

Glossary:

Section 515 Mostly consists of subsidized units, with some Section 8 units

HUD units

Tax Credit units

Accepts Section 8 vouchers

Income-based units

Accepts AVITA

# Hall County Housing Resources

Local resources	Property Information:	Application:	Other:
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## General income-based housing

<p><b>Lake Forest Apartments</b></p>	<p>770-536-1555            1360 Otila Drive, 30501  <a href="http://lakeforestapartmenthomes.com">lakeforestapartmenthomes.com</a>  <b>All Income-based units</b>            Does not accept Section 8</p>	<ul style="list-style-type: none"> <li>- No application fee.</li> <li>- Applications available at the office and accepted every Wednesday (except holidays), 10-12pm.</li> <li>- No pets, service animals only.</li> <li>- Rent and deposit based on income.</li> <li>- All potential residents 18 years and older must be listed on the application and present with a valid picture ID. Criminal background check, no felonies in the last 10 years, and no misdemeanors within the last 5 years, and no open criminal cases. Credit check required.</li> <li>- No prior evictions or poor rental history.</li> </ul>	<ul style="list-style-type: none"> <li>- 1-4BR units available.</li> <li>- Rent includes water, sewer, trash.</li> <li>- Laundry facilities on site, 3 and 4BR units have W-D hookups.</li> <li>- Waiting lists for all floorplans.</li> </ul> <p>Updated December '22 PH</p>
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<p><b>Linwood Apartments</b></p>	<p>770 536-8151            392 Linwood Drive, 30501            Accepts Section 8 Vouchers            84 HUD units            16 Tax Credit units</p>	<ul style="list-style-type: none"> <li>- No application fee.</li> <li>- You must have an appointment to turn in the application on Wednesdays between 8:30am-4pm.</li> <li>- 6 months of bank statements, 4 recent pay stubs, offer letter, award letter.</li> <li>- Credit check (does not look at medical or student loan debt) and criminal check.</li> <li>- Must have SS card and birth certificates (not copies) for ALL occupants, plus valid gov't ID for all tenants over the age of 18.</li> <li>- No monies owed to previous rental companies. Non violent felonies, No outstanding debt to previous rental homes. Must make 2.5 times monthly rent.</li> <li>- No pets except for documented disability. Breed and weight limits.</li> </ul>	<ul style="list-style-type: none"> <li>- 1BR/1BA: 2 ppl max</li> <li>- 2 BR/1BA: 4 ppl max</li> <li>- Market rate units: 1BR/1BA, , 2BR/1BA</li> </ul> <p><b>*December 2022 update:</b> Waiting list for 1BR 6-12 mo. \$875-921/mo. 2BR - \$1038-\$1045, waiting list 6 months.*</p> <p><b>Updated December 2022, PH</b>            Applications are kept for one year.</p>

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<p><b>Midtown Villages: Gainesville Housing Authority</b></p>	<p>854 Davis St Bldg B Gainesville, 30501 770-536-1295, leave a message for Neel Vargas. Sites include: Davis St., Rainey St, Mill St, Athens, Collins St, Summit St. <b>200 Tax Credit units</b></p>	<ul style="list-style-type: none"> <li>- Apply online at: <a href="http://www.gainesvillehousing.org">www.gainesvillehousing.org</a> No application fee.</li> <li>- Once you are called up from the waiting list, you will need to come to your meeting with the following:               <ul style="list-style-type: none"> <li>- Picture ID for all adults</li> <li>- Birth certificates for everyone</li> <li>- Social security cards for everyone</li> </ul> </li> <li>- If job status changes after you make an application, please call the office and let them update your application.</li> </ul>	<ul style="list-style-type: none"> <li>- Bedroom sizes range from 0 – 5 BR.</li> <li>- Rent and security deposit is income based, families cannot exceed 140% area median income.</li> </ul> <p>*Waitlists for one and two bedrooms are closed at this time. <b>Updated December '22 PH</b></p>

