



Building the Scaffolding for a New Economy

2024 Annual Report

THE GUILD

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Building the Scaffolding for a New Economy

“Unprecedented” is a word often used to describe the times we’re living through. But in many ways, what we’re witnessing is not entirely new. The erosion of democracy and the violent subjugation of marginalized communities—across race, class, gender, and immigration status—has been decades in the making. At The Guild, we’ve always worked to peel back the layers, moving beyond surface-level symptoms to confront root causes.

So while this moment is marked by deep grief and anxiety for us and many of our communities, the ruptures also offer an opening to tend to the roots of the systems that shape our lives. For us, that means transforming the real estate industry, the financial system, and the broader urban development paradigm. In 2024, we continued building the scaffolding for an alternative future—one grounded in community ownership, economic democracy, and self-determination.

We saw our vision come to life: properties activated, investments mobilized, and residents shaping the future of their neighborhoods on their own terms. We scaled the infrastructure we had laid down in previous years, and we’re now seeing how it serves the people and places it was designed for. This year affirmed what we’ve always believed: community-centered development isn’t a far-off ideal. It’s already happening—and with the right resources, it can meet the urgency of this moment.

— **Nikishka Iyengar, Founder & CEO**



Growing Our Collective

To successfully scale our impact, we had to scale our capacities, and the year brought shifts to the structure of our collective. Joining the team this year were **Alvinia Key** as **Property & Tenant Stewardship Manager**, **Amy Lattimore** as **Operations Manager**, **Alicia DeLia** as **Integrated Capital Lead** and **Porsha Campbell** as **Director of Finance**.

With these new additions, we've continued our work with GrowDialogue, helping us to strengthen our communication and decision-making framework and maintain trust and alignment as we grow. This is our third year of working with Sundiata and Shani of GrowDialogue to revitalize our internal and external systems as a worker-owned cooperative.



Alvinia Key (she/her)
Property & Tenant Stewardship Manager



Amy Lattimore (she/her)
Operations Manager



Alicia DeLia (she/her)
Integrated Capital Lead



Porsha Campbell (she/her)
Director of Finance

Construction Progress

Construction is never completely smooth, but we ended the year on a high note — literally. In mid-December we successfully poured the cement slab for the second story of 918 Dill Ave., signaling the beginning of framing for the upper two stories of permanently affordable housing that will be added to the neighborhood.

Towering cranes and rising steel beams look great from the outside, but don't tell the story of the multiple hurdles we had to navigate — from financing to the shortage of qualified sub-contractors available. The grocery store, community spaces and resident facilities on the ground floor have been framed, plumbed and wired. The kitchens have taken shape as we move toward leases for the restaurant tenants. As we prepare to open in 2025, we are learning lessons and applying them to our future projects.

At The MURPH, we've found that as with many sites in Southwest Atlanta impacted by environmental racism, there is contaminated groundwater below the building. We've enrolled the building in the [Brownfield Program](#), and are implementing a sub-slab depressurization system to transfer contaminated groundwater vapors from the building's floor slab to above the roof and minimize the potential for vapors leaking into the building.



**“IF I MUST DIE,
LET IT BRING
HOPE.”**

-Refaat Alareer
1979-2023



Building Movement Infrastructure

The Multi-Use Radical People's Hall (MURPH) is a community movement space located in Atlanta's historic West End neighborhood. Rooted in the radical, queer, anti-capitalist, feminist values of SONG, The MURPH is a space for gathering, activism, joy, creativity, and learning with ten offices, fully-equipped meeting and conference space, classrooms, a childcare area, and kitchens.

The MURPH is stabilizing and securing vital infrastructure across interconnected movements.

Previously held by Southerners on New Ground (SONG), The MURPH is operated by longtime organizers Mary Hooks, Kate Shapiro, and Charlene Carruthers. It is being developed by The Guild and will be the third addition to our Community Stewardship Trust.

A mural honoring Dr. Refaat Alareer, a Palestinian writer, poet, and activist killed in an Israeli airstrike in 2023, now adorns the building. After a previous tribute was vandalized, The MURPH welcomed illustrator Gianluca Costantini and volunteers from the Refaat Mobile Library to create a new home for his legacy—one that reflects Alareer’s admiration for Atlanta’s pro-Palestine and demilitarization movement.

The poetry on the walls mirrors the work happening inside. Gwendolyn Brooks’ words, “we are each other’s harvest,” capture the spirit of The MURPH—a gathering place for mutual aid, political education, and organizing. As Atlanta continues to mourn the murder of environmental activist Tortuguita, killed during a raid on the Stop Cop City encampment, Alareer’s words, “if I die, let it bring hope,” resonate with the ongoing fight against militarization and for community-led alternatives.

The MURPH is critical movement infrastructure—a hub for grassroots organizing, strategy, and collective care. As people are pushed further from the city and its resources, The MURPH provides stability, networks, and a foundation for long-term resistance. We are proud to invest and develop this space, ensuring that it is stewarded by community in perpetuity through our **Community Stewardship Trust**.





Co-Designing a Future Rooted in Place

Acquiring 890 Dill Ave. in 2023 marked a major milestone in our “block approach” to community ownership in Atlanta’s Capitol View neighborhood. With four Community Stewardship Trust-owned properties at the Dill & Sylvan intersection, we are not just securing individual spaces—we are demonstrating what community ownership looks like at scale. To introduce this new asset to the neighborhood and launch the co-design process, we hosted The WayBack, a block party celebrating the past and shaping the future.

