



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File ID: #2026-0396

Substitute

3/10/2026

Public Hearing: YES NO

Department: Chief Executive Office

SUBJECT:

Commission District(s): All Commission Districts

“DeKalb County Day Center” Implementation Plan for DeKalb Citizens Experiencing Homelessness

Information Contact: Zachary L. Williams, Chief Operating Officer

Allen Mitchell, Director of Community Development

Phone Number: 404-969-9921

PURPOSE:

To consider approving the implementation plan establishing a “DeKalb County Day Center” to assist DeKalb County citizens experiencing homelessness. Enter into a lease agreement with Peace Baptist Church for a facility to conduct “Day Center” activities; and to enter a contract with New Life Community Alliance, Inc. to operate said “DeKalb County Day Center.”

The budget allocation of \$1,746,187 covers lease payments for a year with Peace Baptist Church; the contract amount to allow New Life Community Alliance, Inc. to operate the facility, provide staffing, food, security, and wrap-around services; Behavioral Health provider to render services; County IT equipment and support, and Furniture and Fixtures.

NEED/IMPACT:

The services administered by New Life Community Alliance, Inc. at the “DeKalb County Day Center” will include a safe welcoming space for adults experiencing homelessness and severe housing instability. The center offers low barrier access to basic services, restrooms, scheduled showers, meals, phone usage, mail services, behavioral and mental health assistance, case management, scheduled laundry, and Telehealth visits. Behavioral Health providers will offer a full range of mental health, developmental disability, and substance use disorder programs to underserved individuals. Additionally, DeKalb WorkSource will offer job readiness sessions, employment, and training services that aim to improve skills, and reduce welfare dependence. Transportation will be provided by the FAST Trac transportation initiative.

The “DeKalb County Day Center” will prioritize unsheltered/ homeless citizens, however, will also accommodate citizens that are at risk of homelessness. The hours of operation will be six (6) days a week; 9:00 am to 5:00 pm. The maximum daily attendance will not exceed 100 citizens.



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FISCAL IMPACT:

The cost to the County is \$1,746,187:

- a. Lease for Peace Baptist Church - 3996 Covington Highway, Decatur, GA - \$154,791
- b. New Life Community Alliance, Inc. - Services Contract - \$1,440,546
- c. County IT Equipment and Support - \$25,850
- d. FF&E - \$50,000
- e. Behavioral Health Provider - \$75,000

Funding Source - Non- Departmental/ General Fund

RECOMMENDATION:

To approve the Implementation Plan establishing a “DeKalb County Day Center” to assist DeKalb County citizens experiencing homelessness in an amount not to exceed \$1,746,187. Enter into a lease agreement with Peace Baptist Church at 3996 Covington Highway, Decatur, GA for a facility to conduct “Day Center” activities; enter a contract with New Life Community Alliance, Inc. to operate said “DeKalb County Day Center”; funding for a Behavioral Health provider to render services; County IT equipment and support, Furniture and Fixtures; and to authorize the Chief Executive Officer to execute all necessary documents.

Day Center - Implementation Plan



Building Pathways to Stability for Unhoused Citizens

Zach Williams & Allen Mitchell

What is the Ask?



1. Approve the implementation plan to open a **DeKalb County Day Center** to assist DeKalb County Citizens experiencing homelessness .
2. Enter into a **Lease agreement with Peace Baptist Church** to provide a facility to operate the DeKalb Day Center.
3. Enter into a **contract with New Life Community Alliance, Inc.** to operate said DeKalb County Day Center and provide wrap around services to DeKalb County Homeless citizens.

The Challenge



- **Unsheltered homelessness increasing in visible corridors**
- **Individuals have no safe daytime location**
 - **Leads to:**
 - **Encampments**
 - **ER visits**
 - **EMS transports**
 - **Jail bookings**
 - **Neighborhood complaints**
- **County systems absorb the cost without reducing the problem**

What is a Day Center?

A day center is a safe, welcoming facility that provides essential services and support to individuals experiencing homelessness during daytime hours.

