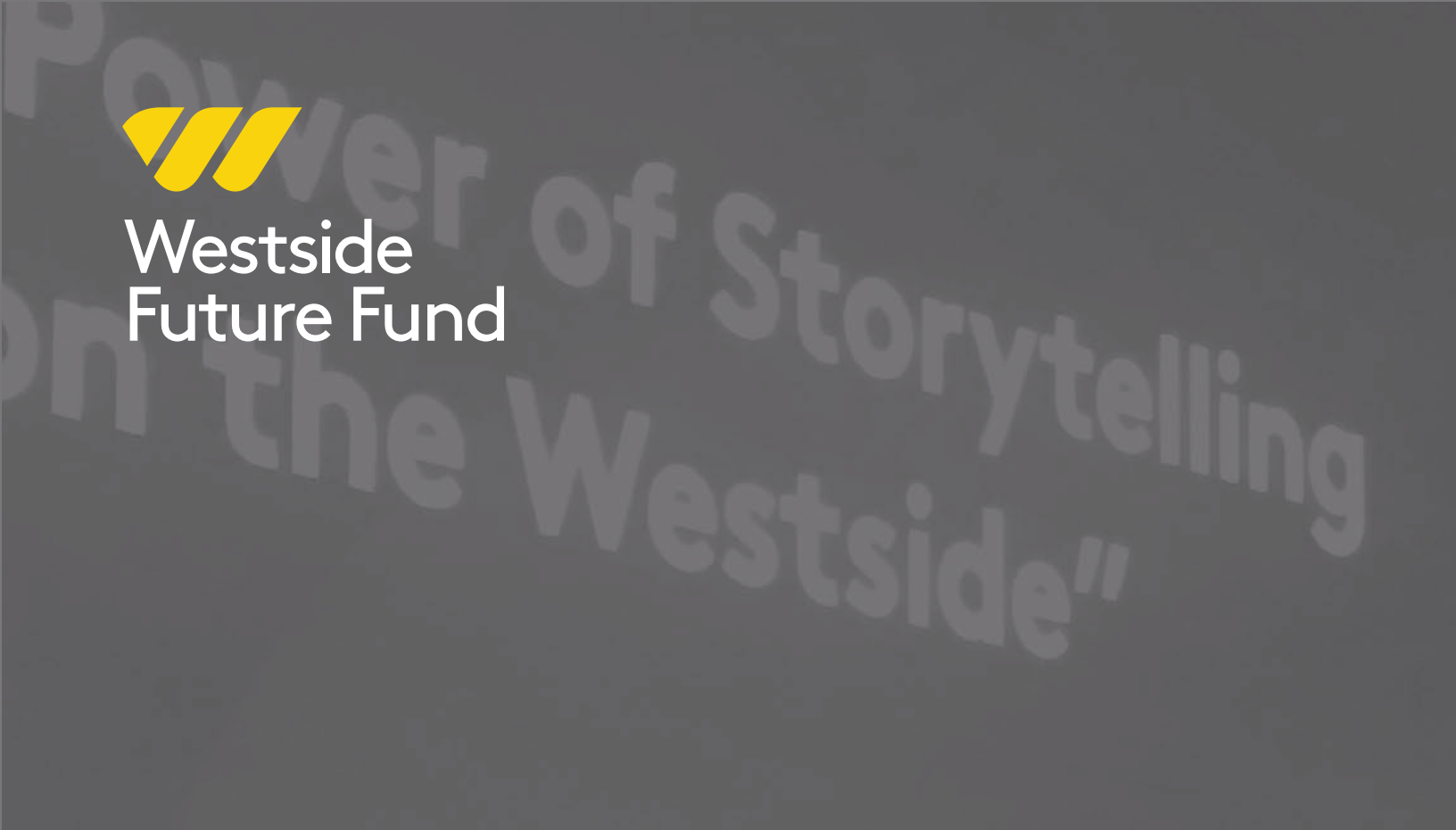




Westside
Future Fund



Transform Westside Summit

Convene | Communicate | Collaborate

Westside Future Fund
Friday, May 17, 2024

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TRANSFORM WESTSIDE SUMMIT

CONVENE | COMMUNICATE | COLLABORATE

PRESENTED BY THE WESTSIDE FUTURE FUND

FRIDAY, MAY 17, 2024

WIFI: TGS GUEST | PASSWORD: TGSVISITOR384

Agenda

7:45A-7:50A	Welcome	Candace Wheeler Communications Manager Westside Future Fund Ebony Ford Director of Community Building and Engagement Quest Community Development Corporation
7:50A-8:05A	Opening Devotion	T.J. Austin Chairman, Board of Directors Grove Park Foundation
8:00A-8:10A	Self Introductions	Ebony Ford Director of Community Building and Engagement Quest Community Development Corporation
8:10A-8:40A	“Beyond Brick and Mortar: How Affordable and Market Rate Housing Cultivates Community Vitality” moderated by Gavin McGuire	Carmen Chubb Principal and President Columbia Residential Robert ‘Robb’ Jones Managing Partner Cityscape Housing Larry Stewart Managing Director E-StreetTeam, LLC
8:40A-8:55A	Q & A	All
8:55A-9:00A	Closing Remarks	Candace Wheeler Communications Manager Westside Future Fund Ebony Ford Director of Community Building and Engagement Quest Community Development Corporation

Our Featured Participants

T.J. Austin

Chairman, Board of Directors of Grove Park Foundation

T.J. Austin is a Regional Loss Prevention for Publix Supermarkets for the Atlanta Division. He oversees retail support operations in over 260 stores across the division, working with retail partners in areas of asset protection and P&L management. He also serves as the chairman of the Grove Park Foundation, leading significant community development initiatives for the largest community on the Westside of Atlanta. Additionally, T.J. serves on Invest Atlanta, Perry Bolton TAD, and the Greenlight Fund Atlanta boards, focusing on urban renewal and supporting underserved communities across Atlanta's Westside. T.J. is active on the Westside Park Advisory Board and NPU-J, promoting community empowerment and social equity.

A graduate of Auburn University with a BA in Communications, T.J. later continued his leadership skills by earning his MBA.

T.J. was recently selected for Leadership Atlanta Class of 2025, a nationally recognized leadership program that targets executive-level leaders with transformative skills and insights to tackle pivotal issues across Atlanta.

Carmen Chubb

