



Westside
Future Fund

2023 IMPACT REPORT:
MAKING THE VISION REALITY

DEAR FRIENDS,

Thank you to our generous donors, supporters and volunteers for empowering the work of Westside Future Fund! The past year was one of tremendous activity in advancing the compassionate revitalization of the Westside. We completed significant development projects this year and broke ground on new ones. We welcomed 10 new single-family homeowners to the neighborhood and reopened the waiting list for applicants in need of multifamily housing. We expanded the number of available multifamily units and announced plans for more. We worked toward an equitable future inspired by the vision of Civil Rights leaders who called these neighborhoods home.

It was a year in which progress made was highly visible, and it is a reminder that the work we do and the mission that inspires it is about place. It's about the Westside neighborhoods where we are strengthening and revitalizing the community in every way, from the infrastructure to the support system to the connections between people. As the chairman of our Board of Directors and Westside native, T. Dallas Smith says, "It's about restoration" to the vibrant community it was during his childhood. The return on our investment is a thriving community with equitable opportunity for all, and our sole focus is closing the gap between historic disinvestment and that vision of the future.

We made progress in our vision for activating our headquarters at 970 Jefferson as a hub of support services for the community. We've continued to build connections between those invested in the Westside by convening stakeholders at the monthly Transform Westside Summits. Our Volunteer Corps brought together neighbors from the Westside and people from across the city who invested time and energy to support programs, beautification and service projects. These relationships between organizations and the people they serve,

between leaders and our neighbors, are part of ensuring that the work remains calibrated to the needs of this community.

As a place-based organization, that is our north star. This summer, we launched a \$55 million capital campaign to fuel the fulfillment of quality affordable housing goals by 2028. *Our Next Chapter* will leverage the foundation laid through master planning and land acquisition and respond to the urgent need for affordable housing in the face of rising home prices.

This Impact Report reflects on milestones reached in the past 12 months. But I hope it will inspire you to contribute to *Our Next Chapter*. I hope that the stories of residents with ties to this neighborhood who are empowered to stay here will encourage you to multiply their stories. I hope that the stories of people coming together to celebrate and restore this community will move you to want to be part of strengthening this vital part of Atlanta. With your help, we have the opportunity to accelerate our impact and realize the vision of a mixed-income community with equitable opportunity for all.

Thank you for your interest and involvement, and we invite you to be part of our next chapter that starts now.

Sincerely,



John Ahmann
President & CEO



T. Dallas Smith
Board Chair-Elect
Founder & CEO,
T. Dallas Smith & Company

2023 BOARD OF DIRECTORS



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Dickens, City of Atlanta



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



Kathy Waller
Executive Director,
Atlanta Committee for
Progress



**Captain R.M.
Woolfolk, IV**
Atlanta Police Department,
Special Enforcement Section

An aerial photograph of a modern, multi-story brick building with a flat roof and large windows. The building is surrounded by a paved courtyard with people walking and a green lawn with trees and bushes. The sky is blue with some clouds.

2023 WESTSIDE FUTURE FUND STAFF

John Ahmann
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Louis Anderson
*Real Estate Development
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*Home on the Westside
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Marni Pittman
*Director of Finance and
Risk Management*

Rochelle Reeder
Chief Development Officer

Jackie Sawyer
Staff Accountant

Robyn Washington
Volunteer Coordinator

Candace Wheeler
Communications Manager

BUILDING COMMUNITY WITH TRANSFORM WESTSIDE SUMMITS



"It's like God was pushing me back to this old neighborhood. I could not shake it."
— Board Chair-Elect, T. Dallas Smith, at our July "Fireside Chat" summit



Trailblazing Leadership with Roz Brewer, former CEO of Walgreens Boots Alliance and former chair of Spelman College Board of Trustees.



Celebrating nine years of transforming the Westside with co-hosts Benjamin Earley and Ebony Ford.



"We're going to hire for attitude and train for aptitude. There are a lot of opportunities for people who want to be in front of people. You have to want to serve and you have to want to better people's lives." — Teri Agosta, General Manager, Signia by Hilton Atlanta



Georgia Institute of Technology president Dr. Ángel Cabrera talked about the university's commitment to creating positive change and fostering a collaborative and thriving Westside community, unveiling plans for Georgia Tech's Science Square.