Unlike overnight shelters, day centers focus on:

- **Immediate needs**
 - Basic hygiene and meals
- **Pathways to Stability & Housing**
 - Case management and job assistance
- **Community connection**
 - Social interaction and dignity



Safe Space



Meals & Nutrition



Hygiene Services



Support Services

Core Services Provided



Basic Needs

- Meals & snacks
- Showers & laundry
- Clothing

Health Services

- Medical screening
- Mental health support
- Substance recovery

Path Forward

- Case management
- Job training & placement
- Housing assistance

Connection

- Benefits enrollment
- ID/document help
- Legal assistance

Technology

- Computer access
- Phone charging
- Mail services

Community

- Social activities
- Peer support groups
- Life skills classes

What a Day Center Provides



A centralized, low-barrier daytime hub offering:

- **Housing navigation & Coordinated Entry**
- **Employment & benefits support**
- **Behavioral-health & Substance Use Disorder connections**
- **Showers, meals, laundry, mail, charging**
- **Safe, supervised indoor space**
- **Direct link to county services & partners**

Why This Works (National Evidence)



Day Centers across the U.S. consistently show:

- Higher engagement with unsheltered residents
- More housing assessments completed
- Increased housing placements
- Reduced ER and EMS utilization
- Fewer law-enforcement contacts
- Improved user satisfaction and stability

Community-Wide Benefits



For Individuals

- Reduced emergency room visits
- Lower incarceration rates
- Improved job placement success
- Faster path to permanent housing
- Better long-term health outcomes

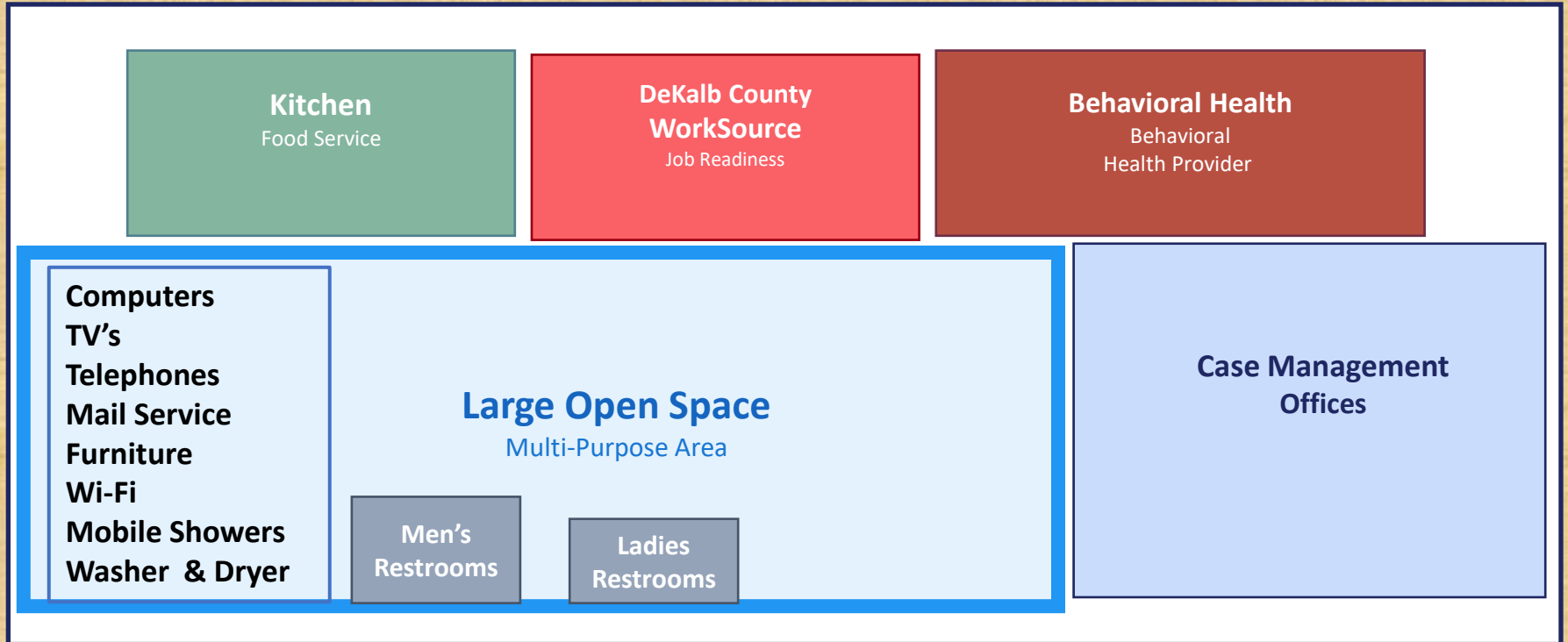
For Communities

- Cost savings in emergency services
- Reduced strain on law enforcement
- Enhanced public safety
- Stronger social service networks
- More compassionate communities

