



Westside
Future Fund

Transform Westside Summit

Convene | Communicate | Collaborate

Westside Future Fund
Friday, December 7, 2018

IN LOVING MEMORY OF IVORY LEE YOUNG, JR.



It is with deep sadness that we acknowledge the passing of Atlanta City Council member, Westside Future Fund board member and Westside legacy resident Ivory Lee Young Jr.

Councilmember Young was a tireless servant leader who believed wholeheartedly in the future of the Westside. He lovingly poured himself into the community, and the community is much stronger, much safer, more resilient and much happier because of his service.

As a founding member of the Westside Future Fund board of directors, Councilmember Young was instrumental in many of the transformational projects and initiatives that will continue to shape the community for decades to come.

He was a true community champion and a true hero. He left an indelible mark on our organization and the Westside community, and he will be missed.

We extend our deepest condolences to his beloved wife, children, grandchildren, family and friends.



Agenda

7:15 – 7:20am
Welcome

Justin Carr
Director of Strategy & Impact
Westside Future Fund

7:20 – 7:35am
Opening Devotion

Bishop Larry Corker
Founder & CEO
Next Generation Youth Center and
Generations Outreach Ministries

7:35 – 8:10am
Introductions &
Announcements

Rachel Carey
Vice President of Project Financing
Westside Future Fund

8:10 – 8:50am
Featured Presentation:
YMCA of Metro Atlanta
& Arthur M. Blank Early
Learning Center Update

Ed Munster
President & CEO
YMCA of Metro Atlanta

Youlanda Upkins
Vice President of Early Learning
YMCA of Metro Atlanta

8:50 – 9:00am
Q&A

All

9:00am
Meeting Adjourns



Transform Westside Summits are made possible
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and The Gathering Spot

WIFI: TGS Guest | Password: tgsvisor384



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@WFFAtlanta



westsidefuturefund.org

Our Speakers

Larry Corker

Founder & CEO, Next Generation Youth Center and Generations Outreach Ministries

Bishop Larry Corker is the CEO & Founder of Next Generation Foundation and Senior Pastor of Generations Outreach Ministries. He has been working in ministry for over 25 years and covers several ministries in the metro Atlanta area as well as Alabama. He is also involved in the rebuilding of the Grove Park Community through the ministry of reconciliation. It is his belief that the older generation can teach and assist the younger generation, which fueled his desire to engage in youth mentoring.

Ed Munster

President & CEO, YMCA of Metro Atlanta

Ed Munster is president and chief executive officer of the YMCA of Metro Atlanta. He is charged with moving the organization forward with the Y-2020 long-range strategic plan. Its four-part agenda includes ensuring children start kindergarten with a strong foundation, helping improve k-12 academic achievement, inspiring civic leadership, and empowering healthy living for all age groups.

Named CEO in 2009, Ed is a lifelong YMCA professional, serving 23 years as this YMCA's executive vice president and chief operating officer.

After beginning his career as a physical director at the New Orleans YMCA, Ed spent eight years in various positions at the San Francisco YMCA. Ed came to Atlanta in 1985 as vice president and executive director of the Downtown YMCA on Luckie Street. Opened in 1914, the building was outdated and inefficient. He was responsible for the sale of the land and building and relocated the downtown branch to a new site.

In 1986 he was promoted to executive vice president and chief operating officer. Ed developed and executed the Y-2001 and Y-2010 long-range strategic plans, resulting in significant growth of the association. Revenues from six branches were \$4.5 million in 1985: they are \$100 million today with 29 branches.

With Ed's vision and a goal of large-scale community health change, the YMCA of Metro Atlanta maintains a research and development program in health behavior change. Three evidence-based, wellness programs were developed:

THE COACH APPROACH®, Youth Fit 4 Life™ and Start For Life™. They are implemented across the country and internationally and are documented in peer-review journals from the medical and behavioral sciences.

Under Ed's leadership, the Y has created vital collaborations with Children's Healthcare of Atlanta, Emory Healthcare, the Atlanta Speech School, and Winship Cancer Institute at Emory University. Other accomplishments include developing successful public/private partnerships, joining with the YMCA of Cobb County, setting design standards for YMCA buildings including LEED certification, and developing an investment model for decision-making to determine the best use of organizational resources based on mission and finances.

