



Westside  
Future Fund

# Transform Westside Summit

Convene | Communicate | Collaborate

Westside Future Fund  
Friday, October 4, 2019



# Agenda

7:15 – 7:20AM  
Welcome

John Ahmann  
*President & CEO*  
Westside Future Fund

7:20 – 7:35AM  
Opening Devotion

Rev. Winston Taylor

7:35 – 8:00AM  
Self Introductions

John Ahmann  
*President & CEO*  
Westside Future Fund

8:00 – 8:15AM  
Announcements

John Ahmann  
*President & CEO*  
Westside Future Fund

8:15 – 8:45AM  
Featured  
Presentation:

Supporting Community  
Retention through the  
“Home on the Westside”  
program

Leslie Canty  
*English Avenue Resident*  
*CSI Worker Community Specialist*  
*At-Promise Center*

Rushie Bonner  
*Vine City Resident*  
*Certified Nursing Assistant*

Ebony Ford  
*English Avenue Resident and Founder*  
*English Avenue Tea*

*IT Help Desk Analyst*  
*Georgia Department of Early Care*  
*and Learning*

Regina Grant  
*Program Director*  
*On the Rise Financial Center*

Joan Vernon  
*Director of Neighborhood Engagement*  
*Westside Future Fund*

8:45 – 8:55AM  
Q&A

All

8:55 – 9:00AM  
Closing Remarks

John Ahmann  
*President & CEO*  
Westside Future Fund

9:00AM  
Meeting Adjourns

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# Our Speakers

## Regina Grant

*Program Director, On the Rise Financial Center (OTRFC)*

Ms. Regina Grant currently serves as the Program Director for On the Rise Financial Center (OTRFC). Ms. Grant's has extensive experience as a counselor, coach, facilitator and instructor in the field of "banking" and financial education.

In her role as the first Center Director of OTRFC, she was able to apply her skills and expertise to provide a high level of specialized service to the residents and stakeholders of various communities throughout the Atlanta area in group and one-on-one financial services. Her level of commitment to "reach one, teach one" is irrefutable and the passion she exhibits in all aspects of her work well qualifies her as an expert in her field.

Having spent the past 18 years as a trained and certified homeownership counselor, Ms. Grant has also become a Certified Credit Builder Master Trainer and has successfully trained interns, staff and consultants that are currently working with agency clients.

In addition to serving in this capacity, she has also led a team of computer-software trainees through developing their skills in financial literacy and education, managed media and marketing partnerships, as well as participated in the development of the center's financial education curriculum.

Ms. Grant has successfully leveraged partnerships with very key stakeholders and philanthropic supporters that are vital to the OTRFC.

Through her, as she calls; divine calling, she has steered the agency toward community service, with programs to help moderate- and low-income families buy homes, to teach people methods to improve their credit scores and to offer financially sound alternatives to predatory lenders.

Her career as a financial educator and coach has been successful and is continuing to thrive as she embarks on her new journey of educating the residents of Atlanta's Westside Community.

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## Joan Vernon

*Director of Neighborhood Engagement, Westside Future Fund*

Joan Vernon has lived in the English Avenue community for ten years. As a long-time resident and advocate for inclusive community development, Joan has worked to prioritize the community goals and local developments. In 2016 Joan joined the board of the English Avenue Neighborhood Association (EANA) as the 1st Vice President and was elected as the organization's President shortly after. During her term, she worked with the community to complete the 2016 Land Use Framework Plan; as well as, the 2018 English Avenue rezoning, permitted uses and development controls to be included in the legislation. Over the years Joan has organized various meetings with city departments, community partners and large developers to explore both the negative and positive effects of proposed developments.

Joan Vernon represented the English Avenue community for the 2019 Super Bowl host committee, The Herndon Square development, The Echo Development Community Benefits Agreement and is currently a member of the City of Atlanta Department of Planning's Congregate Steering Committee. In her years of service, Joan Vernon is most proud of the equitable opportunities created for westside community members to participate in community growth and for the host of relationships working to unite the westside neighborhoods. May 2019 Joan Vernon joined the Westside Future Fund team to continue to work on behalf of Westside communities for a compassionate and inclusive approach to community redevelopment.

