



Westside  
Future Fund

# Transform Westside Summit

Convene | Communicate | Collaborate

Westside Future Fund  
Friday, January 15, 2021

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**SUPPORT  
WESTSIDE  
BUSINESSES**



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.



@westsidefuturefund



@WFFAtlanta



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westsidefuturefund.org



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of  
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*President,*  
*The Arthur M. Blank*  
*Family Foundation*



**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*



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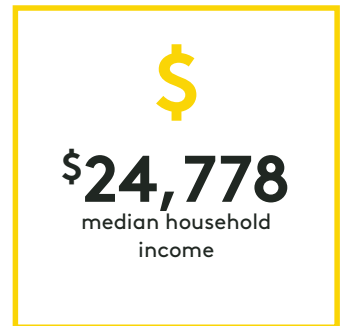
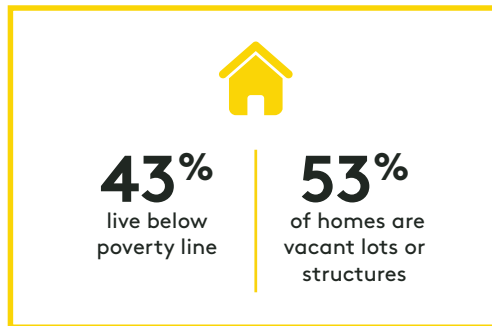
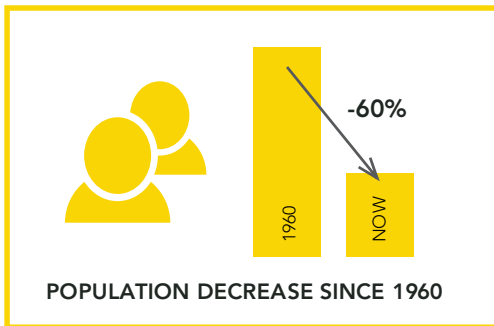


# Westside Future Fund

CREATING A NEW WESTSIDE FUTURE

Westside Future Fund (WFF) 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



## Role of the Westside Future Fund

With an emphasis on community retention and a 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.

## Impact Areas

Westside Future Fund's holistic, partner-driven model is proving successful. Through our roles as participator, amplifier, convener, strategist and accelerator, WFF is delivering results in our four impact strategies.



SAFETY  
& SECURITY



COMMUNITY HEALTH  
& WELLNESS



MIXED-INCOME  
COMMUNITIES



CRADLE-TO-CAREER  
EDUCATION



## HOME ON THE WESTSIDE

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### Investing in a New Westside Future

- Westside Future Fund is deeply committed to community retention
- We created Home on the Westside as a signature initiative in partnership with Mayor Bottoms to drive equitable and inclusive redevelopment in the Historic Westside neighborhoods
- WFF's community retention guidelines prioritize individuals and families with ties to WFF's historic neighborhoods to be first in line for housing opportunities and do not discriminate based on income

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### Using these guidelines, Home on the Westside prioritizes Westside legacy residents by providing high quality, permanently affordable housing opportunities

- Providing renters housing they can afford as area rents continue to rise
  - Renters should not have to pay more than 30% of their gross income on rent
- Enabling homeownership with financial coaching and counseling
- Constructing and renovating new single-family homes, available for purchase and for lease-to-purchase, supported by down payment assistance
- Covering increases in property taxes for qualified legacy homeowners

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If you are interested in housing opportunities through Home on the Westside, start by completing an interest form.

