



STRONGER TOGETHER

20

25

ANNUAL REPORT

STRONGER



STAY • GROW
THRIVE

T  GETHER

A LETTER *from* the PRESIDENT & BOARD CHAIR

IF WE HAD TO SUM UP 2025 IN
ONE WORD AT FCS, IT WOULD
BE **TOGETHER**.

Together, we revitalized properties and built new affordable homes. Together, we helped seniors build emergency savings and avoid displacement by making critical home repairs. Together, we supported local businesses and entrepreneurs. Together, we strengthened the pathways that nurture healthy development and set young children on a path to school readiness.

When communities are supported holistically—across housing, education, economic opportunity, and wellness—neighbors are able to **stay** rooted, **grow** stronger, and **thrive** across generations.



ABOVE:
FCS's Young Professionals Board provides insight, advocacy, and hands-on support, strengthening our impact.



We invite you to continue building with us, brick by brick, strengthening places, expanding opportunity, and shaping a future where everyone belongs.

That kind of impact only happens through partnership and long-term commitment. For 25 years in Historic South Atlanta and four years in Thomasville Heights, FCS has focused on building strong relationships so that partners and programs align with community priorities. Investing in relationships isn't just part of the work; it is the work. We know that our mission will go further when we move forward together.

What follows in this report is a reflection of that shared work. Across every initiative, you will see that we are stronger when



we combine vision, resources, expertise, and heart. We are deeply grateful to our neighbors who trust us, to our partners who walk alongside us, and to the funders and supporters who make this work possible. Your belief in this model and in these communities fuels lasting change.

Looking ahead, this work matters now more than ever. As pressures on housing, families, and local economies continue to grow, so does the need for patient, collaborative, neighborhood-centered investment. We invite you to continue building with us, brick by brick, strengthening places, expanding opportunity, and shaping a future where everyone belongs.

With gratitude and hope,



MARVIN NESBITT JR.

President



CHRIS GRAY

Board Chair



MIXED-INCOME HOUSING

Together, we ensure that housing is not just a place to live—it's a foundation for economic stability, connection, and long-term community growth.

IMPACT AT A GLANCE (2025):



7 new affordable single-family homes built

32 families safely housed in single-family rental units

\$400,000+ invested in repairing 38 homes for seniors and disabled neighbors to prevent displacement

84 quality, affordable multi-family apartments at Haven at South Atlanta through our partnership with Pennrose Development

Successfully closed the loan on **Brownsville Pointe**, which will soon make way for 18 new apartment units (12 affordable)

Through FCS Community Finance, currently servicing 21 affordable mortgage loans with our neighbors.

SAFE, STABLE, AND AFFORDABLE HOUSING IS THE FOUNDATION OF THRIVING NEIGHBORHOODS. FCS

revitalizes properties, builds new homes, and provides rental and homeownership opportunities so neighbors of all incomes can **stay, grow, and thrive.**

Through FCS Community Finance, and with down payment assistance from corporate foundation partner Cummins and construction financing from Pinnacle Financial Partners, neighbors who once believed owning a home was out of reach are becoming homeowners.

For Sydney Sailor, that partnership made all the difference:



“The extra \$20,000 in down payment assistance was the biggest factor in my decision to close. It made homeownership possible.”

At the same time, FCS is deeply committed to preserving what already exists. The **Legacy Home Preservation & Critical Home Repair Program** helps seniors and disabled homeowners remain safely in the homes they've lived in for decades. Many of these



ABOVE:

Neighbors, FCS staff, and Pinnacle Bank Partners come together to build pathways to affordable homeownership in Thomasville Heights.

neighbors face mounting repair needs that, if left unaddressed, could force them from the place where their memories, relationships, and sense of belonging are rooted.



Brenda Barber, a 52-year resident of Thomasville Heights, received critical repairs that transformed both her home and her quality of life.

“I got a brand new roof. They fixed the floors in the bedroom I barely used because it was in such bad shape. I feel better mentally. Those things were weighing on me. Since they've been taken care of, I don't have that pressure anymore. I'm living a better quality of life.”

