THE DeKalb CHRONICLE
DEKALB COUNTY GEORGIA
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RENTAL ASSISTANCE PROGRAMS

IN DEKALB COUNTY

by Noah Sanders



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

How to Use This Booklet

If rent is due, past due, or you are facing eviction in DeKalb County, this booklet is for you. It lists real programs that help DeKalb residents pay back rent, cover a security deposit, or pay a first month's rent — and it tells you who each program serves and how to reach it.

START HERE — MAKE THESE CALLS FIRST

- **Dial 2-1-1.** United Way of Greater Atlanta's 2-1-1 line is toll-free, 24 hours a day. Tell them you live in DeKalb County, describe your situation, and say whether you have an eviction notice. They keep the live list of which programs have money this month.
- **DeKalb Coordinated Entry.** The county's front door for housing help. Call (404) 687-3500, Monday–Friday, 9 AM – 5 PM. The assessment takes about 15 to 20 minutes. Press 2 for prevention if you are at risk of losing your housing, press 1 if you are already unhoused. This is also how you are screened for the county's HOME-ARP rental assistance.
- **Decatur Cooperative Ministry — Project Take Charge.** DeKalb County's main homelessness-prevention program: emergency back rent, mortgage, and utility help, plus case management and financial classes. Call (404) 377-5365 and ask for Project Take Charge.

PROGRAMS OPEN AND CLOSE — CALL FIRST

Most of these programs run on limited funding. A program listed here can run out of money and reopen later. Always call before you go. If a program has no funds, ask two questions: *"When does the next funding cycle open?"* and *"Who else should I call?"* Then call 2-1-1 again.

NEVER PAY TO APPLY

Every legitimate program in this booklet is free to apply for. Any website or person charging a fee to submit your application is a scam. Two programs not to chase: the statewide Georgia Rental Assistance Program ended September 30, 2025, and DeKalb County's pandemic-era emergency rental program (TLAC/ERA) has closed. If you find an old link for either one, check with the county before applying.

Emergency Back-Rent Help

These programs help pay rent you already owe, so you can stay in your home. Apply to more than one at the same time — funding is limited everywhere.

Decatur Cooperative Ministry — Project Take Charge

What it does: Emergency back rent, mortgage, and utility help, plus food from an on-site pantry, case management, and a three-part financial management class. The goal is not just to stop this eviction but to keep the next one from happening.

Who qualifies: DeKalb County residents at risk of eviction, foreclosure, or utility disconnection. You must have a steady, verifiable source of income that normally covers your living expenses, a documented drop in income or financial emergency, and an official late or cut-off notice.

How to apply: (404) 377-5365 — 115 Church St, Decatur, GA — decaturcooperativeministry.org. Ask for Project Take Charge.

DeKalb County — Project HOME-ARP

What it does: Tenant-based rental assistance plus supportive services — case management, housing navigation, employment help, behavioral health referrals, childcare coordination, and transportation — for people who are unhoused or at risk of homelessness. A $7.8 million HUD-funded program launched July 1, 2025, run by DeKalb County with the DeKalb Continuum of Care.

Who qualifies: DeKalb County residents who are unhoused, at risk of homelessness, or fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking, plus other vulnerable households facing housing instability.

How to apply: Through DeKalb Coordinated Entry — (404) 687-3500, Monday–Friday, 9 AM – 5 PM. For program information, call DeKalb Community Development at (404) 371-2727.

HOPE Atlanta — Homeless Prevention & Rehousing

What it does: Case management combined with financial aid for back rent and utilities, plus rehousing help: vouchers, moving costs, rent deposits, and furniture for a new home or apartment.

How to apply: (404) 817-7070 — 34 Peachtree St NW, Atlanta, GA 30303 — hopeatlanta.org.

The Salvation Army — DeKalb County Financial Emergency Services

What it does: Emergency and life-sustaining help with rent and mortgage payments, utilities, food, clothing, school supplies, furniture, and referrals for individuals and families in a financial crisis.

How to apply: Apply online at SAhelp.org, or call 2-1-1 for a referral. Decatur center: 3500 Sherrydale Ln, Decatur, GA 30032 — 404-486-2714. Druid Hills center: 2090 N Druid Hills Rd, Atlanta, GA 30329.

