

THE



NEXT

DOOR

**2022
ANNUAL REPORT**

“WHAT ARE THE LASTING IMPACTS OF THE PANDEMIC ON THE WORK OF FCS?”

Someone asked this question earlier this year. It reflected this liminal moment many of us find ourselves in: we can see a post-pandemic reality beginning to take shape and are taking stock of its impact.

At FCS, we are finding that despite these challenging years, we have stayed the course towards flourishing through steady, quiet work with neighbors.

Now, a new season approaches!

We saw a tangible “first fruit” of this new season when the FCS Board met at Haven at South Atlanta late last year. As we met, we saw residents open the front door to enter, briefly waving before heading to their apartment homes.

It was an incredible moment. We were standing very near land that once belonged to Clark College, an Historically Black College that made the neighborhood flourish. Now, this adjacent site features FCS’ first multi-family housing development. Neighbors will

have a renewed opportunity to thrive here — 84 families to be precise.

Haven is the culmination of close to a decade of liminal space. It comes to life after years of relationship, planning, and waiting. Now, its door is quite literally open to neighbors!

Across our footprint in South Atlanta, we are seeing many dreams like this one starting to come to fruition. You will read about these areas of impact, from updates to Carver Market and new developments in our Youth programming, opportunities for homeownership, and committed new neighbors moving into South Atlanta, in this annual report.

One biblical author wrote, “faith is being sure of what we hope for, being convinced of what we do not see.” It is great to be able to see the impact of our work. The numbers and the stories confirm that our faith was not misplaced and they energize us to step out again in the coming year. With grateful hearts we look to the next door!

These past few years have changed us, but they did not change our vision: seeing our neighbors flourish. We have come a long way in pursuing this vision because of the people who have come alongside us with selfless generosity. People like you.

We are abundantly thankful, and we are eager to open the next doors to flourishing. Let’s keep building together. ■



Chris W. Gray

CHRIS GRAY
Board Chair



Jim Wehner

JIM WEHNER
President



SOUTH ATLANTA BIKE TEAM INVIGORATES NEXT GENERATION

In addition to regular youth group gatherings, we formed a more intensive South Atlanta Bike Team for local youth. The team has a set season, official uniforms, adult leaders, and a rigorous training schedule that leads up to an out of town bike ride at the end of the year.

"Youth practice a variety of skills like bike repair and looking out for other riders. It's hard work, but it's been a huge hit!" says Youth Development Coordinator Michelle Witherspoon. ■

A NEW THRESHOLD: ARTIST, CITY PARTNERSHIP ENLIVENS OUR FACADE

Last year, Carver Market and Community Grounds participated in the Atlanta BeltLine Façade Improvement pARTnership! In collaboration with local artist George F. Baker III, the stores got a new, vibrant exterior designed to appeal to passers-by. They now feature bright depictions of fresh food and coffee.

George said, "As a muralist, I'm not here to beautify, but to reveal. My inspiration was the beauty that's already here in the stores and the rich history of Historic South Atlanta." ■

"The food is good. The people make you feel good. Overall the environment is great. I love our little area and how we embrace and support each other," said Brittley Pearson, Carver High School graduate and one of our neighbors employed at Community Grounds last year."



**20 LOCAL JOBS AT
CARVER MARKET &
COMMUNITY GROUNDS**



**20% WAGE INCREASE
FOR CARVER MARKET
& COMMUNITY
GROUNDS STAFF**



**Highest Ever REVENUE
FROM FRESH PRODUCE
SALES OVERALL**



**300 AVERAGE
CUSTOMERS SERVED
DAILY AT CARVER
MARKET & COMMUNITY
GROUNDS**



**Highest Ever REVENUE
FROM SALES TO
CUSTOMERS USING OUR
SNAP 2-FOR-1 PRODUCE
PROGRAM**



KEY LEADERS: FCS LAUNCHES YOUNG PROFESSIONALS BOARD

Last year, we formed a Young Professionals board! Over the course of a year, these **12** diverse individuals serve together to offer ideas to the FCS team.

This opportunity offers each member the chance to see our holistic, place-based work up close. And it gives them a chance to make a difference in Atlanta alongside others who care.

"I love that FCS is not just invested in revitalizing the communities they work with, but they are part of the community," says Paco Treviño, a Young Professional Board member. ■

HAVEN AT SOUTH ATLANTA BEGAN WELCOMING RESIDENTS IN THE FALL OF 2022.

It is our first ever multi-family housing complex, featuring **84** garden-style units. Built in partnership with Pennrose, the development offers **71** of the rental homes at an affordable rate and **13** at market rate rent. ■



84 APARTMENT UNITS
CONSTRUCTED
IN HAVEN



71 RENTAL APARTMENT
UNITS OFFERED AT AN
AFFORDABLE RATE



10 SINGLE
FAMILY HOMES
CONSTRUCTED



The housing team built **9** homes for sale and **5** rental homes in 2022. Their new, streamlined approach means that we are aiming to rehabilitate or construct **13** homes for sale and **5** rental homes in 2023.



OPENING THE DOOR

**FOR AN EDUCATOR
TO MOVE IN**



OPENING THE NEXT DOOR TO FLOURISHING MEANS ENSURING OUR NEIGHBORS CAN THRIVE FOR GENERATIONS.

Housing is a powerful vehicle for making this happen. This is especially true in a neighborhood like South Atlanta, where systemic inequity has historically cut off pathways to homeownership.

