



Westside  
Future Fund

Power of Storytelling  
on the Westside"

# Transform Westside Summit

Convene | Communicate | Collaborate

Westside Future Fund  
Friday, June 18, 2021

# TABLE OF CONTENTS

---

<b>About Westside Future Fund</b>	<b>3-7</b>
<b>Today's Summit</b>	<b>8-11</b>
<i>Agenda</i>	<b>8</b>
<i>Featured Participants</i>	<b>9-11</b>
<b>Announcements</b>	<b>13-28</b>
<i>ItsChief</i>	<b>13</b>
<i>COVID-19 Testing &amp; Vaccine Info</i>	<b>14</b>
<i>Rise's "All My Friends" campaign</i>	<b>14</b>
<i>National COVID-19 Resiliency Network</i>	<b>15</b>
<i>Westside Connect Help Line</i>	<b>15</b>
<i>Community Job Connection</i>	<b>15</b>
<i>Historic Cook Park</i>	<b>16</b>
<i>AT&amp;T EBB Program</i>	<b>17</b>
<i>Partners for Change</i>	<b>18</b>
<i>Salesforce + Deloitte   Pathfinder Training Program</i>	<b>19</b>
<i>Owner-Occupied Rehab Program   Invest Atlanta</i>	<b>22</b>
<i>Goodwill's New Store and Career Center</i>	<b>23</b>
<i>Westside Future Fund's Annual Report</i>	<b>24</b>
<i>Home on the Westside Info</i>	<b>25</b>
<i>American Rescue Plan</i>	<b>27</b>
<b>Creating the Beloved Community</b>	<b>29</b>



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

 @westsidefuturefund

 westsidefuturefund.org

# 2021 Board of Directors



**Beverly Tatum**  
Board Chair,  
President Emerita,  
Spelman College



**Peter Muniz**  
Board Vice-Chair  
Vice President and Deputy  
General Counsel,  
The Home Depot



**Reverend Kenneth Alexander**  
Pastor,  
Antioch Baptist Church North



**Michael Bond**  
Atlanta City Council  
Post 1 At-Large



**Rodney Bullard**  
Vice President of  
Community Affairs and  
Executive Director,  
The Chick-fil-A  
Foundation



**Mark Chancy**  
Retired Corporate  
Executive Vice  
President  
of Wholesale Banking,  
SunTrust, Inc.



**Kathleen S. Farrell**  
Executive Vice President  
Commercial Real Estate  
Line of Business  
Truist, Inc.



**John Gamble**  
Chief Financial  
Officer,  
Equifax



**Jim Grien**  
President & CEO,  
TM Capital



**Shawntel Hebert**  
Partner,  
Taylor English



**Virginia Hepner**  
Retired,  
CEO Woodruff Arts  
Center/Wachovia Bank



**Tommy Holder**  
Chairman & CEO,  
Holder Construction  
Company



**Kevin Holt**  
CFO & COO,  
H&H Hospitality



**Derrick Jordan**  
Senior Project Leader,  
National Church  
Residences



**Wonya Lucas**  
President and CEO,  
Public Broadcasting  
Atlanta



**Penny McPhee**  
President,  
The Arthur M. Blank  
Family Foundation



**Helen Smith Price**  
Retired 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



**Dave Stockert**  
Retired CEO,  
Post Properties



**Beverly Thomas**  
Vice President of  
Communications and  
Public Affairs,  
Kaiser Permanente



**Nicole Yesbik**  
Principal  
PricewaterhouseCoopers

## EX-OFFICIO MEMBERS



**Shan Cooper**  
Executive Director,  
Atlanta Committee  
for Progress



**Philip Gilman**  
Deputy Chief of  
Staff  
City of Atlanta



**Eugene Jones, Jr.**  
President & CEO,  
Atlanta Housing



**Dr. Eloisa Klementich**  
President & CEO,  
Invest Atlanta

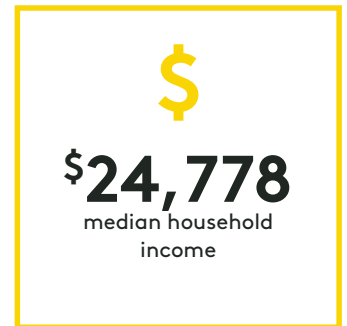
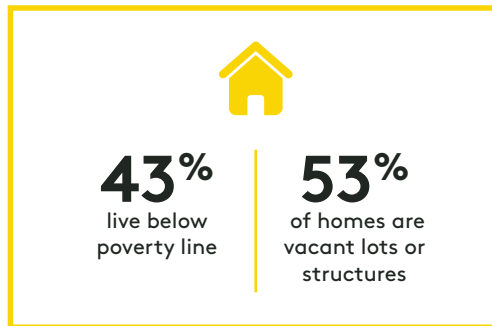
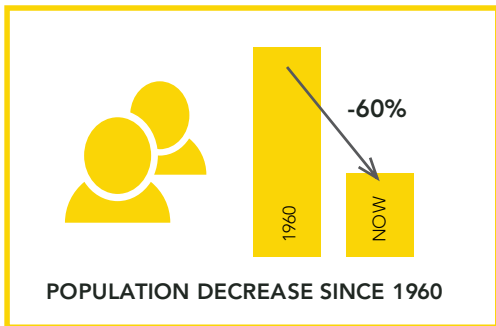


