



Westside
Future Fund

Transform Westside Summit

Convene | Communicate | Collaborate

Westside Future Fund
Friday, January 4, 2019



Agenda

7:15 – 7:20am
Welcome

John Ahmann
President & CEO
Westside Future Fund

7:20 – 7:35am
Opening Devotion

Terry Ross
Grant Writer & Non-Profit Consultant
Lighthouse Consultants, Inc.

7:35 – 8:10am
Introductions & Announcements

John Ahmann
President & CEO
Westside Future Fund

8:10 – 8:50am
Featured Presentation:
Atlanta Community
Engagement Playbook
Update

Atlanta Community
Engagement Playbook
Partnership

8:50 – 9:00am
Q&A

All

9:00am
Meeting Adjourns



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

WIFI: TGS Guest | Password: tgsvisitor384

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 @WFFAtlanta

 westsidefuturefund.org

Our Speakers

Terry Ross

Grant Writer & Non-Profit Consultant, Lighthouse Consultants, Inc.

Terry Ross is a grant writer and non-profit consultant with Lighthouse Consultants, Inc. Mr. Ross also served as a contributing member on the design team of the Atlanta Community Engagement Playbook.

A father of three and grandfather of three, Mr. Ross resides in Southwest Atlanta. He is an active member of W. Hunter Street Baptist Church and leads a daily morning exercise program. Mr. Ross also sits on the Morehouse School of Medicine Community Coalition Board.

In addition, Mr. Ross chairs the City of Atlanta's Neighborhood Planning Unit-T, sits on the Executive Board of the West End Merchants Coalition and is Parliamentarian for West End Neighborhood Development Corporation. Terry is also an Executive Board member of University Community Development Corp.

Mr. Ross' free time over the past seven years has been spent coaching youth football, soccer, and basketball in the Upward Sports Program and after-school reading at M. Agnes Jones Elementary.

Atlanta Community Engagement Playbook

The Atlanta Community Engagement Playbook is designed for those with a shared interest in building successful engagement processes and reaching higher levels of community engagement. Higher levels of engagement mean that residents own and take leadership over civic change, rather than just observing or even providing feedback. Strong engagement is built on dialogue with a natural push and pull. This playbook has been designed to mirror that constructive process. It is meant to help service providers and community associations lead successful and collaborative engagements.

Developed over an 18-month community led research and design process, the Playbook was built with input from residents, community

associations, City of Atlanta department staff, and service providers. Together, we identified a set of guiding principles and concrete plays that will facilitate genuine and inclusive engagement for all stakeholders of Atlanta.

The Atlanta Community Engagement Playbook was created through a collaborative partnership with residents of Ashview Heights, Atlanta University Center Castleberry Hill, Booker T. Washington, English Avenue, Vine City; and City of Atlanta, Westside Future Fund, Atlanta Housing: University Homes, and the Georgia Institute of Technology. The project was made possible with support from the Living Cities: City Accelerator program.



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



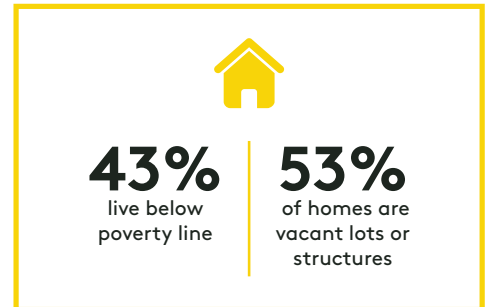
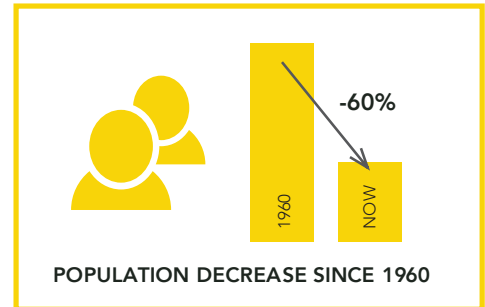
QUALITY, MIXED-INCOME
COMMUNITIES (COMMUNITY
RETENTION)



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
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(404) 793-2670
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Progress from the Collective Effort

CONSTRUCTION OF 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

ATLANTA AREA BOYS SCOUTS CONTINUE WESTSIDE EXPANSION



M. Agnes Jones Elementary, which is part of the Westside Scouting Expansion, began their first Cub Scout Pack meetings this fall. Cub Scout Pack 1040 has recruited 47 youth, which includes boys and girls. The Atlanta Area Council, BSA is pleased to launch this new program connecting Scouting at this school.

Seeing the Scouting program in action is inspiring and joyful. It is encouraging for this important area of our community to have this family-based program. The youth of metro Atlanta, specifically on the Westside are able to experience Scouting through the significant financial investment by the Atlanta Area Council called "Scoutreach." Scoutreach funds Scouting programs like Cub Pack 1040, who may never otherwise have the opportunity to experience the Scouting program.

 atlantabsa.org



Progress from the Collective Effort

FRIENDS OF ENGLISH AVENUE URBAN FARM



Friends of English Avenue is a non-profit organization dedicated to assisting the English Avenue neighborhood. The organization was founded in 2006 after a botched drug raid turned lethal, resulting in the shooting death of an innocent civilian. Today, Friends of English Avenue works on a variety of programs and initiatives to better their local community and create a safer place to live.

One such program is the organization's popular urban farm. Residents of English Avenue and members of the organization work together to grow fresh, organic food at multiple locations throughout the area, and have produced over 2,300 pounds of fresh produce in the past year. The food goes directly to residents through a co-op program, providing a healthy alternative to many families in English Avenue, a designated food desert.

 foea.org



ATLANTA HABITAT FOR HUMANITY BUILDING IN ASHVIEW HEIGHTS



Westside
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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 on January 12th, 19th, 26th, and February 9th. Give the gift of time by registering at wff.atlantahabitat.volunteerhub.com.

 atlantahabitat.org



ANNOUNCEMENTS



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



BELOVED BENEFIT

Bringing *all of Atlanta* together.

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organizations serving
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The 2019 Beloved Benefit

March 21, 2019

Mercedes-Benz Stadium

Visit *BelovedBenefit.org* to learn more



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.

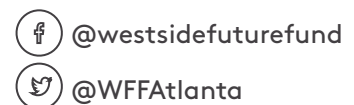
Martin Luther King, Jr., 1966

NOTES

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, please contact Sonia Dawson at sonia@westsidefuturefund.org.