NEW PLACES TO CALL HOME

WFF's Home on the Westside program made major progress in connecting residents with resources to rent, buy or retain a home in our service footprint. New single-family and multifamily properties became available, and the Anti-Displacement Tax Fund (ADTF) helped more than 130 longtime residents offset the cost of rising property taxes.

Three new English Avenue multifamily developments opened with 21 high-quality 1- and 2-bedroom units.

613 Echo St. NW




400 Paines Ave. NW



356 James P. Brawley Dr. NW

(CONT.) NEW PLACES TO CALL HOME

Westside Future Fund celebrated 10 closings with new homeowners who have live, work or learn connections to the neighborhoods. Each of the properties were in a state of disrepair and blight before acquisition and full renovation into high-quality housing. We are excited to share the stories of two homeowners who marked “firsts” for the organization, Broderick Thompson-Smith and Colette Haywood.

A photograph of Broderick Thompson-Smith, a man with a beard wearing a dark t-shirt and shorts, standing on the white wooden steps of a modern house with grey siding and white trim. The house has a white door and a white railing. A small sign with the number '481' is visible on the wall to the right of the door.

Broderick Thompson-Smith became the first resident to transition from a WFF-owned multifamily property to a homeowner.

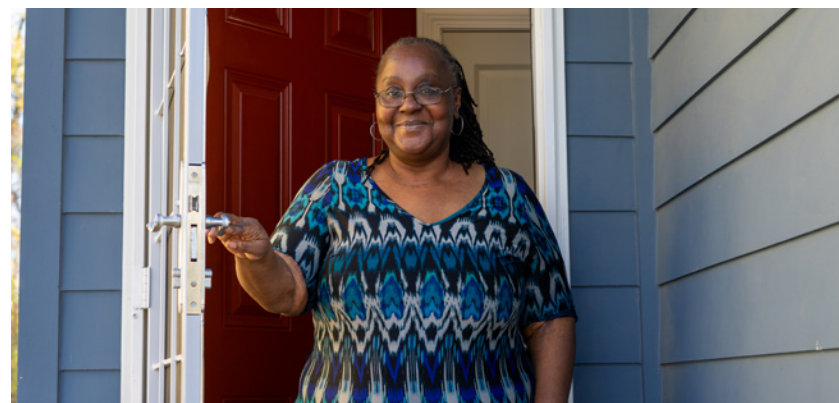
“It’s surreal to me that I’ve actually been able to do this,” said Thompson-Smith. “I hope that others who hear my story know they can do this too.”



Colette Haywood closed on her Foundry Street home in June. Not only is Haywood the first legacy resident of Vine City to purchase a home through the Home on the Westside program, but her home is the first WFF single-family property in Vine City. She recalls being at the opening of the Morehouse School of Medicine as a child and getting married in the university chapel.

“People who are really involved in the neighborhood have our individual relationships with a lot of the staff at Westside Future Fund. It extends beyond, ‘I’m going to get you in this program.’”

10 NEW HOMEOWNERS ON THE WESTSIDE



HOME ON THE WESTSIDE

Home on the Westside is WFF's flagship program to support those with live, work or learn connections in remaining on the Westside with high quality affordable housing and financial relief for rising property taxes. That includes renovation of blighted properties into single-family residences and multi-family communities. And by offsetting increasing property taxes through the Anti-Displacement Tax Fund, we empower residents to continue calling these Westside neighborhoods home. Together, these strategies move the Westside toward a more equitable mixed-income community.



10

Closed single-family
home purchases

2

Additional single-family
homes under contract



\$42,188

Average amount
of down payment
assistance



21

Multi-family units opened

8 units

at 356 James P. Brawley



6 units

at 400 Paines



7 units

at 613 Echo St.



33

Units initiated with the
groundbreaking at
839 Joseph E. Boone Blvd.



130+

Homeowners receiving
ADTF assistance



10%

Metro Atlanta's average
property tax bill jumped
10% between 2020 and 2021*



\$125,000

Paid in assistance to
support residents within
the ADTF program

*Metro Atlanta's average property tax bill jumped 10% between 2020 and 2021



BREAKING GROUND ON MIXED-USE

The property at 839 Joseph E. Boone is set to become WFF's first new construction mixed-use property with multifamily housing and commercial space. Made possible through a grant from the Robert W. Woodruff Foundation, it will include 33 rental units and 1,200 square feet of retail space adjacent to the Kathryn Johnston Memorial Park. Proximity to greenspace is a sought-after quality and focus of the WFF real estate acquisition team as they work to create higher levels of walkability and park access throughout the neighborhood.

