



Westside
Future Fund

2024 IMPACT REPORT:
REALIZING RESPONSIBLE REVITALIZATION

DEAR FRIENDS,

This time last year, we were in the early days of *Our Next Chapter*, the \$55 million capital campaign that will enable us to reach our affordable housing goals by 2028. We called you to action, and you responded generously—helping us raise 64% of our goal by year-end. Beyond financial support, we're grateful to the residents, supporters, partners, and volunteers contributing to Westside Future Fund's mission.

On our cover, you met Ivera Powell, a longtime Westside resident who embodies the importance of our work. "I don't know how I would have made it," she says of the Anti-Displacement Tax Fund that reduced her property tax bill from over \$3,000 to just \$37. "It would have been a real struggle for me to stay here...I was just grateful for them being able to pay because I didn't think I would be able to make it otherwise." Stories like hers remind us why our mission of creating a strategy and framework for philanthropic investment and engagement in these historic neighborhoods matters.

One of our earliest initiatives was to establish the Transform Westside Summit for open and thoughtful discussions among the public entities, private companies, nonprofit organizations and residents working to revitalize the community. The Transform Westside Summit continues to be our cornerstone for community building. This year's 12 summits drew more than 1,400 participants and featured

speakers from government officials to nonprofit partners to the faith community. These gatherings, the brainchild of Chick-fil-A Chairman Dan Cathy, remain essential to our collaborative work.

In 2024, we saw tangible progress in addressing blight—a critical barrier to community revitalization. We participated in a press conference led by Mayor Andre Dickens in English Avenue this September, where we toured the James P. Brawley corridor and highlighted the City's new anti-blight initiatives. With the Mayor's leadership, the Atlanta City Council approved a blight tax, assessing property taxes up to 25 times higher for neglected properties, and implemented a blight condemnation program to address problematic properties. These new tools demonstrate the City's strengthened commitment to holding absentee landlords accountable while supporting long-term residents.

The need for our work is more urgent than ever. The economic renaissance that began with the development of Mercedes-Benz Stadium is accelerating with the completion of the BeltLine Westside connector trail and significant new developments on Northside Drive, including Georgia Tech's Science Square. Major employers relocating to the Westside are further driving this transformation. We are committed to achieving the financial goal of *Our Next Chapter* campaign this year

to accelerate the creation of affordable housing for those with live, work, and learn connections to these historic neighborhoods.

In 2025, we will celebrate a remarkable milestone: the 10th anniversary of Westside Future Fund! This decade of transformative community revitalization represents thousands of lives touched and meaningful progress toward our vision of "a community Dr. King would be proud to call home." The rich legacy of Westside leaders—from Dr. King and Mayor Jackson to Dorothy Bolden and Alonzo Herndon—continues to inspire our work, calling us to build an equitable, vibrant Westside that honors their ideals and carries forward their commitment to justice and community. Ahead of this significant anniversary, this

report focuses on the transformation of James P. Brawley Drive—a powerful demonstration of these principles in action: permanently affordable mixed-income housing, long-term residents able to remain in their homes through property tax assistance, burgeoning retail; community greenspace; and preservation of historic structures. It truly shows what's possible when we work together.

Thank you for your continued interest and investment in our Westside neighbors.



John Ahmann
President & CEO



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

Cover photo: Ivera Powell, longtime Westside resident, qualified for the Anti-Displacement Tax Fund which reduced her property tax bill from over \$3,000 to just \$37. This assistance has allowed her to continue living in the home she has known for decades.





TRANSFORM
SUMMIT
SPEAKERS

6

Nonprofit
Partners

2

Public
Officials

4

Donors



64%

of Fundraising
Goal Achieved for
Our Next Chapter
(\$35 Million of
\$55 million goal)



26

New Multifamily
Units

11

New Single-Family
Homes Sold

92

Neighborhood
Tours



10

New ADTF
Recipients

\$172,137

Taxes Paid through
the Anti-Displacement
Tax Fund



\$520,000

Down Payment
Assistance Given



\$19.5
Million

Impact Fund capital
invested on the Westside

\$12 Million

in loans

\$5.1 Million

in acquisition and
construction

Revitalizing One of the Westside's Main Thoroughfares

In 2015, Atlanta Journal-Constitution metro reporter Bill Torpy opened an article about the James P. Brawley corridor with, "If I belonged to the family of Dr. James P. Brawley, I'd ask the city of Atlanta to remove his name from the stretch of urban rot that bears it." Like many of the streets in the Westside neighborhood named for Civil Rights luminaries like the former Clark Atlanta president, the Brawley corridor bore the results of decades of disinvestment and dilapidated abandoned properties served as havens for criminal activity.