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<p><b>Harrison Square Gainesville Housing Authority</b></p>	<p>815 Harrison Dr Gainesville, GA 30507</p> <p>770-536-1295, leave a message for Neel Vargas.</p> <p>Sites include: Davis St., Rainey St, Mill St, Athens, Collins St, Summit St.</p>	<ul style="list-style-type: none"> <li>- Apply online at: <a href="http://www.gainesvillehousing.org">www.gainesvillehousing.org</a> Must apply online. No application fee.</li> <li>- Once you are called up from the waiting list, you will need to come to your meeting with the following:               <ul style="list-style-type: none"> <li>- Picture ID for all adults</li> <li>- Birth certificates for everyone</li> <li>- Social security cards for everyone</li> </ul> </li> <li>- If job status changes after you make an application, please call the office and let them update your application.</li> </ul>	<ul style="list-style-type: none"> <li>- Bedroom sizes range from 0 – 5 BR.</li> <li>- Rent and security deposits are income based, families cannot exceed 140% area median income.</li> </ul> <p>Waitlists for one and two bedrooms are closed at this time. <b>Updated December '22 PH</b></p>
<p><b>Oconee Springs**</b></p>	<p>2294 South Skelton Rd, 30504 770-297-7779 <a href="http://oconeespringsapts.com">oconeespringsapts.com</a></p>	<ul style="list-style-type: none"> <li>- Application fee: \$50.00 per adult on application.</li> <li>- Must apply in person, must have valid ID, application fee.</li> <li>- No evictions</li> <li>- Criminal and credit check.</li> </ul>	<ul style="list-style-type: none"> <li>- 2-3-4BR. Deposit starts at \$250 - \$500.</li> <li>- Can be denied based on credit and background checks.</li> <li>- Utilities are not included in rent.</li> <li>- Pets allowed, pet fee \$400-\$600 non-refundable. -</li> <li>- Accept tax ID instead of SS#.</li> </ul>

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<b>Paces Landing**</b>	100 Paces Court, 30504 770-535-1565  NEW MGMT 2019	Application fee: \$50.00 per adult on application. Must apply in person, must have valid ID, application fee. No evictions, criminal and credit check.	<ul style="list-style-type: none"> <li>- 1-2-3-4BR.</li> <li>- Pets allowed, pet fee \$400-\$600 non-refundable.</li> <li>- Water and trash included.</li> <li>- Utilities are not included in rent.</li> <li>- Accept tax ID instead of SS#.</li> </ul>
<b>Park Hill Apartments</b>	1567 Park Hill Dr, 30501 855-432-3174 <a href="http://greenleafmanagement.prospectportal.com/gainesville/park-hill-apartments">greenleafmanagement.prospectportal.com/gainesville/park-hill-apartments</a>  Accepts Section 8 vouchers	<ul style="list-style-type: none"> <li>- Application fee: \$50, can apply and submit online.</li> <li>- Non-refundable "administration fee" of \$300-\$600.</li> <li>- Outstanding collections will affect admin fees.</li> <li>- No security deposit.</li> <li>- Criminal background and credit checks. Can apply for guarantor by a third party.</li> <li>- Pet fee \$300.</li> <li>- No evictions on record.</li> </ul>	<ul style="list-style-type: none"> <li>- Studio-3 bedroom</li> <li>- Laundry facilities on site.</li> <li>- Water and trash included in rent.</li> </ul> <p>December 2022 update: No waitlist. Updated December '22 PH</p>

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<p><b>Ridgecrest Apartments**</b></p>	<p>770-536-7749 1640 Roper Hill Rd, Does not accept Section 8</p>	<ul style="list-style-type: none"> <li>- Must apply in person.</li> <li>- Must have a photo ID for all persons over age 18 who will be on lease.</li> <li>- Hand out applications M-F - 8:00 a.m. - 3:30 p.m.</li> <li>- Following application/screening, (ID verification, criminal and credit check) will be added to the waiting list.</li> </ul>	<ul style="list-style-type: none"> <li>- 2-3BR. Rent based on income.</li> <li>- Deposit based on income.</li> <li>- Water included.</li> <li>- Must pay all other utilities.</li> <li>- No felonies or misdemeanors in the last 10 years.</li> <li>- No evictions in the last 5 years and no utility debt.</li> <li>- 6-12 month waiting list. Speak Spanish and English</li> </ul> <p>Updated 2019</p>
<p><b>Sycamore Ridge</b></p>	<p>1240 Vineyard Way (833) 796-2554 <a href="https://www.sycamoridgeapartments.com/">https://www.sycamoridgeapartments.com/</a> Accepts Section 8 vouchers Income Based</p>	<ul style="list-style-type: none"> <li>- Application fee, \$35.</li> <li>- Security deposit, \$500.</li> <li>- Criminal and background checks, but they encourage everyone to apply.</li> <li>- Pets: \$35 pet rent per month, plus \$300 non-refundable pet fee due at move in.</li> </ul>	<ul style="list-style-type: none"> <li>- 1-2-3 bedrooms</li> <li>- Rent includes trash.</li> </ul> <p>December 2022 update: No waitlist. Updated December '22 PH</p>

