



Westside
Future Fund



Transform

Convene | Communicate | Collaborate

ay, May 16,

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TRANSFORM WESTSIDE SUMMIT
CONVENE | COMMUNICATE | COLLABORATE
PRESENTED BY THE WESTSIDE FUTURE FUND
FRIDAY, MAY 16, 2025
WIFI: TGS GUEST | PASSWORD: TGSVISITOR384

Agenda

7:45A-7:50A	Welcome	John Ahmann President & CEO Westside Future Fund Ebony Ford English Avenue Resident & Community Advocate
7:50A-8:00A	Opening Devotion	Aisha A. In Her Hands Westside Recipient Georgia Resilience and Opportunity (GRO) Fund
8:00A-8:10A	Self Introductions	John Ahmann President & CEO Westside Future Fund
8:10A-8:35A	“Generations of Opportunity: Building the Future Together on Atlanta’s Westside” moderated by Dr. Alex Camardelle	Amit Khanduri Director of Programs, Freedom Futures Georgia Resilience and Opportunity (GRO) Fund Chyna Quarker Director of Programs, In Her Hands Georgia Resilience and Opportunity (GRO) Fund Hope Wollensack Founding Executive Director Georgia Resilience and Opportunity (GRO) Fund
8:35A-8:55A	Q & A	All
8:55A-9:00A	Closing Remarks	John Ahmann President & CEO Westside Future Fund Ebony Ford English Avenue Resident & Community Advocate

Our Featured Participants

Dr. Alex Camardelle

Vice President of Policy and Research, Kindred Futures

Dr. Alex Camardelle is the Vice President of Policy and Research at the Kindred Futures (KF), an intermediary that seeks to achieve shared prosperity by building Black wealth. In this role, Dr. Camardelle is responsible for developing and overseeing KF's mission-aligned advocacy and research agendas and related strategic initiatives and activities. He also serves as Co-Investigator for anti-poverty research at the National African American Child and Family Research Center at Morehouse School of Medicine and adjunct social policy instructor at Georgia State University. Outside of these roles, Dr. Camardelle serves as a strategic advisor to nonprofits, foundations, and businesses interested in advancing economic mobility and racial justice through research, evaluation, policy analysis, and advocacy.

Dr. Camardelle previously served as the Director of Workforce Policy at the Joint Center for Political and Economic Studies, where he led a program that centers Black workers in policy debates concerning the future of work, workforce development, and access to good jobs. Dr. Camardelle also served as the Senior Policy Analyst for Economic Mobility at the Georgia Budget and Policy Institute where his research and advocacy supported policies addressing economic development, the criminalization of poverty, worker justice, and access to core safety net programs. Lastly, he worked at the Annie E. Casey Foundation, where he was responsible for strengthening economic opportunity through research, grantmaking, and partnerships.

Dr. Camardelle serves on the board of directors for the National Skills Coalition, an organization that advocates removing barriers to high-quality training and employment services through policy change. The Georgia Center for Nonprofits recognized Dr. Camardelle as one of its 2017 30 Under 30, a distinction for professionals who are making a powerful impact in Atlanta by exhibiting outstanding leadership, innovation, and commitment to their community work. He is also part of Georgia State University's 40 under 40 alumni class. In 2023, Dr. Camardelle was recognized with a resolution from the Georgia legislature for his economic and racial justice advocacy.

Dr. Camardelle holds a B.A. in political science from the University of Alabama. He is also a graduate of Georgia State University, where he earned his Master of Public Administration degree in policy analysis and evaluation and Ph.D. in educational policy studies. Alex's scholarship focuses on race, economic development, and political economy. He is also a proud member of Phi Beta Sigma Fraternity, Incorporated. He lives in Atlanta with his partner, Ricky, and dogs Zora and Albus.

Amit Khanduri

Director of Programs, Freedom Futures, Georgia Resilience and Opportunity (GRO) Fund

Amit serves as Director of Programs for the Georgia Resilience & Opportunity Fund, where he leads GRO's Baby Bonds pilot program, Freedom Futures: Cash for Today, Capital for Tomorrow, and efforts to address the racial wealth divide. Amit's work and studies focus on driving bold solutions to narrow Atlanta's racial wealth divide.

