



MEETING AGENDA



District 1
Matthew Wilson
Alternate

District 2
Raevan Howard
Member

District 3
Norman Crow

District 4
Lee Busby

District 5
Kip Tyner
Vice Chairperson

District 6
John Faile

District 7
Cassius Lanier
Chairperson

Council Community Development Committee Meeting Agenda

Tuesday, March 19, 2024 Daugherty Conference Room 5:00 p.m.

TOPIC	PRESENTER	SUPPORTING MATERIAL
Approval of Minutes		
NEW BUSINESS		
1. Authorization to make budget and program changes to the 2020 Action Plan of the City's 5 Year Consolidated Plan and to advertise those changes for the Community Planning and Development Programs for 2020-2024	Wayne Boman	2-3
2. Authorization to make budget and program changes to the 2021 and 2022 Action Plans of the City's 5 Year Consolidated Plan and to advertise those changes for the Community Planning and Development Programs for 2020-2024	Wayne Boman	4-5
3. Authorization to make budget and program changes to the 2022 Action Plan of the City's 5 Year Consolidated Plan and to advertise those changes for the Community Planning and Development Programs for 2020-2024	Margaret Desjarlais	6-7
4. Authorization of amendment no. 1 to the contract with Habitat for Humanity for Westgrove Property infrastructure installation	Margaret Desjarlais	8-10
5. Community Planning and Development Programs Year update	Margaret Desjarlais	11-14
6. Lead Hazard Abatement Program update	Chip Cates	
ADJOURN		

APPROVED AS TO FORM

Prepared By: OT/WB

Requested: CD CMTE Date: 03/19/2024

Council Presentation: 03/26/2024

Suspension of Rules: NO

Office of the City Attorney

RESOLUTION

AUTHORIZATION TO MAKE BUDGET AND PROGRAM CHANGES TO THE 2020 ACTION PLAN OF THE CITY'S 5 YEAR CONSOLIDATED PLAN AND TO ADVERTISE THOSE CHANGES FOR COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS FOR 2020-2024 (OCA-24-0344)

WHEREAS, the City of Tuscaloosa has the legal authority to apply for Federal Assistance from the U.S. Department of Housing and Urban Development (HUD) for assistance under the Community Development Block Grant (CDBG-CV 3); and

WHEREAS, the City of Tuscaloosa has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the Federal programs.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TUSCALOOSA, ALABAMA, that the City Council of Tuscaloosa does hereby approve the budget and program amendments under its Community Development Block Covid Grant (CDBG-CV 3) per the following:

Amendment #20217162-6201 #1

Program Year: 2020

Current Activity Name: Program Administration

Current Activity Description: Grant Administration

Current Activity Funding Amount: \$129,610.40

Amendment Reasoning: Reallocation of funds to Acquisiton of Fire Equipment-TFR

Amendment Funding Amount Change/Reallocation to Acquisiton of Fire Equipment: (\$40,000)

Amendment Funding: Program Administration/ Amount After Change: \$89,610.40

Current Activity Name: Acquisition of Fire Equipment

Current Activity Description: Purchase of Fire equipment to prevent, prepare and respond to COVID-19

Current Activity Funding Amount: \$71,671.60

Amendment Funding: Acquisiton of Fire Equipment Amount After Change: \$111,671.60

CDBG Eligible Citation: 24 CFR 570.201(c)

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TUSCALOOSA, ALABAMA:

- (1) That the City's Office of Community and Neighborhood Services is hereby authorized to advertise the 2020 Annual Action Plan amendments for citizen comments for thirty (30) days, as amended; and

- (2) The aforementioned amendments under the 2020 Annual Action Plan of the 2020-2024 Five-Year Consolidated Plan for Community Planning and Development Programs be, and hereby, officially adopted pending the thirty (30) day citizen comment period; and
- (3) The Mayor be, and is hereby authorized, for and as an act of the City, to execute all certifications and other documents required in relation to submission of these activities to the U.S. Department of Housing and Urban Development.

