THE DeKalb CHRONICLE
DEKALB COUNTY GEORGIA
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SECTION 8 & SECOND-CHANCE HOMES IN DEKALB COUNTY

by Noah Sanders



FREE GUIDE • dekalbchronicle.com • 678-789-7252

How to Use This Booklet

This booklet lists real places to live in DeKalb County if you have a housing voucher — or if a past eviction, bad credit, or a criminal record has kept doors closed. Every listing was checked on November 24, 2026, from the property, the housing authority, or the state.

READ THIS FIRST

- **Call before you go.** Waitlists open and close fast — some windows last only a week. A listing here can fill up or close before you get there. Always call the property or housing authority the same day you apply.
- **Apply to each place separately.** Every property and housing authority keeps its own list. Being on one list does not put you on another.
- **Never pay anyone to join a waitlist or reserve a voucher.** Applying is free. Anyone charging you for a spot on a list is scamming you.
- **Single homes and rooms turn over fast.** The houses and rooms in the second-chance section were available when checked — they can rent any day. Call first.

TWO KINDS OF HELP IN THIS BOOKLET

Section 8 (Housing Choice Voucher) — a subsidy that lowers your rent, usually to about 30% of your income. **Second-chance homes** — apartments and houses that accept past evictions, bad credit, or a criminal record, usually with a higher deposit.

How Section 8 Works Here

There are two kinds of vouchers. **Tenant-based** — the voucher belongs to you and moves with you to a private landlord. **Project-based (PBV)** — the subsidy is tied to a specific apartment; if you move, the help stays with the unit. Nearly everything open in DeKalb right now is project-based.

Housing Authority of DeKalb County (HADC)

What it does: Runs DeKalb County's voucher and public housing programs. Its tenant-based voucher list is CLOSED — it last opened in 2018. Its project-based lists are OPEN for online pre-applications to specific senior, near-elderly, and family communities. A valid email is required.

How to reach it: (404) 270-2500 — dekalbhousing.org — 246 Sycamore St, Suite 260, Decatur, GA 30030.

Decatur Housing Authority (City of Decatur — separate lists)

What it does: A separate housing authority for the City of Decatur, with its own public housing and voucher programs. Its voucher list is NOT taking applications. Being on HADC's list does not put you on Decatur Housing's list, or vice versa.

How to reach it: (404) 270-2100 — decaturhousing.org — 511 West Trinity Place, Decatur, GA 30030. Waiting-list line: (470) 486-7012.

Georgia DCA (statewide)

What it does: Runs tenant-based vouchers in 149 of Georgia's 159 counties — but DeKalb is one of the 10 counties DCA does NOT cover for tenant-based vouchers. DCA's project-based lists below are the live route here. DCA voucher help: (470) 802-4707.

Georgia Housing Search

What it does: A free statewide search for affordable rentals, including voucher-accepting homes. It is a search tool, not an application — you still apply to the property or housing authority.

How to reach it: georgiahousingsearch.org — bilingual call center 1-877-428-8844, Monday–Friday, 9 a.m.–8 p.m.

A note on landlords: Georgia law does not cover source of income, so a private landlord can generally refuse a voucher. Affordable (LIHTC/HOME) properties, however, are required to accept vouchers.

Section 8 Homes — DCA Waitlists

The Georgia Department of Community Affairs opened project-based voucher waitlists at these seven DeKalb County apartment communities. Each property runs its own list and screening — eligibility is based on income. Applying is free. Check dca.georgia.gov for the newest notice.

Phoenix Station Apartments — Decatur

3345 Kensington Rd, Decatur, GA 30032 — (678) 375-6003 — phoenixstationatl.com. Waitlist opened Nov 20, 2026, in two windows: 8–14 days and 22–30 days. Call to confirm which list is open.

Arborside Apartment Homes — Decatur

2717 Shellbark Rd, Decatur, GA 30035 — (470) 369-8621 — arborsideapts@outlook.com. Waitlist opened Nov 20, 2026, for 7 days or less. No registration link was live as of Nov 24 — call or email first.

Peachtree Creek on Ponce — Stone Mountain

4692 E Ponce de Leon Ave, Stone Mountain, GA 30067 — (678) 972-1950 — peachtreecreekonponce.com. Waitlist OPENS Dec 3, 2026, for 7 days or less (closes on or before ~Dec 10). Not yet open as of Nov 24.

