

**Jackson**  
Housing Authority

Is a Fair Housing and Equal Opportunity Organization providing residents a decent, safe and sanitary home since 1957.

## 2024 ANNUAL REPORT





## **Message from the Executive Director**

As we come to the close of 2024, we want to take a moment to reflect on a year full of growth, education, and meaningful progress for the Jackson Housing Authority and our community. It's been a year filled with exciting events and valuable learning experiences that have truly made an impact on our tenants and staff alike.

For our tenants, 2024 was a year focused on education and empowerment. We were proud to offer a variety of programs and events aimed at supporting your personal growth and well-being. Whether it was workshops on health and wellness programs, or community-building activities, it has been our pleasure to create opportunities for you to thrive.

For our dedicated staff, this year has been one of learning and adapting. We've worked hard to understand and implement HUD's new programs with HOTMA, ensuring that we remain at the forefront of regulatory changes and continue to provide the best possible service to our community. In addition, we've prepared for the transition to the new NSPIRE inspection system, equipping ourselves with the knowledge and skills needed to ensure the highest standards of housing quality and compliance.

As we look forward to 2025, we are excited about the continued growth and opportunities that lie ahead. There will be more programs, more learning, and more collaboration as we work together to create a stronger, more vibrant community.

Thank you for being an integral part of this journey. We are grateful for your support, engagement, and commitment to making Jackson Housing Authority a better place to live and work.

Wishing you all a joyous holiday season and a prosperous New Year.

Sincerely,

*Ginger Moats*

# **Board of Commissioners**

Bowman Pace – Chairman – Chairman

Harry Lewis – Vice Chair

Lee Vaughn - Commissioner

Merrick Watts - Commissioner

Mildred Moore – Resident Commissioner

## **Administrative Staff**

Ginger Moats – Executive Director

Tiffany Bowden – Administrative Assistant

Adriane Hart – Housing Manager

Erika Osborne – Resident Service Coordinator

## **Maintenance Staff**

John Speir – Maintenance Manager

Josh McElmurray – Maintenance Mechanic



# Senior Farmer's Market Nutrition Program





# Tenants Spring Meeting 2024

Tenants are encouraged to join in the fun quarterly, while learning about what is going on in our community.

They are provided dinner; educational topics and we always close with fun games and door prizes.



## TRIVIA NIGHT





# Community Garden

**Our Community Garden is a way to teach self-sufficiency while learning about gardening and team work.**



## COMMUNITY DIAPER DASH

The Jackson Housing Authority participated in the Community Baby Shower that included the Health Dept., and AMERI GROUP, along with other collaborative groups here in Butts County. We were excited to be able to help educated young moms and how we could help provide housing with them along with other resources available to them through the collaborative groups.

## LUNCH N LOVE!

This summer and many prior summers, we were blessed to be a participant with the Lunch N Love Program. By participating in this program, we were able to help distribute over 1000 lunches to children here in our communities. Thank you to the many Churches and Community Groups that help make this happen. You truly are an inspiration to all of us.

## POPSICLE DAYS!

The Jackson Housing Authority had a popsicle day each month of the Summer! This was a huge success and we loved seeing our kids waiting for us on these days to bring them a treat!





# HIGH FALLS WATER PARK DAY FOR OUR TENANTS

Our Tenants were able to have a fun day in the sun at our local Water Park at High Falls!





# TENANT APPRECIATION DAY





# STAFF APPRECIATION DAY

## AT THE MACON BACON BASEBALL GAME

A fun night at the Macon Bacon Game for our Staff and their families. It was a rainout, but we did not let that stop us from having a fun filled evening that ended with an amazing firework show.





# Fire Prevention Week

Some of our local heroes came out and spent the afternoon letting our tenants and children talk with them and learn about what they do on a daily basis.



