



Changing the Face of Affordable Housing

Gainesville, Hall County

Impact Report
2023-2024

Our Vision

Gainesville Housing will be an innovative leader, developer, and advocate believing that affordable housing and supportive programs improve the economic status of residents, transform neighborhoods and stabilize lives.

WHO WE ARE

Gainesville Housing is an independent corporation that operates under the supervision of the U.S. Department of Housing and Urban Development (HUD). Gainesville Housing Corporation is a subsidiary, 501c3 non-profit.



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OUR MISSION

To improve the quality of life of the residents of Hall County by providing quality, affordable housing in an environment that promotes dignity, pride and opportunity, serving as a community of hope.

Message From the Executive Director



Gainesville Housing continues to create more affordable housing in the city of Gainesville. Not only through offering a higher quality of life for residents, but also through delivering on a commitment to manage our communities efficiently. By using best practices and training, Gainesville Housing strives to continue to serve our community with excellence.

Currently, we are underway in construction for Harrison Villages Phase I, a new affordable rental housing community for families. This preservation project, in partnership with Paces and Soho Preservation Partners, will consist of 120 new apartment homes priced affordably for renters earning under 80% of the area median income. Phase 2, a new senior community will come on the heels of this project.

As we increase our housing stock, we are also streamlining our internal operations. Through best practices training, we strive to maximize staff efficiency in property leasing and management, resident interactions, interacting with local, state and federal governments, community stakeholders and local businesses. We have an energetic, highly trained staff and our resident services team members assist residents of all ages and walks of life.

Additionally, we are implementing one of the Department of Housing and Urban Development's (HUD) most comprehensive changes to housing authorities rule and regulations in several decades: HOTMA. The Housing Opportunity Through Modernizations Act of 2016 (HOTMA), specifically brings changes to income calculation, net family assets, and affordable housing income reviews. The goal of HOTMA is to make these processes and procedures more accessible, efficient, and responsive.

We continue to work with the City of Gainesville and are proud to be part of Gainesville/Hall County's Georgia Initiative for Community Housing (GICH) program and look forward to participating in the first cohort of GICH's Senior Year/Alumni project. This new program will provide technical assistance and many other resources to the city and Gainesville Housing to continue reaching our housing goals.

As Gainesville Housing transitions into more long-term plans, you'll see progress: witness Harrison Villages rising from the previously vacant land just off I-985 at Athens Street. We at Gainesville Housing are excited to work with and within our community to continue creating and managing public and affordable housing, knowing each unit offered means one more family finding shelter and a better life.

Beth has been in the affordable housing arena for 31 years. She began working at GH in 2011 and has been serving as the CEO for the past 10 years.

We at Gainesville Housing are excited to work with and within our community to continue creating and managing public and affordable housing, knowing each unit offered means one more family finding shelter and a better life.