Principal and President of Columbia Residential

Carmen Chubb is a Principal and President of Columbia Residential, an integrated real estate development and management company specializing in mixed-income, mixed-financed housing. Carmen oversees corporate operations, development, asset management, and ownership of the company.

Carmen possesses a strong track record of leadership, an exemplary career in public service, and a passion for quality affordable housing. In her previous role as the Chief of Staff to former Atlanta Mayor Keisha Lance Bottoms, she served as one of the highest-ranking advisors to the mayor, overseeing essential city functions, top personnel, policy, and legislative matters.

Prior to her appointment by Mayor Bottoms, Carmen served as Deputy Commissioner for Housing at the Georgia Department of Community Affairs. During her 25-year tenure there, Carmen oversaw all statewide policy, programs, and financing resources for affordable housing, including HUD and Treasury funding, Housing Tax Credits, and Mortgage Revenue Bonds. Carmen also served as the Deputy Executive Director for the Georgia Housing & Finance Authority, the State of Georgia's Housing Finance Agency, where she led over 250 professional staff members, oversaw more than \$275 million in program resources and managed a \$30 million operating budget.

Under Carmen's leadership at DCA, the agency financed the development of over 50,000 affordable apartment homes. DCA issued over \$5 billion in mortgage revenue bonds to fund over 20,000 below-market-rate mortgages for first-time homebuyers. Further, the agency maintained a AAA bond rating from Standard & Poor's on its housing bonds and implemented a successful legislative campaign to more than triple the agency's bond issuance capacity.

Carmen is an active member of the Leadership Atlanta Class of 2022 and Leadership Cobb Class of 2016. She is a 12+ year volunteer with Back on My Feet Atlanta.

Our Featured Participants

Carmen serves on the board of the Chubb Foundation, UGA's Center for Housing and Community Research, Open Doors-Atlanta, Georgia City Solutions and the ULI Livable Communities Council.

Robert 'Robb' Jones

Managing Partner of Cityscape Housing

When both of your parents are entrepreneurs, people kind of assume you're going to be one, too. It's like a genetic trait —the business gene. In the case of Robb Jones, this proves true. Both of his parents ran successful businesses, and he wasted no time following in their footsteps.

