



Westside  
Future Fund

# Transform Westside Summit

Convene | Communicate | Collaborate

Westside Future Fund  
Friday, November 1, 2019



# Agenda

7:15 – 7:20AM  
Welcome

John Ahmann  
*President & CEO*  
Westside Future Fund

7:20 – 7:35AM  
Opening Devotion

Bishop Dexter L. Johnson  
*Pastor*  
Higher Ground Empowerment  
Center Church

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 – 8:55AM  
Featured Program:  
"Say It at the Summit":  
Interactive audience  
panel and group  
feedback session

John Ahmann  
*President & CEO*  
Westside Future Fund

Leonard L. Adams, Jr.  
*Founder & CEO*  
Quest Community Development  
Organization, Inc.

8:55 – 9:00AM  
Closing Remarks

John Ahmann

9:00AM  
Meeting Adjourns

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WIFI: TGS Guest | Password: tgsvisitor384

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# Our Speakers

## Bishop Dexter L. Johnson

*Pastor, Higher Ground Empowerment Center Church*

Bishop Dexter L. Johnson is the pastor of the Higher Ground Empowerment Center Church (HGECC) in Atlanta, GA. He has led the HGECC the past 25 years, which was named Mount Gilead Missionary Baptist Church originally before the name change in 2009. He is a predestined and essential leader, preaching God's Word since becoming an ordained minister in 1981 and pastor in 1994. Pastor Johnson whole-heartedly believes in teaching and preaching the Word of God. More importantly, he believes that we must "live" the Word. Being an honest and fair leader, he is respected highly because of his integrity. His leadership qualities have captured the hearts and minds of God's people. He is a trailblazer in the community while positively impacting those in the political and business arena.

In his pursuit of higher education and theology, Pastor Johnson matriculated at Morehouse and Carver Bible College. He was esteemed with an Honorary Doctorate Degree from ABG Theological Seminary in 2008. In merit, he is an honorable veteran of the United States Navy. Formerly served as Chairman of the Vine City Civic Association (2007–2018) where he is an enlightened activist for the community. He is CEO of the Oasis of Vine City, Former President of the Vine City/English Avenue Ministerial Alliance, Vice President of the National Monument Foundation of Mims Park Project, all while

serving as a member of the Concerned Black Clergy. For three consecutive years, he was named among the 100 Most Influential Pastors in America.

Pastor Johnson is the Bishop of Urban Renewal & Economic Development with the Full Gospel Baptist Church Fellowship, under the leadership of Bishop Joseph W. Walker III. Johnson is the visionary behind the \$20M, 105 units of one- and two-bedroom apartments of affordable senior-housing, named The Legacy at Vine City. HGECC celebrated the groundbreaking ceremony April 27, 2018. The "Legacy" is expected to be completed Fall of 2019. This state-of-the-art housing estate is just one aspect of a larger development.

Bishop Johnson is the 5th of eight children born to LouElla Johnson and the late Lonnie Johnson, Sr. He is the proud father of three wonderful children, Dexter II, DeMario and Danielle and the grandfather of eight remarkable grandchildren.

As a leader, Bishop Johnson has devoted himself to the betterment of "man" through spiritual education and awareness. One of his greatest exertions is being able to "Empower the people of God, to Bless the people of God".

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## Leonard L. Adams, Jr.

*Founder & Chief Executive Officer, Quest Community Development Organization, Inc.*

Leonard L. Adams, Jr., is the Founder of Quest Community Development Organization, Inc.; a GA based 501c3 non-profit organization and currently holds the position of President and CEO. Mr. Adams is a true visionary taking this once grassroots organization starting with \$30,000.00 to an operating budget of just north of \$4M annually, \$39M in current assets and securing over \$100M in government grant and subsidy support for affordable housing under his leadership.

As an entrepreneur and social-entrepreneur of over 25 years, Mr. Adams has multi years of experience in developing affordable & supportive housing communities in challenged neighborhoods on Atlanta's Westside and Knoxville, TN's. He is a seasoned, results oriented leader with a strong record of accomplishment. He is utilizing his Leadership, Fiscal, Strategic and Operational strengths as he navigates the non-profit community development superhighway in such uniquely challenging communities.

Mr. Adams gained his MBA from Kennesaw State University, a HUD-CHDO (Community Housing Development Organization) certificate from the University of Illinois and completed his undergraduate studies at Knoxville College in Knoxville, TN.

A War Veteran of the United States Army, Mr. Adams is committed to supporting urban community and economic development that serves as a catalyst for change, through his work and equitable housing models that serve homeless and low-income individuals, families, older persons and veterans living with a disability.

