

# Action Plan

## Grantee: Tuscaloosa, AL

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

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<b>LOCCS Authorized Amount:</b>	\$ 16,634,702.00
<b>Grant Award Amount:</b>	\$ 16,634,702.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 3,708,680.32
<b>Total Budget:</b>	\$ 20,343,382.32

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### Funding Sources

Funding Source	Funding Type
ATRIP (Alabama Transportation	State Funds
City of Tuscaloosa Water and Sewer RFFI	City Funds
Economic Development Administration	Other Federal Funds
City of Tuscaloosa General Fund	City Funds
City of Tuscaloosa CDBG Funds	Other Federal Funds
The University of Alabama	Other Private Funds
2013 CDBG-DR Funds	Other Federal Funds
Other	Other Private Funds
Other 2012 CDBG-DR Funds	Other Federal Funds
ADECA (Alabama Department of Economic	State Funds
2016A City Bond	City Funds

### Narratives

#### Disaster Damage:

On April 27, 2011, at approximately 5:00 PM CDT, a severe thunderstorm warning producing straight line winds and several tornadoes, including a category EF-4 on the Enhanced Fujita Scale, tore through the City of Tuscaloosa, damaging and/or destroying homes along with commercial, industrial and major government buildings. During the two weeks following the storm, the City Building Inspections staff completed a block-by-block assessment of damages to structures that were a direct result of the storm. A total of 53 lives were lost and at least 4,289 homes were damaged or destroyed within the City limits (see Appendix A for a map of the recovery zone). A large percentage of these homes were rental property located in a demographically lower-income area of the community. According to HUD's Alabama Housing Needs Assessment published in October 2011, Tuscaloosa County contained 70.1% of the entire State of Alabama's rental housing units with unmet needs, a total of 1,171 units which equated to \$55.2 million. Of these 1,171 units, 91% are within the city limits, a total of 1,066 which equated to \$50.25 million. Of the 4,289 homes damaged or destroyed, 4,448 were owner occupied with 112 of those still having unmet needs according to the study. It is evident from this data that a majority of those with continued unmet housing needs are families that lived in rental housing prior to the April 27, 2011 tornado. Due to the fact that Tuscaloosa's homeless shelters sponsored by the Red Cross and the Salvation Army were also rendered uninhabitable by the storm, the individuals and families displaced from this storm found were able to either find housing resources through



existing available housing stock, through temporarily staying with family and friends, or moved away from the Tuscaloosa area. 421 businesses throughout the storm's path sustained major damage. Of these, approximately 54 were industrial properties and 367 were retail/general service properties. Through data collection, FEMA estimated Tuscaloosa's sever unmet business need at over \$28.2 million. This sever unmet business need is the second highest amount of sever unmet business need for all communities effected by 2011 Presidentially declared disasters, only behind, Missouri that had \$29.1 million. It is also greater than the rest of the sever unmet business need throughout the State of Alabama combined as well as greater than any other combined state disaster, other than Missouri as listed above. Damage to public buildings, equipment and infrastructure was reported throughout the storm's path. The largest of these was the direct hit sustained by the Curry Building, a 350,000-square foot City facility that housed operational and office space for four City departments including the Emergency Management Department and the Environmental Services Department along with storage space for many others including evidence storage for the Tuscaloosa Police Department. Fire Station No. 4 was damaged beyond repair and the East Police Precinct also sustained significant damage, both of which were located in the Alberta City community. A number of City fleet vehicles were damaged or destroyed including 87% of the Garbage truck fleet (20 out of 23 trucks) and 100% of the Recycling Program fleet (4 trucks and 4 trailers). For this reason, the public service of garbage, trash and recycling curbside pickup was suspended immediately following the storm with garbage pickup resuming on May 2, 2011. The Hillard Fletcher Wastewater Treatment Plant and two of the City's water towers also sustained damage. Many

## Recovery Needs:

One month after the storm, the City recognized the need for an overarching and comprehensive plan for recovery and rebuilding along the storm path. The City released a request for proposals to firms specializing in disaster recovery community planning. A proposal from BNIM, a multidisciplinary architecture, planning and design firm, was accepted. BNIM, in conjunction with City staff, spent five weeks in June and July 2011 immersed in Tuscaloosa neighborhoods and culture. They met with established City task force groups, the steering committee, many individual stakeholders, and hosted a public workshop and online forum to assess areas of strengths, weaknesses and opportunities in order to formulate a comprehensive strategy to rebuild Tuscaloosa. The strategy utilized had very specific goals: • improve connectivity between and within neighborhoods; • provide walking, cycling and transit infrastructure to increase transportation options and reduce traffic on congested streets; • enhance the appearance and functionality of major corridors and important gateways and transportation arteries for the city; • rebuild damaged infrastructure to address longstanding issues and future needs in a comprehensive and sustainable way; and • coordinate public facilities to leverage scarce resources and create mutual benefit. The end result of this collaboration was the first draft of the Tuscaloosa Forward Generational Plan first published on July 15, 2011. The strategy identified in the Tuscaloosa Forward Generational Plan took the entire path of the storm and split it into four distinct areas: the 10th Avenue Corridor which included neighborhoods such as Rosedale Courts, The Downs, Glendale Gardens and Hillcrest; Forest Lake, which included neighborhoods such as Forest Lake and Wood Manor; 15th Street and McFarland Boulevard; and Alberta. The 10th Avenue Corridor is dominated by two distinct tracts. The first is Rosedale Courts, a predominantly low-income public housing development and its surrounding neighborhoods made up of aging single family homes. According to the City's 2010 census tract data, the median household income for this area was \$14,856. This area was completely devastated by the tornado and a majority of the homes along with the entirety of Rosedale Courts have been torn down. According to a HUD report on Unmet Housing Need in Alabama due to 2011 Federally Declared Disasters, the City of Tuscaloosa had 1,066 rental housing units that were damaged by the April 2011 tornado and still had an unmet housing need after all forms of assistance had been expended. Approximately 29% of these rental units resided in the Rosedale areas. The other tract is the three historic districts of The Downs, Glendale Gardens and Hillcrest, the populations of which is more moderate-to upper moderate income. These historic districts are almost exclusively made up of older, well established single family dwellings. Due to the makeup of these historic districts, they have recovered well and have started rebuilding many of the damaged homes. The Forest Lake area is predominantly made up of single-family homes built post-World War II with over 50% being renter occupied (mainly by students and other University of Alabama associated parties). The neighborhood contains Forest Lake, a small body of water owned by the 29 adjacent property owners. Pre-storm, this lake was surrounded by a canopy of mature trees that shaded the entire neighborhood and provided a natural barrier to the busy 15th Street roadway that directly abuts it to the north. Post storm, all of the houses on the lake's east and south sides were completely

