

ULI ATLANTA | CENTER FOR LEADERSHIP | mTAP FINAL PRESENTATION

Leveraging Public Land for Permanent Supportive Housing in DeKalb County

PRESENTED TO

DeKalb County Board of Commissioners

May 6, 2026

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319 Neighbors Without Shelter

DeKalb County's 2025 Point-in-Time Count revealed the people behind the data — our neighbors, our elders, and people living with disabilities — without a place to call home.



DeKalb County owns the land. Together, we can build the homes.

Source: 2025 DeKalb County Point-in-Time Count

The Charge from DeKalb County

Identify and evaluate county-owned parcels suitable for **permanent supportive housing** — and deliver a development-ready vision that DeKalb County can act on.

PHASE

01

Site Evaluation & Initial Screening

Establish ranking criteria. Apply DeKalb's GIS dataset of vacant county-owned parcels. Surface a short list of up to five candidate sites.

PHASE

02

Site Prioritization & Housing Typology

Narrow to three priority sites. Recommend appropriate housing typologies based on site conditions, location, and supportive-services context.

PHASE

03

Conceptual Program & Site Planning

Select one top site. Deliver conceptual visuals, a preliminary site plan, and a high-level program of supportive services.

PHASE

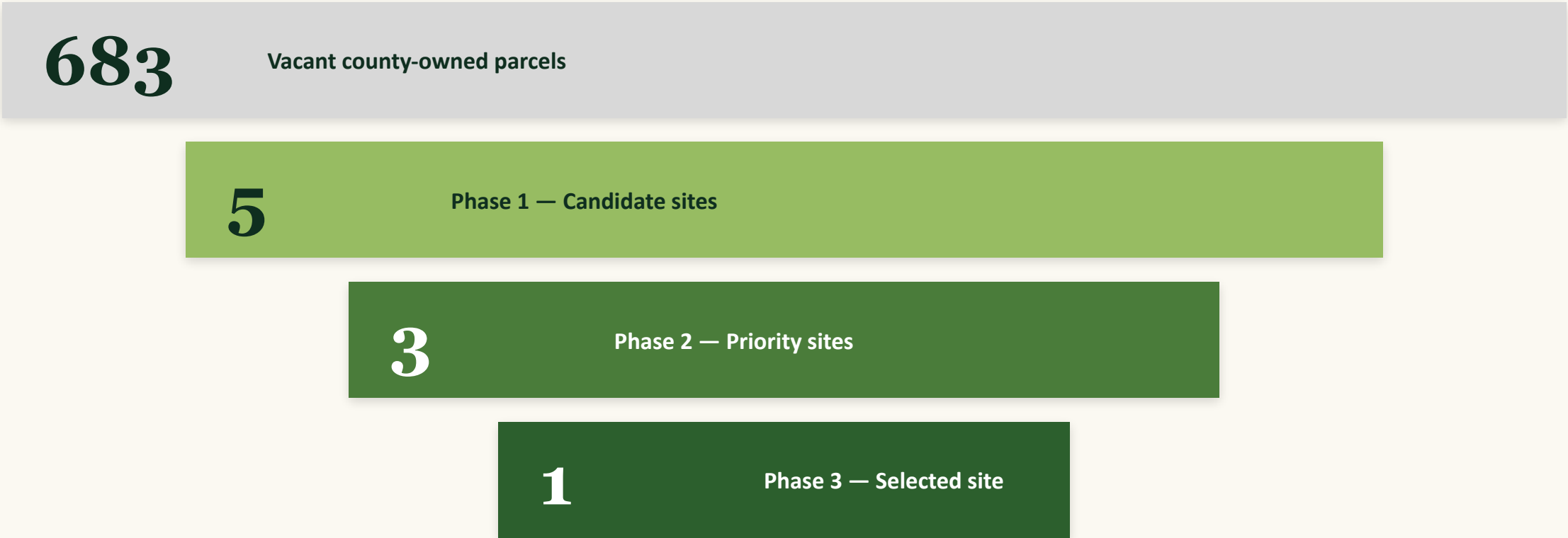
01

Site Evaluation & Initial Screening

Establish ranking criteria. Apply DeKalb County's GIS dataset of vacant parcels. Identify five candidate sites.

How We Got from 683 Parcels to One Site

A three-phase methodology — funnel-style — that progressively narrows the universe of options based on data, site conditions, and supportive-services context.



Each phase introduces additional criteria — physical site conditions, neighborhood context, and supportive-services proximity — to surface the strongest opportunity.

How We Ranked the Parcels

Six criteria — weighted equally, scored on a 1–10 scale — applied uniformly across the GIS-filtered universe of vacant county-owned parcels.

1 Site Acreage

Ideal parcel size of ~0.7 to 2 acres — enough to establish density for a 20-person community while remaining feasible.

2 Site Geometry

Practicality of developing the parcel; oblong or unusually-shaped parcels make development extremely challenging.

3 Site Accessibility

Ability to access the site — parcels buried within rail lines or surrounded by residential properties were down-weighted.

4 Site Conditions

General catch-all for topography, buildable area, presence of wetlands, and other physical site characteristics.

