



Affordable Housing Options Gainesville – Hall County, Georgia



Type of Housing	Eligibility requirements	Local resources	Property Information	How to apply	Move-in requirements:
Public Housing	Must have these documents for all household members: <ul style="list-style-type: none"> • Birth certificates • Income verification • Social security cards • Marriage/divorce documents • Meet income eligibility for extremely low, very low and low income. Max is about \$60,000/yr. 	Gainesville Housing Authority	770-536-1294 750 Pearl Nix Parkway, 30501 gainesvillehousing.org	Check website: gainesvillehousing.org to see if waiting list is open. Must sign up online, mail to P.O. Box 653, 30503 or fax it to 770-536-5150. No application fee. Note: Waiting list opens again February 8, 2017.	Deposits (refunded upon move-out if no damage to apt) Efficiency-1BR \$150 2BR \$225 3BR \$300 4BR \$375 5BR \$450 Rents are on sliding scale depending on income. Background check -- no drug related charges except we work with people on probation or family treatment court. No credit check. Need landlord verifications for last 5 years required No sex offenders. Pets allowed, \$300 deposit. Residents for gas and electricity.
Section 8 Housing Voucher	<ul style="list-style-type: none"> • Meet HUD's definition of family • Meet income limits specified by HUD • Qualify on the basis of citizenship or the eligible immigrant status • Provide social security number information • Sign required consent forms • Pass screening process • Meet income eligibility for "extra-low" or "very-low" income 	Take Section 8 Voucher to privately-owned apartments and homes – see list below	DCA's application assistance phone line: (888) 858-6085 www.dca.ga.gov	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 <ul style="list-style-type: none"> • The newspaper of general circulation in the applicable county(ies) • Minority media newspapers, when available DCA's application assistance phone line: (888) 858-6085 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. The application can be completed from any computer or cell phone with Internet access (e.g. home, library, community-based organizations). If assistance is required to complete the preliminary application, resources for assistance will be listed in the wait lists opening announcement.	
Affordable Housing	<ul style="list-style-type: none"> Section 8 Affordable housing – extremely and very low income – see chart below. 	Linwood Apartments	770 536-8151 Ext 1 392 Linwood Drive, 30501		
	<ul style="list-style-type: none"> Section 8 and affordable housing – can't make more than low income 	Legacy at North Pointe	(770) 824-3764 100 N Pointe Dr., 30501	Accepts low income (see chart) and they accept Section 8 vouchers. Must make 2 times monthly rent: 2BR \$755 3BR \$855.	2-3BR. Deposit \$300, or \$600 if utilities are in collection Pet deposit \$300. Must get renter's insurance.
	<ul style="list-style-type: none"> Section 8 and affordable housing Combined income may not be greater than \$3,225/mo. 	McEver Vineyards	Manager: Sherhonda Gray 770-287-8292 1240 Vineyard Way, 30504 livewellmcevervineyards.com	Must visit office to apply. Application fee: \$35/per adult.	1-2-3BR. Deposit min \$400 based on credit. Must qualify: no current landlord debt, no felonies, no violent misdemeanors. Credit check.
	<ul style="list-style-type: none"> Section 8 and affordable housing – max income: call for specific details based on apartment and family size. 	Park Hill Apartments	470-252-5197 1567 Park Hill Dr, 30501	Apply on website: greenleafmanagement.residentportal.com or go into office. Application fee: \$50	Studios, 1-2-3BR. Must make 3 times rent/mo to qualify. Non-refundable administration fee: \$300-\$500 based on credit - 550 or higher needed for minimum adm fee. Outstanding collections will affect adm fee as well. No evictions or felonies. Background and credit check.
	<ul style="list-style-type: none"> Site based Section 8 and affordable housing – extremely and very low income – see chart below. 	Ridgecrest Apartments	Contact: Scherree 770-536-7749 1640 Roper Hill Rd, 30501	Must apply in person. Hand out applications M-F, return complete applications on Thursdays, no fee.	2-3BR. Rent based on income. Deposit based on income. Utilities not included, only water. Background and credit check... no evictions in last 5 years and no utility debt.