Sky Harbor — Chamblee

2140 Chamblee Tucker Rd, Chamblee, GA 30341 — (404) 548-1975 — skyharborapts.com. Waitlist OPENS Dec 3, 2026, for 7 days or less (closes on or before ~Dec 10). Not yet open as of Nov 24.

Solace Grove (Senior) — Decatur

2030 Tilson Rd, Decatur, GA 30032 — (404) 905-6222 — wearesolacegrove.com. Senior community. Waitlist listed as open, no closing date stated.

Willow Branch Apartments — Clarkston

822 N. Indian Creek Dr, Clarkston, GA 30021 — (404) 296-2301 — willowbranchapts.com. Waitlist listed as open, no closing date stated.

Hills at Fairington — Lithonia

5959 Fairington Rd, Lithonia, GA 30038 — (877) 362-5156 — hillsatfairingtonga.com. 1–3 BR. Waitlist listed as open, no closing date stated.

Questions about any of these: DCA Housing Choice Voucher Help Center — (470) 802-4707.

More Voucher Homes — HADC Communities

These communities take Housing Choice Vouchers through the Housing Authority of DeKalb County. Apply with an online pre-application at dekalbhousing.org — a valid email is required. Confirm the current status before you apply, because individual lists open and close on their own schedules.

Edmund Doraville Senior (55+) — Doraville

5788 New Peachtree Rd, Doraville, GA 30340 — HADC (404) 270-2500. Waitlist opened Nov 20, 2026, online pre-application only.

Retreat at Mills Creek (62+) — Scottdale

3220 Mills Creek Cir, Scottdale, GA 30079 — (404) 298-0083. 80 units, 1–2 BR. Waitlist OPENS Dec 4, 2026. Not yet open as of Nov 24.

Antioch Villas and Gardens (55+) — Stone Mountain

4735 Bishop Ming Blvd, Stone Mountain, GA 30088 — (678) 367-2918. 106 units, studio–2 BR. Listed as open.

Retreat at Spring Hill (55+) — Stone Mountain

4947 Spring Hill Bend, Stone Mountain, GA 30083 — (770) 824-9951. 83 units, 1–2 BR. Listed as open.

Veranda at Assembly (55+) — Doraville

5801 Peachtree Rd, Doraville, GA 30341 — (678) 392-2748. 100 units, 1–2 BR. Listed as open. (Some listings give 5955 Peachtree Rd — verify the address when you call.)

Mills Creek Crossing (Family) — Scottdale

3175 Mills Creek Cir, Scottdale, GA 30079 — (404) 297-6200. 200 units, 1–3 BR. Accepts Section 8 vouchers; has project-based units.

Reserve at Mills Creek (62+) — Scottdale

560 Parkdale Dr, Scottdale, GA 30079 — (404) 292-0708. 100 units, 1–2 BR. Accepts Section 8 vouchers; has project-based units. Confirm current status before applying.

The View (62+) — Stone Mountain

901 Fourth St, Stone Mountain, GA 30083 — HADC (404) 270-2500. 80 units, 1–2 BR. Senior community with project-based units.

Starnes Senior Residences (62+) — Clarkston

3543 Clarkston Industrial Blvd, Clarkston, GA 30021 — (678) 510-2160. 128 units, studio–1 BR. Accepts Section 8 vouchers; has project-based units. Confirm current status before applying.

Candler Forrest Apartments (Family) — Decatur

2145 Candler Rd, Decatur, GA 30032 — (470) 990-9833. 2–3 BR, about $1,162–$1,320/month income-restricted. The property's own FAQ says it accepts Section 8 and other housing vouchers. Apply directly to the property.

Second-Chance Homes

These apartments and homes accept past evictions, bad credit, or a criminal record. The rule is different at every place — read it before you apply, and call to confirm it is still current.

Cobbs Creek Apartment Homes — Decatur

3961 Covington Hwy, Decatur, GA 30032 — (404) 968-9574. Rent $920–$1,560/month, 1–3 BR. No minimum credit score. Evictions and landlord debt must be at least 2 years old, with $0 landlord debt. Bankruptcy at least 2 years old and discharged. Verifiable income required. Application $50. Tour before you apply.

Avondale Village — Decatur

3465 Kensington Rd, Decatur, GA 30032 — (404) 777-1822. Rent about $900–$1,550/month. “2nd Chance Approval” — evictions from 2024 or older accepted. Income preferred 3× rent. No sex offenders; violent felonies never accepted. Confirm the current criteria by phone before applying.

