Grantee: Georgia

Grant: B-25-DG-13-0001

April 1, 2026 thru June 30, 2026 Performance Report

Grant Number:
B-25-DG-13-0001

Obligation Date:

Award Date:

Grantee Name:
Georgia

Contract End Date:
02/12/2032

Review by HUD:
Submitted - Await for Review

Grant Award Amount:
$9,346,000.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

LOCCS Authorized Amount:
$9,346,000.00

Estimated PI/RL Funds:

Total Budget:
$9,346,000.00

Disasters:

Declaration Number

FEMA-4685-GA
FEMA-4738-GA
FEMA-4821-GA
FEMA-4830-GA

Narratives

No Narratives Found

Overall	This Report Period	To Date
Total Projected Budget from All Sources	$9,346,000.00	$9,346,000.00
Total Budget	$9,346,000.00	$9,346,000.00
Total Obligated	$0.00	$0.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
HUD Identified Most Impacted and Distressed	$0.00	$0.00
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	$ 0.00	$ 0.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	77.62%	.00%
Overall Benefit Amount	$6,542,200.00	$7,254,125.20	$.00
Limit on Public Services	$1,401,900.00	$.00	$.00
Limit on Admin/Planning	$1,869,200.00	$.00	$.00
Limit on Admin	$467,300.00	$.00	$.00
Most Impacted and Distressed	$9,346,000.00	$7,951,416.80	$.00

Overall Progress Narrative:

This Quarterly Performance Report (QPR) describes the CDBG-DR activities taking place in Quarter 2 of 2026 (April 1, 2026, to June 30, 2026).

HUD has provided the State of Georgia with $9,346,000 in disaster recovery "plus-up" funds to address unmet needs and support recovery efforts following the January 2023 tornadoes. Based on a review of the disaster's impacts and estimates of unmet need, HUD granted additional funds following the prior allocation published in 88 FR 82982. CDBG-DR funds will be used for necessary expenses related to long-term recovery, restoration, and revitalization within the impacted areas. DCA has allocated funds to a Homeowner Rehabilitation and Reconstruction Program (HRRP), an Affordable Rental Rehabilitation Program (ARRP), and Mitigation-related activities.

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.

As unmet housing needs significantly exceed the amount allocated for this disaster, DCA has directed these funds to housing-related programs as follows: Homeowner Rehabilitation and Reconstruction Program (~62%) and Affordable Rental Rehabilitation Program (~25%). In addition, 15 percent of the plus-up funds is set aside for Mitigation activities. These state-implemented programs will be directly administered by DCA through the securement of a procured vendor.

Affordable Rental Rehabilitation Program:
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. Offering safe, disaster-resistant housing for residents affected by the 2023 tornadoes is crucial to the long-term recovery strategies of eligible areas. The program’s eligible activities will include the rehabilitation of existing rental housing units affected by the disaster. To date, $2,373,084 has been allocated to this program.

Single-family Homeowner Rehabilitation and Reconstruction Program:
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 date, $5,753,916 has been allocated to this program.

Mitigation:
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, totaling $1,219,000.

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-ARRP, 2023 Tornado ARRP	$0.00	$2,373,084.00	$0.00
B-23-HRRP, 2023 Tornado HRRP	$0.00	$5,753,916.00	$0.00
B-23-Mitigation, 2023 Tornado Mitigation	$0.00	$1,219,000.00	$0.00

Activities

Project # / B-23-ARRP / 2023 Tornado ARRP

Grantee Activity Number: B-23-Affordable Rental Rehabilitation
Activity Title: 2023 Tornado ARRP

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B-23-ARRP

Project Title:
2023 Tornado ARRP

Projected Start Date:
05/01/2026

Projected End Date:
05/31/2029

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
Georgia Department of Community Affairs

Overall	Apr 1 thru Jun 30, 2026	To Date
Total Projected Budget from All Sources	$2,373,084.00	$2,373,084.00
Total Budget	$2,373,084.00	$2,373,084.00
Total Obligated	$0.00	$0.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
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.
The program's eligible activities will include the rehabilitation of existing rental housing units that were impacted by the disaster. This housing program will address the renter-occupied housing needs.

Location Description:

Activity Progress Narrative:

The procurement processes are still underway to select a supplier for this project.

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 / 2023 Tornado HRRP

Grantee Activity Number: B-23-Homeowner Rehab Low/Mod
Activity Title: 2023 Tornado HRRP - Low/Mod

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B-23-HRRP

Project Title:
2023 Tornado HRRP

Projected Start Date:
07/01/2025

Projected End Date:
06/30/2028

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
Georgia Department of Community Affairs

Overall	Apr 1 thru Jun 30, 2026	To Date
Total Projected Budget from All Sources	$4,027,741.20	$4,027,741.20
Total Budget	$4,027,741.20	$4,027,741.20
Total Obligated	$0.00	$0.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Georgia Department of Community Affairs	$0.00	$0.00
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:

As of this quarter, submissions for surveys and applications have tapered off following the water bill advertisement initiative. The vendor evaluated fallout rates and reconstruction costs when considering how many households can be served through this project based on current volume and funding projections. They are managing major responsibilities tied to eligibility, construction, signing events, pre-construction activity, and file movement.

