

Grantee: Tuscaloosa, AL

Grant: B-12-MT-01-0002

July 1, 2025 thru September 30, 2025 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: No QPR Contact Found
LOCCS Authorized Amount: \$16,634,702.00	Estimated PI/RL Funds: \$3,708,680.32	
Total Budget: \$20,343,382.32		

Disasters:

Declaration Number

FEMA-1971-AL

Narratives

Disaster Damage:

On April 27, 2011, at approximately 5:00 PM CDT, a severe thunderstorm warning producing straight line winds and several tornadoes, including a category EF-4 on the Enhanced Fujita Scale, tore through the City of Tuscaloosa, damaging and/or destroying homes along with commercial, industrial and major government buildings. During the two weeks following the storm, the City Building Inspections staff completed a block-by-block assessment of damages to structures that were a direct result of the storm. A total of 53 lives were lost and at least 4,289 homes were damaged or destroyed within the City limits (see Appendix A for a map of the recovery zone). A large percentage of these homes were rental property located in a demographically lower-income area of the community. According to HUD’s Alabama Housing Needs Assessment published in October 2011, Tuscaloosa County contained 70.1% of the entire State of Alabama’s rental housing units with unmet needs, a total of 1,171 units which equated to \$55.2 million. Of these 1,171 units, 91% are within the city limits, a total of 1,066 which equated to \$50.25 million. Of the 4,289 homes damaged or destroyed, 4,448 were owner occupied with 112 of those still having unmet needs according to the study. It is evident from this data that a majority of those with continued unmet housing needs are families that lived in rental housing prior to the April 27, 2011 tornado. Due to the fact that Tuscaloosa’s homeless shelters sponsored by the Red Cross and the Salvation Army were also rendered uninhabitable by the storm, the individuals and families displaced from this storm found were able to either find housing resources through existing available housing stock, through temporarily staying with family and friends, or moved away from the Tuscaloosa area. 421 businesses throughout the storm’s path sustained major damage. Of these, approximately 54 were industrial properties and 367 were retail/general service properties. Through data collection, FEMA estimated Tuscaloosa’s sever unmet business need at over \$28.2 million This sever unmet business need is the second highest amount of sever unmet business need for all communities effected by 2011 Presidentially declared disasters, only behind, Missouri that had \$29.1 million. It is also greater than the rest of the sever unmet business need throughout the State of Alabama combined as well as greater than any other combined state disaster, other than Missouri as listed above. Damage to public buildings, equipment and infrastructure was reported throughout the storm’s path. The largest of these was the direct hit sustained by the Curry Building, a 350,000-square foot City facility that housed operational and office space for four City departments including the Emergency Management Department and the Environmental Services Department along with storage space for many others including evidence storage for the Tuscaloosa Police Department. Fire Station No. 4 was damaged beyond repair and the East Police Precinct also sustained significant damage, both of which were located in the Alberta City community. A number of City fleet vehicles were damaged or destroyed including 87% of the Garbagetruck fleet (20 out of 23 trucks) and 100% of the Recycling Program fleet (4 trucks and 4 trailers). For this reason, the public service of garbage, trash and recycling curbside pickup was suspended immediately following the storm with garbage pickup resuming on May 2, 2011. The Hillard Fletcher Wastewater Treatment Plant and two of the City’s water towers also sustained damage. Many underground sewer laterals were damaged from trees being uprooted by storm winds. Water pressure was lost and a

Recovery Needs:

One month after the storm, the City recognized the need for an overarching and comprehensive plan for recovery and rebuilding along the storm path. The City released a request for proposals to firms specializing in disaster recovery community planning. A proposal from BNIM, a multidisciplinary architecture, planning and design firm, was accepted. BNIM, in conjunction with City staff, spent five weeks in June and July 2011 immersed in Tuscaloosa neighborhoods and culture. They met with established City task force groups, the steering committee, many individual stakeholders, and hosted a public workshop and online forum to assess areas of strengths, weaknesses and opportunities in order to formulate a comprehensive strategy to rebuild Tuscaloosa. The strategy utilized had very specific goals: • improve connectivity between and within neighborhoods; • provide walking, cycling and transit infrastructure to increase transportation options and reduce traffic on congested streets; • enhance the appearance and functionality of major corridors and important gateways and transportation arteries for the city;• rebuild damaged infrastructure to address longstanding issues and future needs in a comprehensive and sustainable way; and• coordinate public facilities to leverage scarce resources and create

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

The neighborhood contains Forest Lake, a small body of water owned by the 29 adjacent property owners. Pre-storm, this lake was surrounded by a canopy of mature trees that shaded the entire neighborhood and provided a natural barrier to the busy 15th Street roadway that directly abuts it to the north. Post storm, all of the houses on the lake's east and south sides were completely

Public Comment:

Citizen Participation
Since the April 27, 2011 tornado, the City of Tuscaloosa has worked diligently with various organizations and citizens who were directly and indirectly impacted by the natural disaster. These efforts include the interactive formulation of the Tuscaloosa Forward Generation Plan. Once this generational plan was formulated, the City held a series of public meetings in which a large number of citizens came to view details of the plan and were given the opportunity to comment. These comments were aggregated and analyzed and helped guide changes to the draft of the Tuscaloosa Forward Generational Plan. These public comments were included in the final draft of the plan as presented for adoption to the Tuscaloosa City Council on April 24, 2012. Walt Maddox, Mayor, appointed a Citizens Advisory Committee that was mandated to give an independent review of the Tuscaloosa Forward Plan. Through these public comment and interaction sessions, the City of Tuscaloosa has worked to identify gaps where immediate response efforts made by FEMA, SBA, etc. have not met all storm related damage needs. This Action Plan will outline areas of housing, infrastructure and economic revitalization that have shown a critical need for assistance to repair and rebuild the communities for damage directly related to the April 27, 2011 tornado.