For Black and brown communities, development and “revitalization” too often mean displacement and exclusion—new buildings emerge, infrastructure improves, but longtime residents are pushed out. The WayBack was about shifting that narrative. It honored the history of Capitol View while offering a vision for a future where residents have power, stay in place, and shape their neighborhoods on their own terms.



The event gave us an opportunity to introduce the Community Stewardship Trust (CST) to more neighbors, gather feedback on early ideas for the space, and share our vision through the Guild Garden we built inside the building. At the same time, we invited community documenters to capture the day from their own perspectives, ensuring that the story of this space is told through the eyes of those who shape it.

It was also a day for creativity and connection. Youth from violence prevention organization WheelsUp ATL put on a BMX bike performance, bridging generations by bringing younger riders together with elders to share stories and histories. Guests designed block-printed shopping bags, which we look forward to seeing at 918 Dill's grocery when it opens in the coming months. Throughout the day, artist and DJ Geexella set the soundtrack, while La Bodega and 404 Grounds kept everyone fed and refreshed. It was a gathering of new faces and longtime neighbors, coming together to celebrate, collaborate, and imagine what's next.





Legacy Building

Investing in community and institutional memory work

The WayBack gave us an opportunity to test ideas and lay the groundwork for the Memory Work Lab, which will be housed on the ground floor of 918 Dill. Designed as a community resource, the lab will provide space and infrastructure for residents to learn, practice, and engage with memory preservation and archiving — both personally and collectively.

Memory work is central to our mission because it ensures that development is rooted in history, culture, and lived experience. Preserving and honoring the histories of Black neighborhoods is an act of resistance against erasure. It allows communities to reclaim their own narratives, document resilience, and shape their own futures.

Beyond preservation, memory work strengthens collective identity, fosters intergenerational knowledge-sharing, and builds trust — reinforcing the idea that a community's stories, homes, and futures are worth protecting. By integrating these histories into our work, we ensure that community wealth-building isn't just about economics — it's about sustaining cultural legacies and deepening belonging.



Investing in community storytelling and documentation

Atlanta is often flattened into a caricature—its depth, history, and culture reduced to what can be easily packaged or dismissed. As gentrification reshapes the city, long-time residents risk losing not just their homes, but also their stories and sense of place. Preserving these histories isn't just about memory—it's about power, identity, and belonging.

This year, we launched the Community Documenters Program, an initiative to train residents in recording the past, present, and culture of their neighborhoods. Led by archivist Sierra King, participants learned best practices for documenting community events—from site visits to preserving their work in both digital and physical formats.

This program is about more than capturing images; it's about who gets to tell the story. By equipping both experienced photographers and everyday residents with the tools to document their communities, we are ensuring that Atlanta's history—its joy, struggles, and everyday moments—is recorded with care, authenticity, and the perspective of the people who live it.

Strengthening Memory Work at the Southern Memory Workers Conference

At the second Southern Memory Workers Conference at the historic Highlander Center in Tennessee, our Director of Storytelling, Dani Brockington, joined a powerful gathering of historians, artists, organizers, and archivists from across the country. Over three days of peer-led workshops and discussions, participants exchanged approaches to community-centered storytelling, archival stewardship, and intergenerational knowledge-sharing. Dani led a workshop expanding on The Guild's archival collage activities, which have been a core part of our community events. This exercise transformed collage-making into a collaborative storytelling practice, allowing participants to engage with history in a hands-on, collective way.

Beyond skill-sharing, the conference fostered strategic discussions on memory as both resistance and restoration. Together, we explored new ways to honor and amplify marginalized narratives—particularly those of Black and working-class communities—ensuring their histories are not only remembered but actively used to advance justice.

This experience will inform and deepen The Guild's storytelling and memory work initiatives, strengthening our commitment to truth-telling, cultural preservation, and movement-building, while expanding our network of collaborators and co-strategists in this work.