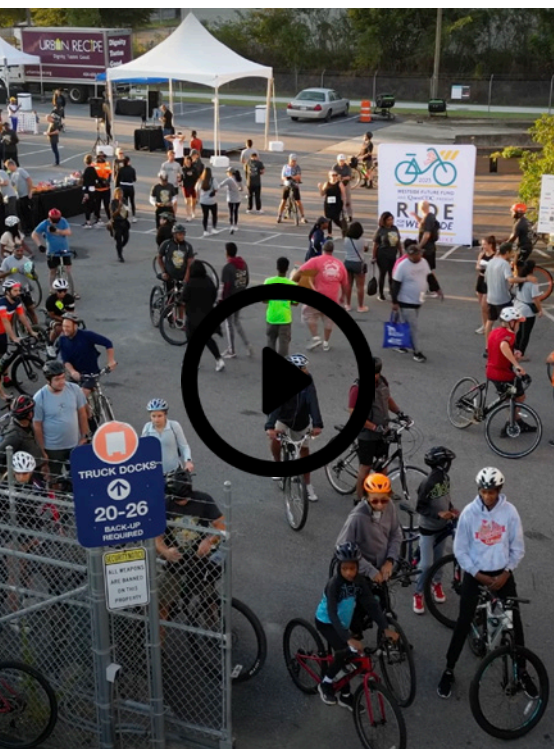
"This project is a significant contribution to one of our city's priority neighborhoods, and reflects WFF's commitment to revitalizing our historic Westside to healthy, safe and thriving communities."

— Atlanta Mayor Andre Dickens



BUILDING COMMUNITY AT 970 JEFFERSON

Throughout 2023, we focused on activating the 970 Jefferson headquarters in partnership with Food Well Alliance as a community center adjacent to the Atlanta Beltline connector that brings like-missioned organizations together for collaborative planning and service delivery.