[REGISTER NOW](#)



Westside  
Future Fund

P.O. Box 92273, Atlanta, GA 30314  
(404) 793-2670  
[WestsideFut@reFund.org](mailto:WestsideFut@reFund.org)



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@WFFAtlanta



# A Dedicated Team



**John Ahmann**  
President and CEO



**Jaren Abedania**  
VP of Real Estate



**Rachel Carey**  
VP of Project  
Financing



**Brenda Dalton**  
Chief Operating  
Officer



**Sonia Dawson**  
Special Assistant to  
the President & CEO



**Lee Harrop**  
VP of Real Estate  
Development



**Raquel Hudson**  
Director of Westside  
Volunteer Corps



**Marni Pittman**  
Controller



**Deidre Strickland**  
Development  
Manager



**Joan Vernon**  
Director of Neighborhood  
Engagement



**Christal Walker**  
Staff Accountant



**Robyn Washington**  
Development  
Coordinator



**Cristel Williams**  
Director of  
Development



## Agenda

7:45AM – 8:00AM  
**Welcome**

John Ahmann  
*President & CEO*  
Westside Future Fund

Ebony Ford  
*Westside Resident*  
English Avenue

8:00AM – 8:15AM  
**Opening Devotion**

Makeda Johnson  
*Vine City Resident & Founder*  
Sister's Action League

8:15AM – 8:55AM  
**COVID-19 Vaccine**

Dr. Valerie Montgomery Rice  
*President & Dean*  
Morehouse School of Medicine

Dr. Norberto Fas  
*Associate Dean for Clinical Affairs at the*  
*Veterans Affairs*  
Morehouse School of Medicine

featuring  
LIVE CAM from our  
Westside  
Correspondent

Benjamin Earley  
*Westside Correspondent*  
Redclay-Hill

*All viewers can submit questions via social media channels for the duration of the program.*

8:55AM  
**Closing Remarks**

John Ahmann  
*President & CEO*  
Westside Future Fund

9:00AM  
**Summit Adjourns**



# Our Featured Participants

## John Ahmann

*President & CEO, Westside Future Fund*

For more than 25 years, John Ahmann has been driven by the determination to improve the way communities and institutions function in Atlanta. From his early days working in Washington, D.C. to his positions with private, governmental, and organizational entities in the Atlanta area — including his eight years as an elected school board official in Decatur — he has focused his energy on solving the big problems whose resolutions can ultimately change Atlanta's trajectory. He has worked primarily behind the scenes, bringing together diverse stakeholders and managing initiatives through to fruition, and has had a hand in some of the region's most important public policy initiatives and cross-sector collaborations. Along the way, John has built a vast network of individuals who are impacting Atlanta and its future.

John is a native son. He was born at Grady Hospital in Atlanta in 1965, was one of Paideia School's first graduates in 1983, and earned his BA in Political Science from Emory University in 1987. After having moved to Washington, D.C. and worked for Representative Pat Williams of Montana and then Congressman Ben Jones of Georgia, he entered Yale School of Public Private Management in 1991 and graduated with seven letters of recognition in 1993.

Within months after returning to Atlanta, John was hired by the Atlanta Committee for the Olympic Games as the Program Coordinator of Government Relations. He was soon promoted to Manager of Federal and State Government Relations where he worked with officials from four federal government offices, including the White House. Following the 1996 Olympic Games, John worked at Edington & Wade, a public affairs firm, and then Georgia's Department of Industry, Trade and Tourism (GDITT, now the Department of Economic Development), where he led and managed strategic planning teams. From there he moved into GDITT's newly created position of Deputy Commissioner for Strategic Planning and Research.

In 2000, John was hired by the Metro Atlanta Chamber to serve as its Senior Vice President of Community Development. There he oversaw the Chamber's initiatives regarding transportation, education, arts and culture, the environment, and legislative affairs. In 2003, John bought the majority interest in a local public affairs firm, and in 2006 he established Ahmann, Inc. While in private practice in 2004, John began his engagement as the outsourced Executive Director of the Atlanta Committee for Progress (ACP), a group of top CEOs and university presidents that advises and supports the mayor on priorities critical to Atlanta's economic vitality. While with ACP, he was heavily involved in launching the Atlanta Beltline, the acquisition of the Martin Luther King Jr. Personal Collection, the 2015 Renew Atlanta Bond Program, and ACP's Westside Redevelopment Task Force that lead to the launch of the Westside Future Fund. John is currently the President & CEO of the Westside Future Fund.

