



**HOME ON THE  
WESTSIDE**

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Westside Future Fund created the “Home on the Westside” housing program as part of our commitment to drive equitable and inclusive community retention on the Historic Westside.

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Our vision is to cultivate a community Dr. Martin Luther King Jr. would be proud to call home. We want to see a thriving Westside where all residents have the opportunity to live long, healthy lives.

Quality, affordable housing is one of the four impact strategies — including **cradle-to-career education, safety and security, and community health and wellness** — that we are supporting to fulfill this vision for current and future generations.

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



## OUR COMMITMENT TO COMMUNITY RETENTION

Westside Future Fund (WFF) created the Home on the Westside program as part of our commitment to community retention. The program is in alignment with the Westside Land Use Framework Plan, developed to ensure that long-time residents can benefit from revitalization efforts in the historic community.

In collaboration with the City of Atlanta under the leadership of Mayor Keisha Lance Bottoms, and the support of philanthropic, corporate and community partners, we want to provide safe, quality housing that is attainable for all residents.

Through the Home on the Westside program, WFF is:

- (1) Providing renters with permanently affordable housing to counter steep rent increases
- (2) Constructing new single-family homes, available for purchase and for rent-to-own, accompanied by down payment assistance
- (3) Covering increases in legacy homeowners' property taxes
- (4) Incentivizing homeownership with financial coaching and counseling in partnership with On the Rise Financial Center.



## HOME ON THE WESTSIDE COMMUNITY RETENTION GUIDELINES

Westside Future Fund's Board of Directors has adopted community retention guidelines that prioritize individuals and families with ties to these historic neighborhoods – including people who live and work in the community, or have children enrolled in the Booker T. Washington School Cluster, graduates of the Atlanta University Center (AUC) member institutions or Booker T. Washington High School alumni – to be first in line for housing offered by Westside Future Fund.

Using these guidelines, Home on the Westside focuses on creating housing opportunities to serve renters and homebuyers within the geographic footprint of WFF target neighborhoods of English Avenue, Vine City, Atlanta University Center, Ashview Heights, Booker T. Washington, and Just Us neighborhoods.

## RENTAL HOUSING

Westside Future Fund wants to meet rising demand for more affordable, safe and quality housing on the Westside.

- Our goal is to support community retention for residents whose incomes simply cannot keep up with climbing rent increases – from the hard-working mom who is earning minimum wage, to the retiree on a fixed income and the nurse or police officer who want to live in the community where they work.
- Rental options include:
  - Renovated multi-family apartment units ranging from 1-, 2-, and 3-bedrooms
  - Newly constructed single-family 2- and 3-bedroom residences to fit different household sizes.

Westside Future Fund accepts Housing Choice vouchers in accordance with Atlanta Housing’s voucher policies.

### REQUIREMENTS FOR PROSPECTIVE HOME ON THE WESTSIDE

#### RENTERS INCLUDE:

- Proof of income which can include pay stubs, benefits payment, student financial aid, or other sources of verifiable income;
- A records check covering credit history and criminal background
- Ability to pay a security deposit

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



English Avenue residents, The Canty Family

## PAVING THE RENTER-TO-HOMEOWNER PATHWAY

We’ve partnered with On the Rise Financial Center (OTRFC) to support people who currently rent and want to own a home in the future. You will have access to a broad range of financial literacy classes and individualized financial coaching to help you meet your financial goals and qualify for a home you love and can afford.

With the help of OTRFC’s financial coaches, you can get on track to achieve your financial goals:

- Build a more favorable credit score
- Save for a down payment
- Learn about the long-term cost of owning a home



## HOMEOWNERSHIP

The Home on the Westside homeownership program will feature newly constructed single-family homes for sale and rent-to-purchase in the Vine City and English Avenue neighborhoods.

- Ranging from 2- and 3-bedrooms, the homes will be constructed to reflect the character of these historic neighborhoods.
- Development of the homes will occur in phases, with approximately 20 homes slated for occupancy in mid 2020.

We want to help more individuals and families with a connection to the Westside achieve their dreams of homeownership.

Whether you are interested in homeownership in the next few months or a year from now, we encourage you to apply to see if you qualify for Westside Future Fund's homeownership program.

## FINANCING SUPPORT FOR HOMEBUYERS

Thanks to support from corporate and private donors, Westside Future Fund is providing financing support to help lower the cost of homeownership.

For applicants who qualify for financing under Westside Future Fund's community retention guidelines, benefits of the Home on the Westside can include:

- Down payment assistance from Westside Future Fund, AND
- Down payment assistance traditionally provided by Invest Atlanta and Atlanta Housing.

The amount of financial assistance from Westside Future Fund is based on your household's annual income.



Vine City resident, Ebony Ford and her son



## THE ANTI-DISPLACEMENT TAX FUND FOR LEGACY HOMEOWNERS

Home on the Westside is helping to disrupt the displacement of legacy homeowners due to rising property taxes. As part of the Home on the Westside initiative, legacy homeowners can apply to the Anti-Displacement Tax Fund (ADTF) program. Sourced from philanthropic contributions, the program operates as a grant to individuals and does not require participants to pay back any funds.

Once enrolled, the homeowner will have any increases in their existing property taxes paid by the ADTF program for up to 20 years. ADTF covers qualifying legacy homeowners in the English Avenue, Vine City, Ashview Heights, Atlanta University Center, Just Us and Booker T. Washington communities.

## LEARN MORE AND APPLY

Whether you are interested in buying or renting, contact us to find out how we can help you.

- Online: [westsidefuturefund.org/homeonthewestside](https://westsidefuturefund.org/homeonthewestside)
- Via phone: **470-377-1696**
- In person: **Westside Future Fund Leasing office** at Villas at the Dome in Vine City (515 Rhodes Street NW); Hours: 9AM – 5:00 PM, Monday – Friday
- Email: [home@westsidefuturefund.org](mailto:home@westsidefuturefund.org)



# Westside Future Fund

## ABOUT WESTSIDE FUTURE FUND

Founded in 2014, Westside Future Fund is a nonprofit formed by Atlanta's leading public, private and philanthropic partners who believe in the future of the Westside.

## OUR PARTNERS:

We are grateful for the leadership of Mayor Keisha Lance Bottoms and her One Atlanta vision. Thanks to her leadership, our partners include the City of Atlanta, Invest Atlanta, Atlanta Housing and Fulton County Land Bank Authority.

Other partners include the Atlanta Police Foundation, On the Rise Financial Center, CHRIS 180, Quest Community Development Organization, Atlanta Habitat for Humanity and the residents of the Westside who have worked with us to get to this point.

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

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 @WFFAtlanta  
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