

## TransformWestside Summit Convene | Communicate | Collaborate

Friday, November 21, 2025

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#### TRANSFORM WESTSIDE SUMMIT

### CONVENE | COMMUNICATE | COLLABORATE PRESENTED BY THE WESTSIDE FUTURE FUND FRIDAY, NOVEMBER 21, 2025

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Agenda 7:45A-7:50A	Welcome	John Ahmann President & CEO Westside Future Fund	
7:50A-8:00A	Opening Devotion	Avona Lee Bridges Compliance & Asset Management Specio Invest Atlanta Home on the Westside Homebuyer	alist
8:00A-8:10A	Self Introductions	John Ahmann President & CEO Westside Future Fund	
8:10A-8:45A	"Investing in Inclusive Growth: How Invest Atlanta is Advancing Economic Opportunity on the Westside" moderated by John Ahmann	Dr. Eloisa Klementich President & CEO Invest Atlanta	
8:45A-8:55A	Q & A	All	
8:55A-9:00A	Closing Remarks	John Ahmann President & CEO Westside Future Fund	

#### **Our Featured Participants**

#### **Avona Lee Bridges**

Asset Manager and Compliance Specialist, Invest Atlanta

Avona Bridges is a mother of five whose life and work are shaped by perseverance, family, and a legacy of community. When she was seven, she lost her mother to breast cancer. In an act of love and commitment, her aunt and uncle adopted six of her mother's ten children and raised them in Stone Mountain. Her uncle, better known as her father, Levi Taylor III, grew up in the Vine City/English Avenue community, and his stories of neighborhood pride, struggle, and resilience became the foundation of Avona's values.

Avona built her career in affordable housing, starting as a leasing consultant and growing into leadership roles across multiple organizations. She learned early that housing is more than just a place to live; it is a source of stability, dignity, and the beginning of opportunity. Her work eventually led her to Invest Atlanta, where she now serves as an Asset Manager and Compliance Specialist, helping ensure that affordable housing remains accessible and sustainable for families across the city.

Recently, Avona and her children purchased a home in English Avenue, returning not just to a neighborhood, but to a lineage. It is her way of honoring where her family's story began, while shaping what it can become and investing where she serves.

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

As President and CEO of Invest Atlanta, **Dr. Eloisa Klementich** is transforming economic development in the city of Atlanta through strategic initiatives to increase equity and prosperity for all Atlantans. She leads a nationally recognized economic development agency accredited by the International Economic Development Council and has shaped the Invest Atlanta organization around equity to ensure all Invest Atlanta programs focus on this fundamental outcome.

Since being named CEO of Invest Atlanta in 2016, the agency has had many notable accomplishments under Eloisa's leadership. She commissioned Atlanta's first economic development strategy driven by economic mobility, fostered an internal culture at Invest Atlanta focused on equity, and led the integration of Atlanta's workforce development agency and Women's Entrepreneurship Initiative programs into Invest Atlanta to create a more comprehensive economic development solution for the city.

During her time as President and CEO, Eloisa and the Invest Atlanta team have produced significant economic development results, including facilitating the creation of 12,766 affordable housing units, 60,331 new full-time jobs, supported \$36.6 million of small business funding and \$9.6 billion dollars of new capital investment in the city. These and other Invest Atlanta economic development results have made a \$21.9 billion economic impact on the city.

Eloisa is a certified economic developer and notable economic development expert. She has spent the last two decades solving complex challenges at the city, state, and national levels. Before coming to Invest Atlanta, Eloisa served as special assistant for economic development at the U.S. Economic Development Administration in the Office of the Secretary. She served as California's assistant deputy secretary for economic development and commerce and has held various roles with city governments, including a consultant for Mexico's President Vicente Fox, working on best practices for addressing constituent issues and requests.

#### **Our Featured Participants**

Eloisa holds a bachelor's degree from Pitzer College, as well as master's degrees in urban planning and Latin American affairs from the University of California, Los Angeles, and an MBA from El Instituto Tecnológico de Monterrey. She received a doctorate degree in public administration from the University of LaVerne and is currently an adjunct professor of business administration at the University of Maryland.

Eloisa is also active in various business, civic, and community organizations. She serves as a board member for the International Economic Development Council, the Women's Entrepreneurship Initiative, Atlanta Technical College, the Westside Future Fund, and Atlanta Emerging Markets, Inc. She was named one of Georgia's 100 Most Influential by Georgia Trend in 2024, one of the 2024 Titan 100, one of North America's Top 50 Economic Developers of 2024 by Consultant Connect, one of the 50 Most influential Latinos in Georgia by the Georgia Hispanic Chamber of Commerce in 2022, is the recipient of a 2020 Diamond Award, a 2019 Women Who Mean Business award, the 2018 Henry Hill Robinson Award ACBR, the 2017 Walker's Legacy Women in Economic Development Award, and the 2017 National Association of Minority Contractors Georgia Chapter's Public-Sector Award. Eloisa is a graduate of Leadership Atlanta Class of 2017 and was a participant in the Atlanta Regional Commission's Regional Leadership Initiative in 2015. She has also been featured in Delta Sky magazine's "Faces of Atlanta Business" in 2017 and the *Atlanta Business Chronicle*'s "People to Watch in 2017."