Home by home, FCS and its partners are opening doors to stability, investment, and long-term opportunity so that neighborhood transformation benefits both today's residents and future generations. ■



ECONOMIC VITALITY

Together, these focused areas create pathways to economic mobility, ensuring development is rooted in people, possibility, and long-term community strength.



IMPACT AT A GLANCE (2025):

24 small businesses in Start:ME 2025 Southside cohort

\$15,000+ in Start:ME awards and grants went to Southside entrepreneurs



25 seniors in the Historic South Atlanta and Thomasville Heights Financial Achievement Clubs, building \$30,000+ in matched savings

20 local jobs provided through Carver Market and Community Grounds



Successfully closed the loan for our **Brownsville Pointe** development, which will soon make way for 1,800 square feet of commercial space for a new entrepreneurial opportunity right in the neighborhood

THRIVING NEIGHBORHOODS DON'T HAPPEN BY ACCIDENT.

They are built through access to opportunity, strong local businesses, and tools that support long-term stability. At FCS, Economic Vitality is a core strategy for neighbors in Historic South Atlanta and Thomasville Heights to not only live in their community, but truly thrive.

This work is guided by three interconnected focus areas: Workforce Development, Small Business Ecosystems, and Asset Building.

WORKFORCE DEVELOPMENT focuses on helping neighbors navigate today's complex job market by strengthening resumes, building confidence, and connecting people to meaningful employment opportunities. Through workforce coaching, partnerships, and paid work experience at Carver Market and Community Grounds, neighbors gain both technical and essential soft skills that support long-term career mobility.

SMALL BUSINESS ECOSYSTEMS grow local wealth by supporting entrepreneurs as they turn ideas into sustainable income. Through initiatives like **Start:ME** and the **Southside Assembly Business Association**, FCS helps neighborhood-based businesses access capital, visibility, and markets—keeping dollars circulating locally and strengthening community-rooted enterprises.

RIGHT:

Southside Assembly Business Association members working together for shared prosperity.



2025 Start:ME entrepreneur Calvin Pegus (H.E.R.O.S.) shared:

“My favorite moment was going through customer discovery, the financial pitch sessions, and ultimately presenting at the final pitch night.

Each step helped me connect the dots, refine my business model, and build the confidence to clearly tell my story. It was powerful to see everything come together, and incredibly rewarding to share my vision with a wider audience.”

ASSET BUILDING ensures that income leads to stability. In 2025, the first cohort of senior residents completed the Financial Achievement Clubs in Historic South Atlanta and Thomasville Heights. All 25 participants committed to saving \$100 per month for six months, met or exceeded their goal, and received dollar-for-dollar matching, leaving each senior with at least \$1,200 in emergency savings. ■





NEIGHBORHOOD *Health & Wellness*

*Together, we're not
just talking about
wellness. We're
living it.*



IMPACT AT A GLANCE (2025):

Our food co-ops increased food security for **35** neighbors, who worked together to distribute over **60,000** pounds of food to its members.

80 youth built critical life skills through our Youth Group programming

20 students participate in our South Atlanta Bike Club at Price Middle School



Monthly Mobile Health Center visits to Historic South Atlanta & Thomasville Heights, providing access to quality healthcare for community residents

10 neighborhood churches joined us through our new Neighboring Well initiative, building deeper collaboration for community flourishing



Community workshops and gatherings fostering connection and wellness

WHEN WE THINK ABOUT WHAT SHAPES OUR HEALTH, we often

point to things like nutrition, exercise, or genetics. But the neighborhood we call home plays a huge role, too. Communities without access to fresh food, safe streets and sidewalks, quality housing, or green space make it harder for residents to thrive.

In response, FCS takes a holistic, neighborhood-centered approach. By working alongside residents, churches, and partner organizations, we support the physical, mental, social, and spiritual well-being of the whole community.

