure project. 2012 funds were used toward engineering and other necessary eligible costs such as environmental documents. 2013 CDBG-DR funds and regular CDBG funds were used for costs associated with construction. The hard construction of the activity which includes the City Walk pedestrian path was completed in Fall 2015. Installation of additional technology items including cameras, fiber, network switches, and wireless access points were completed last quarter. The contract has not closed been out because it also includes work for the Alberta Phase 2 and 10th Avenue projects, which are underway.

Accomplishments Performance Measures

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

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
2013 CDBG-DR Funds	\$2,203,938.00
City of Tuscaloosa CDBG Funds	\$1,184,640.00
City of Tuscaloosa Water and Sewer RFFI	\$50,000.00
Other 2012 CDBG-DR Funds	\$310,055.00
Total Other Funding Sources	\$0.00



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

Activity Category:

Construction/reconstruction of streets

Project Number:

CD-2012-DR-004

Projected Start Date:

08/01/2013

Benefit Type:

Area ()

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Infrastructure

Projected End Date:

08/31/2015

Completed Activity Actual End Date:

Responsible Organization:

City of Tuscaloosa

Overall	Oct 1 thru Dec 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$252,870.51
Total Budget	\$0.00	\$252,870.51
Total Obligated	\$86,529.23	\$310,055.00
Total Funds Drawdown	\$0.00	\$223,525.77
Program Funds Drawdown	\$0.00	\$223,525.77
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$223,525.77
City of Tuscaloosa	\$0.00	\$223,525.77
Most Impacted and Distressed Expended	\$0.00	\$0.00
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 pay for costs associated with the engineering, architectural, and design associated for the project as well as any necessary environmental reviews and property acquisition. The construction phase of the project will be funded through an amendment to the City of Tuscaloosa's 2013 CDBG-DR Action Plan using its 2013 allocation of CDBG-DR funds.

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:

In the reported quarter, no funds were expended on the Forest Lake Infrastructure project. 2012 funds were used toward engineering and other necessary eligible costs such as environmental documents. 2013 CDBG-DR funds and regular CDBG funds were used for costs associated with construction. The hard construction of the activity



which includes the City Walk pedestrian path was completed in Fall 2015. Installation of additional technology items including cameras, fiber, network switches, and wireless access points were completed last quarter. The contract has not closed been out because it also includes work for the Alberta Phase 2 and 10th Avenue projects, which are underway.

Accomplishments Performance Measures

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

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
2013 CDBG-DR Funds	\$2,203,938.00
City of Tuscaloosa CDBG Funds	\$1,184,640.00
City of Tuscaloosa Water and Sewer RFFI	\$50,000.00
Other 2012 CDBG-DR Funds	\$152,192.00
Total Other Funding Sources	\$0.00

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

Activity Category:
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:
08/31/2015

Benefit Type:
Area ()

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Tuscaloosa

Overall	Oct 1 thru Dec 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$6,811,231.00
Total Budget	\$0.00	\$6,811,231.00
Total Obligated	\$0.00	\$6,811,231.00
Total Funds Drawdown	\$350,459.94	\$2,047,505.92
Program Funds Drawdown	\$0.00	\$1,692,076.40
Program Income Drawdown	\$350,459.94	\$355,429.52
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$350,459.94	\$2,047,505.92
City of Tuscaloosa	\$350,459.94	\$2,047,505.92
Most Impacted and Distressed Expended	\$0.00	\$0.00
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 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:

In the reported quarter, \$350,459.94 was expended on the 10th Avenue Infrastructure activity for easement aquisition, process services for the acquisitions, and fees and court costs.ROW acquisition was completed.



