2026 DeKalb CoC Housing Inventory and Homeless Count Overview

Josie Parker Batchelor, PhD

DeKalb County Community Development



Purpose and Methodology

Why? What? Who? When? How?

Results

- Housing Inventory
- Homeless Count

Conclusion

Presenter

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Doctorate, Sociology, Georgia State University

Certified Trauma Informed Care Coach

Researcher and Project Manager, DeKalb County Community Development / CoC

- DeKalb CoC Homeless Count
- Coordinated Entry (Staff of 8 CE specialists)
- Special Projects

Published Author





Purpose and Methodology

Why Does DeKalb CoC Conduct the HIC/PIT ?

HUD Requirement for each Continuum of Care (CoC)

►Homeless Count Numbers are needed for HUD Notice of Funding Opportunity (NOFO) application

►For 2025 NOFO, GA 508 DeKalb County CoC was granted over $8 million

Identify Trends and Demographics in Homelessness

Understand Gaps in DeKalb County CoC Homelessness

When is the HIC/PIT Count Conducted?

HUD Requirements for each Continuum of Care (CoC) includes

- Conducting housing inventory count yearly
- Conducting sheltered count yearly
- Conducting unsheltered count every other year (odd numbered year)
- Conducting on a single night count during last 10 days in January
- Conducting between sundown and sunrise
- Planning, coordinating, and carrying out homeless counts locally
- Numbers must be reliable and valid

HUD Notice CPD-23-11: HIC and PIT Count Data Collection for CoC and ESG Programs

What is the HUD HIC / PIT?

HUD Housing Inventory Count (HIC)

a point-in-time inventory of agency programs within a CoC that provide beds and units dedicated to serve people experiencing homelessness (and, for permanent housing projects, were homeless at entry)

HUD Point-in-Time Count (PIT)
a count of sheltered (ES & TH) and unsheltered people experiencing homelessness

Who is Counted for the HUD Housing Inventory & Homeless PIT Count?

Housing Inventory – Count of beds (EHV, ES, Project Based, PSH, RRH, TH, and VASH) in the DeKalb CoC and number of people in those beds on count night

Sheltered Homeless Count

Households staying in Emergency Shelters and Transitional Housing, including demographics, subpopulations

Unsheltered Homeless Count

Homeless persons sleeping outside at a place not meant for ongoing human habitation including tents, sheds, sidewalks, bus stops, vehicles, under bridges, including demographics

How is the HIC / PIT Count Conducted? Methodology

●Measures are in place to check for validity & reliability
●Start planning several months in advance
●Date and deployment location are selected for homeless count
●HIC/PIT working group is set up

Housing Inventory Count (Also known as the Bed Inventory)

● Program staff are contacted prior to count regarding upcoming HIC/PIT and provided a standardized HIC/PIT form to complete which provides bed capacity, number of people in beds, funding type & other vital data required for HUD reporting
● Program staff complete the HIC/PIT form and return it to the CoC, along with also reviewing their program data in HMIS for accuracy
● HIC/PIT project manager and HMIS system administrator review HIC data for accuracy and address any discrepancies
● HMIS sys admin pulls HIC report from database and uploads data into HUD HDX 2 once numbers are clean
(For non-participating HMIS agencies like domestic violence, HIC information is entered manually)

Sheltered Count (Also known as the Bed Occupancy)

● Process is same for collecting and reporting CoC numbers as for HIC
● Only difference is that additional information is collected such as demographics and subpopulation type including youth, Veterans, chronically homeless, disabling conditions

How is the HIC / PIT Count Conducted? Methodology

Planning Unsheltered Homeless Count

- Volunteer form is created via Eventbrite for registration (Volunteer flyer is sent out)
- Police departments are contacted notifying them of upcoming PIT, identifying known locations where homeless persons sleep at night (hot spot locations), and requesting assistance on count night
- US. Dept of VA and youth program are contacted for assistance
- DeKalb GIS is contacted to update mobile app that counters / surveyors use for collecting data (everyone using same tool) and update maps with possible locations where homeless persons might be sleeping
- Deployment captains and other staff are identified for count night deployment location, along with roles and responsibilities on count night
- HIC/PIT forms are updated and supplies inventoried
- Identify shelter locations where homeless persons can go on count night after being surveyed if interested

Unsheltered Count Night

- On count night, all volunteers arrive at same time to deployment site for training conducted by PM and DC
- Once training is completed, all teams deploy at same time to avoid duplication

Where is the HIC / PIT Count Conducted? Methodology

- **Enumeration Areas**
- DeKalb County covers 258 square miles excluding Atlanta
- For the count, DeKalb County is divided into 43 enumeration areas
- Not all 43 areas are covered as # have been zero count areas for # years and # are covered by special coverage teams
- Community volunteers are grouped into enumeration area teams and drive their assigned area looking for homeless persons
- As EA teams drive their areas and find a homeless person, they are to survey if it is safe and person is willing but count if not possible (enter information into mobile app)
- After the area has been driven, the team is to return to the deployment site

Known Hotspot Locations

- List of the identified hot spot locations provided by police officers, outreach workers, sanitation, code, community, etc. is created
- Hotspot teams are comprised of experienced persons who work with homeless persons such as VA staff / homeless veterans, provider staff, DeKalb Gov't staff, skilled community volunteers, etc.
- Hot spot teams drive to the known sleeping locations and get out of their vehicles to walk the areas
- For safety reasons, hot spot teams are provided with police escort due to areas where members will be walking such as in the woods and behind buildings
- After the area has been driven, the team is to return to the deployment site

Unsheltered Count Numbers

- DeKalb GIS staff reviews raw data and sends to project manager
- PhD level PM analyzes data for duplication and sleeping location

HOUSING INVENTORY AND HOMELESS COUNT NUMBERS



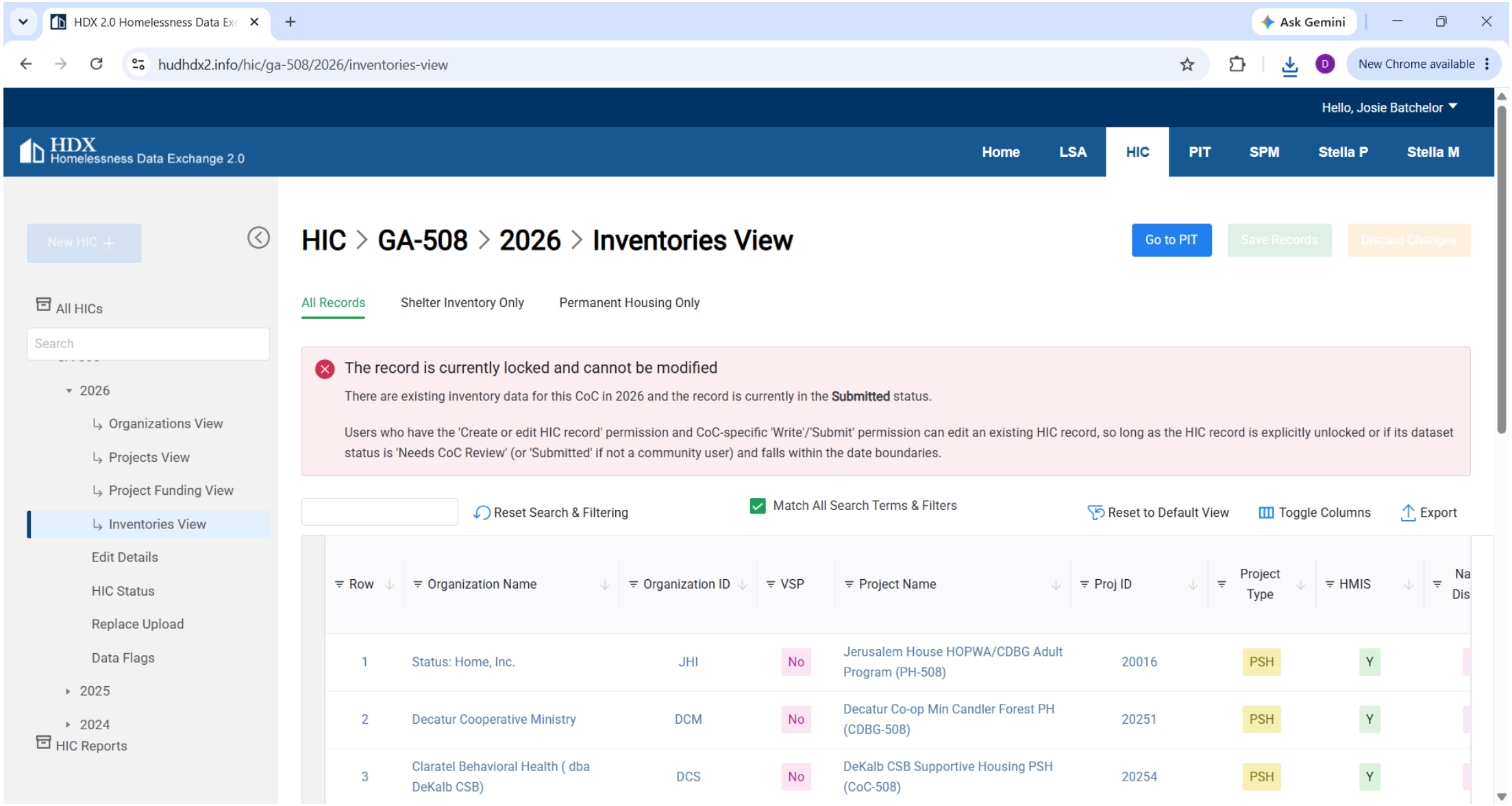


The 2026 DeKalb CoC homeless count was a success due to the more than 200 community volunteers who head out into the streets for the unsheltered count and all the housing agencies' staff who complete survey for the sheltered count.





