

Transform Westside Summit Convene | Communicate | Collaborate

Westside Future Fund Friday, January 19, 2024

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TRANSFORM WESTSIDE SUMMIT

CONVENE | COMMUNICATE | COLLABORATE PRESENTED BY THE WESTSIDE FUTURE FUND FRIDAY, JANUARY 19, 2023

WIFI: TGS GUEST | PASSWORD: TGSVISITOR384

Agenda 7:45A-7:50A	Welcome	John Ahmann President & CEO
		Westside Future Fund
		Ebony Ford Director of Community Building and Engagement Quest Community Development Corpora
7:50A-8:05A	Opening Devotion	Melanie Faison Chief Operating Officer Quest Communities
8:00A-8:10A	Self Introductions	Ebony Ford Director of Community Building and Engagement Quest Community Development Corporat
8:10A-8:40A	Exploring Transformative Partnerships with Quest Community Development Corporation moderated by John Ahmann	Leonard L. Adams, Jr. President & CEO Quest Community Development Corpora
8:40A-8:55A	Q & A	All
8:55A-9:00A	Closing Remarks	John Ahmann President & CEO Westside Future Fund
		Ebony Ford Director of Community Building and Engagement Quest Community Development Corporat

Our Featured Participants

Melanie A. Faison Chief Operating Officer, Quest Communities

Melanie A. Faison is the Chief Operating Officer at Quest Communities in the Westside of Atlanta, Georgia. Melanie is a business strategist and impact leader with 15+ years of experience, championing organizational growth and expansion for non-profit organizations. She has excelled in market positioning, revenue growth, financial management, and driving operational excellence in the non-profit sector.

Over the past 18 years, she has leveraged public and private investments to generate over \$271 million in community lending and facilitated over \$167 million in multistate community lending administration in partnership with national funders.

Melanie was the Director of a Community Development Financial Institution (CDFI) during her 18-year tenure at NeighborWorks Columbus. As the Deputy Director at NWC, she successfully leveraged resources to create successful impacts through affordable housing development, neighborhood revitalization, and affordable residential lending.

She has served on the Board of Directors of the Columbus Mortgage Bankers Association, Greater Columbus Urban League, and the Tri-City Young Professionals. She currently sits on the Board of Georgia Acts, an organization that focuses on policy work for housing in the state of Georgia. Melanie is also the Board Chair of Industrious Women's Network, Inc., a non-profit focusing on career development and mentorship for college-age women.

Melanie Alim Faison is a native of both Washington DC and Tuskegee, AL. She holds a BA in Psychology from Spelman College and is a recent graduate of the Achieving Excellence, Executive Education program at Harvard University. Melanie is a doting mother of two beautiful children, Yasmeen and Nicholas. Yasmeen has married James Chevalier and blessed Melanie with a beautiful granddaughter, Sophia.

Leonard L. Adams, Jr. President & CEO, Quest Community Development Corporation

Leonard L. Adams, Jr. is the Founder and CEO of Quest Community Development Corporation, a Georgia-based non-profit organization. Mr. Adams is a true visionary taking this grassroots organization to an annual operating budget of \$7.3M, with \$57M in current assets and securing over \$100M in government grants, loans, and subsidy support for affordable housing under his leadership. Mr. Adams is also the owner and leadership development consultant of Quest Ventures, LLC, which holds a minority-owned business entity (MBE) designation.

As an entrepreneur, social entrepreneur, and consultant of over 25 years, Mr. Adams has extensive experience in developing affordable & supportive housing communities in challenged neighborhoods in Atlanta. He is a seasoned, results-oriented leader with a strong record of accomplishment.

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. Through his work and equitable housing models that serve homeless and low-income individuals, families, older persons, and veterans living with a disability - Mr. Adams embodies the Quest mantra of "Live, Work, Serve."

Our Featured Participants

In addition to leading Quest CDC, Mr. Adams is also the President of Knoxville College, an HBCU in East TN. He serves 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, a proud US Army war veteran, and a member of Omega Psi Phi Fraternity.

John Ahmann President & CEO, Westside Future Fund

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 and contribution to racial equity.

He has worked primarily behind the scenes, bringing together diverse stakeholders and managing initiatives to fruition. He 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 impacting Atlanta and its future.

A native son of Atlanta, John is currently the President & CEO of the Westside Future Fund (WFF). WFF was launched by the Atlanta Committee for Progress (ACP) in December 2014, with the strong leadership support of former Atlanta Mayor Kasim Reed. The nonprofit organization's mission is 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. Through its flagship program, *Home on the Westside*, WFF helps neighbors live in the place they love through access to high-quality housing and educational support, strengthening the city we call home.