5 Transportation Access

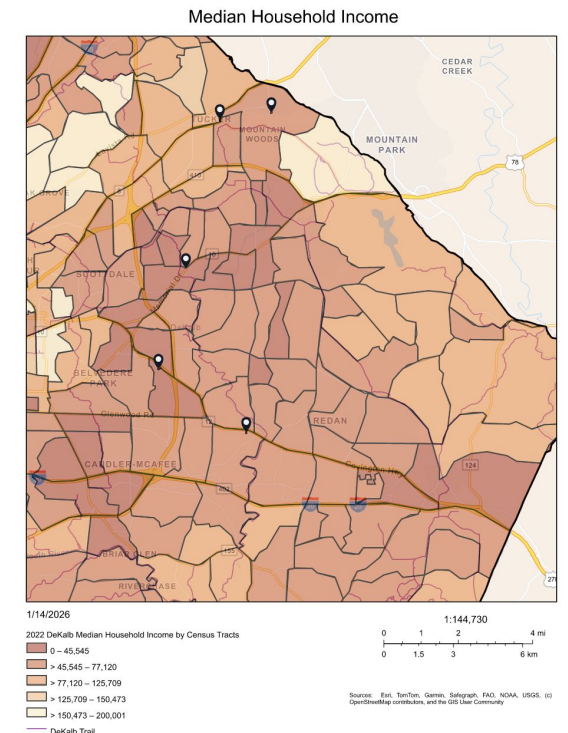
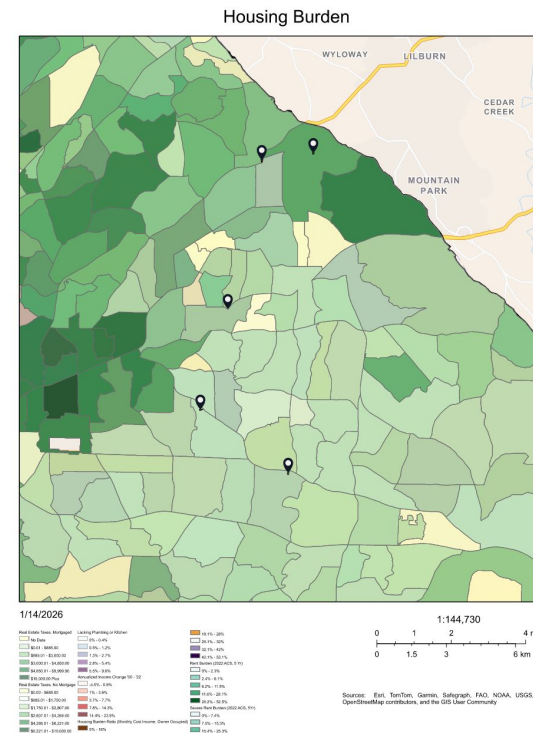
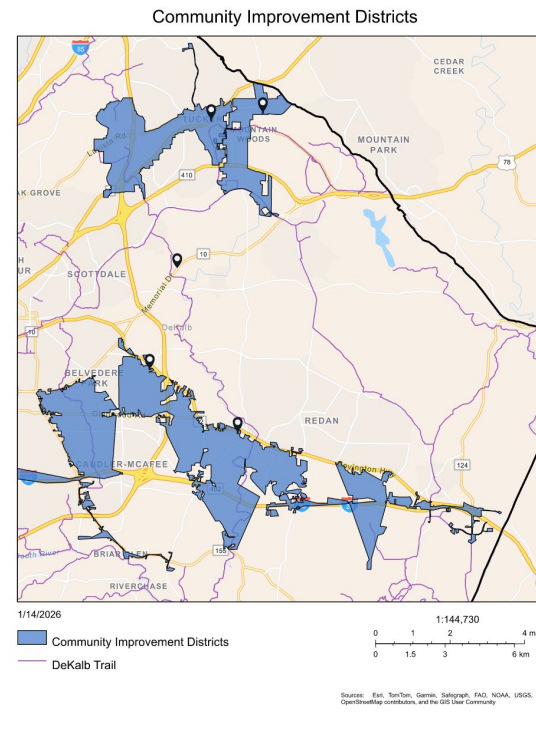
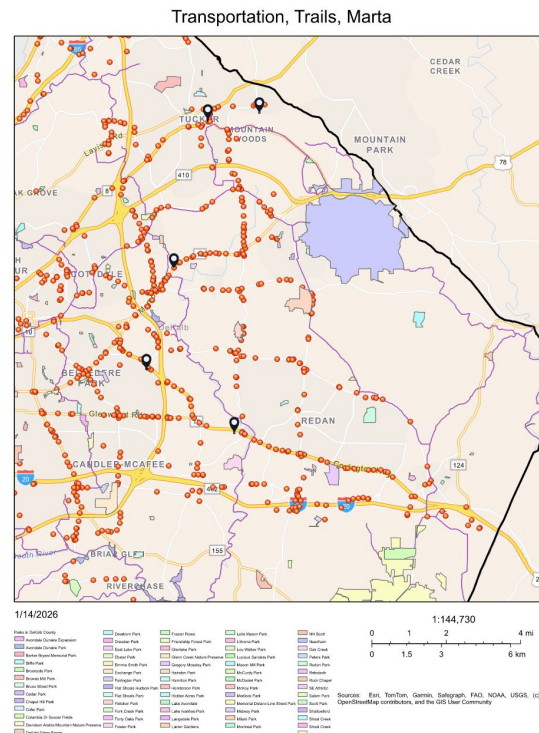
MARTA access (most preferred), High-Frequency Bus (ideal), Low-Frequency Bus (less ideal). Within ½ mile preferred.

6 Walkability

Within ½ mile (10-minute walk) to essential services including grocery, pharmacy, and supportive-services offerings.