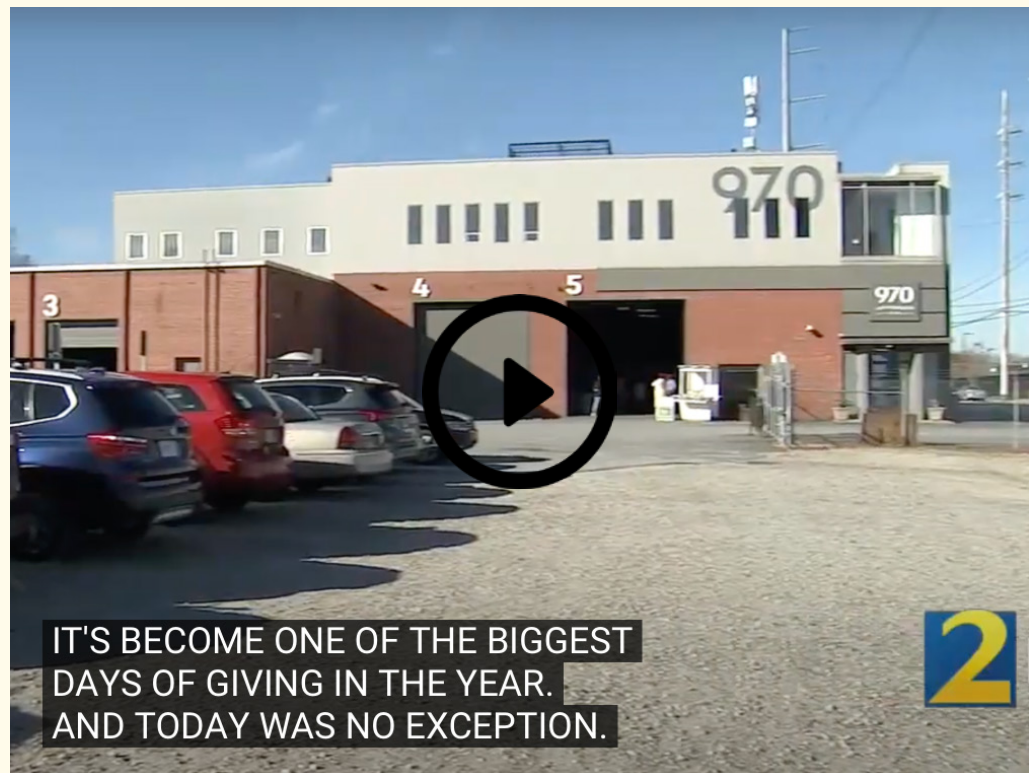
RIDE FOR THE WESTSIDE

The second annual Ride for the Westside attracted more than double the attendees of its first year. The fundraiser benefits Quest Community Development Corporation and Westside Future Fund in their community-oriented housing efforts. On a day marked by beautiful weather and a joyful atmosphere, the neighborhood was filled with cyclists, runners, walkers and residents participating in family-friendly events.



GIVING TUESDAY

On Giving Tuesday, 970 Jefferson transformed into a hub of activity. Volunteers packaged painting tools to use at community gardens, boxed food for a mobile food pantry and assembled orchard kits. The orchards kits are a project of Food Well Alliance, one of the 18 nonprofits that calls 970 Jefferson home.



HANDS-ON IMPACT

WFF's Volunteer Corps connects corporate groups, individuals and residents with opportunities to get hands-on helping the Westside. From monthly Community Clean-Ups to annual events, our Volunteer Corps showed up for the Westside.



2,270

Volunteers engaged



6,810

Volunteer hours



\$216,558

Value of volunteer hours invested into the community*



5

Special Events



MLK Day



Earth Day



Ride for the Westside

Holiday Gift Giving

Adopt a family for the holidays

220

youth provided for



Thanksgiving Meal Delivery

262

Households served

838

individuals



40

Volunteer projects + opportunities

Back-to-School Drives

Park Cleanups

Community Cleanups

Field Days

Fall Festivals

School Beautifications



BINGO with Seniors

Blanket Making

Building Snack Packs

Painting Murals

Thanksgiving Meal Distribution

Holiday Wishes

18

Corporate Partners

AT&T	Novelis
Chick-fil-A	PNC
Cognizant	PwC
Dematic	The Coca-Cola Company
Equifax	The Home Depot Foundation
FirstKey Homes	Warner Media
GA Power	WM Events
Grant Thornton	Workday Atlanta
Hudson Grille	
NCR	

17

Community Partners

Habitat for Humanity	Friends of the Park (Kathryn Johnston Memorial Park)
Atlanta Ballet	Southern University Alumni Club
Spelman College	Westside Seniors on the Rise
Clark Atlanta University	Tuskegee Airmen Global Academy
Morehouse College	M. Agnes Jones Elementary
Breakthrough Atlanta/Lovette School	Antioch Baptist Church
Childrens Healthcare of Atlanta	Simpson St. Church of Christ
Most Valuable Kids	
Quest	
Raising Expectations	

LAUNCHING OUR NEXT CHAPTER

The Our Next Chapter capital campaign kicked off at The Coca-Cola Company headquarters in August 2023, hosted by John Murphy, President and CFO of The Coca-Cola Company. The \$55 million campaign goal will enable WFF to activate strategic land acquisitions to fulfill its quality affordable housing targets by 2028. This investment will have impact for generations—one of economic mobility and neighborhood health and stability.



This rendering shows the mixed-use potential for Sunset Hangout.



WFF's first high-density affordable rental units will be part of Our Next Chapter.



"The Westside Future Fund is on a mission to transform Atlanta historic Westside neighborhoods by helping legacy residents stay in their homes, repairing or tearing down blighted properties and building new, affordable homes. I'm pleased The Coca-Cola Foundation is supporting this mission with a \$1 million grant award."

— John Murphy, President and CFO, The Coca-Cola Company



285

Multifamily
Units, of which
185 are 60% AMI
and less



Supporting
the Anti-
Displacement
Tax Fund

225

Single Family
Units



Sustaining
WFF to carry
out the work



MAKING THE MISSION POSSIBLE: OUR DONORS

We could not celebrate these accomplishments without the generous investment from a diverse coalition of supporters. Their commitment to the organization's mission, capital projects and programs and to the residents of the Westside enables the crucial progress made over the past year. Thank you to each of our funders for their philanthropic support.