FUNDING REQUIRED: Yes No

By: _____
 Chief Financial Officer

COUNCIL ACTION

Resolution _____

Ordinance _____

Introduced _____

Passed _____

2nd Reading _____

Unanimous _____

Failed _____

Tabled _____

Amended _____

Comments: _____

APPROVED AS TO FORM

Office of the City Attorney

Prepared By: OT/WB
Requested: CD CMTE Date: 03/19/2024
Council Presentation: 03/26/2024
Suspension of Rules: NO

RESOLUTION

AUTHORIZATION TO MAKE BUDGET AND PROGRAM CHANGES TO THE 2021 AND 2022 ACTION PLANS OF THE CITY'S 5 YEAR CONSOLIDATED PLAN AND TO ADVERTISE THOSE CHANGES FOR COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS FOR 2020-2024 (OCA-24-0345)

WHEREAS, the City of Tuscaloosa has the legal authority to apply for Federal Assistance from the U.S. Department of Housing and Urban Development (HUD) for assistance under the Community Development Block Grant (CDBG); and

WHEREAS, the City of Tuscaloosa has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the Federal programs:

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TUSCALOOSA, ALABAMA, that the City Council of Tuscaloosa does hereby approve the budget and program amendments under its Community Development Block Grant (CDBG) per the following:

Amendment #6201-1

Program Year: 2021

Current Activity Name: Program Administration

Current Activity Description: Grant Administration

Current Activity Funding Amount: \$128,887.80

Amendment Reasoning: Reduction of Administration to pay towards Section 108 defeasance

Amendment Funding Amount Change/Reallocation to Administration: (\$55,127.35)

Amendment Funding: Administration Amount After Change/Reallocation: \$73,760.45

Current Activity Name: Section 108 Principal

Current Activity Description: Principal payment of Section 108 Allen Jemison Loan PY22

Current Activity Funding Amount: \$63,791.25

Amendment Funding: Principal Amount After Change/Reallocation \$118,918.60

CDBG Eligible Citation: 24 CFR 570, Subpart M, Loan Guarantees

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TUSCALOOSA, ALABAMA:

- (1) That the City's Office of Community and Neighborhood Services is hereby authorized to advertise the 2021 and 2022 Annual Action Plan amendments for citizen comments for thirty (30) days, as amended; and
- (2) The aforementioned amendments under the 2021 and 2022 Annual Action Plans of the 2020-2024 Five-Year Consolidated Plan for Community Planning and Development

Programs be, and hereby, officially adopted pending the thirty (30) day citizen comment period; and

- (3) The Mayor be, and is hereby authorized, for and as an act of the City, to execute all certifications and other documents required in relation to submission of these activities to the U.S. Department of Housing and Urban Development.

FUNDING REQUIRED: Yes No

By: _____

Chief Financial Officer

COUNCIL ACTION

Resolution _____
Ordinance _____
Introduced _____
Passed _____
2nd Reading _____
Unanimous _____
Failed _____
Tabled _____
Amended _____
Comments: _____

APPROVED AS TO FORM

Office of the City Attorney

Prepared By: OT/MJD
Requested: CD CMTE Date: 03/19/2024
Council Presentation: 03/26/2024
Suspension of Rules: NO

RESOLUTION

AUTHORIZATION TO MAKE SUBSTANTIAL BUDGET AND PROGRAM AMENDMENTS TO THE 2022 ANNUAL ACTION PLAN AND TO ADVERTISE THESE AMENDMENTS TO THE CITY’S 5 YEAR 2020-2024 CONSOLIDATED PLAN FOR COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS (OCA-24-0346)

WHEREAS, the City of Tuscaloosa received allocations in Program Years 2022 from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Act of 1974, as amended, for the local administration of the Community Development Block Grant (CDBG); and

WHEREAS, the City of Tuscaloosa has the institutional, managerial, and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the Federal programs; and

