



Westside Future Fund

2021 ANNUAL REPORT





Dear Friends,

When it comes to the monumental aspiration of realizing racial equity and economic justice to bring about the beloved community, the journey is long; the climb is steep. Though we want to run toward our destination, it is steady, purposeful steps that we must take. As I reflect on the past year, I'm inspired to see how far those determined steps have carried the Westside Future Fund. Side by side with residents, staff, partners and donors we pressed on toward accomplishing our organizational mission.

In spite of operating under the shadow of an ongoing global pandemic, Westside Future Fund continued building its organizational, financial and collaborative strength. Through our programs, we expanded access to quality, affordable housing, championed enhancements in our schools, and fostered crucial conversations about the responsible revitalization of the Westside. It was a year of both listening and action to ensure the Westside is a place to call home where all can thrive.

It's important to acknowledge progress in order to maintain momentum, and so we present this report as a way of pausing to reflect on the progress we've made. We will need this momentum to carry us forward in the significant work we have ahead. We thank you for the contributions you made last year to empowering residents of the Westside, and we hope you will continue to invest in real, meaningful change. A better Westside is a better Atlanta and our opportunity to show the world what it looks like to collaborate and engage in equity-inspired revitalization.

My best,

John Ahmann



**HOME ON THE
WESTSIDE**

Our core mission is to ensure that those who love the Westside can live on the Westside. Too many residents with historical ties face insecurity about their place in these rapidly changing neighborhoods, but we are committed to making a difference. Home on the Westside programs ensure quality, affordable housing to rent or buy and provide financial aid against rising property taxes.

Through renovations and new construction, we offer legacy residents well-built and managed rental options from 1 to 3 bedrooms. For those aspiring to homeownership, Home on the Westside is not only working to increase affordable housing inventory but also supports prospective homebuyers with down payment assistance and financial literacy coaching in partnership with On the Rise Financial Center. Long-time homeowners facing increasing property taxes may be eligible for relief through the Anti-Displacement Tax Fund (ADTF). These programs enabled hundreds of Westside residents to remain in the neighborhood they help to make such an incredible community.



MICHAELLA FULTON

AT HOME AFTER HOMELESSNESS

An emotional breaking point prompted Michaela Fulton to seek out her supervisor at City of Refuge with a plea for assistance. Homelessness had led her and her five children to live with her mother, a situation she knew was temporary. Overwhelmed by being a burden and the need to provide more for her family, she told her supervisor she needed a place to live. Michaela's supervisor connected the lifelong Westside resident to Home on the Westside. "I went to her in late February or early March. By April, I had somewhere to live."

Home on the Westside gave Michaela the opportunity to rent in WFF's newly opened apartment community at 395 James P. Brawley. For her, it's more than an apartment; it's a home. "I made it a home—I didn't wait to decorate. I furnished it immediately. I wanted to make it home for me and my kids." That meant everything to her after such a long period of uncertainty.

Her new living situation affords Michaela and her family peace of mind. Her oldest son was able to leave for college at Fort Valley State University knowing his mother and siblings were in a safe, secure place. "We were safe for him," she says.

Having a home in the neighborhood makes life easier in other ways. She's close to work, and her children are in school down the street. But Michaela says the people are what make the community special. "I'm at home here. There are no strangers in the community where we are. And we have everything we need right outside our door."

Michaela hopes the next step for her family will be owning a home. For now, she's focused on finishing her college degree. She plans to pursue a master's degree in social work after that. Why?

"The people on the Westside inspire me," Michaela says. "I want to do what they do. I want to help people, put them in homes and guide them in the right direction."