# Westside Future Fund

## 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

### 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

### 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

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

[REGISTER NOW](#)



# 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



**Charles Forde**  
Director of Project  
Financing



**Lee Harrop**  
VP of Real Estate  
Development



**Raquel Hudson**  
Director of Westside  
Volunteer Corps



**Shandra Jordan**  
Senior Administrative  
Assistant



**Marni Pittman**  
Controller



**Deidre Strickland**  
Development  
Manager



**Jaaren Strickland**  
Accounting  
Manager



**Joan Vernon**  
Director of  
Neighborhood  
Engagement



**Christal Walker**  
Staff Accountant



**Robyn Washington**  
Development  
Coordinator



**Cristel Williams**  
Chief  
Development  
Officer

# Agenda

---

**7:45AM – 8:00AM**

**Welcome**

**Benjamin Earley**  
*Westside Correspondent, Redclay-Hill*

**Ebony Ford**  
*English Avenue Resident*

**Special Highlight**

**Westside Volunteer Corps**

**8:00AM – 8:15AM**

**Opening Devotion**

**Antwayn Magnum**  
*Business Account Manager, Center for Employment Opportunities*

**8:15AM – 8:55AM**

**Center for Employment Opportunities (CEO)**

**John Ahmann**  
*Moderator and President + CEO, Westside Future Fund*

**Cassie Anderson**  
*Program Participant + Retention Specialist, Center for Employment Opportunities*

**Adrena Jackson**  
*Regional Director of the Southern Region, Center for Employment Opportunities*

**Patience Lewis-Walker**  
*Deputy Executive Director, Mid-Atlantic & Southern Regions, Center for Employment Opportunities*

**Michael Taylor**  
*Site Director, Center for Employment Opportunities*

**8:50AM**

**Closing Remarks**

**John Ahmann**  
*President & CEO, Westside Future Fund*

**8:55AM**

**Westside Rise & Vibe**

**ItsChief**  
*Artist + Writer + Creator*

**9:00AM**

**Summit Adjourns**





# Our Featured Participants

## **John Ahmann**

*President & CEO, Westside Future Fund*

A native son of Atlanta, 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 currently the President & CEO of the Westside Future Fund and resides in the historic Vine City neighborhood.

---

## **Benjamin Earley**

*Senior Consultant, Redclay-Hill*

Benjamin Earley is a web developer, creative writer, and musician born and raised in Atlanta, GA, 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.

---

## **Ebony Ford**

*Westside Resident, English Avenue*

Ebony Ford is a Westside Atlanta community advocate with affiliation of several civic and philanthropic organizations. She is passionate about legacy resident retention in this climate of rapid gentrification in the city of Atlanta, particularly in the neighborhoods of English Avenue and Vine City, and she spends her free time mentoring residents who want to become homeowners through her organization English Avenue Tea. She is an Atlanta Public Schools elected official as she serves as secretary for her neighborhood school's GO Team. Professionally, Ebony works in IT for the State of Georgia.

---

## **Antwahn Magnum**

*Business Account Manager, Center for Employment Opportunities*

Originally from Raleigh, NC and recently relocating to Atlanta, Antwahn Magnum is the Business Account Manager for CEO. He is a graduate of Shaw University receiving a

# Our Featured Participants

Bachelor of Science in Business Administration as well as an M.B.A. in Human Resources from Strayer University.

He has always had a heart for people and helping people in need. Antwahn has served with several religious organizations in NC, one of them which sponsored the only African American orphanage in North Carolina. Antwahn is excited to be a part of CEO and he looks forward to helping participants learn life skills and obtain and secure employment.

---

## **Cassie Anderson**

*Program Participant + Retention Specialist, Center for Employment Opportunities*

Cassie Anderson joined CEO in April 2019 as a participant. Cassie started in our first group for our new TDOT crew and quickly became a shining star. From her efforts on the crew, Cassie worked her way up to per-diem Site Supervisor, leading the City of Memphis Parks Crew. In only six months' time, Cassie once again was promoted to full-time Site Supervisor. Now Cassie serves the CEO Memphis office as a retention specialist. Prior to joining CEO, Cassie blossomed as a CNA Housing Manager at The Brenda Richardson Memorial Care Home, ensuring client needs, urgent care, assisted living, managed care and short-term rehabilitation. Cassie enjoys being a participant advocate.