Two years later, when Westside Future Fund actively began its work, nearly 400 properties in English Avenue

and Vine City were blighted. Another 600 sat vacant. Over the next 9 years, guided by the Westside Land Use Framework Plan, we acquired and began renovating more than one-third of the properties along James P. Brawley between Donald Lee Hollowell Parkway and Joseph E. Boone Boulevard.

Now this central avenue of the Westside is turning into a model of urban restoration, shaped by the principles of the equitable place-based revitalization guide created by and for the community.



Echo Street Groundbreaking



A Community Dr. King Would Be Proud to Call Home

Two blocks east of James P. Brawley is the Vine City home at 234 Sunset Ave. purchased in 1964 by Dr. Martin Luther King, Jr. and his wife, Coretta. It's a reminder that while living in this neighborhood, he saw the potential for a more equitable future and called on others to fulfill his vision. That future is coming to life next door at 220 Sunset Ave., a historic multifamily property constructed by Rev. Maynard Jackson, Sr., father of Atlanta's first Black mayor. This property represents a pivotal chapter in Atlanta's civic, religious, and educational leadership

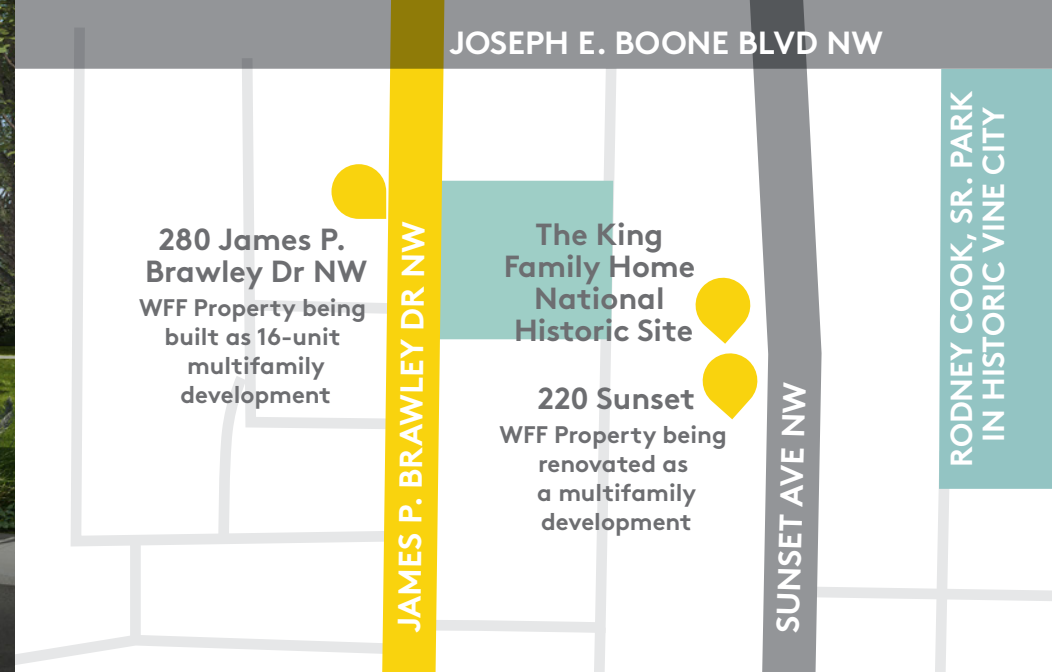
—Dr. Irene Dobbs Jackson, Maynard Jr.'s mother, broke racial barriers as a respected Spelman College professor. Acquired by Westside Future Fund in 2019, the property underwent stabilization and is being restored to apartments available to Spelman College faculty and staff, creating a meaningful bridge between the property's educational heritage and our mission to build long-term community wealth.



220 Sunset Ave



280 James P. Brawley (in development)



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A Live, Work, Play Block

Proctor Street NW connects James P. Brawley to one of the neighborhood's significant new greenspaces, Kathryn Johnston Memorial Park. The street is lined with renovated and newly constructed single-family properties of participants in the Home on the Westside program. The charming row homes have front porches that boast park views.

Future development planned on 2 acres across Proctor Street will add approximately 50 multifamily units and 6 single-family homes. At the south end of the park is Westside Future Fund's first mixed-use development with 33 rental units and 1,200 square feet of commercial space. Here, the dream of mixed-income housing, safe places to play and surrounding lifestyle amenities is moving closer to reality.