# Our Speakers

## **Ebony M. Ford**

*English Avenue Resident and Founder, English Avenue Tea  
IT Help Desk Analyst, Georgia Department of Early Care and Learning*

Ebony purchased a home in English Avenue after moving from her home state of Michigan more than 10 years ago. She was drawn to the potential of the Westside and wanted to be apart of what was sure to be its uprising in the very near future. She is a divorced mother to a 4 year old son, and an

IT Analyst for the State of Georgia. Ebony has started an organization, English Avenue Tea, to bring awareness and an image of normalcy to the rest of Atlanta about the residents that live in historic Westside neighborhoods. The Westside is on the rise and Ebony is proud to go along for the ride.

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## **Leslie Canty**

*English Avenue Resident  
CSI Worker Community Specialist, At-Promise Center*

Leslie Canty has been married to Nandi Canty, his lovely wife, for 22 years. He has two beautiful daughters, Ellise Canty and Jaya Canty. Leslie works for CHRIS 180 as a case manager / counselor. He is a dedicated community volunteer who serves as the Public Safety Chair for the NPU. Leslie also

started initiative called "block-by-block," working with Georgia Tech to make the community a safer place by tackling drugs, prostitution, and abandoned housing. With help from CHRIS 180, he has been able to feed the homeless on a weekly basis.

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## **Rushie Bonner**

*Vine City Resident and Hollis Innovation Academy Parent  
Certified Nursing Assistant, CSA Homecare*

Rushie Bonner is a proud resident of Vine City who has lived on the Westside for 15 years. She is a mother to five beautiful children, including four daughters and one son.

Ms. Bonner is passionate about giving back to her community. She completed the Certified Nursing Assistant (CNA) training program at the Covenant

CNA School. It was a challenging experience and she credits her program coach/mentor, Ericka Hill, for helping her achieve her dream of working in the healthcare field. She is currently a personal caretaker with CSA Homecare.



Westside  
Future Fund

## 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.



# Westside Future Fund

OUR VISION: A COMMUNITY DR. KING WOULD BE PROUD TO CALL HOME.

Westside Future Fund is a nonprofit formed by Atlanta’s public, private and philanthropic partners who believe in the future of Atlanta’s Westside and are committed to helping Historic Westside neighborhoods revitalize and develop into a community Dr. King would be proud to call home.

English Avenue • Vine City • Ashview Heights\* • Atlanta University Center

## Community Retention

- We’re laser-focused on affordable housing.
- We risk losing residents as market forces take over as the area’s fortunes improve.
- We want current residents to remain in their beloved neighborhoods for years to come, even as market forces raise housing and rental prices as well as taxes.
- We’re raising funds as quickly as possible to buy real estate that will remain deeply affordable.
- So far, we have more than 300 units under control that will serve low-income residents, such as the working poor and seniors living on a fixed income, of which we are very proud.
- Much more is needed, we need everyone’s help.

## Role of the Westside Future Fund

With its grounding in community retention and its compassionate approach to revitalization, Westside Future Fund is focused on creating a diverse mixed-income community, improving quality of life, and elevating and celebrating the Historic Westside’s unique history and culture. We are driving a collective effort focused on our four impact strategies with many different impact partners.

## Impact Areas



SAFETY AND SECURITY



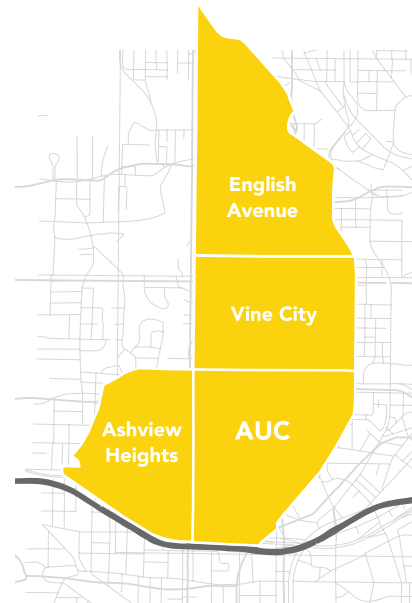
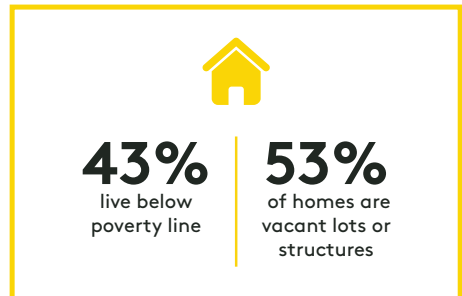
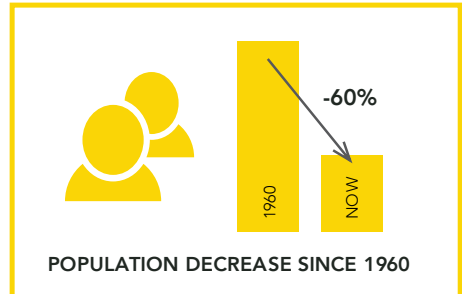
QUALITY, MIXED-INCOME COMMUNITIES (COMMUNITY RETENTION)



