



34th Biennial Institute
FOR **Georgia Legislators**

Workforce Challenges



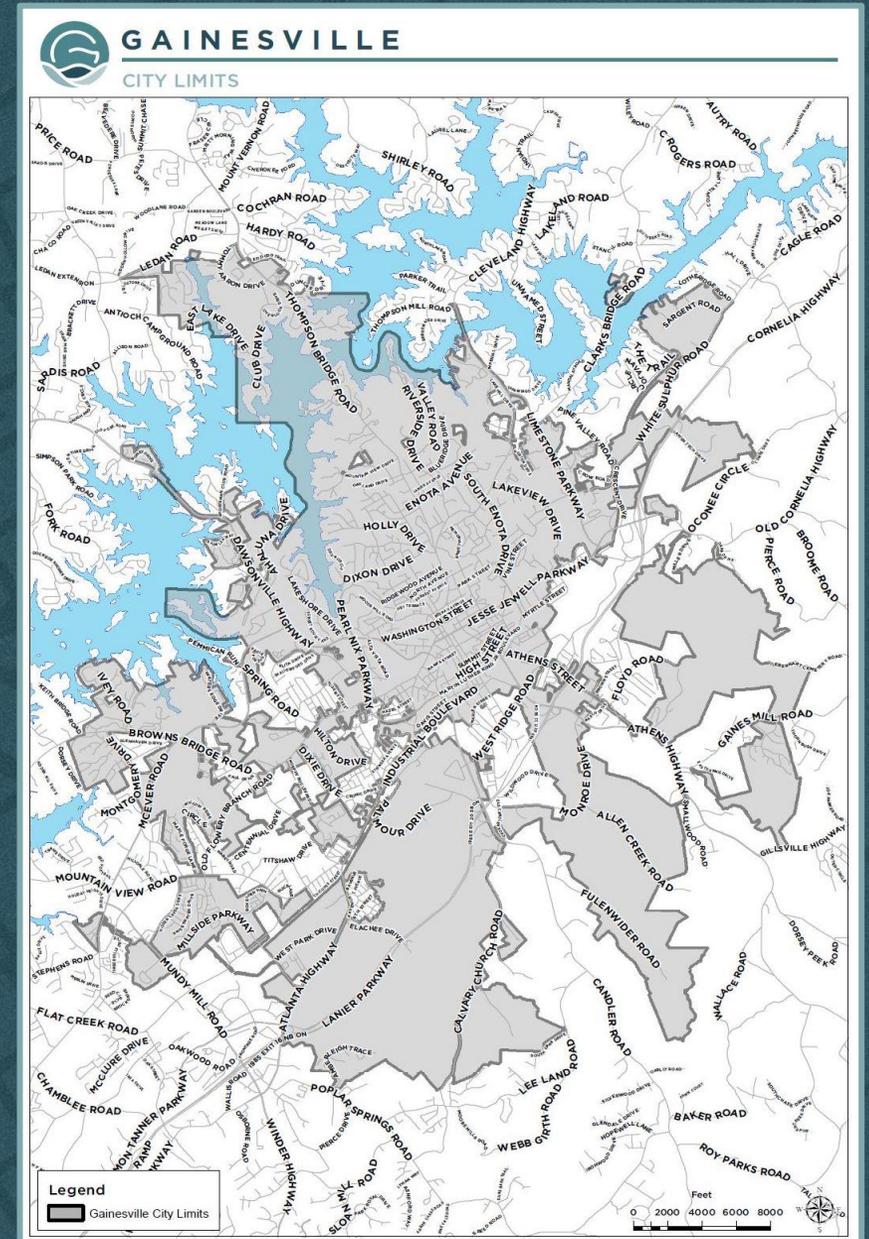


Workforce Challenges: *Housing*

City of Gainesville
Workforce Challenges Panel
December 9, 2024

GAINESVILLE FACTS

- Population ~ 48,000 people
- Employment, medical & retail hub for Northeast Georgia
 - *Daytime Population grows to ~ 150,000*
- Diversified employment base, including several international firms
 - *43.8% = Services (Retail/Wholesale Trade, Hospitality, Financial, Transportation/Warehousing)*
 - *29.7% = Goods Producing (Agriculture, Mining, Advanced Manufacturing, Food Processing, Logistics, Construction)*
 - *15.5% = Healthcare Services*
 - *11.0% = Government*
 - *0.2% = Unclassified*
- Three higher education institutions located within the City
 - *Brenau University*
 - *North Georgia University*
 - *Lanier Technical College*
- Lake Lanier, which hosts nearly 12 million visitors annually