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<p><b>The Peaks of Oakwood</b></p>	<p>3500 Peaks Circle   Flowery Branch, Georgia 30542 770.297.7640 <a href="https://fairwaymanagement.com/peaksfoakwood">https://fairwaymanagement.com/peaksfoakwood</a> Tax Credit Property Accepts Section 8</p>	<ul style="list-style-type: none"> <li>- No online applications, but in person.</li> <li>- Call and make an app.</li> <li>- No evictions, no felonies.</li> <li>- \$14 application fee.</li> </ul>	<ul style="list-style-type: none"> <li>- 84-units of affordable housing (Subject to annual increases)</li> <li>- 1BR, \$619+</li> <li>- 2BR, \$740+</li> <li>- 3BR, \$835+</li> </ul> <p>*Waitlist 2-3 years for all floorplans*</p> <p>Email to get on waiting list: <a href="mailto:peaksfoakwood@fairwaymanagement.com">peaksfoakwood@fairwaymanagement.com</a> <a href="mailto:peaksfoarnelia@fairwaymanagement.com">peaksfoarnelia@fairwaymanagement.com</a></p> <p>Updated December '22, PH</p>

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<b>Walton Harbor</b>	320 Tower Heights Road Gainesville, GA 30501 (706) 480-4124 Accepts Section 8 vouchers on middle income bracket	<ul style="list-style-type: none"><li>- Applications online <a href="https://www.waltonharbor.com/">https://www.waltonharbor.com/</a></li><li>- Steps: Click on "Log in" and then "applicant" to set up an account and apply.</li><li>- 2.5 times rent (W/O section 8 voucher</li><li>- 1.5 times rent (W/section 8 voucher)</li><li>- Application Fee: \$13</li><li>- 6 most recent pay stubs</li><li>- \$250 security deposit (Subject to increase based on approval ½ months rent - one months)</li><li>- SSC (Temp SSC), ID, Birth certificate for children.</li></ul>	81-units of affordable housing 1BR - 2BR - 3BR 3 different income brackets Low, Middle (Section 8), High 12th or 14th of month (call and touch base) 2 bdrm ready Jan 1st.  Updated December '22 PH



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<p><b>Walton Summit</b> Includes: -public housing units -affordable housing -market-rate housing <b>-55+ housing</b></p>	<p>(678) 865-4458 1100 Green Hunter Lane <a href="http://Waltonsummitapartments.com">Waltonsummitapartments.com</a> Accepts Section 8 vouchers</p>	<ul style="list-style-type: none"> <li>- Public housing application online. gainesvillehousing.org</li> <li>- Choose "Phase I" for family housing.</li> <li>- Fee by credit card or prepaid debit card, \$13.</li> <li>- (Note: "Legacy" housing is for 55+ only)</li> <li>- For affordable and market rate housing: waltonsummitapartments.com</li> <li>- Does accept Section 8 vouchers with the \$13 application fee and a \$250 deposit.</li> </ul>	<ul style="list-style-type: none"> <li>- 1-2-3 bedroom apartments -- 3 categories of housing eligibility:</li> <li>- Affordable housing units</li> <li>- Income maximum/household:               <ul style="list-style-type: none"> <li>- 1 person \$27,000/yr</li> <li>- 2 people \$30,840</li> <li>- 3 people \$34,680</li> <li>- 4 people \$38,520</li> <li>- 5 people \$41,640</li> <li>- 6 people \$44,700</li> </ul> </li> <li>- Minimum income/mo rent:               <ul style="list-style-type: none"> <li>- 1BR \$1,550 income/mo, \$586 rent</li> <li>- 2BR \$1,848 income.mo, \$739 rent</li> <li>- 3BR \$2,103 income per month, \$841 rent</li> </ul> </li> <li>- Public housing units: Family income cannot be over 50% income limit, or no more than:               <ul style="list-style-type: none"> <li>- 1 person \$23,400/yr</li> <li>- 2 people \$26,750</li> <li>- 3 people \$30,100</li> <li>- 4 people \$33,400</li> <li>- 5 people \$36,100</li> </ul> </li> <li>- Market rate apartments: families have: more income than max incomes above.</li> <li>- Background and credit check. No prior evictions or outstanding collections to previous apartments. \$250 deposit.</li> </ul> <p>On the waitlist for affordable units (3 bedroom has the shortest waitlist) They do have full price units available. <b>Updated December '22 PH</b></p>

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### Income-based housing: Older adults and disabled