As the product of two entrepreneurial parents, Robb Jones sustained their legacy of entrepreneurship upon graduating from Morehouse College in 1996. As a serial entrepreneur at the age of 22, he co-founded an apparel company that designed, manufactured and marketed fashionable and high-end apparel in college bookstores and department stores. From there, he went on to establish two additional successful companies before earning his MBA from the Clark Atlanta University School of Business, graduating in 2001.

Additionally, in 2001, Robb became one of three owners of an intown homebuilding company (JLW Homes & Communities), where he managed strategic growth and planning, operational infrastructure as well as sales, brand and marketing initiatives for the company. Jones has accumulated close to twenty years of experience in the real estate development and building industry, planning and developing multi-million-dollar urban single-family residential ventures in many of Atlanta's intown communities. He successfully established the company brand as a thriving force in real estate within Atlanta's intown market and strategically positioned it for growth.

As a second-generation company, and along with his childhood friend and business partner (Ralph Cook), Robb immediately positioned Cityscape to be a formidable real estate development firm in the City of Atlanta. Cityscape's mission is to impact societal change by closing the wealth gap to underserved populations in the black communities through homeownership. They believe new home development should lift communities up, which is why Cityscape uses conscious practices and capital to ensure that every community developed, and every home built, increases the standard of living, not the cost of living.

Jones currently manages several of the day-to-day operations for Cityscape, with his responsibilities include identifying and creating new opportunities while developing and deploying a reliable network of real estate professionals. He continues to be proficient at building a real estate development firm through Cityscape, while mastering the production homebuilding model. His current overall responsibilities include setting the global vision, while providing guidance for all departments, installing corporate business practices, creating internal infrastructure and maintaining operational efficiencies. Jones is also adamant about employing best practice and holistic approach to all real estate projects, while maintaining a keen focus on providing customer care and homebuying experience for all the company's customers.

Furthermore, Jones effectively monitors the progress of each project, ensuring they are completed to the customer's specifications, guaranteeing a smooth process and a high level of satisfaction. This holistic perspective and approach help differentiate Cityscape from other real estate firms.

Among his accomplishments, he is the recipient of the Phoenix Award, an honor bestowed upon the Protégé of the Year of the Georgia's Governor's Mentor Protégé Program, Pacesetters Award (Atlanta Business Chronicle) and Inner City 100, as well as a Professionalism Award from Greater Atlanta Homebuilders. As a serial entrepreneur, he has been featured in several publications, including Black

Our Featured Participants

Enterprise, Atlanta Business Chronicle, Atlanta Building News, Builder Magazine, Creative Loafing, and Atlanta Journal & Constitution.

After founding the JLW Community Foundation in 2003, Jones was active in the community as a volunteer for the United Way Volunteer Involvement Program, Morehouse Mentoring Program, Habitat for Humanity, and Hands on Atlanta. Jones has also held seats on the Board of Directors for two non-profit organizations: Park Pride and Georgia Conservation Voters and is currently on the Board of Advisors for Atlanta Beltline. He has mentored young men through Morehouse College, Boys II Men (non-profit) and Cascade United Methodist Church Mentoring Programs, and regularly inspires young people through speaking engagements and serves on empowerment panels. He is a current member and serves on committees for ULI and House ATL, as well as a regular volunteer and advocate of the Covenant House. Along with his Partner Ralph, they have created a tailor-made mentorship program for Cityscape for talented and emerging real estate professionals in addition to standing up an affiliate non-profit (Build Your Cityscape) that has been established as a social impact arm of Cityscape.

Larry Stewart

Managing Director of E-StreetTeam, LLC

Larry Stewart is a digital technology and product leader with a passion for driving positive change and community benefit through the use of technology – a love affair that marries community health with technological innovation that has been a throughline for his career since his sophomore year at Georgia Tech.

Since then, he has built a reputation for being a people connector and a ‘community capitalist’ someone who enjoys taking his or his client’s ideas and delivering data-driven solutions in innovative ways, whether they are new business challenges or life-changing social issues.

He has spent one half of his career working for top technology companies and management consulting firms building world-class technology (Oracle, InComm, Slalom, Kurt Salmon Associates) and the other half building his own tech startup or helping other founders to harness the power of technology to drive business value – including Purchasing Power, Goodr, & BlinQMedia.

