



FLOURISHING

for GENERATIONS





“Understanding where Atlanta was and how it progressed into what it is now is so critical. We have a rich culture, a rich heritage here. Making change is in our blood. We have to work not to lose that.”

ROLANDA FOWLER

LATE LAST YEAR, A NEIGHBOR NAMED MS. HIGHTOWER STOOD IN THE FCS OFFICE.

She was there to make the final payment on her 20-year mortgage. As of that day, she owned her South Atlanta home outright.

IT WAS AN ACHIEVEMENT 20 YEARS IN THE MAKING.

For Ms. Hightower, it involved the daily, weekly, and monthly grind of going to work, raising her family, and paying bills faithfully month by month for two decades. Her mortgage was the fruit of multiple generous donors, who contributed the capital FCS needed to build her home and provide her mortgage 22 to 23 years ago. It was a momentous moment built over decades of small, quiet, and faithful choices.

A generation is roughly 20 years. Seeing generations of neighbors flourish takes the same approach: people working together in consistent, strategic, and often unglamorous ways over years and years. Now that FCS has been rooted in South Atlanta for over 24 years, we are seeing the fruit of those decades of quiet work.

Our path to this point, and our future, involves many faithful hands. We think of neighbors like Chris McCord, an Atlanta native who worked at FCS in High School before going on to serve the community

in countless ways. Through his longtime involvement with one of our partners, Moving in the Spirit, he has been mentoring young men for many years. Now, he is shaping the next steps of FCS as a member of our Board. We think of committed supporters like Florida Ellis, who had the literal keys to the place that would host the first iteration of our founder Bob Lupton's vision. She remains involved to this day, pouring into a new generation. We're seeing young adults who grew up going to Youth Group serve as leaders during their college years.

THE STORIES COULD GO ON AND ON. THE POINT IS THIS: WE ARE SEEING THE FRUIT OF A GENERATION'S WORTH OF PARTNERSHIP WITH NEIGHBORS. EVEN BETTER, A NEW GENERATION IS RISING UP TO TAKE THE REINS.

Along the way and in the last year, we have been overjoyed to welcome new faces to this journey. We welcomed two Senior Leaders, Marvin Nesbitt, Jr. (Senior Director of Community Development) and Ruth Evans (Senior Director of Business Operations) to the FCS team. They've thrown themselves into the job with fresh eyes and a great set of skills. These new hands have grown our sustainability and our vision.

Thank you for the ways that you have accompanied FCS and South Atlanta in this generational work. As we celebrate the ways neighbors flourished in 2023, we eagerly look ahead to what the next 20 years will bring.

We're so grateful for your partnership. It's because of the generosity and selflessness of people like you that we are able to continue. ■



Jim Wehner
JIM WEHNER
President



Chris W. Gray
CHRIS GRAY
Board Chair



RACIAL EQUITY:

Commitment to racial equity means we acknowledge the realities of racial inequity, affirm that racial equity is possible, and act to make our community one of greater justice.

Disinvestment and unjust policy unfold over generations. Sustainably reversing those concentrated forces of inequity will take generations, too.

In 2023, we made sure to look inward. Two of our staff members, Community Development Advisor, Candice Kelly, and Director of Finance and Administration, Danielle Clay, were both invited to participate in the Truist Racial Equity Ambassadors Program, offered in partnership with Purpose Built Communities, over eight months.

This opportunity was just one of the ways FCS is working to infuse racial equity into our work — both internally as an organization and in the neighborhood! ■



**INTERCONNECTEDNESS
HAS ALWAYS BEEN
WHAT MAKES SOUTH
ATLANTA UNIQUE
FROM OTHER
NEIGHBORHOODS
IN ATLANTA.**

Joel Barber

No.
01

Linking PAST & FUTURE



Haven Community Coordinators Joel Barber and Stephanie Brown.

HAVEN COMMUNITY COORDINATOR JOEL BARBER LINKS PAST AND FUTURE FLOURISHING.



Atlanta Mayor Andre Dickens and City officials at Haven ribbon-cutting

On a sunny April day, neighbors, officials, FCS staff, and partners gathered to celebrate the ribbon-cutting of Haven at South Atlanta.

YEARS IN THE MAKING, THANKS TO NEIGHBORHOOD VISION AND STRATEGIC PARTNERSHIPS, THE VISION WAS REAL. The 84-unit building, created in collaboration with Pennrose, boasted 71 beautiful affordable rental homes and 13 equally beautiful market-rate ones. It was an exciting, bold new initiative — unlike any of FCS' previous housing work.

Yet for Joel Barber, it felt like more of a continuation than a new beginning. He

had grown up in South Atlanta, deeply interwoven with neighbors and the work of FCS. His parents had brought him to the neighborhood when he was just five years old when they began to work with FCS. They were both leaders, and Joel's dad, Leroy, served as Executive Director for a time.