<p><b>Lighthouse Manor</b> Elderly/62+ and/or disabled</p>	<p>Contact: Carol Cannon Phone: 770-538-0366 2415 Lighthouse Manor Dr. 30501 <b>NO SECTION 8</b></p>	<p>Complete application in person Mon.-Fri. 8:30am-5pm or call to have application mailed to you, no application fee. Approximately 12-18 month waiting list.</p>	<p>74 units – 1BR and efficiency apartments. No fees upon move-in except pet fee of \$300 unless pet needed for health reasons. Security deposit refunded upon leaving. Utilities are included in rent. Social Security awards letter required (within the last 120 days) Proof of all income required – 6 months worth of statements including checking, savings, and pensions. Criminal background check and credit check required. <b>WAITLIST IS 1 ½ YEARS OR LONGER STILL</b> Updated June 2022 MM</p>
<p><b>Myrtle Terraces - Senior Community</b> 55+ only</p>	<p>770-538-0928 <a href="tel:4704804848">(470) 480-4848</a> 1326 Myrtle Street SE, 30501 <a href="mailto:myrtleterraces@fairwaymanagement.com">myrtleterraces@fairwaymanagement.com</a> <b>Accepts Section 8 vouchers</b></p>	<p>Must get on waiting list and then will call for application process to begin. Apply online: <a href="mailto:myrtleterraces@fairwaymanagement.com">myrtleterraces@fairwaymanagement.com</a></p>	<p>1-2BR. Application fee: \$23.75 Deposit: 1 month's rent. Income level must be 2 times monthly rent. (ex: 1BR: \$712, income must be \$1,424, 2BR \$852, income \$1,704). Rent includes all utilities except cable which is offered at a discount rate. Tax credit units: Max f\$27,000 \$30,840 Market rate: 1BR \$1,305, 2BR/1BA \$1,505 R/2BA\$1,555 Incl water, trash</p>

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<p><b>Walton Summit</b>                      55+ “Legacy” units                      -public housing                      -affordable housing                      -market rate units</p>	<p>(678) 865-4458                      1100 Green Hunter Lane  <a href="http://Waltonsummitapartments.com">Waltonsummitapartments.com</a>                      Accepts Section 8 vouchers</p>	<p>Application online. Fee by credit card or prepaid debit card, \$13                      For affordable and market rate housing:                      waltonsummitapartments.com                      For public housing applications:                      Gainesvillehousing.org                      Choose “Legacy” option for 55+ housing application.</p>	<p>1-2 bedroom apartments -- 3 categories of housing eligibility:                      Affordable housing units:                      Income maximum/household:                      1 person \$27,000/yr                      2 people \$30,840                      3 people \$34,680                      Minimum income/mo rent                      1BR \$1,550 income/mo, \$586 rent                      2BR \$1,848 income.mo, \$739 rent                      Public housing units: Family income cannot be over 50% income limit, or no more than:                      1 person \$23,400/yr                      2 people \$26,750                      3 people \$30,100                      Market rate apartments: Family income less than max incomes above for affordable housing units.                      Background and credit check. No prior evictions or outstanding collections to previous apartments. \$250 deposit.                      Updated July '21, MC</p>
<p><b>Windcliff Apartments</b>                      62+ and/or disabled                      Income based</p>	<p>150 Gabriel Circle                      770-503-0568                      Accepts Section 8 vouchers</p>	<p>Application fee \$15, accepted in person or online.                      People can request to be put on a waiting list and will be contacted when time for application.                      3-4 year waiting list.</p>	<p>Rent:                      1BR \$507                      2BR \$578 (incl water, sewer and garbage)                      Deposit: \$200-\$400 (depending on credit history)                      Updated July '21, MC</p>
<p>Other housing options and market rate housing:</p>			

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<p><b>Brandon Place</b></p>	<p><a href="tel:7705357440">(770) 535-7440</a>                      1425 Brandon Place                      Does not accept Section 8</p>	<ul style="list-style-type: none"> <li>- \$125 application fee for two people \$100 for one person.</li> <li>- Deposit is the same as rent with credit score 660 and above; -</li> <li>- Deposit is first and last month's rent with credit score below 660.</li> <li>- No evictions or past monies owed to previous rental companies.</li> <li>- Background check: no felonies or multiple misdemeanor drug charges.</li> <li>- No housing vouchers at this time.</li> <li>- Minimum 4 pay stubs</li> <li>- One year employment history (Pay stubs)</li> <li>- 3x rent for income qualification.</li> </ul>	<ul style="list-style-type: none"> <li>- Studio (Efficiency) \$850</li> <li>- 1BR/1BA \$975</li> <li>- 2BR/2BA \$1095</li> </ul> <p>Current availability. No waitlist.  <a href="#">Updated December '22 PH</a></p>
<p><b>Brookwood Phase I &amp; III, Spring Valley</b></p>	<p>1858 Thompson bridge Rd.                      678-779-2687</p>	<ul style="list-style-type: none"> <li>- Call for information. Must pick up an application at the office.</li> <li>- Working for one year at the same job,</li> </ul>	<p>Current availability and no waiting list  <a href="#">Updated Sept. '22, PH</a></p>