Today, he is Managing Director of E-StreetTeam, LLC, a consultancy that provides Product Management, Product Strategy, Digital Marketing, and Business Transformation consulting services, targeted mainly for government agencies and tech startups who are driving to solve community problems while generating recurring revenue sources for his clients.

His work in Atlanta communities is represented officially by his work as the Board Chair for Atlanta Housing, a member of Mayor Andre Dickens’ Transition Team, a Grove Park Foundation Board Director, WABE Advisory Council, and is an alumnus of Leadership Atlanta (Class of 2024).

Larry attended Georgia Institute of Technology where he obtained a Bachelor’s of Electrical Engineering and Master’s of Industrial Engineering (majoring in Logistics and minoring in Economic Decision Analysis). While at Georgia Tech, Larry was inducted into ANAK, an honor society that is the school’s highest honor amongst students, faculty, and administrators.

Larry lives in the Grove Park neighborhood of Atlanta, GA, with his wife Alexis. In his spare time, he’s a devoted season ticket holder for the Atlanta Hawks and Atlanta United and enjoys snowboarding, international travel and watching true-crime documentaries.

Our Featured Participants

Candace Wheeler

Communications Manager of Westside Future Fund

Candace Wheeler is the communications manager for Westside Future Fund. In her role, she leads the communications and marketing for the organization – sharing its impact within the historic Westside, and partnerships with key stakeholders.

Candace is an award-winning, multimedia creative professional passionate about crafting and discovering the stories of innovative leaders and mission-driven ventures. She is a graduate of Spelman College with a Bachelor's in Sociology and a master's degree in journalism from New York University's Arthur L. Carter Journalism Institute. Candace's work has been featured across media platforms including Creative Loafing Atlanta, The Village Voice, The Washington Post, National Public Radio, Marketplace, and WABE-FM.

During her time as a journalist, Candace has covered issues of national and regional importance including affordable housing, transit equity, healthcare, the growing natural hair care industry, politics, and local government.

Before joining Westside Future Fund, she served as the inaugural communications lead for the organization's non-infectious disease portfolio focused on awareness and prevention efforts issues related to cardiovascular health, maternal mortality, COVID-19, tobacco use prevention among youth, and more.

A native of Stone Mountain, GA, Candace enjoys all things unicorns, traveling, listening to live music, spending time with friends and family, supernatural romance novels, and seeking the answer to the question: "Can one planner help you keep track of all your to-do lists?"

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.

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.



 @westsidefuturefund

 @WFFAtlanta

 @westsidefuturefund

 westsidefuturefund.org



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

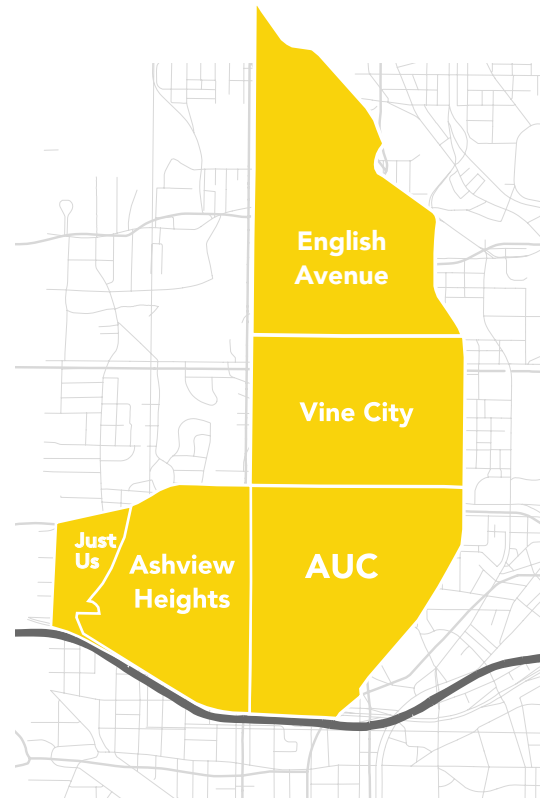
To advance a compassionate approach to neighborhood revitalization that creates a diverse, mixed-income community, improves the quality of life for current and future residents, and elevates the Historic Westside's unique history and culture.



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.