2021 ACCOMPLISHMENTS

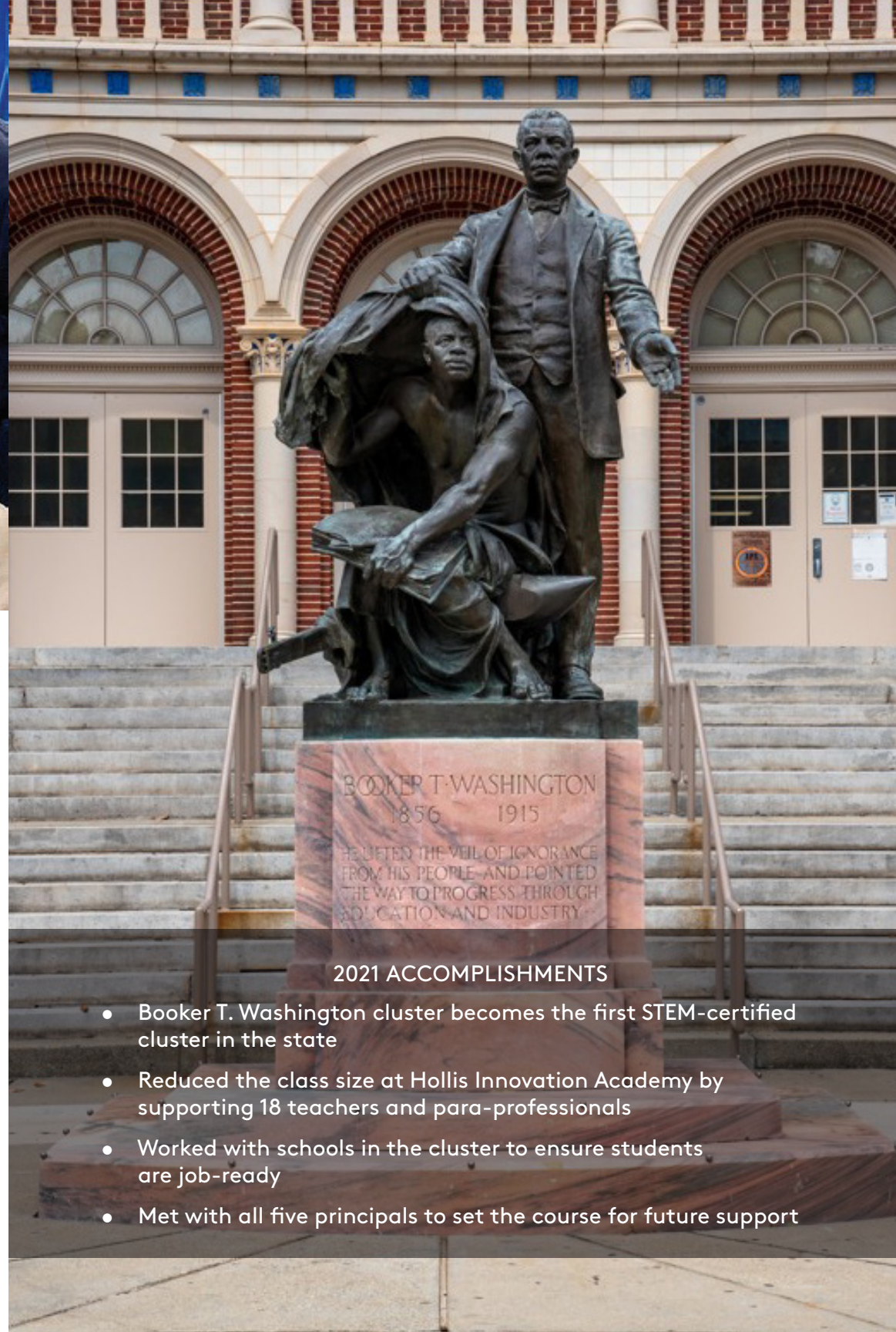
- Lease-up of 84 units in three new WFF-owned multifamily communities at 1300 Mayson Turner, 507 English Avenue and 395 James P. Brawley
- Sold four new single-family homes on English Avenue, joining five other WFF-supported homeowners in the neighborhood
- Provided down payment assistance to five neighborhood families
- ADF paid \$80,000 in property taxes for 133 homeowners
- 518 applicants completed the Home on the Westside verification process
- 85 applicants worked with On the Rise Financial Center to prepare for home buying



CRADLE-TO-CAREER EDUCATION

Education is a cornerstone of better futures. What we invest in today will ensure that our students are prepared for the careers of tomorrow. Residents have felt the consequences of underinvestment for far too long, but WFF's efforts to reverse that trend are gaining traction. Today's students experience a learning environment better equipped to serve their curious minds.

In the fourth year of our partnership with Atlanta Public Schools to strengthen schools in the Booker T. Washington cluster, we made strides in STEM education and markers of student success like reduced classroom size. While work to-date primarily focused on Hollis Innovation Academy and Booker T. Washington High School, we initiated expansion to the other cluster schools in August 2020. The coming school year 2022/23 marks the first in a new five-year collaboration to elevate the entire Washington Cluster.