St. Vincent de Paul Georgia

What it does: Limited emergency rent help, often same-day, through local church conferences. A volunteer visits your home before funds are approved.

How to apply: (770) 458-5415 or (678) 892-6160 — 2050 Chamblee Tucker Rd, Atlanta, GA 30341.

Partnership for Community Action (PCA) — Family Support

What it does: DeKalb County's community action agency. Its Family Support Emergency Services program gives short-term critical help to households in immediate crisis, including financial help with rent, mortgage, utilities, and emergency lodging. PCA also runs the county's LIHEAP energy assistance program.

How to apply: Applications are by appointment only, after an online screening form. Family Support: (404) 929-2502, option 1 — 3597 Covington Hwy, Decatur, GA 30032 — pcaction.org.

Emergency Back-Rent Help (continued)

NETWorks Cooperative Ministry — Tucker Area

What it does: Rent and utility help for neighbors in the Northlake, Embry Hills, and Tucker area, plus a food pantry and a financial education program called Faith and Finances.

Who qualifies: You must live in the service area: zip code 30084 (DeKalb County only) and parts of 30033, 30340, 30345, and 30087. A current lease is required for rental help, and rent can only be paid to corporate landlords, not private individuals.

How to apply: Appointments are required — call (770) 939-6454, ext. 100, for funding updates and instructions. Bring a state or government photo ID for the applicant, one ID for each household member, and your bill or lease. An appointment is not a guarantee of help.

P.U.S.H — Stone Mountain

What it does: Rent help through the Family and Individuals Program, plus utility help to stop an eviction, rental arrears help, and deposit help on income-based homes.

How to apply: 678-476-3712 — 925 Main St, Stone Mountain, GA 30083.

United Methodist Children’s Home — Decatur Office

What it does: Small, one-time financial help with rent and other housing expenses, including utility bills, for families with children.

Who qualifies: Residents with children under 17, including single parents.

How to apply: 404-373-1088 — 101 East Court Square, Decatur, GA 30030.

Toco Hills Community Alliance

What it does: Emergency rent and utility help in northeast Atlanta and nearby DeKalb neighborhoods.

Who qualifies: Residents of zip codes 30033, 30324, 30329, 30341, and 30345.

How to apply: 404-325-0677 — 1790 Lavista Rd NE, Atlanta, GA 30329.

APPLY TO MORE THAN ONE PROGRAM

No single program can help everyone who needs it. The strongest move is to apply to every program you qualify for on the same week, and to keep a notebook: who you called, when, what they said, and the next step. If one program turns you down, ask for a referral in writing.

Move-In Help: Deposits & First Month's Rent

The hardest part of moving is often the money due before you get the keys: a security deposit, first month's rent, application fees, and utility deposits. These programs help with exactly that.

A Home for Everyone in DeKalb

What it does: Help with the start-up costs of moving into housing — the deposit — for people who can already cover the rent itself but lack savings for the deposit.

Who qualifies: You must live in DeKalb County. Funds are limited and awarded first come, first served. The program cannot help with rent, back rent, extended stays, motels, or utilities.

How to apply: Through the intake form at ahomeforeveryoneindekalb.org. Note: funding for November was exhausted — the intake form reopens December 1.

Family Promise of North Fulton & North DeKalb

What it does: Financial help for families with a child under 18, plus a rotational shelter program where families stay together.

Who qualifies: Families in North Fulton and North DeKalb zip codes. Eviction help requires a demand letter or court-ordered eviction notice issued within the last 30 days. Shelter families must own a reliable vehicle.

How to apply: familypromisenfd.org.

Decatur Cooperative Ministry — Family House

What it does: Transitional housing that moves families from homelessness to self-reliance in about six months, using houses and apartments across DeKalb County. Families receive housing, utilities, case management, counseling, financial management classes, a savings plan, and computer training, plus referrals to childcare, legal help, and healthcare.

Who qualifies: Families who are homeless under HUD guidelines, including single fathers and families with teenage boys. All adults must be employed, job-hunting, or in a work training program. Families put 30% of their adjusted income into a savings account with DCM; at the end of the program, all but 10% comes back to the family for rent, deposits, and moving costs.

How to apply: Through DCM — (404) 377-5365 — or by referral from an agency, school, congregation, or advocate.