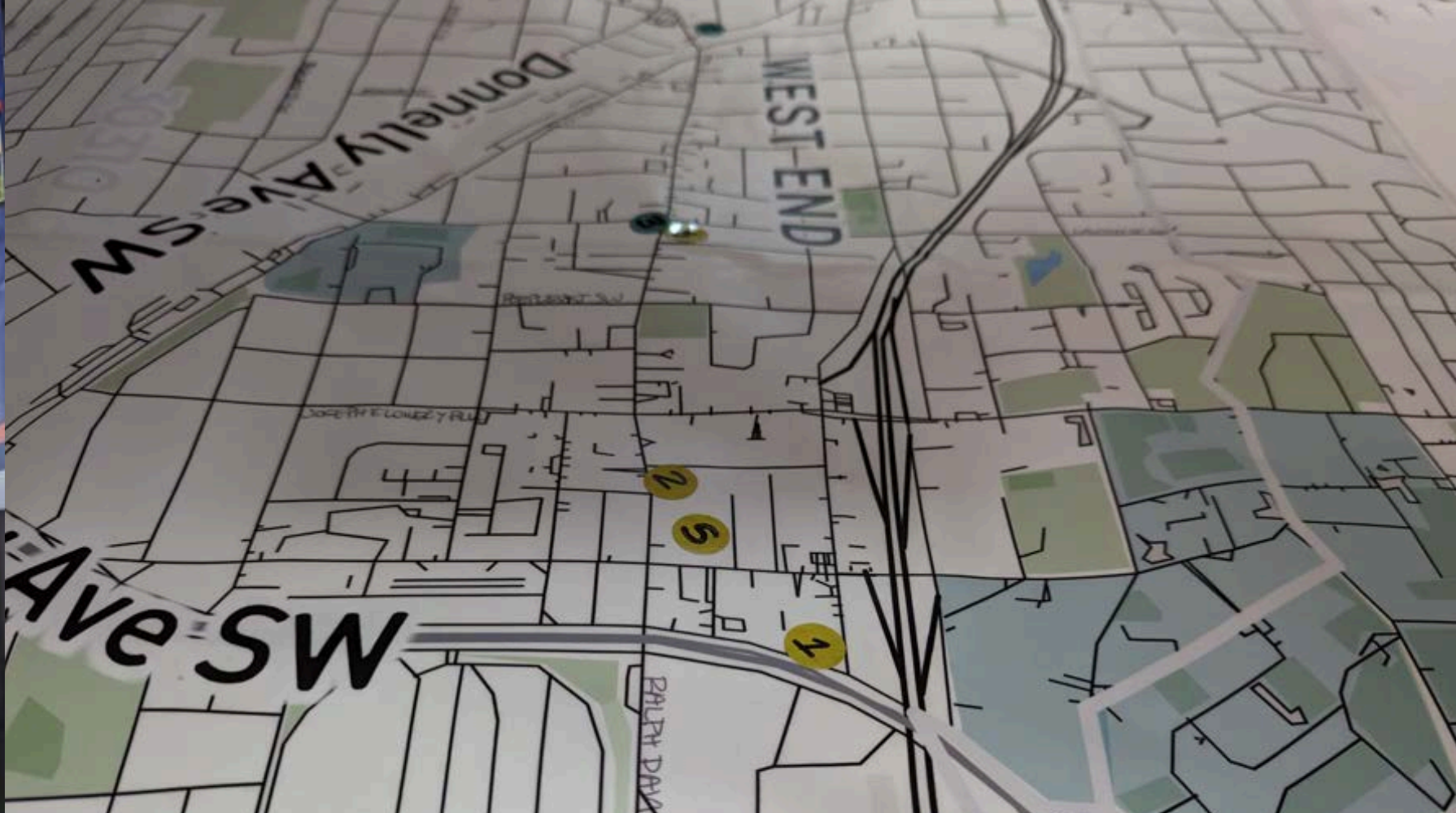


Connecting the dots in our near-decade journey

As we near a decade of work in Atlanta, we're taking the opportunity to reintroduce ourselves and make our evolution more visible. The Guild has undergone significant transformation—shifting from creating co-living spaces to becoming a real estate developer and building community ownership models. While our mission has remained rooted in economic and housing justice, we recognize that the reasoning behind our trajectory hasn't always been clear, even to our closest allies.

To bridge that gap, we created a visual, interactive experience at 890 Dill Ave. that tells our story—where we started, what we've built, and where we're headed next. A 10-ft. timeline maps out our journey, while our growing space-time map of Southwest Atlanta provides a deeper look at the communities we're working alongside. The Guild Garden has become more than an installation—it's a living archive and a gathering space. It serves as a home base for tours, conversations, and community engagement, inviting people to learn, connect, and be part of shaping what comes next.





Our journey to now has been focused on uncovering and addressing the root causes of systemic inequality

2015

The Guild launches at East Lake Commons as the first co-living model in Atlanta; focused on supporting social entrepreneurs, organizers, and creatives.

2018

We expand to **340 Auburn Ave.**, a mixed-use development in the historic Black Sweet Auburn corridor. Through this project, we learn about the inner workings of real estate development (and the need for alternative models).

2019

We launch the **Atlanta Transform Finance Institute** to create values-aligned investment opportunities for social entrepreneurs.

2020

Auburn Ave. is also home to HDDC, the community development corporation founded by Coretta Scott King. We partner with HDDC on their Front Porch project to strengthen their revitalization without displacement strategy.

2021

We acquire 918 Dill Ave., the first property in our community ownership vehicle: The CST. As an organization, we begin converting into a worker-owned cooperative.

2022

We partner with **Housing Justice League** to begin the process of incubating a community land trust, inspired by Ms. Juliet Brown's fight for housing.

2023

We purchase two properties for the PCLT: a single-family home in Peoplestown and a 9-unit apartment building in Vine City. We break ground on 918 Dill Ave. and purchase a second property for the CST on the opposite block: 890 Dill Ave.

2024

We acquire 561 W. Whitehall St. to add to the CST and support the sustainability of the **Multi-Use Radical People's Hall** (The MURPH) in West End, expanding the CST to three properties encompassing the wider SWATs.



OUR
CONVERSION
TO A CO-OP FROM AN
LLC BECOMES THE
FIRST IN THE STATE
OF GEORGIA

THE PCLT GREW BY
13,000
SQ. FT
BETWEEN 2023 AND 2024.

We create a commercial down-payment assistance product for Black-owned businesses with.



We launch our **Community Wealth Building Accelerator** to help small businesses become sustainable and build wealth for their communities.

We convene the pilot **TransFormative Development** cohort focused on capacity building for BIPOC developers building affordable housing.

We partner with Accelerator company FLRPLN to open **The Return**, a co-retail space on Auburn Ave to bring Black-owned businesses back to the historic corridor.

Groundcover
After working across projects and raising mission-aligned capital deal-by-deal, we launch **Groundcover**—our integrated capital fund that will allow us to acquire properties for our CST and PCLT quickly and on the right terms.

SEED Academy launches with **JPMorganChase** and **GrowAmerica** providing training & mentorship for 25 emerging Black developers

The **Transformative Development** program expands across Georgia, including 25 Black developers from Augusta to Waycross.

