Transform Westside Summit
Friday, August 16, 2019
Get Connected!

@WFFAtlanta
@WestsideFutureFund
westsidefuturefund.org
@westsidefuturefund

#TransformWestsideSummit
#WestsideOnTheRise
Devotion Speaker

Imam Mansoor Sabree

Atlanta Director
Inner City Muslim Action Network (IMAN) of Atlanta
Transform Westside Summit

Introduce Yourself
Progress from the Collective
RODNEY COOK, SR. PARK IN VINE

The roof of the building will be a plaza with a great view of the surrounding city. The building will house the office of the Westside Fund and provide space for community events.

Community Health & Wellness

WESTSIDE VOLUNTEER CORPS @ HISTORIC WESTSIDE

On Saturday, July 29th, more than 30 volunteers from Westside Future Fund supported Hope Street Garden. This garden is part of the Historic Westside Gardens, a nonprofit that provides affordable access to green space for residents in the westside. The program provides home gardening, education, and an affordable market with the goal of a well-fed and prosperous community. Volunteers from across metro-Atlanta come together to assemble picnic tables, build benches, mulch pathways, and clear weeds from planting beds. This effort directly supports one of Westside Future funds' strategic impact areas: Health and Wellness. Hope Street Garden is now ready for the next planting season and will be able to continue to provide nutritious food to the community.

SAVE THE DATE

Transform Westside Summit
Convene | Communicate | Collaborate
Westside Future Fund
Friday, August 16, 2019

Creating the Beloved Community

West side Future Fund

Since you cannot find the universal and beloved community, create it.

Josiah Royce (1913)

One of Royce’s students in the 1890s was W.E.B. Du Bois, who arrived in Atlanta in 1897 to establish a sociology program at Atlanta University and develop the university’s curriculum. It is possible W.E.B. Du Bois and others could have discussed the idea of the “beloved community” and its embodiment in the Atlanta University Center and Vine City neighborhoods as early as Du Bois’ arrival in Atlanta. Since the late 1800s, white and black educators, block students, and working class white and black residents had been living in the Historic Westside.

Dr. King’s mentor, Howard Thurman, was also a student of Royce and colleague of W.E.B. Du Bois. He used the term “beloved community” as an inspirational lens to perceive (in the world) a humanity that transcends all diversities and in which diversity finds its richness and significance. He broadened the concept from Royce’s specifically Christian orientation and emphasized the importance of truly integrated communities beyond legal integration and emphasized the importance of a radically nonexclusive community.

During Thurman’s lifetime, the historic Westside served as a nerve center of civil rights activism even as the effects of legal segregation remained in the community.

Community cannot exist for long on its own. It can only flourish with the coming of others from beyond. Their unknown and undiscovered brothers and sisters.

Howard Thurman 1971

Dr. King takes the thinking of Royce and Thurman forward with his belief that we can “actualize the Beloved Community.” Walter Rucker writes that the “beloved community” is Dr. King’s “single, organizing principle of [his] life and thought.”

Our goal is to create a beloved community, and this will require a qualitative change in our souls as well as a quantitative change in our lives.

Martin Luther King, Jr., 1966
National Night Out Video
Vision, Mission, and Values

VISION
A community Dr. King would be proud to call home.

MISSION
To advance a compassionate approach to neighborhood revitalization that creates a diverse, mixed-income community, improves the quality of life for current and future residents, and elevates the Historic Westside’s unique history and culture.

VALUES

Do with the Community, not to the Community
We know that residents are the real experts on the challenges in their community. Therefore, we learn from residents and involve them in all we do.

Be Compassionate
We meet residents where they are in a spirit of empathy and respect.

Have Integrity in Everything
We stand behind all we say and do. We are open, honest, and courageous.

Be Creative
We bring high energy and fresh ideas to tackling the long-standing challenges on the westside. We’re dedicated to trying different approaches to get different results.

Deliver Results
We’re committed to driving transformation in the long term, with a focus on measurable outcomes today.
The Roles We Play

The Westside Future Fund’s role in supporting and/or driving impact will vary depending on the theme and stage of development.

WFF ACTIVITY INTENSITY

- Participant
- Amplifier
- Convener
- Strategist
- Accelerator
Impact Strategies

CONVENING & ENGAGING COMMUNITY

SAFETY & SECURITY

CRADLE-TO-CAREER EDUCATION

MIXED-INCOME COMMUNITIES

COMMUNITY HEALTH & WELLNESS

CONVENING & ENGAGING COMMUNITY
We have an all volunteer Board of Directors.

Richard Dugas Board Chair
Retired President & CEO, PulteGroup, Inc.