---

## **Adrena Jackson**

*Regional Director of the Southern Region, Center for Employment Opportunities*

Adrena Jackson joined CEO in April 2018 as the Memphis Director. In this role, Adrena provided the leadership needed to grow CEO Memphis' office and program, ensured its sustainability, and supported CEO program participants in successfully transitioning from incarceration to the Memphis community. As the Memphis Director, Adrena managed all Memphis program operations, CEO's high-performing local team, and relationships with program and funding partners. Her achievements as a local Site Director led to her recent promotion to Regional Director, overseeing all programming in the Southern Region including Memphis, New Orleans, Charlotte, and Atlanta. Prior to joining CEO, Adrena developed an expertise in workforce development, serving clients with barriers to employment in Memphis at peer organizations Agape and SEEDCO. She brings 13 years of experience in quality management, developing community resources in workforce and reentry fields, and executing and managing state and federal grants. Adrena earned her BA in Business Administration Management from Kaplan University and her master's in human resource management from Walden University.

---

## **Patience Lewis-Walker**

*Deputy Executive Director for the Mid-Atlantic and Southern Regions, Center for Employment and Opportunities*

Patience Lewis-Walker is a native Mid-Southerner with a passion for using her gifts to serve those in need. She joined CEO in May 2018 as the National Director of Business Development where she led CEO's public sector work crew development and expansion efforts before

# Our Featured Participants

being promoted to her current position. As the Deputy Executive Director for the Mid-Atlantic and Southern Regions, Patience provides leadership and oversight for CEO's work in Pennsylvania, Tennessee, Kentucky, and Louisiana while leading expansion efforts to increase CEO's footprint in the Southern Region. She has close to 20 years of experience in executive-level program and grant management in the criminal justice, workforce development and education fields. Prior to coming to CEO, Patience most recently served as Senior Director for SEEDCO's Mid-South Regional Office where she provided oversight for programs that provided workforce and education opportunities for youth and returning citizens across the region. Patience earned a BA in Psychology from Spelman College in Atlanta and an MBA in Management from Union University in Jackson, TN. She is a graduate of the Leadership Memphis Executive Program Class of 2009.

---

## **Michael Taylor**

*Site Director, Center for Employment and Opportunities*

Michael joined the Center for Employment Opportunities (CEO) in April 2021 as the Atlanta Site Director. Prior to CEO, he held a Program Manager role at Jobrise, and a Training Supervisor role at WorkSource Atlanta. During his tenure at Jobrise, Michael helped manage recruitment efforts, built relationships with public and private stakeholders, and fostered business development opportunities centered around reentry employment. Michael is a graduate of Morehouse College and holds a bachelor's degree in Political Science. Originally from Arkansas, he currently resides in Decatur, GA. When he is not focusing on developing other leaders, you can find him enjoying time with family and friends.

---

## **ItsChief**

*Artist + Writer + Creator*

ItsChief, born in Minnesota and raised in Georgia, is a former high school and collegiate student-athlete and scholar turned artist/writer/creator. Just like sports, he began his journey in music at a young age. Fast forward to 2009, ItsChief decided to take on music full time after dropping out of Albany State University shortly after the passing of his stepbrother. As the years progressed, ItsChief faced many trials from losing his father to cancer in 2012 to developing seizures/epilepsy shortly after the passing of his father; with each of these experiences helping shape him as an artist and develop a sound that others can relate to with ItsChief Music.

ItsChief is also an entrepreneur with the mindset of paying it forward. He has developed his own brand called "ItsChief World/ItsChief LLC"!

He is an advocate for Epilepsy & Seizures and will be bringing more awareness to the disorder, SUDEP, how to treat it, seizure first aid, Do's & Don'ts, how to support, & more!