The City of Tuscaloosa supports and encourages citizen participation in the development of the Disaster Recovery Action Plan. Many of the concerns expressed by citizens participating in the Tuscaloosa Forward Generational Plan formation and planning process have been incorporated into this Plan. Public hearings outlining the funding breakdown set out in this Action Plan were held at 10 A.M. and 5 P.M. on June 14, 2012 at the Tuscaloosa City Hall. The citizens in attendance were given the opportunity to comment at the meetings and for seven days after the meeting through telephone and in writing. The Action Plan was released for a public comment period on Tuesday July 3, 2012 and extends through 5:00 P.M. CDT on July 10, 2012.

Members of the public are invited to view the draft Action Plan prior to its submission during normal business hours of 7:30 A.M. to 5:00 P.M. CDT Monday through Friday at Tuscaloosa City Hall, 2201 University Boulevard, Tuscaloosa, Alabama 35401. The draft Action Plan will also be available for review on the City of Tuscaloosa's website atwww.tuscaloosa.com. The Action Plan was emailed to the Office of the Mayor and all City Council members. Copies of the Plan will be available in Spanish and other languages upon request. Persons with disabilities may request auxiliary aids by contacting the Incident Command Division at 205-248-5700.

Comments may be submitted via telephone to 205-248-5700 or in writing to the following address:
City of Tuscaloosa
Incident Command Division
2201 University Boulevard
Tuscaloosa, AL 35401.

Following the public comment period, the Action Plan will be updated and submitted to HUD on or about July 13, 2012. Comments received through the public meeting held on June 14, 2012 and comment period held from June 14, 2012 through June 21, 2012 regarding the CDBG Disaster Recovery Grant funding breakdown and the public comment period held from July 3, 2012 through July 10, 2012 regarding the draft Action Plan along with the City of Tuscaloosa's responses will be included in Appendix B.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$31,774,939.40
Total Budget	\$0.00	\$20,099,404.25
Total Obligated	\$0.00	\$20,099,404.25
Total Funds Drawdown	\$17,360.57	\$17,384,762.47
Program Funds Drawdown	\$17,360.57	\$14,210,987.30
Program Income Drawdown	\$0.00	\$3,173,775.17
Program Income Received	\$0.00	\$3,173,775.17
Total Funds Expended	\$17,360.57	\$17,384,762.47
HUD Identified Most Impacted and Distressed	\$17,360.57	\$16,585,332.24
Other Funds	\$ 0.00	\$ 11,675,535.15

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

Funds Expended

Overall	This Period	To Date
City of Tuscaloosa	\$ 17,360.57	\$ 14,896,756.97
Community Service Programs of West Alabama	\$ 0.00	\$ 751,810.00
Tuscaloosa Habitat for Humanity	\$ 0.00	\$ 439,826.50
Tuscaloosa Housing Authority	\$ 0.00	\$ 1,296,369.00

Other Funds:

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

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	50.00%	100.00%	85.67%
Minimum Non Federal Match	\$.00	\$9,185,846.88	\$8,701,663.81
Overall Benefit Amount	\$9,335,086.74	\$18,426,195.40	\$15,994,415.49
Limit on Public Services	\$2,495,205.30	\$.00	\$.00
Limit on Admin/Planning	\$3,326,940.40	\$1,673,208.85	\$1,390,346.98
Limit on Admin	\$831,735.10	\$829,479.65	\$591,368.83
Most Impacted and Distressed	\$16,634,702.00	\$19,255,674.55	\$16,585,332.24

Overall Progress Narrative:

During the reporting period, program administration costs were drawdown on for personnel administrative expenses related to disaster recovery efforts. In addition, the city engineer's office is continuing to work on in-house re-design of the downs drainage project.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	(\$3,686,828.76)	\$0.00
CD-2012-DR-001, Recovery Program Administration	\$17,360.57	\$829,479.65	\$552,453.64
CD-2012-DR-002, Recovery Comprehensive Planning	\$0.00	\$843,729.20	\$798,978.15
CD-2012-DR-003, Recovery Housing	\$0.00	\$2,598,005.50	\$2,598,005.50
CD-2012-DR-004, Infrastructure	\$0.00	\$11,926,744.97	\$8,028,091.71
CD-2012-DR-005, Recovery Economic Development	\$0.00	\$3,408,680.32	\$2,077,527.77
CD-2012-DR-006, Recovery Economic Development (Non	\$0.00	\$492,764.61	\$155,930.53

Activities

Grantee Activity Number: CD-2012-DR-001

Activity Title: Program Administration

Activity Type:	Activity Status:
Administration	Under Way
Project Number:	Project Title:
CD-2012-DR-001	Recovery Program Administration
Projected Start Date:	Projected End Date:
07/15/2012	01/01/2025
Benefit Type:	Completed Activity Actual End Date:
N/A	
National Objective:	Responsible Organization:
N/A	City of Tuscaloosa

Overall	Jul 1 thru Sep 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$829,479.25
Total Budget	\$0.00	\$829,479.25
Total Obligated	\$0.00	\$829,479.65
Total Funds Drawdown	\$17,360.57	\$591,368.83
Program Funds Drawdown	\$17,360.57	\$552,453.64
Program Income Drawdown	\$0.00	\$38,915.19
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$17,360.57	\$591,368.83
City of Tuscaloosa	\$17,360.57	\$591,368.83
Most Impacted and Distressed Expended	\$17,360.57	\$591,368.83

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:

During the reporting period, program administration costs were drawdown for personnel costs in the amount of \$17,360.57 for the administration of disaster recovery activities.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Monitoring, Audit, and Technical Assistance

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