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		<ul style="list-style-type: none"> <li>- Criminal and credit checks.</li> <li>- No evictions</li> <li>- No felonies</li> <li>- Application Fee \$100 one person and \$125 for two.</li> <li>- Minimum 660 credit score</li> <li>- Proof of income (3x the rent)</li> </ul>	
<p><b>Enota Garden Apts**</b></p>	<p>990 Enota Ave  <b>678-318-1990</b>  <a href="http://enotagardensapartments.com">enotagardensapartments.com</a>            Does NOT accept Section 8</p>	<p>Apply in person. No application fee.            Must have 1-year of full-time employment, 1 year at current residence with lease in your name. No evictions. Background and criminal check. Income must be 2 times rent per month.</p>	<p>1BR (\$600/mo, \$300 deposit, max 2 ppl)            2BR apartments (\$700/mo, \$700 deposit, max 4ppl)            Very extensive waiting list            Updated Sept. '21, BO</p>
<p><b>Lanier Cove FKA (GlennCove)**</b></p>	<p>1750 Norton Drive            770-536-0508            Does NOT accept Section 8</p>	<ul style="list-style-type: none"> <li>- Apply in person.</li> <li>- Application fee: \$50</li> <li>- Income must be 2x/3x monthly rent.</li> <li>- Credit and criminal background checks.</li> <li>- No evictions or monies owed to rental properties.</li> <li>- No pets, except service dogs.</li> </ul>	<ul style="list-style-type: none"> <li>- Deposit; \$200</li> <li>- Rent includes water, trash, pest control</li> <li>- Studio - includes elec, no W/D hookup 995</li> <li>- 1BR/1BA - 3 ppl/max, no W/D hookup 1,095</li> <li>- 2BR/1BA - 4 ppl/max, W/D hookup 1,295</li> <li>- 3BR/1BA - 6 ppl/max, 1,495.00</li> </ul> <p>Updated 2022</p>

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Ivy Manor Townhomes	415 Adair St 770-614-8804	<ul style="list-style-type: none"> <li>- \$30 Per adult</li> <li>- Income vs. Expenses</li> <li>- No credit check</li> <li>- No evictions (can check yes or no)</li> <li>- No criminal check</li> <li>- In person meeting</li> <li>- Employment history</li> </ul>	<ul style="list-style-type: none"> <li>- 19 units</li> <li>- Water &amp; trash, \$18/mo additional (Efficiency unit)</li> <li>- , 1BR/1BA: \$500/mo, \$350 deposit</li> <li>- 2BR/1.5BA, \$700/mo, \$475 deposit</li> <li>- No waiting list</li> </ul> <p>Updated December '22 PH</p>
Legacy at North Pointe**	100 N Pointe Dr., 30501 (770) 533-9220 <a href="http://legacyatnorthpointe.com">legacyatnorthpointe.com</a> Accepts Section 8 vouchers Accepts AVITA	Apply in person. Application fee \$30. Criminal and credit check required -- no evictions, no open bankruptcies, no felonies. Income restricted: Family of 4: max \$38,000 Waiting list is a few months.	2BR/2BA \$788 3BR/2BA \$897 Deposit: depends; \$300 or up to 1 month's rent Updated 2019
Pointe Lanier	2460 Spring Road 770-535-1707 Does not accept Section 8	<ul style="list-style-type: none"> <li>- \$50 App fee for one person</li> <li>- \$75 App fee for a couple</li> <li>- Credit check (\$600 plus)</li> <li>- No Evictions</li> <li>- No Bankruptcies</li> <li>- Criminal Check (No felonies)</li> <li>- 3x rent income requirement</li> <li>- Pet friendly (Dog or Cat)</li> </ul> <p>\$345 non-refundable.</p>	<ul style="list-style-type: none"> <li>- 1BR \$995</li> <li>- 2BR \$1180</li> <li>- On site laundry with fireplace</li> <li>- No waitlist</li> </ul> <p>Updated December '22 PH</p>