Decatur Cooperative Ministry — Hagar's House

What it does: Emergency night shelter and assessment center for families with children, for up to 90 days, while the family works toward permanent housing.

Who qualifies: Women with children who are homeless under HUD guidelines. Children must enroll in school immediately.

How to apply: Through DCM — (404) 377-5365.

Longer-Term Help: Vouchers & Subsidized Housing

Emergency help covers a month or two. These programs lower your rent month after month. The trade-off is waiting lists — apply and stay on them while you use emergency help.

Housing Authority of DeKalb County (HADC)

What it does: Public housing and the Housing Choice Voucher program for DeKalb County residents. With a voucher you typically pay about 30% of your income toward rent, and the voucher covers the rest, paid directly to your landlord.

Important: As of October 2026, HADC's tenant-based voucher waiting list was closed to new applicants. Project-based voucher lists for elderly (62+), near-elderly (55+), and family communities remained open through an online pre-application — confirm the specific community before applying, because individual site lists close on their own schedules.

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

Decatur Housing Authority (City of Decatur)

What it does: A separate housing authority serving the City of Decatur, with its own public housing and Housing Choice Voucher programs.

Important: Its Section 8 waiting list was not taking applications as of October 2026.

How to apply: 404-270-2100 — decaturhousing.org — 750 Commerce Dr, Decatur, GA 30030.

Georgia DCA — Housing Choice Voucher (Section 8)

What it does: An ongoing subsidy for households in the 149 Georgia counties DCA serves. You typically pay about 30% of your income toward rent, and the voucher covers the rest.

Important: DCA's tenant-based voucher waitlists were closed as of September 2026. Applications are only taken while a list is open, through the DCA Applicant Portal. Check the DCA waitlist page before applying — and never pay anyone who promises a shortcut onto a list.

How to apply: (888) 858-6085 — visit the DCA website for the portal and waitlist notices.

Project-Based Vouchers

What it does: A subsidy tied to a specific apartment community, not to you. Each property keeps its own list and screening rules.

Why it matters: A closed tenant-based list does not mean every project-based list is closed. Call properties directly and ask whether their list is open, how to apply, and what screening rules apply.

DCA Project-Based Voucher Waitlists — Open November 20, 2026

What it does: The Georgia Department of Community Affairs opened project-based voucher waitlists at seven DeKalb County apartment communities on Friday, November 20, 2026. These are apartments where the rent is subsidized — the voucher is tied to the apartment, not to you.

Important: Some windows are 7 days or less — the shortest close December 3, 2026. Apply as soon as you can.

Phoenix Station Apartments — 3345 Kensington Rd, Decatur — open 8–14 days — phoenixstationatl.com — (678) 375-6003.

Arborside Apartment Homes — 2717 Shellbark Rd, Decatur — open 7 days or less, registration link coming soon — arborsideapts@outlook.com — (470) 369-8621.

Peachtree Creek on Ponce — 4692 E Ponce de Leon Ave, Stone Mountain — 7 days or less, through Dec 3 — peachtreecreekonponce.com — (678) 972-1950.

Sky Harbor — 2140 Chamblee Tucker Rd, Chamblee — 7 days or less, through Dec 3 — skyharborapts.com — (404) 548-1975.

Solace Grove (Senior) — 2030 Tilson Rd, Decatur — open — wearesolacegrove.com — (404) 905-6222.

Willow Branch Apartments — 822 N. Indian Creek Dr, Clarkston — open — willowbranchapts.com — (404) 296-2301.

Hills at Fairington — 5959 Fairington Rd, Lithonia — open — hillsatfairingtonga.com — (877) 362-5156.

Questions: DCA Housing Choice Voucher Help Center — (470) 802-4707. Registration links are also posted at dca.georgia.gov.

Georgia Housing Search

What it does: A free statewide search for affordable rentals, including landlords who accept vouchers.

How to apply: georgiahousingsearch.org — 1-877-428-8844.

If You Are Facing Eviction Right Now

Atlanta Legal Aid Society — Free Legal Help

What it does: Free civil legal help for low-income residents, including eviction defense and housing rights education. Atlanta Legal Aid also works with DeKalb County's courts on eviction prevention.