Now, over two decades later, Joel would be stepping into the role of Community Coordinator at Haven. Along with his fellow Coordinator, Stephanie Brown, Joel



Brenda Trammell, South Atlanta Neighbor and Volunteer

would organize community events at Haven, including youth activities, a garden club, and collaborate with partners to bring a new food co-op with Urban Recipe to the apartment community.

The most important function of this new role was something Joel was already familiar with: building connections with neighbors.

THE MOST IMPORTANT FUNCTION OF THIS NEW ROLE WAS SOMETHING JOEL WAS ALREADY FAMILIAR WITH: BUILDING CONNECTIONS WITH NEIGHBORS.

“Interconnectedness has always been what makes South Atlanta unique from other neighborhoods in Atlanta,” he says. As a kid, he remembers playing in the backyard of board member Lisa Haygood’s childhood home on Thayer Avenue. Even then, years before Lisa’s sister Kara helped FCS and other neighbors launch a neighborhood Halloween festival called Treat Street, Joel and his pals referred to Kara as the lady who was really into Halloween. Joel welcomed friends like Devron Woodruff to his backyard after school to jump on a trampoline. Today, Devron serves South Atlanta youth as



Devron Woodruff

Youth Director at Refuge Church and through a local chapter of Fellowship of Christian Athletes. He’s a regular fixture in South Atlanta to this day. “His mom, Ms. Paulette Woodruff, met me when I was in elementary school, and she still regularly checks up on me,” Joel laughs. “I’ve built lifelong friendships here.”

During his younger years, Joel didn’t know exactly what FCS did in the neighborhood, even though his parents were deeply involved. That all changed when he began to work



at Community Grounds and Carver Market during High School. “I learned so much in that job,” says Joel.

After so many years of experiencing the rich neighborhood tapestry, moving into Haven felt like a natural extension of this interwoven sense of belonging. “A lot of the people in Haven grew up in South Atlanta. One woman who is a resident has known my mom and dad for a long time. It’s a lot of the same people, and now we get to build deeper relationships as members of the same community in Haven,” Joel explains.

By the end of December, all of Haven’s 84 homes were occupied by new neighbors. Seniors, young adults, and families like Joel’s all came together in one space to form a new, tight-knit community in South Atlanta.

One of them was DayaShontay, a young lady who moved into Haven recently. After a couple of months in Haven, she said, “I love the apartment, and meeting the community coordinators was a real pleasure. You can tell that FCS really cares about the community.”

DayaShontay, Haven resident



Joel spends his time thinking of new ways to ensure that Haven residents feel that sense of care and connectedness.

“I grew up feeling like the whole neighborhood was connected. I knew there were people who were available, kind, and wanting to be engaged with me. That’s what makes South Atlanta feel like home,” he says. Joel is committed to being part of that legacy alongside the next generation of South Atlanta neighbors.

“FCS is woven into the history of this place now. I think people will remember events they grew up with. Like I’m sure that one day, someone will take their children or their grandchildren to the 51st Annual Treat Street. Places like Community Grounds will be truly historic. Children will come back with their children to visit Haven. That continuity is part of the beauty of what we have here, and I’m really proud to be a part of that.”

It takes a village of people and a holistic approach to sow generational flourishing. We are grateful for neighbors like Joel and people like you who are ready to see it through. ■





MY MOTHER PURCHASED THE HOME I GREW UP IN THROUGH FCS. BECAUSE OF THAT OPPORTUNITY, WE WERE ABLE TO GROW UP STABLE AND ROOTED. NOW THAT I'M AN ADULT AND AM LOOKING TO PURCHASE A HOME OF MY OWN, I HAVE A HOMEOWNER IN MY FAMILY WHO I CAN GO TO FOR ADVICE. THE IMPACT IS GREATER THAN I THINK ANYONE COULD HAVE IMAGINED. IT'S SURREAL.

Mpho Gwabeni

No.
02

PILLAR *Highlights*





NEIGHBORHOOD ENGAGEMENT:

Neighbors lead the way to flourishing

Connection with neighbors is the secret sauce of seeing people flourish for generations.

In 2023, our Neighborhood Engagement celebrated the ways that neighbors and local organizations partnered deeply to see South Atlanta thrive.

The best part: seeing neighbors take the lead!

Three NEIGHBORS LED THE PRIDE FOR PARENTS POP-UP CHRISTMAS STORE, coordinating over 150 volunteers and ensuring that hundreds of shoppers had a warm and delightful experience purchasing toys for their loved ones. One of them, Ms. Betty Maddox, said “I saw an opportunity to be part of Pride for Parents to help create big smiles on everyone’s faces.” She hopes Pride for Parents will have an even bigger space next year!



