

*Provided For:*

*HONORABLE DOUG ROPER, III,  
MAYOR*

*HONORABLE JOHN RAYMOND  
TURNER, MAYOR PRO-TEM,  
WARD 3*

*HONORABLE WILLIAM CECIL  
THOMPSON, WARD 1*

*HONORABLE JENNIFER EVANS,  
WARD 2*

*HONORABLE LOYD MOBLEY,  
WARD 4*

*HONORABLE BOB DIXON,  
COUNCILMAN AT LARGE*

*and*

*MR. NICK OVERSTREET  
CITY MANAGER*



ANNUAL REPORT SUMMARY,  
FY2022

*PREPARED BY:*

*JOSHUA C. BECK  
EXECUTIVE DIRECTOR  
VIDALIA HOUSING AUTHORITY*



Board of Commissioners

*Chairman: Darren McClellan*

*Vice Chairman: Ray Blount*

*Commissioner: Brandon Boston*

*Commissioner: Angie McDaniel*

*Commissioner: Fred Godbee*

1957

Executive Director

*Joshua C. Beck*

## At A Glance

**F**iscal year 2022 was another successful year for the Housing Authority of the City of Vidalia.

While many new challenges surfaced in and around our community, the Vidalia Housing Authority continued to meet and exceed its goals.

Homelessness has become a hot topic for many in our community. We have seen the population rise, and the challenge for law enforcement and property owners has been frustrating. Many community leaders have held stakeholders' meetings to try and pursue a solution. Various concepts have been explored and different philosophies have been aired. While a specific solution remains to be found, various property owners have begun to help by clearing and cleaning their vacant lots.

The Housing Authority has been invested in attempting to help solve this problem. While the Faircloth Amendment (a provision of the Quality Housing and Work Responsibility Act of 1998 that prevents any net increase in public housing stock from the original number of units as of October 1, 1999) prevents the Housing Authority from pursuing new developments, we have partnered with the Department of Community Affairs, and Georgia Balance of State Continuum of Care to explore various funding mechanisms that the community could capture to help. The Authority has met with DCA and HUD on multiple occasions and will continue to do so in the future.

This challenge is complex due to the countless issues that cause it. It's simply not a housing issue, but one that entails mental health, substance abuse, and economic opportunity. The Housing Authority of the City of Vidalia will continue to work on eliminating this issue from our community, regardless of how

challenging. Our efforts to serve the community to the best of our ability will always remain a top priority.

## Modernizing our Inventory

**T**he modernization of our inventory continues to move forward. During the past year, we obtained bids to renovate our bathrooms.

This work included the installation of new bathroom fixtures, accessories and tile. The existing bathrooms were dated (last renovated in 1990's) and were in need of renovation.

The Authority procured and received bids by multiple general contractors for the renovations. The lowest bid came in at roughly \$24,000 per bathroom, which the Authority deemed excessive. This estimate was for a 90 square foot bathroom. After review of the bids, the Authority thought it would better protect tax dollars to perform the work as a "Force Account." This avenue is possible if the Authority is designated as a High Performer and is shown capable to manage the contracts. The Authority asked for the Department of Housing and Urban Development's blessing and they approved, since the Housing Authority has regularly been designated as a High Performer. This decision will save over \$8,000 per bathroom, totaling \$611,000 for the life of the project. This path forward, while is more work for the Authority, is more prudent and responsible.

After bathroom renovations, the Authority will begin renovating all kitchens developing and a new community center to better serve our residents.

## Partnerships

The Housing Authority continues to prioritize partnerships within and around the community.

As discussed in previous reports, the Authority has placed an emphasis on security camera monitoring and security lighting throughout the Authority. We have partnered with the Vidalia Police Department, the Toombs County Sheriff's Office, the Georgia Bureau of Investigations and the District Attorney's Office in multiple ways.

As of May 22, 2023 the Housing Authority was subpoenaed to testify in a tragic double homicide. The Vidalia Housing Authority's surveillance equipment played a role in helping convict the suspect on over 15 counts. This video, while extremely graphic and unnerving, was critical in capturing the events.

The Authority remains committed in keeping our residences safe. We plan to implement more improvements in lighting and security surveillance in the future while ensuring privacy is being maintained.