How to apply: Eviction Defense Hotline: (404) 941-9494 — Main line: (404) 521-0790.

If You Are Fleeing Domestic Violence

What it does: The Women's Resource Center helps people fleeing domestic violence, and DeKalb's HOME-ARP program specifically serves survivors of domestic violence, dating violence, sexual assault, stalking, and human trafficking.

How to apply: Women's Resource Center: (404) 688-9436. For HOME-ARP rental help, call DeKalb Coordinated Entry at (404) 687-3500.

DO THESE FIVE THINGS TODAY

- **Do not ignore a notice.** Eviction deadlines in Georgia are short. Waiting limits your options.
- **Call the Legal Aid hotline and 2-1-1 the same day** you get a notice.
- **Gather your papers** (see the checklist below) before you call — programs move faster when your documents are ready.
- **Talk to your landlord in writing.** Keep copies of everything you send and receive.
- **Show up to any court date.** Missing it can mean losing automatically.

DOCUMENTS ALMOST EVERY PROGRAM ASKS FOR

- Photo ID for the applicant
- Signed lease in your name
- Most recent rent ledger (ask your landlord or property manager for one)
- Eviction or demand letter, if you have one
- Proof of income — pay stubs, benefits letters, or bank statements
- Proof of the emergency — a job-loss letter, medical bill, or similar document
- Utility bill in your name
- For Coordinated Entry: Social Security cards for all household members, and birth certificates for children 17 and younger

OTHER HELP THAT FREES UP RENT MONEY

LIHEAP energy assistance. Help with heating and cooling bills through DeKalb County's community action agency, Partnership for Community Action. Call (404) 929-2502, option 1, or the statewide line at 1-866-674-6327. Heating help typically opens in early December for people 65 and older and medically homebound households, and in January for everyone else, until funds run out. Never a fee.

Georgia Gateway (TANF & SNAP). TANF is monthly cash help for low-income families with children under 18. SNAP is food benefits. Apply at Georgia Gateway. Every dollar of food or cash help is a dollar that can go to rent.

DFCS General Assistance. One-time help for DeKalb or Fulton County households that hit an unexpected, uncontrollable crisis and can no longer pay rent, mortgage, or utilities. You must be a household with minor children under 18, or elderly (60 and older) and/or receiving VA or Social Security Disability, with verifiable income showing you can cover next month’s expenses. For rent help you will need a warrant or late notice from your landlord showing your name, the amount behind, and an itemized list of charges. Apply through your county DFCS office — call DeKalb County at 404-371-2000 and ask for DFCS General Assistance.

A Final Word

Needing help with rent is not a personal failure. Rents across DeKalb County have climbed faster than wages, and one emergency — a lost job, an illness, a car repair — is enough to put a working family behind. The programs in this booklet exist for exactly that moment.

If one door closes, knock on the next one. Call 2-1-1 again. Call DeKalb Coordinated Entry. Ask every program for a referral. And share this booklet with someone who needs it — one share can keep a family housed.

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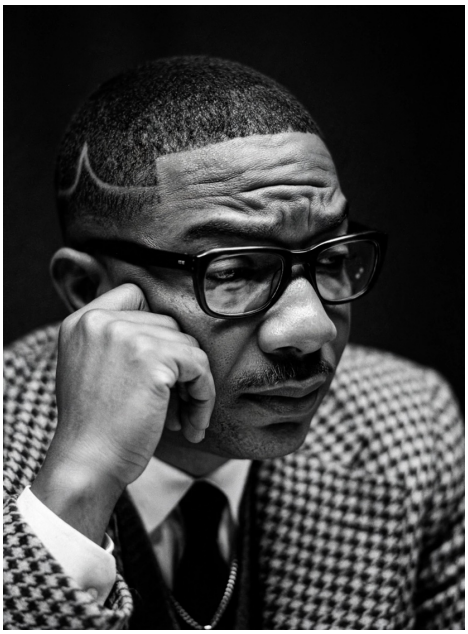
This booklet is general information, not legal advice. Programs open and close as funding changes, and eligibility rules can change — always confirm details with the program before you apply. Compiled November 23, 2026, by The DeKalb Chronicle. If any listing here is out of date, tell us so we can fix 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 rent crisis alone.

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

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