Housing Inventory Count


HDX 2.0 Homelessness Data Ex
Ask Gemini
hudhdx2.info/hic/ga-508/2026/inventories-view
New Chrome available
Hello, Josie Batchelor
HDX
Homelessness Data Exchange 2.0
Home
LSA
HIC
PIT
SPM
Stella P
Stella M
New HIC +
All HICs
Search
2026
Organizations View
Projects View
Project Funding View
Inventories View
Edit Details
HIC Status
Replace Upload
Data Flags
2025
2024
HIC Reports
HIC > GA-508 > 2026 > Inventories View
Go to PIT
Save Records
Discard Changes
All Records
Shelter Inventory Only
Permanent Housing Only
The record is currently locked and cannot be modified
There are existing inventory data for this CoC in 2026 and the record is currently in the Submitted status.
Users who have the 'Create or edit HIC record' permission and CoC-specific 'Write'/'Submit' permission can edit an existing HIC record, so long as the HIC record is explicitly unlocked or if its dataset status is 'Needs CoC Review' (or 'Submitted' if not a community user) and falls within the date boundaries.
Reset Search & Filtering
Match All Search Terms & Filters
Reset to Default View
Toggle Columns
Export
Row
Organization Name
Organization ID
VSP
Project Name
Proj ID
Project Type
HMIS
1 Status: Home, Inc. JHI No Jerusalem House HOPWA/CDBG Adult Program (PH-508) 20016 PSH Y
2 Decatur Cooperative Ministry DCM No Decatur Co-op Min Candler Forest PH (CDBG-508) 20251 PSH Y
3 Claratel Behavioral Health (dba DeKalb CSB) DCS No DeKalb CSB Supportive Housing PSH (CoC-508) 20254 PSH Y

2026 DeKalb CoC Housing Inventory

Housing Type	Formerly or Currently Homeless	Bed Inventory	Bed Count	Occupancy Rate	Turnover Rate
Housing Authorities (DeKalb & Decatur) – EHV, HCV, Project Based & VASH	Formerly Homeless	1,144	1,136	99%	Low
Shelter	Currently Homeless	377	305	81%	High
Permanent Supportive Housing	Formerly Homeless	430	422	98%	Low
Rapid Re-Housing	Formerly Homeless	211	211	100%	Low
Transitional Housing	Currently Homeless	27	20	74%	Low

Shelter bed occupancy rate was due to family unit configuration and the new opening of Frontline shelter program.

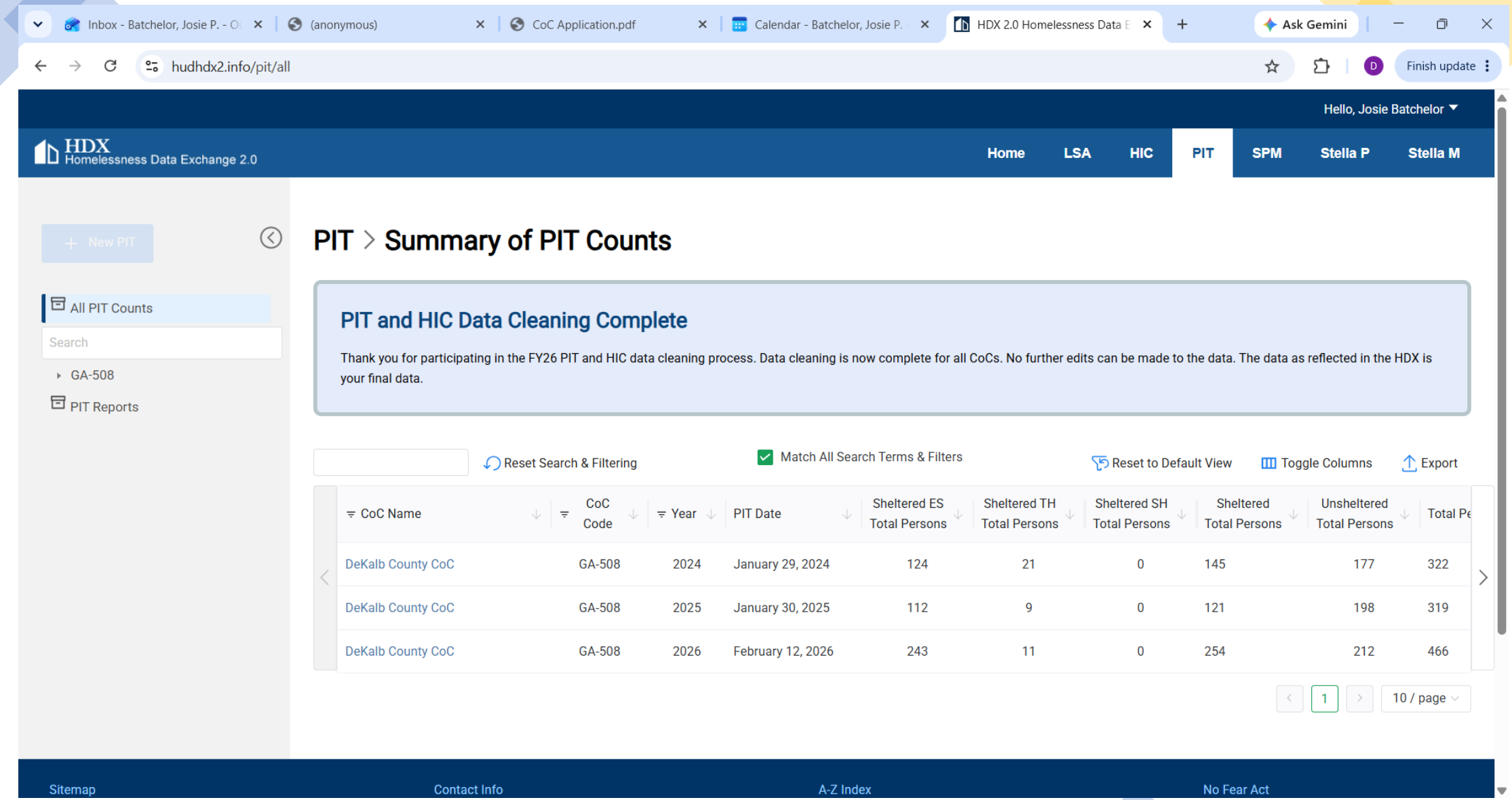
Transitional Housing bed occupancy rate was due to family unit configuration.