---



**Happy Juneteenth! Celebrating the resiliency of our people and honoring those who didn't make it to Emancipation Day. We cannot dishonor their struggles by ignoring the injustices of today.**

# ITSCHIEF

## WESTSIDE RISE & VIBE



ITSCHIEF WORLD

 @itschief

 @itschief

 @itschief

 @itschief



# COVID-19 VACCINE SITES



GA Department of Health of Public Health  
Fulton County  
Mercedes Benz Stadium  
9 Mangum Street  
Atlanta, GA 30303  
COVID Vaccine Line: (404) 613-8150

Morehouse Healthcare  
455 Lee Street  
Suite 200  
Atlanta, GA 30310  
COVID Vaccine Line: (404) 752-1000

Good Samaritan Health Center  
1015 Donald Lee Hollowell Parkway  
Atlanta, GA 30318  
COVID Vaccine Line: (404) 523-6571

Family Centers of Georgia at  
West End  
868 York Avenue, SW  
Atlanta, GA 30310  
COVID Vaccine Line: (800) 935-6721

For more information on vaccination sites

[myvaccinegeorgia.com](http://myvaccinegeorgia.com)  
[vaccinefinder.org](http://vaccinefinder.org)  
[dph.georgia.gov/covid-vaccine](http://dph.georgia.gov/covid-vaccine)  
[fultoncountyga.gov/covidvaccine](http://fultoncountyga.gov/covidvaccine)

 **CVS**  
Health. + Good Sam

Good Samaritan Health Center and  
CVSHealth are offering free rapid  
COVID-19 testing or vaccination

**BY APPOINTMENT ONLY**

Call 404-523-6571, ext. 4928

to schedule.

Good Sam is located at

1015 Donald Lee Hollowell Pkwy, NW

Atlanta, GA 30318

Visit [goodsamatlanta.org/COVID-19](http://goodsamatlanta.org/COVID-19) for more info.

## INTRODUCING



# ALL MY FRIENDS

**GET VACCINATED** 

We're so excited to launch #AllMyFriends, a campaign to help young people get vaccinated. Visit [RiseFree.org/Vaccine](http://RiseFree.org/Vaccine) and enter to win \$5,000 to pay for college if you've been vaccinated since June 1st!

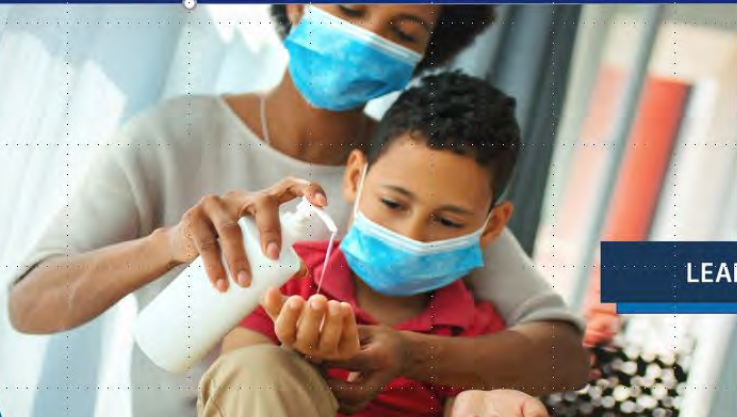
## GET INVOLVED

Apply to serve as a Rise Vaccine Ambassador in Atlanta or Detroit and make \$250! Link in bio.

 **NCRN**  
NATIONAL COVID-19 RESILIENCY NETWORK

Subscribe for Updates to the  
**NATIONAL COVID-19  
RESILIENCY NETWORK**

[www.msm.edu/ncrn](http://www.msm.edu/ncrn)



[LEARN MORE](#)

**CHRIS  
180**  


## **Westside Connect Help Line**

One number to get the help you need: food, housing, counseling, employment, education, healthcare, COVID-19 testing. Feeling lonely, lost, stressed, anxious or down? Need help managing your health condition?

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

**NEED A  
DOCTOR?**

**TEXT: WESTSIDE  
TO 51555**



## **JOB FLASH REPORT**

IF INTERESTED IN EMPLOYMENT, PLEASE CALL THE FRONT DESK AT 404-853-1780 OR VISIT [INTEGRITYCDC.ORG](http://INTEGRITYCDC.ORG), GO TO "PROGRAMS," AND CLICK "COMMUNITY JOB CONNECTION." WHEN YOU FILL OUT YOUR APPLICATION, MAKE SURE TO CLICK "DIRECT EMPLOYMENT."

# **ATTENTION**

## **WOULD YOU LIKE YOUR OWN AD SPACE?**

Westside Future Fund is now offering you a chance to promote your business in our summit bulletins!

If interested please email

[kelsey@westsidefuturefund.org](mailto:kelsey@westsidefuturefund.org) for more details!

# HISTORIC COOK PARK

---

**RIBBON CUTTING  
CEREMONY  
JUNE 29TH AT 10:00A**

---

## **More Info from Cook Park Oversight Committee**

Approved sub-committees:

Fundraising: Suganthi Simon, Chair, Members: George Dusenbury and Solomon Brannan (VCCA).

