

TransformWestsideSummit Convene | Communicate | Collaborate

Westside Future Fund Friday, June 21, 2024

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TRANSFORM WESTSIDE SUMMIT

CONVENE | COMMUNICATE | COLLABORATE PRESENTED BY THE WESTSIDE FUTURE FUND FRIDAY, JUNE 21, 2024

WIFI: TGS GUEST | PASSWORD: TGSVISITOR384

Agenda		
7:45A-7:50A	Welcome	John Ahmann President & CEO Westside Future Fund
		Ebony Ford Director of Community Building and Engagement Quest Community Development Corporatio
7:50A-8:05A	Opening Devotion	Les Canty Westside Outreach Coordinator CHRIS 180
8:00A-8:10A	Self Introductions	Ebony Ford Director of Community Building and Engagement Quest Community Development Corporatio
8:10A-8:40A	"Housing is Health with Kaiser Permanente" moderated by John Ahmann	Stefanie Hurst Senior Director of Community Health Kaiser Permanente Dr. Sylvia Morris Hospitalist and Area Physician Market Lead Kaiser Permanente
8:40A-8:55A	Q & A	All
8:55A-9:00A	Closing Remarks	John Ahmann President & CEO Westside Future Fund
		Ebony Ford Director of Community Building and Engagement Quest Community Development Corporati

Our Featured Participants

Les Canty Westside Outreach Coordinator, CHRIS 180

Les Canty, Westside Outreach Coordinator, lives in the same community where he performs well-checks, delivers food, works with youth and neighbors and assists people experiencing homelessness. He shared, "It's very important to have someone who knows the neighborhood and can speak to their experiences with first-hand knowledge." When asked how he works to build and maintain trust, Les said, "Whatever we say we're going to do, we do it. We listen to what they need, and we keep our promises. Through time and effort, families started opening up about their needs. They saw how much we really cared about their kids and how much they benefit from working with CHRIS 180. We were willing to work with kids that no one else would work with, that systems had thrown out. And we see a big difference in them." Above all, he said, "I love doing this work. It's a privilege to help the kids in the community, to take them on hikes and expose them to new experiences. I don't feel like I'm working, I feel like I'm giving."

Stefanie Hurst

Senior Director of Community Health, Kaiser Permanente

In this role, she oversees the regional community benefit investment portfolio, develops investment strategies, and creates and executes programs that maximize community impact and enhance Kaiser Permanente's image and reputation in the community.

In her professional career, Stefanie has engaged a wide array of community influencers, including healthcare teams, foundational partners, federal, state, and local elected officials, and corporate, philanthropic, and individual leaders.

Her most recent job was as Executive Director of External & Community Affairs at Grady Health System. There, Stefanie served as marketing team leader for business development and external positioning efforts on behalf of the organization and acted as internal liaison between Grady Health Foundation and Grady Health System clinical leaders in partnering with the community. Previous experience includes jobs at the American Heart Association as Vice President of Development, the Democratic National Committee in California as Finance Director, and a stint as Protocol Event Director at The White House (1994-99).

Stefanie earned a Bachelor of Arts and Political Science degree from California Polytechnic University.

As a mom to a little girl, Stefanie loves time with family (and friends who are family), watching great movies and TV shows, going to the pool, grilling out, taking road trips, traveling abroad, and heading to the beach. She lives in East Cobb.

Dr. Sylvia Morris

Hospitalist and Area Physician Market Lead, Kaiser Permanente

Dr. Sylvia E. Morris, MD, MPH is certified by the American Board of Internal Medicine. Dr. Morris's goal is to utilize media to improve our nation's public health by combining her training in Internal Medicine and Public Health.

Our Featured Participants

To this end, she has made guest appearances on the Weather Channel's Weekend View, CNN International, and WAGA-TV/Fox 5 (Atlanta), as well as being interviewed by CNN.com and published in the Atlanta Journal-Constitution. In addition, she speaks at many community forums and delivers health awareness presentations throughout metro Atlanta.