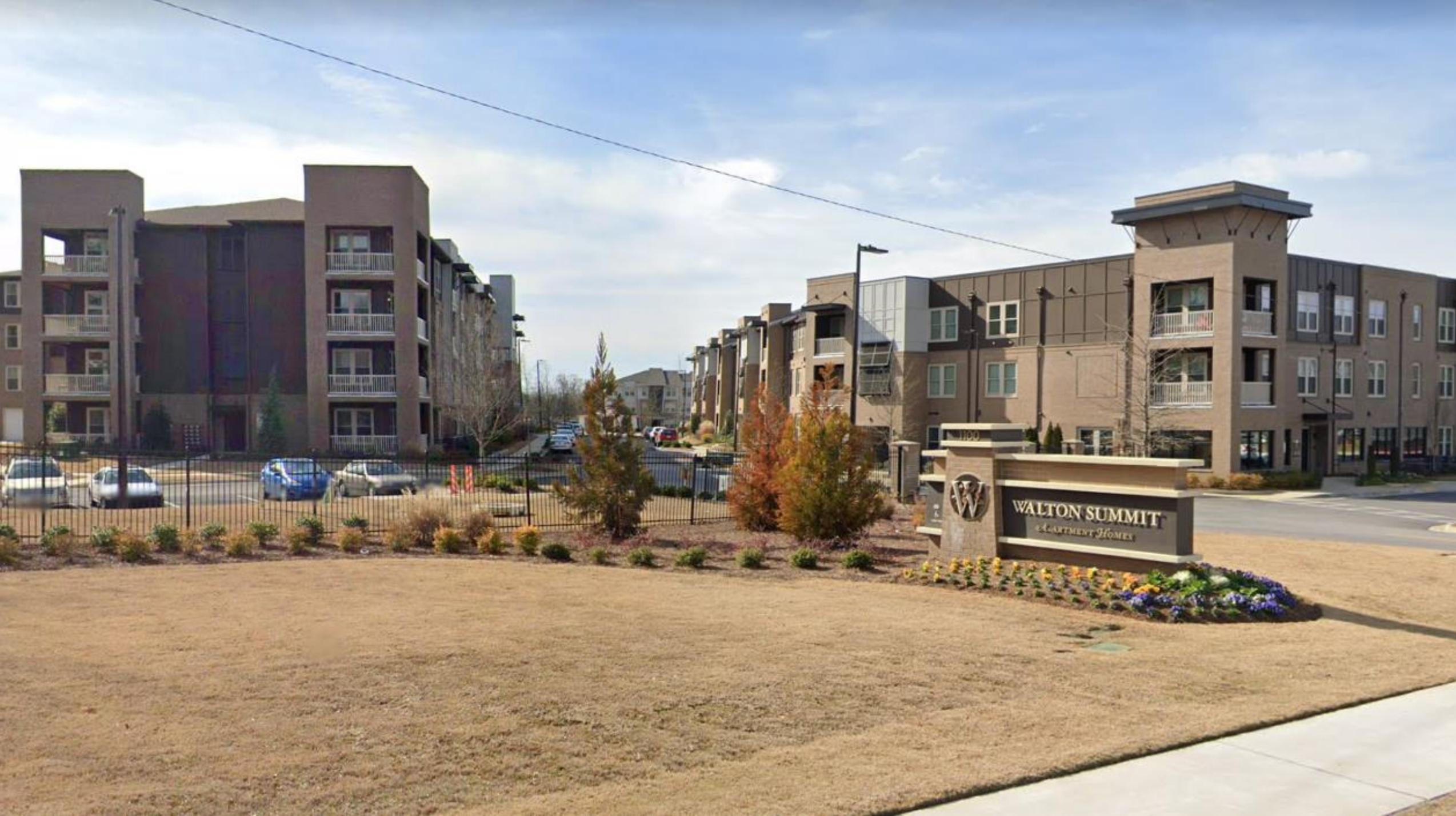


PRIVATE RESIDENTIAL



Gainesville Housing Authority Property





WALTON SUMMIT
APARTMENT HOMES

New Construction

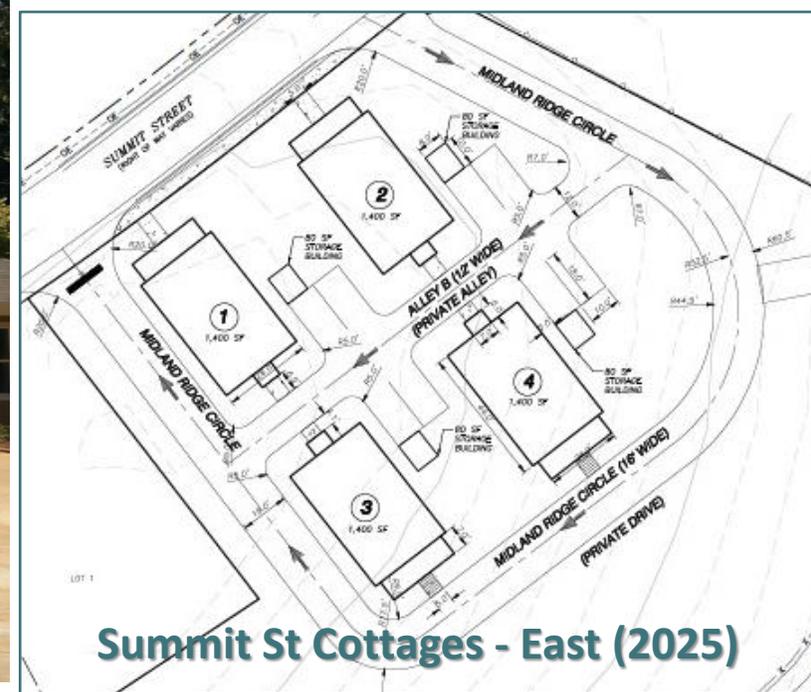
- **Northwestern Cottages**
 - *\$1 million HOME Grant from DCA*
 - *GNDF Property*
 - *City + GNDF*
- **Davis Street Cottages**