On behalf of the Board of Gainesville Housing,

BETH BROWN
EXECUTIVE DIRECTOR

Board of Commissioners



DARYL P. SMALLWOOD
Chair
Serving from 1997-2029



FARON THOMPSON
Vice-Chair
Serving from 2011-2025



JOY GRIFFIN
Serving from 2021-2025



MICHAEL THERMOND
Commissioner
Serving from 2024-2029



ABIGAIL GUZMAN
Ex Officio
Serving from 2024-2025

KIMBERLY HARPER
Resident Commissioner
Serving from 2023-2024

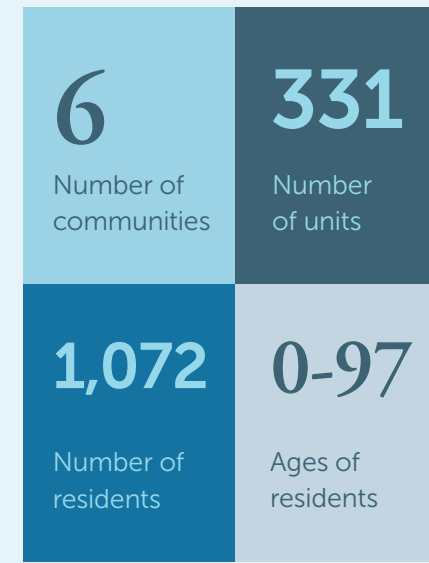


GOAL FOR GAINESVILLE HOUSING

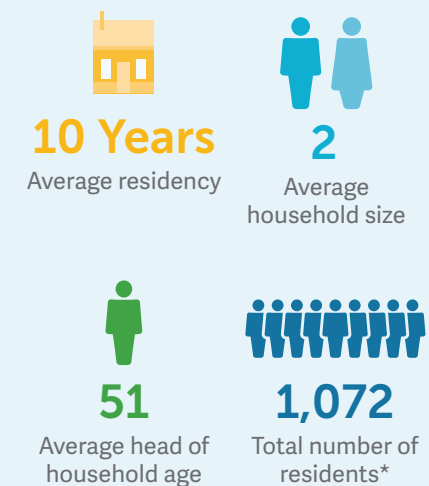
It has been the goal of Gainesville Housing to strengthen quality of life through coordinated and sustained efforts to: improve existing housing conditions, create new housing opportunities, and to connect people to housing resources.