Programmatic and Community Engagement:

Michael Halicki, Chair, Members: Yvonne Jones, (English Ave.); Annie Moore, (English Ave.); Brittney Hart, (Vine City); Derrick Jordan, (Westside Future Fund); Tamika Shannon, (Vine City); Jay Wozniak, (Trust For Public Land)

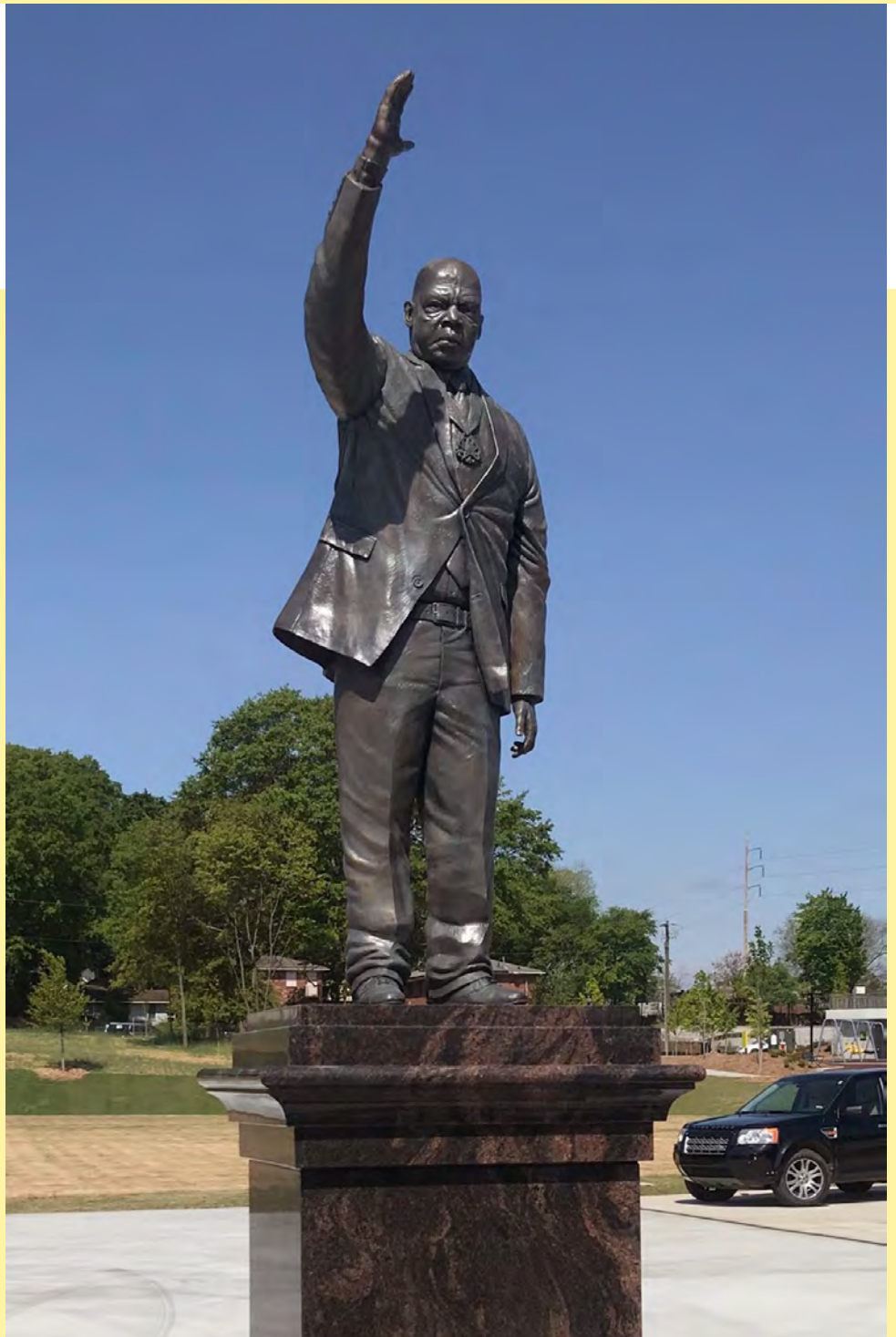
Entity Development Committee: Anthony Bullock Dawkins, Chair; Members: Carrie Salvary, Michael Halicki

Approved Recognitions in the Park:

Councilmember Ivory Lee Young, Jr., residents and stakeholders who lost their homes and properties and Fireman Steven Solomon who lost his life fighting a fire on Elm Street.

Parking: Councilmember Brown and Councilmember Bond's Staff's are pulling together a Parking Plan for the Park. The plan will be disseminated once completed.

Communications: The Trust For Public Land will publish a newsletter as well as create other social media platforms to keep the neighborhoods as well as residents throughout the City of Atlanta abreast of activities and happenings in the Park.







