

Affordable Housing Resources in Hall County

Local resources	Type of property	Property Information:	Application:	Other:
General income-based housing				
Lake Forest Apartments	Income-based	Contact: Brook 770-536-1555 1360 Otila Drive, 30501 lakeforestapartmenthomes.com	Applications accepted every Tues & Th (except holidays), 10-1pm. No application fee. 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 last 5 years, and no open criminal cases. Credit check required. No prior evictions or poor rental history. Waiting list, 6-12 months.	1-4BR units available. Rent and deposit based on income. Rent includes water, sewer, trash. Laundry facilities on site, No pets, service animals only.
Linwood Apartments	84 Section-8 units 16 market-rate units	770 536-8151 392 Linwood Drive, 30501 JANUARY '19 -- major rehab so won't be accessing waiting list in 2019.	6 month application -- then expires. No application fee, must have appointment to turn in application. Credit and criminal check. Must have SS card and birth certificates (not copies) for all tenants. No monies owed to previous rental companies.	1BR/1BA 2 BR/1BA: 4 ppl max Market rate units: 1BR/1BA \$325, 2BR/1BA \$425 ... will go up after renovation.
Oconee Springs	· Family housing · Income-based: Max income of \$33,400/year for a family of four	2294 South Skelton Rd, 30504 770-297-7779 NEW MGMT, 2019 No availability until March '19	Application fee: \$50.00 per adult on application. Must apply in person, must have valid ID, application fee. No evictions, criminal and credit check.	2-3-4BR. Deposit starts at \$250 - \$500. Can be denied based on credit and background checks. Utilities are not included in rent. Pets allowed, pet fee \$400-\$600 non-refundable. Accept tax ID instead of SS#.

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Paces Landing	· Family housing · Income based: Max income of \$33,400/year for a family of four	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.	1-2-3-4BR. Pets allowed, pet fee \$400-\$600 non-refundable. Water and trash included. Utilities are not included in rent. Accept tax ID instead of SS#. 2BR/1BA \$750, no deposit
Park Hill Apartments	· Section 8 and market rate apartments	855-432-3174 1567 Park Hill Dr, 30501 greenleafmanagement.prospectportal.com/gainesville/park-hill-a-partments	Apply at office. Application fee: \$50 Credit score: 546 No evictions on record. Credit, criminal and rental history check. No felonies.	Studios, 1-2-3BR. Must make 3 times rent/mo to qualify. Non-refundable administration fee: \$150-600 based on credit (instead of deposit). Outstanding collections will affect adm fee as well.
Ridgecrest Apartments	Income-based	770-536-7749 1640 Roper Hill Rd,	Must apply in person. Must have a photo ID for all persons over age 18 who will be on lease. Hand out applications M-F - 8:00 a.m. - 3:30 p.m. Following application/screening, (ID verification, criminal and credit check) will be added to waiting list.	2-3BR. Rent based on income. Deposit based on income. Water included. Must pay all other utilities. No felonies or misdemeanors in last 10 years, no evictions in last 5 years and no utility debt.
The Fields at McEver (previously The Vineyard)	Income-based Section 8	1240 Vineyard Way 770-287-8292 thefieldsmcever.com/	Must complete application and pay fee to be put on the waiting list. Application fee: \$60 per + yrs, \$100/couple. \$250 - 1st month's rent for deposit, depending on credit. No evictions, criminal and credit check ID for 18+, IDs, last 6 pay stubs	All electric, water not included, although payment collected by management. Washer/dryer hookups, pet friendly) 2.5 times per rent gross income 1BR/2ppl \$649 max 30-60 WAITING LIST 2BR/4 ppl max, \$775/mo OPENING 3BR/6 ppl max, \$881/mo OPENING
The Fields at Lake Lanier (previously Orchard Brook)	Income-based	770-532-7153 150 Orchard Brook Dr thefieldsmcever.com	Application fee: \$18 per adult living in unit. Income restricted. Criminal and credit check.	Mixed income levels - accepts Section 8, income-based and market-rate units available.
Walton Summit	· Public housing units · Affordable housing · Market rate housing · 55+ housing	(678) 865-4458 1100 Green Hunter Lane waltonsummitapartments.com	Application online. Gainesvillehousing.org When you're at the top of the list, 2nd phase of application -- Fee by credit card or prepaid debit card, \$13.	1-2-3 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 4 people \$38,520 5 people \$41,640 6 people \$44,700