## 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.



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](http://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?

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??or??in??writing??to??the??following??address??

City??of??Tuscaloosa

Incident??Command??Division

??University??Boulevard

Tuscaloosa??AL???????

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
9999	Restricted Balance	<i>No activities in this project</i>		
CD-2012-DR-001	Recovery Program Administration	CD-2012-DR-001	Program Administration	
CD-2012-DR-002	Recovery Comprehensive Planning	CD-2012-DR-002	Comprehensive Planning	
CD-2012-DR-003	Recovery Housing	DR-HOUS-01-ROSEDALE	Rosedale Phase II Housing Development	
		DR-HOUS-02-HURRICANE CREEK	Hurricane Creek Trace Housing Development	
		DR-HOUS-03-JUANITA DRIVE	Habitat for Humanity/Purchase of Juanita Drive Lot	
		DR-HOUS-04-HOMEBUYER ASSIST	Homebuyer/Downpayment Assistance Program	
		DR-HOUS-05-Relocation Assistance	Housing Relocation Assistance	
CD-2012-DR-004	Infrastructure	DR-INFRA-01-HARGROVE/HACKBERRY	Hargrove/Hackberry Realignment & Improvements	
		DR-INFRA-02-UNIVERSITY PLACE	University Place Infrastructure Project	
		DR-INFRA-03-FOREST LAKE	Forest Lake Revitalization Infrastructure Project	
		DR-INFRA-04-10TH AVENUE	10th Avenue Corridor Revitalization Infrastructure	
		DR-INFRA-05-ALBERTA REVITALIZATION	Alberta Revitalization Infrastructure Project	
		DR-INFRA-06-8TH STREET EAST	8th Street East	
		DR-INFRA-07-JUANITA DRIVE PHASE II	Juanita Drive Phase II	
		DR-INFRA-08-THE DOWNS DRAINAGE SYSTEM IMPROVEMENTS	The Downs Drainage System Improvements	
CD-2012-DR-005	Recovery Economic Development	DR-ECON DEV-01-COMM REVOLVING LOAN	Commercial Revolving Loan Program	
		DR-ECON DEV-02-SMALL BUSINESS LOAN	Small Business Revitalization Loan	
CD-2012-DR-006	Recovery Economic Development	DR-ECO DEV NONRLF-01-SMALL BUSINESS LOAN	Small Business Revitalization Loan	
		DR-ECO DEV NONRLF-02-THE EDGE	The Edge	
		DR-ECO DEV NONRLF-03-ALDAG JR. BUSINESS PLAN	Edward K. Aldag Jr. Business Plan Competition	
		DR-ECON DEV NONRLF-04-INNOVATE TUSCALOOSA	Innovate Tuscaloosa	





## Activities

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

**Grantee Activity Number:** CD-2012-DR-001

**Activity Title:** Program Administration

**Activity Type:**

Administration

**Project Number:**

CD-2012-DR-001

**Projected Start Date:**

07/15/2012

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Ancillary Activities**

None

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Tuscaloosa

**Organization Type**

Local Government

**Proposed Budget**

\$ 829,479.65

**Location Description:**

City of Tuscaloosa, Alabama



**Activity Description:**

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

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # /** CD-2012-DR-002 / Recovery Comprehensive Planning



**Grantee Activity Number: CD-2012-DR-002**

**Activity Title: Comprehensive Planning**

**Activity Type:**

Planning

**Project Number:**

CD-2012-DR-002

**Projected Start Date:**

07/16/2012

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

Area Benefit (Census)

**Ancillary Activities**

None

**Projected Beneficiaries**

# of Persons

**Total**

26337

**Low**

9559

**Mod**

5651

**Low/Mod%**

57.75

**Projected Accomplishments**

# of Plans or Planning Products

**Total**

50

**LMI%:**

58.03

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Tuscaloosa

**Organization Type**

Local Government

**Proposed Budget**

\$ 843,729.20

**Location Description:**

City of Tuscaloosa, Alabama

**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. \*

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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