# AT&T

## Connectivity for the Common Good.

Making broadband more affordable for communities impacted by COVID-19



As part of our commitment to bridging the digital divide, AT&T is participating in the FCC's Emergency Broadband Benefit (EBB) Program to help eligible households with connectivity costs during the pandemic.



The monthly cost of broadband – after applying the EBB – can temporarily fall to as low as \$0 a month.<sup>1</sup>

In these difficult economic times, the EBB will help qualifying households reduce wireless service costs for activities like job searches, telehealth, remote work, and distance learning. EBB enrollment is now open, and the benefit can be applied to select plans for both new and existing AT&T and Cricket Wireless customers.

Households interested in using the benefit with AT&T should: Determine EBB Program eligibility by applying [here](#).



# Partners in Change

## Level Up in Life and GET FREE COACHING

Would you welcome a volunteer partner as you pursue your long-term goals?

*Partners in Change (PIC) is a nonprofit focused on your self-empowerment, supporting you to get where YOU want to be in life.*

### WHAT DOES PARTNERS IN CHANGE OFFER?

- Free weekly coaching sessions for one year
- One-to-one relationship with trained volunteers
- New goal-setting and problem-solving skills
- A reliable partner committed to you and your long-term goals



### BENEFITS OF HAVING A PIC COACH

- New skills, experiences, and relationships
- Support for a plan to achieve your long-term goals
- Chance to become a PIC Coach after one year
- Support as you navigate resources to address needs
- A long-lasting relationship with another successful adult

### INTERESTED?

1. Email your PIC contact or [info@partnersinchangeusa.org](mailto:info@partnersinchangeusa.org) to learn more.
2. Complete your PIC [Member Agreement & Application](#) (includes link to your background check - PIC welcomes ex-offenders and there will be no charge), and complete your interview.
3. Once accepted, you will be paired with a volunteer PIC Coach partner.
4. Begin your weekly conversations with your PIC Coach partner as you pursue your goals.

### Partners in Change

Contact: [info@partnersinchangeusa.org](mailto:info@partnersinchangeusa.org) Website: [www.partnersinchangeusa.org](http://www.partnersinchangeusa.org)

*Enabling personal, social, and economic upward mobility*

# Salesforce PATHFINDER

Training the next generation of Trailblazers.

## WHAT IS PATHFINDER?

Salesforce's Pathfinder Training Program is a workforce development initiative designed to train individuals with the technical and business skills to pursue a career in the Salesforce ecosystem. Pathfinder is a free, virtual, and part-time program over the course of 20 weeks.



### Interested in becoming a Pathfinder and learning sought-after Salesforce skills?

- ✓ Are you eligible to work in the US or UK?
- ✓ Are you new to Salesforce technology (no previous work experience in Salesforce nor certifications)?
- ✓ Are you looking to jumpstart a career using Salesforce products?
- ✓ Do you like solving problems and thinking outside the box?
- ✓ Can you dedicate 8-10 hours per week to learn new technical and business skills?
- ✓ Will you be looking for employment at the end of the 6-month program?

If you answered **"yes!"** to the above – apply to Pathfinder today!

We strongly encourage military veterans and spouses along with individuals with nontraditional backgrounds to apply

### What are the benefits?

Pathfinder participants not only receive free training for Salesforce certifications, but also become part of our community, with mentorship, instructional coaching, and individualized support as they pursue careers in the Salesforce ecosystem.



### Are there any prerequisites to apply?

Individuals with experience in technology coursework (database administration, software development, etc) are especially encouraged. *If students are interested in pursuing Salesforce Developer certifications, proficiency in object-oriented languages is required.*



Deloitte.



"As a non-traditional student, the Pathfinder Program opened up a world of possibilities. Before joining the program, I was a stay at home dad and full-time student. Now, I am certified and working in the ecosystem full-time.

Without question, joining the Pathfinder Program is the best career move I've ever made."

**-GEORGE**

Pathfinder graduate

**New Job** - Associate Application Developer, Deloitte **Previous**

**Occupation:** Stay-at-home dad, freelance graphic designer

**Salesforce Certifications:** Administrator





“My experience in the Pathfinder program was life-changing.

Less than a month after completing Pathfinder, I landed my dream role as a Project Manager delivering Salesforce solutions to valued clients daily!”

**-NIA**

Pathfinder graduate

**New Job** - Salesforce Project Manager, Appirio

**Previous Occupation:** Business Operations Manager

**Salesforce Certifications:** Administrator, Community Cloud Consultant



# 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*





**Bringing Goodwill to the Southside:**

## **New Store & Career Center Coming to Metropolitan Parkway**

Located at 2160 Metropolitan Parkway, our new store and career center will bring jobs and skills training to the local community. To start, this project is generating 30-40 new construction jobs for local residents. When we open, we will create an additional 50 jobs in the store, as well as in the career center.