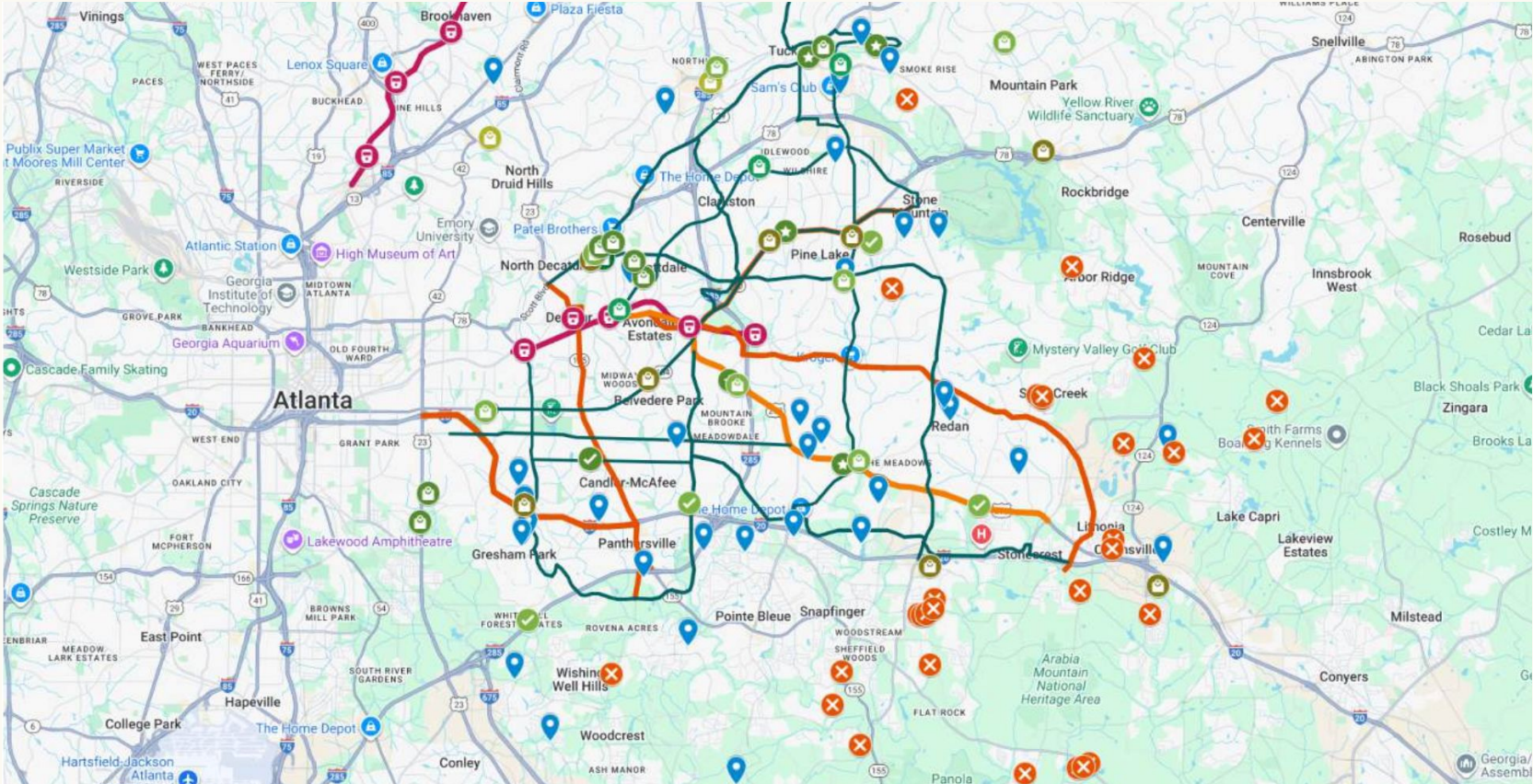
How We Ranked the Parcels

Mapping candidate sites against transit, community improvement districts, housing burden, and median household income



Sites in Their Neighborhood Context

Visualizing candidate sites against transit, MARTA, transit, walkability, and supportive services



Sites + Access + Transportation overlay | DeKalb GIS, MARTA & ARC data
<https://www.google.com/maps/d/u/0/edit?mid=1MAY7Uf6P9TiHJdcn6tw3Rk3herUNbXQ&usp=sharing>

The Top of the List

Each parcel scored across all six criteria. The top of the ranked list — what we carried forward as candidate sites.