The People's Community Land Trust

Since acquiring the nine-unit multifamily property on Elm St. in Vine City/Bankhead, The People's Community Land Trust has been focused on strengthening communication and shared understanding among residents. Our quarterly tenant meetings create space for open dialogue, where residents voice concerns, collaborate on solutions, and build a sense of collective responsibility.

We have also been working to deepen tenants' understanding of the land trust model and the shared responsibilities that come with it.

Together, we are developing community agreements, establishing tenant governance, and fostering a culture of collective ownership. While the long-term goal is full resident ownership, we recognize that many tenants are still getting familiar with this model, and we're committed to learning and growing alongside them.

Along with PCLT partners Housing Justice League and AFSC, we have continued our base building and political education with offsite activities and information sessions, presentations to HJL's Mass Membership Meetings, and a workshop during our Solidarity Summer Series, where participants were able to learn about the PCLT and land trusts in context with other collective stewardship and solidarity movements, like the Community Stewardship Trust.



Elm St. tenants after a volunteer cleanup day



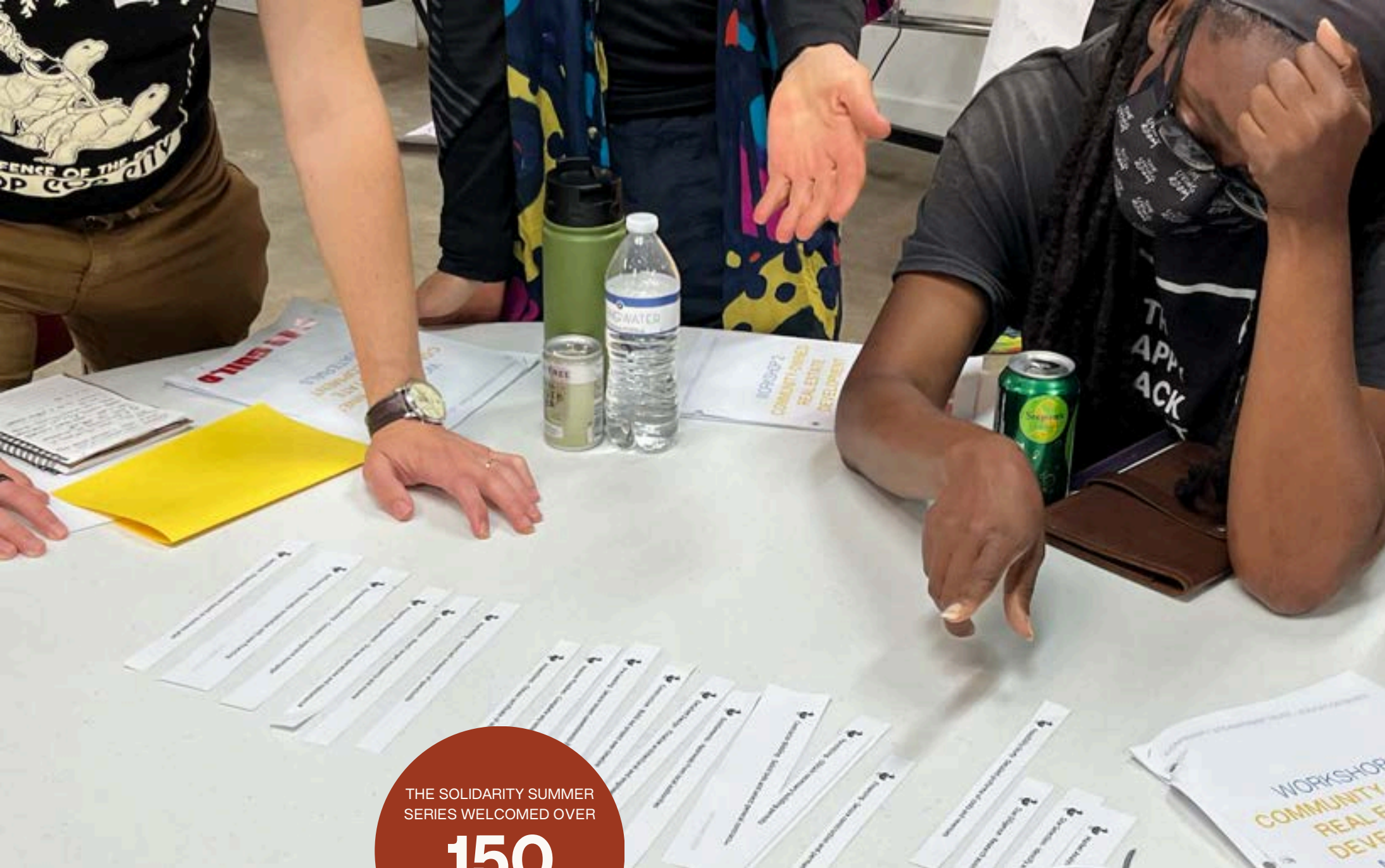
PCLT's Fish Fry Fundraiser at the ATL Beltline

The People's Community Land Trust

At its core, the PCLT is part of a broader movement toward economic justice—one of many solidarity economy efforts reclaiming land, labor, and resources for the collective good.

We see this work as connected to cooperative housing, worker-owned businesses, mutual aid networks, and other models that address the root causes of displacement and economic exclusion. Bridging these movements is key to building a more just and sustainable future, and we're committed to making those connections visible and actionable.