John has been recognized for his work by receiving the following awards: 2020 and 2021 Atlanta Magazine's Atlanta's 500 Most Powerful Leaders; 2020 and 2021 Atlanta Business Chronicle's 100 Most Influential Atlantans; 2019 Michael R. Hollis Innovation Academy Partnership Award; 2019 Christian City's Community Champion Nonprofit Honoree Award; Atlanta Business League's Visions of Excellence Award in 2019; Antioch Urban Ministries Anchor Award in 2018; and 2018 Atlanta Business Chronicle's Best Overall Deal in Atlanta Real Estate Awards.

John has two adult daughters and lives in Atlanta's historic neighborhood of Vine City.

Ebony Ford

Director of Community Building and Engagement, Quest CDC

Ebony Ford serves as the Director of Community Building and Engagement at Quest CDC on the Westside of Atlanta, where she has also lived for 13 years. She is an English Avenue neighborhood resident and a proud parent of APS' Hollis Innovation Academy, where her son, Jeremiah, attends school.

Ebony, a transplant to Atlanta from Saginaw, Michigan, has found her place, dedicating her life to doing her part to make the city of Atlanta its best self! She is affiliated with several organizations in the area, including the Westside Future Fund, YWCA, Atlanta Public Schools, and Westside Table, to name a few.

Our Featured Participants

Recently, Ebony was chosen to build out and host a podcast entitled *Westside Wise*, sponsored by AT&T. She is responsible for tapping into her vast network of the city's finest to bridge the gap between the entities that are doing so much good work on the Westside of Atlanta, and the residents who are the recipients of these initiatives. The *Westside Wise* podcast also aims to keep residents in her part of the city informed on pertinent issues.









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.



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@WFFAtlanta



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Meet the Westside Future Fund.

WHY THE WESTSIDE?

The Westside is an important part of Atlanta's past, present and future. These historic neighborhoods played a defining role in the American civil rights movement and is the place some of its most iconic leaders called home, like Ambassador Andrew Young, Dr. Martin Luther King, Jr. and Dorothy Bolden, founder of the National Domestic Worker's Union of America. The Westside also bears the scars of policies that led to depopulation and left those who stayed without economic opportunity. Today, the Westside Future Fund is working to change that and make it a model of racial equity and economic justice. The result will be a better Atlanta where everyone on the Westside has access to the resources they need to thrive.

OUR 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.

THE HEART OF THE WESTSIDE

We focus on five neighborhoods in Atlanta's Historic Westside: Vine City, English Avenue, Ashview Heights, Atlanta University Center and Just Us. Long underserved and underfunded due to systemic racism, the Westside suffered from the lack of essential services, food deserts, neglected infrastructure and blight. Today, more than half of its residents live below the poverty line, and 40% of all housing is vacant. Only 79% of the population can read above the third-grade level. That is why our mission is to open access to resources and potential through the cornerstones of homeownership and education.

Definition of Legacy Resident: Anyone residing on the Westside prior to 2017 as well as those with meaningful ties to the Westside including former colleges and universities, church congregants and others.







WHAT DOES THE WESTSIDE FUTURE FUND DO?

The Westside Future Fund is a nonprofit organization with a mission to improve the lives of current and future Westside residents. Through our flagship program, Home on the Westside, we help our neighbors live in the place they love through access to high-quality housing and educational support, strengthening the city we call home.



& SECURITY



& WELLNESS



COMMUNITIES



MIXED-INCOME CRADLE-TO-CAREER **FDUCATION**

MORE WAYS TO BE AT HOME ON THE WESTSIDE

We ensure the availability of affordable, quality housing in ways that are financially attainable for long-time residents of the Westside or those connected to the neighborhood. That includes support to rent, buy or retain a home with a unique focus on community retention.

ACCESS TO CRADLE-TO-CAREER EDUCATION

Education is a cornerstone of better futures and prosperity. Investment in these foundational opportunities starts with quality early childhood education and our partnership with Atlanta Public Schools in support of the elementary, middle and secondary schools that make up the Booker T. Washington Cluster. It continues through adult skill training and support of Westside entrepreneurs. Westside residents deserve the resources that support families and lead to quality employment opportunities.

CHAMPIONING A SAFE & HEALTHY NEIGHBORHOOD

Collaborating with other organizations working on the Westside, we advocate for an environment where residents can thrive. That means teaming up to improve access to healthcare and overall wellbeing with greenspace, walkability, and safety. It's contributing to residents' sense of security by mitigating social factors that impact crime rates.