Understanding the delicate balance of professional and personal growth Mr. Adams serves on the Knoxville College Board of Trustees as Vice Chair. He also gives of his time serving on the Enterprise Community Partner Advisory Board and as an Enterprise Community Leadership Council (ECLC) member. He is a Leadership Atlanta Alumni Class of 2016 and a proud member of Omega Psi Phi Fraternity.



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



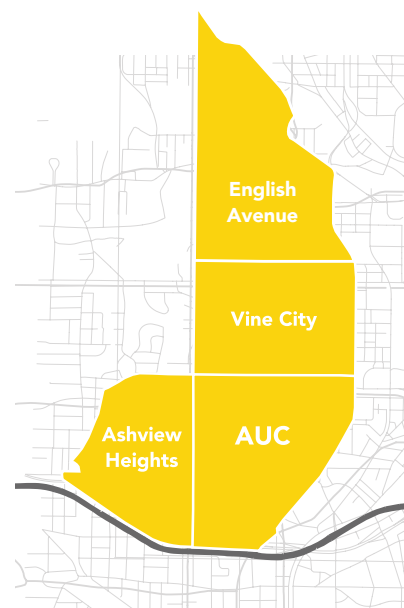
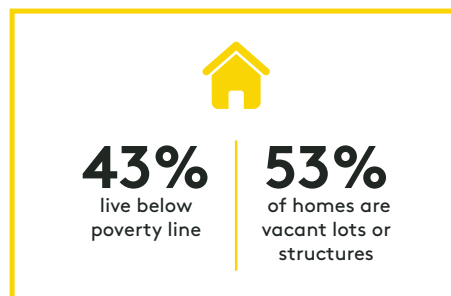
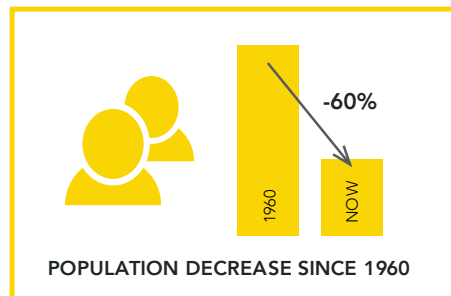
QUALITY, MIXED-INCOME  
COMMUNITIES (COMMUNITY  
RETENTION)



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)



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@WFFAtlanta



# Progress from the Collective Effort

## RODNEY COOK, SR. PARK IN VINE CITY – LOCAL YOUTH DESIGN CLIMBING BOULDERS



Two climbing boulders designed by youth from CHRIS 180 and the Arthur M. Blank Family YMCA Center were delivered to the Cook Park site on October 18th. Funding for the installation came from The North Face as part of a collaborative effort with The Trust for Public Land to bring free public climbing boulders to neighborhoods in Atlanta, Denver, Chicago, and New York.

The fabrication of the boulders was the culmination of three separate design sessions with neighborhood youth and volunteer climbers who spoke about the importance of climbing in their lives.

The final session was a workshop in January where climbing volunteers and two NorthFace professional climbers joined two dozen youth at the YMCA's climbing wall to climb, have lunch, and develop their own designs through drawing and modeling clay.

Rubberized resilient surfacing will be installed below the fabricated climbing sculptures in the coming weeks. The boulder fabricator who shaped the structures matched the unique sandstone rock texture of local climbing hotspot, Horse Pens 40.

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.



# Progress from the Collective Effort

## BOOKER T. WASHINGTON MEN BRIDGE ENTREPRENEURSHIP AND COMMUNITY



Local social influence brand Humbl Hustlr held its second Entrepreneurship Workshop & Community Cleanup on Saturday, September 28, with students from Booker T. Washington High School and several Atlanta businessmen banding together to uplift young black men while giving back.

"We connected 32 young men from Booker T. Washington High School with 32 local Atlanta businessmen for brotherhood, mentorship and also community services," said Lorenzo Gordon, founder of Humbl Hustlr.

The program began at the Russell Center for Innovation and Entrepreneurship for the entrepreneurship workshop and concluded at the Vine City community center for cleanup and a surprise visit from Atlanta City Councilman - District 3, Antonio Brown.

This is Gordon's second entrepreneur workshop and community cleanup, bringing Atlanta-based entrepreneurs, businessmen in various industries, to the table to help local youth unlock their potential for business.



## WESTSIDE VOLUNTEER CORPS AT WORK



Westside Volunteer Corps has been hosting neighborhood clean-ups over the course of this year.