John has also been an elected public servant. He won his race for the City Schools of Decatur Board of Education in 2003, was re-elected in 2007 without opposition, and served until 2011. John was the first Paideia School alumni invited to join the Paideia School's Board of Trustees where he served for four years.

John's unwavering commitment to Atlanta and deep knowledge of specific areas such as education, economic development, infrastructure and local fiscal policy make him a unique presence in Atlanta's change landscape. He is honored to serve the board of Westside Future Fund as its President & CEO.

# Our Featured Participants

## Dr. Valerie Montgomery Rice

*President & Dean, Morehouse School of Medicine*

Valerie Montgomery Rice, MD, FACOG, provides a valuable combination of experience at the highest levels of patient care and medical research, as well as organizational management and public health policy. Marrying her management skills and strategic thinking to tackle challenging problems, she has a track record of redesigning complex organization's management infrastructures to reflect the needs of evolving strategic environments and position the organization for success.

The sixth president of Morehouse School of Medicine (**MSM**) and the first woman to lead the free-standing medical institution, Montgomery Rice serves as both the president and dean. A renowned infertility specialist and researcher, she most recently served as dean and executive vice president of **MSM**, where she has served since 2011.

Prior to joining **MSM**, Montgomery Rice held faculty positions and leadership roles at various health centers, including academic health centers. Most notably, she was the founding director of the Center for Women's Health Research at Meharry Medical College, one of the nation's first research centers devoted to studying diseases that disproportionately impact women of color.

Dedicated to the creation and advancement of health equity, Montgomery Rice lends her vast experience and talents to programs that enhance pipeline opportunities for academically diverse students, diversifies the physician and scientific workforce, and fosters equity in health care access and health outcomes. To this end, she holds membership in many organizations and boards, such as the following: National Academy of Medicine, National Center for Advancing Translational Sciences, Board of Directors for Kaiser Permanente School of Medicine, Board of Directors for The Nemours Foundation, Board of Directors for UnitedHealth Group, Ni-Q Medical Advisory Team and the Association of American Medical Colleges Council of Deans.

Montgomery Rice has received numerous accolades and honors. She was named to the Horatio Alger Association of Distinguished Americans and received the 2017 Horatio Alger Award. For two consecutive years (2016, 2017) Georgia Trend Magazine selected Montgomery Rice as one of the 100 Most Influential Georgians. Other honors include the following: Trumpet Vanguard Award (2015), The Dorothy Heights Crystal Stair Award (2014), National Coalition of 100 Black Women - Women of Impact (2014), YWCA-Women of Achievement (Atlanta-2014 and Nashville-2007), American Medical Women's Association Elizabeth Blackwell Medal (2011) and Working Mother Media Multicultural Women's Legacy Award (2011).

A Georgia native, Montgomery Rice holds a bachelor's degree in chemistry from the Georgia Institute of Technology, a medical degree from Harvard Medical School and an honorary degree from the University of Massachusetts Medical School. She completed her residency in obstetrics and gynecology at Emory University School of Medicine and her fellowship in reproductive endocrinology and infertility at Hutzel Hospital.

Montgomery Rice is married to her fellow Georgia Institute of Technology alumnus, Melvin Rice Jr. They have two children: Jayne, a medical student at Harvard Medical School, and Melvin, a recent graduate from Ringling College of Art and Design.

# Our Featured Participants

## **Ebony M. Ford**

*Westside Resident, English Avenue*

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 a part 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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## **Benjamin Earley**

*Senior Consultant, Redclay-Hill*

Benjamin Earley is a web developer, creative writer, and musician born and raised in Atlanta, Georgia, where he continues to call the Westside home. He holds two certificates from Berklee College of Music for Music Business and General Music Studies. In addition to pursuing his passion for songwriting and music production, Benjamin also builds websites and web-based solutions for clients as an independent contractor with Redclay-Hill.