Prior to GRO, Amit was a Senior Program Officer at LISC Atlanta. Amit helped to establish LISC's new Atlanta office and directed and advised the deployment of \$50M in community development investments to improve financial stability, wealth, and well-being.

Amit served on the leadership team for WorkSource Atlanta (WSA), the city of Atlanta's workforce development agency, where he developed job training programs. Prior to WSA, Amit was a Human

Our Featured Participants

Capital Analyst at Deloitte Consulting's Federal Practice, where he helped federal agencies align their culture, structure, and talent with their mission.

Amit holds a Master's degree in Public Policy from Duke University and a Bachelor's degree in Business Administration from Georgia Tech. Amit lives in Atlanta with his wife, daughter, and cat. Ask him about Atlanta Hawks basketball and places to enjoy good food and drinks.

Chyna Quarker

Director of Programs, In Her Hands, Georgia Resilience and Opportunity (GRO) Fund

Chyna Quarker serves as the Director of Programs over the In Her Hands guaranteed income initiative.

Chyna is a proud Los Angeles native who has spent her career working on community-driven initiatives aimed at alternatives to incarceration and increasing the accessibility of quality social services in Atlanta. Prior to her current role, Chyna was the Director of Community Response Services at the Policing Alternatives and Diversion Initiative in Atlanta, where she built the country's first non-emergency non-police response program through a city's 311 line. She has since developed several extensions of that work, all focused on decriminalizing poverty and providing appropriate responses to people in crisis in Atlanta.

She began her career as a Sr. Cognitive Behavioral Health Counselor within the Georgia Department of Corrections, where, in addition to providing substance use and mental health treatment, she created and implemented programs centered around family reunification, restorative justice, and recidivism prevention.

Chyna received her Bachelor's in Psychology from Howard University and her Master's in Political Psychology from Arizona State University, where her interest in the intersection of public policy and human behavior was born.

Chyna lives in Atlanta with her cat, Balenciaga, and enjoys traveling, cafe-hopping, and fantasy football.

Hope Wollensack

Founding Executive Director, Georgia Resilience and Opportunity (GRO) Fund

Hope Wollensack is the founder and Executive Director of the Georgia Resilience & Opportunity (GRO) Fund. GRO brings to life bold, evidence-based, and community-driven solutions to eliminate poverty and narrow the racial wealth gap. GRO's work includes the *In Her Hands* guaranteed income program, a \$30M initiative serving over 900 Black women across Georgia, and *Freedom Futures: Cash for Today, Capital for Tomorrow*, the first accelerated Baby Bonds pilot program, which will provide young people in Georgia with \$40,000 to build wealth.

She began her career as an organizer, teacher, and assistant principal. After serving nearly a thousand students, Hope shifted her career to address the root cause of why students, children, and families face an economic system that limits their choice, opportunity, and life.

Our Featured Participants

Her work is rooted in her upbringing in New Haven, CT. Hope earned her Master of Public Affairs from Princeton's School of International and Public Affairs and a Bachelor of Arts degree from Tufts University, where she helped found the Africana Studies program.

Hope was a LISC Rubinger Fellow, Aspen Institute Ideas Festival Fellow, Chime for Changemakers Fellow, and Good Trouble award winner.

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

English Avenue Resident, Community Leader, and Advocate

Ebony Ford is a dedicated community leader and advocate on Atlanta's Westside, where she has lived for 15 years. As a resident of the English Avenue neighborhood and a proud parent of a student at Hollis Innovation Academy, Ebony is deeply invested in the well-being and progress of her community.

Originally from Saginaw, Michigan, Ebony has made Atlanta her home and is committed to making the city the best it can be. She previously served as the Director of Community Building and Engagement at Quest CDC on the Westside of Atlanta, where she played a pivotal role in strengthening community ties and fostering engagement and hosted a podcast titled *Westside Wise*, leveraging her extensive network to connect the many entities doing impactful work on the

Our Featured Participants

Westside with the residents who benefit from these initiatives. The podcast also served as a vital resource for informing her community on important issues and developments.