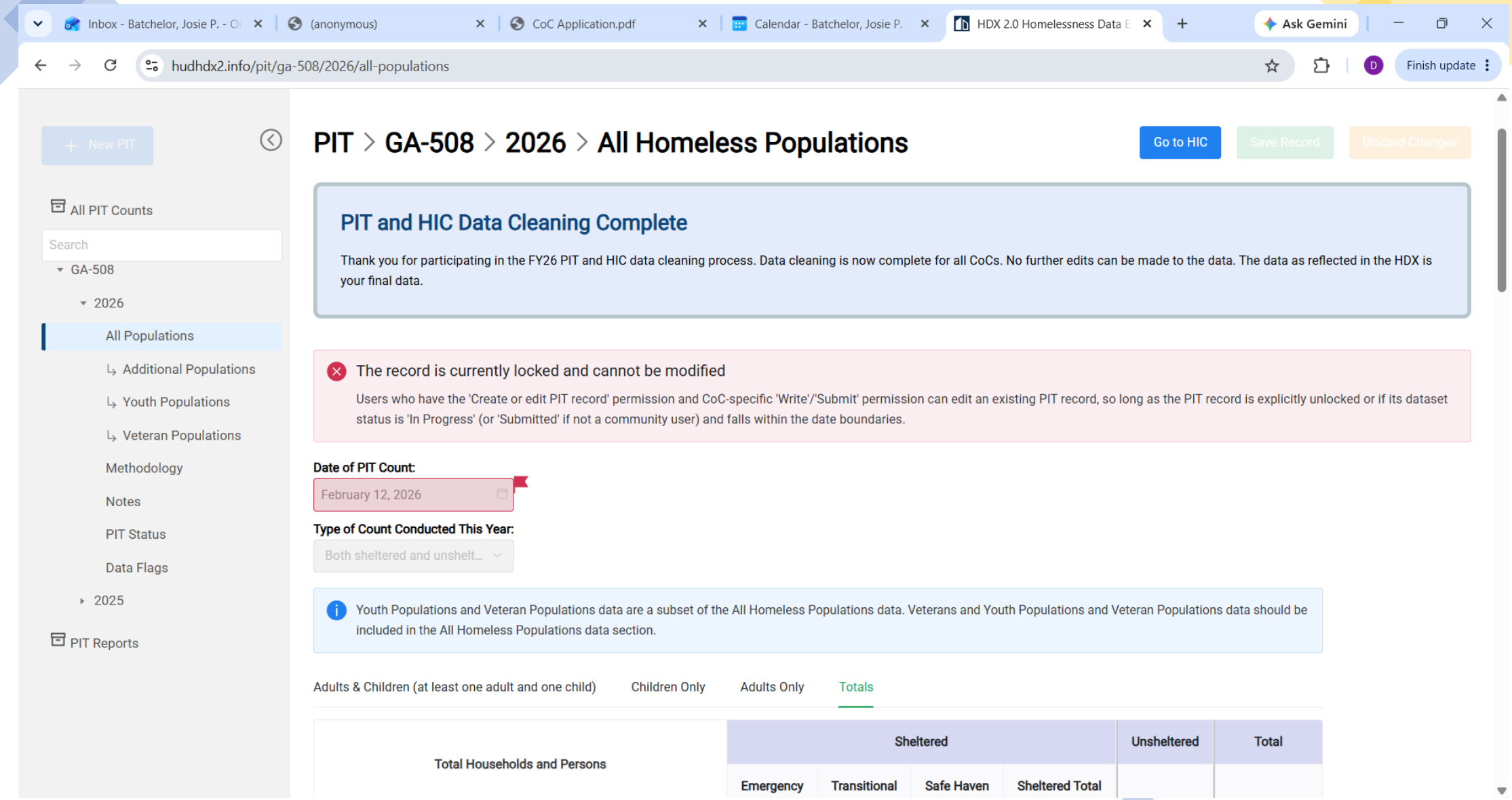
Homeless Count

466 Sheltered and Unsheltered
Homeless Persons Counted
on Tuesday Night,
February 12, 2026

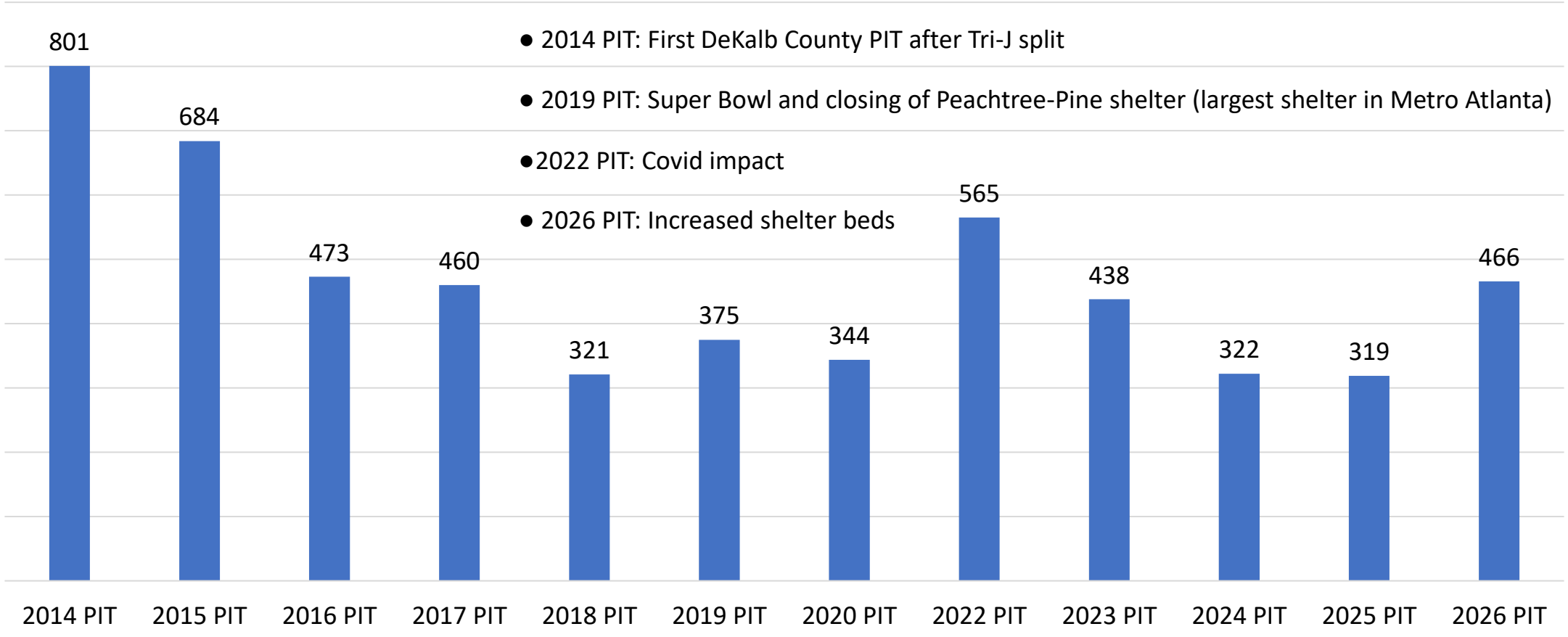
Annualized Projection of 1,305 People Unhoused




Inbox - Batchelor, Josie P. - O
(anonymous)
CoC Application.pdf
Calendar - Batchelor, Josie P.
HDX 2.0 Homelessness Data E
Ask Gemini
hudhdx2.info/pit/all
Finish update
Hello, Josie Batchelor
HDX
Homelessness Data Exchange 2.0
Home
LSA
HIC
PIT
SPM
Stella P
Stella M
New PIT
All PIT Counts
Search
GA-508
PIT Reports
PIT > Summary of PIT Counts
PIT and HIC Data Cleaning Complete
Thank you for participating in the FY26 PIT and HIC data cleaning process. Data cleaning is now complete for all CoCs. No further edits can be made to the data. The data as reflected in the HDX is your final data.
Reset Search & Filtering
Match All Search Terms & Filters
Reset to Default View
Toggle Columns
Export
CoC Name
CoC Code
Year
PIT Date
Sheltered ES Total Persons
Sheltered TH Total Persons
Sheltered SH Total Persons
Sheltered Total Persons
Unsheltered Total Persons
Total Pe
DeKalb County CoC GA-508 2024 January 29, 2024 124 21 0 145 177 322
DeKalb County CoC GA-508 2025 January 30, 2025 112 9 0 121 198 319
DeKalb County CoC GA-508 2026 February 12, 2026 243 11 0 254 212 466
1
10 / page
Sitemap
Contact Info
A-Z Index
No Fear Act


Inbox - Batchelor, Josie P. - O
(anonymous)
CoC Application.pdf
Calendar - Batchelor, Josie P.
HDX 2.0 Homelessness Data E
Ask Gemini
hudhdx2.info/pit/ga-508/2026/all-populations
Finish update
New PIT
All PIT Counts
Search
GA-508
2026
All Populations
Additional Populations
Youth Populations
Veteran Populations
Methodology
Notes
PIT Status
Data Flags
2025
PIT Reports
PIT > GA-508 > 2026 > All Homeless Populations
Go to HIC
Save Record
Discard Changes
PIT and HIC Data Cleaning Complete
Thank you for participating in the FY26 PIT and HIC data cleaning process. Data cleaning is now complete for all CoCs. No further edits can be made to the data. The data as reflected in the HDX is your final data.
The record is currently locked and cannot be modified
Users who have the 'Create or edit PIT record' permission and CoC-specific 'Write'/'Submit' permission can edit an existing PIT record, so long as the PIT record is explicitly unlocked or if its dataset status is 'In Progress' (or 'Submitted' if not a community user) and falls within the date boundaries.
Date of PIT Count:
February 12, 2026
Type of Count Conducted This Year:
Both sheltered and unshelt...
Youth Populations and Veteran Populations data are a subset of the All Homeless Populations data. Veterans and Youth Populations and Veteran Populations data should be included in the All Homeless Populations data section.
Adults & Children (at least one adult and one child)
Children Only
Adults Only
Totals
Total Households and Persons
Sheltered
Unsheltered
Total
Emergency
Transitional
Safe Haven
Sheltered Total