**Grantee Activity Number: DR-HOUS-01-ROSEDALE**

**Activity Title: Rosedale Phase II Housing Development**

**Activity Type:**

Construction of new housing

**Project Number:**

CD-2012-DR-003

**Projected Start Date:**

01/01/2013

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Activity Status:**

Completed

**Project Title:**

Recovery Housing

**Projected End Date:**

07/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

\$ 1,296,369.00

**Most Impacted and**

**Distressed Budget:** \$ 1,296,369.00

**Total Funds:**

\$ 1,296,369.00

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

None

**Projected Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	86	36	50	100.00
# of Households	86	36	50	100.00

**Projected Accomplishments**

	Total
# of Multifamily Units	86
# of Housing Units	86
# of Elevated Structures	10
# ELI Households (0-30% AMI)	86
Activity funds eligible for DREF (Ike Only)	
#Units with other green	86
#Sites re-used	
#Units exceeding Energy Star	86
#Units with bus/rail access	86
#Low flow showerheads	86
#Low flow toilets	86
#Units with solar panels	



## Proposed budgets for organizations carrying out Activity:

### Responsible Organization

Tuscaloosa Housing Authority

### Organization Type

State Agency

### Proposed Budget

\$ 1,296,369.00

## Location Description:

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

## Activity Description:

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

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: DR-HOUS-02-HURRICANE CREEK**

**Activity Title: Hurricane Creek Trace Housing Development**

**Activity Type:**

Construction of new housing

**Project Number:**

CD-2012-DR-003

**Projected Start Date:**

01/01/2013

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Activity Status:**

Completed

**Project Title:**

Recovery Housing

**Projected End Date:**

07/31/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

\$ 751,810.00

**Most Impacted and Distressed Budget:** \$ 751,810.00

**Total Funds:** \$ 1,051,810.00

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

None

**Projected Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	50	25	25	100.00
# of Households	50	25	25	100.00

**Projected Accomplishments**

	<b>Total</b>
# of Multifamily Units	50
# of Housing Units	50
# of Elevated Structures	50
# ELI Households (0-30% AMI)	
#Units with other green	50
#Sites re-used	
#Units exceeding Energy Star	50
#Units with bus/rail access	
#Low flow showerheads	100
#Low flow toilets	102
#Units with solar panels	



**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
Community Service Programs of West Alabama	Non-Profit	\$ 751,810.00
Funding Source Name	Matching Funds	Funding Amount
ADECA (Alabama Department of Economic and Community Affairs)	Yes	\$ 300,000.00

**Location Description:**

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

**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.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: DR-HOUS-03-JUANITA DRIVE**

**Activity Title: Habitat for Humanity/Purchase of Juanita Drive Lot**

**Activity Type:**

Acquisition of property for replacement housing

**Project Number:**

CD-2012-DR-003

**Projected Start Date:**

01/01/2013

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Activity Status:**

Completed

**Project Title:**

Recovery Housing

**Projected End Date:**

12/30/2017

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

\$ 439,826.50

**Most Impacted and**

**Distressed Budget:** \$ 439,826.50

**Total Funds:**

\$ 439,826.50

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

None

**Projected Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Owner Households	24	24		100.00
# of Households	24	24		100.00

**Projected Accomplishments**

	Total
# of Singlefamily Units	24
# of Housing Units	24
Total acquisition compensation to owners	428568
# of Parcels acquired voluntarily	24
# of Properties	24

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Tuscaloosa Habitat for Humanity

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 439,826.50



**Location Description:**

Juanita Drive, Tuscaloosa, Alabama

**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.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: DR-HOUS-04-HOMEBUYER ASSIST**

**Activity Title: Homebuyer/Downpayment Assistance Program**

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

CD-2012-DR-003

**Projected Start Date:**

01/01/2013

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Activity Status:**

Completed

**Project Title:**

Recovery Housing

**Projected End Date:**

06/30/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

\$ 110,000.00

**Most Impacted and Distressed Budget:** \$ 110,000.00

**Total Funds:** \$ 110,000.00

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

None

**Projected Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	11	8	3	100.00
# of Households	11	8	3	100.00

**Projected Accomplishments**

	<b>Total</b>
# of Singlefamily Units	11
# of Housing Units	11

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Tuscaloosa

**Organization Type**

Local Government

**Proposed Budget**

\$ 110,000.00

**Location Description:**

Tuscaloosa, Alabama



## 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.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: DR-HOUS-05-Relocation Assistance**

**Activity Title: Housing Relocation Assistance**

**Activity Type:**

Relocation payments and assistance

**Project Number:**

CD-2012-DR-003

**Projected Start Date:**

04/03/2013

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Benefit Report Type:**

Direct (Households)

**Ancillary Activities**

None

**Projected Beneficiaries**

	Total	Low	Mod	Low/Mod%
# Renter Households	5	5		100.00
# Owner Households	5	5		100.00
# of Households	10	10		100.00

**Projected Accomplishments**

	Total
Activity funds eligible for DREF (Ike Only)	
# of Non-business Organizations benefitting	10
# of Businesses	

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Tuscaloosa

**Organization Type**

Local Government

**Proposed Budget**

\$ 0.00

**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 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.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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



**Grantee Activity Number: DR-INFRA-01-HARGROVE/HACKBERRY**

**Activity Title: Hargrove/Hackberry Realignment & Improvements**

**Activity Type:**

Construction/reconstruction of streets

**Project Number:**

CD-2012-DR-004

**Projected Start Date:**

07/01/2013

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Activity Status:**

Under Way

**Project Title:**

Infrastructure

**Projected End Date:**

06/30/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

\$ 1,798,406.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Total Funds:** \$ 6,602,653.00

**Benefit Report Type:**

Area Benefit (Census)

