Grantee: Georgia

Grant: B-23-DG-13-0001

October 1, 2025 thru December 31, 2025

Grant Number:
B-23-DG-13-0001

Obligation Date:

Award Date:

Grantee Name:
Georgia

Contract End Date:

Review by HUD:
Submitted - Await for Review

Grant Award Amount:
$12,595,000.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

LOCCS Authorized Amount:
$12,595,000.00

Estimated PI/RL Funds:

Total Budget:
$12,595,000.00

Disasters:

Declaration Number

FEMA-4685-GA

Overall	This Report Period	To Date
Total Projected Budget from All Sources	$0.00	$12,595,000.00
Total Budget	$0.00	$12,595,000.00
Total Obligated	$0.00	$12,595,000.00
Total Funds Drawdown	$15,988.65	$135,928.33
Program Funds Drawdown	$15,988.65	$135,928.33
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$43,722.52	$127,162.20
HUD Identified Most Impacted and Distressed	$26,187.09	$45,576.03
Other Funds	$ 0.00	$ 0.00
Match Funds	$ 0.00	$ 0.00
Non-Match Funds	$ 0.00	$ 0.00

Funds Expended

Overall	This Period	To Date
Georgia Department of Community Affairs	$ 43,722.52	$ 127,162.20
Georgia Emergency Management Agency/Homeland	$ 0.00	$ 0.00
Georgia Heirs Property Law Center	$ 0.00	$ 0.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	76.84%	.64%
Overall Benefit Amount	$7,675,675.00	$8,425,675.00	$70,192.15
Limit on Public Services	$1,889,250.00	$750,000.00	$.00
Limit on Admin/Planning	$2,519,000.00	$1,629,750.00	$65,736.18
Limit on Admin	$629,750.00	$629,750.00	$65,736.18
Most Impacted and Distressed	$10,076,000.00	$10,076,000.00	$45,576.03

Overall Progress Narrative:

This Quarterly Performance Report (QPR) describes the CDBG-DR activities taking place in Quarter 4 of 2025 (October 1, 2025, to December 31, 2025).

HUD has provided the State of Georgia with $12,595,000 in disaster recovery funds to address unmet needs and support recovery efforts following the January 2023 tornadoes. CDBG-DR funds will be used for necessary expenses related to long-term recovery, restoration, and revitalization within the impacted areas.

As outlined in the Federal Register Notice, 80 percent of all CDBG-DR funds will benefit the HUD-identified MID area under zip code 30223, which DCA expanded to include the entirety of Spalding County. The remaining 20 percent of the allocation will be spent within areas that received a presidential major disaster declaration for DR-4685 and were eligible for both individual and public FEMA assistance. These state or grantee-identified MID counties include Butts, Henry, Jasper, Meriwether, Newton, and Troup County.

The funds will be allocated to the following programs: Homeowner Rehabilitation and Reconstruction Program (70%), Affordable Rental Rehabilitation Program (30%). These state-implemented programs will be directly administered by DCA. In addition, the following activities will be administered: Planning (~8%), Administration Costs (5%), Mitigation (15%), and Public Services (~6%).

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	$0.00	$0.00	$0.00
B-23-Admin, 23 Tornado Admin	$5,000.00	$629,750.00	$65,736.18
B-23-ARRP, 23 Tornado ARRP	$0.00	$2,500,000.00	$0.00
B-23-HRRP, 23 Tornado HRRP	$10,988.65	$6,072,250.00	$70,192.15
B-23-Mitigation, 23 Tornado Mitigation	$0.00	$1,643,000.00	$0.00
B-23-Planning, 23 Tornado Planning	$0.00	$1,000,000.00	$0.00
B-23-Public Services, 23 Tornado Public Services	$0.00	$750,000.00	$0.00