380 Oliver St NW at Proctor St NW (in development)

JOSEPH E. LOWERY BLVD NW

380 Oliver St NW
Future site of 60-unit multifamily and 6 single family homes on 2.1 acres

PROCTOR ST NW

OLIVER ST NW

KATHRYN JOHNSTON MEMORIAL PARK

356 James P. Brawley Dr NW
WFF Multifamily property

839 Joseph E. Boone Blvd NW
Under construction

JOSEPH E. BOONE BLVD NW

JAMES P. BRAWLEY DR NW

395 James P. Brawley Dr NW
WFF Multifamily property

JAMES P. BRAWLEY DR NW

JF KENNEDY PARK

The work of Westside Future Fund is supported by building partners like Habitat for Humanity, oaksATL, DJR Construction Group, and Atlanta Neighborhood Development Partnerships.



395 James P. Brawley Dr NW



839 Joseph E. Boone Blvd NW



NORTH AVE

The Yellow Store
(500 James P. Brawley)

JAMES P. BRAWLEY DR NW

PROCTOR ST NW

OLIVER ST NW

KATHRYN JOHNSTON MEMORIAL PARK

These blocks highlight so many aspects of our work:

- 1 A significant commercial property getting a new role in the community
- 2 A longtime Westsider buying her own home
- 3 A 60-year resident able to remain at home through property tax relief
- 4 Blighted properties transformed to welcome new neighbors
- 5 Community enrichment from other groups invested in the Westside



The Yellow Store at 500 James P. Brawley



Historic Westside Community Garden





Hands-On Impact



3,035
Volunteers engaged
33% INCREASE



39
Volunteer projects
+ opportunities



9,105
Volunteer hours



\$304,926
Value of volunteer hours invested into the community*



96 TONS
of trash cleaned up (equivalent to 16 adult elephants)



4
Special Events



MLK Day
1,747
volunteers at 10 sites



Ride for the Westside
435
participants



Holiday Gift Giving
222
youth provided for



Thanksgiving Meal Delivery

292
Households served

1,459
Individuals

* Based on value of volunteer hour according to Independent Sector, 2024

25

2024 Corporate Volunteer Partners

AT&T	KPMG
BCG	Medical Asset Management
Chick-fil-A	Mercedes-Benz
Children's Healthcare of Atlanta	Monarch Capital
Dell	PNC
Dematic	Portman Residential
Equifax	Progress Residential
First Key Homes	PwC
Genuine Parts	The Coca-Cola Company
Georgia Power	The Home Depot
Georgia Natural Gas	Verizon
Grant Thornton	Work Day
Intercontinental Exchange	

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2024 Community Partners

@Promise Center	Integrity Home Solutions
Atlanta Public Schools (Washington Cluster)	Kathryn Johnston Memorial Park
Atlanta Teen Coalition	Morehouse College
Breakthrough Atlanta/Lovett School	New Horizon Senior Center
CHRIS 180	Raising Expectations
Clark Atlanta University	Simpson St. Church of Christ
HEY!	Spelman College
Historic Westside Gardens	Trees Atlanta
	Truly Living Well