Studies show every \$1 invested in day center services saves communities \$7 in emergency and justice system costs

Day Center Conceptual Floor Plan

6,318 Square Feet | Operated by **New Life Community Alliance, Inc.** (Non-profit)



Women's



**Operations – Monday to Saturday
(9:00 am to 5:00 pm)**

Front of Building

3996 Covington Highway
Decatur , GA



Peace Baptist Church

Multi- Purpose Room



Lobby Food Serving Area



Benefits: Health & Dignity



Physical Health Improvements

Regular access to showers, clean clothing, and nutritious meals significantly reduces health risks and improves overall wellbeing. Day centers often provide basic medical screening and connect individuals with healthcare services.



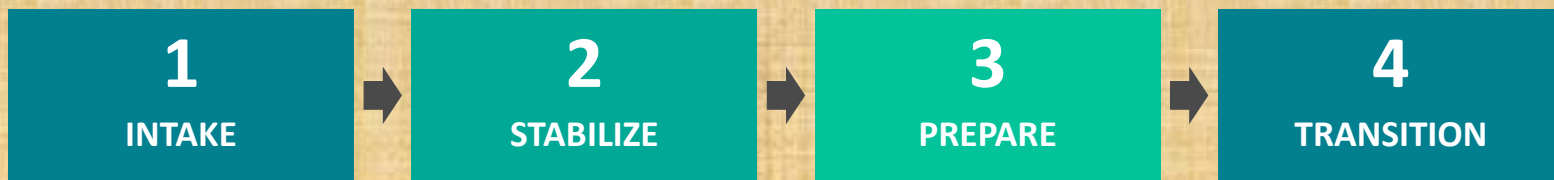
Mental Health Support

A safe, judgment-free environment reduces stress and trauma. On-site counseling and peer support groups provide crucial mental health resources that are often difficult to access while experiencing homelessness.

The majority of Homeless Citizens

- Report improved health after regular day center use.
- Feel a restored sense of dignity and hope.

Creating Pathways to Permanent Housing



- Case assessment
- Basic needs met

- Health services
- Document recovery

- Job training
- Housing search

- Move to housing
- Ongoing support

Success Through Comprehensive Support



TBD % of participants secure permanent housing within 12 months



TBD % obtain employment or stable income through day center job programs

Comparable Models



Boulder, CO

- Day Services Navigation Center tied to Coordinated Entry
- Focus on assessments, diversion, housing exits

Washington, DC

- Daytime Services focus on housing, employment, Behavioral Health referrals.

San Diego, CA

- Day center integrated into regional homeless system
- Tracks case management, housing navigation, crisis-system reduction

Savannah, GA (Union Mission –Grace House)

- Faith-based model with strong internal tracking
- Housing placements, basic-needs services, satisfaction

The Day Center at Grace House

Savannah



Expanded Day Services

- Serve 150 attendees daily
- Dedicated kitchen and dining area
- Private nursing exam rooms
- Laundry and locker area

Supportive Services & Enrichment Opportunities

- Counseling & support groups
- Flexible spaces for visiting partner services
- Workforce development
- Socialization activities

Intake, Assessment, and Program Navigation

- Housing navigation and case management
- Program intake and assessment
- Connections to benefits and resources

	2023	2024
Total Annual Visits	19,451	↑ 28,996
Average Daily Attendance	81	↑ 119
Highest Daily Attendance	110	↑ 144
Meals Served	38,946	↑ 73,996



Who is New Life Community Alliance , Inc. ??



Mission

To erase the legacy of poverty in South DeKalb Neighborhoods and revitalize them into thriving safe and economically prosperous communities.