Address	Parcel ID	Acreage	Zoning	Geometry	Site Accessibility	Site	Transportation Access	Walkability	Total	Notes
718 MOUNTAIN VIEW DRIVE STONE MOUNTAIN, GA 30083	18 072 02 038	1.55	R-100	10	10	10	10	7	47	Confirm access
5350 MEMORIAL DRIVE STONE MOUNTAIN, GA 30083	18 069 01 022	7.69	C-1	10	10	10	7	10	47	
6584 COVINGTON HIGHWAY LITHONIA, GA 30058	16 072 01 003	6.07	R-100	10	10	10	6	10	46	
3310 TURNER HILL RD, LITHONIA, GA 30038	16 181 07 039	1.66	R-100	10	10	10	6	9	45	
4226 LAWRENCEVILLE HIGHWAY TUCKER, GA 30084	18 214 15 017	1.61	M	10	10	10	6	8	44	
2633 BOULDERCREST ROAD ATLANTA, GA 30316	15 077 03 015	1.02	MR-2	10	10	10	6	7	43	
5301 COVINGTON HIGHWAY DECATUR, GA 30035	15 161 02 011	1.93	OI	10	10	10	6	7	43	
2365 COLUMBIA DRIVE DECATUR, GA 30032	15 135 10 003	0.78	R-75	10	10	10	5	5	40	Confirm access
4013 COVINGTON HIGHWAY DECATUR, GA 30032	15 220 02 002	1.1	OI	10	10	10	6	3	39	Great Bus Access (Only one reasonably close to Marta)
1868 CORNERS CIRCLE LITHONIA, GA 30058	16 102 03 107	0.77	RSM	10	10	10	4	5	39	
2704 SHELL BARK ROAD DECATUR, GA 30035	16 009 01 010	0.85	MR-1	10	10	10	4	4	38	
2761 PASCO LANE ATLANTA, GA 30316	15 116 02 073	1.04	R-75	10	8	10	5	5	38	Adjacent to 2730 Rollingwood Lane
2246 BRANNEN ROAD ATLANTA, GA 30316	15 141 02 077	1.1	R-75	8	9	10	5	6	38	
2635 QUARRY STREET LITHONIA, GA 30058	16 152 12 007	1.22		10	10	10	4	3	37	Confirm access
7558 PLEASANT HILL ROAD LITHONIA, GA 30058	16 188 04 033	3.62	R-85	10	10	10	3	4	37	
4523 ROGER MARTEN WAY TUCKER, GA 30084	18 184 07 047	0.94	C-1	8	10	10	5	4	37	
4975 WILKINS ROAD DECATUR, GA 30035	16 008 04 001	0.81	R-100	9	9	10	4	5	37	
5016 MARTINDALE COURT STONE MOUNTAIN, GA 30088	18 018 09 007	1.83	R-100	10	9	10	4	3	36	
2736 SOUTH WIGGINS STREET LITHONIA, GA 30058	16 152 11 008	1.2	R-75	10	9	10	3	4	36	
1700 BRIARWOOD ROAD ATLANTA, GA 30329	18 197 02 007	2.15		10	8	5	6	7	36	Potential wetlands
1990 NORMAL STREET DECATUR, GA 30032	15 170 05 046	1.24	R-75	10	10	10	3	2	35	Confirm access
4242 EAST SIDE DRIVE DECATUR, GA 30034	15 126 09 001	6.84	R-100	10	10	10	3	2	35	
6389 SWIFT CREEK DRIVE LITHONIA, GA 30058	16 099 02 012	0.77	R-100	9	9	10	3	4	35	
3843 SNAPPFINGER ROAD LITHONIA, GA 30038	15 033 07 012	0.8	R-100	10	10	10	2	2	34	
1615 BURNSTONE DRIVE STONE MOUNTAIN, GA 30088	16 061 14 070	1.13	RSM	8	8	10	4	4	34	
4370 GREGORY ROAD DECATUR, GA 30035	15 162 04 022	0.76	R-85	8	8	10	4	4	34	
2546 LLOYD ROAD DECATUR, GA 30032	15 119 04 024	0.96	R-75	8	8	8	5	5	34	
3919 PANTHERSVILLE ROAD REAR ELLENWOOD, GA 30294	15 042 01 004	4.41	R-100	10	10	10	2	1	33	Confirm access
3943 MOORE ROAD ELLENWOOD, GA 30294	15 020 06 001	1.02	R-100	10	10	10	2	1	33	
4949 SOUTH ROYAL ATLANTA DRIVE TUCKER, GA 30084	18 223 06 012	1.53	M	10	10	10	2	1	33	
5644 ROCK SPRINGS ROAD LITHONIA, GA 30038	16 054 03 012	0.92	RSM	8	10	10	2	3	33	
229 WALTER WAY STONE MOUNTAIN, GA 30083	18 016 10 027	0.74	RSM	8	8	5	6	6	33	Potential wetlands
1894 SHAMROCK DRIVE DECATUR, GA 30032	15 167 10 010	0.73	R-75	5	10	5	6	7	33	Potential wetlands
4109 RIVERMIST COURT LITHONIA, GA 30038	15 032 06 030	0.75	R-100	10	8	10	2	2	32	

Source: DeKalb County GIS — vacant county-owned parcel dataset

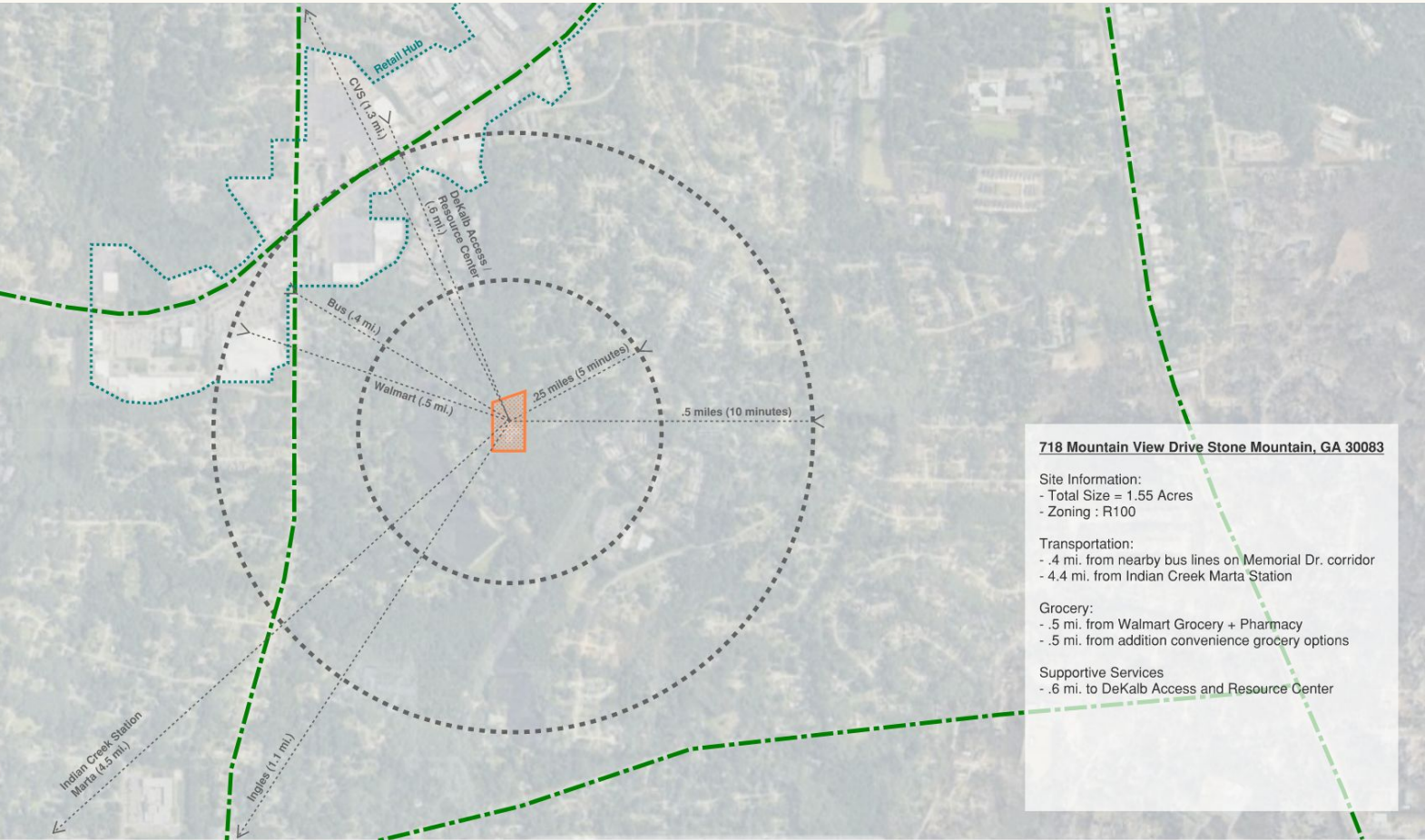
Five Sites Move Forward

From the ranked list, five candidate sites carried forward into deeper Phase 1 analysis — each strong on the core criteria.