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				minimum income/mo rent 1BR \$1,550 income/mo, \$586 rent 2BR \$1,848 income.mo, \$739 rent 3BR \$2,103 income per month, \$841 rent Public housing units: families must have income less than minimum levels above, Market rate apartments: families have: more income than max incomes above. Background and credit check. No prior evictions or outstanding collections to previous apartments. \$250 deposit.
<h2 style="color: #C8513E;">Income-based housing: elderly and disabled</h2>				
Church Street Manor	Elderly/62+ or disabled	Contact: 770-536-1254 710 Jesse Jewell Pkwy	No fee. Application: Must apply in person. First part: must supply 3 years landlord verification, valid ID/SS# and letter, verification of disability – call and make apt for second part. If everything is complete, put on waiting list.	Efficiencies, 1BR. Rent based on income (about 30%). Gas, water/sewer & trash included.
Lighthouse Manor	· Elderly/62+ only · Income based	Contact: Carol Cannon Phone: 770-538-0366 2415 Lighthouse Manor Dr. 30501	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.	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 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.
Myrtle Terraces -Senior Community	· Elderly/55+ only · Income based	770-538-0928 1326 Myrtle Street SE, 30501 Fairwaymanagement.com	Call or email: myrtleterraces@fairwaymanagement.com Must get on waiting list and then will call for application process to begin. Wait list about 12-18 months.	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 discount rate. Tax credit units: Max for ta \$27,000 \$30,840 Market rate: 1BR \$1,305, 2BR/1BA \$1,505 R/2BA\$1,555 Incl water, trash PHASE II: To open 2020, 78 more units

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Walton Summit	<ul style="list-style-type: none"> Public housing units Affordable housing Market rate housing 55+ housing 	(678) 865-4458 1100 Green Hunter Lane waltonsummitapartments.com	Application online. Fee by credit card or prepaid debit card, \$13.	1-2-3 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 4 people \$38,520 5 people \$41,640 6 people \$44,700 minimum income/mo rent 1BR \$1,550 income/mo, \$586 rent 2BR \$1,848 income.mo, \$739 rent 3BR \$2,103 income per month, \$841 rent Public housing units: families must have income less than minimum levels above, Market rate apartments: families have: more income than max incomes above. Background and credit check. No prior evictions or outstanding collections to previous apartments. \$250 deposit.
Windcliff Apartments	Section-8 Income-based 62+ or disabled/SSDI	150 Gabriel Circle 770-503-0568	Application fee \$50 Simple wait list application. Not accepting applications but people can request to be put on waiting list. Then they will be contacted when time for application.	Rent: 1BR 462 2BR \$533 (incl water, sewer and garbage) 4 year waiting list
Other housing options:				
Brandon Place		(770) 535-7440 1425 Brandon Place	\$75 application fee	Move in: deposit of 1 month's rent. Lease required. Requires credit check, credit score of 550 or higher, no evictions or past monies owed to previous rental companies. Background check: no felonies or multiple misdemeanor drug charges. No housing vouchers at this time. Pet friendly,\$500 non-refundable deposit, monthly pet rent: \$15/small, \$20/medium, \$2/large. No aggressive breeds. Efficiency, \$650; 1BR/1BA \$625, 2BR/1BA, \$895
Brookwood, Phase I & III		703 West Ave 678-779-2687	Call and speak with manager for pre-screening. Requirements: Working for one year at same job, criminal and credit checks.	1 & 2BR apartments Waiting list for 1BR but 2BR apartments rarely open up.
Country Manor Apts	Takes Section 8	Whitmire Drive	No application fee Income restricted	25 units in the County 1BR (2 ppl max) 2BR (4 ppl max) Criminal and credit check Takes Section 8 vouchers \$725 rent, deposit \$500, Includes water and trash pick-up.

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Enota Garden Apts		990 Enota Ave 678-318-1990 enotagardensapartments.com	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.	Long waiting list. 1BR (\$600/mo, \$300 deposit, max 2 ppl) 2BR apartments (\$700/mo, \$700 deposit, max 4ppl)
GlenCove	Section 8 not accepted.	1750 Norton Drive 770-536-0508	Apply in person. Application fee: \$50 Income must be 2x/3x monthly rent. Credit and criminal background checks. No evictions or monies owed to rental properties. No pets, except service dogs.	Deposit; \$200 Rent includes water, trash, pest control Studio - includes elec, no W/D hookup 1BR/1BA - 3 ppl/max, no W/D hookup 2BR/1BA - 4 ppl/max, W/D hookup, \$805 3BR/1BA - 6 ppl/max, \$940 2BR/1.5BA - 4 ppl/max
Ivy Manor Townhomes		415 Adair St 770-614-8804		19 units Water & trash, \$18/mo additional Efficiency unit, 1BR/1BA: \$500/mo, \$350 deposit 2BR/1.5BA, \$700/mo, \$475 deposit
Lanier Terrace	Section 8 not accepted.	1030 Summit St, SE 470-892-6284 lanierterraceapartments.com	Application fee: \$50 per adult payable by money order. Income must be 2x rent. Rental history and background check. Credit score of 575 or higher. No monies owed to past rental or utility companies. No felonies. First-come, first-serve. No waiting list.	All rent paid by money order. Rent includes Water, trash and renter's insurance. Laundry facility available. 2BR/1BA: \$750, max 4ppl 3BR/1BA: \$850, max 6 ppl
Legacy at North Pointe	Accepts Section 8 and AVITA	100 N Pointe Dr., 30501 (770) 824-3764 legacyatnorthpointe.com	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