CORPORATE AND FOUNDATION SUPPORTERS

Aaron's Foundation	Delta Air Lines, Inc.	Lucie Content	Taylor Made Productions Audiovisual
AEC Trust	Dematic	Marsh & McLennan Company	The Carol and Ramon Tomé Family Fund
Anthony Development LLC	Enterprise Community Partners	Marsh USA	The Giving Block
APD Urban and Planning Management	Equifax	McKinsey & Company	The Home Depot Foundation
Arthur M. Blank Family Foundation	Ernst & Young	Microsoft	The John and Rosemary Brown Family Foundation
AT&T	Fifth Third Bank	Monarch Private Capital	TisBest Philanthropy
Atlanta Foundation	FirstKey Homes	NCR Foundation	Tito's Handmade Vodka
Bank of America	Genuine Parts Company	Network For Good	Top Floor Insurance
Beloved Benefit	Georgia Natural Gas Foundation	Norfolk Southern Foundation	Truist Bank
Besse Johnson & George Blanton Allen Foundation	Georgia Pacific	Peach Bowl, Inc.	Tull Charitable Foundation, Inc.
BlackRock	Georgia Power Company	Piedmont Charitable Foundation	Verizon
Brock Built	Grant Thornton	PNC Financial Services Group, Inc.	WABE
Buckingham Terris Giving Fund	Hauser Family Foundation	Publix Super Markets Charity	Warner Bros Discovery
Cadence Bank	Invesco Foundation	Richard and Susan Dugas Family Foundation	Wells Fargo
Chick-fil-A Foundation	It's My Community Initiative	Schneider	Wharton Law Firm
Cleveland-Koebler Charitable Fund	Jackson Spalding	Society for Social Work Leadership in Health Care	Winston Family Foundation
Coca-Cola Foundation	Joseph B. Whitehead Foundation	Southern Poverty Law Center	WM Events
Cousins Properties Foundation	Kaiser Permanente	T. Dallas Smith & Company	Workday
	Kelin Foundation		
	Kilpatrick Townsend & Stockton LLP		

MAKING THE MISSION POSSIBLE: OUR DONORS

1964 SOCIETY (\$10,000 AND UP)

Anne Barge Clegg	Iris and Bruce Feinberg	Beth and Tommy Holder*	Helen Smith Price*
Anthony Bartlett	John Gamble*	Paul Jacobson	Sylvia Russell*
Rodney Bullard*	Virginia Hepner* and Malcolm Barnes	James Kieffer	Dave Stockert* and Cammie Ives
Joanna and Mark Chancy*	Emily and Bob Herndon	Ivette and Peter Muñiz*	Dr. Beverly Daniel Tatum*
Vicki Escarra*		Bill Nordmark*	Kathy Waller*

DOVEY JOHNSON ROUNDTREE SOCIETY (\$1,000-9,999)

John Ahmann	Sonia Dawson	Derrick Jordan	Danny Shoy*
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Tom Boney*	Kevin Holt*	Penny McPhee*	Beverly Thomas*
Shawntel Herbert Clark*	Karen and Mark Holzberg	Egbert Perry	
Mick Cochran*	Susan Somersille Johnson*	A.J. Robinson*	
Susan Daane	Craig Jones	Fentress Seagroves	

SUSTAINERS (\$1-999)

Reverend Kenneth Alexander*	Sheria Bess	Jennifer Burns	Ashley and Jonathan Collier
Delilah Allison	Anurag Bhusari	Jennifer Caddell	Genora Crooke
Yueheng An	Haqiqa and Bill Bolling	Rachel Carey	Elizabeth Dowdell
Louis Anderson	Michael Julian Bond*	Anquinatta Carter	Nakia Echols
Ed Baines	Rob Brawner	Keshia Carter	Eric Elam
Christine Barakat	Adele Braxton-Fields	Penny Cates	Jacob Ethel
Leila Barkhadle	Greg Burch	Amanda Clemm	Charles Forde

2023 SUPPORT

(CONT.) SUSTAINERS (\$1-999)