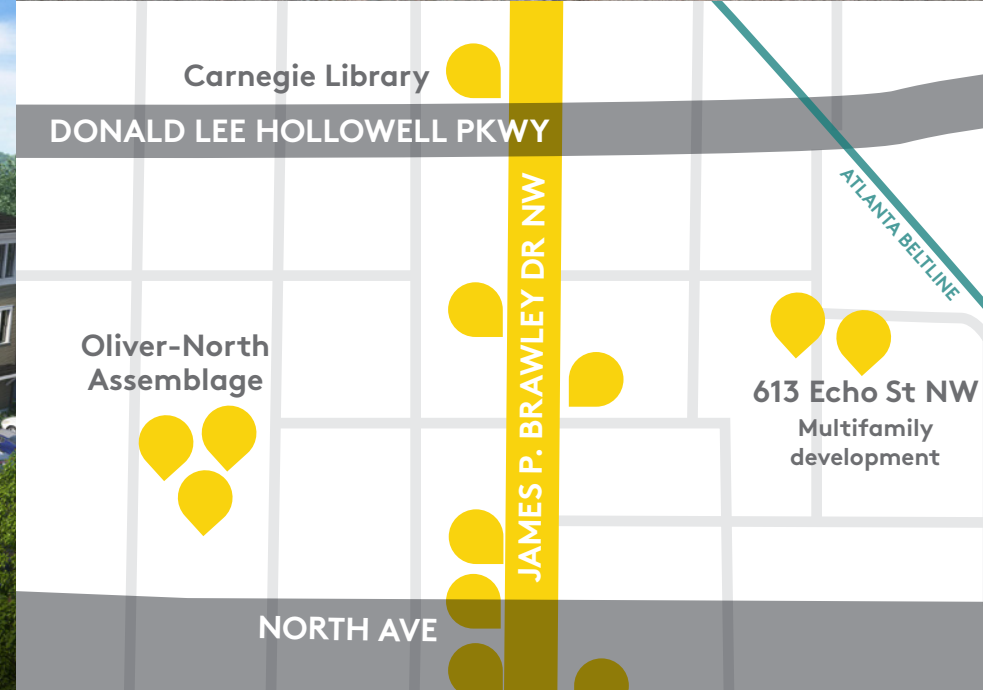
Contribute to Our Next Chapter

James P. Brawley represents the evolution of the Westside. From blight and abandonment to revitalization and repopulation. It's proof that the mission of Westside Future Fund and the vision set forth in the co-created Land Use Framework Plan can deliver a more equitable community where everyone has access to what they need to thrive. But our work is not done.

In order to activate the properties and vacant land in our holdings, we must continue inspire philanthropic

investment in *Our Next Chapter*. We have planned multifamily, additional single-family homes, office space and additional historic preservation targets.

Rebuilding is under way, but we need your support to bring the restoration effort to more areas of the neighborhood. It's your opportunity to contribute to fulfilling the vision of one of Atlanta's greatest leaders.



2024 BOARD OF DIRECTORS



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BOARD CHAIR
Founder & CEO
T. Dallas Smith & Company



Sylvia Russell
BOARD CO VICE-CHAIR
Retired President,
AT&T Georgia



Peter Muñoz
BOARD CO VICE-CHAIR
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Rev. Kenneth Alexander
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Baptist Church North



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Vice President and Treasurer
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Michael Bond
Atlanta City Council
Post 1 At-Large



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



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 Trustee, Inc.



Greer Gallagher
Senior Vice President,
Holder Construction Company



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Chief Financial Officer,
Equifax



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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



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



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

EX-OFFICIO MEMBERS

2024 WESTSIDE FUTURE FUND STAFF

John Ahmann
President & CEO

Tameka Askew
Director of Home on the
Westside

Rachel Carey
Chief Real Estate Officer

Sonia Dawson
Chief of Staff

Will Flanagan
Maintenance Supervisor

Charles Forde
Director of Real Estate Asset
Management

Lee Harrop
VP of Real Estate
Development

Mariel Hicks
Development Officer

Raquel Hudson
Director of Westside
Volunteer Corps and Events

Nicole Jones
Home on the Westside
Program Coordinator

Jaquata Jordan
Office Manager

Joanne Matayoshi
Accounting Manager

Chelsie Moore
Development Manager

Keyana Newman
Senior Accountant

Marni Pittman
Director of Finance & Risk
Management

Jackie Sawyer
Staff Accountant

Robyn Washington
Volunteer Coordinator



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.

OUR VISION

A community Dr. King would be proud to call home.

MAKING THE MISSION POSSIBLE: OUR DONORS

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

2024 CORPORATE AND FOUNDATION SUPPORTERS

Accenture	Equifax	Novelis
APD Urban Planning + Management	Evans General Contractors	PayPal Giving Fund
Arthur M. Blank Family Foundation	Fifth Third Bank	PNC Financial Services Group, Inc.
AT&T	First Citizens Bank	Progress Residential
Atlanta Foundation	FirstKey Homes	Publix Super Markets Charities
Bank of America	Genuine Parts Company	PwC
Besse Johnson & George Blanton Allen Foundation	Georgia Natural Gas Foundation	Richard and Susan Dugas Family Foundation
Blackbaud Giving Fund/YourCause	Georgia Pacific	Schneider
Boston Consulting Group	Georgia Power Company	T.D. Jakes Foundation
Buckingham Terris Giving Fund	H.E. Butt Foundation	Taylor Made Productions Audiovisual
Cadence Bank	Hauser Family Foundation	The Home Depot
Chick-fil-A Foundation	Intercontinental Exchange	The John and Rosemary Brown Family Foundation
The Coca-Cola Foundation	John and Mary Franklin Foundation	Top Floor Insurance
Comcast	JPMorganChase	Truist
Community Foundation for Greater Atlanta	Kaiser Permanente	United Way of Greater Atlanta
Cushman & Wakefield	Kilpatrick Townsend & Stockton LLP	Zillow Group
Dematic	KPMG	
Douglas J. Hertz Foundation	McKinsey & Company	
Enterprise Community Partners	Monarch Private Capital	
	Norfolk Southern Foundation	
	Northside Hospital	