# Clean up Day 2024

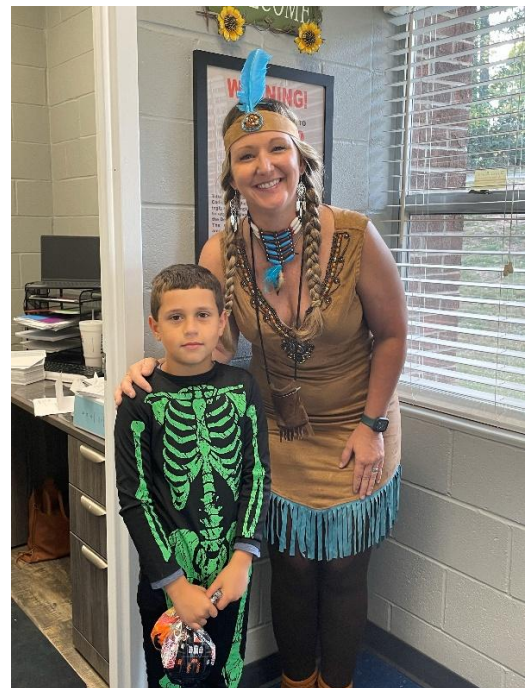
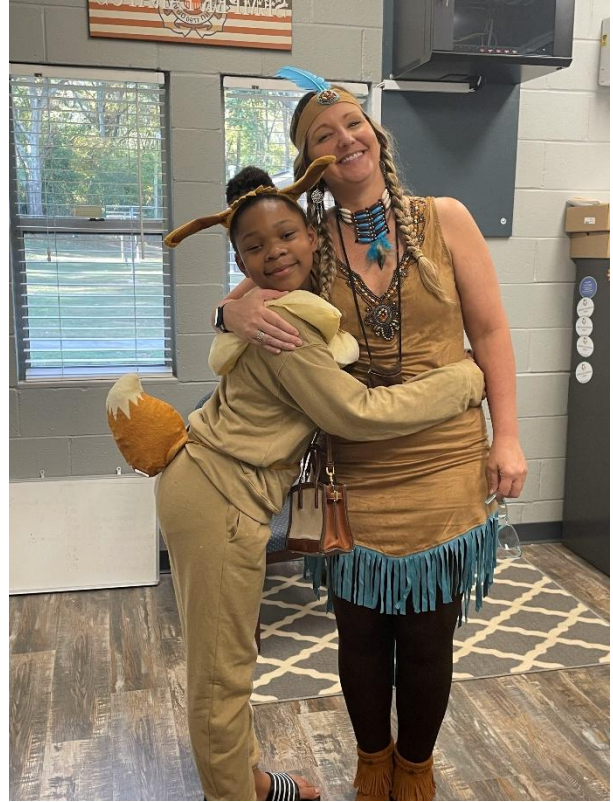
Our Jackson Housing Authority tenants are the best! They get involved and assist on cleanup day every year. After a morning of collecting trash, they were treated to pizza's for lunch.





# HALLOWEEN 2024

**Halloween was a funfilled day of giving out candy and costume contest!**



# Thanksgiving Dinner

## Hosted by Towaliga Baptist Church

We are so grateful for our partnership with Towaliga Baptist Church and their members who have served Thanksgiving dinner to our tenants for many years. Tenants are able to come and eat at the Community Room or for those that cannot come, members deliver dinner to their homes.





# Jackson Christmas Parade

This year we started a new tradition of participating in the towns Christmas Parade. Fun was had by all, including our tenants who cheered us on as we passed by them.



# CHRISTMAS 2024

This year our Christmas celebration not only celebrated our tenants that attended Housing Authority meetings throughout the year, but it also served as a dedication of the Community Room to Ms. Mildred Moore.

Monday December 16<sup>th</sup> 2024 the Jackson Housing Authority with special guest City of Jackson, Mayor Carlos Duffey, dedicated with a Proclamation in Honor of Mildred Moore the Jackson Housing Authority Community room to now be known as the "Mildred Moore Community Room".

Ms. Mildred Moore has been a resident of the Jackson Housing Authority since 1989 and has been the Resident Commission since December 2004. Ms. Moore raised both of her children Marson and Latasha and assisted in raising her grandchildren in the Beautiful city of Jackson.

She has dedicated her time to being the Housing Authority's Goodwill Ambassador, assisting with tenant involvement in events, game nights and celebrations. We would like to congratulate Ms. Moore on the naming of the Community Room and her legacy will continue for many years to come.







# ***Food Bank with WellStar and Butts Collaborative***

We ended the year with giving back to our tenants. We partnered with the Butts County Collaborative groups along with WellStar and was able to provide food for tenants during the holidays.



## **Angel Tree Program**

The Jackson Housing Authority partnered with St. Mary's Catholic Church of God for the Angel Tree Program for Christmas. It was through their generosity we were able to deliver Christmas gifts to 7 families in our Community.





## **Barnesville Housing Authority 2024**

Work orders completed to Date: 505

Current Vacant Units: 10

Family Units Housed to Date for: 8

Family Units Move Outs to Date: 16

### **Total Current Occupants**

Age 0-17 years 72

Age 18-61 66

Age 62+ 30

Average Length of Residency: 10.06

### **Average Annual Gross:**

All Families 19,310.00

Employed Members 30,382.63

Elderly 17,925.87

Disabled 13,615.00

Receiving TNAF 16,974.00

Total Housing Units Provided By the Housing Authority: 89



As you can see 2024 was an amazing year for us. We added several new events for our tenants. Our Resident Service department expanded, adding more collaborative partnerships.

We welcomed a new Board member into our family. We had several units that were vacated this year and we took advantage to replace countertops and cabinets that needed to be changed out.

I would like to close this year out by thanking our staff who has delt with a multitude of change this year with NSPIRE and HOTMA, our Board who has also had to acclimate to the updated policies and ACOP. We have learned so much and will continue to grow in knowledge and grace to assist us in embracing these changes so that we may educate and continue to provide programs that teach our tenants how to move forward and make these homes only a stepping stone on their way to owning their own home. We are looking forward to 2025 and all the great things that are ahead for our tenants.