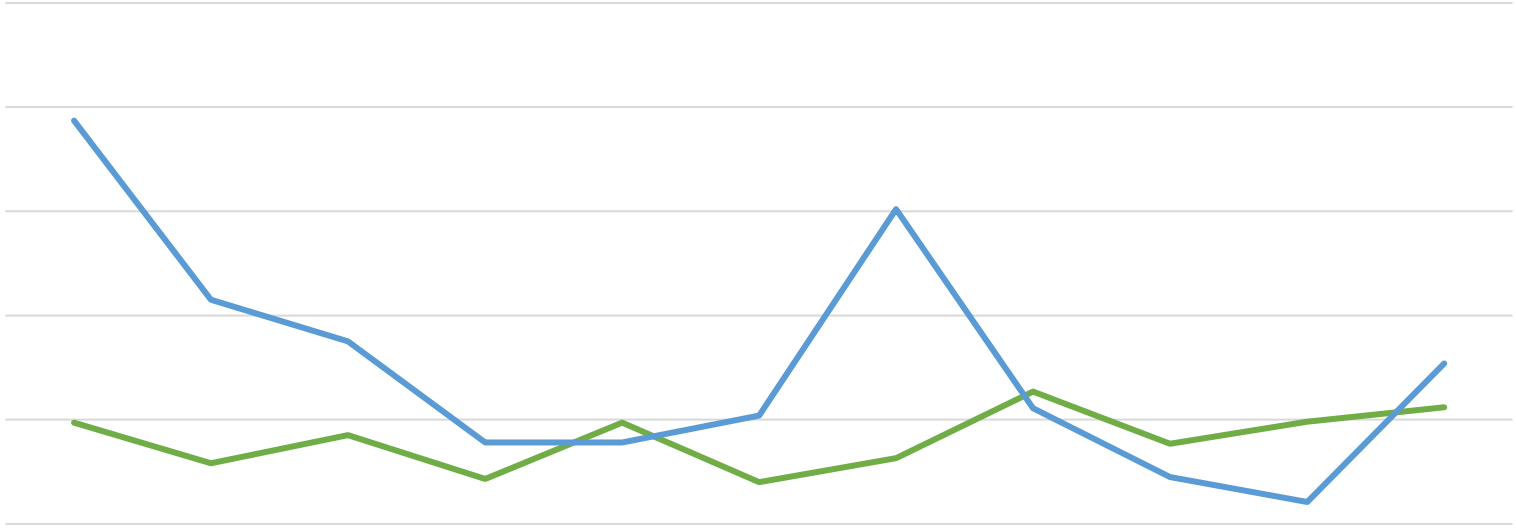
DeKalb CoC Annual Homeless Counts



Parker Batchelor, PhD, DeKalb CoC Homeless Count Overview, DeKalb County Community Development, 2026

DeKalb CoC
Sheltered and Unsheltered Annual Counts

- 2021 PIT: No PIT due to Covid
- 2022 PIT: CoC received additional funding from HUD & DeKalb County for non-congregate shelter beds
- 2025 PIT: weather was above freezing so cold weather overflow shelters were not included
- 2026 PIT: added additional Year-round shelter beds

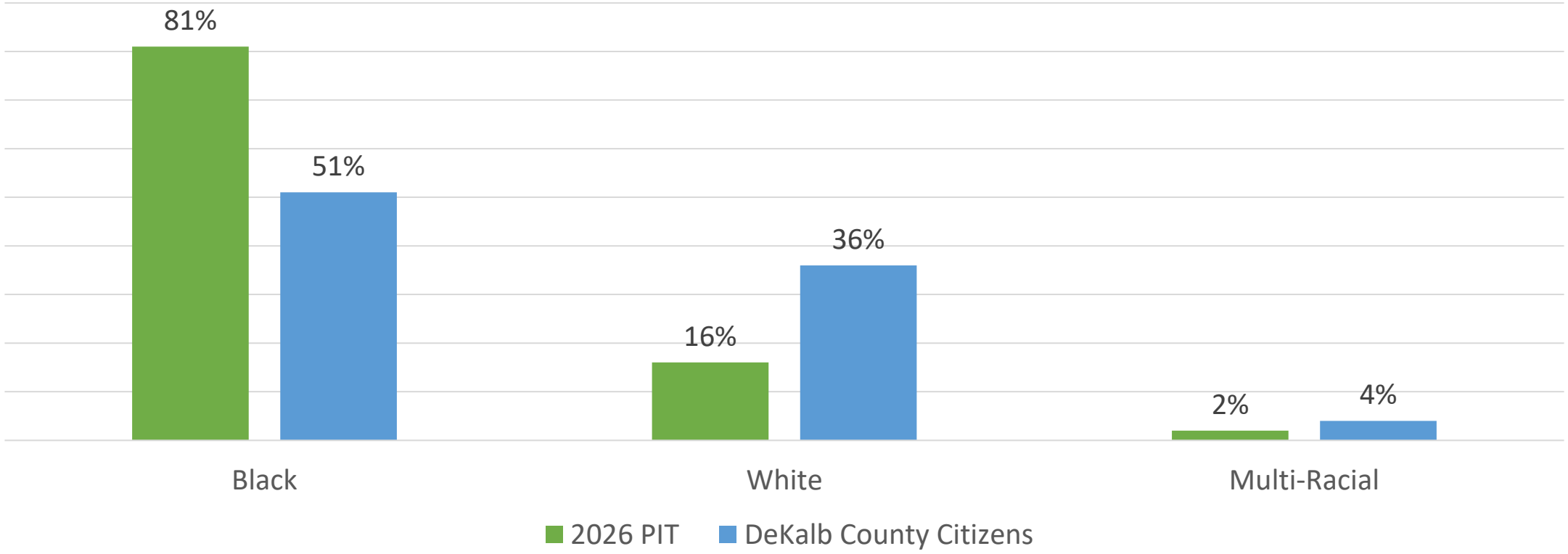


	2015 PIT	2016 PIT	2017 PIT	2018 PIT	2019 PIT	2020 PIT	2022 PIT	2023 PIT	2024 PIT	2025 PIT	2026 PIT
Unsheltered Count	197	158	185	143	197	140	163	227	177	198	212
Sheltered (ES & TH) Count	487	315	275	178	178	204	402	211	145	121	254

Unsheltered Count Sheltered (ES & TH) Count

Parker Batchelor, PhD, DeKalb CoC Homeless Count Overview, DeKalb County Community Development, 2026