In 2022, the housing team had to innovate. Due to ongoing supply-chain disruptions and labor shortages, building a home had gotten slower and more expensive. At the same time, access to stable housing was more important than ever as rental and home prices skyrocketed.

The housing team took action!

They brought more aspects of the home-building process “in-house” for the first time. In August, 2022, they sold a home they had constructed using this new process. To complete the home, members of the housing team served as the architect, general contractor, supplies manager, and other roles, too.



Director of Mixed-Income Housing Cynthia McNeal said, “In creating this streamlined process, we learned that we could do more parts of the housing process just as well as anybody else, and we could do it more efficiently, too.”

Once the home was built, the power of our holistic approach came to life. Principal Dumaka Moultrie and his wife Antoinette Moultrie purchased the home. They were able to do so through the Teachers On the Block Down Payment Assistance program, which we offer in partnership with

Purpose Built Schools Atlanta and Citizens Trust Bank. Mr. Moultrie serves as the Assistant Principal of Slater Elementary School, one of the schools operated by our partner, Purpose Built Schools Atlanta.

“It’s so important for my students to see homeowners who look like them. At the same time, purchasing a house in Atlanta can seem out of reach for educators like me without the assistance of programs like Teachers on the Block,” says Mr. Moultrie.

Having educators like Mr. Moultrie living in the neighborhood is key to having a wide, lasting impact on neighbors. He explains, “It resonates with students in a different way to know that I’m coming from the same place they are every morning, and that I now call their neighborhood home. Being here fosters deep trust,” he says.

Mr. and Mrs. Moultrie call South Atlanta a warm community and “a great place to live.” Together, they operated a candy stand at Treat Street in 2022, creating joyful memories for neighbors young and old.

“Our neighbors are going to see us put down roots. They’re going to see that we’re here to support them in anything they do. They’re going to see us not just surviving, but thriving here,” says Mr. Moultrie.

These two are already impacting generations of South Atlanta neighbors. As homeowners, they have the ability to do so for decades to come. ■



THE
NEXT DOOR

**ENVISIONING A
NEW SEASON WITH
SOUTH ATLANTA
NEIGHBORS**



HEARING FROM NEIGHBORS IS KEY TO UNDERSTANDING WHAT FLOURISHING SHOULD LOOK LIKE IN A PLACE.

This is the reason why we always start with assessment when we support other community development practitioners in their neighborhoods. We have to center the voice of the residents. One way that we do that is through our Flourishing Neighborhood Index – a tool we recently used in South Atlanta.

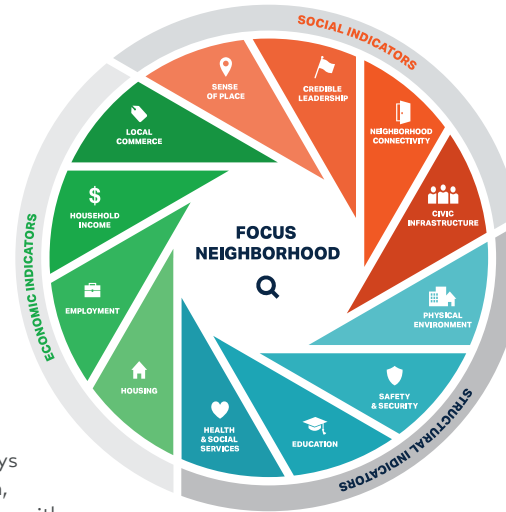
Implementing the FNI is one way we make sure neighbors can speak into organizational priorities and our long-term plans. As Rusty Langford, one organizational leader who implemented the FNI last year, said, “It gave us a greater breadth and depth of understanding of how we could partner with neighbors for growth.”

In the FNI, neighbors conduct surveys with other neighbors about the neighborhood’s

strengths and opportunities for growth. Last year in South Atlanta, a team of 6 South Atlanta neighbors completed 188 surveys by early Spring. Then, we shared the findings with neighbors at a South Atlanta Civic League meeting.

Neighborhood Engagement Director Pamela Stringfield noted, “We try to make sure we collect the information from the surveys and share it directly with neighbors. We want local leaders to be the ones who dream about what’s next.”

Neighbors identified a clear top strength called “Sense of Place,” which carries the idea of meaning, memories, culture, and rootedness. They reported feeling a deep connection to



South Atlanta and a commitment to seeing it thrive.

When asked what they wanted to see happen in South Atlanta, they were equally clear: more access to housing, ensuring that legacy residents could stay rooted, and seeing more local businesses take root.

We are thrilled to have shared the FNI with 6 neighborhoods in 2022 with many more to come in 2023! ■





**49,134 POUNDS OF
FOOD DISTRIBUTED TO
FOOD CO-OP MEMBERS**



**40 FAMILIES INVOLVED
IN FOOD CO-OP**



**150 VOLUNTEERS
WELCOME TO
SUPPORT FCS**



**3680 TOYS
PURCHASED AT
PRIDE FOR PARENTS**



**67 YOUTH
REGISTERED FOR
YOUTH GROUP**



**21 UNIQUE NEIGHBORHOODS
IMPACTED THROUGHOUT THE
US VIA OUR TRAINING AND
CONSULTING**



**17 LOCAL
ENTREPRENEURS
COMPLETED START:ME**

THE NEXT DOOR



**FOCUSED
COMMUNITY
STRATEGIES**

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