#SolidaritySummer: Creating Education Curriculum

Part of the CST's purpose is to create an equitable opportunity for people to invest and benefit financially from development in their own neighborhoods. In making that opportunity as safe as possible, we knew we'd need to take steps to not only demystify the nuts and bolts of real estate and investment, but also share why and how the CST is different from the status quo.

As we developed the CST education program with the guidance of curriculum designer David Ferris, we realized that we had an opportunity to create a true solidarity economy. We wanted to invite people outside of Southwest Atlanta who may not be able to invest in the first CST to learn about the root causes and foundations of what we are building.

The invitation came in the form of the **Summer Solidarity Series**: six in-person workshops open to the public. The interactive series educated community members on collective ownership, cooperative governance, shared real estate development, and more. Led by local leaders and experts who put these topics into community practice, participants had the chance to engage with and examine solidarity economy principles in their own lives.

THE SOLIDARITY SUMMER
SERIES WELCOMED OVER

150

PEOPLE FROM ATLANTA AND
BEYOND OVER ITS 6
SESSIONS



The Solidarity Summer sessions spread over four mission-aligned locations in Southwest Atlanta, including The MURPH, a Community Stewardship Trust property. This gave participants a chance to interact with each other and the sessions in sites where the content is actively put into practice.

#SolidaritySummer Impact Stories

The first session of the series, **Intro to the Solidarity Economy**, set the foundation by explaining the solidarity economy and what it looks like in practice. Working in small groups, we drew pictures that reflected the world we wanted to see, be it a city infrastructure better connected by the Beltline or clearer paths to liberation. Noting how cooperation, democracy, justice and sustainability arose as collective goals more frequently than extreme wealth, the disconnect between the status quo and our shared desires became all the more stark.

Many participants learned that they're already resisting the status quo through their engagement in community gardens and lending libraries, and the solidarity economy is an extension of how we already organize ourselves collectively. We left energized for the work ahead of us and appreciated the opportunity to collaborate with like-minded people.



**“ THIS [...] REINFORCED THAT IN ORDER
FOR US TO GROW AND BUILD, WE HAVE
TO ACT AS A COLLECTIVE COMMUNITY.”**

— MARQUETTA

#SolidaritySummer Impact Stories

In our **Community-Owned Real Estate Development** workshop, we dove into the Black and Indigenous history of community stewardship, starting with an activity placing historical events and various types of housing and land initiatives in a timeline from pre-colonial North America to present day.

We used that framing to explore various land ownership models past and present, including the Community Stewardship Trust. To synthesize the information, everyone designed their own postcard dedicated to community ownership, to introduce others to the idea. A common vision across participants was a future that includes community care for the most vulnerable and that has a lasting impact for generations to come.

Highlighting the strength of the series approach, we were able to build on those activities in our **Finance and Community Investment** session, using previous threads to tie together the relationships, differences and impact of various investment options like REITS, stocks, and the CST. This context is where we were able to move financial literacy and planning from the individual to community context and scope.



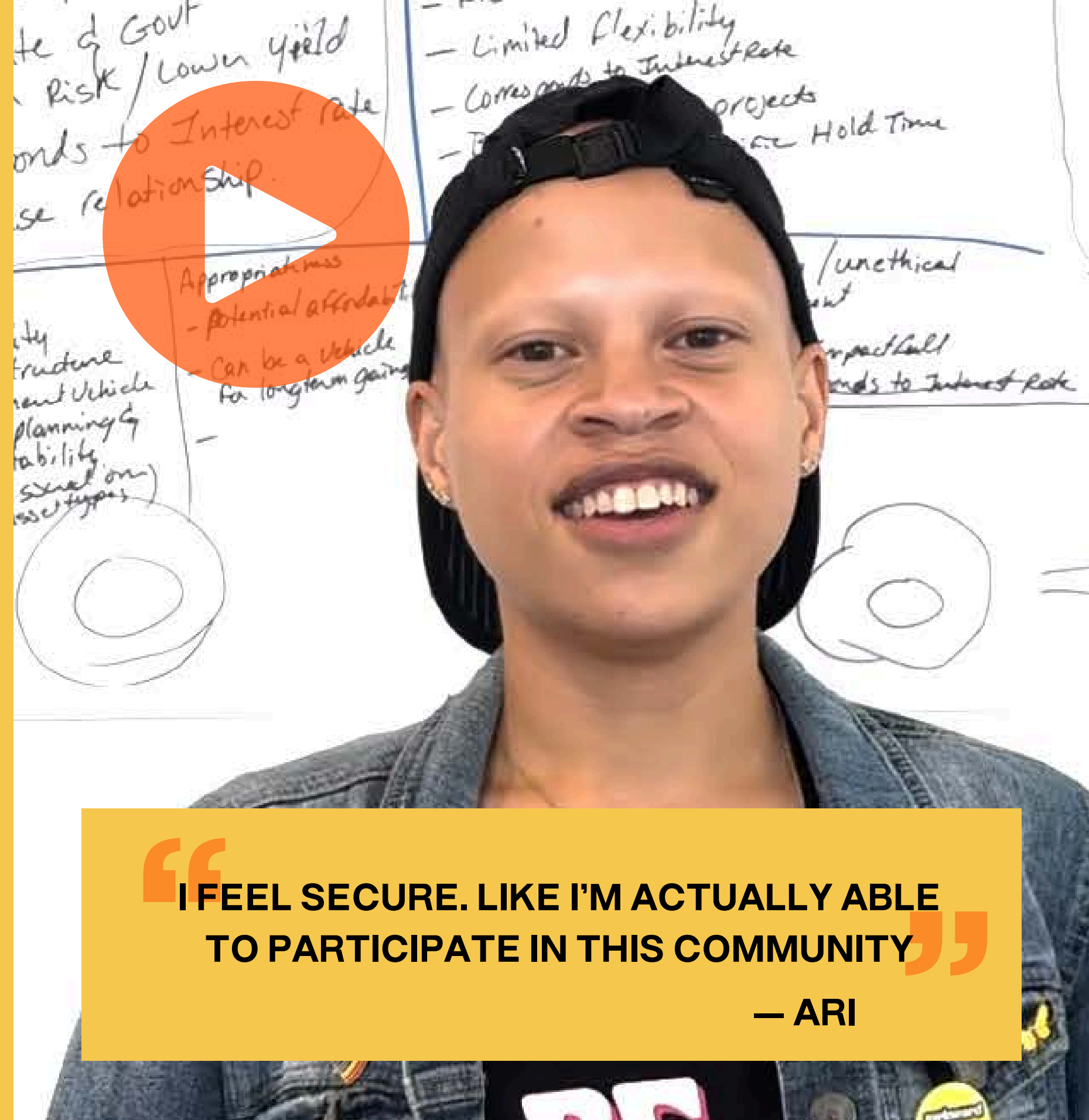
“AS SOMEONE INVOLVED IN THE REAL ESTATE INDUSTRY ... I DIDN'T WANT TO DO ANYTHING ... DETRIMENTAL TO THE COMMUNITY I'M A PART OF.”

