

Affordable Rental Housing Options - Gainesville / Hall County, Georgia

Prepared for resident referrals. Verify program classifications, rents, income limits, and waitlist status directly with each property before making referrals.

Property / Community	Address	City	Phone	Website	Income-based Units	Population Served	Bedrooms / Units	Waitlist / Availability	Salient Details
Harrison Village	1370 Harrison Drive, Gainesville, GA 30507	Gainesville	(770) 536-1295	https://gainesvillehousing.org/housing/	Yes for some units	Families	2 to 5 BR	Wait list for affordable units (non income based), some immediate availability	Family-oriented community with playground, pavilion/stage area, and resident services.
Walton Summit	1100 Green Hunter Lane SE, Gainesville, GA 30501	Gainesville	Contact GHA / property manager	www.waltonsummit.com	Yes for some units / verify	Income-qualified families	1 to 3 BR	Wait list, some immediate availability	Gated community with fitness center, resident center, playgrounds, landscaped outdoor gathering areas.
The Legacy at Walton Summit (55+)	1100 Green Hunter Lane SE, Gainesville, GA 30501	Gainesville	Contact GHA / property manager	www.waltonharbor.com	Yes / verify	Seniors age 55+	1 to 2 BR	Wait list, some immediate availability	Senior affordable community within Walton Summit area.
Walton Harbor	1000 Tower Heights Rd, Gainesville, GA 30501	Gainesville	Contact GHA / property manager	www.waltonharbor.com	Verify with property	Income-qualified households	1 to 3 BR	Wait list, some immediate availability	Fitness center, playground
Waterside Oaks	2400 Waterside Oaks, Dr, Gainesville, GA 30504	Gainesville	404-847-5900	watersideoaks.com	Yes, some	Families, income-qualified	1 to 3 BR listed	Check availability on property website	pool
Myrtle Terraces I	1326 Myrtle St SE, Gainesville, GA 30501	Gainesville	(470) 480-4848	https://myrtleterrace1.cahecmangement.com/	Verify with property	Seniors; Income-qualified households; 1 and 2 BR	1 and 2 BR	Check availability on property website	Amenities include sundries shop, computer room, fitness center, community garden, picnic area; washer/dryer connections in some homes per property website.
Myrtle Terraces II	1328 Myrtle St SE, Gainesville, GA 30501	Gainesville	(678) 990-2500	https://myrtleterrace2.cahecmangement.com/	Verify with property	Seniors; Income-qualified households; 1 and 2 BR	1 and 2 BR	Check availability on property website	Amenities include sundries shop, computer room, fitness center, community garden, picnic area.
Lake Forest Apartments	1360 Otila Drive, Gainesville, GA 30504	Gainesville	(770) 536-1555	https://www.lakeforestgainesville.com/	Likely HUD multifamily subsidy; verify contract type	Income-qualified families	118 apartments; 1, 2, 3, and 4 BR per property website	Check availability on property website	Income-based / affordable units; close to downtown Gainesville, public transportation, and major highways.
Linwood Apartments	392 Linwood Dr, Gainesville, GA 30501	Gainesville	(470) 252-4199	https://www.linwoodapt.com/	Potential HUD project-based subsidy; verify contract type	Income-qualified households	1 and 2 BR apartments		Property website describes affordable 1 and 2 BR apartments; local guide says accepts Section 8 vouchers.
Lighthouse Manor	2415 Lighthouse Manor Dr, Gainesville, GA 30501	Gainesville	(770) 538-0366	https://mansermar.com/our-communities/light	Likely Section 202 / PRAC or HUD multifamily; verify with property	Seniors age 62+ and mobility-impaired adults	74 units		Independent living community for age 62+ with mobility-impaired apartments; utilities included in rent per property page.
North Pointe Apartments	100 N Pointe Dr, Gainesville, GA 30501	Gainesville	(770) 533-9220	http://www.northpointeapthomes.com/	No project-based subsidy identified; verify	Income-qualified households	106 units; 2 and 3 BR currently listed on some rental sites	Property site says apply now; verify current availability	Income restrictions may apply; amenities include pool, playground, laundry facilities per rental listing.
The Legacy at North Pointe	600 N Pointe Dr, Gainesville, GA 30501	Gainesville	Verify with North Pointe / management	http://www.northpointeapthomes.com/ (verify)	Verify with property	Income-qualified households	95 units	Verify directly	Listed separately in affordable housing directory; confirm whether leasing/contact is consolidated with North Pointe.
Orchard Brook Apartments	150 Orchard Brook Dr / 2020 McEver Rd, Gainesville, GA 30504 (verify address with property)	Gainesville	(770) 532-7153	https://affordablehousingonline.com/housing-sites	No project-based subsidy identified by AHO; verify	Income-qualified households; voucher holders may apply	115 total / 90 affordable units	AHO forecasts likely short or none; verify directly	AHO states LIHTC properties are required to accept vouchers and notes no project-based assistance identified.
Village Square	100 Paces Ct / 2352 Spring Haven Dr, Gainesville, GA 30504 (verify address with property)	Gainesville	(470) 290-4776 / (770) 535-1565	https://affordablehousingonline.com/housing-sites	No project-based subsidy identified by AHO; verify	Income-qualified households; voucher holders may apply	140 total 1 - 4 bedroom	AHO forecasts likely short or none; verify directly	Spacious 1 to 4 BR apartment homes; LIHTC properties must accept vouchers per AHO.
Pace / Oconee Springs / Hillside Square	2341 Spring Haven Dr / 2294 Skelton Rd, Gainesville, GA 30504 (verify current leasing address)	Gainesville	(470) 458-2452 (rental listing); verify property office	https://affordablehousingonline.com/housing-sites	No project-based subsidy identified by AHO; verify	Income-qualified households; voucher holders may apply	86 low-income units listed; 2 to 4 BR listed on rental sites	AHO forecasts likely short or none; verify directly	LIHTC community; rental sites list as Hillside Square with 2, 3 and 4 BR units.
Sycamore Ridge / McEver Vineyards	1240 Vineyard Way / 1235 McEver Rd, Gainesville, GA 30504	Gainesville	(833) 796-2554 / (470) 778-3893	https://www.sycamoreridgeapartments.com/	Verify with property	Income-qualified households	Approximately 220 units; 1 to 3 BR listed	Verify directly	Income-restricted property with multiple 1, 2 and 3 BR rents listed on rental sites.
The Retreat at McEver / Lanier at McEver	1050 Eagle Eye View Rd / 1050 Eagle Eye Rd, Gainesville, GA 30504	Gainesville	(470) 354-0321	Verify current property website	Verify with property	Income-qualified households	224 units listed; 1 to 3 BR listed on rental sites	Verify directly	Affordable rental listing sites show income-restricted rents; affordable housing directories identify LIHTC units.
Lenox Park / Peaks at Gainesville	1000 Lenox Park Pl, Gainesville, GA 30507	Gainesville	(470) 722-2442	Verify current property website	Verify with property	Income-qualified households; vouchers may be accepted	292 units listed; 1 to 3 BR listed	Rental sites show current rent ranges; verify directly	Affordable Housing Hub lists as LIHTC; Apartments.com lists rents and phone number under Peaks at Gainesville.