"The vital roles of volunteers, donors, community leaders, and staff enable our YMCA to deliver the quality, mission-driven programs our communities have come to expect," says Ed. "The Y's ability to create life-changing experiences cannot be underestimated. Updating our vision for the future will help us to explore ways in which we can continue to grow, prosper and meet changing, community needs."

Ed grew up in New Orleans and became a member of the YMCA at age 11. "Y staff kept me focused on school, helped me to set goals and pointed me in the right direction," he says. "While in the teen leader program, I chose the YMCA as a career." He is a graduate of Loyola University in New Orleans.

Youlanda Upkins

Vice President of Early Learning, YMCA of Metro Atlanta

Youlanda Upkins is vice president of the Metro Atlanta YMCA/Early Childhood Development Co. (ECDC), LLC's Head Start/Early Head Start program. She has served in the capacity of Head Start/Early Head Start Director here at the YMCA/ECDC for over 14 years and has been an aggressive advocate for Georgia's early learning community for more than 20 years.

Her lifelong affinity and association with Head Start began when she was enrolled as a young student in the program in her hometown of Ocean Springs, Mississippi. Upon receiving her degree in 1986, Youlanda joined the Jackson County Civic Action Committee Head Start Program as a Special Services Coordinator – returning to the program where she was once enrolled.

Youlanda and the ECDC staff provide services to 1,998 preschoolers, infants, toddlers and families in five counties that include Fulton in the Metro Atlanta area, as well as Barrow, Morgan, Elbert and Greene Counties in Northeast Georgia.

With extensive experience in working with and forging partnerships between national, state and local agencies as well as community groups, Youlanda has helped yield positive brand recognition for the YMCA as well as the mission and vision of the Head

Start Program. Widely recognized on the national level in the child development community, Youlanda has participated in the prestigious Johnson and Johnson Fellow Program and served as the Vice President of the Black Child Development Institute – Atlanta Affiliate for four years and currently continues to serve in an advisory capacity.

Youlanda holds a Bachelor's of Science Degree in Early Childhood Development from the University of Southern Mississippi. She has earned multiple professional certifications, including the University of California Los Angeles - Anderson Graduate School of Management. In addition, she has served as a Leadership Coach at the NIKE sponsored NHSA Starting Block Leadership Training Academy since 2007 and was the proud recipient of the Education Award that same year.

Prior to serving as Head Start/Early Head Start Director, she worked as the YMCA's Metro Pre-School Director, Education Program Analyst and Program/Licensing Specialist with the Georgia Pre-K Program Office of School Readiness (Bright From the Start).

Youlanda is married to Stephen Upkins and the proud parents of three children who also have been initiated into the Y family.



**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 the nonprofit of Atlanta community leaders who believe in the future of Atlanta's Westside and are committed to helping four historic 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 119 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



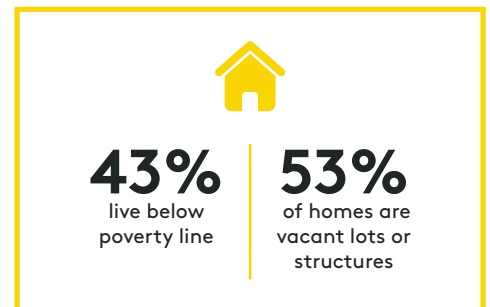
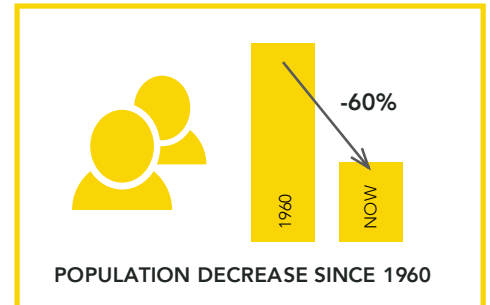
QUALITY, MIXED-INCOME
COMMUNITIES (COMMUNITY
RETENTION)



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



ENGAGE

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

westsidefuturefund.org/volunteer-corps



GIVE

Already convinced? Great! Donate to our efforts.

westsidefuturefund.org/donate



Westside
Future Fund

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(404) 793-2670
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@WFFAtlanta

Progress from the Collective Effort

RODNEY COOK, SR. PARK IN VINE CITY



The 16-acre park will serve a number of key roles — community gathering place; a monument to peace and Georgia's and city's place in the Civil Rights Movement; and a fix to vexing flooding issues that have plagued Vine City for years. The park will also become a part of a network of parks and trails connected to the Beltline.