2021 ACCOMPLISHMENTS

- Booker T. Washington cluster becomes the first STEM-certified cluster in the state
- Reduced the class size at Hollis Innovation Academy by supporting 18 teachers and para-professionals
- Worked with schools in the cluster to ensure students are job-ready
- Met with all five principals to set the course for future support

DR. ANGELA COAXUM-YOUNG

CULTIVATING NEXT-GEN OPPORTUNITY

Sometimes preparing for the future is rooted in the past. Dr. Angela Coaxum-Young, principal at Booker T. Washington High School, said that the school's application for STEM certification prompted leadership to look to history for how to shape the program for students' benefit. "Everything we do, we try to connect it to the city and the history. We try to fashion ourselves after Booker T. Washington and the Tuskegee Institute." She credits his move to bring renowned scientist George Washington Carver to the Tuskegee Institute to head up the agriculture department with inspiring the idea of focusing the high school's modern-day STEM program on agriculture.



While some may question the relevance of agriculture in an urban market, Dr. Coaxum-Young points out that the pandemic raised real-world examples of interrupted supply chain and how to sustain a community that's distant from food sources.

Students now have the opportunity to explore professional avenues they never knew existed and envision themselves in some of the most in-demand careers of the future.

According to the National Science Foundation, 80 percent of available jobs in the next ten years will require science and math skills, and the U.S. Bureau of Labor Statistics estimates an 8% growth rate in STEM jobs by 2029—nearly twice the rate of non-STEM professions

Booker T. Washington High School now has the highest concentration of certified ag teachers in the state. That classroom expertise is supported by strong partnerships with the Georgia Aquarium, Atlanta Botanical Gardens and others that allow students to truly engage with the field. A new program immerses students in aquaculture through learning to breed catfish. Dr. Coaxum-Young plans to add to the hands-on laboratories available to students on campus with a STEM-driven farm and greenhouse powered by solar energy.

Dr. Coaxum-Young sees endless potential for this program's future and for the students she serves. While students representing Booker T. Washington High School at FFA competitions often find themselves the only Black students in the room, Dr. Coaxum-Young says, "The level of confidence they are gaining is amazing. They are growing in their confidence to be in those spaces and compete."

That is why she wants to see more investment in the school to overcome areas where it's underperforming. "At their heart of hearts, they are the most beautiful, trusting kids. I could take a job anywhere, but I would never love the kids like I love the ones at Booker T. Washington. What lives here is good, and it's going to do good for the world."