The week of October 21, volunteers filled a total of 5 dumpsters with trash and overgrowth and put the finishing touches on the home of a senior resident.

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

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





# Progress from the Collective Effort

## YOUTH HALLOWEEN COSTUME CONTEST IN VINE CITY



Georgia State Senator Nikema Williams, Bishop Lewis, and Alma Lott at Vine City Civic Association teamed up to host a Youth Halloween Costume Contest.

Every attendee received candy, book bags, and prizes including a bike and a scooter. The event featured amazing food & music and costumes, of course!

First appeared on Councilman Antonio Brown's Facebook page, October 26, 2019



## 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 other.

**Books are available for purchase at**

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

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



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



The Canty Family, Westside Residents

**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 for legacy homeowners
- Financial coaching and counseling in partnership with On the Rise Financial Center

Learn more about program services and qualification requirements.

**Visit:** [westsidefuturefund.org/homeonthewestside](https://westsidefuturefund.org/homeonthewestside)

**Call:** 470.377.1696

**Email:** [home@westsidefuturefund.org](mailto:home@westsidefuturefund.org)



Westside  
Future Fund





Urban League of  
Greater Atlanta

*Empowering Communities.  
Changing Lives.*

A VERY SPECIAL  
**FALL SUPER  
SATURDAY**



PLEASE JOIN US AS WE ASSIST OUR VETERANS ON THE PATH TO HOMEOWNERSHIP

Presented by



THE URBAN LEAGUE OF GREATER ATLANTA INVITES YOU TO THE

# 2019 SUPER SATURDAY

HOMEBUYER EDUCATION WORKSHOP AND RESOURCE FAIR

**SATURDAY,  
NOVEMBER 2, 2019**

**8:30 AM - 4:30 PM**

LEARN  
ABOUT  
DOWN PAYMENT  
ASSISTANCE!

**FREE LUNCH AND PARKING  
AVAILABLE or BE SMARTER  
AND CATCH MARTA!!**

The Urban League of Greater Atlanta is an HUD Approved,  
Housing Counseling Agency.

**MEET AND SPEAK WITH  
REPRESENTATIVES FROM:**

- Mortgage Lenders
- HUD approved housing counseling agencies
- Down Payment Assistance Specialist
- Fulton and DeKalb County Down Payment Assistance and NSP Programs
- Home Inspectors
- Closing Attorneys
- Invest Atlanta, Neighborhood Stabilization Programs (NSP)
- First Time Homebuyer Industry Groups
- HUD, Realtors and NSP Property Specialists
- Resource Representatives
- Homeowners Insurance Providers

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**PLEASE REGISTER TO ATTEND AT [ULGATL.ORG](http://ULGATL.ORG)**

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For more information, contact: Johnette Brown, Director, Housing - Wealth Building and  
Community Development (404) 659-6584, [jbrown@ulgatl.org](mailto:jbrown@ulgatl.org)



# DID YOU KNOW?

## MEALS ON WHEELS DOES HOME REPAIRS!

From small jobs to big projects, MOWA can help you live more comfortably and safely in your home.

*We have a program specifically for homeowners who reside within the Westside Tax Allocation District (English Avenue, Vine City and portions of Castleberry Hill).*

Contact us at [vcox@mowatl.org](mailto:vcox@mowatl.org) or 404-351-3889 to see if you are eligible.





# INDIE GREEN FESTIVAL ATLANTA "WESTSIDE"



**NOVEMBER 16**  
**2019**

**FESTIVAL TIME**  
**12:00NOON - 5:00PM**



491 James P Brawley Dr NW  
Atlanta, Ga 30318

Kids Zone

Food Demonstrations

Speakers & Performances

Local Artisans & Vendors



indiegreenfest



Indie Green Festival



www.indiegreenfestival.com

Online Vegan Market [www.Indie-Green-Vegan-Market.myshopify.com](http://www.Indie-Green-Vegan-Market.myshopify.com)



## RENTAL UNITS COMING SOON

"Home on the Westside" is Westside Future Fund's new housing program to support community retention.

### LEARN MORE:

[westsidefuturefund.org/homeonthewestside](https://westsidefuturefund.org/homeonthewestside)



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



New Lyft program offering  
free rides to job  
interviews and first three  
weeks of employment!



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Future Fund

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](https://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!*



# 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



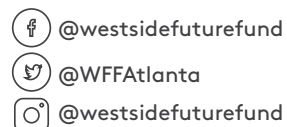
Transform Westside Summits are made possible  
through the generosity of the Chick-fil-A Foundation  
and The Gathering Spot

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



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



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