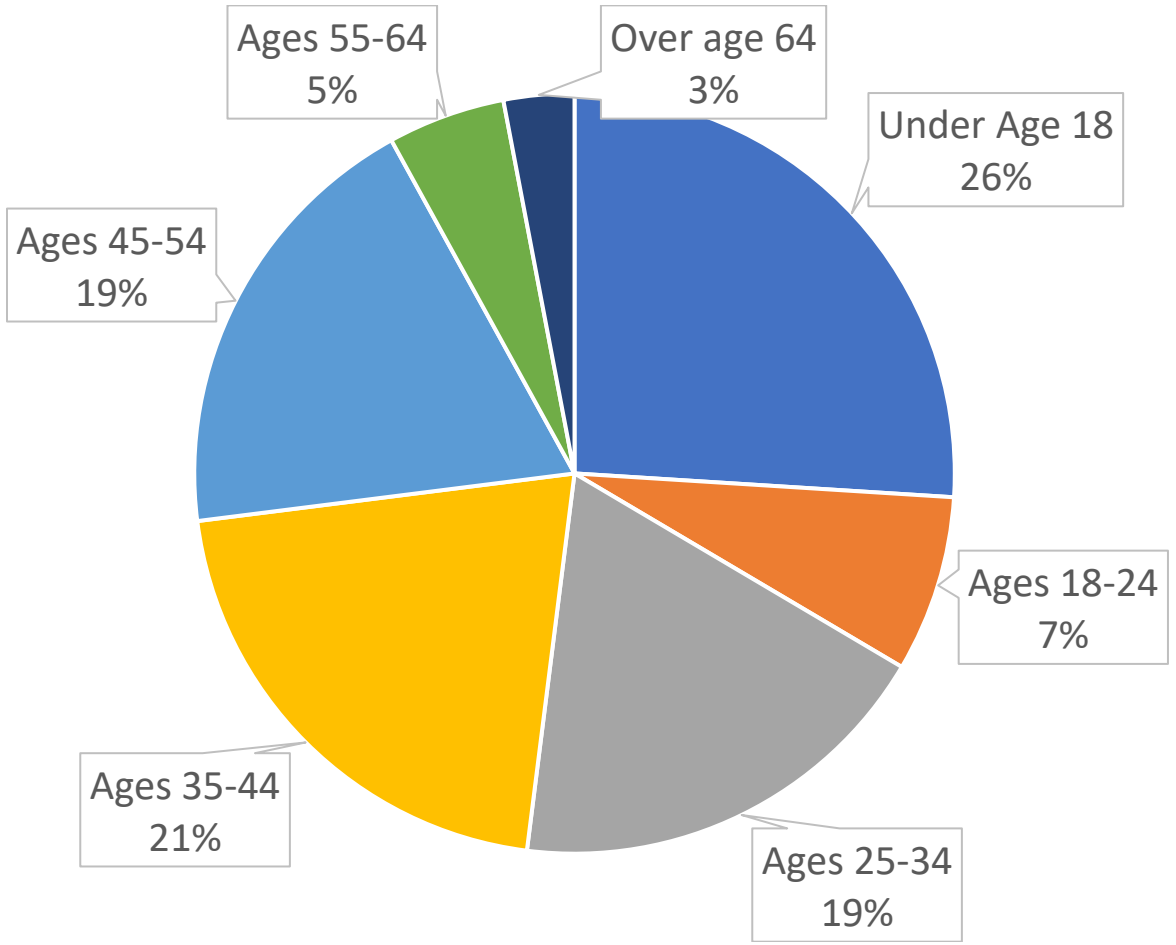
DeKalb CoC Homeless Count by Race



Disproportionate number of black / African Americans are homeless compared to general DeKalb County population

Parker Batchelor, PhD, DeKalb CoC Homeless Count Overview, DeKalb County Community Development, 2026
2026 U.S. Census Bureau, Data USA, DeKalb County, GA

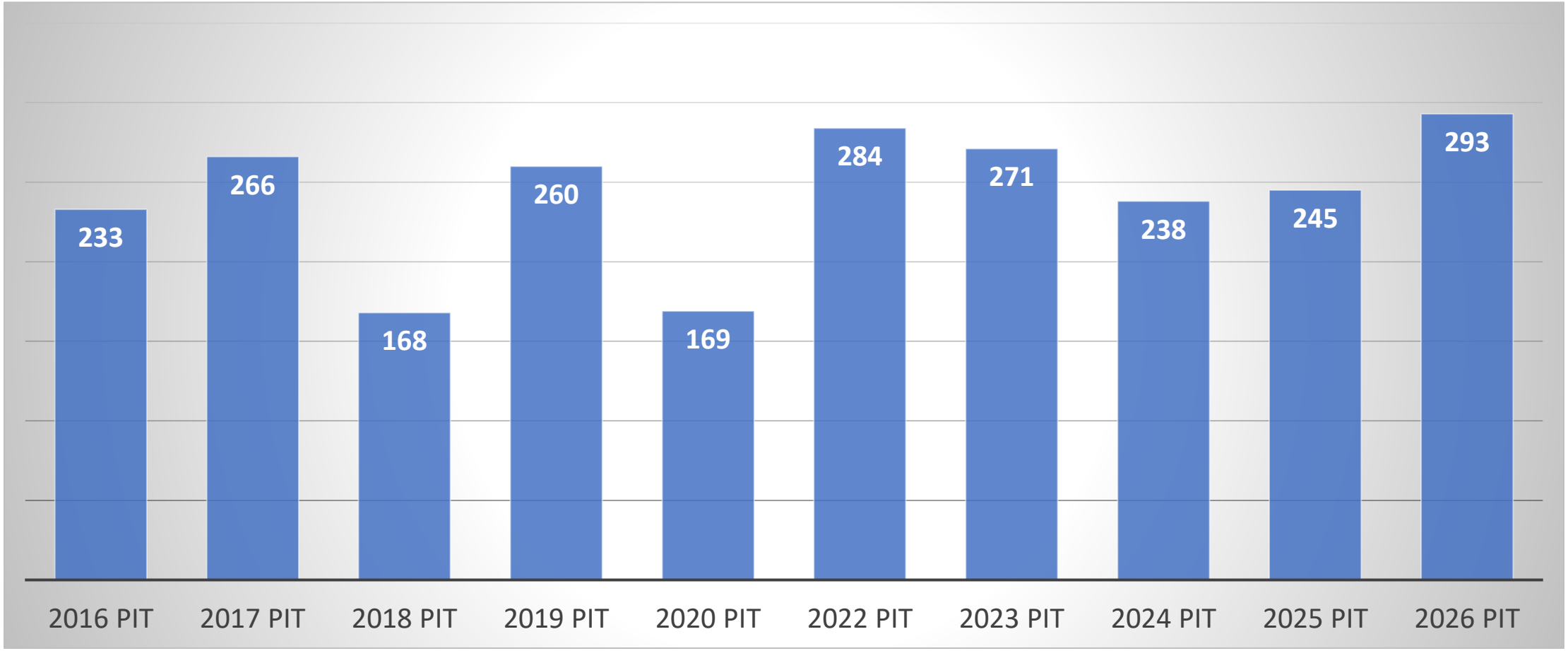
DeKalb CoC Homeless Count by Age



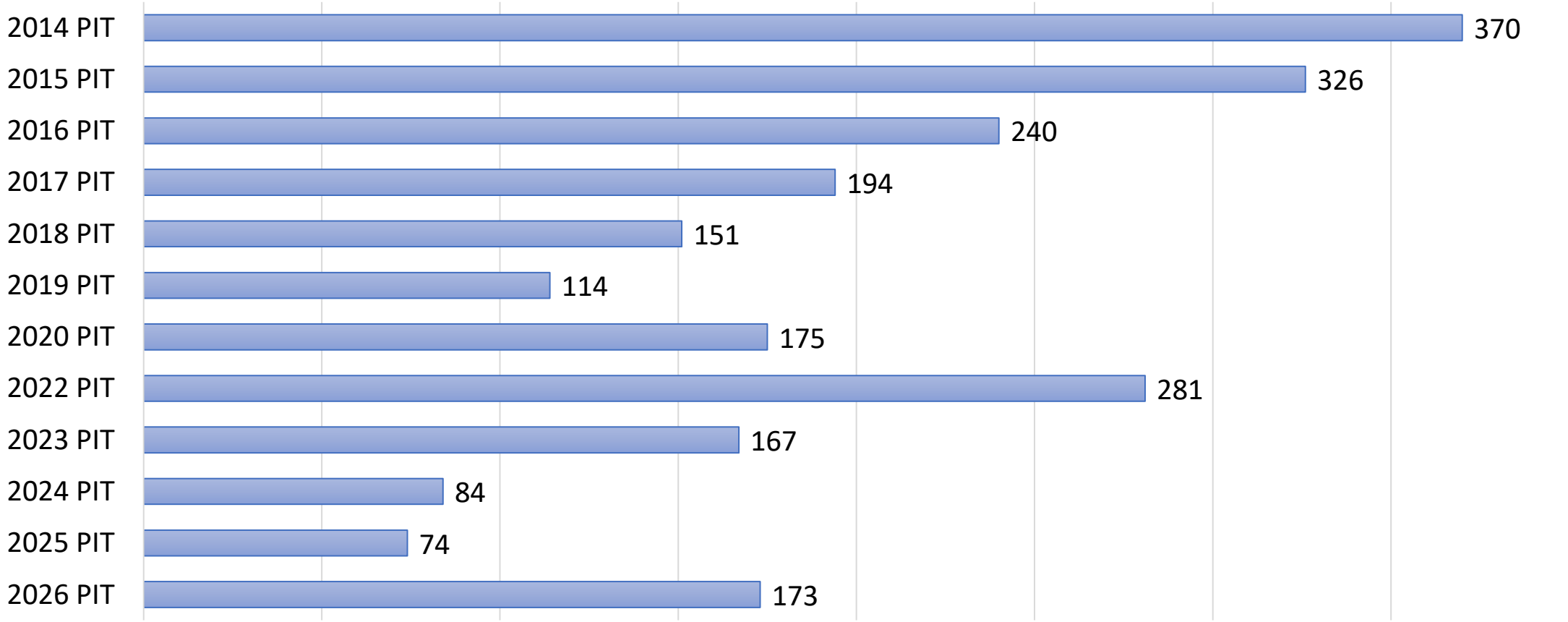
Largest Age Group By Year

Year 2023	Under Age 18
Year 2024	Ages 35-44
Year 2025	Ages 55-64
Year 2026	Under Age 18