— BRIANNA

#SolidaritySummer Impact Stories

Our **Stewardship and Governance** session allowed attendees to delve further into the real practice of community ownership, including how to distribute power more equitably than is typically accounted for. We used skits to act out and define seven different types of governance from fascism to anarchy, and various decision-making methods, such as centralized or top-down vs. bottom-up or egalitarian models. In doing so, we introduced the CST's communal governance model with a mock vote on how to spend surplus CST funds, putting in practice what will be a common activity for future CST investors.

We were able to speak with some of the people currently engaged in shifting and practicing more communal models when we invited Housing Justice League and the American Friends Service Committee to introduce the **People's Community Land Trust** at our penultimate workshop. With resident co-ownership as a future goal, PCLT tenants at Elm St. organize themselves in quarterly tenant meetings to surface concerns and begin to autonomously steward the property. Resident Maurice Eckstein joined the session with a firsthand account of how the PCLT helped him avoid homelessness after being priced out of his previous home and participants learned how Community Land Trusts balance affordability and land acquisition to help families build wealth while stabilizing prices for the rest of the community as well.



“I FEEL SECURE. LIKE I’M ACTUALLY ABLE
TO PARTICIPATE IN THIS COMMUNITY”

— ARI

With so much information, the Series Workbook proved to be an essential tool for giving participants the time and spaciousness to engage the information in ways that worked for them. We’ve been able to build on that participant feedback as we develop our online offerings.

#SolidaritySummer Impact Stories

We closed the Summer Solidarity Series with a final workshop and celebration: **Joining the CST**. This is where we connected all the previous dots to summarize how the CST embodies Solidarity Economy principles and illustrated the investment process in depth, laying out the differences between investor classes, our CST decision matrix that determines which decisions are representative vs. direct votes, and exactly how and when community investors can build family and community wealth via CST investment.

This summer series allowed us to both spread the CST to a wider audience and to more deeply embody its intended results. We are actively building a future that is inclusive and collaborative, where knowledge is openly shared and exchanged. These interactive, fully participatory sessions were a chance to create space to imagine, grow and build as neighbors and community members on an even playing field, learning in collaboration with one another rather than as a top-down information feed. We will continue to develop these sessions in both in-person and online formats for both potential CST investors and wider audiences.



“LET US PLAY, SO WE CAN IMAGINE THE
NEW WORLDS WE DESIRE TO SEE”
— ERIN

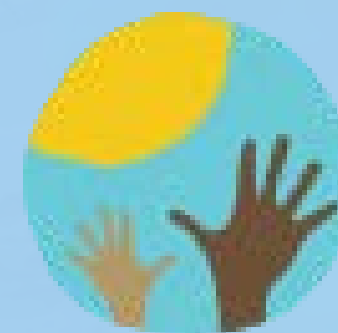
Mobilizing Capital

Updates from the Groundcover Fund

As we close out 2024, Groundcover Fund continues to advance our mission of mobilizing reparative capital for community-owned real estate.

A major focus this year was completing our offering memorandum, setting the foundation for transparent, values-aligned investment. To date, we've raised and deployed \$8M toward CST and PCLT projects. Through our partnership with Just Futures, we continue to strengthen our operational infrastructure, allowing us to focus on impact while administering the fund.

Looking ahead to 2025, we've closed out our inaugural Fund I of \$10 million and are designing Fund II, which will be a \$30M raise. We remain dedicated to expanding access to ethical, reparative capital for communities historically excluded from wealth-building opportunities. We deeply appreciate our partners, investors, and community members who continue to believe in and build with us.



Just Futures
Public Benefit Corporation

Growing the Field for Reparative Capital

In 2024, we continued to organize with philanthropy and wealth holders to ensure the movement of community ownership is resourced. Solidaire is a powerful network of impact investors, donors and social justice organizations.

By organizing opportunities for political education and showing up in solidarity with movement workers, Solidaire fosters deeply supportive relationships between capital and those doing the deep work.