WHEREAS, the City of Tuscaloosa’s Office of Community and Neighborhood Services has identified additional need to support affordable housing through CDBG eligible activities that were not anticipated in the development of the previous Annual Action Plans nor the most recently amended and adopted 2023 Annual Action Plan; and

WHEREAS, proposed changes in approved use of CDBG funding require the City to further amend the aforementioned Annual Action Plan and that the City Council of Tuscaloosa does hereby approve the budget and program amendments under its Community Development Block Grant (CDBG) (subject to HUD final approval) per the following:

Amendment #1

Program Year: 2022

Current Activity Name: Infrastructure for Springer Estates- THA (Tuscaloosa Housing Authority

Current Activity Description: Installation of infrastructure investments in support of affordable housing construction for low-income clientele

Current Activity Funding Amount: \$329,302.95

Amendment Rationale: Activity Closeout

Amendment Funding Amount Change/Reallocation: (\$131,323.92)

Current Activity Funding Amount after Change/Reallocation: \$60,000.00

Current Activity Program Year:2022

Current Activity Name: Westgrove Project Design and Infrastructure Installation

Current Activity Description: Installation of infrastructure investments in support of affordable housing construction for LMI clientele

Current Activity Funding Amount: \$400,000.00
Current Activity Funding Amount after amendment funding: \$531,323.92
CDBG Eligible Citation: 24 CFR 570.201 (c)

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF TUSCALOOSA, ALABAMA:

- (1) That the City’s Office of Community and Neighborhood Services is hereby authorized to advertise the 2022 Annual Action Plan amendment for citizen comment for thirty (30) days per the City of Tuscaloosa’s Citizen Participation Plan, as amended; and
- (2) The aforementioned amendments under the City’s 2022 Annual Action Plan of the 2020-2024 Five-year Consolidated Plan for Community Planning and Development Programs be, and are hereby, officially adopted pending the thirty (30) day citizen comment period; and
- (3) That the 2020 and 2021 Annual Action Plans be amended to reflect changes in the funding and activities for the corresponding Program Year(s); and
- (4) That the Mayor be, and is hereby authorized, for and as an act of the City, to execute all certifications and other documents required in relation to submission of these additional activities to the U.S. Department of Housing and Urban Development.

FUNDING REQUIRED: Yes No

 By: _____
 Chief Financial Officer

COUNCIL ACTION

Resolution _____
 Ordinance _____
 Introduced _____
 Passed _____
 2nd Reading _____
 Unanimous _____
 Failed _____
 Tabled _____
 Amended _____
 Comments: _____

Memorandum

March 14, 2024

To: Community Development Committee

From: Margaret J. Desjarlais, Community Development Program Manager
Community and Neighborhood Services

RE: **CD Committee Agenda – 03/19/2024**
Contract Amendment No. 1 for PY 2022 CDBG funded Activity (A21-1451)
Resolution authorizing a funding amendment to sub-recipient agreement and authorizing Mayoral execution of amendment

Request:

The Office of Community and Neighborhood Services (CNS) is requesting Community Development Committee authorization to amend its PY 2022 sub-recipient agreement with Habitat for Humanity, Tuscaloosa AL and authorization for the Mayor to execute said amendment.

Resolution Summary:

Upon the completion of the 30 day Citizen Comment Period required by the City of Tuscaloosa's Citizen Participation Plan, the Office of Community and Neighborhood Services would like to progress to the next phase of the reallocation process for the PY 2022 Habitat for Humanity of Tuscaloosa, AL CDBG funded activity, Westgrove Project Design and Infrastructure Installation.

Additional funding to any CPD activity requires formal authorization and amendment. The resolution identifies the grant program, approved organization, its eligible activity and the revised PY 22 activity budget.

The resolution will **increase** the activity funding by \$131,323.92 from \$400,000.00 to \$531,323.92.

Funding:

The funding source is the Community Development Block Grant Program. The project currently has CDBG funds and will use monies reallocated from the THA- Springer Estates Infrastructure activity to fund the budgetary increase.