The Authority also has partnering with the Microlife Institute, the Toombs County Development Authority and the Georgia Conservancy in performing a Housing Assessment for our community. Multiple Stakeholders met to discuss the topic in hopes of providing solutions and alternatives as it relates to housing for its citizens. The survey will be multi-faceted and implemented over the next year.

## Financially Fit

The Housing Authority of the City of Vidalia continues to build on the solid financial foundation built years ago. The Authority continues to secure multiple grants to help fulfill its mission while remaining fiscally conservative.

Over the last Fiscal Year, the Authority's reserves grew over 15%. The Authority finished with a budget surplus and will use it to supplement the capital fund expenditures throughout the year.

While our expenses increased dramatically, the Authority was able to maintain a positive net position for the year. The Authority's revenues outpaced the expenses for the year.

The Authority will continue to financially manage conservatively in order to be able to provide for the tenants we serve.

## PHAS Score

The Housing Authority just underwent an assessment by the Department of Housing and Urban Development. This assessment scores the Authority in four categories: Physical Condition, Financial Condition, Management Capability, and Capital Fund Management. The Authority scored a **94** under this assessment. This makes the Authority a High Performer for the 11th consecutive year.

## By the Numbers

**\$314,753**

*was awarded to help modernize the Vidalia Housing Authority. This funding consisted of the 2020 Capital Fund Grant.*

**12**

*units went under modernization under FY2021 funding, due to the Capital Funding Program. This includes the purchase of all materials and labor for bathroom renovations.*