Our focus will continue to be on not just helping our neighbors to find work, but helping them move into successful careers. All of our career centers provide free access to job search resources like computers, résumé writing tools, job listings, employment seminars, software training and more.

### **Great finds at great prices.**

Our new store is bringing great deals to your community. From clothing to accessories, housewares, and shoes; shopping at Goodwill will save you money and help your neighbors find jobs.



### **Job training for the future.**

Goodwill offers a number of skills training programs to prepare residents for careers in fields like technology, healthcare, construction, logistics and more.



**Donate. Shop. Support Job Seekers. *That's #Goodwilling.***



### **Be the first to know.**

Visit [goodwillng.org/metro](https://goodwillng.org/metro) and sign up to receive updates on job opportunities, hiring events, construction updates and more at our new location.



Home on the Westside  
is our Community Retention  
initiative.



LEGACY HOMEOWNERS | RENTAL HOUSING | HOMEOWNERSHIP | FINANCING SUPPORT



Learn more at [westsidefuturefund.org/homeonthewestside](https://westsidefuturefund.org/homeonthewestside)

## Westside Future Fund's 2019 Annual Report





# Progress to Date

## Westside Development Activity

### WFF Residential Units as of June 1, 2021

	Units Acquired/ Under Contract	Units Awarded Invest	Total Residential Units	Units In Service	Units in Active Development	Deeply Affordable Units (<60% AMI)
Multi-Family	222	42	264	181	37	173
Single Family	105	10	115	6	61	48
<b>Total</b>	<b>327</b>	<b>52</b>	<b>379</b>	<b>187</b>	<b>98</b>	<b>221</b>

### Major Third Party Developments as of May 1, 2021

	Total Residential Units	Units in Service	Units in Active Development	Deeply Affordable Units (<60% AMI)
Quest Commons West*	53		53	47
Herndon Square*	700	97	200	195
OaksATL*	32	32	TBD	32
Quest Simpson and Springfield projects	309		309	228
Legacy at Vine City	105	105	-	105
Atlanta Housing (CHOICE)	584	135	40	70
<b>Total</b>	<b>1,783</b>	<b>369</b>	<b>602</b>	<b>677</b>

\* Financing provided by Westside Future Fund



395 Jame P. Brawley Drive, NW



# Update: Home on the Westside

## Demand for Housing vs. Supply

As of May 18, 2021



HOME ON THE  
WESTSIDE



### Demand for Housing

**1,900** households have expressed interest in housing opportunities through Home on the Westside to date

**339** households have been verified through our process and are ready to be matched with units.

VS.



### Supply: WFF Inventory

**37** additional rental units to be added in late 2021/early 2022

**26** new or renovated single-family homes will be available for sale or for rent by end of year

**Demand for housing – from households that have a connection to the Westside and want to remain in the community – continues to outstrip our supply.**

# AMERICAN RESCUE PLAN

## [The American Rescue Plan](#)

The COVID-19 pandemic and the corresponding economic crisis have undermined the health and economic wellbeing of American workers. Millions of Americans, many of whom are people of color, immigrants, and low-wage workers, continue to put their lives on the line every day to keep the country functioning through the pandemic. And more than 9.5 million workers have lost their jobs in the wake of COVID-19, with 4 million out of work for half a year or longer. Without additional government assistance, the economic and public health crises could drag on and our national vaccination program will be hobbled at a critical moment.

The American Rescue Plan will change the course of the pandemic and deliver immediate relief for American workers. The plan will build a bridge to an equitable economic recovery and immediately [reduce child poverty](#). In fact, a Columbia University study found that passing the plan will lift more than 5 million children out of poverty this year, cutting the poverty rate by 50%. The bill is one of the most progressive pieces of legislation in history, with more than two thirds of its tax cuts and direct payments going to families making less than \$90,000 per year. It will:

**Mount a national vaccination program, contain COVID-19, and safely reopen schools.** American workers should not have to lie awake at night wondering if they'll make it home from work safely the next day, or if they'll bring home the virus to their loved ones and communities. President Biden has a comprehensive plan to address the pandemic that will:

- Invest about \$160 billion to provide the supplies, emergency response, testing, and public health workforce to stop the spread of COVID-19, while distributing vaccines as quickly as possible and addressing racial disparities in COVID-19 outcomes. These emergency measures will help combat the heavy toll this virus is exacting, and will deliver community- based and culturally competent care.
- Provide \$130 billion to help schools serve all students, no matter where they are learning, and help achieve President Biden's goal to safely open the majority of K-8 schools within the first 100 days of his Administration. These investments include set asides at the local and state level to ensure states and districts address the learning loss and social and emotional needs of students disproportionately impacted by COVID-19, including students of color, English learners, and students with disabilities.