01 718 Mountain View Drive Stone Mountain, GA 30083 ACREAGE 1.55 ac ZONING R-100 SCORE 47 / 50	02 5350 Memorial Drive Stone Mountain, GA 30083 ACREAGE 7.69 ac ZONING C-1 SCORE 47 / 50	03 6584 Covington Highway Lithonia, GA 30058 ACREAGE 6.07 ac ZONING R-100 SCORE 46 / 50	04 4226 Lawrenceville Highway Tucker, GA 30084 ACREAGE 1.61 ac ZONING M SCORE 44 / 50	05 SELECTED 4013 Covington Highway Decatur, GA 30032 ACREAGE 1.10 ac ZONING OI SCORE 39 / 50
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718 Mountain View Drive

Stone Mountain, GA 30083



SITE PROFILE

ACREAGE

1.55 acres

ZONING

R-100

RANKING SCORE

47 / 60

TRANSIT

0.4 mi to Memorial Dr bus | 4.4 mi to Indian Creek MARTA

GROCERY & PHARMACY

0.5 mi to Walmart Grocery & Pharmacy

SUPPORTIVE SERVICES

0.6 mi to DeKalb Access & Resource Center

CONS

although access to transportation / supportive services works well, location within single-family neighborhood and actual site access are challenges

5350 Memorial Drive

Stone Mountain, GA 30083



SITE PROFILE

ACREAGE

7.69 acres

ZONING

C-1

RANKING SCORE

47 / 60

TRANSIT

Immediate access to bus transit | Good local walkability

GROCERY & PHARMACY

0.3 mi to Kefita Mart | 0.4 mi to Nam Dae Mun Farmers Market

SUPPORTIVE SERVICES

2.2 mi to DeKalb Access & Resource Center

CONS

existing use as Dekalb County fleet management, and no change in use proposed for site.