**Ancillary Activities**

None

**Projected Beneficiaries**

# of Persons

**Total**

4828

**Low**

1984

**Mod**

1133

**Low/Mod%**

64.56

**Projected Accomplishments**

# of Linear feet of Public Improvement

**Total**

1182

**LMI%:**

64.56

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Tuscaloosa

**Organization Type**

Local Government

**Proposed Budget**

\$ 1,798,406.00

**Funding Source Name**

City of Tuscaloosa General Fund

**Matching Funds**

No

**Funding Amount**

\$ 352,000.00

2013 CDBG-DR Funds

No

\$ 952,247.00

ADECA (Alabama Department of Economic and Community Affairs)

No

\$ 0.00

ATRIP (Alabama Transportation Rehabilitation Improvements Program)

No

\$ 3,500,000.00



**Location Description:**

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

**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.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:****Document**

Hackberry\_HargroveATRIP.jpg

**Image:**

**Environmental Reviews:** None

**Document** Hargrove\_Hackberry.pdf

---



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

**Activity Type:**

Construction/reconstruction of streets

**Project Number:**

CD-2012-DR-004

**Projected Start Date:**

08/01/2013

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Activity Status:**

Completed

**Project Title:**

Infrastructure

**Projected End Date:**

12/31/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

\$ 131,345.27

**Most Impacted and Distressed Budget:**

\$ 131,345.27

**Total Funds:**

\$ 3,879,978.27

**Benefit Report Type:**

Area Benefit (Census)

**Ancillary Activities**

None

**Projected Beneficiaries**

# of Persons

**Total**

926

**Low**

695

**Mod**

231

**Low/Mod%**

100.00

**Projected Accomplishments**

# of Linear feet of Public Improvement

**Total**

2000

**LMI%:**

51.19

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Tuscaloosa

**Organization Type**

Local Government

**Proposed Budget**

\$ 131,345.27

**Funding Source Name**

2013 CDBG-DR Funds

Other 2012 CDBG-DR Funds

City of Tuscaloosa CDBG Funds

City of Tuscaloosa Water and Sewer RFFI

**Matching Funds**

No

No

No

No

**Funding Amount**

\$ 2,203,938.00

\$ 310,055.00

\$ 1,184,640.00

\$ 50,000.00



**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 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.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: DR-INFRA-03-FOREST LAKE**

**Activity Title: Forest Lake Revitalization Infrastructure Project**

**Activity Type:**

Construction/reconstruction of streets

**Project Number:**

CD-2012-DR-004

**Projected Start Date:**

08/01/2013

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Activity Status:**

Completed

**Project Title:**

Infrastructure

**Projected End Date:**

12/31/2018

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

\$ 223,525.77

**Most Impacted and**

**Distressed Budget:** \$ 223,525.27

**Total Funds:**

\$ 3,814,295.77

**Benefit Report Type:**

Area Benefit (Census)

**Ancillary Activities**

None

**Projected Beneficiaries**

# of Persons

**Total**

3259

**Low**

1299

**Mod**

733

**Low/Mod%**

62.35

**Projected Accomplishments**

# of Linear feet of Public Improvement

**Total**

1500

**LMI%:**

62.35

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Tuscaloosa

**Organization Type**

Local Government

**Proposed Budget**

\$ 223,525.77

**Funding Source Name**

City of Tuscaloosa Water and Sewer RFFI

**Matching Funds**

No

**Funding Amount**

\$ 50,000.00

2013 CDBG-DR Funds

No

\$ 2,203,938.00

City of Tuscaloosa CDBG Funds

No

\$ 1,184,640.00

Other 2012 CDBG-DR Funds

No

\$ 152,192.00





**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 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.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: DR-INFRA-04-10TH AVENUE**

**Activity Title: 10th Avenue Corridor Revitalization Infrastructure**

**Activity Type:**

Construction/reconstruction of streets

**Project Number:**

CD-2012-DR-004

**Projected Start Date:**

08/01/2013

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Activity Status:**

Under Way

**Project Title:**

Infrastructure

**Projected End Date:**

06/30/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

\$ 7,032,110.84

**Most Impacted and**

**Distressed Budget:** \$ 7,032,110.84

**Total Funds:**

\$ 13,992,110.84

**Benefit Report Type:**

Area Benefit (Census)

**Ancillary Activities**

None

**Projected Beneficiaries**

# of Persons

**Total**

5035

**Low**

2458

**Mod**

1075

**Low/Mod%**

70.17

**Projected Accomplishments**

# of Linear feet of Public Improvement

**Total**

3000

**LMI%:**

70.17

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Tuscaloosa

**Organization Type**

Local Government

**Proposed Budget**

\$ 6,855,430.10

**Funding Source Name**

ATRIP (Alabama Transportation Rehabilitation Improvements Program)

**Matching Funds**

No

**Funding Amount**

\$ 6,760,000.00

City of Tuscaloosa Water and Sewer RFFI

No

\$ 200,000.00

**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 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.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

### Activity Supporting Documents:

**Document** DR 1 2012 Amendment 20.docx

**Document** Pages from Synopsis 12122023 Full.pdf

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

**Activity Type:**

Construction/reconstruction of streets

**Project Number:**

CD-2012-DR-004

**Projected Start Date:**

08/01/2013

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Activity Status:**

Completed

**Project Title:**

Infrastructure

**Projected End Date:**

06/30/2019

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

\$ 1,221,834.64

**Most Impacted and Distressed Budget:**

\$ 1,221,834.64

**Total Funds:**

\$ 10,057,681.52

**Benefit Report Type:**

Area Benefit (Census)