Affordable Housing

	<ul style="list-style-type: none"> Elderly/62+ or disabled Income limits: Extremely, very low and [REDACTED] 	Church Street Manor	Contact: Carolyn 770-536-1254 710 Church St SE, 30501	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.
	<ul style="list-style-type: none"> Site based Section 8 and affordable housing – extremely and very low income – see chart below. 	Lake Forest Apartments	Contact: Myderia Miller-Tripp 770-536-1555 1360 Otila Drive, 30501 770-536-1555	Applications accepted every Tues & Th (except holidays), 10-1pm. No application fee. Only potential resident (18+ years) can fill in application with valid picture ID.	1-4BR units available. Rent and deposit based on income. Criminal background check, no felonies for last 10 years, and no misdemeanor for 5 years.
	<ul style="list-style-type: none"> Elderly/62+ only Affordable housing – extremely and very low income – see chart below. 	Lighthouse Manor	Contact: Lucy Cannon Phone: 770-538-0366 2415 Lighthouse Manor Dr. 30501 74 units – all 1BR and efficiency apartments	Go to Lighthouse Manor to fill out application or call and they can mail an application and then 6 mos-1+ year is approximate wait list timing. SS site, awards letter no older than 120 days old, if receiving benefits from deceased spouse, in letter... all income – 6 months' worth of statements	Studios, 1BR. 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.
	<ul style="list-style-type: none"> Elderly/55+ only Income restricted – extremely low and very low income – see chart below 	Myrtle Terraces - Senior Community	Contact: Dana 770-538-0928 1326 Myrtle Street SE, 30501 Fairwaymanagement.com	Call or email: myrtleterraces@fairwaymanagement.com	1-2BR. Application fee: \$23.75 Deposit: 1 month's rent. Income level must be 2 times monthly rent. (ex: 1BR: \$669, income must be \$1,338, 2BR \$802, income \$1,604). Rent includes all utilities except cable which is offered at discount rate.
	<ul style="list-style-type: none"> Family housing Max income of \$32,250/year for a family of four (call for other info) 	Paces Landing	2352 Spring Haven Drive, 30504 770-535-1565	Must apply in person, must have valid ID, application fee \$13.75.	1-2-3-4BR. Must make 2.5 times amount of rent. 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#.
	<ul style="list-style-type: none"> Family housing Max income of \$38,700 for a family of four (call for other info) 	Lenox Park	Contact: Rosie 1000 Lenox Park Pl, 30507 770-287-1972	Must apply in person with valid ID. Application fee of \$50 per adult.	1BR - \$650, 2BR - \$764, 3BR/small - \$858, 3BR/large - \$877. Must make 2.5 times amount of rent each month. Deposit at least \$300, based on income. Background and credit check – no evictions, bankruptcy. Water/sewer included, not utilities. Must get renter's insurance. No pets

					over 60 pounds, deposit \$300 min, non-refundable.
Affordable Housing	<ul style="list-style-type: none"> Family housing Income restricted: extremely low, very low and low income. 	Oconee Springs	2294 South Skelton Rd; 30504 770-297-7779	Must apply in person, must have valid ID, application fee \$13.75.	2-3-4BR. Must make 2.5 times amount of rent. 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#.
	<ul style="list-style-type: none"> Accept Section 8 voucher – and resident must have additional source of income Income limit – call for information. 	The Retreat at McEver	1050 Eagle Eye Road, 30504 770-531-0065	Must apply in person, application fee: \$35 per adult. To be on waiting list, must put \$100 down – refundable within 72 hours or if they don't qualify	1BR - \$620, 2BR - \$720, 3BR - \$820. Non-Section 8 residents must have income twice that of monthly rent. Background and credit check. Pets -- \$220 non-refundable. No felonies or previous evictions.
	<ul style="list-style-type: none"> Section 8 vouchers 	Privately-owned homes	Information on available Section 8 homes in Hall County may be found on the internet. socialserve.com is one resource (although not always updated)	All will be different.	All will be different....
Emergency Housing	<ul style="list-style-type: none"> Residents of Hall, Banks, Barrow & Jackson counties Valid picture ID Social security card for all household members or valid/original government issued documents from another country 	Salvation Army	Contact: Rosa, Asst Manager; Daphne, Manager. Shelter: 770-531-0135 681 Dorsey Street, 30501	Call shelter after 4:30pm.	\$100 refundable deposit on apartment. Sex offender background check for all potential residents. One week free, then must pay \$50/wk rent. SA is considered a work program – residents are allowed 2 weeks to find day shift employment. Emergency (singles) and transitional (family) apartments available. Can stay up to 3 months. Mandatory classes: budgeting, counseling, etc.