Lakeview Apartment Homes — Stone Mountain

200 Summit Lake Dr, Stone Mountain, GA 30083 — (770) 469-8855. Rent about $1,081–$2,247/month. The property calls itself a “Second Chance Community” and accepts housing vouchers. No specific eviction or felony rule is published — call for the actual rule.

The Woods at Peppertree — Decatur

3321 Peppertree Cir, Decatur, GA 30034 — (470) 369-8618. Rent from $876/month. A second-chance program was announced for this property — prior evictions and low-level, non-violent felonies — but the property’s own website says nothing about it. CALL FIRST to confirm the program is still running.

PluggedIn Housing Solutions — DeKalb County (transitional rooms)

Furnished private and shared rooms, $200/week, all utilities and WiFi included. For returning citizens, probation clients, people exiting jail or treatment, and people starting new jobs. Same-day move-ins. This is transitional housing, not a lease apartment. Phone on the site needs verifying — confirm the number and availability before you go: pluggedinhousingsolutions.com.

SINGLE HOMES AND ROOMS — call first, these rent fast:

9202 Fairington Ridge Cir — Stonecrest

$1,375/month, 3 BR / 2 BA condo, 12-month lease. “Eviction friendly” landlord: no minimum credit score, no open or recent bankruptcies, income at least $4,125/month, higher deposit required. (470) 339-3734.

3846 Conley Downs Ln, Basement — Decatur

$1,400/month, 2 BR / 1 BA furnished basement, all utilities and WiFi included. “We don’t check or care about your credit.” Income of 1× rent required; eviction history means two months’ rent as a deposit. Application $50, paid at move-in only. Contact through Zillow.

4807 Hairston Pl — Stone Mountain

$1,500/month, 2 BR / 2.5 BA townhouse. “We don’t deny any applicant” — bad credit, eviction, no rental history, or short job history approved with a risk fee beside the deposit. Section 8 / vouchers OK. Contact the manager through Zillow.

3490 Kingswood Trl — Decatur

$1,499/month, 3 BR / 2 BA townhome. Same landlord terms as above — bad credit, eviction, no rental history, or short job history approved with a risk fee beside the deposit. Call 678-437-4312.

5025 Martins Crossing Rd — Stone Mountain

3 BR / 3 BA house. Income 3× rent (net pay), no evictions in the past 2 years, eviction over 2 years old must be $1,000 or less owed, no felonies, on your job 6 months or longer. Application $55 per adult over 18. (470) 509-3207. Rent not verified — call for the current rent.

A “we don’t deny anyone” promise in a listing is landlord advertising, not a guarantee. Get the terms in writing before you pay anything.

A Final Word

A past eviction or a record should not mean sleeping on the street. The places in this booklet exist because people deserve a second chance — and a voucher is meant to be used, not waited on forever.

If one list is closed, try the next one. Call 2-1-1. Check Georgia Housing Search. Ask every property for a referral. And share this booklet with someone who needs a place — one share can put a roof over a family.

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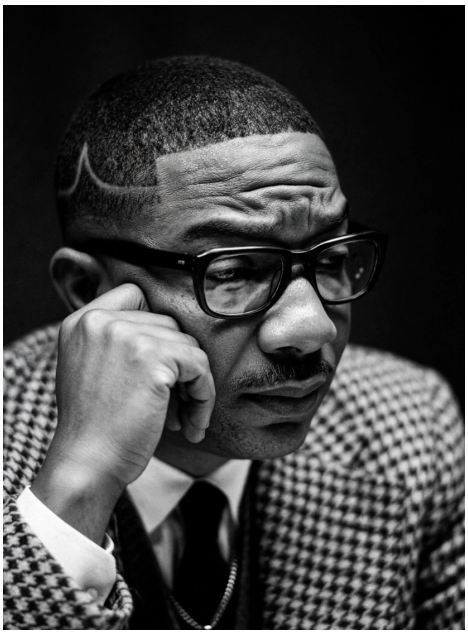
This booklet is general information, not legal advice. Waitlists, rents, and screening rules change — always confirm details with the property or housing authority before you apply. Compiled November 24, 2026, by The DeKalb Chronicle. If any listing here is out of date, tell us so we can fix it for the next family that picks this up.

About the Author



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Noah Sanders founded The DeKalb Chronicle to cover DeKalb County the way it deserves to be covered — local news, local businesses, jobs, housing, and resources for the people who live here, across all 13 cities in the county. He also runs Noah Sanders Advocacy and The Black Glow Experience, and he puts this guide together so no family in DeKalb has to face a housing search alone.

Have a home to add, a correction, or a story to tell? Reach out.

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