6584 Covington Highway

Lithonia, GA 30058



SITE PROFILE

ACREAGE

6.07 acres

ZONING

R-100

RANKING SCORE

46 / 60

TRANSIT

Adjacent to primary bus artery | High walkability

GROCERY & PHARMACY

0.15 mi to ALDI | 0.25 mi to Kroger

SUPPORTIVE SERVICES

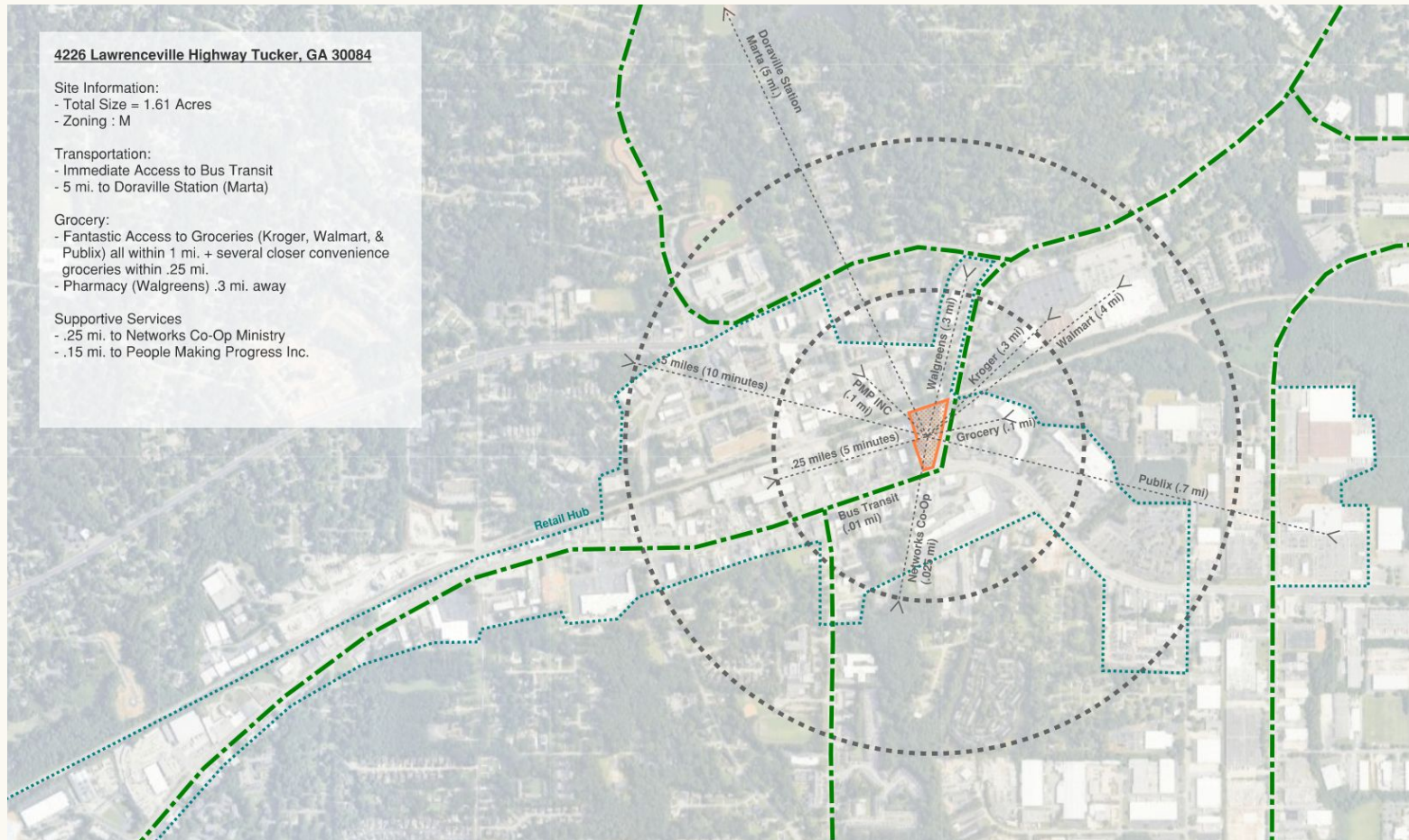
Limited supportive-service proximity

CONS

site earmarked by city for alternative civic use

4226 Lawrenceville Highway

Tucker, GA 30084



SITE PROFILE

ACREAGE

1.61 acres

ZONING

M

RANKING SCORE

44 / 60

TRANSIT

Immediate bus transit | 0.5 mi to Doraville MARTA

GROCERY & PHARMACY

Excellent — Kroger, Walmart, Publix all within 1 mi

SUPPORTIVE SERVICES

0.15 mi to People Making Progress | 0.25 mi to Networks Co-Op
Ministry

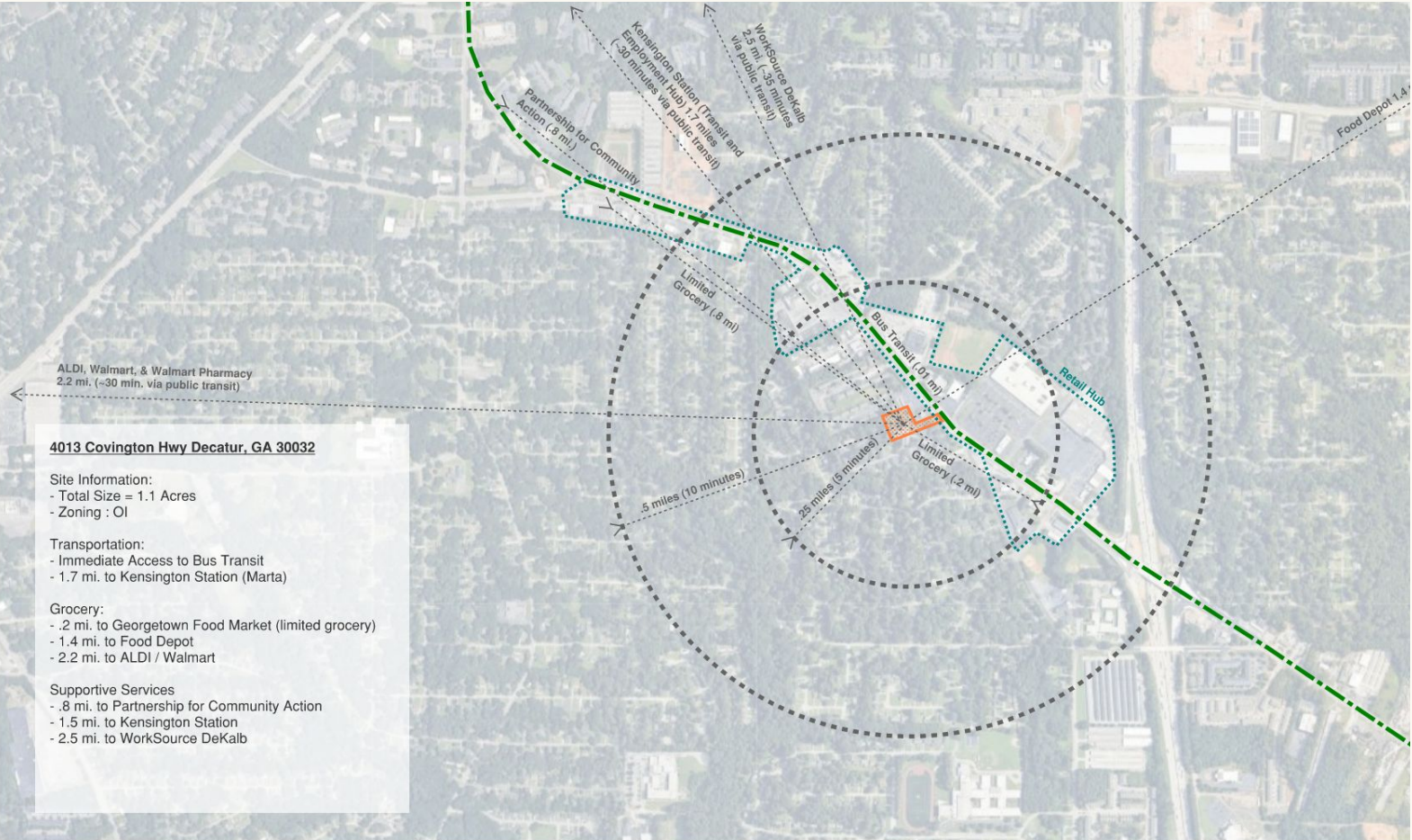
CONS

zoning was prohibitive for use as transitional / supportive housing

4013 Covington Highway

Decatur, GA 30032

★ TOP-RECOMMENDED SITE



SITE PROFILE

ACREAGE

1.10 acres

ZONING

OI (Office–Institutional)

RANKING SCORE

39 / 60

TRANSIT

Immediate bus access | 1.7 mi to Kensington MARTA

GROCERY & PHARMACY

0.2 mi Georgetown Food Mkt | 1.4 mi Food Depot | 2.2 mi ALDI

SUPPORTIVE SERVICES

0.8 mi to Partnership for Community Action | 2.5 mi to WorkSource DeKalb

CONS

zoning would require Special Land Use Permit for approval

4013 Covington Highway • Decatur, GA 30032



1 4013 Covington Highway 2 Proposed Day Center at Peace Baptist Church Across Street

4013 Covington Highway • Decatur, GA 30032

A large benefit of the site at 4013 Covington Highway is that a day center is planned to open at Peace Baptist Church across the street. We imagine that services offered between the two will be in symbiosis with each other.