We also stand shoulder-to-shoulder with those who care about the Westside — residents, community groups, police officers, schools, business owners, developers, donors, and investors – and lend our voice to the calls for change today and a better future tomorrow.

We can stop the unchecked gentrification that displaces legacy residents of the Westside and tears the social fabric of Atlanta. Instead, we want to ensure they benefit from the rising tide of economic opportunity, rather than being swept away by it. Together, we can realize the vision of the courageous American civil rights leaders who called the Westside home: a thriving mixed-income community that models what it means to be a world-class city embracing racial and economic justice.



CONTRIBUTE TO RACIAL EQUITY IN ATLANTA

The long-term effects of underserved neighborhoods and generational poverty have limited opportunity on the Westside, and the enormity of the problem may seem overwhelming. Together we can break down barriers and build something better. We can connect legacy residents to resources that make homeownership possible. And, in turn, that homeownership can fuel transformational and generational change for them and their families.

Home is more than a house, so when you contribute to *Home on the Westside*, you're also investing in the community.

That means strengthening educational opportunity from cradle to career and advocating for the safety, security, and wellness of all our residents. It's a holistic approach to neighborhood revitalization.

Westside Future Fund's *Home on the Westside* program is uniquely built to realize this model. We represent a convergence of experience, expertise and influence from the worlds of business, education, government, and philanthropy, as well as the knowledge, connections and creativity needed to address the complex issues facing the Westside. We also have the ability to leverage every \$1 donated to *Home on the Westside* with \$2 from the WFF Impact Fund, multiplying the impact of every contribution.

Revitalizing the Westside is not just something we can do; it is something we must do. Atlanta cannot forget those who built it. Get involved. Invest in real change. Make a better Atlanta at Home on the Westside.



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





Introducing Home on the Westside, an initiative from Westside Future Fund to help drive inclusive community retention for Atlanta's Historic Westside neighborhoods.

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 lease-to-purchase
- Down payment assistance
- Anti-Displacement Tax Fund for legacy homeowners
- Financial coaching and counseling in partnership with On the Rise
 Financial Center

Are you interested in Home on the Westside?

Go online and complete a simple form to let us know which of our housing opportunities interest you:

westsidefuturefund.org/homeonthewestside

Contact WFF with any questions.

Call: 470.377.1696

Email: home@westsidefuturefund.org





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John Ahmann



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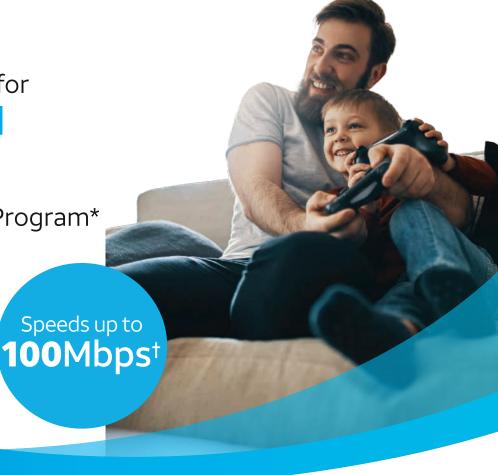
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Number of devices depends on screen size/resolution.

How to enroll:

Step 1

Determine eligibility with the federal government's National Verifier at **affordableconnectivity.gov** or call the National Verifier at **877.384.2575.** AT&T does not determine ACP eligibility.

Step 2

Once approved, call **855.220.5211** to sign up for service with your National Verifier application ID.

Visit att.com/access to learn more



Access from AT&T is available only in the AT&T 21-state wireline footprint. Geographic service restriction and terms apply. Not all speeds available in all areas.

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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 etier 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 wilbe 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 or 404-351-3889















Bringing Goodwill to the Southside:

New Store and Career Center on Metropolitan Parkway

Located at 2160 Metropolitan Parkway, our new store and career center will bring jobs and skills training to the local community. This project is generated 30-40 construction jobs for local residents and created 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.



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** and sign up to recieve updates on job opportunities, hiring events, construction updates and more at our new location.



Attention families in need of heating or cooling assistance

The Low-Income Home Energy Assistance Program (**LIHEAP**) is a federally funded program that assists low-income households heat or cool their homes.

Apply for assistance at your local Community Action Agency. Take the following documents:

- 1. Proof of Income for all household members for the past 30 days
- 2. Proof of Social Security number for each person in the household
- 3. Most recent Gas and Electric Bill for the household
- 4. Proof of citizenship or legal immigrant status





For additional information, email <u>LIHEAP-CSBG-LIHWAP@dhs.ga.gov</u> Local Georgia Community Action Agencies can be found online at http://www.georgiacaa.org.



Quest

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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



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