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## **Makeda Johnson**

*Vine City Resident and Founder, Sister's Action Team*

D. Makeda Johnson is a legacy resident of the Historic Vine City and English Avenue Communities where she has lived and worked for nearly three decades, A mother, artist, and ordained minister, whose firm belief in the establishment of the authentic holistic Beloved Community, where revitalization efforts address the needs of not only brick and mortar that includes intentional actions that are inclusively designed to enhance and empower human capital. (Gods People). Her passion has translated into a ministry of community service.

Makeda is known for successful implementation of programs that empower youth, women, children, entrepreneurs and community development initiatives. She is the Director and founder of Sisters Action Team, Inc. (SAT) Women Empowerment Network: a community-based organization that advocates for the needs of women, children and families in housing, health, education and economic development. SAT focuses on spiritual connectivity, physical wellness and emotional balance. In this endeavor she has held various leadership roles and provided innovative visionary leadership.

Makeda has worked tirelessly to provide tools and resources that empower and inspire hope, vision and personal transformation for the reduction of social economic disparities found within undeserved Urban communities. Inspired by her personal motto "We must not only build edifice we must simultaneously assist in the empowerment of our residence to ensure that they too are a part of community revitalization efforts" MJ. Her visionary leadership skills and commitment to service is reflective in the numerous neighborhood organizations and community advisory boards that she has been elected to serve on throughout her residency. Including but not limited to as a two-term president of Centennial Place Elementary School PTA, served a total of ten terms as the Chair (8) and Vice chair (2) of Neighborhood Planning Unit -L, Vice Chair of Vine City Civic Association, MLK/Ashby Merchant Association Vice Chair, Chair Westside Neighborhood Tax Allocation District and Co-founder/ Publisher of Historic Westside News and Chair of Neighborhood Union Health Center Community Advisory Board.

Makeda, is the recipient of numerous awards among them Georgia State Department of Human Resources Live Healthy Georgia BARR award, BET/CDC award for the outstanding community-based organization, Atlanta City Council Proclamation, Georgia State Proclamation, Fulton County Department of Health and Wellness Exemplary Leadership Awards, Midtown Atlanta Rotary Club. She holds an AA in Social Psychology / Urban Studies, BS in Organizational Leadership, MA in Human Services



# Our Featured Participants

## Dr. Norberto Fas

*Associate Dean for Clinical Affairs at the Veterans Administration for Morehouse School of Medicine*

Dr. Fas was named Associate Dean for Clinical Affairs at VA for Morehouse School of Medicine (MSM) effective July 1, 2018. With this appointment, he serves as Associate Professor of Medicine and Adjunct Faculty in Community Health and Preventive Medicine at MSM. Dr. Fas works clinically at the Atlanta VA Healthcare System since July 1996. In January 2003, he was appointed as the Associate Chief of Staff for Education at this facility and most recently (Feb 2014) as Deputy Chief of Staff for Inpatient Flow until his appointment as Associate Dean at MSM. Previous positions include Physician Leader - Midtown Clinic, Coordinator - Urgent Care Clinic, Physician Leader at Occupational Health Clinic and Physician Fee Services Advisor. Prior to his federal career, Dr. Fas was a staff physician at Grady Memorial Hospital in Atlanta, Georgia.

Dr. Fas received his MD Degree in 1992 from the University of Puerto Rico School of Medicine and Bachelor Degree in Biochemistry in 1989 at Texas A & M University in College Station, Texas. His Internship and Residency was completed in Internal Medicine at Emory University School of Medicine Affiliated Program, Atlanta, Georgia. He also received a Physician Executive MBA from Auburn University in 2010.

Dr. Fas was Assistant Professor of Medicine and past Assistant Dean for Graduate Medical Education at Emory University School of Medicine, Department of Internal Medicine. In addition, he used to chair the Atlanta VAMC Utilization Management Committee and serves on several other medical center committees including the Dean's Committee and Executive Committee of the Medical Staff. He is a graduate of the VHA Executive Career Field (ECF) class of 2005 and Leadership VA (LVA) class of 2008.