**252**

*citizens benefiting from City of Vidalia Housing Authority.*

**139**

*applicants and pending applications the Authority has received.*

**0**

*Evictions during pandemic*

**\$17,016**

*Average gross income of the tenants living in the Vidalia Housing Authority.*

**2.60**

*Average household size.*

**45**

*Average head of household age.*

**4**

*Average residency in years*

**20**

*Total handicapped/disabled persons*

**31%**

*Percentage increase in Total Tenant Revenue*

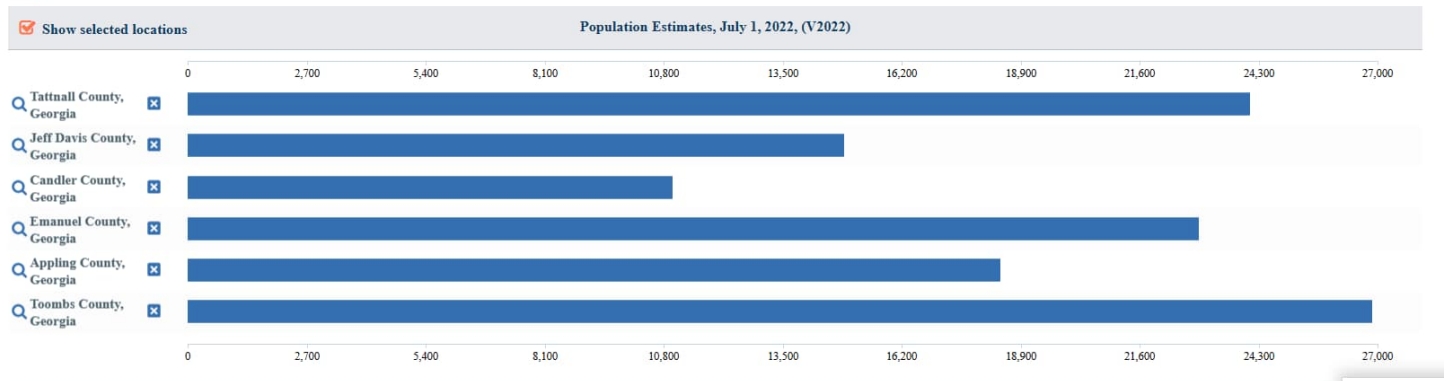
**27%**

*Percentage increase in Expense from FY2021.*

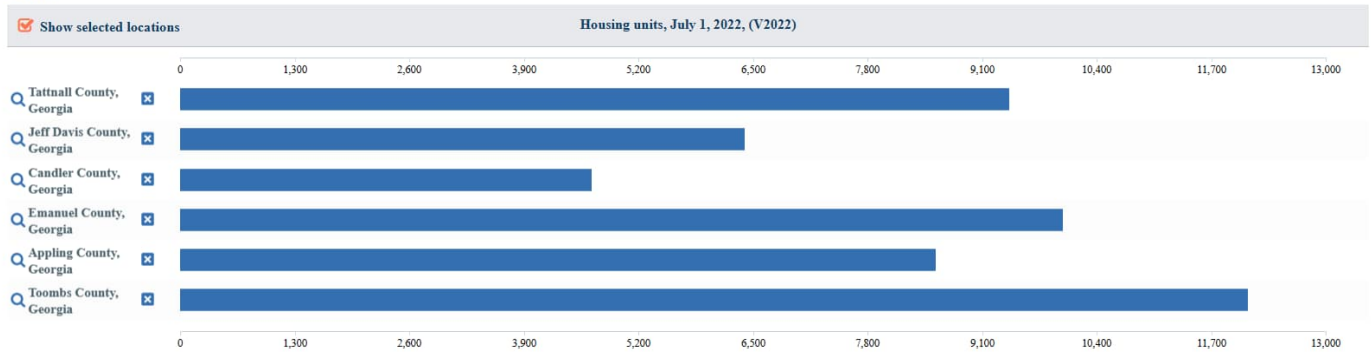
# APPENDIX

(DATA AS IT RELATES TO HOUSING FOR CITY OF VIDALIA/TOOMBS)