Emergency Housing

<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 	My Sister's Place	Contact: Brandee Thomas Office: 770-532-5111 2480 MLK Drive, #4, 30501 Office: 770-532-5111 Shelter: 770-503-1161	Call shelter for availability and to put name on a waiting list.	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 and transportation. They do have some immediate assistance for families in the form of hotel vouchers.
<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. 	Family Promise	Contact: Laura Sumner Day Center: 770-535-0786 1001 Riverside Dr, 30501	Call Day Center for intake interview and program availability. Move-in can happen as quickly as 24-48 hours.	No financial obligations upon move-in. Residents must find employment in 1 st 30 days of residence or terminated. Once employed, residents must put part of salary in savings account which is returned when they leave.
<ul style="list-style-type: none"> Hall County residents Victims of physical abuse who are in need of safety Short-term housing – 30 days. 	Gateway Domestic Violence Center	Crisis Line/Shelter: 770-536-5860 Contact: Blythe Hammons	Call Crisis Line/Shelter.	No cost if eligibility requirements are met.
<ul style="list-style-type: none"> Shelter for men only Must be alcohol and drug free. 	Good News at Noon Shelter	Contact: David Keyros 770-503-1366 979 Davis Street, 30501	Call or go by the shelter for interview with shelter manager.	Residents must pay \$60/week, which can be reduced with work on site. Background check required.

***Section 8 and Affordable Housing Eligibility**

FY 2016 MFI: \$53,000	1 person	2 people	3 people	4 people	5 people	6 people	7 people	8 people
EXTREMELY LOW/30% AMI	11,900	16,020	20,160	24,300	28,440	32,580	35,050	37,300
VERY LOW INCOME/50% AMI	19,800	22,600	25,450	28,250	30,550	32,800	35,050	37,300
LOW INCOME/60% AMI	26,300	30,280	34,260	38,240	42,220	46,200	50,180	54,160

What does affordable housing mean?

In the United States, the term *affordable housing* is used to describe housing, rental or owner-occupied, that is affordable no matter what one's income is. The U.S. government regards housing costs at or below 30% of one's income to be affordable.

What does subsidized housing mean?

Though it is incorrectly used to describe housing that is assisted by the government, *subsidized housing* is used when describing housing that has rental assistance. That is, housing where all or a portion of the occupants monthly housing cost is paid for directly by the government. An example of this is Section 8 housing vouchers, where a renter only pays the portion of the rent that is determined to be affordable to them based on their income.

How do I know if my income qualifies me for a given affordable apartment?

There are literally dozens of different housing programs that you might qualify for. Generally, if you earn less than 60% of the median income for your area, you can qualify for LIHTC apartments, which makes up the largest chunk of rental apartments available. To qualify for rental subsidies, where you only pay 30% of your income for rent, you'll need to earn less than 50% of the median income. Many of the programs go out of their way to target even lower income people, even as low as 30% of the median income, so make sure you ask the property manager what they have available.

What is Area Median Income (AMI)?

All government housing programs qualify recipients based on their income. Since each market area has varying living costs and income levels, the government determines an Area Median Income (AMI) for each housing market. For example, the area median income for San Francisco in 2014 is \$88,500 while the median income in Dallas is \$67,900.

What is Section 8?

Unfortunately, *Section 8* has turned into a bad word though it's a good program that helps good people. Section 8 is a HUD program that helps renters pay their rent by paying for any rent costs that exceed 30% of the renter's income. If a renter earns \$2,000 per month in San Francisco but their rent costs \$1,150 per month, Section 8 helps by paying \$550 of that rent since 30% of the renter's income is \$600. This rental subsidy is very scarce and there are waiting lists across the country for the program. To find out more, contact your local housing authority. **Site-based Section 8:** They offer Section 8-level housing but don't need the voucher. Families must qualify.

What is a housing authority?

Housing authorities have been around for many years and was the country's first concerted effort to provide affordable housing to lower income Americans. A housing authority is locally based and serves a whole city or county. Some housing authorities are statewide and assist housing across the entire state. Housing authorities received funding from HUD, the Department of Housing and Urban Development, to operate Section 8 voucher programs (although not in Hall County) and low rent housing called public housing. To learn more, find your area's housing authority.

Income Restricted:

There is some maximum upper-limit on the prospective tenant's income for them to be eligible for this property. Prospective tenants' incomes must be within the defined range to qualify for this housing. Landlords using this option will define the income restrictions.

Income Based Sliding Scale:

A rental or for-sale property may use a sliding scale to determine the actual price for a particular tenant / buyer. Property providers will list the absolute minimum and absolute maximum prices as the sliding scale low and high values. Tenants / buyers' incomes are the primary factor for deciding the actual price within the set range if the listing is specifically flagged "Income Based".

Median Income Based Rent:

A combination of both Income Restricted and Income Based Sliding Scale; the property has specific restrictions to rent to tenants whose income is no more than a specific percentage of HUD's Median Family Income [MFI] values for the region. This feature can list a range of incomes and their corresponding monthly rent values. For example, if the tenant makes between 30% and 40% of the MFI, then they might have to pay \$316/mo. But if they make between 40% and 50%, then they would have to pay \$360 per month.