Resident Statistics

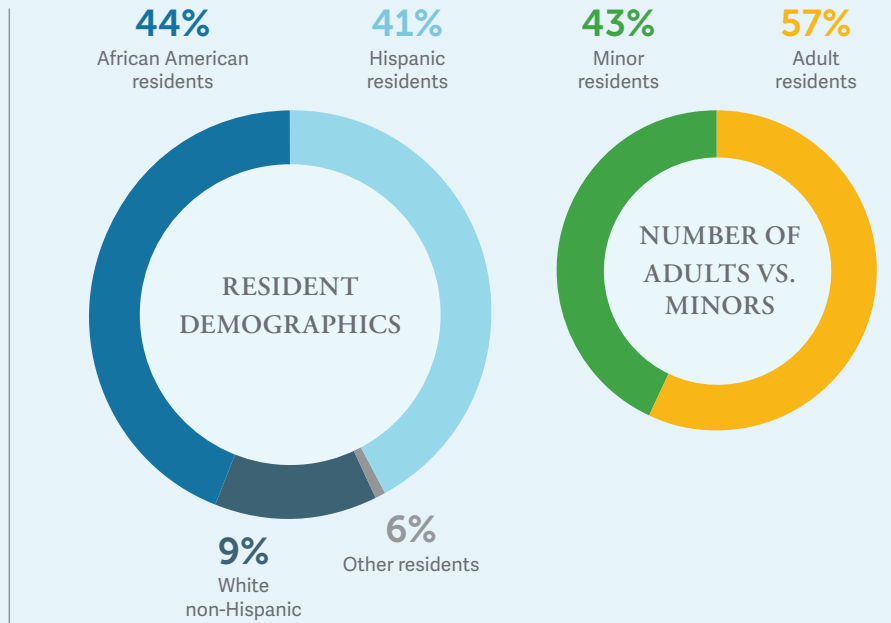
GAINESVILLE HOUSING BY THE NUMBERS



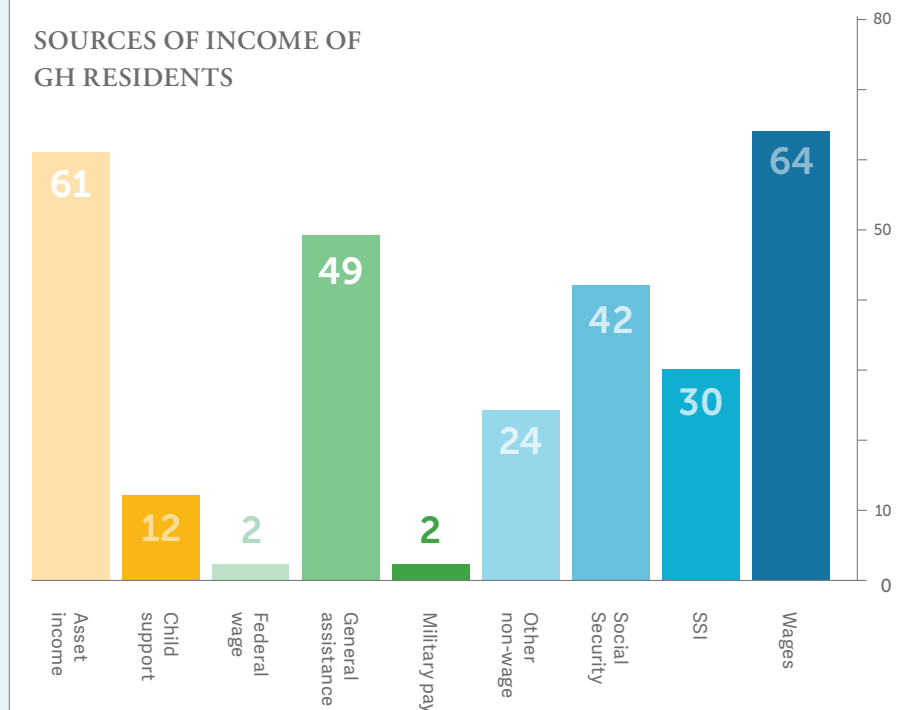
GH RESIDENTS



*Numbers given do not include Walton Summit and Walton Harbor properties. Numbers may fluctuate.



SOURCES OF INCOME OF GH RESIDENTS



Note: Resident data does not include Walton Summit or Walton Harbor resident data. Income source data includes households with more than one income source.

Resident Services



RESIDENT PROGRAM HIGHLIGHT Georgia Mountain Food Bank Mobile Food Distribution

The food distributions at Melrose and Harrison Square are significantly impacting families' financial well-being allowing them to focus their limited resources to essential needs like housing, utilities, and education. Access to healthy and nutritious food options helps families maintain better overall health, which can reduce medical expenses—the food distributions foster community and support, showing families that they are not alone in their struggles.

50,000 lbs

Food delivered to GH residents from Georgia Mountain Food Bank each year.

Produce is very expensive at the store. You bring some good stuff! – Resident to GMFB

Building Communities. Creating Homes. Making Memories.



Shine Afterschool Program

The SHINE program is a 5 day a week afterschool program funded through United Way of Hall County, United Way of Greater Atlanta and Gainesville Housing Corporation.

Program participants experienced the following improvements in their school performance.

30

Number of students

28%

Increase in math scores

1st-3rd Grade

Ages

12%

Increase in reading scores



RISE Summer Program

The RISE Summer Program is a summer learning loss prevention program designed for 1st-5th grade students.

Program participants experienced the following improvements in their school performance.

44

Number of students

K-5th Grade

Ages

9.42% Increase in reading test scores for 3rd - 5th grade

15% Increase in Reading test scores for K-1st grade

19.9% Increase in math scores throughout the program



ROSS Program

A 3-year grants funded through the U.S. Department of Housing and Urban Development to promote economic self-sufficiency an assist Seniors 55+ age in place gracefully.

The program served 68 families over the past year.

68

Families served over the past year



Other Programming

Zumba | ESOL | Parenting | Case Management | Tutoring | Seniors Lunch & Bingo

Gainesville Housing Properties

MIDTOWN VILLAGES



		NUMBER OF UNITS	NUMBER OF BEDROOMS					
			0	1	2	3	4	5
1	MELROSE	114	0	18	48	36	11	1
2	BUTLER	22	0	0	18	4	0	0
3	COLLINS CIRCLE	6	0	6	0	0	0	0
4	MILL STREET	28	0	0	22	0	0	0
5	SUMMIT STREET	18	0	0	12	0	0	0
6	RAINEY STREET	12	6	4	2	0	0	0

GREATER GAINESVILLE COMMUNITIES



WALTON HARBOR

For more more information and data on Walton Harbor, visit waltonharbor.com, or scan the QR code.




WALTON SUMMIT

For more more information and data on Walton Harbor, visit waltonsummitapartments.com, or scan the QR code.




		NUMBER OF UNITS	NUMBER OF BEDROOMS					
			0	1	2	3	4	5
7	HARRISON SQUARE	75	0	0	30	29	14	2
8	JESSE JEWELL	25	6	6	2	11	0	0
9	JOHNSON STREET	4	0	0	0	3	1	0
10	BANKS STREET	10	0	4	4	2	0	0
11	MLK DRIVE	17	0	7	4	2	3	1

2023 Financial Highlights

Fiscal year ending September 30, 2023

REVENUE

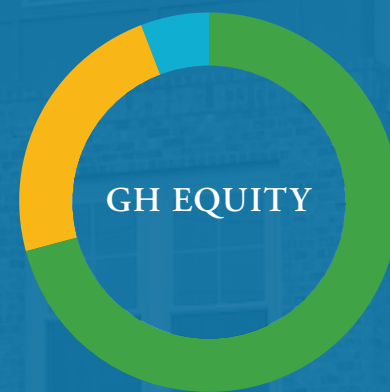
Dwelling Rent	\$575,102
Federal and other governmental grants	\$1,839,669
Other grants and income	\$1,562,428