**Ancillary Activities**

None

**Projected Beneficiaries**

# of Persons

**Total**

3375

**Low**

1360

**Mod**

1360

**Low/Mod%**

80.59

**Projected Accomplishments**

# of Linear feet of Public Improvement

**Total**

3550

**LMI%:**

80.59

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Tuscaloosa

**Organization Type**

Local Government

**Proposed Budget**

\$ 1,221,834.64

**Funding Source Name**

City of Tuscaloosa General Fund

**Matching Funds**

Yes

**Funding Amount**

\$ 15,000.00

City of Tuscaloosa Water and Sewer RFFI

Yes

\$ 124,600.00

2013 CDBG-DR Funds

Yes

\$ 8,696,246.88

**Location Description:**



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

**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.\*

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: DR-INFRA-06-8TH STREET EAST**

**Activity Title: 8th Street East**

**Activity Type:**

Construction/reconstruction of streets

**Project Number:**

CD-2012-DR-004

**Projected Start Date:**

06/30/2019

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Benefit Report Type:**

NA

**Ancillary Activities**

None

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
City of Tuscaloosa	Local Government	\$ 0.00
Funding Source Name	Matching Funds	Funding Amount
2016A City Bond	No	\$ 900,000.00
City of Tuscaloosa Water and Sewer RFFI	No	\$ 300,000.00
2013 CDBG-DR Funds	No	\$ 1,000,000.00
Economic Development Administration	No	\$ 600,000.00

**Location Description:**

Between 23rd and 24th Avenue East, paralleling University Boulevard East, and along 24th Avenue East between 7th Street East and University Boulevard East

**Activity Status:**

Cancelled

**Project Title:**

Infrastructure

**Projected End Date:**

06/30/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

\$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Total Funds:** \$ 2,800,000.00



## Activity Description:

There is limited east to west roadway connections in the Alberta area of Tuscaloosa. Prior to the April 27, 2011 tornado, the only east to west connection was the main thoroughfare of University Boulevard. Residents of the area had to travel to University Boulevard to access other areas of its nearby Alberta community and the Tuscaloosa area. Since the tornado, disaster recovery funds have been used to construct the Alberta Revitalization activity and provide an east to west connection to support not only the growing residential areas and business development, but also to allow for easier evacuation methods in times of crisis and national disasters. In order to support the expanding housing and business development in the Alberta community, the 8thStreet East activity is needed.

The 8thStreet East activity will consist of construction of roadway and utility improvements between 23rd and 24th Avenue East, paralleling University Boulevard East, and along 24th Avenue East between 7th Street East and University Boulevard East.

**Environmental Assessment:** UNDERWAY

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: DR-INFRA-07-JUANITA DRIVE PHASE II**

**Activity Title: Juanita Drive Phase II**

**Activity Type:**

Construction/reconstruction of streets

**Project Number:**

CD-2012-DR-004

**Projected Start Date:**

05/30/2019

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Activity Status:**

Under Way

**Project Title:**

Infrastructure

**Projected End Date:**

09/30/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

\$ 969,522.45

**Most Impacted and Distressed Budget:** \$ 969,522.45

**Total Funds:** \$ 3,308,516.45

**Benefit Report Type:**

Area Benefit (Census)

**Ancillary Activities**

None

**Projected Beneficiaries**

# of Persons

**Total**

2330

**Low**

1040

**Mod**

1040

**Low/Mod%**

89.27

**Projected Accomplishments**

Activity funds eligible for DREF (Ike Only)

# of Linear miles of Public Improvement

# of Linear feet of Public Improvement

**Total**

1630

**LMI%:**

89.27

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Tuscaloosa

**Organization Type**

Local Government

**Proposed Budget**

\$ 1,146,203.19

**Funding Source Name**

City of Tuscaloosa CDBG Funds

Economic Development Administration

**Matching Funds**

No

No

**Funding Amount**

\$ 1,369,472.00

\$ 969,522.00





**Location Description:**

The Northern Loop of Juanita Drive, Tuscaloosa, Alabama

**Activity Description:**

Phase I of Juanita Drive is complete. The Juanita Drive Phase II infrastructure development constitutes the second phase of the continuation of Juanita Drive. On April 27, 2011 a large portion of low-income housing rental stock was destroyed in the Alberta area including along Juanita Drive. Since then, the efforts of the City, Habitat for Humanity, and other philanthropic organizations in combination with the citizen's commitment to the area; housing restoration and promotion of homeownership has been a steady process. Concentrated in an extremely poverty stricken area of Tuscaloosa, the Juanita Drive infrastructure is severely aged and needs to be updated to support the rebuilding in the area. The project will take place in two phases. Infrastructure improvements will include, at a minimum, roadway improvements, streetscaping and utility upgrades, including roadway widening, sidewalks, storm sewers, and water and sewer replacements. In close proximity to the Alberta School of the Performing Arts, Juanita Drive infrastructure improvements will enhance access to the school and support the rebuilding of single family homes in the area. The improvements along Juanita Drive will greatly improve the quality life for the low-moderate income homeowners.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:**

<b>Document</b>	DR 1 2012 Amendment 20.docx
<b>Document</b>	Pages from Synopsis 12122023 Full.pdf
<b>Document</b>	RES 2012 DR1 Amendment 20.docx

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**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

**Activity Status:**

Under Way

**Project Number:**

CD-2012-DR-004

**Project Title:**

Infrastructure

**Projected Start Date:**

04/30/2019

**Projected End Date:**

04/30/2020

**Project Draw Block by HUD:**

Not Blocked

**Project Draw Block Date by HUD:**

**Activity Draw Block by HUD:**

Not Blocked

**Activity Draw Block Date by HUD:**

**Block Drawdown By Grantee:**

Not Blocked

\$ 550,000.00

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Most Impacted and Distressed Budget:**