Rosalyn Furlow

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Stephanie Gunselman

Kevin Hamilton

Siju Hariharan

James Harris

Alena Harrison

Lee Harrop

Kathy Hayes

Mariel Hicks

Robert Hofmann

Denise Holder

Raquel Hudson

Clifford Johnson

Makeda Johnson

Craig Jones

Jeffrey Jones

Nicole Jones

Jaquata Jordan

Zack Kaminsky

Imran Khan

Melba Kida

Rupa Kramadhati

Elizabeth Lang

Anna Lassiter

Dana Letchworth

Teresa Maddox

Verdonna Malone

Christie Manasso

Michelle Mansi

Damon Mason

Joanne Matayoshi

Rhonda Mckinney

Branden McWilliams

Nancy Mills

Chelsie Moore

Ashley Morris

Keisha Myco Tant

Serge Ngatta

John O'Callaghan

Nan and David Partlett

Marni Pittman

Adrian Powell

Rochelle Reeder

Keith Richardson

Deborah Rorex

Jackie Sawyer

Linda and Abe Schear

Michael Scheper

Tiffany Sedlacek

Anita Simmons

Amy Slack

Gary Thomas

Katherine Tyler

Ella Vakhidova

Candace Wheeler

Cynthia Williams

Kristin Wilson

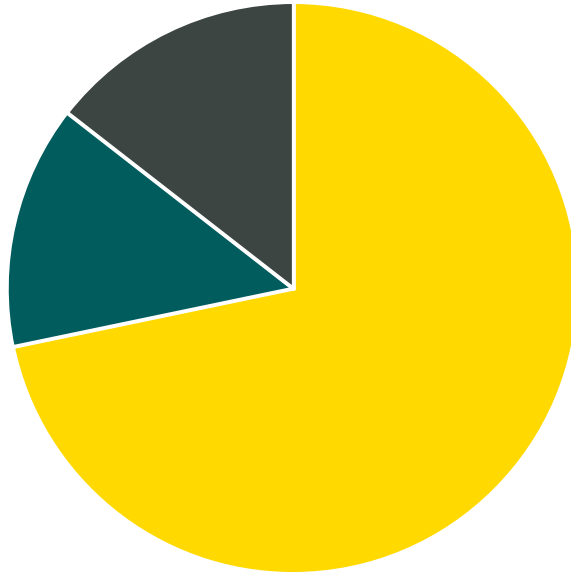
Kristin Zielmanski

Shikwe Zimba

Jonathan Zimring

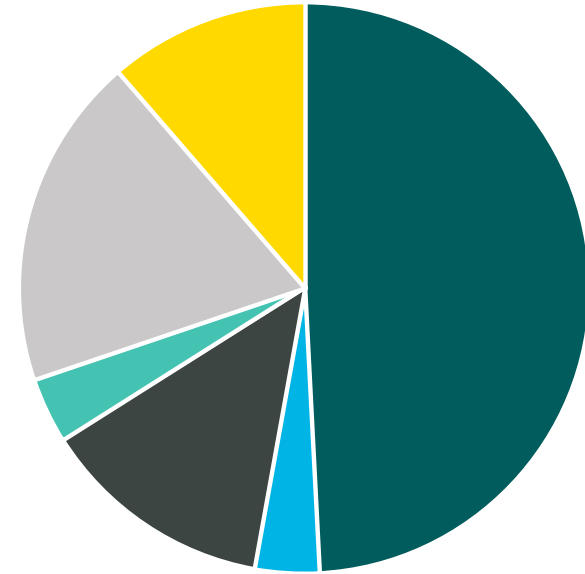
Jonathan Zurick

2023 FINANCIAL SUPPORT***



Revenue

Restricted Donations	\$4,796,899
Unrestricted Donations	\$2,705,368
Earned Revenue	\$2,694,553
TOTAL	\$10,196,820*



Expenses

Affordable Housing	\$5,958,538
Education	\$440,483
Other Community Impact Programs	\$1,602,335
Fundraising	\$452,143
General Operations	\$2,286,815
Real Estate Project Specific	\$1,370,886
TOTAL	\$12,111,201*

*Multi-year pledges were recognized fully in the year received, creating an accrual basis loss for the 2023 fiscal year-end. On a cash basis, revenue receipts exceeded cash expenditures.

**These numbers have not been audited.



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westsidefuturefund.org



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