Beverly Tatum Board Vice-Chair, President Emeritus, Spelman College

Reverend Kenneth Alexander Pastor, Antioch Baptist Church North

Liz Blake Retired SVP, Habitat for Humanity International

Michael Bond Atlanta City Council Post 1 At-Large

Rodney Bullard Vice President of Community Affairs and Executive Director, The Chick-fil-A Foundation

Mark Chancy Corporate Executive Vice President of Wholesale Banking, SunTrust, Inc.

John Gamble Chief Financial Officer, Equifax

Helen Smith Price President, The Coca-Cola Foundation and Vice President of Global Community Affairs for The Coca-Cola Company

Virginia Hepner Retired, CEO Woodruff Arts Center/Vachovia Bank

Tommy Holder Chairman & CEO, Holder Construction Company

Derrick Jordan Senior Project Leader, National Church Residences

Wonya Lucas President and CEO, Public Broadcasting Atlanta

Penny McPhee President, The Arthur M. Blank Family Foundation

Peter Muniz Vice President and Deputy General Counsel, The Home Depot

Helen Smith Price President, The Coca-Cola Foundation and Vice President of Global Community Affairs for The Coca-Cola Company

Frank Fernandez Atlanta City Council Post 1 At-Large

Beverly Tatum Board Vice-Chair, President Emeritus, Spelman College

Reverend Kenneth Alexander Pastor, Antioch Baptist Church North

Liz Blake Retired SVP, Habitat for Humanity International

Michael Bond Atlanta City Council Post 1 At-Large

Rodney Bullard Vice President of Community Affairs and Executive Director, The Chick-fil-A Foundation

Mark Chancy Corporate Executive Vice President of Wholesale Banking, SunTrust, Inc.

John Gamble Chief Financial Officer, Equifax

Helen Smith Price President, The Coca-Cola Foundation and Vice President of Global Community Affairs for The Coca-Cola Company

Virginia Hepner Retired, CEO Woodruff Arts Center/Vachovia Bank

Tommy Holder Chairman & CEO, Holder Construction Company

Derrick Jordan Senior Project Leader, National Church Residences

Wonya Lucas President and CEO, Public Broadcasting Atlanta

Penny McPhee President, The Arthur M. Blank Family Foundation

Peter Muniz Vice President and Deputy General Counsel, The Home Depot

Helen Smith Price President, The Coca-Cola Foundation and Vice President of Global Community Affairs for The Coca-Cola Company

Valerie Montgomery Rice President and Dean, Morehouse School of Medicine

AJ Robinson President, Central Atlanta Progress

Sylvia Russell Retired President, AT&T Georgia

Dave Stockert Retired CEO, Post Properties

Beverly Thomas Vice President of Communications and Public Affairs, Kaiser Permanente

Terri M. Lee Chief Housing Officer, Atlanta Committee for Progress

Shan Cooper Executive Director, Atlanta Committee for Progress

Frank Fernandez Vice President of Community Development, The Arthur M. Blank Family Foundation

Dr. Eloisa Klementich President & CEO, Invest Atlanta
A Dedicated Team
Together We Change Lives...
TRANSFORMATION

Everyone has a ROLE...