\$ 550,000.00

**Total Funds:**

\$ 1,300,000.00

**Benefit Report Type:**

Area Benefit (Census)

**Ancillary Activities**

None

**Projected Beneficiaries**

# of Persons

**Total**

1340

**Low**

670

**Mod**

670

**Low/Mod%**

100.00

**Projected Accomplishments**

Activity funds eligible for DREF (Ike Only)

# of Linear miles of Public Improvement

# of Linear feet of Public Improvement

# of public facilities

**Total**

**LMI%:**

81.46

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Tuscaloosa

**Organization Type**

Local Government

**Proposed Budget**

\$ 550,000.00

**Funding Source Name**

2013 CDBG-DR Funds

**Matching Funds**

No

**Funding Amount**

\$ 750,000.00



**Location Description:**

The Downs, Tuscaloosa, Alabama 35401

**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.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**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:**

Econ. development or recovery activity that creates/retains jobs

**Project Number:**

CD-2012-DR-005

**Projected Start Date:**

12/01/2012

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Activity Status:**

Under Way

**Project Title:**

Recovery Economic Development

**Projected End Date:**

08/31/2022

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

\$ 3,408,680.32

**Most Impacted and**

**Distressed Budget:** \$ 3,408,680.32

**Total Funds:**

\$ 3,408,680.32

**Benefit Report Type:**

Direct (Person)

**Ancillary Activities**

None

**Projected Beneficiaries**

	Total	Low	Mod	Low/Mod%
# of Persons	52	14	14	53.85
# of Permanent Jobs Retained	27	7	7	51.85
# of Permanent Jobs Created	25	7	7	56.00

**Projected Accomplishments**

	Total
# of Businesses	13
# of buildings (non-residential)	

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Tuscaloosa

**Organization Type**

Local Government

**Proposed Budget**

\$ 3,408,680.32

**Location Description:**

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



apply.

### 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.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



**Grantee Activity Number: DR-ECON DEV-02-SMALL BUSINESS LOAN**

**Activity Title: Small Business Revitalization Loan**

**Activity Type:**

Econ. development or recovery activity that creates/retains jobs

**Project Number:**

CD-2012-DR-005

**Projected Start Date:**

04/18/2017

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Activity Status:**

Cancelled

**Project Title:**

Recovery Economic Development

**Projected End Date:**

09/30/2022

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

\$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Total Funds:** \$ 2,000,000.00

**Benefit Report Type:**

Direct (Person)

**Ancillary Activities**

None

Projected Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	2	2		100.00
# of Permanent Jobs Retained				0.0
# of Permanent Jobs Created	2	2		100.00
Projected Accomplishments	Total			
# of Businesses	3			

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
City of Tuscaloosa	Local Government	\$ 0.00
Funding Source Name	Matching Funds	Funding Amount
ADECA (Alabama Department of Economic and Community Affairs)	No	\$ 1,500,000.00
2013 CDBG-DR Funds	No	\$ 500,000.00



## Location Description:

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

## 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.



**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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





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

**Activity Title:** Small Business Revitalization Loan

**Activity Type:**

Econ. development or recovery activity that creates/retains jobs

**Project Number:**

CD-2012-DR-006

**Projected Start Date:**

04/18/2017

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Activity Status:**

Completed

**Project Title:**

Recovery Economic Development (Non

**Projected End Date:**

09/30/2022

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

\$ 90,477.11

**Most Impacted and**

**Distressed Budget:** \$ 90,477.11

**Total Funds:**

\$ 2,090,477.11

**Benefit Report Type:**

Direct (Person)

**Ancillary Activities**

None

**Projected Beneficiaries**

# of Persons

**Total**

2

**Low**

2

**Mod**

**Low/Mod%**

100.00

# of Permanent Jobs Created

2

2

100.00

**Projected Accomplishments**

# of Businesses

**Total**

3

**Funding Source Name**

ADECA (Alabama Department of Economic and Community Affairs)

**Matching Funds**

No

**Funding Amount**

\$ 1,500,000.00

2013 CDBG-DR Funds

No

\$ 500,000.00

**Location Description:**

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

**Activity Description:**



The purpose of the forgivable loan program is to attract local small businesses to the devastated areas impacted by the storm in the hopes that it will spur both job growth for low to moderate income individuals, as well as economic growth for affected businesses. The loan program is one of several programs the City is promoting to assist struggling local businesses to get back to pre-storm operations. Many of the businesses destroyed during the tornado do not have the means to rebuild. This funding will help supplement the cost of returning to their previous locations and maintain or grow their employee base. The City is requiring these funds to directly benefit low to moderate income individuals and businesses while helping promote economic recovery in the tornado impacted areas of the City. Funds will be available to businesses that are located within the disaster area or businesses relocating to the area.

The City has developed a loan committee comprised of City employees from five different departments and disciplines to review all loan applications before making a recommendation to the City Council. Applicants are required to submit financial documents such as tax returns and financial statements, which are subject to review, by the City's finance director for the applicant's capacity to manage the funds and make repayment should that be necessary in the event of default. If additional underwriting is required, the City will consult with the selected firm(s) in an effort to minimize any risk of default on behalf of the business owner and to provide funding within an acceptable range based on business credit availability. If the loan committee does not approve the loan, the business is allowed to appeal the decision and the application will undergo review by another committee comprised of esteemed community individuals.