Ebony is actively involved with several organizations, including the Westside Future Fund, YWCA, Atlanta Public Schools, and Westside Table.



Westside Future Fund

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Do with the Community, not to the Community

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Be Compassionate

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Have Integrity in Everything

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Be Creative

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Deliver Results

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@westsidefuturefund



@WFFAtlanta



@westsidefuturefund



westsidefuturefund.org



Meet the Westside Future Fund.

WHY THE WESTSIDE?

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OUR MISSION

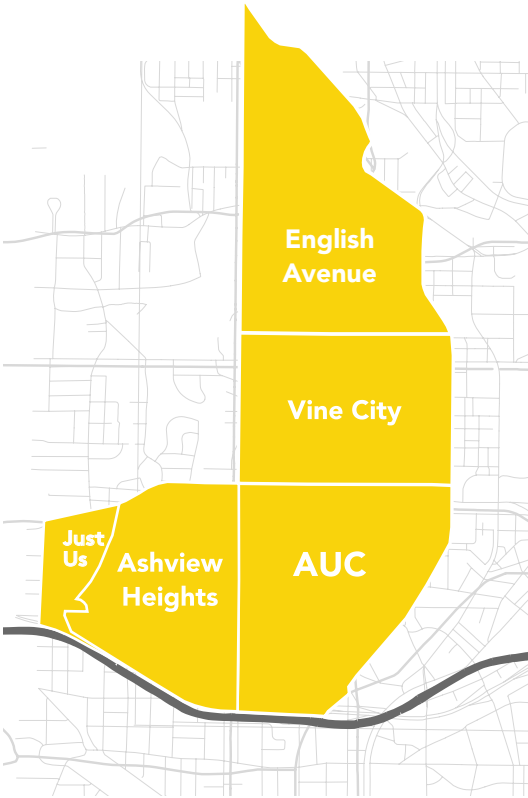
To advance a compassionate approach to neighborhood revitalization that creates a diverse, mixed-income community, improves the quality of life for current and future residents, and elevates the Historic Westside's unique history and culture.



THE HEART OF THE WESTSIDE

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Definition of Legacy Resident: y
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WHAT DOES THE WESTSIDE FUTURE FUND DO?

At the Westside Future Fund, we are committed to creating a more equitable and thriving Westside. We focus on four key areas: Safety & Security, Health & Wellness, Mixed-Income Communities, and Cradle-to-Career Education. Our goal is to ensure that everyone in the Westside has access to the resources they need to succeed.



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.

By partnering with local organizations and leveraging our resources, we can create a more inclusive and vibrant community for all.

ACCESS TO CRADLE-TO-CAREER EDUCATION

Education is a cornerstone of better futures and prosperity. We are committed to ensuring that every child in the Westside has access to high-quality education.

Through our partnerships with schools, colleges, and workforce development organizations, we can provide the support and resources needed for students to succeed. We believe that education is the key to a better future, and we are dedicated to making it a reality for everyone in the Westside.

CHAMPIONING A SAFE & HEALTHY NEIGHBORHOOD

Collaborating with other organizations working on the Westside, we advocate for an environment where residents can thrive. We focus on creating safe and healthy neighborhoods that are welcoming and inclusive.

By working together, we can address the challenges facing the Westside and create a more equitable and thriving community. We are committed to ensuring that every resident has access to the resources they need to succeed.

We also stand shoulder-to-shoulder with those who care about the Westside. We are committed to advocating for the needs of all residents and ensuring that everyone has a voice in the future of the Westside.

Through our partnerships with local organizations and leveraging our resources, we can create a more inclusive and vibrant community for all. We believe that education is the key to a better future, and we are dedicated to making it a reality for everyone in the Westside.

We can stop the unchecked gentrification that displaces legacy residents of the Westside and tears the social fabric of Atlanta. We are committed to ensuring that everyone in the Westside has access to the resources they need to succeed.