**2024
1964 SOCIETY (\$10,000 AND UP)**

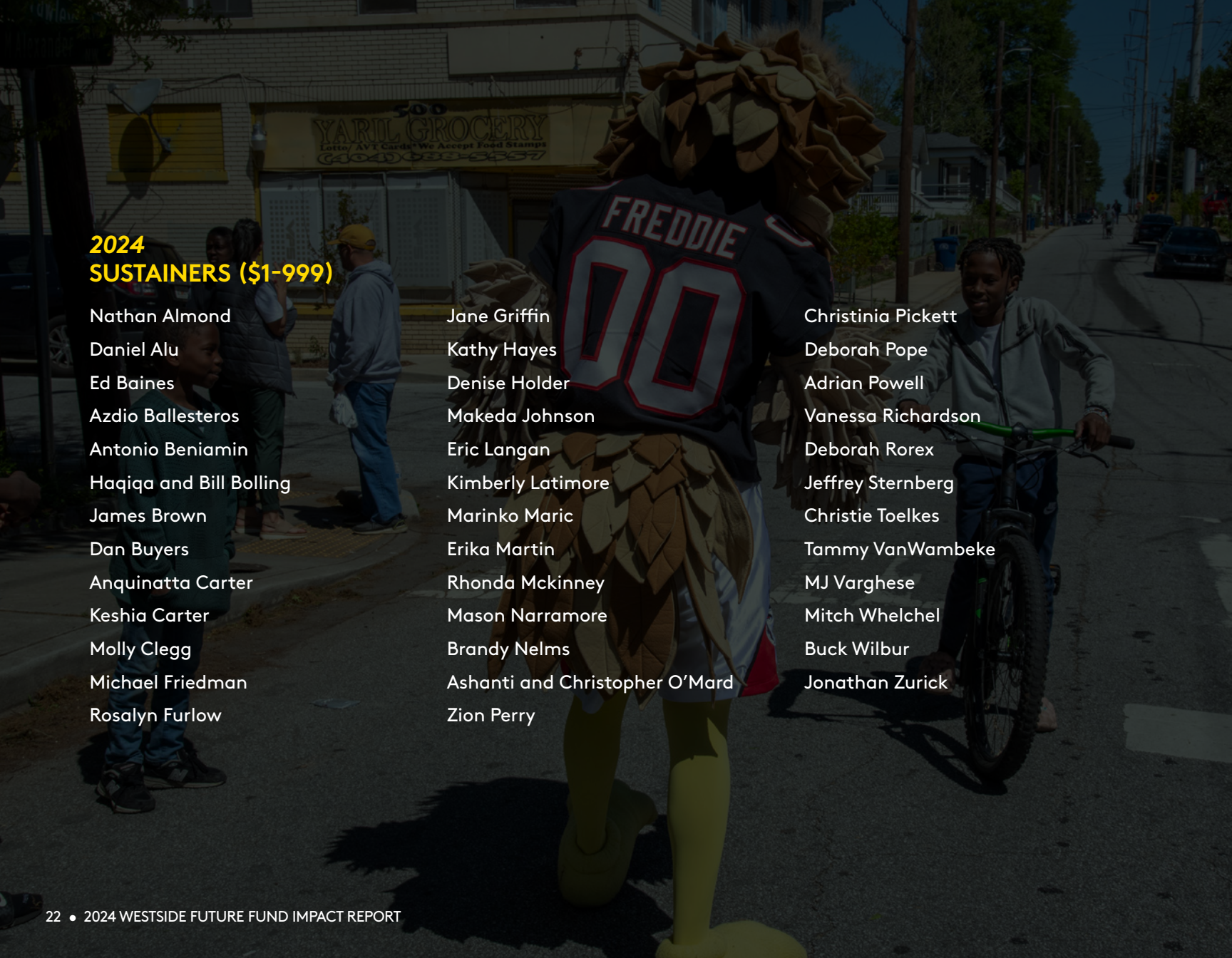
- Bill Nordmark*
- Rodney Bullard*
- Vicki Escarra*
- Iris and Bruce Feinberg
- Greer* and Colin Gallagher
- Virginia Hepner* and Malcolm Barnes
- James Kieffer
- Ivette and Peter Muñiz*
- Sylvia Russell*
- T. Dallas Smith*
- Dave Stockert* and Cammie Ives
- Kathy Waller*