CRADLE-TO-CAREER EDUCATION



COMMUNITY HEALTH AND WELLNESS



\* Just Us and Booker T. Washington

# Our Impact

In addition to amplifying and accelerating the work of our impact partners, we also advance our mission through the development and implementation of several plans, programs and initiatives, including:

### Anti-Displacement Tax Fund

An initiative that will pay qualifying homeowners' property tax increases in the English Avenue, Vine City, Ashview Heights and Atlanta University Center communities. The program is designed to help ensure that current homeowners are not displaced due to rising property taxes.

### Land-Use Framework Plan

A design and implementation strategy — created in partnership with the City's Department of Planning & Community Development — to revitalize the Westside, building on the good work and extensive community feedback put into previous plans by city officials, partners and community residents.

### Transform Westside Summit

Twice-monthly "town hall" meetings created to foster connection, collaboration and communication amongst community members around revitalization efforts.

### Westside Neighborhoods Beautification Project

Pilot job training and placement program designed to help Westside residents carve out career paths while cleaning up and beautifying our four target neighborhoods.

### Westside Volunteer Corps

Established to create opportunities for individuals from throughout Atlanta to join forces with Westside residents in the revitalization of the historic Westside. Through a variety of volunteer projects, the Corps works to strengthen community nonprofits and expand their impact with a consistent injection of human capital (i.e. volunteers).

### Westside Community Data Dashboard

Dedicated to identifying and understanding the needs and opportunities that exist in WFF's four target neighborhoods. Site offers a baseline of community conditions and trends over the past 15 years against which WFF will track future progress.

## How to Get Involved



### LEARN

Check out our website to learn more.

[westsidefuturefund.org](http://westsidefuturefund.org)



### ENGAGE

Attend a Transform Westside Summit or join our Westside Volunteer Corps.

[westsidefuturefund.org/volunteer-corps](http://westsidefuturefund.org/volunteer-corps)



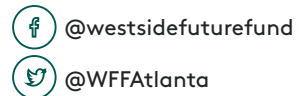
### GIVE

Already convinced? Great! Donate to our efforts.

[westsidefuturefund.org/donate](http://westsidefuturefund.org/donate)



P.O. Box 92273, Atlanta, GA 30314  
(404) 793-2670  
[WestsideFutureFund.org](http://WestsideFutureFund.org)



[@westsidefuturefund](https://www.facebook.com/westsidefuturefund)

[@WFFAtlanta](https://twitter.com/WFFAtlanta)

# Progress from the Collective Effort

## RODNEY COOK, SR. PARK IN VINE CITY



The finishing touches of the splash pad and restroom building at Cook Park are currently being added. When complete and open to the public, the splash pad at Cook Park will become the sixth splash pad in the City of Atlanta. This refreshing program element and its jets of water is designed to allow for young residents from Vine City and English Avenue to cool off during the summer months without swimming.

The main gateway to Cook Park along Joseph E. Boone Boulevard at Vine Street is close to being complete. The entry is comprised of several granite-veneered retaining walls and stairs to invite park users into the greenspace from the north side of the park.

Cook Park is designed to seamlessly integrate functional engineering features within a programmed park space while providing park amenities to visitors of all ages and abilities with ways to gather, connect and enjoy nature including: a playground, splash pad, aeration fountain, and great lawn, along with a market plaza, multi-purpose courts, and an amphitheater stage.