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<p><b>The Retreat at McEver</b></p>	<p>1050 Eagle Eye Road, 30504 770-531-0065 M-F, 9:00am - 5:00pm <b>Accepts Section 8 vouchers</b></p>	<ul style="list-style-type: none"> <li>- Go to the office and pick up a brochure and application.</li> <li>- Application Fee \$40/adult.</li> <li>- Credit Check and Criminal Background required, will look at felonies on a case-by-case basis.</li> <li>- Non-aggressive breed pets allowed. Two pet limits.</li> <li>- Call and make an appointment to see if you pre-qualify.</li> </ul>	<ul style="list-style-type: none"> <li>- 1 BR-\$949</li> <li>- 2 BR-\$1130</li> <li>- 3 BR-\$1296.</li> <li>- All prices include water, sewer and trash. Laundry facilities and playground on site.</li> <li>- Deposit based on credit (from \$300 - up to one month's rent). \$100 holding fee required to hold the unit (applied to deposit at move in).</li> <li>- Application kept on file for 120 days. (Can be on the waitlist up to a year).</li> </ul> <p>Waitlist <b>Updated December '22 PH</b></p>
<p><b>The Peaks FKA Lenox Park</b></p>	<p>1000 Lenox Park Place <a href="http://liveatpeaks.com">liveatpeaks.com</a> <a href="tel:770.874.1236">770.874.1236</a> Office Hours: M-F 8:30AM-5:30PM; Sat &amp; Sun Closed <b>Does not accept Section 8</b></p>	<ul style="list-style-type: none"> <li>- Application fee: \$75 with \$150 administrative fee.</li> <li>- Income must be 3x monthly rent amount, must provide last 3 pay stubs with 12 months employment.</li> <li>- Credit check (score of 570 or higher) which determines deposit amount.</li> <li>- Criminal history</li> <li>- No previous evictions.</li> </ul>	<ul style="list-style-type: none"> <li>- 1BR/1BA : Rent \$1170, Utilities \$151</li> <li>- 2BR/2BA: Rent \$1426, Utilities \$163</li> <li>- 3BR/2BA : Rent \$1495, Utilities \$176</li> <li>- Accepts Tax ID (must be valid)</li> <li>- Non-refundable deposit</li> <li>- Washer and Dryer are provided at move in (included in rates)</li> </ul> <p>No waitlist <b>Updated December '22 PH</b></p>

Glossary:

Section 515 Mostly consists of subsidized units, with some Section 8 units

HUD units

Tax Credit units

Accepts Section 8 vouchers

Income-based units

Accepts AVITA

# Hall County Housing Resources

Local resources	Property Information:	Application:	Other:
<p><b>Portico At Lanier</b></p>	<p>1750 Columns Dr (off Atl Hwy)  <a href="tel:7705327200">(770) 532-7200</a>  <a href="https://www.legacyatlanier.com/">https://www.legacyatlanier.com/</a>            Office hours:            M-F, 9:30am - 5:30pm            Does not accept Section 8</p>	<ul style="list-style-type: none"> <li>- Application Fee: \$50, Admin: \$150</li> <li>- Deposit: dependent on credit \$300-one months rent.</li> <li>- Pest Control: \$5</li> <li>- Valet Trash: \$20</li> <li>- Water billed through property</li> </ul> <p><b>Rental Criteria:</b></p> <p>Income Qualification 2.5x Rent</p> <ul style="list-style-type: none"> <li>- 6 recent pay stubs/Offer Letter/Letter from HR</li> <li>- 1 year rental history</li> <li>- No evictions or outstanding rental balances.</li> <li>- Works with Liberty Rent (Will screen denied applicant to potentially be there guarantor)</li> <li>- No bankruptcies</li> <li>- Credit and criminal background check</li> </ul>	<ul style="list-style-type: none"> <li>- W/D Included.</li> <li>- Pet friendly.</li> <li>- All apartments are renovated.</li> <li>- 1BR/1BA - 2BR/1BA - 2BR/2BA - 3BR/2BA</li> <li>- Market rate rent</li> <li>- Pets: No aggressive breeds up to 60 lbs.</li> <li>- Pet Fee of \$300 for first pet, \$250 for second pet. \$15 pet rent per pet.</li> <li>- Fitness facility</li> <li>- Swimming pool</li> </ul> <p>Updated December '22, PH</p>



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## Hall County Housing Resources