Grantee Program Summary

Affordable Rental Rehabilitation Program

Grant	Proposed Budget		Proposed MID Threshold Budget HUD Identified		Proposed MID Threshold Budget Grantee Identified	
	This Period	To Date	This Period	To Date	This Period	To Date
B-23-DG-13-0001	$ 0.00	$ 2,500,000.00	$ 0.00	$ 2,000,000.00	$ 0.00	$ 500,000.00
B-23-DG-13-0001	$ 0.00	$ 2,500,000.00	$ 0.00	$ 2,000,000.00	$ 0.00	$ 500,000.00

Narrative:

The Affordable Rental Rehabilitation Program (ARRP) will serve a variety of needs and prevent greater homelessness in the communities most impacted by the disasters by providing rental rehabilitation. The provision of safe, disaster resistant housing for residents impacted by the January 2023 tornadoes is critical to the long-term recovery strategies of the eligible areas. The program's eligible activities will include rehabilitation of existing rental housing units, which were impacted by the disaster. To date, $2,500,000 has been allocated to this program.

Public Services - Title Related Legal Assistance

Grant	Proposed Budget		Proposed MID Threshold Budget HUD Identified		Proposed MID Threshold Budget Grantee Identified	
	This Period	To Date	This Period	To Date	This Period	To Date
B-23-DG-13-0001	$ 0.00	$ 750,000.00	$ 0.00	$ 600,000.00	$ 0.00	$ 150,000.00
B-23-DG-13-0001	$ 0.00	$ 750,000.00	$ 0.00	$ 600,000.00	$ 0.00	$ 150,000.00

Narrative:

DCA hopes to leverage the broad network of community service and nonprofit organizations with well-established ties to the communities to help remove obstacles to applicant participation. DCA will enter into subrecipient agreements with a qualified non-profit agency to provide legal services to individual applicants for HRRP and ARRP. To date, $750,000 has been allocated to public services.

Housing Mitigation

Grant	Proposed Budget		Proposed MID Threshold Budget HUD Identified		Proposed MID Threshold Budget Grantee Identified	
	This Period	To Date	This Period	To Date	This Period	To Date
B-23-DG-13-0001	$ 0.00	$ 1,643,000.00	$ 0.00	$ 1,314,400.00	$ 0.00	$ 328,600.00
B-23-DG-13-0001	$ 0.00	$ 1,643,000.00	$ 0.00	$ 1,314,400.00	$ 0.00	$ 328,600.00

Narrative:

DCA will incorporate mitigation measures while implementing the housing programs during the construction, reconstruction, or rehabilitation phases of projects. Per the Federal Register Notice, 15 percent of CDBG-DR funds awarded for this disaster are set aside for mitigation activities, which amounts to $1,643,000.

Homeowner Rehabilitation & Reconstruction Program

Grant	Proposed Budget		Proposed MID Threshold Budget HUD Identified		Proposed MID Threshold Budget Grantee Identified	
	This Period	To Date	This Period	To Date	This Period	To Date
B-23-DG-13-0001	$ 0.00	$ 6,072,250.00	$ 0.00	$ 4,875,800.00	$ 0.00	$ 1,196,450.00
B-23-DG-13-0001	$ 0.00	$ 6,072,250.00	$ 0.00	$ 4,875,800.00	$ 0.00	$ 1,196,450.00

Narrative:

The Homeowner Rehabilitation and Reconstruction Program (HRRP) is designed to address housing needs by providing safe, disaster-resistant housing while assisting the most vulnerable residents in their recovery efforts. The program consists of rehabilitation, reconstruction, or replacement of existing or destroyed housing units. To promote long-term recovery and limit damage from future disasters, this program may include mitigation measures, including elevation and home hardening. The program also includes Temporary Housing Assistance, based on individual household needs and participation in HRRP, to be awarded on a case-by-case basis. To date, $6,072,250 has been allocated to this program.