With their annual network meeting in Atlanta this year, we had the opportunity to connect with the Solidaire community for a bus tour that took us through Atlanta's history, with stops at The MURPH and ProjectSouth in South Atlanta.

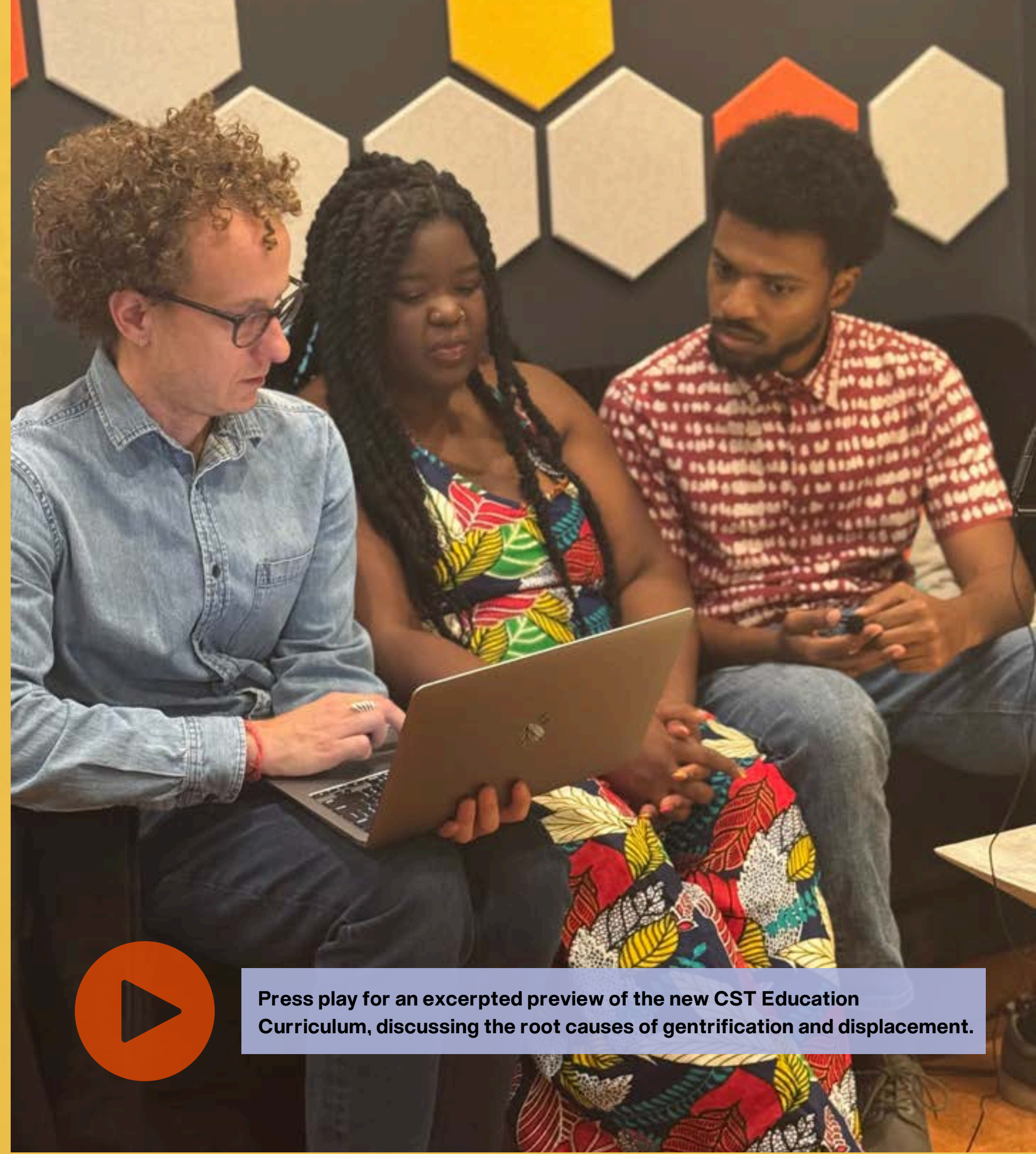
We introduced Solidaire members to our work and illustrated the importance of movement spaces like The MURPH and 918 Dill Ave. for our communities.



The CST: Preparing to Launch

After the success of the Solidarity Summer Series, it was back to the drawing board with David Ferris to translate the energy of the in-person sessions into an engaging, accessible online experience. This new education curriculum would live within the CST Investor Portal, giving every new community investor the opportunity to take a deep dive into the whats, hows, and whys of community ownership and governance.

We're continuing our work with our legal partners at Orrick to refine the structure for the Community Stewardship Trust, closing the year with plans to convene the inaugural CST board. We look forward to launching our investor curriculum and investment offering in early 2025.



Press play for an excerpted preview of the new CST Education Curriculum, discussing the root causes of gentrification and displacement.



Community members plant sunflowers at the open lot



Healing the Land Through Community Activation

As construction at 918 Dill progresses, we grow closer to transforming the open lot at the northeast corner of Dill Ave. and Sylvan Rd into a continuously activated, thriving community space. Because of the lot's history as an industrial and later a dump site, along with its positioning within the water basin, the soil now carries a high amount of heavy metals. We've always kept this in mind while iterating possibilities for the site.

Over summer, we worked with community architect Nasir K.P. to design a strategy to nurture the land back to a healthy, flourishing space. The first step: planting flowers. Far from a typical beautification project, this planting involved sunflowers. Sunflowers are powerhouses of phytoremediation and draw heavy metals and toxins from the soil into their stems and leaves.