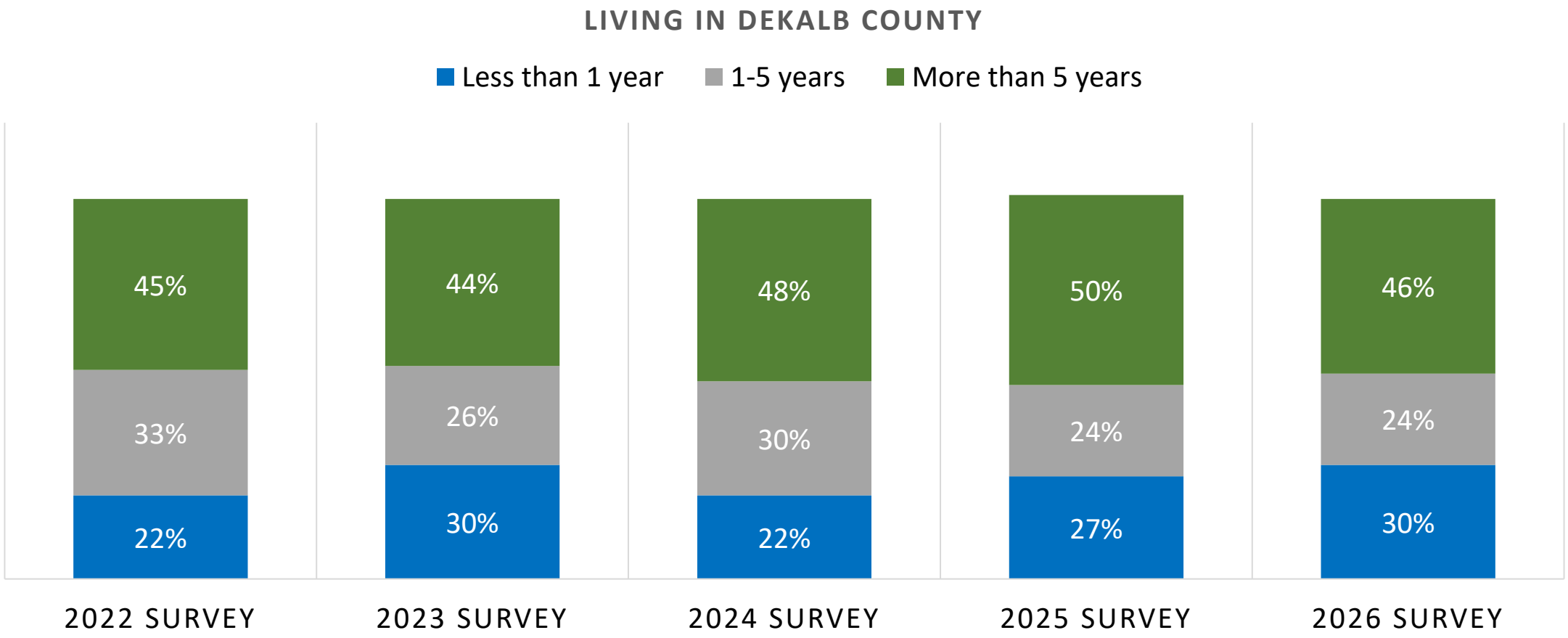
Homeless Individuals



Homeless Family Members

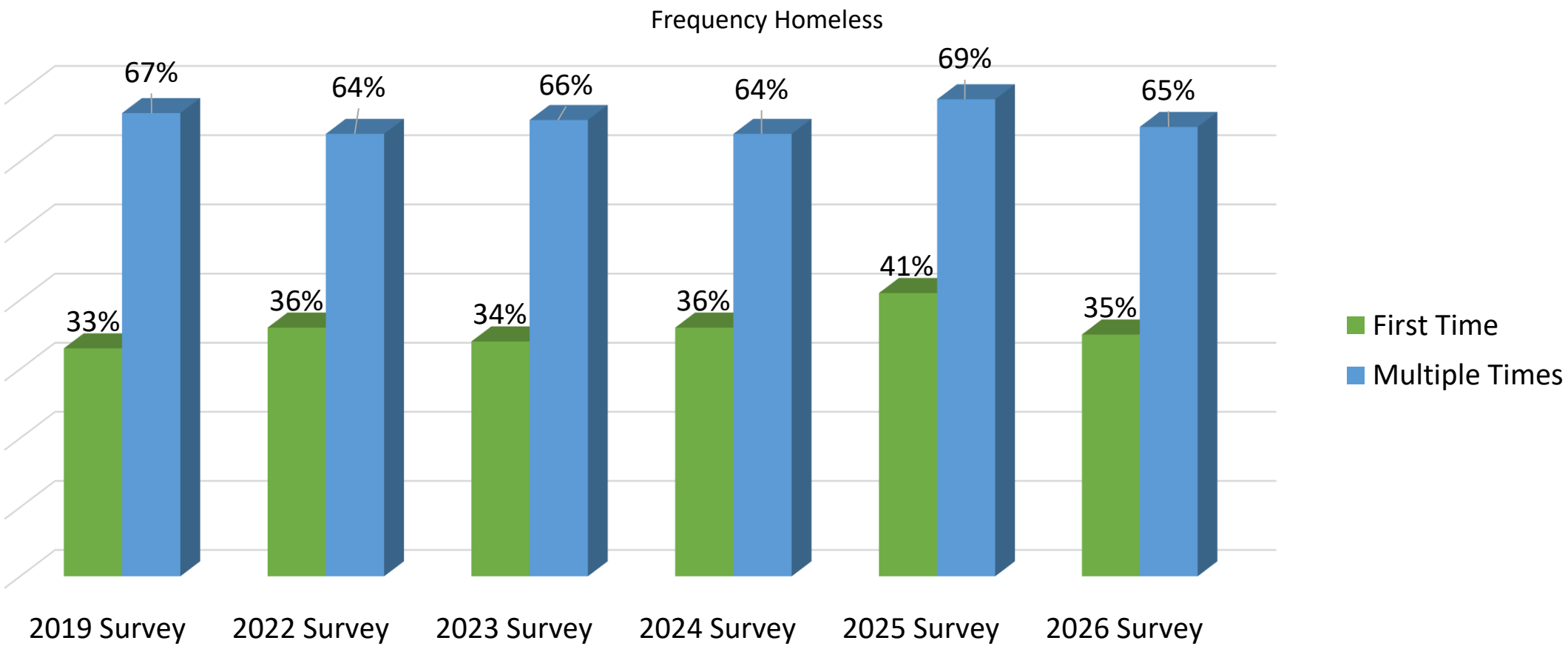


Unsheltered Homeless Survey



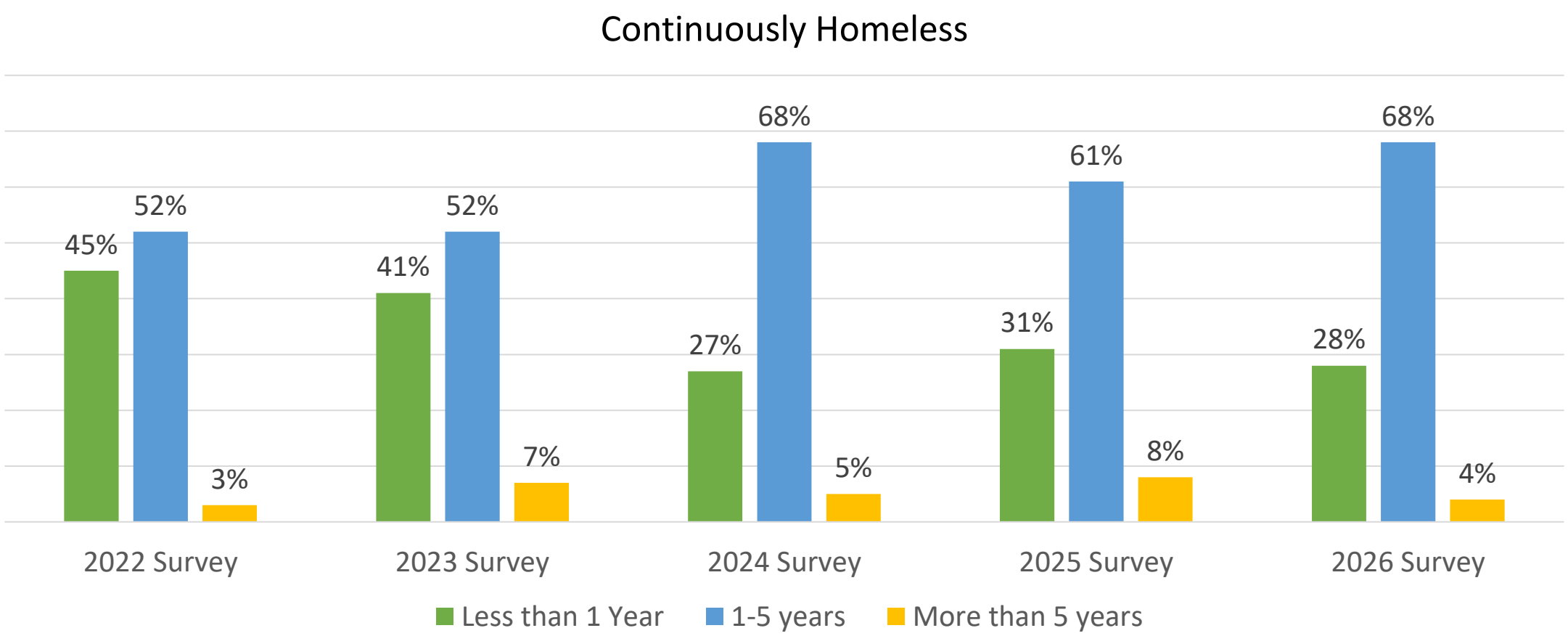
The largest groups were for households who had been in DeKalb County 30 days or less (Relocated) and those persons here 5 years or longer.