**Deliver immediate relief to American families bearing the brunt of this crisis.** The American Rescue Plan devotes about \$1 trillion towards building a bridge to economic recovery for working families. All told, a single parent with one young child making the minimum wage could see her income increase from the equivalent of \$7.25 to around \$11 per hour. The plan will:

- **Give working families a \$1,400 per-person check**, bringing their total relief payment from this and the December down payment to \$2,000. More than 85% of households will receive a check and checks in this bill are bigger than the checks in the CARES Act or in the December bill. And, for the first time, adult dependents are entitled to a check as well. This means a lower or middle-income family of four will see an additional \$5,600 in their pockets.
- **Extend current unemployment insurance benefits and eligibility to September 6 (saving 11 million Americans from losing benefits starting in about a week)**, provide a \$300 per week supplement, and help protect Americans from surprise tax bills on unemployment insurance they received last year.
- **Help Americans stay in their homes** by providing emergency aid to cover back rent. In addition, the bill provides assistance to help struggling homeowners catch up with their mortgage payments and utility costs through the Homeowners Assistance Fund. And, it provides additional funding for families and individuals who are recovering from or at risk of homelessness.
- **Increase the value of Supplemental Nutrition Assistance Program (SNAP) benefits**. The American Rescue Plan will increase SNAP benefits by 15 percent through September 2021. The bill also funds partnerships with restaurants to feed American families and keep workers in the restaurant industry on the job. And, it provides U.S. territories like Puerto Rico additional nutrition assistance funding, in addition to funding to make sure women, infants and children get the food they need to help address food insecurity.

- **Increase the Child Tax Credit** from \$2,000 per child to \$3,000 per child (\$3,600 for a child under age 6) and make 17-year-olds qualifying children for the year. This means a typical family of four with two young children will receive an additional \$3,200 in assistance to help cover costs associated with raising children. The families of more than 66 million kids will benefit.
- **Increase the Earned Income Tax Credit** for 17 million workers by as much as \$1,000. The top occupations that will benefit are cashiers, food preparers and servers, and home health aides – frontline workers who have helped their communities get through the crisis.
- **Expand child care assistance**, help hard-hit child care providers cover their costs, and increase tax credits to help cover the cost of childcare. This is the single biggest investment in child care since World War II.
- **Give families an additional tax credit to help cut child care costs**. Families will get back as a refundable tax credit as much as half of their spending on child care for children under age 13, so that they can receive a total of up to \$4,000 for one child or \$8,000 for two or more children.
- Provide an additional \$1 billion for states to cover the additional cash assistance that **Temporary Assistance to Needy Families** (TANF) recipients needed as a result of the crisis.
- **Lower or eliminate health insurance premiums for millions of lower- and middle-income families enrolled in health insurance marketplaces**. A family of four making \$90,000 could see their monthly premium come down by \$200 per month. This will help well over a million uninsured Americans gain coverage. The plan also subsidizes premiums for continuation health coverage (COBRA).

**Support communities that are struggling in the wake of COVID-19.** Millions of American workers reside in communities that suffered disproportionately in recent months. The Plan provides critical support to these communities. It will:

- Provide emergency grants, lending, and investment to hard-hit small businesses so they can rehire and retain workers and purchase the health and sanitation equipment they need to keep workers safe. This includes a Small Business Opportunity Fund to provide growth capital to main street small businesses in economically disadvantaged areas, including minority-owned businesses.
- Distribute more than \$360 billion in emergency funding for state, local, territorial, and Tribal governments to ensure that they are in a position to keep front line public workers on the job and paid, while also effectively distributing the vaccine, scaling testing, reopening schools, and maintaining other vital services. State and local employment has fallen by around 1.4 million jobs since the pandemic began including layoffs of 1 million educators, compared to around 750,000 job losses during the Great Recession.
- Help hard-hit public transit agencies avoid layoffs and service reductions, which disproportionately harm workers who are more likely to be dependent on public transportation.

# VIEWPOINT: Fulfilling our vision of the beloved community

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

---

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 strives 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:



---

## How to Connect with Us

 @westsidefuturefund

 @WFFAtlanta

 @westsidefuturefund

 westsidefuturefund.org



P.O. Box 92273, Atlanta, GA 30314

(404) 793-2670

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

For bulletin ideas and comments, contact Sonia Dawson at [sonia@westsidefuturefund.org](mailto:sonia@westsidefuturefund.org).