Local resources	Property Information:	Application:	Other:
<b>Vista Ridge Apartments**</b>	2363 North Cliff Colony Drive (770) 532-8692 <a href="http://vistaridgegainesville.com/">vistaridgegainesville.com/</a> Office hours, M-F, 8am-5pm Does not accept Section 8	Application fee \$50 per adult. Credit Fee \$250-\$750 and non refundable. Criminal Background no sex offenders, for felony how long ago was offense, what it was and if there was violence involved.	2BR/1.5 BA \$ 800-1550 2BR/2BA \$ 875-1790 3BR/2BA \$ 1175-2350 Rent does not include trash fee which is \$30, pet fee per month is \$25 with one time deposit of \$300 for first pet and \$200 for 2nd pet; 50 lbs max. Updated July '21, MC
<b>Transitional Housing</b>			
<b>Family Promise</b>	Contact: Laura Sumner Day Center: 770-535-0786 3606 McEver Dr., Oakwood 30566	<ul style="list-style-type: none"> <li>- Call Day Center for intake interview and program availability.</li> <li>- Move-in can happen as quickly as 24-48 hours.</li> <li>- Help with utilities (no funds now), food pantry, diapers, 2nd and 4th Tuesdays of the month</li> </ul>	<ul style="list-style-type: none"> <li>- This housing resource is for homeless children and their families. (No single individuals are housed).</li> </ul> Updated December '22 PH
<b>Gateway Domestic Violence Center</b>	Crisis Line/Shelter: 770-536-5860 Contact: Blythe Hammons	Call Crisis Line/Shelter.	Hall County Residents - Victims of physical abuse who are in need of safety - Short term housing- 30 days No cost if eligibility requirements are met. <i>New Location in 2022.</i> Updated July '21, JC

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## Hall County Housing Resources

Local resources	Property Information:	Application:	Other:
<b>Gainesville Baptist Mission**</b>	Mgr: Mitch Gowan 843-625-1655 669 Main Street Gainesville GA 30501	\$56.00 weekly. Doors Locked 7PM.	<ul style="list-style-type: none"><li>- Men Only. Alcohol and drug free.No smoking. Includes Cereal for breakfast and Hot dinner nightly. Must attend Bible Study nightly. Church Services Wednesday night &amp; two times Sunday.</li><li>- Updated July '21, JC</li></ul>
<b>Good News at Noon Shelter</b>	770-503-1366 979 Davis Street, 30501	<ul style="list-style-type: none"><li>- Show up 10AM-4PM</li><li>- Interview with staff.</li><li>- \$25.00/week</li></ul>	<ul style="list-style-type: none"><li>- Shelter for Men and Women - 40 men, 20 women**</li><li>- Must be alcohol and drug free</li><li>- Meals at noon and 7Pm for the entire community.</li><li>- Mandatory church services every day but Saturday.</li></ul> <p>Updated December '22, PH</p>

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# Hall County Housing Resources

Local resources	Property Information:	Application:	Other:
<p><b>My Sister's Place</b></p>	<p>Shelter Contact: Amanda Ives 770.532.5111 2480 MLK Drive #4 Gainesville GA 30501 Executive Director: Jennifer Bero jbero@mysistersplace.org</p>	<p>Call shelter for availability.</p> <p>Currently full at this time.</p> <p>Amanda- Shelter Manager</p>	<ul style="list-style-type: none"> <li>- Homeless Women and children only (no boys over 11 years)</li> <li>- All residents must have or look for a job.</li> <li>- Families can stay approximately 90 days.</li> <li>- Must be drug and alcohol free.</li> <li>- Valid ID required.</li> <li>- No expense upon moving in.</li> <li>- When residents become employed they are required to put a % of salary in savings (which they will get back when they leave) and some/on a sliding scale towards rent. Residents receive needed assistance such as counseling job search, clothing and transportation</li> </ul> <p>Updated December '22 PH</p>
<p><b>Salvation Army**</b></p>	<p>Director: Contact: Shelter: 770-531-0135 711 Dorsey Street Gainesville GA 30501</p>	<ul style="list-style-type: none"> <li>- Begin calling at 2:30PM for intake information.</li> <li>- Show up in person for intake information at 4PM.</li> <li>- Doors open at 4:30PM</li> </ul>	<ul style="list-style-type: none"> <li>- Single Women. Single Men and Families</li> <li>- ID for all adults in the home, social security cards and birth certificates for all children.</li> <li>- Must be willing to seek day shift employment if unemployed and follow all other rules explained at intake..</li> </ul> <p>Updated December '22 PH</p>

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## Hall County Housing Resources

Local resources	Property Information:	Application:	Other:
<b>Sober House Living of America</b>	Sponsored apartments @ North Cliff Colony and Vista Ridge Apts	<ul style="list-style-type: none"><li>- Contact/referral by social workers, hospitals, shelters, addiction facilities:</li></ul> <a href="https://soberlivingamerica.org/locations/gainesville-ga/">:https://soberlivingamerica.org/locations/gainesville-ga/</a>	<ul style="list-style-type: none"><li>- Rent: \$200/month. Six men in a shared, fully-equipped 3BR apartment.</li><li>- Rent goes directly to Sober House Living of America, not the apartment management.</li><li>- Men must have a job and provide their own toiletries and food.</li><li>- Van transports residents to AA meetings nightly, 7:45pm.</li><li>- The Sober House manager lives on the property.</li></ul> <p>Updated December '22 PH</p>
<b>Other Housing Subsidies</b>			