EXPENDITURES

Operating Expenses	\$2,928,226
Depreciation	\$307,083
Non-operating income	\$625,180
Capital contributions	\$327,429



Current Assets	\$8,422,453
Capital Assets	\$7,068,097
Non-current assets	\$15,338,654
Total	\$30,829,204



Equity one year ago	\$21,468,799
Change in presentation	\$7,123,774
Current year change in net position	\$1,694,499
Total	\$30,287,072

Affordable housing isn't just about shelter; it's a catalyst for economic vitality, social equity, and community resilience. Ensuring access to housing for all benefits both individuals and the overall economy. ”

Community Investment & Redevelopment Dollars

Since 2015, Gainesville Housing has worked diligently to preserve and expand the supply of affordable housing in Gainesville, Ga., providing over 1,200 units by leveraging funding sources such as issuing bonds, partnering with developers, and utilizing tax credits. Some of the highlights of its accomplishments are:

- Issuing **\$113 million** in bonds to finance the acquisition, rehabilitation, and construction of **516 properties** such as Linwood Apartments, Sycamore Ridge, and Waterside Oaks.
- Through the low-income housing tax credit program and its development partners, Gainesville Housing Corporation, a 501(c)3 nonprofit subsidiary, invested **\$108 million** to create and preserve **738 affordable apartments** at properties such as Walton Summit, Walton Harbor, Midtown Villages, and Harrison Square.

Gainesville Housing Corporation

\$108m
Capital in Investment

738
Number of Units

GAINESVILLE HOUSING CORPORATION

The Gainesville Housing Corporation (GHC) serves as an adjunct to Gainesville Housing and can receive contributions from other organizations and can obtain loans and grants to purchase and rehabilitate properties outside of the scope of Gainesville Housing.



	Capital in Investment	Number of Units
Walton Summit Phase I	\$14 million	84
Walton Summit Phase II	\$14 million	90
Walton Summit Phase III	\$14 million	78
Walton Harbor Harbor I	\$16 million	81
Walton Harbor Harbor II	\$18 million	85
Midtown Villages	\$34 million	200
Harrison Villages	\$40 million	120
Total	\$108 million	738

GH News

GICH SENIOR YEAR PROGRAM

Gainesville Housing is proud to be a member of the Gainesville/Hall County, Georgia Initiative for Community Housing (GICH) Team. In 2024, our GICH Team was selected as one of just two communities in the Georgia Department of Community Affairs's inaugural Senior Year cohort. GICH Senior Year is a competitive program for GICH Certified Alumni

Communities with a mission to holistically invest affordable housing funds into Georgia communities based on their strategic vision. This designation provides GH with specialized technical assistance and education from DCA and other housing and community development experts on how to best implement their communities housing plans. The focus of this initiative will be on the Athens Street corridor, and our community will receive priority for funding through the LIHTC, CHIP, HOME, and CDBG programs.

WALTON COMMUNITIES SECURE PROJECT-BASED VOUCHERS

Walton Communities has achieved a significant milestone by securing 15 project-based vouchers (PBVs) for Walton Summit and an additional 15 PBVs for Walton Harbor. This accomplishment increases the number of deeply subsidized units at these properties, enhancing their affordability for low-income residents.

The allocation of these 30 PBVs will provide crucial financial support. Project-based vouchers offer a reliable source of funding

directly tied to specific housing units, allowing for greater stability and continuity in affordability compared to tenant-based vouchers.

With these new PBVs, Walton Summit and Walton Harbor can offer more affordable housing options to meet the growing demand for affordable housing while maintaining high standards of quality and service. This expansion is expected to bolster the communities' ability to support residents with low incomes, reduce housing instability, and contribute positively to the overall well-being of Gainesville/Hall County.

31 Apartments Converted to HUD's Rental Assistance Demonstration (RAD) program

In late 2024, a significant initiative will unfold with the conversion of 31 apartments situated across Johnson, MLK, and Banks Streets under HUD's Rental Assistance Demonstration (RAD) program. This program aims to revitalize and stabilize affordable housing by transitioning properties from traditional public housing funding to a more sustainable model.