Years of Operation

24 Years

Located at 3592 Flat Shoals Road , Decatur, GA

Services

Case Management, Counseling, Homeless Prevention, Rental Assistance, Transitional Housing, Career Services, GED, Food Services, Food Pantry, Hot Meals, Clothing, Barbershop, Beauty Services, after School programs.

Clients Served in 2025

6,977

Federal Grants recently received :

- ICCI - \$3.3 million
- HOME –ARP - \$645,000
- CoC Transitional /Rapid Re-Housing - \$432,000

Staff:

- CEO – Michael Bryant
- Dir. Social SVCS –Tammy Stanton
- Dir. Outreach –Faith Danzey
- Mgr. Operations– Earnest Jackson

- Board Chairman – Pastor Marlin Harris

Annual Operating Budget – DeKalb County Day Center




Expense Category	Annual Cost
Staffing: Director, and 6 Staff Members (6-day operation)	\$503,860
Food & Transportation (up to 100 individuals)	\$380,000
Security (Armed Guards – Two)	\$126,000
Operations / Facility / Supplies (Janitors 1.5 FTE)	\$115,700
Transportation Covered via FAST Trac	N/A
Program Equipment, Supplies, & Services (Showers, Insurance)	\$154,000
Non-Profit Overhead	\$160,986
Sub total – New Life Community Alliance	\$1,440,546
Facility Lease (Peace Baptist Church)*	\$154,791
Furniture & Fixtures , IT Equipment & Support	\$75,850
Behavioral Health Provider	\$75,000
TOTAL ANNUAL BUDGET	\$1,746,187

New Life Community Alliance, Inc. serving as the operator.

**Gross lease includes all utilities and facility maintenance*

New Life Community Alliance Day Center Budget



#	BUDGET CATEGORY	Amount \$\$\$	Amount \$\$\$	DELTA
	Tasks	New Life Community Alliance	SALVATION ARMY	
1	Professional Staffing & Benefits (Director plus Six Staff)	\$503,860	\$425,825	\$78,035
2	Security Coverage (Two Armed)	\$126,000	\$80,892	\$45,108
3	Food Operations (Two Cooks)	\$310,000	\$150,000	\$160,000
4	Transportation - (Food)	\$70,000	\$22,800	\$47,200
5	Insurance	\$10,000	\$0	\$10,000
6	Facilities & Supplies (1.5 Janitors)	\$115,700	\$51,000	\$64,700
7	IT Systems	\$0	\$0	\$0
8	Program Equipment & Supplies	\$40,000	\$33,000	\$7,000
9	Showers	\$104,000	\$104,000	\$0
10	Staff Wellness	\$10,000	\$0	\$10,000
11	Contingency Reserve	\$20,000	\$0	\$20,000
12	Administrative Allocation	\$130,986	\$137,133	-\$6,147
13	TOTAL ANNUAL BUDGET	\$1,440,546	\$1,004,650	\$435,896
14	Peace Baptist Church Lease	\$132,678	\$132,678	\$0
	Security Deposit	\$22,113	\$22,113	\$0
	Total Lease Amount	\$154,791	\$154,791	\$0
15	Behavioral Health Provider	\$75,000	\$0	\$75,000
16	IT Support	\$25,850	\$48,350	-\$22,500
17	FF&E	\$50,000	\$48,350	\$1,650
18	TOTAL	\$1,746,187	\$1,256,141	\$490,046
	Prepared by Allen Mitchell 8 March 2026			

Maximum
 of 100
 Citizens
 Monday – Saturday
 9 am to 5 pm

Impact by the Numbers



Proposed Performance Metrics

~~15,000+~~

meals served monthly

~~92%~~

satisfaction rate

~~3,500~~

showers provided

~~250+~~

job placements yearly

~~1,200~~

individuals served

~~65%~~

reduce substance use

~~80%~~

reconnect with family

~~500+~~

volunteer hours

Recommendation:



Approve the implementation of a DeKalb County Day Center

Benefits :

- Engage unsheltered residents.
- Reduce crisis-system costs.
- Improve public safety and neighborhood conditions.
- Increase housing placements.
- Strengthen countywide homelessness response.
- Provide dignity, hope, and a pathway forward for our most vulnerable neighbors.



New Life Community
Alliance, Inc.
Service Provider

Peace Baptist Church
Lease Agreement