Activities

Project # / B-23-Admin / 23 Tornado Admin

Grantee Activity Number: B-23- Administration
Activity Title: 23 Tornado Administration

Activity Type:
Administration

Activity Status:
Under Way

Project Number:
B-23-Admin

Project Title:
23 Tornado Admin

Projected Start Date:
05/01/2025

Projected End Date:
12/15/2030

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
Georgia Department of Community Affairs

Overall	Oct 1 thru Dec 31, 2025	To Date
Total Projected Budget from All Sources	$0.00	$629,750.00
Total Budget	$0.00	$629,750.00
Total Obligated	$0.00	$629,750.00
Total Funds Drawdown	$5,000.00	$65,736.18
Program Funds Drawdown	$5,000.00	$65,736.18
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$32,733.87	$56,970.05
Georgia Department of Community Affairs	$32,733.87	$56,970.05
Most Impacted and Distressed Expended	$26,187.09	$45,576.03

Activity Description:

Administration expenses may include costs incurred by DCA for the administration of the allocation, including but not limited to staff salaries, overhead, travel, and other associated expenses.

Location Description:

Activity Progress Narrative:

Provided continued administrative oversight and maintenance of all CDBG-DR-related activities.

A substantial amendment for the 2023 Tornadoes Action Plan was also initiated to include the addition of plus-up funds in accordance with Public Law 118-158 and the Federal Register Notice 90 FR 21328, dated May 19, 2025, wherein DCA was awarded $9,346,000 to address remaining unmet needs related to the disaster. The Action Plan was also modified to align with the waivers and alternative requirements of the updated Universal Notice (90 FR 1754) as amended.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / B-23-ARRP / 23 Tornado ARRP

Grantee Activity Number: B-23-Rental Rehabilitation
Activity Title: 23 Tornado ARRP

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B-23-ARRP

Project Title:
23 Tornado ARRP

Projected Start Date:
04/15/2025

Projected End Date:
04/14/2029

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
Georgia Department of Community Affairs

Overall	Oct 1 thru Dec 31, 2025	To Date
Total Projected Budget from All Sources	$0.00	$2,500,000.00
Total Budget	$0.00	$2,500,000.00
Total Obligated	$0.00	$2,500,000.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Georgia Department of Community Affairs	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

The Affordable Rental Rehabilitation Program (ARRP) will assist landlords with rehabilitation of rental properties with remaining damage from the 2023 January tornadoes. Landlords will be required to rent to households within the low-to-moderate income thresholds.

Location Description:

Activity Progress Narrative:

An RFP evaluation committee was established in part to review and evaluate RFP's (Request for Proposals) in relation to ARRP. The panel met with DOAS (Georgia Department of Administrative Services) to discuss proper processes for reviewing and assessing RFPs for application scoring. Plans for a follow-up meeting are expected to take place next quarter to review next steps once scoring is complete.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / B-23-HRRP / 23 Tornado HRRP

Grantee Activity Number: B-23-Homeowner Rehabilitation Low/Mod
Activity Title: 23 Tornado HRRP-Low/Mod

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B-23-HRRP

Project Title:
23 Tornado HRRP

Projected Start Date:
04/15/2025

Projected End Date:
04/14/2029

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
Georgia Department of Community Affairs

Overall	Oct 1 thru Dec 31, 2025	To Date
Total Projected Budget from All Sources	$0.00	$4,250,575.00
Total Budget	$0.00	$4,250,575.00
Total Obligated	$0.00	$4,250,575.00
Total Funds Drawdown	$10,988.65	$70,192.15
Program Funds Drawdown	$10,988.65	$70,192.15
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$10,988.65	$70,192.15
Georgia Department of Community Affairs	$10,988.65	$70,192.15
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

A single-family Homeowner Rehabilitation and Reconstruction Program to provide rehabilitation, reconstruction, and replacement housing units for applicants with remaining damages from the 2023 January tornadoes - this activity will address low-to-moderate income households.