Dr. Fas has numerous awards and honors to his credit. He is a member of the American College of Physicians/American Society of Internal Medicine and the American Association for Physician Leadership.



# ANNOUNCEMENTS

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## ♥CVS Health<sup>®</sup> + Good Sam

Good Samaritan Health Center and CVSHealth are offering free rapid COVID-19 testing with results in 20 minutes.

BY APPOINTMENT ONLY  
Call **404-523-6571** to schedule.

Good Sam is located at  
1015 Donald Lee Hollowell  
Pkwy, Atlanta, GA 30318.



Visit <https://goodsamatlanta.org/COVID-19> for more info.

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### Do you know, own, or love a business on the Westside?

Support Westside Business Awareness

To join the Westside Business Directory or participate in an upcoming community market:

email [Joan@westsidefuturefund.org](mailto:Joan@westsidefuturefund.org) with the subject line **ATTN: Westside Business**





# CHOICE NEIGHBORHOODS EXTERIOR OWNER-OCCUPIED REHAB PROGRAM

Atlanta Housing, Invest Atlanta and the City of Atlanta have launched a deferred forgivable loan program that provides up to \$70,000 in federal funds to eligible Ashview Heights and Atlanta University Center homeowners for exterior health and safety repairs on their home. Funds will be provided in the form of a forgivable loan at a 0% interest rate with payments deferred and forgiven until the earlier of loan maturity, sale, transfer of ownership, or failure to maintain the property as the primary residence during the loan term.

**The maximum loan amount per home is \$70,000, inclusive of all construction related costs and closing costs. Loan term will be determined by loan amount, not to exceed 10 years.**

## **ELIGIBILITY GUIDELINES**

- Homeowner must reside within the Choice Neighborhoods of Ashview Heights or Atlanta University Center.
- Must be a primary homeowner and existing resident as of September 30, 2015.
- Homeowners with 1st Mortgage Liens are permitted. Second mortgages from Habitat for Humanity on a Habitat home, and Invest Atlanta will be treated as one mortgage for purposes of this program. Homes with other liens (tax liens, recorded Fi Fas, etc. are ineligible. Homes with water liens must have a payment arrangement to be eligible).

## **FOR MORE INFORMATION OR TO APPLY**

Contact the Choice Neighborhoods Exterior Owner-Occupied Rehab Program Manager  
*Meals On Wheels Atlanta at [info@mowatl.org](mailto:info@mowatl.org) or 404-351-3889*





# **KEEPING STUDENTS CONNECTED**

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apply now for hotspots and  
free internet service.

Apply by January 11, 2021



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**APPLY HERE >>** <https://att.connectednation.org/s3/connectedlearning>



**Home on the Westside is our  
Community Retention initiative.**



**LEGACY HOMEOWNERS | RENTAL HOUSING | HOMEOWNERSHIP | FINANCING SUPPORT**



**LEARN MORE AT THE FOLLOWING LINK >>**

<https://www.westsidefuturefund.org/homeonthewestside/>



WATCH EPISODE 6

## Building the Beloved Community - Two Trailblazing Women Discuss What It Will Take

**The Beloved Benefit Conversation Series is a new virtual experience created to help us meet the extraordinary challenges of today.**

*Season 1 features six, 30-minute episodes of national leaders in a candid conversation on race, economic mobility, and the building of Dr. King's beloved community. Through this series, we hope to spark more than awareness: We want to ignite real-world impact and inspire deeper community connection.*

***Join us as we create a way forward, together.***



Episode 6

ROSALIND G. BREWER & SUSAN L. TAYLOR

Season Two  
Launching in 2021

WATCH NOW

### **IN CASE YOU MISSED IT...**

[WESTSIDE FUTURE FUND's 2019 ANNUAL REPORT IS NOW ONLINE](#)





# WE'RE HERE TO HELP

**Call 404- 430- 8180**

## Westside Connect Help Line



One number to get the help  
you need: Food, Housing,  
Counseling, Employment,  
Education, Health Care,  
COVID-19 Testing

Feeling lonely, lost, stressed,  
anxious or down?