- Property Development
- Supportive Services
- Financial Services
- Property Management
<table>
<thead>
<tr>
<th>Project</th>
<th>Sources</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Quest Non-Profit Center</td>
<td>Gov't and/or Quasi Gov't</td>
<td>$1,180,000.00</td>
</tr>
<tr>
<td>Commercial</td>
<td>Philanthropy</td>
<td>$5,427,500.00</td>
</tr>
<tr>
<td>Vine City 30,000 S.F.</td>
<td>Social Impact/CDFTs</td>
<td>$1,380,825.00</td>
</tr>
<tr>
<td></td>
<td>Conventional Loans</td>
<td>$3,147,951.00</td>
</tr>
<tr>
<td></td>
<td>Owners Equity</td>
<td>$130,000.00</td>
</tr>
<tr>
<td>Total Investment</td>
<td></td>
<td>$11,180,276.00</td>
</tr>
<tr>
<td>2. Quest Commons West</td>
<td>Gov't and/or Quasi Gov't</td>
<td>$8,717,654.45</td>
</tr>
<tr>
<td>Residential - Multi-family</td>
<td>Philanthropy</td>
<td>$1,500,000.00</td>
</tr>
<tr>
<td>Vine City 55 units</td>
<td>Social Impact/CDFTs</td>
<td>$6,600,000.00</td>
</tr>
<tr>
<td></td>
<td>Conventional Loans</td>
<td>$250,000.00</td>
</tr>
<tr>
<td>Total Investment</td>
<td></td>
<td>$17,157,954.45</td>
</tr>
<tr>
<td>3. Quest Residence at Grove Park</td>
<td>Gov't and/or Quasi Gov't</td>
<td>$7,229,695.00</td>
</tr>
<tr>
<td>Residential - Multi-family</td>
<td>Philanthropy</td>
<td>$1,050,000.00</td>
</tr>
<tr>
<td>Grove Park 40 Units</td>
<td>Conventional Loans</td>
<td>$275,000.00</td>
</tr>
<tr>
<td></td>
<td>Social Impact/CDFTs</td>
<td>$100,000.00</td>
</tr>
<tr>
<td>Total Investment</td>
<td></td>
<td>$8,654,695.00</td>
</tr>
<tr>
<td>4. Quest Village at Dusbigney</td>
<td>Gov't and/or Quasi Gov't</td>
<td>$1,045,000.00</td>
</tr>
<tr>
<td>Residential - Multi-family</td>
<td>Philanthropy</td>
<td>$1,050,000.00</td>
</tr>
<tr>
<td>English Avenue 12 Units</td>
<td>Conventional Loans</td>
<td>$235,000.00</td>
</tr>
<tr>
<td></td>
<td>Social Impact/CDFTs</td>
<td>$32,000.00</td>
</tr>
<tr>
<td></td>
<td>Owners Equity</td>
<td>$130,000.00</td>
</tr>
<tr>
<td>Total Investment</td>
<td></td>
<td>$1,312,000.00</td>
</tr>
<tr>
<td>5. Quest Legacy Homes</td>
<td>Gov't and/or Quasi Gov't</td>
<td>$240,000.00</td>
</tr>
<tr>
<td>Residential - Single-family</td>
<td>Philanthropy</td>
<td>$240,000.00</td>
</tr>
<tr>
<td>English Avenue 7 Homes</td>
<td>Conventional Loans</td>
<td>$600,000.00</td>
</tr>
<tr>
<td></td>
<td>Social Impact/CDFTs</td>
<td>$210,000.00</td>
</tr>
<tr>
<td></td>
<td>Owners Equity</td>
<td>$210,000.00</td>
</tr>
<tr>
<td>Total Investment</td>
<td></td>
<td>$1,290,000.00</td>
</tr>
<tr>
<td><strong>Grand Total Development Investments</strong></td>
<td></td>
<td><strong>$39,680,023.45</strong></td>
</tr>
</tbody>
</table>
COMMUNITY REVITALIZATION

Quest Communities are comprised of:

- Residential: Affordable Housing & Supportive Housing
- Commercial: Community Resource Center & Quest Workforce Development Center
- Acquisition
- Land Assemblage
- Substantial Renovation
- New Construction

Our approach to property development:

- Target - Blighted or under-served areas
- Fund - Collaborate with local, state and federal agencies
- Design - Community Engagement
- Construct - Procure and manage quality professionals
- Transition - Quest Property Management

PROPERTY DEVELOPMENT

DID YOU KNOW?

- Largest nonprofit developer of housing for persons below 30% AMI (average median income)
- Plan to add 452 additional units totaling $87 million over the next three years
DREAM FULFILLMENT

- Supportive Housing
  - Housing 1st Model
  - Affordable and furnished apartments

- Case Management
  - Open Door Policy
  - Weekly Educational Classes
  - Individual/Group Therapy

- Community Resources
  - Partnerships on the Westside
  - Local referrals
  - Engagement

SUPPORTIVE SERVICES

DID YOU KNOW?

- 90% of Quest residents do not return to homelessness
- Serviced approximately 8,000 persons in its nearly 20 years of existence
- Scores among the best providers in metropolitan Atlanta
DREAM FULFILLMENT

What is a non-profit “Organizational Payee Service”?

Who Needs a Payee Service?

AT-A-GLANCE

- Manages over $5 Million in beneficiary funds annually
- Serves over 500 clients statewide
- Veterans benefits and pensions
- Non-attorney representation of Social Security Disability Start up

QUEST PAYEE SERVICES
Did You Know?

- According to 2017 Social Security Office of Retirement and Disability Policy over 5,387,955 individuals receiving Social Security benefits have an appointed payee.
- QPS is one of the largest Payee Services in Georgia
COMMUNITY REVITALIZATION

- Residential and Commercial
- Government Funded Projects
- Management
- Accounting
- Maintenance
- Compliance

PROPERTY MANAGEMENT

DID YOU KNOW?

- Quest owns and/or manages over 200 housing units, 11 single family homes, and 4 commercial properties.
- Serve as vehicles for anti-displacement and legacy resident stabilization.
Get Engaged!

• Share Your Experience
  • Twitter: @WFFAtlanta
  • Facebook: @WestsideFutureFund
  • #TransformWestsideSummit

• Learn more
  westsidefuturefund.org

• Come back! Bring a friend!
  Next Summit: September 6th

• Volunteer with the Corps!

• Sign up for our newsletter!
Transform Westside
Summit

See you next time,
Friday, September 6\textsuperscript{th}, 2019!