## WESTSIDE VOLUNTEER CORPS AT TRULY LIVING WELL



Truly Living Well Center for Natural Urban Agriculture hosted the September Westside Volunteer Corps Day of Service at their Collegetown Farm in Ashview Heights.

On September 28th, volunteers prepared beds for fall planting and helped expand the fruit orchard.

*If you're interested in joining at the Collegetown Farm another time, visit [volunteer.westsidefuturefund.org/calendar](http://volunteer.westsidefuturefund.org/calendar) to view more opportunities every Tuesday and Thursday, and at Lindsay Street Park every second Saturday!*

### UPCOMING EVENTS

Next Westside Volunteer Corps | Day of Service  
Saturday, October 26th at Omenala Griot Museum

For more information and additional volunteer opportunities, visit [volunteer.westsidefuturefund.org](http://volunteer.westsidefuturefund.org)





# Progress from the Collective Effort



## FAMILIES FIRST FEEDS WESTSIDE NEIGHBORS; ANNOUNCES NEW CEO, DEPRIEST WADDY

For our Westside neighbors, and for many children throughout metro Atlanta, summer hunger is a reality. This summer, Families First partnered with the Atlanta Community Food Bank to provide daily lunches to the children in our community through an eight-week feeding program. Every Monday through Thursday, children and their parents or guardians could stop by the Families First Family Resource Center on Joseph E. Lowery Boulevard and pick up a healthy lunch.



When DePriest Waddy learned Families First was seeking a new CEO, he knew that he wanted to help make difference for children and families in need across Georgia, with more than 30 years of nonprofit and corporate leadership. He joined the organization in late September 2019, following completion of his service as the Executive Director of Jefferson County Committee for Economic Opportunity in Birmingham, Alabama.

“I am honored to join Families First,” said Waddy. “This is a dynamic time in the history of the organization as it approaches its 130th anniversary. There are endless opportunities for Families First to help the most vulnerable.”

*First appeared in the Summer 2019 Edition of First Look — A Quarterly Newsletter from Families First*

## YOUNG WESTSIDE AUTHORS PUBLISH ORIGINAL BOOKS

On September 14, 2019, middle- and high-school aged authors debuted their first ever published works. Young Authors Publishing and Raising Expectations co-sponsored this “Boys, Books & Brotherhood” event held at The Hammonds House.

These young men write now so they may continue to write and excel in the future: 100% of books proceeds support post-secondary education funds for each author.

Books are available for purchase at:

<https://www.youngauthorspublishing.org/books-1>

&

<https://www.raisingexpectations.org/booklaunch2019/>



# THE WESTSIDE: Your home now... and for years to come



Home on the Westside is part of Westside Future Fund's commitment to help drive equitable, inclusive community retention on the Historic Westside.

We're taking steps to deliver safe, quality housing on the Westside with:

- Affordable 1-, 2-, and 3-bedroom rentals
- Newly constructed and renovated homes for purchase and rent-to-own
- Down payment assistance
- Anti-Displacement Tax Fund (ADTF) for legacy homeowners
- Financial coaching and counseling in partnership with On the Rise Financial Center (OTRFC)

For more information on available services and qualification requirements, visit [westsidefuturefund.org/homeonthewestside](https://westsidefuturefund.org/homeonthewestside)



Westside  
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# **RUN VOLUNTEER SERVE**

**THE RACE 13.1 + 5K**

**Saturday, October 5th**

**Premier Road Race Event on Atlanta's Historic Westside**

# **THE RACE 2019** **IMPACT + ELEVATE** **ATLANTA, GA**



**Friday, October 4<sup>th</sup>**

**The Race Expo**

**Saturday, October 5<sup>th</sup>**

**The Race Half Marathon & 5K**

**Sunday, October 6<sup>th</sup>**

**Community Impact Service Day**

**[www.theraceuc.com](http://www.theraceuc.com)**

**THE RACE**

# ON THE ROAD LENDING

AFFORDABLE LOANS FOR RELIABLE CARS

## HOW TO GET A CAR THROUGH ON THE ROAD LENDING

We provide affordable loans, vehicle selection assistance and financial mentoring to get you on the road to success. Just follow these simple steps!