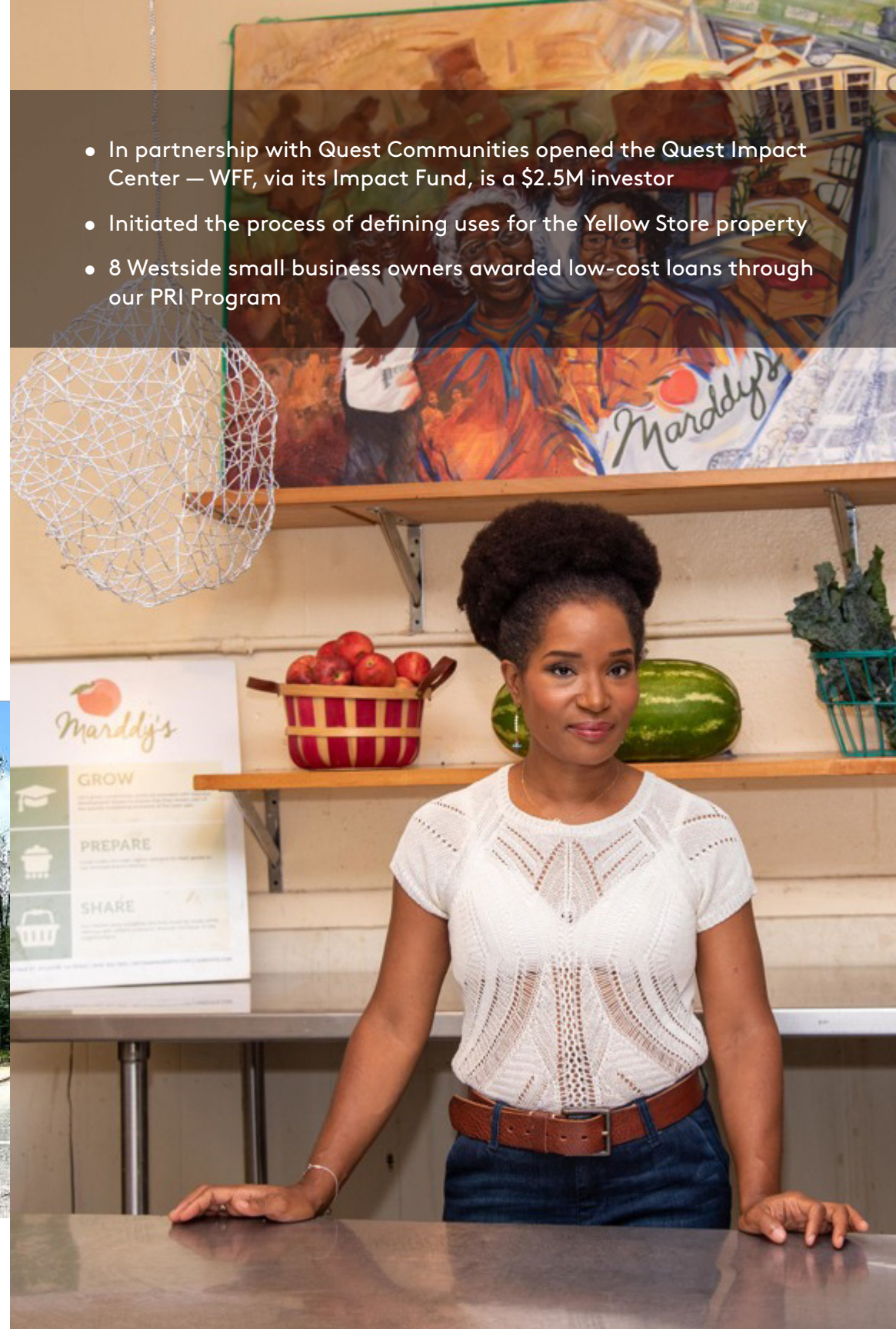
JOB OPPORTUNITIES

In addition to a place to call home and a strong educational system, access to a living wage is crucial to breaking the cycle of poverty. As economic development once again comes to the Westside with the relocation of major employers like Microsoft, Westside Future Fund hopes to support long-time residents in preparing for professional opportunities. It's fitting to see this return to a true live/work community since the residential part of the Westside initially followed economic opportunity with neighborhoods cropping up close to industrial centers.

We also want to see entrepreneurs and small businesses from the Westside flourish in this ecosystem. In late 2021, we issued a call for commercial use proposals for the Yellow Store property at 500 James P. Brawley and look forward to supporting the aspirations of neighborhood entrepreneurs in this iconic location.

We launched our Program-Related Investments (PRI) Initiative to offer low-interest loans to small, minority-owned businesses located in or dedicated to serving the neighborhoods. These loans provide crucial working capital that Black entrepreneurs often find difficult to access with less than half of those applying for loans receiving funding. Long term, funds repaid return to the pool of capital available to other entrepreneurs to accelerate wealth-building among Westside businesspeople.

- In partnership with Quest Communities opened the Quest Impact Center — WFF, via its Impact Fund, is a \$2.5M investor
- Initiated the process of defining uses for the Yellow Store property
- 8 Westside small business owners awarded low-cost loans through our PRI Program