Currently a Hospitalist and Area Physician Market Lead at Kaiser Permanente, Dr. Morris serves on the Johns Hopkins University Berman Institute of Bioethics Advisory Board, Georgetown University Medical Alumni Board, and Western Governors University College of Health Professions Nursing Advisory Council.

Most recently, Dr. Morris was a Senior Medical Director on the Revenue Cycle Solutions team at The Advisory Board Company. Formerly, a Medical Director for CVS Minute Clinic and an Assistant Professor of Medicine at the Emory University School of Medicine working as a Hospitalist in addition to developing health promotion lectures and social media content. Active on the Emory University campus, she was named a 2011-12 Emory Community Builder and honored as a Transforming Communities Project Champion. She also worked on the development of the curriculum for Emory University's inaugural healthcare dialogue and served on the Emory University President's Commission on Race and Ethnicity.

Dr. Morris earned a bachelor's degree in molecular and Cell Biology from the University of California at Berkeley. She gained a master's degree in public health at Johns Hopkins University School of Public Health, with a certificate in Health Policy and Management. Her Medical degree is from Georgetown University School of Medicine. She completed her residency in Internal Medicine at the University of Washington Medical Center, Seattle.

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

Our Featured Participants

Most Influential Atlantans; 2019 Michael R. Hollis Innovation Academy Partnership Award; 2019 Christian City's Community Champion Nonprofit Honoree Award; Atlanta Business League's Visions of Excellence Award in 2019; Antioch Urban Ministries Anchor Award in 2018; and 2018 *Atlanta Business Chronicle's* Best Overall Deal in Atlanta Real Estate Awards.

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

Ebony Ford

Director of Community Building and Engagement, Quest CDC

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

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

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.

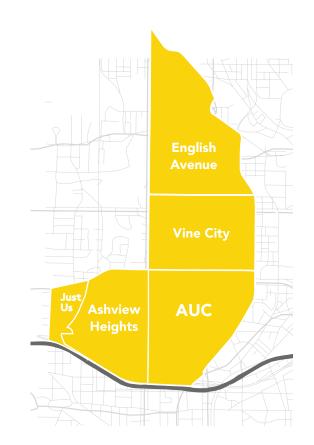
OUR MISSION

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.



& SECURITY



& WELLNESS



COMMUNITIES



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

MORE WAYS TO BE AT HOME ON THE WESTSIDE

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

ACCESS TO CRADLE-TO-CAREER EDUCATION

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

CHAMPIONING A SAFE & HEALTHY NEIGHBORHOOD

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

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

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



CONTRIBUTE TO RACIAL EQUITY IN ATLANTA

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

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

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

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

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



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





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

We're taking steps to deliver safe, quality housing on the Westside with:

- Affordable 1-, 2-, and
 3-bedroom rentals
- Newly constructed and renovated homes for purchase and lease-to-purchase
- Down payment assistance
- Anti-Displacement Tax Fund for legacy homeowners
- Financial coaching and counseling in partnership with On the Rise
 Financial Center

Are you interested in Home on the Westside?

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

we st side future fund. or g/homeon the we st side

Contact WFF with any questions.

Call: 470.377.1696

Email: home@westsidefuturefund.org



Committed Leaders of the WFF Board of Directors



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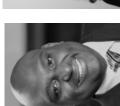


and President, Novelis North **Retired Senior Vice President** Tom Boney America at Novelis