Unsheltered Homeless Survey



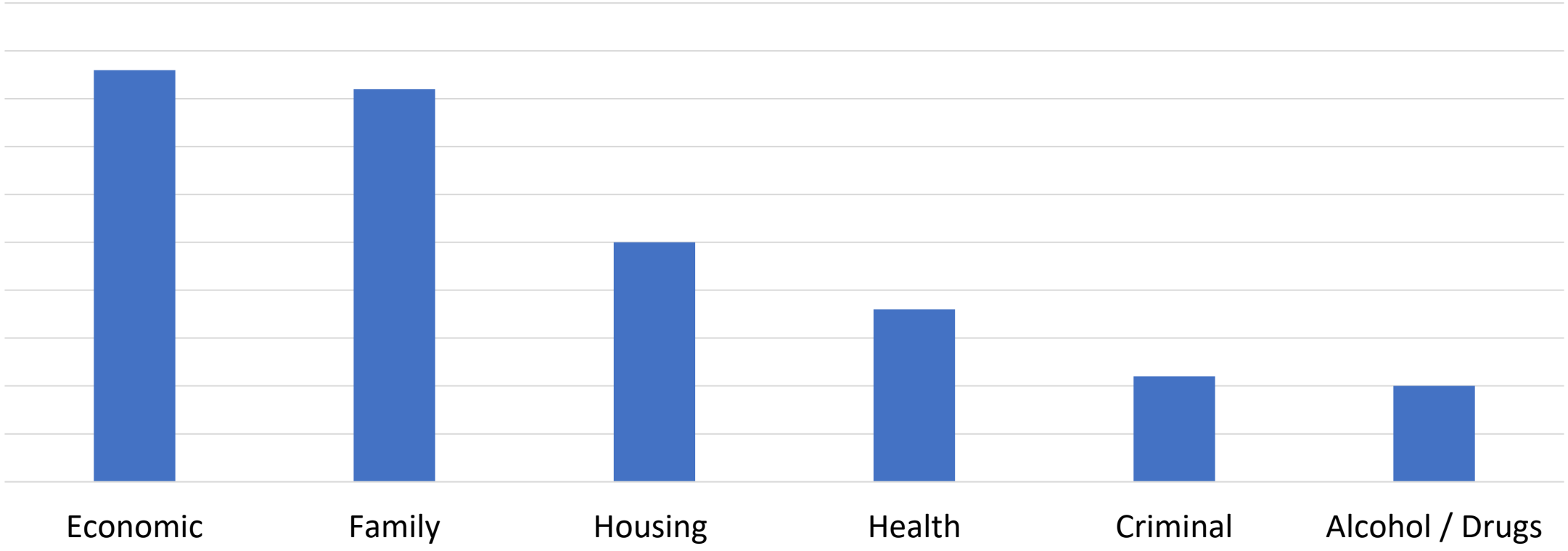
Parker Batchelor, PhD, DeKalb CoC Homeless Count Overview, DeKalb County Community Development, 2026

Unsheltered Homeless Survey



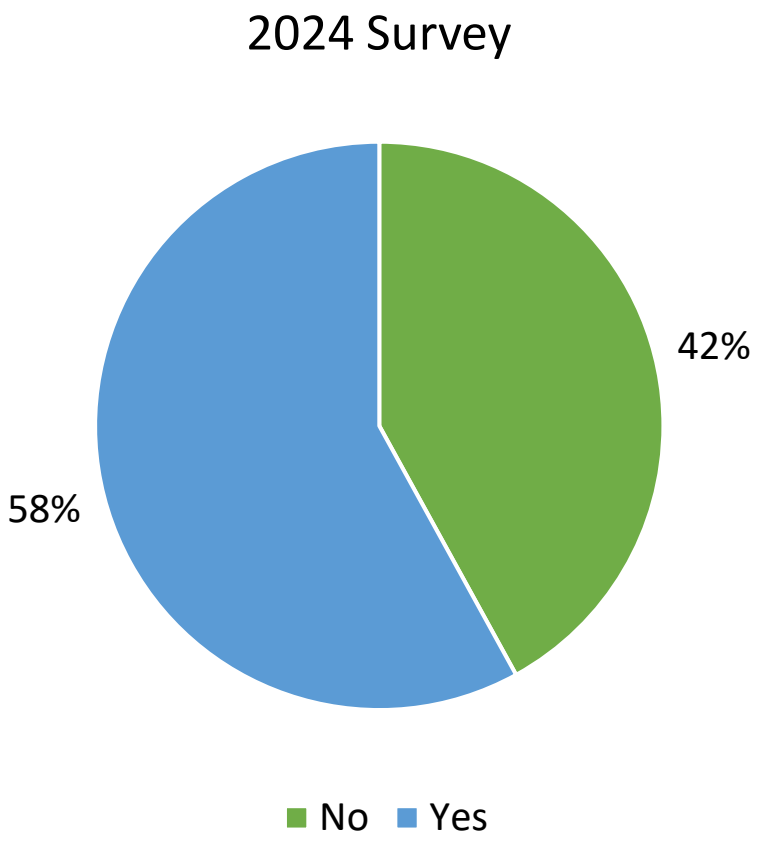
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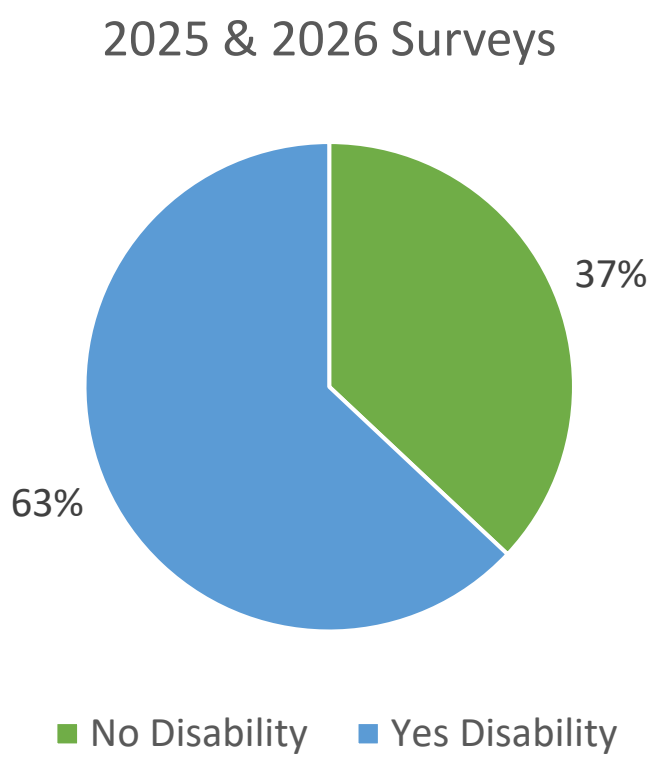
Reasons for Becoming Homeless