 - *HOME Grant P.I.*
 - *HOME + CHIP Grants*
 - *City + GNDF*
- **Summit Street Cottages – East & West**
 - *HOME and CHIP Grant P.I.*
 - *CHIP Grant*
 - *CDBG Grant*
 - *Land Bank Property and GNDF Property*
 - *City + GHLBA + GNDF*



Davis Street Cottages Interior



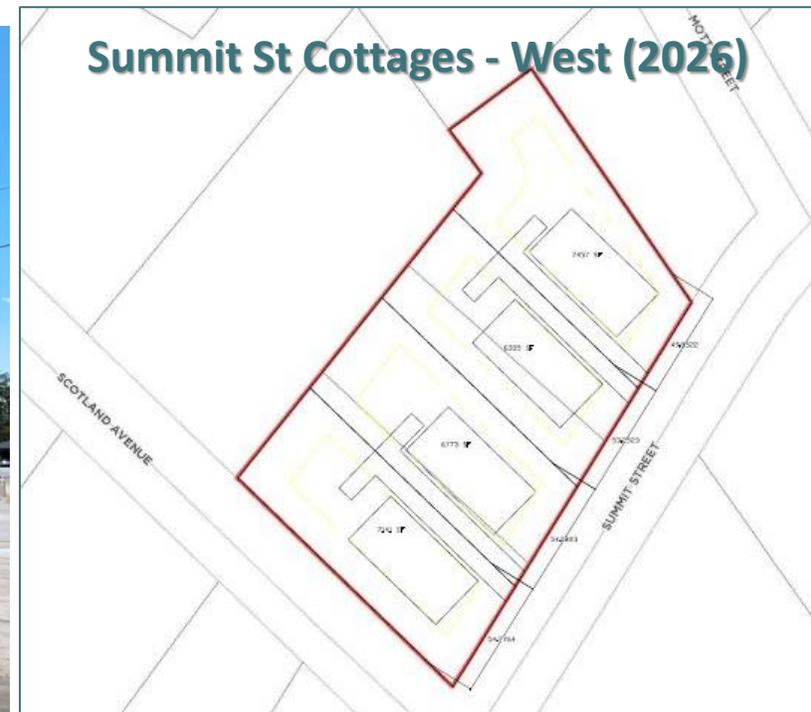
Northwestern Cottages (2016)