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# Hall County Housing Resources

Local resources	Property Information:	Application:	Other:
<p><b>Gainesville Housing Authority</b></p>	<p>770-536-1295 750 Pearl Nix Parkway, 30501 Main Office <a href="http://gainesvillehousing.org/">gainesvillehousing.org/</a> <b>Income-based units</b></p>	<ul style="list-style-type: none"> <li>- Waitlist is closed at this time.</li> <li>- Harrison Square, Jesse Jewel, Will St., Banks St., Johnson St., Pine St., and MLK</li> <li>- To apply, go to our website and click on applications. Once you put in your name and age, all eligible properties will be listed.</li> </ul> <p><b>NOTE: notification is by mail</b> Please make sure your mailing address is updated with the GHA office at all times (call 770-536-1295) office to update. Also, if you apply when unemployed and become employed while on the waitlist, please call the office and update your application.</p>	<ul style="list-style-type: none"> <li>- Deposits and rent are on a sliding scale based on income.</li> <li>- Background check -- no drug related charges except we work with people on probation or family treatment court. No credit check. Need landlord verifications for the last 5 years required.</li> <li>- No sex offenders.</li> <li>- Pets allowed, \$300 deposit.</li> <li>- Residents pay for gas and electricity, water and trash included.</li> </ul> <p><b>Must have these documents for all household members:</b></p> <ul style="list-style-type: none"> <li>- Birth certificates</li> <li>- Income verification</li> <li>- Social security cards</li> <li>- Marriage/divorce documents</li> <li>- Meet income eligibility for extremely low, very low and low income.</li> </ul> <p><b>Updated December '22 PH</b></p>

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# Hall County Housing Resources

Local resources	Property Information:	Application:	Other:
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<p><b>Section 8 Housing Voucher</b></p>	<p>Once you receive a Section 8 voucher, you can use it as a rental “coupon” for privately-owned apartments and homes – see list above for local eligible options.</p>	<p>Department of Community Affairs (DCA) application assistance phone line: (888) 858-6085  <a href="http://www.dca.ga.gov">www.dca.ga.gov</a></p>	<p>Any family that wishes to receive Housing Choice Voucher assistance must apply for admission to the program. DCA will announce the opening of the wait lists by publishing the applicable information in media outlets including but not limited to: DCA's website and social media</p> <ul style="list-style-type: none"> <li>- The newspaper of general circulation in the applicable county(ies)</li> <li>- Minority media newspapers, when available DCA's application assistance phone line: (888) 858-6085</li> <li>- Preliminary applications will only be accepted through DCA's Applicant Portal. Once the wait lists open, the portal will be available 24 hours per day until the wait lists close.</li> <li>- The application can be completed from any computer or cell phone with Internet access (e.g. home, library, community-based organizations).</li> <li>- If assistance is required to complete the preliminary application, resources for assistance will be listed in the wait lists opening announcement.</li> </ul> <p><b>Eligibility requirements:</b></p> <ul style="list-style-type: none"> <li>- Meet HUD's definition of family.</li> <li>- Meet income limits specified by HUD.</li> <li>- Qualify on the basis of citizenship or the eligible immigrant status.</li> <li>- Provide social security number information.</li> </ul>
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## Hall County Housing Resources

Local resources	Property Information:	Application:	Other:
			<ul style="list-style-type: none"> <li>- Sign required consent forms</li> <li>- Pass screening process</li> <li>- Meet income eligibility for “extra-low” or “very-low” income</li> </ul> <p>Updated December '22 PH</p>
<p><b>Habitat for Humanity of Hall County- Affordable Homeownership</b></p>	<p>Families living in Hall County with a need, the ability to repay, and a willingness to partner could be eligible for an affordable new home through Habitat.</p>	<ul style="list-style-type: none"> <li>- The first step is to complete an online orientation at <a href="http://www.habitathallcounty.org/homeownership">www.habitathallcounty.org/homeownership</a></li> <li>- After, you print and turn in a completed application.</li> <li>- To qualify, the applicant must have held the same job for at least 2 years. Once accepted, the program usually takes 2 years, as each homebuyer builds their own home.</li> </ul>	<ul style="list-style-type: none"> <li>- For those people between 60-80% of the area median income</li> <li>- Average monthly mortgage for brand new house only \$650</li> <li>- A home you OWN</li> </ul> <p>Updated December '22 PH</p>