The RAD program enables these apartments to secure long-term, reliable funding through project-based rental assistance, which is expected to enhance their financial stability. This shift will provide a more predictable funding stream, ensuring that these deeply subsidized units remain affordable for current and future residents.

The conversion process will not only stabilize funding but also support improvements in property management and maintenance, contributing to better living conditions for tenants.

By participating in RAD, these properties will benefit from updated funding mechanisms and management practices, ultimately fostering a more secure and sustainable affordable housing environment in the community.

In addition to the properties in Gainesville, Hall County, Gainesville Housing, manages three additional public housing authorities.



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Harrison Village: A New Day



Harrison Village Phase I will replace Harrison Square, an aging public housing community, and provide modern, affordable housing for our residents

GROUNDBREAKING OF HARRISON VILLAGE PUBLIC HOUSING PRESERVATION PROJECT

The Gainesville Housing is excited to announce the groundbreaking of Harrison Village Phase I, a new affordable rental housing community for families. This preservation project, in partnership with Paces and Soho Preservation Partners, will consist of 120 new apartment homes priced affordably for renters earning under 80% of the area median income.

Harrison Village Phase I will replace Harrison Square, an aging public housing community, and provide modern, affordable housing for our residents. Through the support of the Georgia Department of Community Affairs, Bellwether Enterprise,

BNY Mellon, Freddie Mac, JPMorgan Chase Bank, and Red Stone Equity Partners this project is possible. The multi-phase project will provide quality, energy-efficient, and affordable housing to those in the Gainesville area who have the greatest need.

“This partnership will make it possible for the Housing Authority to replace dated, inferior public housing and provide a modern, affordable alternative that better meets residents’ needs and is a better reflection of the vibrant, growing community of Gainesville.”

– Beth Brown, CEO of Gainesville Housing

The apartment configurations will have one to four-bedroom floorplans contained in five, three-story residential buildings. Each apartment will have a fully equipped kitchen, clothes washer and dryer, central heating and air conditioning, ceiling fans and walk-in closets. The property will include a covered pavilion with picnic and barbecue equipment, a community building complete with an activity room and computer center, and an equipped outdoor children’s play area.



GH breaks ground on the Harrison Village.

Community Partners

Gainesville Housing partners with many community organizations to connect residents to resources throughout Gainesville/Hall County. Community partners with local agencies, churches and organizations provide connections to resources offer various services including on-site programming and assistance or referrals from GH Resident Services.

Our partners and services provided include:

GEORGIA MOUNTAIN FOOD BANK

Weekly Neighborhood Fresh distribution of produce/meat/eggs.

UNITED WAY OF HALL COUNTY

Annual grant, ongoing support, volunteer portal, and Unite Us.

BRENAU UNIVERSITY, PSYCHOLOGY DEPARTMENT

Free ongoing counseling for 4-6 residents.

HALL COUNTY PUBLIC HEALTH, DISTRICT 2

Ongoing special programming for health and wellness.

GOOD NEWS CLINIC

Ongoing special programming for health and wellness.

FAMILY PROMISE OF HALL COUNTY, LITTLE STEPS DAYCARE

Access to free daycare for our residents.

THE BUTLER CENTER/HALL COUNTY FAMILY CONNECTION NETWORK

Ongoing special programming for education and wellness.

THE HUB, GAINESVILLE HIGH SCHOOL

A Partner for our GRAD program “TRIO” and GH/Goodwill Summer Job Fair.

GEORGIA LEGAL SERVICES

Partner for our residents with legal needs and speaker at our events.

HALL COUNTY ALLIANCE FOR LITERACY

Free books for our Rise Summer Program students.

HALL COUNTY LIBRARY

Ongoing special programming at our sites. Art and books.

SUNSHINE SENIORS

Fresh Food for our residents, 55+.

ST. VINCENT DE PAUL/CATHOLIC CHARITIES

Provide immediate assistance for our residents, including emergency funding, furniture, and food. Assist with “The Bridge” program.

FIRST BAPTIST CHURCH

Immediate assistance for our residents by providing emergency funding for utilities and assisting with “The Bridge” program.