### INPUT YOUR BUDGET

The process starts on our website at [www.ontheroadlending.org/apply](http://www.ontheroadlending.org/apply). There you will find a short list of information to gather BEFORE you begin the application process. Your budget will determine if you qualify.



### WORK WITH YOUR COACH

Your interest rate isn't tied to your credit score. Everybody who qualifies pays the same rate—9.75%. We get to know you to evaluate your ability to be successful. The last thing we want is for you to fail!



### TELL US YOUR STORY

Your personal story is important to us. When we get to know more about you and your circumstances, it helps us understand why we should make you a loan.



### SAVE FOR YOUR DOWN PAYMENT

Our most successful clients invest in their cars with us by making a down payment, which reduces the amount of the loan. At the least, we ask you to save for tax, title and license. It may seem hard, but it's easier than you think!



### PLAN FOR CAR OWNERSHIP

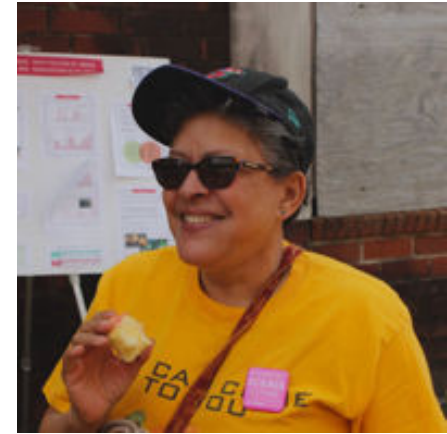
A car will change your life, so you will want to take care of it. Maintaining insurance and making a plan for car maintenance are key.



### ENJOY YOUR CAR!

After you're on the road, we want to hear how you're doing. Let us know if you get a new job or a raise. Your coach is here for you over the life of your loan. When you pay off your loan, you help more people get reliable loans for affordable cars.

APPLY NOW AT [ONTHEROADLENDING.ORG/APPLY](http://ONTHEROADLENDING.ORG/APPLY)



## SAVE THE DATE

OUR NEXT TEN YEARS...

**HISTORIC WESTSIDE GARDEN  
CELEBRATES GROWING  
COMMUNITIES**

**IT TAKES GARDENS TO GROW A  
COMMUNITY!**

**OCTOBER 19, 2019, FROM 5:00  
PM TO 8:00 PM**

**HAGAR PALACE  
19 JOSEPH E. LOWERY BLVD NW  
30314**

# SAVE THE DATE!



Please Join Fulton County  
Commissioner Natalie Hall, District 4  
and The Fulton County  
Board of Commissioners

## 3<sup>RD</sup> ANNUAL JOAN P. GARNER WALK & HEALTH FAIR

A free community event  
Celebrating the life and work  
of the late Commissioner  
Joan P. Garner

Saturday, October 5, 2019  
9:00 a.m. - 1:00 p.m.

Washington Park  
& Atlanta Beltline  
Westside Trail  
1125 Lena St. N.W.  
Atlanta, GA 30314



**Truly LIVING Well**  
Center for Natural Urban Agriculture

# TLW Awareness 5K Run/Walk

Oct 12 | 8 am - 2 pm  
Davidson-Arabia Mountain  
3787 Klondike Rd | Lithonia

SIGN UP AT  
[BIT.LY/TLW5KWALK](https://bit.ly/TLW5KWALK)  
TO JOIN THE FUN!



When you shop @AmazonSmile, Amazon will make a donation to Westside Future Fund!

GO TO

<https://smile.amazon.com/ch/47-3015082>

OR

smile.amazon.com and SEARCH "Westside Future Fund"

AmazonSmile is a website operated by Amazon with the same products, prices, and shopping features as Amazon.com. The difference is that when you shop on AmazonSmile, the AmazonSmile Foundation will donate 0.5% of the purchase price of eligible products to the charitable organization of your choice.

*Thanks for your support and happy shopping!*



Westside Future Fund

### FREE SHUTTLE RIDES for TRANSFORM WESTSIDE SUMMIT ATTENDEES

Westside Future Fund is offering free transportation to and from the Transform Westside Summits via the Cute Shuttle.