### Chart



### Chart



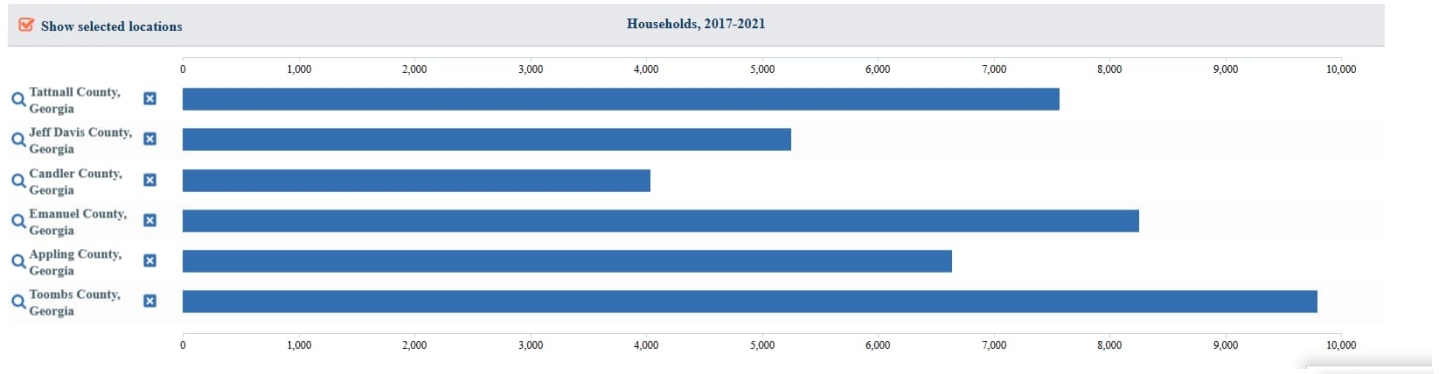
### Chart



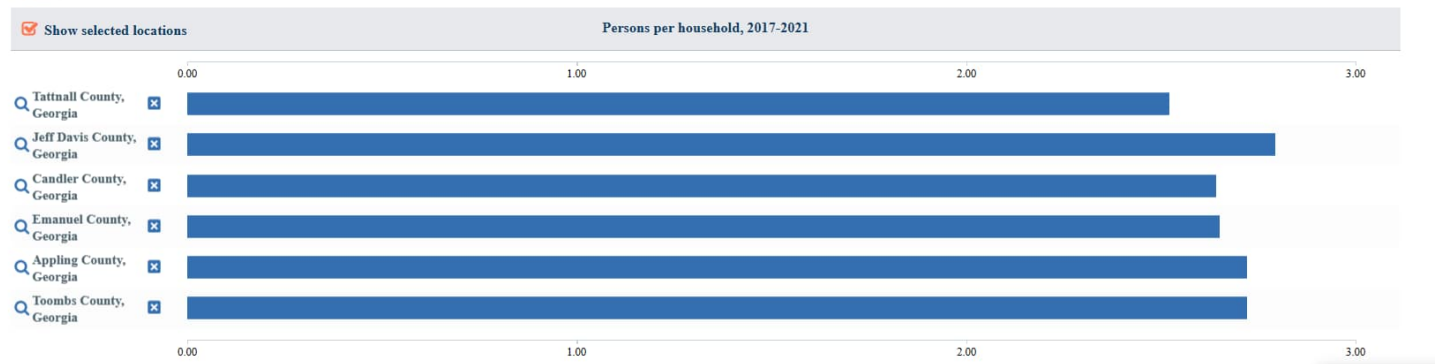
### Chart



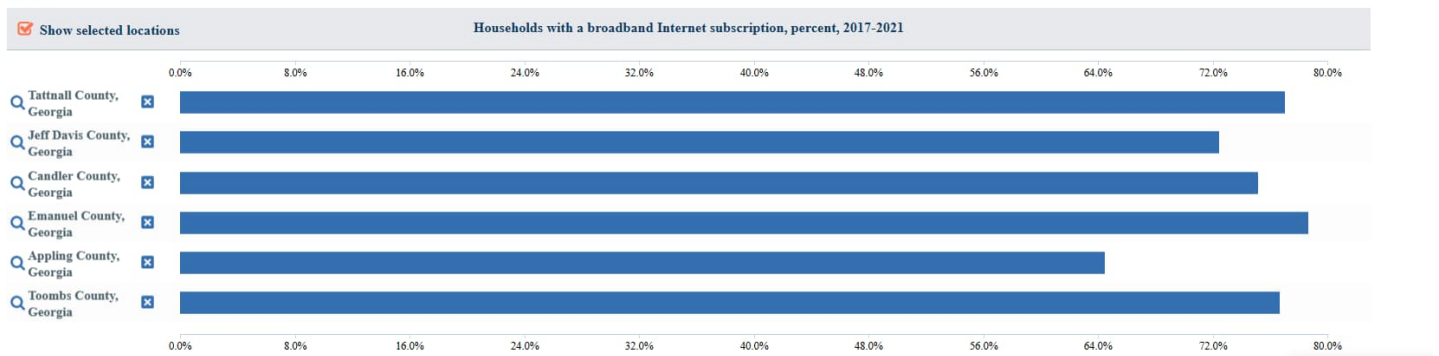
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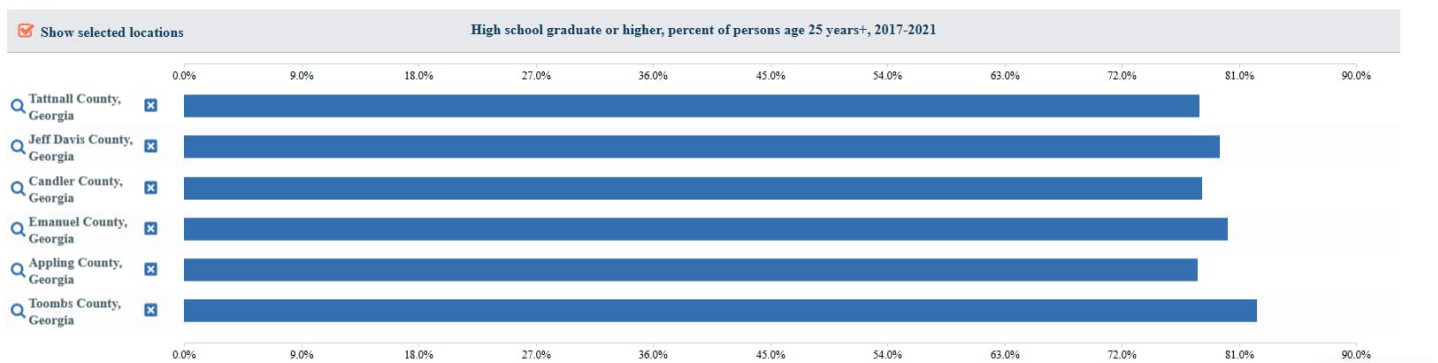
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Chart