CRESSWIND COMMUNITY FUND

Ongoing funding for our Senior Lunch Bunch, 55+.

GIRLS UNLIMITED

Programming & mentoring at The MAC for our teen girls.

ELACHEE NATURE CENTER

Free membership and transportation to environmental “Education Saturdays.”

GOODWILL/JOBS

Ongoing support and case management for residents with difficulty finding and keeping jobs. Regular job fairs at the MAC, as requested.

WORKSOURCE/DCA

Ongoing support and resources for our residents who need job training and case management to enter the workforce successfully. On-site as requested.

LEGACY LINK/GEORGIA CARES PROGRAM

Ongoing support for residents 55+, on-site, as requested.

RAPE RESPONSE

Case management partner/team.

GATEWAY DOMESTIC VIOLENCE CENTER

Case management/team.

CHRIS 180 (Counseling/MBH resource manager for kids)

Case management/team.

HALL COUNTY SCHOOLS, NUTRITION DEPT.

Summer Feeding for Rise Summer Program.

SOLDIERS OF TRUTH MOTORCYCLE CLUB

Emergency funding and meals for residents.

CHESTNUT MOUNTAIN BAPTIST CHURCH

Onsite fellowship and outdoor community activities.

FREE CHAPEL CHURCH

Bible Study and activities for kids, 1x month

ELEVATING FAITH MINISTRIES

School supplies and food donations

BASAN CHURCH

Onsite special events for children and families.

CITY OF GAINESVILLE

Housing support and CDBG funding for families moving into homeownership.

UGA, FAMILY AND CONSUMER SCIENCES

Onsite educational workshops.

GIRL SCOUTS OF HISTORIC GEORGIA

Free membership, small group activities onsite.

UPLIFT COMMUNITY FOUNDATION

Mentoring and volunteerism.

HARPER SMITH HOUSE/4.0 TO GO

Tutoring group for 5th—8th graders in reading and math.

UNITED WAY OF ATLANTA

Annual grant, ongoing support.

UNDER THE BRIDGE MINISTRIES

Fellowships, food boxes, and clothes giveaways.

POWER OF THE CROSS

Fellowships, food boxes, and clothes giveaways.

CORE

Onsite health screenings and benefits.

UNITED FIRST METHODIST CHURCH

Provide immediate assistance for our residents, including emergency funding, furniture, and food. Assist with “The Bridge” program.

TRUIST BANK

Onsite financial literacy classes in English and Spanish.

WELLROOT AND TRIPLE P

Parenting classes, case management, child and mom development.

HOPEWELL FARM

Edutainment field trip.

LUOSTRA ART COMPANY

Onsite art workshops for youth.

GAINESVILLE CITY SCHOOLS

Transportation for ongoing programming.

CHATTAHOOCHEE RIVERKEEPER

Conservation of the Chattahoochee River Workshop.

SOUTH EASTERN YOUNG ARTISTS

Musical interactive storytelling, onsite or field trip.

ROSA’S ZUMBA

Free onsite exercise classes for the family.

ALEJANDRO OROPEZA, ESOL

Free programming onsite ESOL classes.

BETH OROPEZA, PARENT SUPPORT GROUP

Free programming onsite support group for parents.

LANIER TECH COLLEGE

Ongoing support and resources for our residents who need to get their GED.

FIRST OPTION

Free onsite programming, a path to homeownership.

JACKSON EMC

Partners as a sponsor of RISE Summer Learning Loss Prevention Program

COMMUNITY PARTNER SPOTLIGHT

Cresswind Community Foundation funds Lunch & Bingo, 55+

Cresswinds, a local 55+ community in Gainesville, has partnered with Gainesville Housing Resident Services to provide a Lunch & Bingo to residents 55 and older. The Cresswinds Community Foundation and The Senior Lunch programs truly impact the lives of older adult residents by providing fresh meals, activities and resources for connecting with others.

“You are making a difference in seniors' lives. They need some fun, and you're providing that. We love to fund programs that are primarily 55 and over focused.”

– Cresswind Community Foundation Funder



(Caption) adis acceptus auda etur rest omnit et quatem dipsam quas similibus sinum et la aliquatum quaesti orerem aperita turemodi



*Building Communities.
Creating Homes.
Making Memories.*




Gainesville
housing

Building Thriving Communities

770.536.1294
gainesvillehousing.org