Current CDBG Funding:	\$400,000.00
CDBG PY 22:	\$131,323.92
Total Project Funding after Amendment:	\$531,323.92

Committee Action:

CNS requests Committee approval of the corresponding resolution.



APPROVED AS TO FORM

Office of the City Attorney

Prepared By: OT/MJD
Requested: CD CMTE Date: 03/19/2024
Council Presentation: 03/26/2024
Suspension of Rules: NO

RESOLUTION

AUTHORIZING AMENDMENT NO. 1 TO THE SUBRECIPIENT AGREEMENT WITH HABITAT FOR HUMANITY OF TUSCALOOSA, AL & AUTHORIZING THE MAYOR TO EXECUTE THE AMENDMENT WITH HABITAT FOR HUMANITY OF TUSCALOOSA, AL UNDER THE CITY'S 2022 COMMUNITY DEVELOPOMENT BLOCK GRANT PROGRAM (CDBG) (OCA-23-0944)

WHEREAS, on August 30, 2023, the City entered into an agreement with Habitat for Humanity of Tuscaloosa, AL for Community Development Block Grant Program (CDBG) funds to build infrastructure in support of affordable housing to federally subsidize Westgrove to assist the City of Tuscaloosa in fulfilling priorities established in the 2020-2024 Consolidated Plan and in activities approved in the 2022 Action Plan CDBG program projects; and

WHEREAS, the following Articles, Sections and Items of the agreement need to be amended to reflect an increase in funding of \$131,323.92 and a total funding amount of \$531,323.92:

1. Article 2- Project; Section 2: Project Description; Amount Funded
2. Article 3- Financial Management; Section 1: Payments and Budget; Item A: General Statement
3. Article 2- Financial Management; Section 1: Payments and Budget; Item C: Budget

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF TUSCALOOSA:

- (1) That the City of Tuscaloosa does hereby authorize the amendment to the City's agreement with Habitat for Humanity of Tuscaloosa, AL under the 2022 Community Development Block Grant.
- (2) That the Mayor and the City Clerk be, and they are hereby authorized, for and as an act of the City, to execute an amendment to the City's agreement with Tuscaloosa Housing Authority under the 2022 Community Development Block Grant to reflect the aforementioned changes, pending the 30-day citizen comment period.

FUNDING REQUIRED: Yes No

By: _____
Chief Financial Officer

COUNCIL ACTION

Resolution _____
Ordinance _____
Introduced _____
Passed _____
2nd Reading _____
Unanimous _____
Failed _____
Tabled _____
Amended _____
Comments: _____

Memorandum

March 14, 2024

To: Community Development Committee

From: Margaret J. Desjarlais, Community Development Program Manager
Community and Neighborhood Services

**RE: CD Committee Agenda 3/19/2024
Discussion Only-
Community Planning and Development Program Year Update:
Program Year 2024 Community Planning and Development Programs Application Period
Community Development Block Grant (CDBG) and HOME Investment Partnerships Programs (HOME)**

Request:

The Office of Community and Neighborhood Services (CNS) is requesting the opportunity to announce the opening of its Program Year 2024 (PY24) Community Planning and Development (CPD) Grants application period.

Project Summary:

The Application Period for the City's CPD grant programs will open on April 1, 2024. During this time, CNS will begin accepting submissions from well-qualified applicants for two of the City's entitlement grant programs: the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). In addition, CNS will host 4 public hearings to provide information about CDBG, HOME, previously funded activities, and to accept any recommendations, comments, suggestions, from residents about the use of CPD funds during PY 2024.

CNS will discuss the application processes for CDBG and HOME, basic eligibility requirements, and the schedule.