The environmental review process remains a major time-consuming step, particularly because many Spalding County homes in their age require additional review, with a significant portion of the environmental reviews involving Georgia's State Historic Preservation Office (SHPO) and tribal consultation. Even so, the vendor does not currently view the process as a performance issue.

Files are beginning to move beyond the award and into the construction-related stages. The vendor reported 5 files in pre-construction and 4 in Pre-Construction Conference (PCC) or initial site visit-related statuses, with

approximately 10 files either nearing or already moving into construction.

Escrow reconciliation remains one of the largest processing slowdowns. The vendor discussed preparing applicants early when a file shows a likely escrow requirement so that they have additional time to gather receipts and related documentation.

DCA leadership and the vendor strategized program targets for the following quarter.

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

Grantee Activity Number: B-23-Homeowner Rehab Urgent Need
Activity Title: 2023 Tornado HRRP - Urgent Need

Activity Type:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B-23-HRRP

Project Title:
2023 Tornado HRRP

Projected Start Date:
07/01/2025

Projected End Date:
06/30/2028

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Urgent Need

Responsible Organization:
Georgia Department of Community Affairs

Overall	Apr 1 thru Jun 30, 2026	To Date
Total Projected Budget from All Sources	$1,726,174.80	$1,726,174.80
Total Budget	$1,726,174.80	$1,726,174.80
Total Obligated	$0.00	$0.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Georgia Department of Community Affairs	$0.00	$0.00
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 Urgent Need, those within 81-120% of the Area Median Income (AMI).

Location Description:

Activity Progress Narrative:

As of this quarter, submissions for surveys and applications have tapered off following the water bill advertisement initiative. The vendor evaluated fallout rates and reconstruction costs when considering how many households can be served through this project based on current volume and funding projections. They are managing major responsibilities tied to eligibility, construction, signing events, pre-construction activity, and file movement.

The environmental review process remains a major time-consuming step, particularly because many Spalding County homes in their age require additional review, with a significant portion of the environmental reviews involving Georgia's State Historic Preservation Office (SHPO) and tribal consultation. Even so, the vendor does not currently view the process as a performance issue.

Files are beginning to move beyond the award and into the construction-related stages. The vendor reported 5 files in pre-construction and 4 in Pre-Construction Conference (PCC) or initial site visit-related statuses, with

approximately 10 files either nearing or already moving into construction.

Escrow reconciliation remains one of the largest processing slowdowns. The vendor discussed preparing applicants early when a file shows a likely escrow requirement so that they have additional time to gather receipts and related documentation.

DCA leadership and the vendor strategized program targets for the following quarter.

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 / 2023 Tornado Mitigation

Grantee Activity Number: B-23-Mitigation Low/Mod
Activity Title: 2023 Tornado Mitigation - Low/Mod

Activity Type:
MIT - Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B-23-Mitigation

Project Title:
2023 Tornado Mitigation

Projected Start Date:
07/01/2025

Projected End Date:
06/30/2028

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
Georgia Department of Community Affairs

Overall	Apr 1 thru Jun 30, 2026	To Date
Total Projected Budget from All Sources	$853,300.00	$853,300.00
Total Budget	$853,300.00	$853,300.00
Total Obligated	$0.00	$0.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
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:

This activity is directly related to mitigation measures used during the construction phase of both the HRRP and ARRP programs. Progress narratives will be provided when construction begins in either 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

Grantee Activity Number: B-23-Mitigation Urgent Need
Activity Title: 2023 Tornado Mitigation - Urgent Need

Activity Type:
MIT - Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
B-23-Mitigation

Project Title:
2023 Tornado Mitigation

Projected Start Date:
07/01/2025

Projected End Date:
06/30/2028

Benefit Type:
Direct (HouseHold)

Completed Activity Actual End Date:

National Objective:
Urgent Need

Responsible Organization:
Georgia Department of Community Affairs

Overall	Apr 1 thru Jun 30, 2026	To Date
Total Projected Budget from All Sources	$365,700.00	$365,700.00
Total Budget	$365,700.00	$365,700.00
Total Obligated	$0.00	$0.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Georgia Department of Community Affairs	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

Mitigation activites will be included in all housing projects. This activity will address housing activities in the Urgent Need income category.

Location Description:

Activity Progress Narrative:

This activity is directly related to mitigation measures used during the construction phase of both the HRRP and ARRP programs. Progress narratives will be provided when construction begins in either 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