Windcliff Apartments	150 Gabriel Cir, Gainesville, GA 30501	Gainesville	(770) 503-0568	Verify current property website	Verify with property	Income-qualified households	Listed as affordable / accessible by AHO	Verify directly	Listed in local affordable housing directories; phone found in local listing.
Ridgecrest Apartment Homes	1640 Roper Hill Road, Gainesville, GA 30501	Gainesville	Verify directly	Verify current property website	Not confirmed	General rental households; vouchers accepted per directory	2 to 3 BR listed	Verify directly	Affordable Housing Online lists accepts vouchers and rent reference; included as a potential NOAH/voucher-friendly option pending verification.
Peaks of Oakwood	3500 Peaks Circle, Flowery Branch, GA 30542	Flowery Branch / Oakwood area	(470) 354-1859	Verify current property website	Verify with property	Income-qualified households	1 to 3 BR listed	Rental sites show rents; verify current availability	Located in Hall County outside Gainesville; useful option for residents seeking Hall County affordable housing.
Carriage Crossing	4820 Victoria Ct, Flowery Branch, GA 30542	Flowery Branch	Verify directly	Verify current property website	Verify with property	Income-qualified households	Verify directly	Verify directly	Listed by Affordable Housing Online as Hall County affordable housing with short-wait forecast.