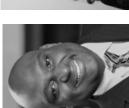


Rodney Bullard





The Same House





Mick Cochran Kilpatrick Townsend

VP Commercial & External Justin Clay















Managing Attorney, Employment **Hebert Clark** Shawntel

Vanderlande





President, & CEO Enlace Health



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



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We're a

Talented



Maintenance Supervisor

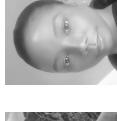


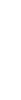
Will Flanagan





Sonia Dawson







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Jaquata Jordan



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Rachel Carey Chief Real Estate Officer

ameka Askew Manager of Home on the Westside

Louis Anderson Real Estate Development Manager

John Ahmann

President + ÇEO



Derrick Jordan Real Estate Development Consultant



Washington Volunteer Coordinator



Nicole Jones Office Administrator

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Robyn



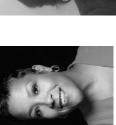
Jackie Sawyer Staff Accountant





Chief Development Officer









Marni Pittman
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Find out if you're eligible for

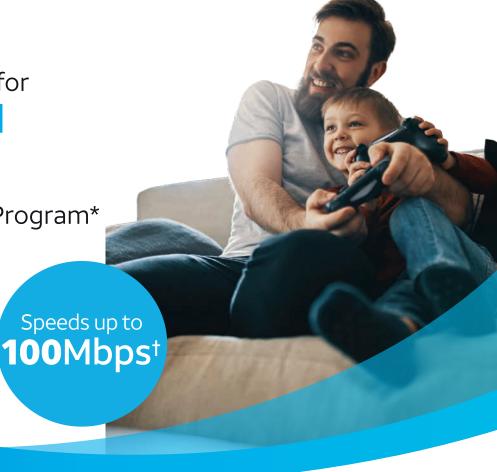
FREE, unlimited AT&T Internet

with the

Affordable Connectivity Program*

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

*Terms, conditions & restr's apply.





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 www.www.dv.beed101.

"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/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: 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 discount will be re



Atlanta Housing, Invest Atlanta and the City of Atlanta have launched a deferred forgivable loan program that provides up to \$70,000 in federal funds to eligible Ashview Heights and Atlanta University Center homeowners for exterior health and safety repairs on their home. Funds will be provided in the form of a forgivable loan at a 0% interest rate with payments deferred and forgiven until the etier of loan maturity, sale, transfer of ownership, or failure to maintain the property as the primary residence during the loan term.

The maximum loan amount per home is \$70,000, inclusive of all construction related costs and closing costs. Loan term wilbe determined by loan amount, not to exceed 10 years.

ELIGIBILITY GUIDELINES

- Homeowner must reside within the Choice Neighborhoods of Ashview Heights or Atlanta University Center.
- Must be a primary homeowner and existing resident as of September 30, 2015.
- Homeowners with 1st Mortgage Liens are permitted. Second mortgages from Habitat for Humanity on a Habitat home, and Invest Atlanta will be treated as one mortgage for purposes of this program. Homes with other liens (tax liens, recorded Fi Fas, etc. are ineligible. Homes with water liens must have a payment arrangement to be eligible).

FOR MORE INFORMATION OR TO APPLY

Contact the Choice Neighborhoods Exterior Owner-Occupied Rehab Program Manager Meals On Wheels Atlanta at info@mowatl.org or 404-351-3889















Bringing Goodwill to the Southside:

New Store and Career Center on Metropolitan Parkway

Located at 2160 Metropolitan Parkway, our new store and career center will bring jobs and skills training to the local community. This project is generated 30-40 construction jobs for local residents and created an additional 50 jobs in the store, as well as in the career center.

Our focus will continue to be on not just helping our neighbors to find work, but helping them move into successful careers. All of our career centers provide free access to job search resources like computers, résumé writing tools, job listings, employment seminars, software training and more.

Great finds at great prices.

Our new store is bringing great deals to your community. From clothing to accessories, housewares, and shoes; shopping at Goodwill will save you money and help your neighbors find jobs.



Goodwill offers a number of skills training programs to prepare residents for careers in fields like technology, healthcare, construction, logistics and more.





Donate. Shop. Support Job Seekers. That's #Goodwilling.



Be the first to know.

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



Attention families in need of heating or cooling assistance

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

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

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





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



Quest

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AT&T

connected by

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 the Chick-fil-A Foundation and The Gathering Spot

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









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