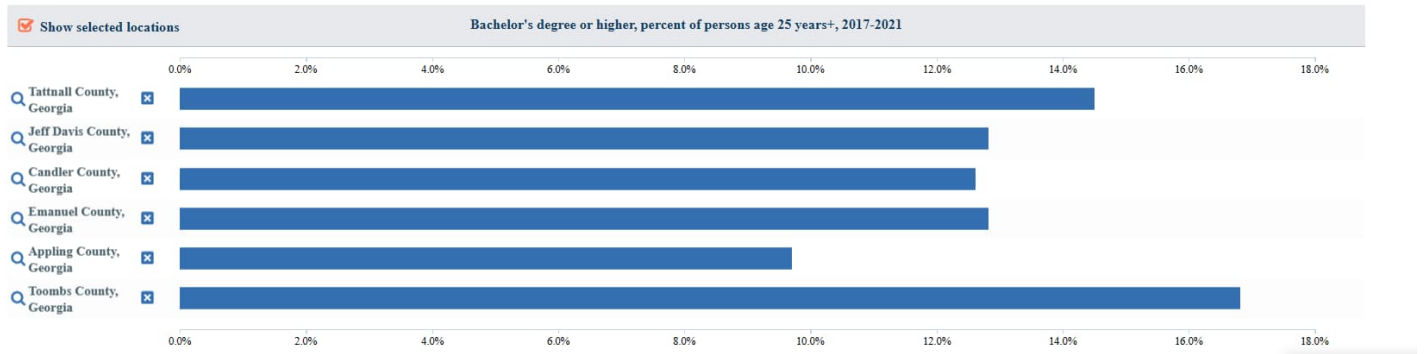


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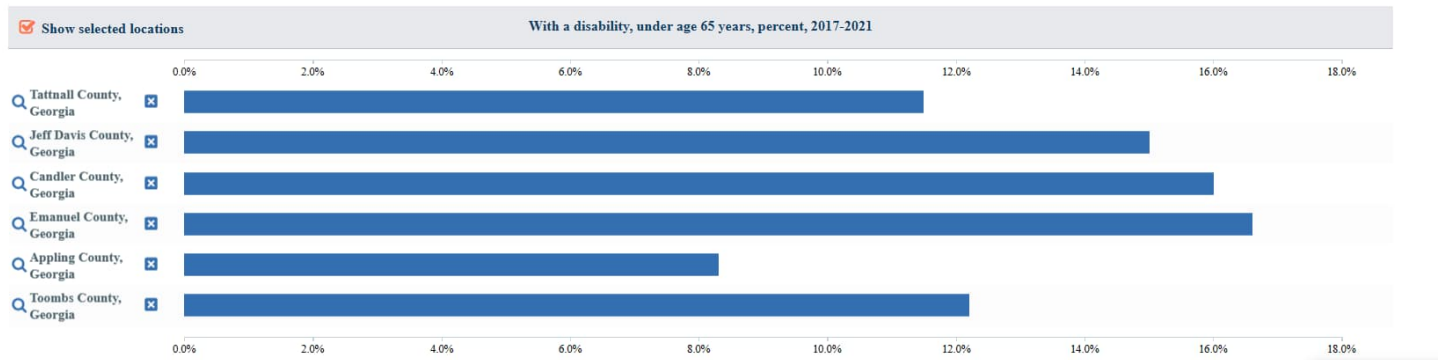