This forgivable loan program has been successfully executed with 2012 and 2013 ADECA CDBG-DR, 2013 City CDBG-DR funds and the City desires to allocate these additional funds with direct CDBG-DR funds under the same guidelines as the ADECA funded program.

**Application:** Application will be released to the public via the City's website and in hard copy format at City Hall, Tuscaloosa Public Library, and other acceptable public venues. Any document preparation and development support may be available to local businesses through the City's Chamber of Commerce or similar sources. The City will collect, date time stamp, and review applications on a first come, first serve basis. The application period will remain open until all funds have been expended or the grant period timeline has expired.

**Borrower:** Eligible businesses include all commercial entities whose main operational location is or will be located in the recovery zone.

**Use of proceeds:** Land and building purchase or improvement, machinery and equipment purchase, leasehold improvements, working capital, inventory purchase and refinancing of existing debt.

**Collateral:** Adequate collateral position must be secured by assets of receiving business consisting of land, building, machinery, equipment, letter of credit, or other acceptable collateral as determined by the Office of the City Attorney. Collateral value will be established by appraisal or cost verification prior to award.

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

**Loan Term/Amortization:** Loans will require a monthly status update with six month and one year monitoring visits, at a minimum. Because the loan may be forgivable following the term of the loan, no repayment schedule will be implemented at this time.

**Loan Sizing:** The minimum loan amount for this program is \$20,000 with a maximum loan amount of \$50,000 dependent on the location of the business in the City's designated eligibility map.

CDBG-DR Loan Review Committee will be established to review/approve all loan applications received in the manner set out above. Loan committee will also be the body that sets all parameters of the loan within the guidelines set out above. Businesses will receive loans in the order that they are approved until the budgeted funds are depleted for the funding timeline. The CDBG-DR Loan Review Committee may request lease documents, mortgage information or other information they deem appropriate before approving the application. The applicant must submit a detailed project description and project budget. The project must begin within 90 days of receiving the loan payment. The City reserves the right to hold the applicant in default if the loan proceeds are not spent in accordance with the approved project description. Those receiving loans must be able to show that at least 51% or more of the job positions at the business are either known to be currently held by low-moderate income persons at the time the loan is received or are not currently held by low-moderate income persons but could be reasonably expected to "turn-over" to low-moderate income persons within two years.

This loan is a forgivable loan and if the awardees spend the loan proceeds in accordance with the rules set forth in the application over a year long period then the awardee will be considered compliant and will not be required to repay the loan amount.

The City of Tuscaloosa is allocating a total of \$90,477.11 to the Small Business Revitalization Loan Program in this Action Plan.

\$1,500,000 of 2012 and 2013 ADECA CDBG-DR funds are being used for the same purpose as well as \$500,000 of 2013 CDBG-DR funds. Applicants may request either \$20,000 or \$50,000 depending on the location of their business on the City's designated eligibility map.

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



**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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

**Activity Title: The Edge**

**Activity Type:**

Econ. development or recovery activity that creates/retains jobs

**Project Number:**

CD-2012-DR-006

**Projected Start Date:**

08/02/2017

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Benefit Report Type:**

Direct (Person)

**Ancillary Activities**

None

Projected Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	110	55	55	100.00
# of Permanent Jobs Retained	10	5	5	100.00
# of Permanent Jobs Created	100	50	50	100.00
Projected Accomplishments	Total			
# of Businesses	25			
# of buildings (non-residential)	1			

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
City of Tuscaloosa	Local Government	\$ 150,000.00
Funding Source Name	Matching Funds	Funding Amount
ADECA (Alabama Department of Economic and Community Affairs)	No	\$ 3,600,000.00
2013 CDBG-DR Funds	No	\$ 2,264,109.37



Economic Development Administration	No	\$ 5,061,440.00
Other	No	\$ 12,047.00

### Location Description:

10th Avenue Corridor in Tuscaloosa, Alabama.

### 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.\*

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



**Grantee Activity Number:** DR-ECO DEV NONRLF-03- ALDAG JR.  
**BUSINESS PLAN**

**Activity Title:** Edward K. Aldag Jr. Business Plan Competition

**Activity Type:**

Econ. development or recovery activity that creates/retains jobs

**Project Number:**

CD-2012-DR-006

**Projected Start Date:**

08/31/2018

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Benefit Report Type:**

Direct (Person)

**Ancillary Activities**

None

Projected Beneficiaries	Total	Low	Mod	Low/Mod%
# of Persons	1	1		100.00
# of Permanent Jobs Created	1	1		100.00
Projected Accomplishments	Total			
# of Businesses	1			

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed Budget
City of Tuscaloosa	Local Government	\$ 52,287.50
Funding Source Name	Matching Funds	Funding Amount
The University of Alabama	Yes	\$ 50,000.00

**Location Description:**



Locations within the City's designated eligibility map.

### **Activity Description:**

This activity was created in order to stimulate economic development. The City of Tuscaloosa is partnering with the University of Alabama and the Edge by allocating a portion of the CDBG Disaster Recovery Grant for the purpose of providing assistance to a community business through a competition.

A donor, Mr. Edward K. Aldag Jr., donated \$50,000 to the University of Alabama to fund a student entrepreneur that is starting or expanding a business. The University of Alabama and the Edge approached the City about adding a community component; funding a community entrepreneur with a start-up or expanding an existing business. The winner of the City's \$50,000 funded through CDBG-DR funds, must have a business currently located or to be located within the City's designated recovery zone in order to continue to spur economic development. Additionally, the funds must be used toward an eligible activity as defined in the threshold criteria and one low to moderate income job must be created. The winner will, at a minimum, be subject to a one-year compliance term. The competition will be held on March 27, 2018. Participants will pitch their business plan and concept to a panel of judges with various backgrounds for selection.