This lot is emblematic of spaces in historically underinvested communities subject to environmental racism in many ways: previously neglected and misused but ready for new life as a valuable community asset. The planting allowed residents to literally turn over new leaves and physically transform the landscape with their own hands — the heart of stewardship and self-determination.



WE REINVESTED

\$80,000

IN PREDEVELOPMENT
FUNDS VIA THE TDP
PROGRAM

TransFormative Development

Investing in Black developers and building a community-led development ecosystem

The TransFormative Development Program is a partnership between The Guild and TransFormation Alliance that convenes cohorts of small to medium-sized developers of color to share resources and tap into technical assistance and funding from a network of public agencies, community-based organizations and other private partners. After the success of the first pilot of the program, we launched an expanded pilot for a 2023/2024 cohort of eleven community-focused Black and POC-led land banks, organizations and developers across the state of Georgia.

In late 2024, much of the area our 2024 cohort call home were heavily impacted by Hurricane Helene. Despite the challenges presented by the unprecedented storm and a difficult economic landscape, the developers have remained resilient and have leveraged \$80,000 in predevelopment funds, provided in partnership with the Center for Community Progress, to make progress on delivering for their communities.



TransFormative Development Impact Stories



Makhers Studio, led by its founder Wanona Satcher, leveraged the funds from the program for the development of its spec modular unit, designed as a modular affordable shipping container home. The unit was showcased in Washington DC on the US National Mall at the Smithsonian, where Mahker Studio was the only company from Georgia, and the only Black woman-owned company, in attendance. Currently, the unit is serving as a spec showcase at its factory and will go to a disabled veteran.



Progress has continued for 5 Miles South's Midtown Riverdale project located just south of Atlanta's Hartsfield Jackson Airport. After leveraging the funds to update the project's architectural plans and proforma, co-founder Bridgette Bell has expressed excitement for its next phase of development. Featured in the City of Riverdale's Living Cities Plan, the infill project will create retail units right-sized for local small businesses accompanied by affordable workforce housing options for local low to moderate-income residents.



Led by Executive Director Ingrid Thompson, the Nehemiah Project CDC has leveraged the funds to cover pre-development expenses and develop architectural plans for 8 affordable for-sale housing units targeted to low-income families.

Our Continued Advocacy

We work to strengthen our ecosystem by advocating for equitable real estate development and finance, innovative housing solution and community ownership to audiences of our peers as often as possible.

Last year, those opportunities abounded. The Atlanta Regional Housing Forum invited our Director of Development, Antariksh Tandon, to a town hall conversation with its founder, Bill Bolling. The two discussed the transformative power of shared equity ownership models and how they create agency for the historically marginalized. Director of Community Stewardship Avery Ebron spoke at the Opportunity Finance Network Conference in Los Angeles — the nation's largest gathering of CDFIs — about prioritizing investment in community leaders and organizations.

Our strategic partnerships with grassroots organizations, city officials and housing advocates go toward championing policies that prevent displacement, support rent stabilization and expand access to affordable housing in Atlanta and beyond.



Avery at the Opportunity Finance Network Conference

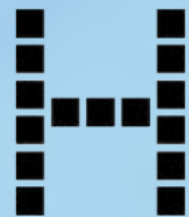


Antariksh and Bill Bolling at the Atlanta Regional Housing Forum fireside chat

2024 Fellowships

NEWPROFIT

The Guild is honored to be a New Profit Economic Mobility Fellow, joining a dynamic cohort of 16 organizations driving transformative change in economic opportunity. This partnership has strengthened The Guild's capacity to scale our community-driven real estate and cooperative ownership initiatives, allowing us to engage in peer learning, strategic advising, and leadership development while gaining critical insights. This fellowship affirms The Guild's role in building pathways to financial health, wealth creation, and economic justice for disinvested communities, ensuring long-term stability and resilience.



HARVARD
UNIVERSITY

GRADUATE
SCHOOL

OF
DESIGN



FELLOWSHIP

We are proud to celebrate our Founder and CEO, Nikishka Iyengar, joining the prestigious Loeb Fellowship at Harvard University's Graduate School of Design. As part of the Class of 2025, Nikishka will spend the academic year immersed in full-time learning, exploration, and strategic growth, deepening her ability to scale our mission as well as her own. This opportunity is not just an investment in Nikishka but in The Guild's long-term vision—strengthening our foundation so we can expand our impact. While this requires stepping away for the academic year, our team has rising to the challenge, committed to advancing the work we've built together.



PRESS & OTHER MEDIA

IN AN ATLANTA FIRST, A COMMUNITY LAND TRUST BUYS APARTMENTS

Atlanta Civic Circle, 1/17/2024

GROUP WANTS TO NOT JUST STABILIZE RENT IN AN ATLANTA NEIGHBORHOOD, THEY WANT TO LOWER IT

WSB-TV, 1/18/2024

JEI JOURNEYS: NIKISHKA IYENGAR MODELING COMMUNITY-OWNED AND -DIRECTED DEVELOPMENT

Just Economy Institute, 2/5/2024

PRICED OUT OF HOUSING, COMMUNITIES TAKE DEVELOPMENT INTO THEIR OWN HANDS

The New York Times, 05/13/2024

LOEB FELLOWSHIP ANNOUNCES THE CLASS OF 2025

Harvard GSD, May 2024

CIVIL RIGHTS-ERA IDEA SPURS NEW, AFFORDABLE HOMES

Atlanta Journal Constitution, 8/24/2024