* 2024 Board Member

**2024
DOVEY JOHNSON ROUNDTREE SOCIETY
(\$1,000-9,999)**

- John Ahmann
- Shawntel Clark*
- Mick Cochran*
- Susan Daane
- Sonia Dawson
- Kathy Farrell*
- Linda and John Gamble*
- Francesca Stockton Gazzola
- Kevin Holt*
- Susan Somersille Johnson*
- Craig Jones
- Hilliary Jones*
- Lea Kuschel* & Tyler Freeman
- A.J. Robinson*
- Danny Shoy*
- Beverly Thomas*



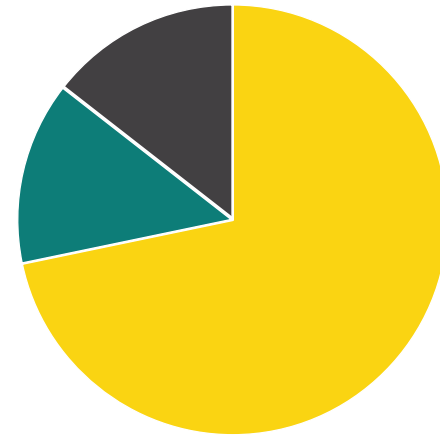


2024 SUSTAINERS (\$1-999)

- Nathan Almond
- Daniel Alu
- Ed Baines
- Azdio Ballesteros
- Antonio Benjamin
- Haqiqa and Bill Bolling
- James Brown
- Dan Buyers
- Anquinatta Carter
- Keshia Carter
- Molly Clegg
- Michael Friedman
- Rosalyn Furlow
- Jane Griffin
- Kathy Hayes
- Denise Holder
- Makeda Johnson
- Eric Langan
- Kimberly Latimore
- Marinko Maric
- Erika Martin
- Rhonda Mckinney
- Mason Narramore
- Brandy Nelms
- Ashanti and Christopher O'Mard
- Zion Perry

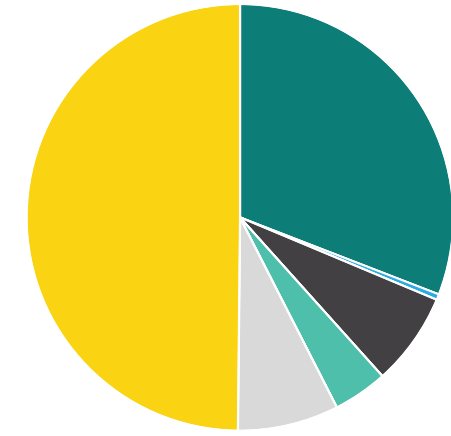
- Christinia Pickett
- Deborah Pope
- Adrian Powell
- Vanessa Richardson
- Deborah Rorex
- Jeffrey Sternberg
- Christie Toelkes
- Tammy VanWambeke
- MJ Varghese
- Mitch Whelchel
- Buck Wilbur
- Jonathan Zurick

2024 FINANCIAL SUPPORT



Revenue

■ Restricted Donations	\$7,058,113
■ Unrestricted Donations	\$4,328,405
■ Earned Revenue	\$3,044,184
TOTAL	\$14,430,701*



Expenses

■ Affordable Housing	\$6,269,727
■ Education	\$87,994
■ Other Community Impact Programs	\$1,430,952
■ Fundraising	\$839,857
■ General Operations	\$1,555,982
■ Real Estate Project Specific	\$10,119,536
TOTAL	\$20,304,048*

*Multi-year pledges were recognized fully in the year received, creating an accrual basis loss for the 2024 fiscal year-end. On a cash basis, revenue receipts exceeded cash expenditures.

**These numbers have not been audited.



   @westsidefuturefund  @WFFAtlanta  westsidefuturefund.org



Volunteer
with us!



Learn more about
**Home on
the Westside**



Attend a Transform
Westside Summit



Donate now to the
revitalization of Atlanta's
Historic Westside

Westside Future Fund, Inc. is a 501(c)(3) nonprofit organization (EIN 47-3015082).

Your contribution is tax-deductible to the extent allowed by law.

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