Eligibility and National Objective: Economic development assistance for for-profit business with low- moderate income job creation and retention.

Threshold Criteria: 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, and inventory purchase.

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.

Job Creation: Creation of one full-time equivalent, low to moderate income job.

Grant Size Limit: The City of Tuscaloosa is allocating \$50,000 to the Edward K. Aldag Jr. Business Plan Completion in this Action Plan.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None



**Grantee Activity Number:** DR-ECON DEV NONRLF-04-INNOVATE  
TUSCALOOSA

**Activity Title:** Innovate Tuscaloosa

**Activity Type:**

Econ. development or recovery activity that creates/retains jobs

**Project Number:**

CD-2012-DR-006

**Projected Start Date:**

07/01/2018

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Low/Mod: Benefit to low- and moderate-income persons/families

**Activity Status:**

Completed

**Project Title:**

Recovery Economic Development (Non

**Projected End Date:**

07/01/2020

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

\$ 200,000.00

**Most Impacted and  
Distressed Budget:** \$ 200,000.00

**Total Funds:** \$ 200,000.00

**Benefit Report Type:**

Direct (Person)

**Ancillary Activities**

None

**Projected Beneficiaries**

# of Persons

**Total**

4

**Low**

4

**Mod**

**Low/Mod%**

100.00

# of Permanent Jobs Created

4

4

100.00

**Projected Accomplishments**

# of Businesses

**Total**

2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Tuscaloosa

**Organization Type**

Local Government

**Proposed Budget**

\$ 200,000.00

**Location Description:**

Locations within the City's designated eligibility map.





## Activity Description:

This activity was created in order to stimulate economic development to the 10th Avenue and Alberta areas of Tuscaloosa. The City of Tuscaloosa is allocating a portion of the CDBG Disaster Recovery Grant for the purpose of providing assistance to two community businesses that provide a new service, or missing service to those areas.

Similar to what the City has already put into plan with its Commercial Revolving Loan and Small Business Revitalization Loan programs, the Innovate Tuscaloosa program will encourage business development in the 10th Avenue and Alberta areas; which are still suffering from the economic effects of the April 27, 2011 tornado. This forgivable loan program will spur both job growth for low to moderate income individuals as well as jumpstart economic growth in those areas. The City is requiring these funds to directly benefit low to moderate individuals and businesses while helping promote economic recovery. Funds will be available to businesses that are located within the disaster area or looking to be located in the disaster area.

The City has developed a loan committee comprised of City employees from different departments and disciplines to review all loan applications. 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 recommend the loan for approval, the business is allowed to appeal the decision to the City of Tuscaloosa City Council.

**Eligibility and National Objective:** Economic development assistance for for-profit business with low- moderate income job creation and retention.

**Threshold Criteria:** Application: The 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:** Maximum loan amount per business is \$200,000.

**Job Creation:** Creation of one full-time equivalent, low to moderate income job.

After applications are received and reviewed, applications will be reviewed by various departments and divisions across the City for technical review.

CDBG-DR Loan Review Committee reviews and recommends to the CDBG Committee the eligible 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. Recommended applicants will pitch their purpose to CDBG Committee. The CDBG Committee will have the final say on the approval of loans. The City may request lease documents, mortgage information or other information they deem appropriate before selecting the application for approval. The applicant must submit a detailed project description and project budget. The project must begin within 60 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.

**Grant Size Limit:** The City of Tuscaloosa is allocating a total of \$200,000 to the Innovate Tuscaloosa activity in this action plan.



**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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## Action Plan History

	Date
B-12-MT-01-0002 AP#32	12/15/2023
B-12-MT-01-0002 AP#31	11/18/2021
B-12-MT-01-0002 AP#30	10/20/2021
B-12-MT-01-0002 AP#29	01/05/2021
B-12-MT-01-0002 AP#28	10/20/2020
B-12-MT-01-0002 AP#27	10/02/2020
B-12-MT-01-0002 AP#26	01/06/2020
B-12-MT-01-0002 AP#25	10/17/2019
B-12-MT-01-0002 AP#24	10/16/2019
B-12-MT-01-0002 AP#23	07/23/2019
B-12-MT-01-0002 AP#22	05/29/2019
B-12-MT-01-0002 AP#21	10/15/2018
B-12-MT-01-0002 AP#20	02/14/2018
B-12-MT-01-0002 AP#19	01/23/2018
B-12-MT-01-0002 AP#18	11/21/2017
B-12-MT-01-0002 AP#17	10/23/2017
B-12-MT-01-0002 AP#16	09/15/2017
B-12-MT-01-0002 AP#15	08/18/2017
B-12-MT-01-0002 AP#14	07/27/2017
B-12-MT-01-0002 AP#13	07/14/2017
B-12-MT-01-0002 AP#12	02/26/2016
B-12-MT-01-0002 AP#11	01/12/2016
B-12-MT-01-0002 AP#10	12/31/2014
B-12-MT-01-0002 AP#9	09/09/2014
B-12-MT-01-0002 AP#8	07/25/2014
B-12-MT-01-0002 AP#7	01/15/2014



B-12-MT-01-0002 AP#6	07/24/2013
B-12-MT-01-0002 AP#5	04/03/2013
B-12-MT-01-0002 AP#4	03/27/2013
B-12-MT-01-0002 AP#3	01/22/2013
B-12-MT-01-0002 AP#2	01/11/2013
B-12-MT-01-0002 AP#1	10/11/2012