Summit St Cottages - East (2025)



Davis Street Cottages (2021)



Summit St Cottages - West (2026)

RURAL WORKFORCE HOUSING INITIATIVE



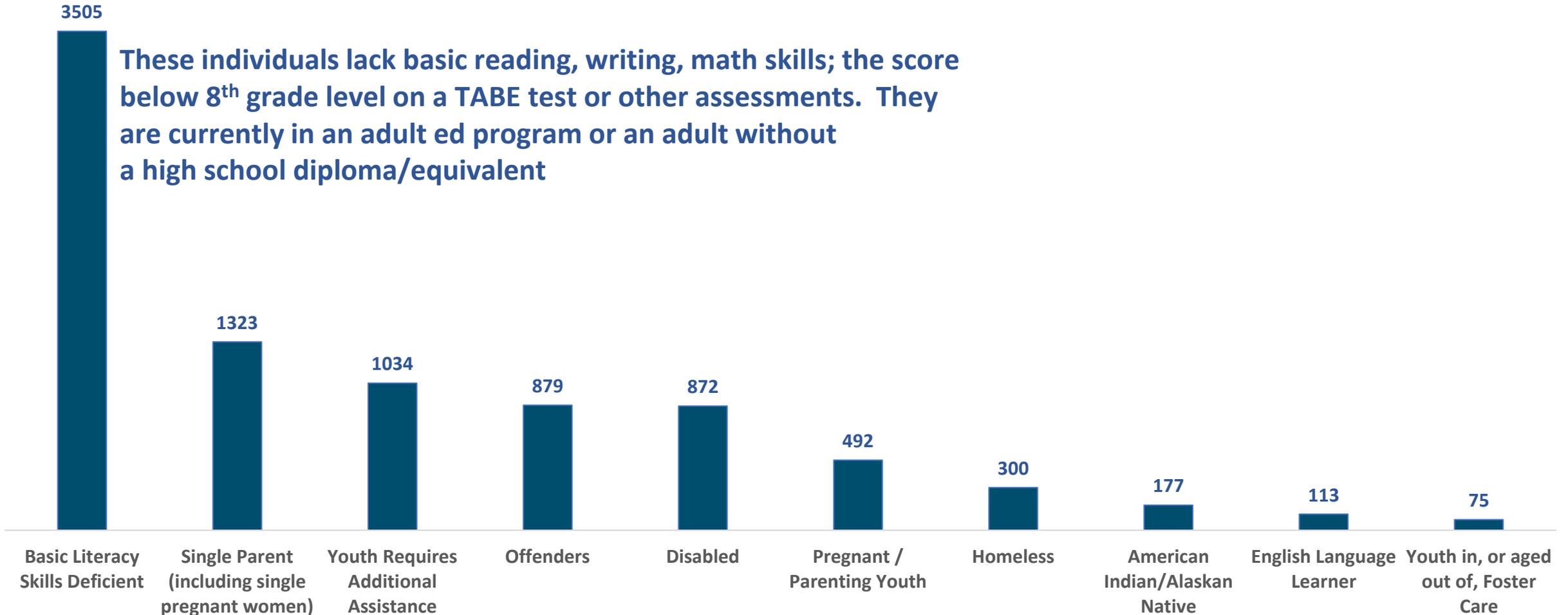


THANK YOU!

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Over ONE MILLION
Georgians lack basic
literacy skills.

2023 WIOA Title 1 Participant Characteristics





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