Location Description:

Activity Progress Narrative:

The vendor met with DCA to brainstorm additional ways to increase engagement in the MID areas, given low survey and application participation. Some of these marketing strategies include advertising through water bill inserts as well as increasing and rotating Facebook ads, newspaper ads, and press releases.

They have found some success in partnering with local community members through schools, senior centers, and other community events to get the word out about the program.

A press release has been drafted and will be released next quarter once reviewed and approved by the DCA marketing team. Additional strategies will be discussed based on the press release's impact on survey and application participation.

Damage assessment lists and parcel and homestead exemption data were collected to help refine outreach to the most impacted and eligible homeowners.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / B-23-Mitigation / 23 Tornado Mitigation

Grantee Activity Number: B-23 Mitigation Low/Mod
Activity Title: 23 Tornado Mitigation Low/Mod

Activity Type:
MIT - Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B-23-Mitigation

Project Title:
23 Tornado Mitigation

Projected Start Date:
04/15/2025

Projected End Date:
04/14/2029

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
Georgia Department of Community Affairs

Overall	Oct 1 thru Dec 31, 2025	To Date
Total Projected Budget from All Sources	$0.00	$1,150,100.00
Total Budget	$0.00	$1,150,100.00
Total Obligated	$0.00	$1,150,100.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Georgia Department of Community Affairs	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

Mitigation efforts will be included in all housing projects. This activity will include those households identified as low-to-moderate income.

Location Description:

Activity Progress Narrative:

Discussions continued to develop the best strategies for implementing mitigation measures once construction begins for both HRRP and ARRP.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / B-23-Planning / 23 Tornado Planning

Grantee Activity Number: B-23-Planning
Activity Title: 23 Tornado Planning

Activity Type:
Planning

Activity Status:
Under Way

Project Number:
B-23-Planning

Project Title:
23 Tornado Planning

Projected Start Date:
07/01/2025

Projected End Date:
06/30/2028

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
Georgia Emergency Management Agency/Homeland

Overall	Oct 1 thru Dec 31, 2025	To Date
Total Projected Budget from All Sources	$0.00	$1,000,000.00
Total Budget	$0.00	$1,000,000.00
Total Obligated	$0.00	$1,000,000.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Georgia Emergency Management Agency/Homeland	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

DCA will partner with GEMA/HS to develop Disaster Recovery and Redevelopment Plans (DRRP) in affected communities.

Location Description:

Activity Progress Narrative:

Calendar invites were sent for all upcoming Disaster Recovery and Redevelopment Plan (DRRP) workshops and meetings. The second workshop for Henry and Spalding County will take place at the beginning of the next quarter. The Troup County workshop is also scheduled to occur around this time. DCA plans to attend at least one of the events.

CDBG-DR staff initiated the process to allow GEMA proper access to the grant.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / B-23-Public Services / 23 Tornado Public Services

Grantee Activity Number: B-23-Public Services LM
Activity Title: 23 Tornado Public Services - Low/Mod

Activity Type:
Public services

Activity Status:
Under Way

Project Number:
B-23-Public Services

Project Title:
23 Tornado Public Services

Projected Start Date:
05/01/2025

Projected End Date:
04/30/2029

Benefit Type:
Direct (Person)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
Georgia Heirs Property Law Center

Overall	Oct 1 thru Dec 31, 2025	To Date
Total Projected Budget from All Sources	$0.00	$525,000.00
Total Budget	$0.00	$525,000.00
Total Obligated	$0.00	$525,000.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Georgia Heirs Property Law Center	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

GHPLC will assist homeowners in the HRRP and ARRP programs by conducting title searches and engaging in legal services to assist with clearance of titles that show evidence of heirs property.

Location Description:

Activity Progress Narrative:

The subrecipient contract for title-clearing services with the GHPLC is being drafted and reviewed. Once finalized, it will be sent to GHPLC for their review and signature to initiate next steps for the program.

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