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Pointe Lanier	2460 Spring Road 770-535-1707		1BR \$750 2BR \$850 3BR Laundry facilities.
Rosecliff Terrace	605 Broad St.		
Spring Valley	1858 Thompson Bridge Rd 678-779-2687	Application fee: \$30	Water included in rent, W/D hookup.
The Retreat at McEver	1050 Eagle Eye Road, 30504 770-531-0065	Apply at office or request application through mail. Application Fee \$35/adult; M-F 9 a.m.- 5 p.m. Saturdays 10:00 - 5:0. Credit Check and Criminal Background required.	1 BR - \$675; 2 BR - \$802; 3 BR \$916. All prices include water, sewer and trash. Non-aggressive breed pets allowed. Laundry facilities and playground on site. Deposit based on credit (from \$300 - up to one month's rent). \$100 required to hold the unit (applied to deposit at move in).
The Peaks (previously Lenox Park)	1000 Lenox Park Place 470-252-7800 peaksliving.com	Application fee: \$50 with \$75 administrative fee. ;Income must be 3x monthly rent amount, must provide last 3 pay stubs with 12 months employment. Credit check (score of 570 or higher) which determines deposit amount. No previous evictions.	1BR/1BA \$810 2BR/2BA, \$935 3BR/2BA \$1010, \$1020
The Villas at Lanier	1750 Columns Dr (off Atl Hwy) 678-287-6783		W/D hookups. Pet friendly. 1BR/1BA - 2BR/1BA - 2BR/2BA - 3BR/2BA 1 Bedroom \$820 2 Bedrooms \$1,030 3 Bedrooms \$1,050
Vista Ridge Apartments	2363 North Cliff Colony Drive (770) 532-8692 vistaridgegainesville.com/	Income must be 3x monthly rent. Requires credit check with deterimes deposit amount.	Deposit ranges from \$300 up to 1 month's rent Rent includes: trash, pest control 2BR/1.5 BA \$800-\$1550 2BR/2BA \$875-\$1790 3BR/2BA \$1175-\$2350

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Transitional Housing

<p>Family Promise</p>	<ul style="list-style-type: none"> · For homeless children and their families. (No single individuals are housed). · Hosts families in partnership with local churches. Churches provide lodging, meals. · Day center provides case management services. · Must be drug and alcohol free. 	<p>Contact: Laura Sumner Day Center: 770-535-0786 1001 Riverside Dr, 30501</p>	<p>Call Day Center for intake interview and program availability. Move-in can happen as quickly as 24-48 hours.</p>	<p>No financial obligations upon move-in. Residents must find employment in 1st 30 days of residence or terminated. Once employed, residents must put part of salary in savings account which is returned when they leave.</p>
<p>Gateway Domestic Violence Center</p>	<ul style="list-style-type: none"> · Hall County residents · Victims of physical abuse who are in need of safety · Short-term housing – 30 days. 	<p>Crisis Line/Shelter: 770-536-5860 Contact: Blythe Hammons</p>	<p>Call Crisis Line/Shelter.</p>	<p>No cost if eligibility requirements are met.</p>
<p>Good News at Noon Shelter</p>	<ul style="list-style-type: none"> · Shelter for men only · Must be alcohol and drug free. 	<p>Contact: David Keyros 770-503-1366 979 Davis Street, 30501</p>	<p>Call or go by the shelter for interview with shelter manager.</p>	<p>Residents must pay \$60/week, which can be reduced with work on site. Background check required.</p>
<p>My Sister's Place</p>	<ul style="list-style-type: none"> · Homeless women & children only (no boys over 11 years) · All residents must have or look for a job · Families can stay approximately 90 days · Must be drug and alcohol free · Valid ID required 	<p>Contact: 2480 MLK Drive, #4, 30501 Office: 770-532-5111 Shelter: 770-503-1181</p>	<p>Call shelter for availability and to put name on a waiting list.</p>	<p>No expense upon move-in. When residents become employed, they are required to put percentage of salary in savings (which they will get back when they leave) and some/on sliding scale towards rent. Residents receive needed assistance such as counseling, job-search, clothing and transportation.</p>

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Salvation Army	<ul style="list-style-type: none"> · Single Women, Single Men and Families · ID for all adults in the home, social security cards and birth certificates for all children. 	Contact: Rosa and Daphne Shelter: 770-531-0135 711 Dorsey Street, 30501	Begin Calling at 2:30 P.M. to check availability; Not allowed on property prior to 4:30 p.m. for check-in/intake	Singles - First 7 Days Free - \$50/week after that. Must be willing to seek day shift employment if unemployed and follow all other rules explained at intake. Families - \$100 Deposit required for family units (will work with you if you do not have the deposit); \$50/week after that. Must be willing to seek day shift employment and follow all other rules explained at intake.

Websites with rental information:

- <http://www.northeastgeorgiamarketplace.com/section/homes-rentals-120/>
- Facebook Marketplace