SAFETY & SECURITY



HEALTH & WELLNESS



MIXED-INCOME COMMUNITIES



CRADLE-TO-CAREER EDUCATION

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



Westside
Future Fund

Legacy Westside residents, Ebony
and her son, Jeremiah

Committed Leaders of the WFF Board of Directors



T. Dallas Smith
Board Chair
Founder & CEO
T. Dallas Smith & Company



Sylvia Russell
Board Co Vice-Chair
Retired President,
AT&T Georgia



Peter Muñiz
Board Co Vice-Chair
Vice President and Deputy
General Counsel,
The Home Depot



Rev. Kenneth Alexander
Pastor, Antioch
Baptist Church North



Stacy Apter
Vice President
and Treasurer
The Coca-Cola Company



Michael Bond
Atlanta City Council
Post 1 At-Large



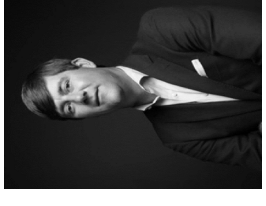
Tom Boney
Retired Senior Vice President
and President, Novels North
America at Novells



Rodney Bullard
CEO
The Same House



Shawntel Hebert Clark
Managing Attorney, Employment
Vanderlande



Justin Clay
VP Commercial & External
Affairs
NCR



Mick Cochran
Partner
Kilpatrick Townsend



Vicki Escarra
Executive Coach & Senior Advisor
Boston Consulting Group



Kathy Farrell
Executive Vice President
Commercial Real Estate
Line of Business Trust, Inc.



Greer Gallagher
Senior Vice President,
Holder Construction Company



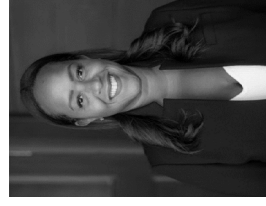
John Gamble
Chief Financial Officer,
Equifax



Virginia Hepner
Retired,
CEO Woodruff Arts
Center/Wachovia Bank



Susan Johnson
Chief Marketing Officer
Prudential Financial



Hilliary Jones
Senior Vice President – Banking
Group Manager, PNC



Kevin Holt
CFO & COO,
H&H Hospitality



Lea Kuschel
Partner,
PricewaterhouseCoopers



Bill Nordmark
President, & CEO
Enlace Health



Helen Smith Price
Retired President,
The Coca-Cola Foundation
and Vice President of Global
Community Affairs for The
Coca-Cola Company



AJ Robinson
President,
Central Atlanta Progress



Danny Shoy
Managing Director, Youth
Development and Westside
Atlanta
The Arthur M. Blank Family
Foundation



Dave Stockert
Retired CEO,
Post Properties



Dr. Beverly Tatum
President Emerita
Spelman College



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

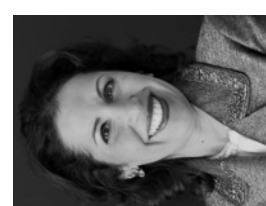
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Courtney English
Senior Advisor to Mayor
Dickens, City of Atlanta



Terri Lee
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Dr. Eloisa Klementich
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Kathy Waller
Executive Director,
Atlanta Committee for
Progress

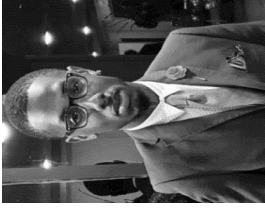


Major R.M. Woolfolk, IV
Atlanta Police Department
Special Enforcement Section

We're a Diverse, Talented Team



John Ahmann
President + CEO



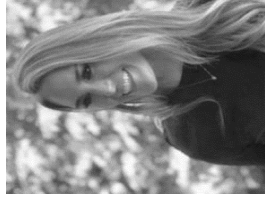
Louis Anderson
Real Estate Development
Manager



Tameka Askew
Manager of Home on the
Westside



Rachel Carey
Chief Real Estate Officer



Ashley Collier
Director of Development



Sonia Dawson
Chief of Staff



Will Flanagan
Maintenance Supervisor



Charles Forde
Director of Project Financing



Lee Harrop
VP of Real Estate Development



Mariel Hicks
Development Officer



Raquel Hudson
Director of
Programs



Nicole Jones
Office Administrator



Derrick Jordan
Real Estate Development
Consultant



Jaquata Jordan
Office Manager



**Joanne
Matayoshi**
Accounting Manager



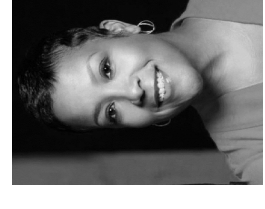
Chelsie Moore
Development Manager



**Keyana
Newnan**
Senior Accountant



Marni Pittman
Director of Finance + Risk
Management



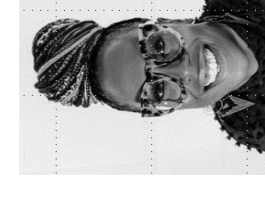
Rochelle Reeder
Chief Development Officer