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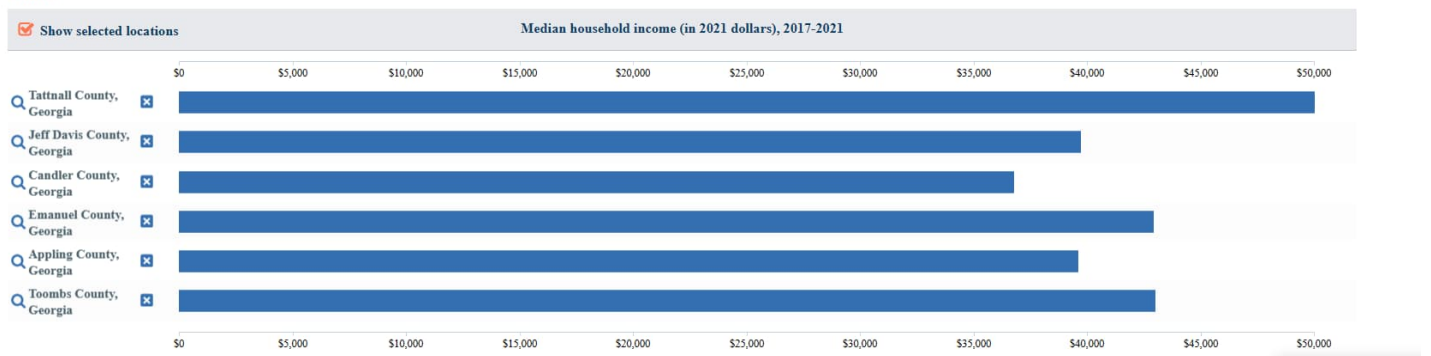
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Chart



Chart



Time Period: Start Year: 2021 End Year: 2023

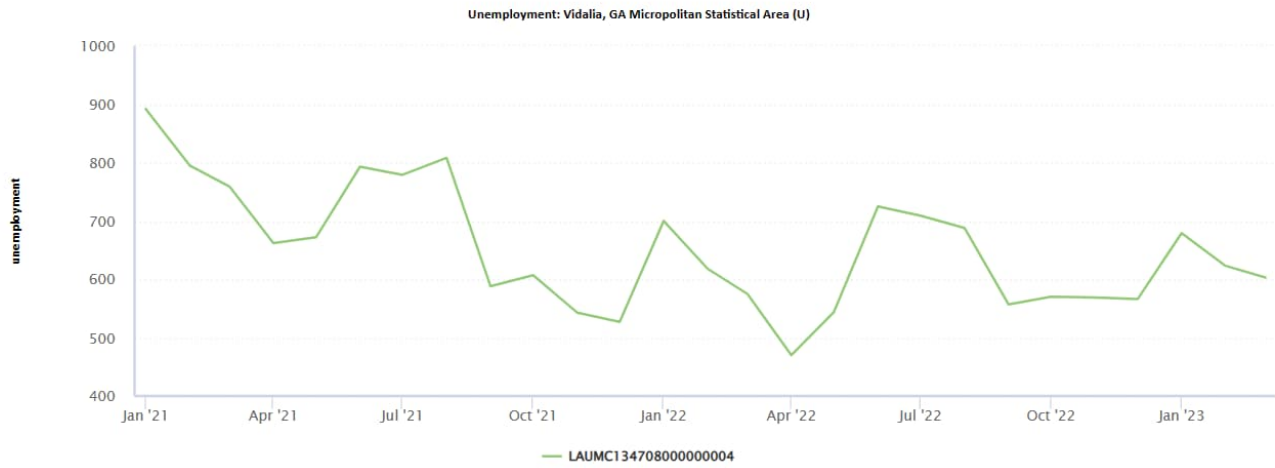
Net Monthly Changes:

- 1-Month Net Change
- 3-Month Net Change
- 6-Month Net Change
- 12-Month Net Change

Percent Monthly Changes:

- 1-Month % Change
- 3-Month % Change
- 6-Month % Change
- 12-Month % Change

Update





## Area Labor Profile

# Toombs

# County



Updated: May 2023

## Labor Force Activity

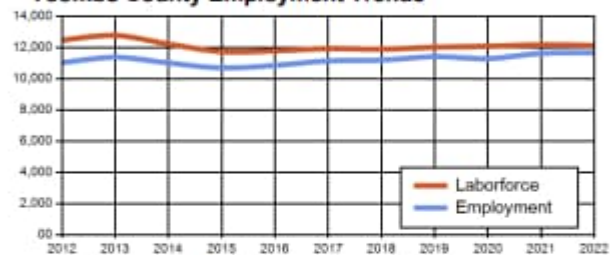
**April 2023**

	Labor Force	Employed	Unemployed	Rate
Toombs	12,489	12,057	432	3.5%
Appling	9,363	9,082	281	3.0%
Candler	6,191	6,070	121	2.0%
Emanuel	8,911	8,622	289	3.2%
Jeff Davis	6,139	5,909	230	3.7%
Montgomery	3,960	3,835	125	3.2%
Taltnall	8,974	8,724	250	2.8%
Treutlen	2,674	2,584	90	3.4%
<b>Toombs Area</b>	<b>58,701</b>	<b>56,883</b>	<b>1,818</b>	<b>3.7%</b>
Georgia	5,284,769	5,139,950	144,819	2.7%
United States	166,221,000	161,075,000	5,146,000	3.1%

Note: This series reflects the latest information available. Labor Force includes residents of the county who are employed or actively seeking employment.

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.

## Toombs County Employment Trends



## Unemployment Rate Trends

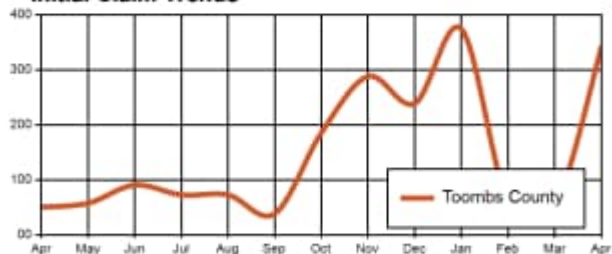


## Initial Claims Activity

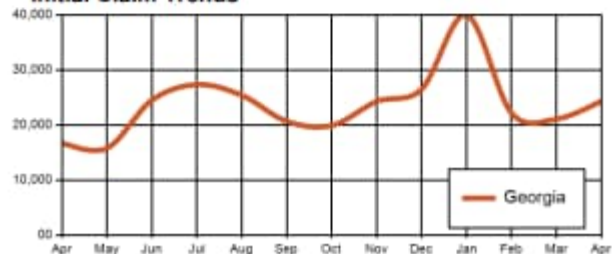
	April 2023	March 2023	February 2023	Total
Toombs	340	52	61	453
Appling	72	91	71	234
Candler	13	8	12	33
Emanuel	109	40	86	235
Jeff Davis	50	26	43	119
Montgomery	77	13	8	98
Taltnall	72	24	35	131
Treutlen	48	12	13	73
<b>Toombs Area</b>	<b>781</b>	<b>266</b>	<b>329</b>	<b>1,376</b>

Source: Georgia Department of Labor; U.S. Bureau of Labor Statistics.

## Initial Claim Trends



## Initial Claim Trends



## Technical College Certificate Graduates - 2022

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Health Services/Allied Health/Health Sciences, General	139	52	124	-62.6	138.5
Welding Technology/Welder	73	86	113	17.8	31.4
Truck and Bus Driver/Commercial Vehicle Operator and Instructor	47	65	95	38.3	46.2
Nursing Assistant/Aide and Patient Care Assistant/Aide	51	37	50	-27.5	35.1
Cosmetology/Cosmetologist, General	11	41	43	272.7	4.9
Business Administration and Management, General	57	53	41	-7.0	-22.6
Electrician	34	73	32	114.7	-56.2
Emergency Medical Technology/Technician (EMT Paramedic)	11	31	16	181.8	-48.4
Automobile/Automotive Mechanics Technology/Technician	11	45	16	309.1	-64.4
Human Resources Management/Personnel Administration, General	14	20	16	42.9	-20.0

Source: Technical College System of Georgia

Note: Please visit TCSG website for any college configuration changes.

## Technical College Diploma Graduates - 2022

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Licensed Practical/Vocational Nurse Training	15	51	28	240.0	-45.1
Cosmetology/Cosmetologist, General	19	11	24	-42.1	118.2
Criminal Justice/Safety Studies	7	11	10	57.1	-9.1
Electrician	5	22	10	340.0	-54.5
Welding Technology/Welder	2	8	10	300.0	25.0
Emergency Medical Technology/Technician (EMT Paramedic)	8	6	7	-25.0	16.7
Medical/Clinical Assistant	17	18	6	5.9	-66.7
Early Childhood Education and Teaching	5	3	5	-40.0	66.7
Heating, Air Conditioning, Ventilation and Refrigeration Maintenance Technology/	6	4	3	-33.3	-25.0
Administrative Assistant and Secretarial Science, General	5	5	2	0.0	-60.0

Source: Technical College System of Georgia

Note: Please visit TCSG website for any college configuration changes.