AUNA TYSON

INVESTING IN A DRIVEN ENTREPRENEUR

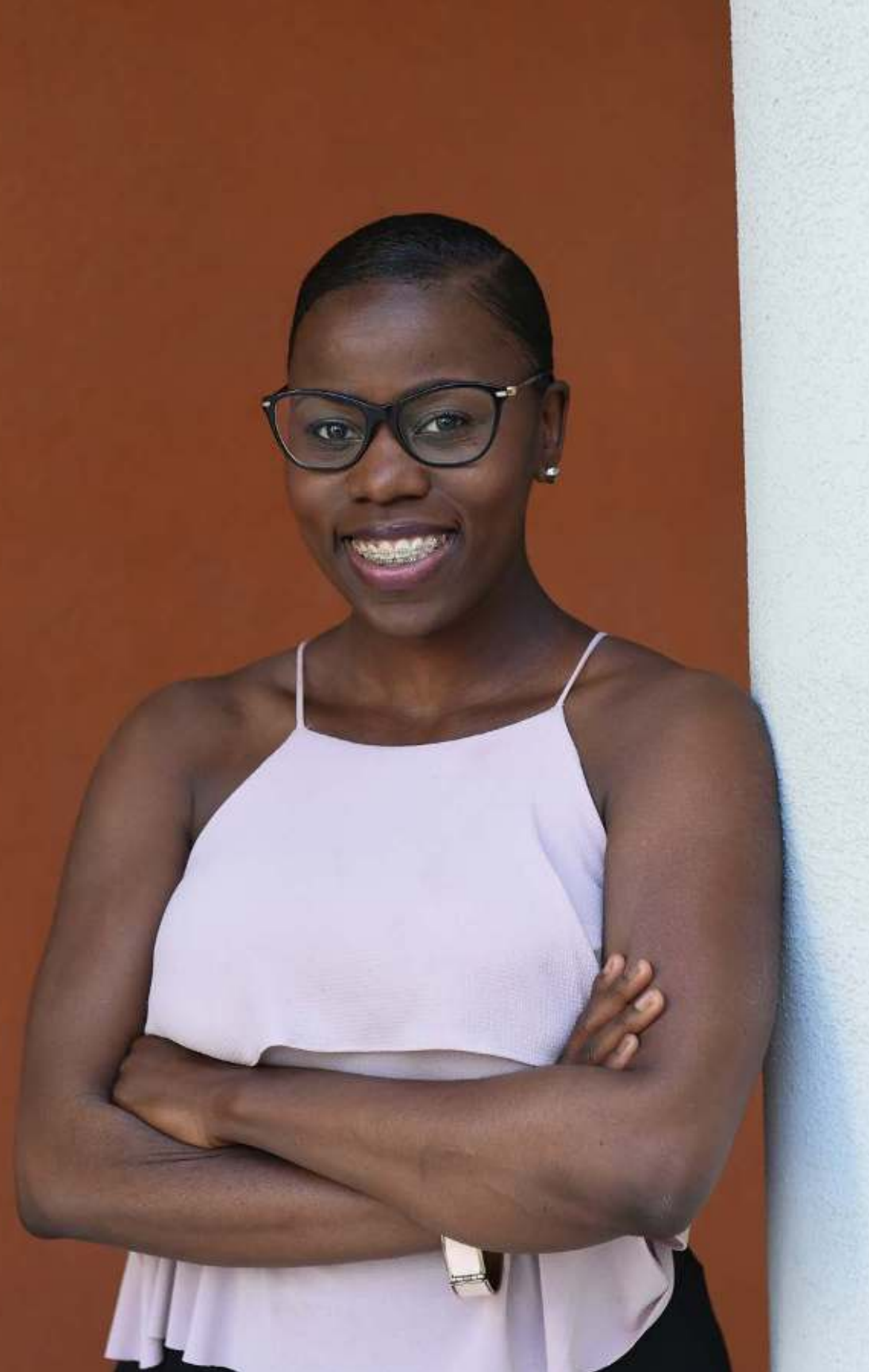
“Westside Future Fund has been a huge supporter of small business and understands what small businesses need on the Westside,” says Auna Tyson, founder of Strive Transit. The microtransit service started in 2016 to provide affordable, eco-friendly transit within a five-mile radius of the Westside corridor. With the transit disparities on the Westside and a gap for many between their residence and MARTA, Strive Transit quickly became a go-to option for essential trips to the grocery store, doctor’s appointments and local events. Auna found herself where many successful businesses do—at the intersection of growth and need for capital.

A Westside resident since 2010, Auna has been engaged with Westside Future Fund since Strive Transit began providing shuttle service for the Transform Westside Summits. That connection to the Westside Future Fund led to her getting a phone call about Program-Related Investments, low-interest loans for businesses on the Westside looking to grow. Already planning ways to scale her business, Auna completed the application and was approved for funding.

“It was seamless and easy,” says Auna. “Businesses are afraid to jump out there, but you can do it. If you don’t have it all together, there’s someone on the WFF team who will help you. It’s a support system when you are growing and scaling. You’re not out here by yourself. You’re in a community.”