Eli’Sha Bivins (right)

5 JUNIOR LEADERS AGES 13-19 AT THE SOUTH ATLANTA YOUTH GROUP TOOK OWNERSHIP of leading activities and lessons for their peers and for the members of the younger youth group. One of them, Eli’Sha Bivins, grew up in the Youth Group and decided to become a leader once he graduated. “When you’re tired, it has a positive effect on you. The atmosphere makes you want to do it whether you’re tired or not,” he says.

26 HAVEN RESIDENTS ARE MEMBERS OF THE HAVEN FOOD CO-OP (similar to the South Atlanta Food Co-op, which we run in partnership with Urban Recipes), and more!



15 RESIDENTS OF HAVEN AT SOUTH ATLANTA PARTICIPATED ON AVERAGE IN BI-WEEKLY CONNECTION OPPORTUNITIES like the Haven Garden Club or Football Sunday Watching Parties.

“Everyone here is family. We’re all connected in some kind of way,” says Brenda Trammell, a long-time South Atlanta neighbor who regularly checks-in on neighbors and offered her insights to FCS initiatives in 2023.

Neighbors are the ones making sure that future generations will flourish. ■

WORKING WITH FCS' TRAINING AND CONSULTING TEAM HAS HELPED ME REFRAME OUR APPROACH AND REMINDED ME TO KEEP NEIGHBORS AT THE CENTER. IT'S HELPED ME TO SEE THAT WE NEED TO SLOW DOWN AND MAKE SURE WE'RE ALIGNED WITH NEIGHBORS.

*Kevin Wolthius
Holland, Michigan*



TRAINING & CONSULTING:

Equipping Neighbors Nationwide

LAST YEAR, FCS FOCUSED ON FLOURISHING FOR GENERATIONS BY GROWING THE REACH OF OUR TRAINING AND CONSULTING TEAM.

One key way: making the Flourishing Neighborhood Index (FNI) more accessible for organizations nationwide. The FNI is a powerful tool that we use to guide assessment and strategy. It measures the health of a community across economic, social, and structural indicators. "It's our proven process to prepare place-based organizations and their neighbors to work together on holistic, inclusive neighborhood development," says Shawn Duncan, Director of Training and Consulting.

In 2023, the FNI process was implemented in 12 neighborhoods across the country! Thanks to a collaboration with Leadership Atlanta, FCS is streamlining the cost and software required for the FNI to make sure that even more neighborhoods can access the process.



12 NEIGHBORHOODS ACROSS THE COUNTRY IMPLEMENTED THE FNI PROCESS IN 2023



WE STARTED A PODCAST!

Our Training and Consulting team launched the Place Matters podcast in Summer 2023. Each episode is a conversation that tackles the intersection of race, place, and poverty. Hundreds of people have tuned in already, and we're excited to use this new medium to equip even more people who want to make lasting change. ■

MIXED-INCOME HOUSING:

Making sure everyone has a home is the key to seeing generations flourish

In 2023, our Mixed-Income Housing team exemplified our holistic, neighbor-centric approach by building a variety of homes to fit neighbors' life stages and price points, offering meaningful family services and resources, and partnering strategically to make sure neighbors had the financing and information they needed to succeed.



HOUSING Highlights:



SOLD 12 SINGLE FAMILY HOMES, 11 OF WHICH WERE NEW CONSTRUCTION



5 ACCESSORY DWELLING UNITS ADDED TO BOOST AFFORDABLE RENTAL PORTFOLIO



1 NEW AFFORDABLE MORTGAGE FOR A LONG-TERM RENTER WHO TRANSITIONED TO HOMEOWNERSHIP THROUGH OUR AFFORDABLE HOMEOWNERSHIP PROGRAM

RESIDENTS SERVICES

Highlights:



4 FCS HOMEBUYING SEMINARS HOSTED VARIOUS PARTNERS from Invest Atlanta, Atlanta Land Trust, DCA, Atlanta Housing, Estate Planning, Insurance (Companion, Allstate / StateFarm, etc) and Financial institutions (Pinnacle Financial Partners, Citizen Trust), and DPA programs (Georgia Dream, Home Grant, DCA, etc)



65+ PARTICIPANTS RECEIVED INFORMATION AND EDUCATION THROUGH OUR HOME-BUYING SEMINARS



4 HOMEOWNERS PAID OFF AND RECEIVED CLEARED DEEDS TO THEIR HOMES IN THE LAST 18 MONTHS!



PARTNERSHIP Highlights:



75+ DIVERSE BUILDERS AND DEVELOPERS ENGAGED TO BUILD AND REHABILITATE HOMES



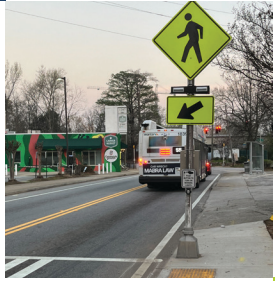
29 MORTGAGES SERVICED



IN 2024, WE PLAN TO INTRODUCE A PROGRAM ASSISTING SENIOR NEIGHBORS WITH HOME REPAIRS AND INITIATE 12 PRE-CONSTRUCTION HOUSING PROJECTS

We appreciate your support and look forward to continuing this work in the coming year! ■





ECONOMIC DEVELOPMENT:

Creating conditions for long-term economic vitality


ECONOMIC DEVELOPMENT INITIATIVES IN SOUTH ATLANTA ADDED ACCESSIBLE AMENITIES TO THE NEIGHBORHOOD WHILE KEEPING THE STORES HUMMING ALONG!

Two new crosswalks, a result of three years of hard work alongside neighbors in the South Atlanta Civic League, have boosted the quality of life for neighbors and customers.


“We estimate that 50-60% of our customers arrive at our store without a car. Providing safe infrastructure to the majority of our customers was long overdue,” says Director of Economic Development, Jeff Delp. Over 300 customers visit the stores each day. About 75% of Carver Market and Community Grounds’ 20 staff members arrive to work by walking, biking, or taking the bus, meaning the crosswalk benefits them as well.

When pedestrians arrive, they may notice another new amenity at the stores each week: a mobile banking unit! Thanks to an exciting partnership with PNC Bank, the mobile bank branch began coming in March to offer a full suite of financial services to South Atlanta residents.

The impact of these initiatives goes beyond infrastructure— they signify a collective commitment to ensuring the safety, well-being, and economic prosperity of South Atlanta residents for years to come. ■



2 NEW CROSSWALKS ADDED TO OUR STORES



1 NEW MOBILE BANKING UNIT

YOUNG PROFESSIONALS BOARD:

Investing in the next generation of leaders



2nd YOUNG PROFESSIONALS BOARD LAUNCHED SUMMER 2023

FCS LAUNCHED ITS SECOND YOUNG PROFESSIONALS BOARD (YPB) IN THE SUMMER OF 2023. The opportunity offers 15 diverse individuals the chance to see our holistic, place-based work up close.

This year, we amplified the YPB’s impact by building connections between the Young Professionals Board and the FCS Board of Directors. Returning YPB members were paired with a mentor from the senior Board, meaning they got a personal, deeper look into nurturing an organization and their own careers.

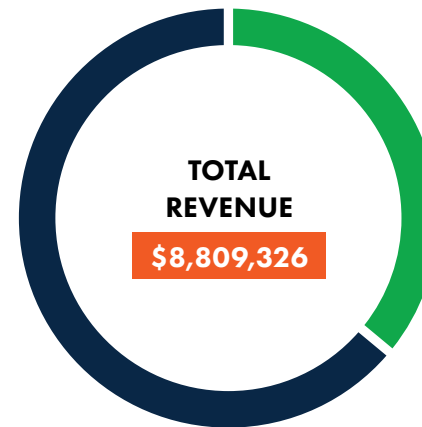
Board Member Lisa Haygood spent time investing in Jaymi Brooks and Kelly Leu. “It really has been one of my top experiences since being in Atlanta! I’m super excited to work more with FCS,” Jaymi said.

We are proud of how this cross-pollination drives sustainability for FCS and the chance for other leaders to tailor our neighborhood-focused process for communities across Atlanta! ■

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03

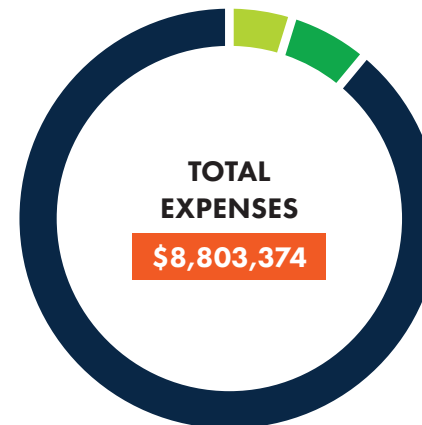
By the NUMBERS

FINANCIAL SUMMARY



PROGRAM REVENUE

■ EARNED:	\$5,626,830	64%
■ DONATED:	\$3,182,496	36%



PROGRAM EXPENSES

■ PROGRAM:	\$7,824,297	89%
■ ADMIN:	\$548,684	6%
■ FUNDRAISING:	\$430,393	5%

ADMIN	\$548,684	6%
FUNDRAISING	\$430,393	5%
PROGRAM	\$7,824,297	89%
TOTAL EXPENSES	\$8,803,374	



**FOCUSED
COMMUNITY
STRATEGIES**

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