The Cute Shuttle will make scheduled stops at these locations on every 1st and 3rd Friday of the month:

**At-Promise Center**  
740 Cameron Madison Alexander Blvd, NW

**Hollis Innovation Academy**  
225 James Brawley Drive, NW

Passenger pickups at these locations will occur every ten minutes between **6:50 a.m. – 7:30 a.m.**

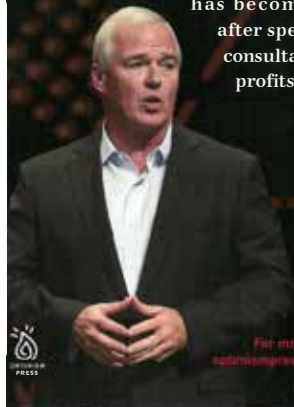
Passenger drop-offs from the Gathering Spot will occur every ten minutes between **9:00 a.m. – 9:30 a.m.**

No registration is required to ride the shuttle. Simply show up at one of the two pickup locations for a ride. To contact Cute Shuttle, call: 470-231-9941



Over the past 20 years, Bruce Deel has helped over 20,000 people in the most dangerous zip code of Atlanta escape the cycle of homelessness, joblessness, and drug abuse. In these powerful true stories about the men and women who fell through the cracks in our social services system, he shows the power of radical trust to change lives.

Bruce Deel founded City of Refuge in 1997. He is the Senior Pastor of The Mission Church and a graduate of Lee University in Cleveland, TN. As a result of his experience and success, Bruce has become a highly sought after speaker and serves as a consultant to numerous non-profits around the country.



Bruce will donate a portion of his proceeds from **TRUST FIRST** to the charitable organization **City of Refuge**.

For more information, please contact [adam@cityofrefuge.com](mailto:adam@cityofrefuge.com)

### CONNECT WITH YOUR ATLANTA CITY COUNCILMEMBER



**District 3 – Antonio Brown**  
Point of Contact: Thad Flowers  
tflowers  
@AtlantaGa.Gov

Phone #: (404) 330-6046



**District 4 – Cleta Winslow**  
Point of Contact: cwinslow  
@atlantaga.gov

Phone #: (404) 330-6047

# Creating the Beloved Community



The end is reconciliation; the end is redemption; the end is the creation of the Beloved Community. It is this type of spirit and this type of love that can transform opponents into friends. It is this type of understanding goodwill that will transform the deep gloom of the old age into the exuberant gladness of the new age. It is this love which will bring about miracles in the hearts of men.

Martin Luther King, Jr. from "Facing the Challenge of a New Age," 1956

The coining of the term, "beloved community" is credited to Josiah Royce (1855–1916), a Harvard professor, theologian, and philosopher, who taught at Harvard from the 1880s to 1910s.

Josiah Royce deemed the beloved community the "principle of all principles" and spoke of the beloved community as an ideal, separate from ordinary life, a spiritual community where all those "fully dedicated to the cause of loyalty, truth, and reality itself" were joined. Speaking from a distinctly Christian perspective, he stated that religious communities at their core should embody "the mystery of loving membership in a community." This participation was enacted through deep loyalty to a personal cause that one serves with "all [one's] might and soul and strength."

Royce wrote, "Find your own cause, your interesting, fascinating, personally engrossing cause; serve it with all [one's] might and soul and strength; but so choose your cause and so serve it, that thereby you show forth your loyalty to loyalty, so that because of your choice and service to your cause, there is a maximum of increase of loyalty among your fellow [human beings]."

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 1860s, white and black educators, black 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 harmony 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 nonexclusionary 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 for long feed on itself. 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 Fluker 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

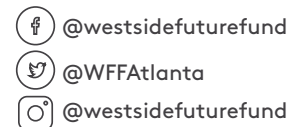


Transform Westside Summits are made possible through the generosity of the Chick-fil-A Foundation and The Gathering Spot

THANK YOU FOR YOUR INVALUABLE SUPPORT  
IN MAKING THESE SUMMITS POSSIBLE:



P.O. Box 92273, Atlanta, GA 30314  
(404) 793-2670  
westsidefuturefund.org



For bulletin ideas and comments, contact Elizabeth Wilkes at [elizabeth@westsidefuturefund.org](mailto:elizabeth@westsidefuturefund.org).