The park is named for Cook, the late former Atlanta alderman and state representative, who was one of the few white elected officials who voted to seat Julian Bond in the chamber in 1966. At the time, Bond was a controversial figure as a civil rights leader and opponent of the Vietnam War. Cook also championed a number of anti-discrimination causes during his time in and out of elected office.

Partners in the project include the City of Atlanta, the Trust for Public Land, and the National Monuments Foundation.

 cookparkdesign.org

MOREHOUSE SCHOOL OF MEDICINE



Morehouse School of Medicine (MSM) breaks ground on the first phase of a new 7.2-acre mixed-use development which will include the first-ever graduate student housing units on the MSM campus, comprising of 187 units through a combination of studio, one- and two-bedroom offerings.

The Lee Street campus, named for its location in the West End, will also include a 25,000-square-foot ambulatory health facility, a 9,000-square-foot fitness/wellness center, 2,500 square feet of retail space and a four-level parking deck at the corner of Lee Street and Westview Drive. Funds from the school's most recent capital campaign were used in part to fund this project.



 msm.edu

Progress from the Collective Effort



ATLANTA TECHNICAL COLLEGE

**Atlanta Committee
for Progress**



The City of Atlanta along with five Atlanta-based corporations announced the establishment of the Center for Workforce Innovation, a jobs training program focused on outcomes-based education for high-demand careers.

The Center, which will be housed at Atlanta Technical College, is the result of a public-private partnership with the city of Atlanta, Atlanta Committee for Progress and Atlanta Technical College. Initial funding for the Center was provided by Delta Air Lines, The Home Depot, SunTrust, Intercontinental Exchange, and Georgia Power, with additional support from McKinsey & Co. and other Atlanta-based institutions. Mayor Bottoms shares, "Strong partners make strong cities. The Center for Workforce Innovation – a groundbreaking initiative that addresses equity, economic mobility and job readiness is a private partnership that will help build our communities, expand residents' access to high wage jobs and deepen our skilled labor pool."

ATLANTA HABITAT FOR HUMANITY



Westside
Future Fund



Habitat
for Humanity

Westside Future Fund is excited to be sponsoring a Habitat build located in Ashview Heights!

Volunteers are the heart and soul of Atlanta Habitat for Humanity. By helping build quality, affordable houses in safe, vibrant neighborhoods, we are creating opportunities for working homebuyer families to thrive and to achieve many other dreams.

Volunteer days are available in December 8th and January 12th.

Give the gift of time by registering at wff.atlantahabitat.volunteerhub.com.

 wff.atlantahabitat.volunteerhub.com





COAT DRIVE

DONATE
NEW & GENTLY
USED COATS

Help keep Atlanta's youth warm this winter!

The Atlanta Police Foundation is collecting new and gently used coats and jackets for youth at the At-Promise Center.

Drop off donations
by **December 18**
to either location:

Atlanta Police Foundation
191 Peachtree St NE
Suite 191 - Lobby Level

At-Promise Center
740 Cameron M. Alexander Blvd NW



WWW.ATLANTAPOLICEFOUNDATION.ORG



@PROMISE CENTER

HOLIDAY ART SHOW

Tuesday, December 18th
6pm – 8pm



Please join the At-Promise youth as they display their art and share the story behind its creation. Select pieces for sale. Light refreshments served.

Free Admission

Please consider a donation of winter coats or art supplies.
<https://give.classy.org/At-PromiseArtShow>

Location:
At-Promise Center
740 Cameron M. Alexander Blvd NW, Atlanta, GA 30303



CHOICE NEIGHBORHOODS HERITAGE OWNER-OCCUPIED REHAB PROGRAM

Atlanta Housing Authority, Invest Atlanta and the City of Atlanta have launched a deferred forgivable loan program that provides up to \$60,000 in federal funds to eligible Ashview Heights and Atlanta University Center homeowners for health and safety repairs on their home. The loan will be for 10 years 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 10-year term.