Jackie Sawyer
Staff Accountant



**Robyn
Washington**
Volunteer Coordinator



**Candace
Wheeler**
Communications Manager



Find out if you're eligible for **FREE, unlimited AT&T Internet** with the Affordable Connectivity Program*

w/Access from AT&T 768K to 100M plans only.

*Terms, conditions & restr's apply.



Speeds up to
100Mbps[†]



No Annual Contract, **No** Deposit,
No installation fees, **No** equipment fees



Over 99% proven reliability

Based on network availability.



Includes—in-home Wi-Fi access



Power multiple devices at once—
everyone can enjoy their own screen

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.

[†]Internet speed claims represent maximum network service capabilities and based on wired connection to gateway. Actual customer speeds may vary based on number of factors and are not guaranteed. For more info, go to www.att.com/speed101.

*Access from AT&T is a low cost program for home internet service to eligible limited income households who participate in the Affordable Connectivity Program, Supplemental Nutrition Assistance Program (SNAP), and Supplemental Security Income (SSI) for California residents. Eligible households who qualify and enroll in the Affordable Connectivity Program and Access from AT&T can receive internet at no charge with AT&T Internet Plans (768K-100M) and w/AT&T Fiber (100M only). A Wi-Fi gateway/modem and installation also included at no charge. AT&T reserves the right to remove the monthly discount at any time. If your monthly service charge is \$0 after the discount, you must use your service every 30 days, or the discount will be removed. **AT&T Internet:** Subj. to Internet Terms of Service at att.com/internet-terms. **The Affordable Connectivity Program** is a federal government benefit program operated by the Federal Communications Commission that lowers the price of eligible service up to \$30/mo., or up to \$75/mo. on Tribal Lands. The benefit is not transferable to other consumers. Only eligible consumers may enroll in the program. Only one benefit is allowed per household and the benefit may only be applied to one service, regardless of service provider. If the program ends, you transfer your benefit to another service provider, or you are no longer eligible for the program, regular plan rates will apply. **AT&T reserves the right to remove the monthly discount at any time. If your monthly service charge is \$0 after the discount, you must use your service every 30 days, or the discount will be removed.** **Eligibility:** To establish eligibility, you must enter your eligibility information into the National Verifier at www.ACPbenefit.org, then Call 1-855-220-5211 with your application ID and enroll in the ACP with AT&T for your eligible internet service to complete your enrollment. You must show, with documentation as needed, that your household income is at or below 200% of Federal Poverty Guidelines for a household of that size; or that at least one member of the household participates in a qualifying federal assistance program (Medicaid, Supplemental Nutrition Assistance Program, Supplemental Security Income, Federal Public Housing Assistance, The Special Supplemental Nutrition Program for Women, Infants, and Children (WIC), or Veterans and Survivors Pension Benefit), or receives benefits under a certain Federal free and reduced price lunch program or school breakfast program, or is enrolled in a school or school district that participates in the Community Eligibility Provision ("CEP"); or received a Federal Pell Grant in the current award year; or, if on Tribal Lands, participates in certain Tribal-specific federal assistance programs. For more details, visit www.att.com/access. ©2022 AT&T Intellectual Property. All Rights Reserved. AT&T, Globe logo, and all other marks contained herein are trademarks of AT&T Intellectual Property and/or AT&T affiliated companies. All other marks are the property of their respective owners.



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 end 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 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.



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 and sign up to receive 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



**Heating Assistance
Application Cycle**

• **November 1 - March 31**



**Cooling Assistance
Application Cycle**

• **April 1 - June 30**

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



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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

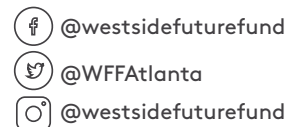


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