#### 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.









#### **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



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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.

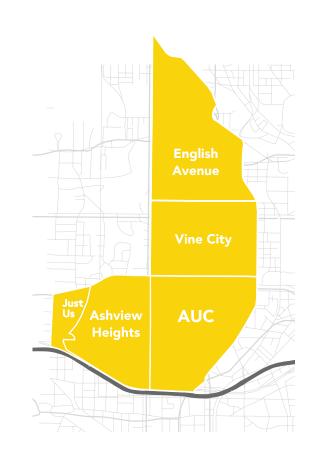
#### **OUR MISSION**

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 ECONOMIC OPPORTUNITY 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 Operation HOPE's HOPE Inside program

#### 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



# Committed Volunteer Leaders: WFF Board of Directors



T. Dallas Smith **Board Chair** 

Board Co Vice-

Chair

Retired President, AT&T Georgia

Sylvia Russell



Founder & CEO T. Dallas Smith & Company



**Board Co Vice-Chair** Vice President and Deputy



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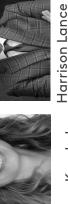
> Retired Chief Marketing Officer Prudential Financial Susan Johnson

Virginia Hepner

John Gamble
Chief Financial Officer,
Equifax

Retired, CEO Woodruff Arts Center/Wachovia Bank





Lea Kuschel PricewaterhouseCoopers



United Kingdom Department for

Investment Officer **Business and Trade** 

Senior Trade &



Kathy Waller Executive Director, Atlanta Committee for

Klementich

President & CEO, Atlanta Housing Terri Lee

Senior Advisor to Mayor Dickens, City of Atlanta

Courtney English President & CEO, Invest Atlanta

Dr. Eloisa



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

westsidefuturefund.org

# We're a

# **Talented** Diverse,



John Ahmann



**Fameka Askew** 





Sonia Dawson Chief of Staff

Genora Crooke

Receptionist





Raquel Hudson







Jon Ingram
Chief Development Officer





Washington Volunteer Coordinator



Director of Home on the Westside

President + ÇEO



Lee Harrop

VP of Real Estate Development

Director of Asset Management **Charles Forde** 

Will Flanagan

Maintenance Supervisor



**Mariel Hicks** Development Officer



Jackie Sawyer



Marni Pittman
Director of Finance + Risk
Management











Newman Senior Accountant Keyana



Chelsie Moore Senior Development Manager

Matayoshi Accounting Manager Joanne

Derrick Jordan Real Estate Development
Consultant







Robyn



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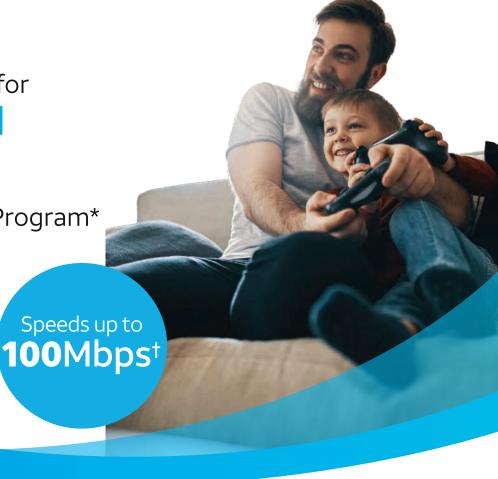
FREE, unlimited AT&T Internet

with the

Affordable Connectivity Program\*

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

\*Terms, conditions & restr's apply.





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:

#### Stop 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 <a href="https://www.att.com/speed101">www.att.com/speed101</a>.

"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 car receive internet at no charge with AT&T Internet Plans (768K-100M) and w/AT&T Fiber (100M only). A Wi-Fi gateway/modern 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: Sub; 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 discoun



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:** 

#### **Store and Career Center** on Metropolitan Parkway

Located at 2160 Metropolitan Parkway, our 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 recieve updates on job opportunities, hiring events, construction updates and more at our new location.



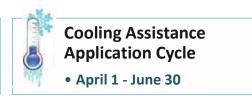
# Attention families in need of heating or cooling assistance

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 <a href="http://www.georgiacaa.org">http://www.georgiacaa.org</a>.



#### 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





Transform Westside Summits are made possible through the generosity of Chick-fil-A Foundation and The Gathering Spot

#### THANK YOU FOR YOUR INVALUABLE SUPPORT IN MAKING THESE SUMMITS POSSIBLE:

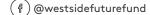








P.O. Box 92273, Atlanta, GA 30314 (404) 793-2670 westsidefuturefund.org





(a) @westsidefuturefund