She plans to use the capital to expand Strive Transit’s fleet and offer service beyond English Avenue and Vine City into Westlake, further Downtown and into Midtown. She’ll also be able to continue and possibly expand programs like Compost Connectors that introduce Booker T. Washington High School students to composting and urban agriculture. Strive Transit already has a website and apps available for Apple and Android, but Auna envisions a real-time tracker that will allow riders to more easily find hop-on and hop-off points. “I’m a born entrepreneur,” she says.

Auna treasures the history and cultural richness of the Westside and loves that Strive Transit can play a role in community mobility and sustainability. She wants to continue solving community problems around transit and give people access to an alternative that can improve lives and the environment.



COMMUNITY ENGAGEMENT

Collaborating with other organizations working on the Westside, we advocate for an environment where residents can thrive. Alongside our partners, we focus on efforts to ensure a secure, walkable neighborhood with access to wellness facilities and greenspace. And now we share an address with some of those partners. Our \$4.5 million redevelopment of 970 Jefferson St., NW now houses Westside Future Fund as well as other mission-aligned not-for-profits including Food Well Alliance, the Beltline Partnership, Urban Recipe and The Giving Kitchen.

With the twice monthly Transform Westside Summits, we continue the conversation about the Westside's revitalization by convening a diverse group of citizens to learn about and discuss the latest developments affecting the neighborhood. With a mix of virtual and in-person summits, conversations ranged from the mayoral race to program and partnership updates. In April, we debuted Rise & Vibe as a platform for local artists to showcase their work and connect with the community.

We also continued to engage our volunteers who play a crucial role in supporting Westside Future Fund initiatives. In the past, that has led to connections between residents and volunteers working together on projects. With the pandemic, we pivoted and harnessed the power of our volunteers to address the critical issue of food insecurity. They sorted, packed and delivered groceries to as many as 275 households each week. While we look forward to returning to group volunteer efforts, we plan to continue food delivery to our neighbors as we take on neighborhood improvement projects once again.

2021 COMMUNITY ENGAGEMENT ACCOMPLISHMENTS

- 862 volunteers contributed more than 2,400 service hours
- Delivered groceries weekly to an average of 200 households experiencing food insecurity
- Volunteers delivered 1,000 donated Thanksgiving meals from Hudson Grill
- PWC invested in a tree-planting project on English Avenue
- AT&T undertook a planting day with Truly Living Well Urban Farm
- 20 virtual Transform Westside Summits
- Average viewership of 600 people



MAKING A MEASURABLE IMPACT

2021 BY THE NUMBERS

2,400+

service hours contributed
by **862** volunteers

\$80,000

in property taxes paid
for **133** homeowners
by WFF Anti-
Displacement Tax Fund

20

virtual Transform
Westside
Summits hosted

600

people viewership
of virtual
summits

4

new homes sold on
English Ave. Bringing
the total up to
9 WFF-assisted
homeowners

84

affordable units
in **3** new permanently
affordable multifamily
properties opened

**\$4.5
million**

redevelopment finished
at 970 Jefferson St. NW
to serve as home to
WFF and other partner
organizations

518

applicants completed the
Home on the Westside
verification process, and
of this total, **223** people
would like to rent, and
289 expressed interest in
purchasing a home now
or in the future

85

applicants
worked with
On the Rise
Financial Center
to prepare for
home buying

8

Westside small business
owners awarded low-cost
loans through Program-
Related Investments





**MAJOR ADVANCES IN QUALITY, AFFORDABLE
HOUSING ARE PLANNED FOR 2022**

- Anticipate bringing our total multifamily units to 218
- Offer three new single-family homes for sale at 850/852/854 Proctor
- Complete construction on 10 homes for Atlanta Police officers in partnership with Atlanta Police Foundation



WHAT'S NEXT & HOW YOU CAN HELP

In many ways, 2021 exceeded our expectations. We were able to maintain and move forward critical initiatives in our four impact areas of affordable housing, cradle-to-career education, safety and security, and community health and wellness. Yet there is a tremendous amount of work to be done. Now we look to what's next and how we advance a more equitable future in the Historic Westside.



We hope that the stories of residents have inspired you to be part of empowering more stories like these. More stories of finding a home to call their own in the neighborhood where their roots are. More stories of students getting access to breakthrough technology and introductions to career opportunities they didn't know were possible. Stories of big ideas that become big successes. We are still on the journey, playing a supporting role in changing the narrative of the Westside. We ask that you help us continue, invest in the steps forward, so that we reach the place where everyone on the Westside can thrive.

MISSION STATEMENT

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.