Need help managing your  
health condition?

**Call 404- 430- 8180 today!**

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# VIEWPOINT: Fulfilling our vision of the beloved community

By D. Makeda Johnson | First published in the Atlanta Business Chronicle May 5, 2017

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Gentrification of urban American cities is a complex phenomenon with social, political and economic implications.

It represents a double-edged sword with both opportunities and challenges. The infusion of higher-income individuals into urban centers generates increased renewal investments in formerly neglected and abandoned blighted communities. It provides needed revenue to local municipalities to meet the expense of much-needed infrastructure and service delivery improvements. Unfortunately, gentrification and displacement are manifesting as symptoms nationally as the urban center across our nation thrives to attract upper-middle-income families while displacing current residents with increasing housing costs that exclude the working poor and altering the cultural and historical fabric of urban America cities.

Gentrification can be managed and provide an opportunity for Atlanta, Georgia, to honor its most noted son and drum major for social justice: Dr. Martin Luther King Jr.

Atlanta can once again shine as an urban American city "Too Busy to Hate." We can redefine the G word. We are in a moment of opportunity for the creation of the "Beloved Community," a community of racial and economic diversity.

But it will not just happen, it must be intentionally developed. It is simple, but requires authentic partnership between community, political and private stakeholders committed to the possibility of the "Beloved Community." It will require a resident retention plan that prevents forced displacement, inclusionary affordable housing policy that supports mixed income and racial diversity by acknowledging the area median income, and a tax abatement program to protect vulnerable home and business owners.

The Historic Westside Community is poised with the opportunity to manifest not forced displacement, but demonstrate how to align urban transformation with Dr. Martin Luther King Jr.'s vision of "The Beloved Community." A community where justice and equality is the order of the day; an authentic mixed community where all can live, change and grow without the destruction of the Historic Westside Community's cultural integrity.

To accomplish the building of the Beloved Community, trust must be established requiring a shift

from traditional transactional approaches to community redevelopment. We had declared that our approach will be transformative and centered on the development of human capital. This innovative transformative approach to community development is no easy task. It requires that both residents, stakeholders and service providers rethink and reset traditional mindsets associated with poverty that fails to see and value the many assets within communities and design programs that empower residents with the skills and resources to be a part of the solution with equality and equity.

This writer loves living and working within the Historic Westside Community. Having chosen to call it home for nearly three decades, I proudly celebrate the beauty of community. We are a very resilient community that has, in spite of many challenges, continued to make contributions to society, especially as it relates to striving for social justice and an equitable society.

Unfortunately, too often those who seek to serve often overlook the value of relational capacity that exists within community, wealth of knowledge and ability to be a vital asset to achieving transformative sustainable communities.

Envision what could happen as residents and dedicated stakeholders shift their mindsets and reinvent how to renew communities without displacement, where there is the pollination of skills and the capacity to stay in communication even when they are difficult, seeking to establish trust and new ways of engagement that produce the greater good for humanity while creating economically healthy, thriving businesses, well-kept homes, quality affordable housing that is reflective of the earning of the communities' workforce, accessible and affordable healthcare, high-performing educational institutions. In this moment of opportunity, we can be the change that the world is looking for and create the environment that produces productive citizens with economic and social mobility by design. As residents and stakeholders, we will either fulfill or betray the vision of the beloved community based on our actions or inaction. There is a critical need for advocacy on behalf of the often-marginalized long-term residents in gentrifying communities; we have the opportunity to shift that. Where do you stand? I shall continue to strive to be a drum major for justice, equality and inclusion for the establishment of the "Beloved Community."

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



**REDCLAY-HILL**  
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## How to Connect with Us



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