By working together, we can address the challenges facing the Westside and create a more equitable and thriving community. We are committed to ensuring that every resident has access to the resources they need to succeed. We believe that education is the key to a better future, and we are dedicated to making it a reality for everyone in the Westside.



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

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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:



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Home on the
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Are you interested in
Home on the Westside?

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Westside
Future Fund

Committed Volunteer Leaders: 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



Colline Hernandez
Ayala
Principal,
Perkins&Will



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.



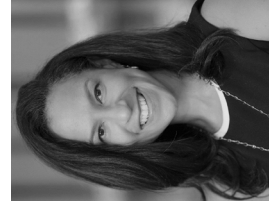
Greer Gallagher
Senior Vice President,
Holder Construction Company



John Gamble
Chief Financial Officer,
Equifax



Virginia Hepner
Retired,
CEO Woodruff Arts
Center/Wachovia Bank



Susan Johnson
Retired 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



Wonya Lucas
President Emerita
Spelman College



Bill Nordmark
President, & CEO
Enlace Health



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



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

Ex-officio Members



Courtney English
Senior Advisor to Mayor
Dickens, City of Atlanta



Terri Lee
President & CEO,
Atlanta Housing



Dr. Eloisa Klementich
President & CEO,
Invest Atlanta



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



Charles Forde
Director of Asset Management



Tameka Askew
Director of Home on the
Westside



Lee Harrop
VP of Real Estate Development



Rachel Carey
Chief Real Estate Officer



Mariel Hicks
Development Officer



Genora Crooke
Receptionist



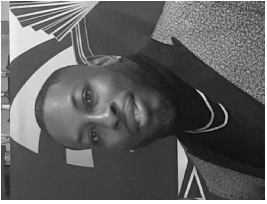
Raquel Hudson
Director of
Westside Volunteer Corps and
Events



Sonia Dawson
Chief of Staff



Jon Ingram
Chief Development Officer



Will Flanagan
Maintenance Supervisor



Nicole Jones
Home on the Westside
Program Coordinator



Derrick Jordan
Real Estate Development
Consultant



**Joanne
Matayoshi**
Accounting Manager



Chelsie Moore
Senior Development Manager



**Keyana
Newman**
Senior Accountant



Marni Pittman
Director of Finance + Risk
Management



Jackie Sawyer
Staff Accountant



**Robyn
Washington**
Volunteer Coordinator



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**



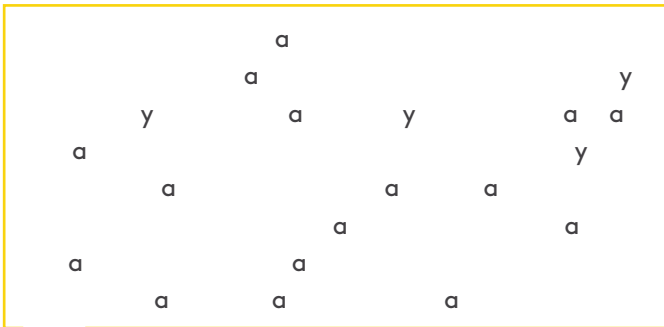
**Cooling Assistance
Application Cycle**

• **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>.



Creating the Beloved Community



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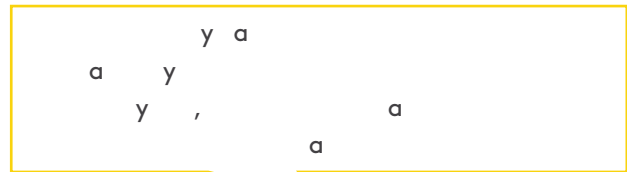


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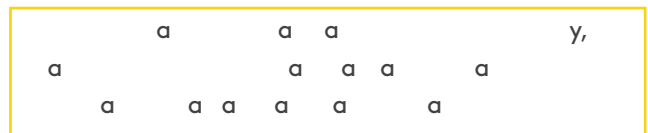
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For bulletin ideas and comments, contact Sonia Dawson at sonia@westsidefuturefund.org