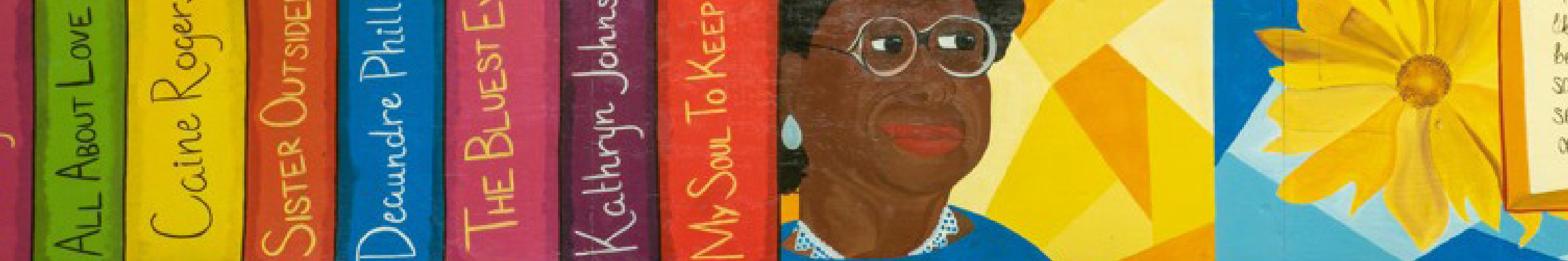
Westside Future Fund is a nonprofit pursuing economic justice and racial equity on Atlanta's Historic Westside by connecting residents with the right housing and education support and strengthening the community they call home. WFF works to create and nurture an ecosystem that disrupts the cycle of poverty and empowers the residents of the English Avenue, Vine City, Ashview Heights, Atlanta University Center, and Just Us neighborhoods with what they need to thrive.

Based on best-practice research in community revitalization, Westside Future Fund focuses on critical areas to move this mission forward: affordable housing, and cradle-to-career education.

We seek outcomes of community retention and creating a diverse mixed-income community with exceptional quality of life that celebrates the Historic Westside's unique history and culture.

Our flagship program, Home on the Westside, ensures affordable, quality housing is available to long-time residents of the Westside in ways that are financially attainable. That includes renovations, new construction and down payment assistance for renters and buyers and property tax relief for existing homeowners. Ensuring ongoing opportunity for these residents also requires investment in the educational system like implementing STEM programs and additional classroom support in schools. We advocate for and collaborate with other organizations to realize safety and security throughout the neighborhoods and develop programs and infrastructure that support health and wellness.

Launched in 2014, Westside Future Fund represents a commitment from area leaders to overturn long-term inequity on the Westside and invest in collaborative transformational change. We aspire to become a model of economic justice in the neighborhood called home by Atlanta University Center, the world's largest consortium of historically black colleges and universities, and luminaries of the Civil Rights Movement such as Julian Bond, Maynard Jackson, and Dr. Martin Luther King, Jr.



2021 BOARD OF DIRECTORS

Thank you to those serving on our Board of Directors and contributing their time and talents to the mission of Westside Future Fund.

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2021 FINANCIAL SUPPORT*



REVENUE

Unrestricted Donations	\$960,916	18%
Restricted Donations	\$1,747,031	31%
In-Kind Donations	\$132,782	<1%
Earned Revenue	\$1,945,794	35%
Other Income	\$60,368	<1%
Interest	\$11,541	<1%
Federal COVID Relief Programs	\$712,604	13%

TOTAL **\$5,487,123***

2021 FINANCIAL SUPPORT*



EXPENSES

Affordable Housing	\$6,466,825	61%
Education	\$1,039,545	10%
Other Community Programs/Impact Strategy Area Support	\$912,530	9%
Management & General	\$2,118,823	20%

TOTAL **\$10,868,396***

*Key significant restricted funding commitments were required to be recognized fully in the year received, creating an accrual basis loss for the 2021 fiscal year end. Cash and cash equivalents for the year demonstrated that this deficit occurred only in the activities for the year, and is not reflected on the balance sheet or in the fiscal health of the organization.

How to Connect with Us



@westsidefuturefund



@westsidefuturefund



@WFFAtlanta



westsidefuturefund.org



Westside
Future Fund

P.O. Box 92273, Atlanta, GA 30314

(404) 793-2670

westsidefuturefund.org