## Technical College Degree Graduates - 2022

PROGRAMS	TOTAL GRADUATES			PERCENT CHANGE	
	2020	2021	2022	2020-2021	2021-2022
Business Administration and Management, General	13	17	13	30.8	-23.5
Radiologic Technology/Science - Radiographer	6	5	9	-16.7	80.0
Clinical/Medical Laboratory Technician	9	6	9	-33.3	50.0
Criminal Justice/Safety Studies	6	9	8	50.0	-11.1
Dental Hygiene/Hygienist	9	4	7	-55.6	75.0
Electrical/Electronics Equipment Installation and Repair, General	5	3	5	-40.0	66.7
Early Childhood Education and Teaching	5	8	4	60.0	-50.0
Administrative Assistant and Secretarial Science, General	4	5	3	25.0	-40.0
Accounting Technology/Technician and Bookkeeping	3	4	3	33.3	-25.0

Source: Technical College System of Georgia

Note: Please visit TCSG website for any college configuration changes.

## Top Ten Largest Employers - 2022\*

### Toombs

All Clean Cleaning & Restoration, Inc.  
 Chick-Fil-A  
 Department of Transportation  
 Dot Foods, Inc.  
 L G Herndon Jr Farms, Inc.  
 Remedy Intelligent Staffing, Inc.  
 Southeastern Technical College  
 Trane U.S., Inc.  
 Vidalia Health Services, LLC  
 Walmart

\*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Fourth Quarter of 2022. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

### Toombs Area

	COUNTY
Beasley Forest Products, Inc.	Jeff Davis
Coastal Plains Education Center	Candler
Crider, Inc.	Emanuel
Georgia Department of Corrections	Tattnall
Rotary Corp	Tattnall
Southern Nuclear Operating Co	Appling
Tattnall Hospital Company, LLC	Tattnall
Trane U.S., Inc.	Toombs
Vidalia Health Services, LLC	Toombs
Walmart	Toombs

## Education of the Labor Force

### Toombs Area

	PERCENT OF TOTAL	PERCENT DISTRIBUTION BY AGE				
		18-24	25-34	35-44	45-64	65+
Elementary	6.9%	2.6%	4.6%	6.4%	7.8%	10.1%
Some High School	14.1%	21.3%	13.7%	10.9%	12.7%	15.1%
High School Grad/GED	38.4%	40.7%	36.1%	40.2%	38.0%	37.8%
Some College	20.5%	28.3%	24.3%	16.3%	19.7%	17.9%
College Grad 2 Yr	7.6%	4.4%	10.6%	10.2%	8.2%	4.3%
College Grad 4 Yr	7.6%	2.2%	8.5%	9.6%	8.0%	7.5%
Post Graduate Studies	4.9%	0.5%	2.2%	6.4%	5.6%	7.4%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Note: Totals are based on the portion of the labor force between ages 18 - 65+. Some College category represents workers with some

Source: U.S. Census Bureau - 2021: ACS 5-Year Estimates.

## Georgia Department of Labor Location(s)

### Career Center(s)

206 Queen Street  
 Suite 16  
 Vidalia, GA 30474

Phone: (888) 741 - 6216

Fax: (912) 537 - 3238

For copies of Area Labor Profiles, please visit our website at: <http://dol.georgia.gov> or contact Workforce Statistics Division, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Atlanta, GA. 30303-1751. Phone: 404-232-3875; Fax: 404-232-3888 or Email us at [workforce\\_info@gdol.ga.gov](mailto:workforce_info@gdol.ga.gov)

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**Workforce Statistics Division; E-mail: [Workforce\\_Info@gdol.ga.gov](mailto:Workforce_Info@gdol.ga.gov) Phone: (404) 232-3875**