Supportive Housing

** Our Site*

PRIMARY GOAL:	Immediate housing stability
STAY DURATION:	24/7 Residency (6-24 months)
HYGIENE:	Private Facilities and Home Care
CASE MANAGEMENT:	Intensive and Goal Oriented
EMPLOYMENT:	Workforce Placement and Retention
HEALTH:	On-Site Clinical Support

Day Center

(Across Street)

PRIMARY GOAL:	Immediate Crisis Stabilization
STAY DURATION:	9am - 5pm
HYGIENE:	Public Showers / Laundry
CASE MANAGEMENT:	Triage and Referral
EMPLOYMENT:	Job Readiness Sessions
HEALTH:	Mental Health Referrals

PHASE

02

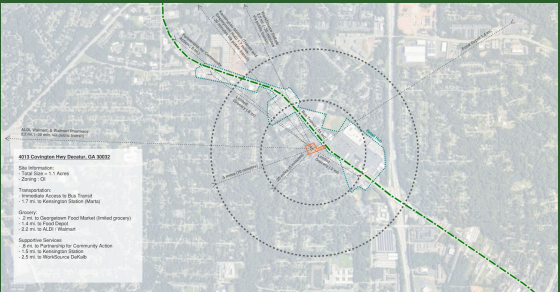
Site Prioritization & Housing Typology

Narrow to three priority sites. Match each site to an appropriate housing typology and supportive-services program.

Three Sites Advance to Phase 3

Layered analysis — service-area adjacencies, neighborhood context, and overlay-district considerations — narrows the candidate set to three priority sites.

01 ★ SELECTED



4013 Covington Highway

Decatur, GA 30032

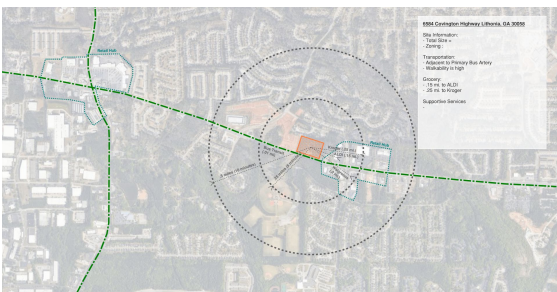
RECOMMENDED TYPOLOGY

Individual Units / Modular

1.10 ac • 18 units

Closest to supportive services and day-center adjacencies. Strong walkability to grocery and transit.

02



6584 Covington Highway

Lithonia, GA 30058

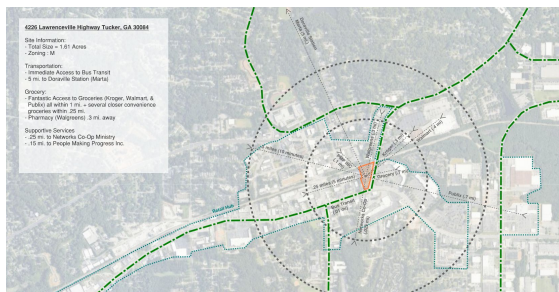
RECOMMENDED TYPOLOGY

Tiny Homes / Cottages

6.07 ac • scalable

Larger parcel allows mixed typology. Walkable to grocery; opportunity for service co-location.

03



4226 Lawrenceville Highway

Tucker, GA 30084

RECOMMENDED TYPOLOGY

Multi-typology Campus

1.61 ac • scalable

Large flexible site; immediate transit access nearby, but zoning constraints limit transitional housing use.

Matching Form to Site & Resident

Permanent supportive housing isn't one shape — it's a spectrum. Each site's geometry, density, and service context point toward a different best-fit typology.

Individual / Modular Units

~470 sf units

Best for small parcels and dignity-forward density. Each resident has a private home; community spaces are shared. The chosen form for The Canopy at Covington.

★ SELECTED FOR SITE

Tiny Homes / Cottages

Detached individual units

Each resident has there own independent detached tiny home / cottage style home. Good for lots that have enough room to allow for individual units and space between each.

Duplexes / Triplexes

Pairs or trios of attached units

Efficient on land while still feeling residential. Good for sites where neighborhood context favors a familiar single-family scale.

Shipping Containers

Modular, fast-build

Lower cost per unit and fastest delivery timeline. Appropriate where speed-to-housing is the dominant priority.

PHASE

03

Conceptual Program & Site Planning

*Visualize the chosen site. Lay out units, supportive services,
and community space — what The Canopy at Covington could become.*



Shelter. Restoration. Community.

CANOPY

A protective covering — shelter for those who need it most.