Youth programs like the **South Atlanta Youth Group** help young people build confidence, resilience, and healthy habits. Supported by the Arthur M. Blank Family Foundation, students engage in hands-on learning around nutrition and physical activity. In a recent healthy eating challenge, students chose recipes, shopped for ingredients together, and cooked meals at home with their families.

At a recent parent meeting, a mother shared:



“You all started something. Now my son wants to cook all the time.”



ABOVE: Healthy neighborhoods start with safe spaces for youth to move, play, and grow.

Access to healthy food is further strengthened through Carver Market and the 2-for-1 Produce Program, making fresh groceries more affordable for neighborhood families. While neighborhood food co-ops, led in partnership with Urban Recipe, bring trucks loaded with fresh food every other week, creating spaces where dignity, connection, and healthy eating go hand in hand.

In 2025, FCS launched two new wellness initiatives: monthly Grady Mobile Health Center visits that bring care directly into Historic South Atlanta and Thomasville Heights, and **Neighboring Well**, which brings churches together to deepen collaboration around community flourishing.

Wellness is also built through belonging. Community Grounds serves as a welcoming “third space” where neighbors gather, build relationships, and connect beyond home and work. ■



Cradle-to-Career **EDUCATION**

*Together,
we're building
neighborhoods
where families
have tools,
support, and
pathways to
academic and
personal success.*

IMPACT AT A GLANCE (2025):

Partnered with Purpose Built Schools Atlanta to assess the performance of our neighborhood Pre-K programming and renovated **3** Pre-K and **3** Kindergarten classrooms

16 children enrolled in the first Early Learning Space

Quarterly neighborhood playdates averaging over **20** children and their parents, were hosted connecting them to early learning resources and peer-to-peer mentorship

Established a **Parent Advisory Council** to gather family input and share resources

Provided scholarships to the **48** students in the Slater Elementary Pre-K program to participate in field trip experiences.

Coordinated support across schools in the Carver Cluster

EDUCATION IS A CORNERSTONE OF NEIGHBORHOOD TRANSFORMATION. FCS partners with schools, families, and local organizations to provide children in Historic South Atlanta and Thomasville Heights access to high-quality learning without leaving their community.

Mike Davis, Executive Director of Purpose Built Schools Atlanta, said it best:



“You cannot have an incredible, healthy community without strong schools. They’re connected.”



ABOVE:
Learning and growing together at community playdates.



ABOVE:
By engaging parents, educators, and community partners, we are building a foundation that carries children from cradle to career.

That’s why FCS and Purpose Built Schools Atlanta are tackling this together, ensuring students receive high-quality instruction in school and abundant support beyond the school day from early learning through high school graduation. Every child deserves a community that believes in their potential and helps provide the tools, support, and guidance they need to succeed.

In 2025, we launched our first-ever **Early Learning Space**, welcoming 16 young learners into a play-based environment. Completed in partnership with the United Way of Greater Atlanta and The Villages at Carver Family YMCA, this space addresses the 540-seat deficit for early childhood care in the 30315 footprint.

Through community playdates, workshops, and parent engagement, families are helping shape programs. ■

STRONGER TOGETHER:

Partnerships That Transform Neighborhoods



TRUE TRANSFORMATION IS NEVER A SOLO EFFORT. FCS's work is strengthened by partners who share vision, expertise, resources, and a deep care for Historic South Atlanta and Thomasville Heights. Philanthropy brings perspective. Corporations invest in people, not just programs. Schools and community organizations align for student success. Financial institutions champion economic mobility. Residents lead and sustain change. Individually, these efforts matter. **Together, they create lasting transformation.**



Across housing, education, health, and economic vitality, partnership is what turns ideas into impact. Every program is stronger because neighbors, organizations, corporations, and institutions walk side by side with long-term commitment, helping neighborhoods become places where families can truly **stay, grow, and thrive.** ■

FINANCIAL OVERVIEW
for 2025:

REVENUE
\$6,793,285

EXPENSES
\$6,605,733

STAY • GROW
THRIVE

2025 PARTNERS





FOCUSED
COMMUNITY
STRATEGIES

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