Accomplishments Performance Measures

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

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
ATRIP (Alabama Transportation Rehabilitation Improvements Program)	\$6,760,000.00
City of Tuscaloosa Water and Sewer RFFI	\$200,000.00
Total Other Funding Sources	\$0.00



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

Activity Category:

Construction/reconstruction of streets

Project Number:

CD-2012-DR-004

Projected Start Date:

08/01/2013

Benefit Type:

Area ()

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Infrastructure

Projected End Date:

01/31/2019

Completed Activity Actual End Date:

Responsible Organization:

City of Tuscaloosa

Overall	Oct 1 thru Dec 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$1,256,486.37
Total Budget	\$0.00	\$1,256,486.37
Total Obligated	\$867,138.37	\$1,256,486.37
Total Funds Drawdown	\$0.00	\$389,348.00
Program Funds Drawdown	\$0.00	\$389,348.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$389,348.00
City of Tuscaloosa	\$0.00	\$389,348.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
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. 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, no funds were expended on the Alberta Revitalization Infrastructure project for engineering services. Construction and engineering for this activity is being funded with 2013 CDBG-DR funds. The bid opening was held on October 25, 2017. Project Committee for award November 7, 2017. The bid was awarded by Council November 14, 2017. Poles, cabinets, and other equipment was ordered by November 3, 2017.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Linear feet of Public	0	860/3550

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

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

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

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

Project Number:

Activity Status:
 Under Way

Project Title:



CD-2012-DR-005

Recovery Economic Development

Projected Start Date:

12/01/2012

Projected End Date:

12/31/2016

Benefit Type:

Direct (Person)

Completed Activity Actual End Date:

National Objective:

Low/Mod

Responsible Organization:

City of Tuscaloosa

Overall	Oct 1 thru Dec 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$4,440,502.30
Total Budget	\$1,269,151.21	\$4,440,502.30
Total Obligated	\$1,269,151.21	\$4,440,502.30
Total Funds Drawdown	\$454.34	\$3,171,794.76
Program Funds Drawdown	\$0.00	\$2,077,527.77
Program Income Drawdown	\$454.34	\$1,094,266.99
Program Income Received	\$89,009.59	\$2,245,543.68
Total Funds Expended	\$454.34	\$3,656,255.49
City of Tuscaloosa	\$454.34	\$3,656,255.49
Most Impacted and Distressed Expended	\$0.00	\$0.00
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.

***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, no new loans were awarded. \$443.67 was received in program income from interest on the CRL checking account. An additional \$10.67 was earned on the PI checking account between September 2015 and March 2016. Originally, it was drawn on September 27, 2017, but was accidentally cancelled December 2017 and then resubmitted. Overall, \$454.34 has been drawdown. \$89,009.59 was received in Program Income.
 Monitoring visits were conducted on three businesses (Helping Hands, Myers, and Trinity Properties) to check for compliance with federal regulations including job creation and an eligible use of funds. There were no new hires during this quarter, but there was complete job retainage. Trinity Properties met all of the rules and regulations and was closed out.

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 Jobs Created	0	0	0	119/7	12/7	131/25	100.00
# of Permanent Jobs Retained	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	272/14	101/14	373/52	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-ECON DEV-02-SMALL BUSINESS LOAN

Activity Title: Small Business Revitalization Loan

Activity Category:

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:

04/18/2017

Projected End Date:

04/18/2019

Benefit Type:

Direct (Person)

Completed Activity Actual End Date:

National Objective:

Low/Mod

Responsible Organization:

City of Tuscaloosa

Overall	Oct 1 thru Dec 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
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
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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 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:

All Small Business Revitalization Loan reporting can be found under Recovery Economic Development (Non RLF).

Accomplishments Performance Measures

No Accomplishments Performance Measures

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
2013 CDBG-DR Funds	\$500,000.00
ADECA (Alabama Department of Economic and Community Affairs)	\$1,500,000.00
Total Other Funding Sources	\$0.00

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

Grantee Activity Number: DR-ECO DEV NONRLF-02-THE EDGE

Activity Title: The Edge

Activity Category:

Econ. development or recovery activity that creates/retains

Project Number:

CD-2012-DR-006

Projected Start Date:

08/02/2017

Benefit Type:

Direct (Person)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Recovery Economic Development (Non RLF)

Projected End Date:

01/30/2019

Completed Activity Actual End Date:

Responsible Organization:

City of Tuscaloosa

Overall	Oct 1 thru Dec 31, 2017	To Date
Total Projected Budget from All Sources	N/A	\$750,000.00
Total Budget	\$0.00	\$750,000.00
Total Obligated	\$750,000.00	\$750,000.00
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
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

As a result of the 2011 tornado, many small businesses, and consequently jobs, were lost and without resources to rebuild which resulted in a downturn of economic stability for many individuals and small businesses. In 2012, the City of Tuscaloosa, in a partnership with the Chamber of Commerce of West Alabama and The University of



Alabama created The Edge to provide training and incubation spaces for small businesses wishing to re-establish themselves or small businesses new to the market. Mentoring in the areas of development of financial, management, and technical skills, entrepreneurship, and other fields are offered through training workshops led by key constituents from local educational institutions such as The University of Alabama, Stillman College, and Shelton State Community College. In addition to offering training and mentoring for businesses in the area, The Edge will provide affordable workspace for existing businesses and new and developing businesses with shared resources such as office equipment, administrative staff, and low-cost electronic services. The development and promotion of minority businesses in the Tuscaloosa area will be strengthened at The Edge in a partnership with the Minority Business Council of the Chamber of Commerce of West Alabama. To date, The Edge has offered nearly 70 businesses consultations; half of which were interested minority entrepreneurs.

Due to its overwhelming success, The Edge has outgrown its current facility and in order to support the growing needs for its services will have to construct a larger building. Simply put, the response to The Edge and its endeavors to promote economic stability and growth for small business owners has been tremendous. In 2013, 15 businesses incubated (7 of which are minority owned) and 59 jobs were created (18 jobs held by minorities). 2013 projected revenues for the businesses incubating were \$3,417,000 with the addition of another 13 jobs. Following the trend of its success, The Edge has the opportunity to incubate 50 businesses, create 240 jobs, and generate \$32,046,511 in revenue within the next two years. A special emphasis will be placed upon businesses to encourage job creation for women, veterans, and individuals in the low to moderate income community; the largest percentage of affected individuals on the day of the storm and nearly 65% of the population of Tuscaloosa. However, in order to facilitate these possibilities, a larger facility is needed.

The City of Tuscaloosa used 2013 CDBG-DR funds to acquire the property for the new site of The Edge facility on 10th Avenue, in the heart of the recovery area and a severe low-moderate area of Tuscaloosa. The City now desires to use additional CDBG-DR funds to help fund the construction, technology, and any other necessary and eligible associated costs. The property is the site of the former Woolsey Finnell St. U.S. Army Reserve Center. Prior to the storm, the facility was no longer in operation and on the day of the storm the on-site facility was destroyed. Since the facility was unoccupied before the storm, the Department of Defense completed a complete environmental assessment on the property and placed it on the market.

2013 CDBG-DR funds in the amount of \$910,000 were obligated to be used for land acquisition and \$1,354,109.37 is obligated to be used for advertisements, construction, technology, and any other necessary and eligible associated costs. These funds will be leveraged with grant funding from the U.S. Department of Commerce Economic Development Administration (\$5,061,440), CDBG-DR funds from the Alabama Department of Economic and Community Affairs (\$3,500,00) for costs associated with construction and other necessary eligible components of the project as well as \$12,047.00 from The University of Alabama for additional design components.

The \$750,000 for this activity was reallocated from the Commercial Revolving Loan Program program funds.

Location Description:

10th Avenue Corridor in Tuscaloosa, Alabama.

Activity Progress Narrative:

In the reported quarter, no funds were expended on the Edge project. During this quarter, the project was 15% completed and is expected to complete on time. It is still under construction and on schedule.

Accomplishments Performance Measures

No Accomplishments Performance Measures

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
2013 CDBG-DR Funds	\$2,264,109.37
ADECA (Alabama Department of Economic and Community Affairs)	\$3,600,000.00
Economic Development Administration	\$5,061,440.00
Other	\$12,047.00
Total Other Funding Sources	\$0.00