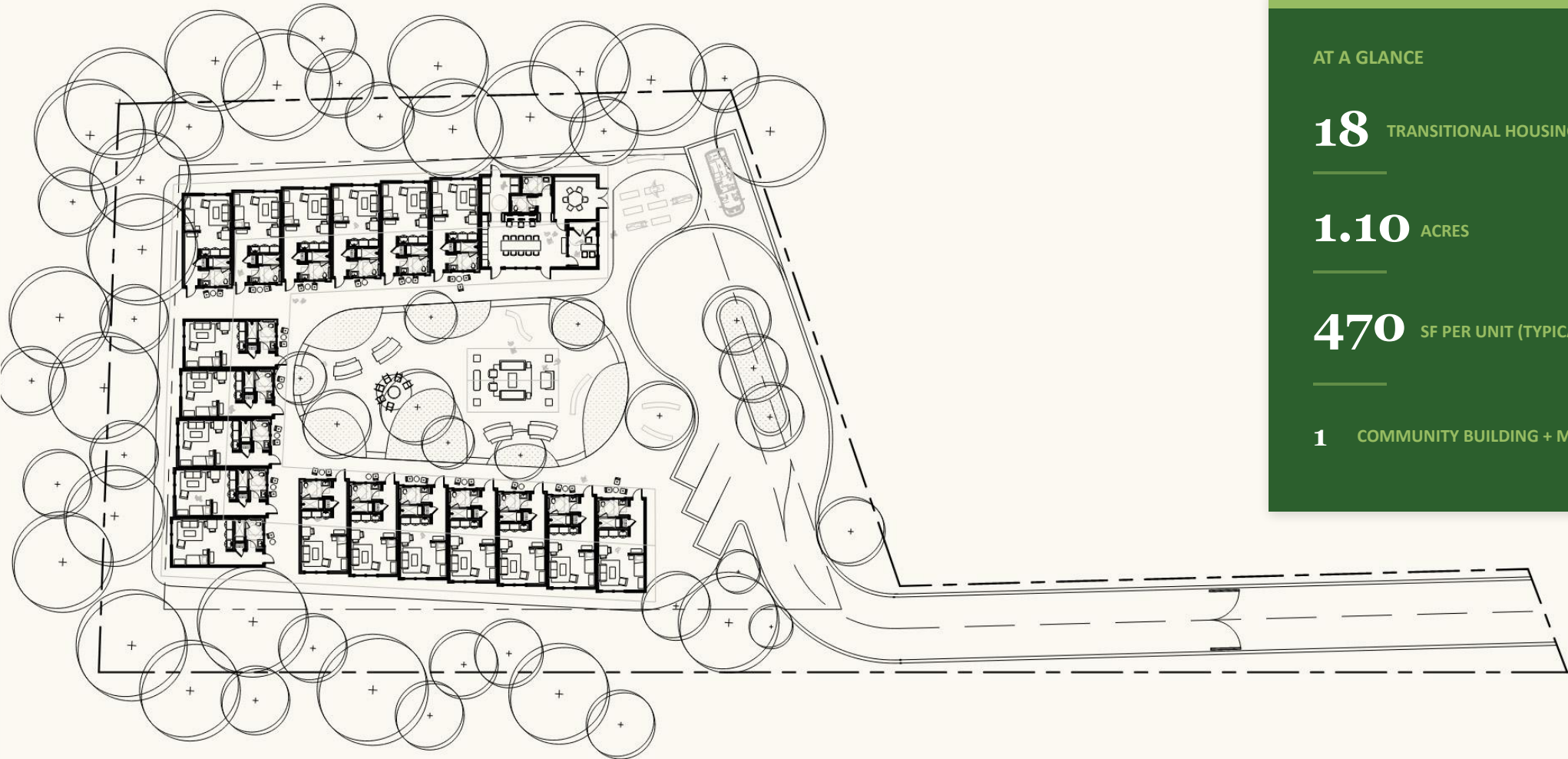
FOREST

A tribute to the region’s identity as a City in a Forest.

COVINGTON

Rooted in place — 4013 Covington Highway, Decatur.

4013 Covington Highway • Decatur, GA 30032



AT A GLANCE

18 TRANSITIONAL HOUSING UNITS

1.10 ACRES

470 SF PER UNIT (TYPICAL)

1 COMMUNITY BUILDING + MOBILE SERVICES



Site Plan



PROGRAM

- 1 Drop Off / Parking**
Parking for 3 + dedicated mobile van parking
- 2 Shared Courtyard**
Social courtyard anchors the project
- 3 Community Building**
Shared spaces, offices, and meeting space
- 4 18 Transitional Housing Units**
470 sf each with bed, bath, and kitchenette
- 5 Secondary Court / Mobile Services**
Small Events / Services
- 6 Shared Walkway**
Connects all units with shared porches

Unit Plan

A single resident's home, at ~470 sf, with kitchenette, ADA-accessible restroom, twin sleeping area, and living space. At 15'-9" w x 30' l units can either be stick built or built as individual modular units and shipped two per truck to the site.



UNIT PROGRAM

- 1 Exterior Porch**
Social Exterior / Engagement with Community
- 2 Entry / Wing Wall**
Privacy at the front door
- 3 ADA Restroom**
Roll-in shower, accessible fixtures
- 4 Kitchenette**
Compact appliances, prep counter, storage
- 5 Twin Bed + Dresser**
Personal sleeping area
- 6 Living Room**
Seating, table, daily-life space

Community Building & Shared Services

The heart of the site — pulling residents into shared meals, group meetings, laundry, computer access, and on-site staff support.



SHARED SPACES

- 1 Shared Kitchen**
Communal meal prep
- 2 Meeting / Group Room**
Counseling, classes, programs
- 3 Computer Stations**
Job search, telehealth, school
- 4 Laundry Room**
On-site, no transportation needed
- 5 ADA Restrooms**
- 6 Office**
On-site case-management staff
- 7 Shared Courtyard**
Outdoor gathering, dignity, calm
- 8 Mobile Services**

Bringing Services to Residents

Supportive housing only works when supportive services are accessible. The Canopy proposes a host of recurring mobile services plus partnerships with nearby providers.

ON-SITE

Mobile Services

Med-Cura Mobile Van

Recurring on-site medical care — primary care, mental health screening, and prescription support — delivered through Med-Cura's mobile-clinic platform. Residents access services without transportation barriers.

Additional Mobile Services

Additional Mobile Services that could be provided via dedicated parking include mobile dental services, barber / salon, mobile libraries, veterinary care, and more.

NEARBY

Walkable Service Partners

- Partnership for Community Action 0.8 mi
- Kensington MARTA Station 1.7 mi
- WorkSource DeKalb 2.5 mi
- Georgetown Food Market 0.2 mi
- Food Depot 1.4 mi

Bird's-Eye View





THANK YOU



Shelter. Restoration. Community.