Multiple answers were allowed

Unsheltered Homeless Survey: Disabilities





For 2026, Disabilities listed in frequency as reported:

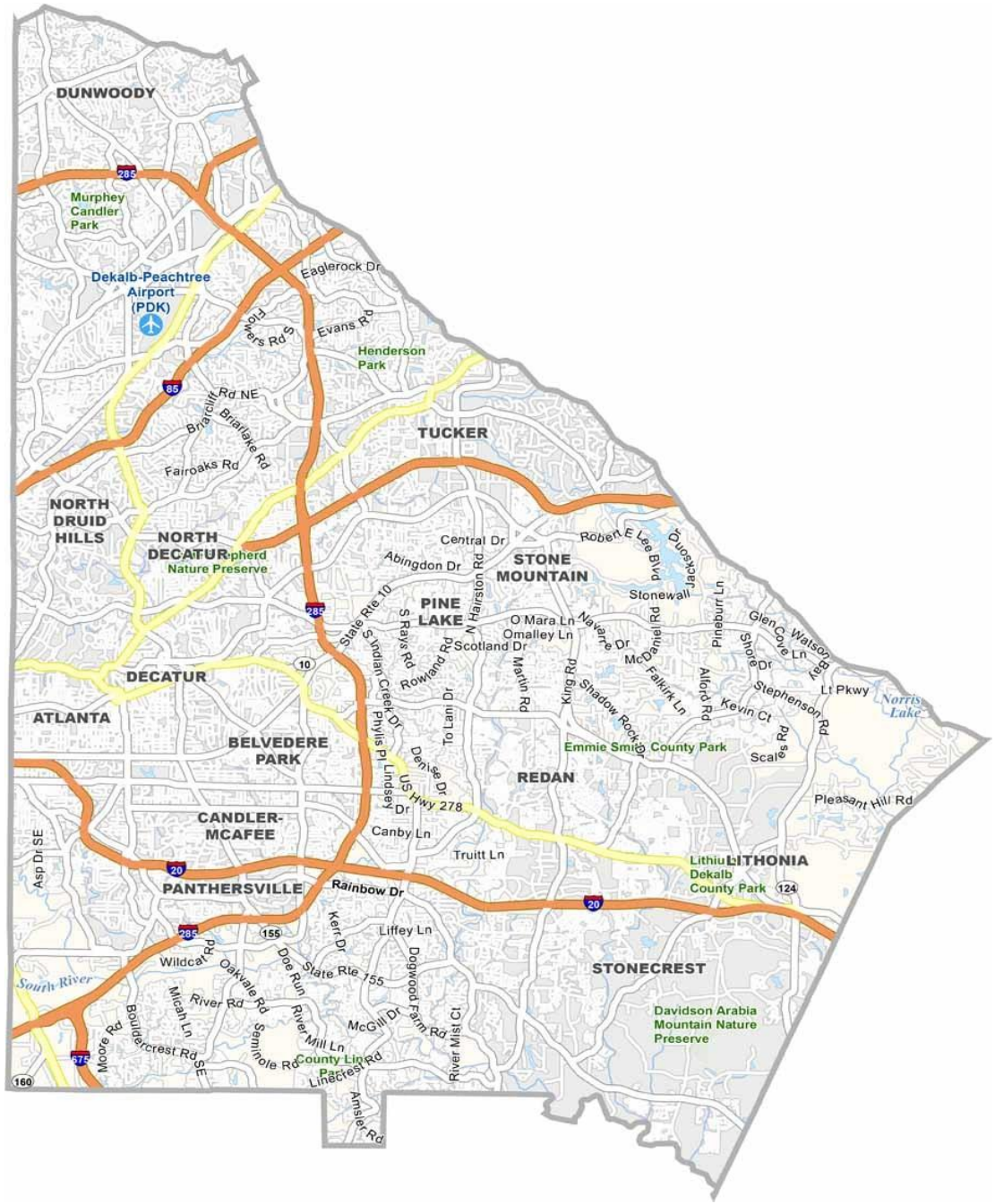
Mental Health
Physical Health
Chronic Health
Alcohol / Drugs
Learning Disability

For 2025, Disabilities listed in frequency as reported:

Mental Health
Alcohol/Drugs
Physical Health
Chronic Health
Learning Disability

DeKalb County, GA

Community Context



Community Context

- Unhoused is 0.06% of DeKalb County general population (466 people)
- Compared to 553 children in foster care single night (avg 610 kids)

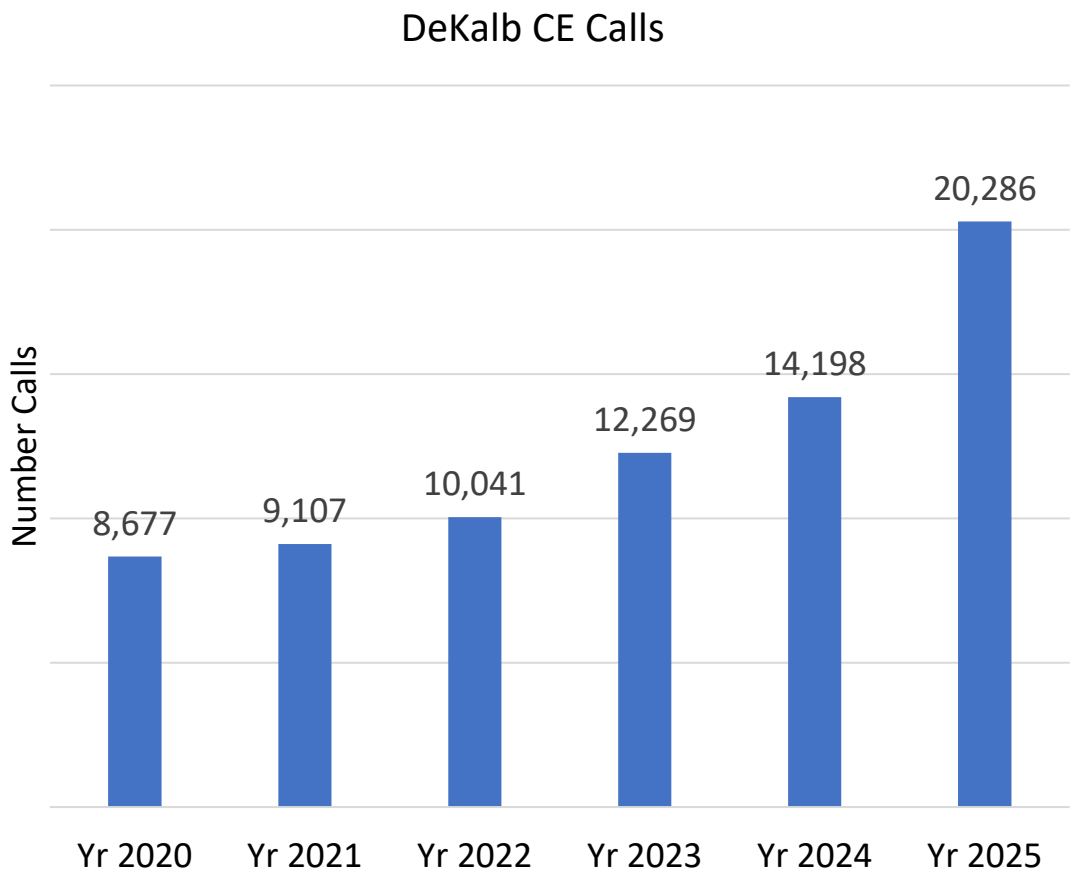
Poverty Rate

- 12.7% poverty rate (2025 US Census Bureau)
- Reduction from 13.7% (2020-2024 American Community Survey)

Renters

- Almost half (42%) DeKalb County residents are renters
- 2.8% live in subsidized housing

DeKalb CoC Coordinated Entry



For 2025

- 5,161 households enrolled in CE
- 1,312 VI-SPDATs completed for literally homeless (25%)
- 874 referrals made for housing services based on availability

In Comparison

- About 20% of Day Center clients are DeKalb unhoused

Parker Batchelor, PhD, DeKalb CoC Homeless Count Overview, DeKalb County Community Development, 2026

Conclusion

Next Required HUD Homeless Count During Last 10 Days of January in 2027