The principal balance is reduced by 10% annually provided the eligible homeowner maintains primary residency. The prorated remaining balance is due and payable immediately if the home is sold, transferred, or no longer the primary residence within the 10-year term. A lien will be placed on the home.

The maximum loan amount per home is \$60,000, inclusive of all construction related costs and closing costs.

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.
- Annual Household Income must not exceed 80% of area median income adjusted for household size. 1 Person Household (\$41,900) - 2 Person Household (\$47,900) - 3 Person Household (\$53,900) - 4 Person Household (\$59,850) - 5 Person Household (\$64,650) - 6 Person Household (\$69,450).
- Homeowners with 1st mortgage liens are permitted. Homes with other liens (2nd mortgages, tax liens, water liens without payment plans, recorded Fi Fas, etc.) are prohibited.

FOR MORE INFORMATION OR TO APPLY

Contact the Choice Neighborhoods Heritage Owner-Occupied Rehab Program Manager,
Meals on Wheels at info@mealsonwheelsatlanta.org or 404-351-3889





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The Y at Good Sam – Group Ex Schedule

WEDNESDAY:

4:30pm – Strength

SATURDAY:

10:00 am – Zumba® Gold

Please arrive 5-10 minutes before the start of class to sign in for the class. For morning classes you can enter through the lobby and for evening classes go through the side door, located to the left of the main entrance.

Strength – If you're looking for a total body strength training class, this is it! Various types of equipment will be used, including body-weight exercises, body bars and dumbbells. Lots of modifications are available so beginners to advanced are all welcome!

Zumba® Gold – Active older adults who are looking for a modified Zumba® class that recreates the original moves you love at a lower intensity.



See a Good Sam employee or YMCA instructor about the Fall into Fitness Challenge and to pick-up your punch card!

PAYMENT OPTIONS:

Pay by Day at \$5, cash or check.

Class Pass 10-pack at \$25, available through the Y at the desk in the main lobby.

YMCA Memberships are available which gives you access to the Y at Good Sam classes as well as our 18 facilities.



ymcaatlanta.org/schedules

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



Westside Future Fund is sponsoring a Habitat Build in the Ashview Heights Community. We need volunteers to help make this happen!

Registration for these builds are on the Habitat website at:



wff.atlantahabitat.volunteerhub.com.

Habitat for Humanity Build – December 8th and January 12th

Habitat for Humanity Requirements

- All volunteers are required to register online individually. Each volunteer will complete our Release and Waiver form during the registration process.
- Registered volunteers will receive automated confirmation and reminder emails with a link to the Volunteer Information Packet and directions to the build site.
- The minimum age required to volunteer is 16 years old. Volunteers ages 16 and 17 must print their Release and Waiver form and bring it to the build site with a parent or guardian signature.

QUESTIONS?

Please contact us at:



volunteer@westsidefuturefund.org



770-845-5642



ACCEPTING APPLICATIONS FOR 2019 ANTI-DISPLACEMENT TAX FUND PROGRAM

Westside Future Fund just completed the first full cycle of its innovative Anti-Displacement Tax Fund (ADTF) program with its first payments being made on September 21. **More than 70 homeowners have been approved for the ADTF program this year.**

The ADTF program was put in place to prevent the displacement of legacy homeowners in the English Avenue, Vine City, Atlanta University Center, Ashview Heights, Just Us, and Historic Booker T. Washington neighborhoods due to increases in property taxes.

The ADTF program pays for increases in homeowners' existing property tax bills for up to 20 years. The program operates as a grant to individuals and does NOT require participants to pay back any funds.

As part of its mission to ensure that current residents can stay in their communities for generations to come, the Westside Future Fund is providing all funding for the program, sourced from philanthropic contributions.

WFF is currently accepting applications for the 2019 tax cycle and will do so from October 2018 through March 2019. Applicants must meet specific income and residency requirements as well as live in English Avenue, Vine City, Atlanta University Center, Ashview Heights, Just Us, and Historic Booker T. Washington neighborhoods.

For details on the Anti-Displacement Tax Fund program, please:



westsidefuturefund.org/news/tax-fund/



info@westsidefuturefund.org



678-902-7889



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For bulletin ideas and comments, please contact Sonia Dawson at sonia@westsidefuturefund.org.