A public notice of the scheduled public hearings (including dates, times, and locations) will be published in the Tuscaloosa News and the document will be made available on www.tuscaloosa.com/live-play/housing/PY24NoticeActionPlanPublicHearings

A public notice of the application period opening will be published in the Tuscaloosa News and the document will be made available on www.tuscaloosa.com/live-play/housing/PY24NoticeApplicationPeriod

Schedule:

See Attachment entitled, "PY 2024 Action Plan Timeline"

Funding:

The funding source for this NOFA is the U.S. Department of Housing and Urban Development. The exact amount of the PY 2024 award is currently unknown. The NOFA will be based on PY23 allocations for CDBG (\$844,439.00) and HOME (\$474, 854.00)

Committee Action:

There is no committee action required at this time.



Memorandum

March 14, 2024

To: Community Development Committee

From: Margaret J. Desjarlais, Community Development Program Manager
Community and Neighborhood Services

RE: CD Committee Agenda -03/19/2024

Discussion Only-

Community Planning and Development Program Year Update: Notice of Funding Availability
Funds Available through the Community Development Block Grant (CDBG) and HOME
Investment Partnerships Program (HOME) for Program Year 2024 Activities

Request:

The Office of Community and Neighborhood Services (CNS) is requesting the opportunity to announce the City of Tuscaloosa's PY 2024 Notice of Funding Availability (NOFA) for its anticipated allocation of the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME).

Project Summary:

As a recipient of federal funds, the City of Tuscaloosa must prepare a one year Annual Action Plan describing the use of these funds. The PY 2024 NOFA is a part of the development of the PY 2024 Annual Action Plan. The NOFA describes the competitive application process, comprehensive eligibility requirements, and the City's application review criteria and selection process for non-profits, faith-based organizations, and City of Tuscaloosa departments/divisions seeking activity funding the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program. Under the PY 2024 NOFA, these funds are available for eligible and well-qualified activities that align with the 2015-2019 and 2020-2024 Consolidated Plans that govern the eligible uses of the grants.

CNS will discuss the NOFA.

A public notice of the NOFA will be published in the Tuscaloosa News and the document will be made available on www.tuscaloosa.com/live-play/housing/PY2024NOFA

Funding:

The funding source for this NOFA is the U.S. Department of Housing and Urban Development. In addition, the NOFA may include funding from CDBG and HOME funds made available through the expenditure of program income, project cancellations, etc. and are reprogrammable for only CDBG and HOME eligible activities. The amount available through this NOFA is \$

Committee Action:



There is no committee action required at this time.

Memorandum

March 14, 2024

To: Community Development Committee

From: Margaret J. Desjarlais, Community Development Program Manager
Community and Neighborhood Services

RE: **CD Committee Agenda -03/19/2024**

Discussion Only-

Community Planning and Development Program Year Update: PY 2024 Program Year Changes

Recent changes to the Community Planning and Development (CPD) Program Year for the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME)

Request:

The Office of Community and Neighborhood Services (CNS) is requesting the opportunity to discuss recent changes to the City of Tuscaloosa's Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Program Year.

Summary:

In January, CNS petitioned the U.S. Department of Housing and Urban Development (HUD) to alter the City of Tuscaloosa's CDBG and HOME Program Year start dates from April 1st to October 1st. HUD amended the initial request and on February 27, 2024, approved the CDBG and HOME Program start dates as September 1st. The changes are effective immediately. The CDBG and HOME Program Years are now September 1- August 31st. Prior to this modification, the CPD Program Year was April 1st-March 31st. Due to the immediacy of the change, the City's current Program Year 2023 will be extended by 4 (four) months to end on August 31, 2024. CNS anticipates petitioning HUD in the near future to modify the Program Year start date to October 1st.

Rationale:

CNS made the request to compensate for the federal trend of announcing grantee allocations months after its Program Year start date (April 1st). This trend, combined with additional statutory requirements, severely curtailed the City's ability to efficiently fund and initiate its CDBG and HOME projects.

Secondly, CNS must effectively manage its grants portfolio across disparate local, state, and federal priorities, operations, and requirements. Adjusting the Program Years to reflect the City's Fiscal Year start date reduces the administrative burden on CNS and its subrecipients, contractors, and developers in meeting the financial, reporting, and programmatic conditions across three levels of government.

Committee Action:

There is no committee action required at this time

