

10-R-1068
(Do Not Write Above This Line)

A RESOLUTION

**BY COMMUNITY DEVELOPMENT/
HUMAN RESOURCES COMMITTEE**

**A RESOLUTION TO CONFIRM THE
APPOINTMENT OF DAVID JACKSON
TO THE STADIUM NEIGHBORHOODS
TAX ALLOCATION DISTRICT
ADVISORY COMMITTEE; AND FOR
OTHER PURPOSES.**

ADOPTED BY

JUN 21 2010

COUNCIL

- CONSENT REFER
- REGULAR REPORT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER
- PERSONAL PAPER REFER

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred To _____

Committee COPK

Date 6/21/10

Chair [Signature]

Action

Fav, Adv, Hold (see rev. side)
Other _____

Members

[Signatures]

Refer To COC

Committee COC

Date 6/21/10

Chair [Signature]

Action

Fav, Adv, Hold (see rev. side)
Other _____

Members

[Signatures]

Refer To

Committee _____

Date _____

Chair _____

Action

Fav, Adv, Hold (see rev. side)
Other _____

Members

Refer To _____

Committee _____

Date _____

Chair _____

Action

Fav, Adv, Hold (see rev. side)
Other _____

Members

Refer To _____

- FINAL COUNCIL ACTION**
- 2nd
 - 1st & 2nd
 - 3rd
 - Consent
 - V Vote
 - RC Vote

CERTIFIED

CERTIFIED
JUN 21 2010

ATLANTA CITY COUNCIL PRESIDENT

[Signature]

CERTIFIED
JUN 21 2010

[Signature]
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

JUN 30 2010

WITHOUT SIGNATURE
BY OPERATION OF LAW



A RESOLUTION

BY COMMUNITY DEVELOPMENT/ HUMAN RESOURCES COMMITTEE

A RESOLUTION TO CONFIRM THE APPOINTMENT OF DAVID JACKSON TO THE STADIUM NEIGHBORHOODS TAX ALLOCATION DISTRICT ADVISORY COMMITTEE; AND FOR OTHER PURPOSES.

WHEREAS, Ordinance 06-O-2291 (the "Ordinance"), adopted by City Council on November 20, 2006 and approved by the Mayor on November 28, 2006 authorized, among other things, the creation of the City of Atlanta Tax Allocation District Number Ten- Stadium Neighborhoods TAD; and

WHEREAS, Section 8 of the Ordinance authorized the Atlanta Development Authority to establish an advisory committee to make recommendations on projects to be funded from bond proceeds, tax allocation increment or other funds generated by the Stadium Neighborhoods TAD. The advisory committee shall include, among others, one representative from each of the Mechanicsville, Peoplestown and Summerhill neighborhoods as nominated by NPU-V or other applicable neighborhood planning units; and

WHEREAS, Resolution 09-R-1937, adopted by City Council on November 2, 2009 and approved by the Mayor on November 6, 2009 authorized the establishment of the Stadium Neighborhoods TAD Advisory Committee (the "Advisory Committee"); and

WHEREAS, pursuant to Resolution 09-R-1937 the Advisory Committee shall consist of the presidents of the Mechanicsville Civic Association, the Peoplestown Neighborhood Association, the Organized Neighborhoods of Summerhill or their designees; the Chair of NPU-V or his/ her designee; two business representatives; and a representative from the Atlanta Board of Education; and

WHEREAS, Resolution 09-R-1937 further provides that business representatives to the Advisory Committee shall serve two-years term and shall be confirmed by City Council; and

WHEREAS, the City desires to confirm the selection of David Jackson, President of the Center for Working Families to serve on the Advisory Committee, as one of the two business representatives.

THE CITY COUNCIL OF THE CITY OF ATLANTA GEORGIA HEREBY RESOLVES, that the selection of David Holder to serve on the Stadium Neighborhoods TAD Advisory Committee for a period of one year is hereby confirmed.

BE IT FURTHER RESOLVED, that all resolutions and parts of resolutions in conflict herewith are hereby waived to the extent of the conflict.

A true copy,

Phonda Daughin Jackson
Municipal Clerk

ADOPTED by the Atlanta City Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

JUN 21, 2010

JUN 30, 2010



2203 Caneridge Court SW,
Marietta Georgia, 30064

Tel: 770-419-0792 Home
Tel: 770-331-1046 Cell
E-mail: djackson@tcwfi.org

David A. Jackson

Skills Summary

Excellent planning, communication, negotiation and analytic skills. Proficient in strategic planning, underwriting, financial analysis, real estate deal structuring and packaging. Versed in all phases of real estate and community economic development. Effective manager, team builder and leader. Experienced public speaker and skilled trainer.

Experience

2007 to Present

The Center for Working Families (TCWFI)

Atlanta, GA

TCWFI provides a combination of job development, placement and asset-building programs to assist families in the six neighborhoods around Atlanta's Turner Field. TCWFI integrates these services with strategies that build resident capacity and social capital.

President & CEO

Reporting to the board of directors, provide leadership to all programs, staff and volunteers of TCWFI. Provide full general management and P&L responsibility for all aspects of the corporation.

- Work with the Board to update the vision, future plans and strategy; to assess progress
- Lead the development of operational plans to support the strategic plan; oversee implementation; support evaluative and research efforts to validate successful outcomes
- Lead resource development efforts to identify and generate new and sustainable revenue streams.
- Ensure integrity, good stewardship and accountability in all operations of TCWFI.
- Ensure continuing leadership development and capacity building; provide coaching and access to training and technical assistance for staff at all levels.
- Develop and support relationships with community, city, statewide and national partners; ensure relationships are embedded in the daily operating models of TCWFI.

2005 to 2007

One Economy Corporation

Atlanta, GA

One Economy maximizes the potential of technology to help low-income people improve their lives and join the economic mainstream.

Vice President, Eastern Region

As a member of One Economy's leadership team, responsible for helping set the overall direction of the organization. Developed the Eastern Region's overall business model, strategies and goals to ensure success. Opened One Economy's Atlanta office and built the organization's presence in Atlanta. Developed relationships and partnerships with local funders, business, government agencies, elected officials and other non-profits. Built and managed One Economy's and the beehiveATL brand in the Atlanta market. Raised awareness of One Economy and the need for digital inclusion.

2002 - 2005

New York City Department of Housing Preservation and Development

New York, NY

Using preservation, development and enforcement strategies, HPD improves the availability, affordability and quality of housing in New York City. As the nation's largest municipal housing agency, HPD works with private, public and community partners to strengthen neighborhoods and enable more New Yorkers to become homeowners or to rent well-maintained, affordable housing.

Assistant Commissioner, Division of Homeownership

Responsible for executive management of the Division of Homeownership. Participate in the creation and implementation of the agency's five-year strategic plan "The New Housing Marketplace, Creation of Housing for the Next Generation". Develop strategies and policies to increase and preserve homeownership properties in the City of New York. Design programs to produce affordable



new construction and rehabilitation of 1 to 4 family housing. Create policies and programs to increase opportunities for New Yorkers to own their own home. Develop policies to help underserved neighborhoods become more suitable for real estate investment and economic development. Serve as the agency's primary public advocate for Homeownership issues.

- Created NYC government's first down-payment assistance program for first time homebuyers, the City's first Employer Assisted Housing Program, Section 8 Homeownership program and guided the agency's efforts to combat predatory lending.
- Lead the comprehensive neighborhood development plan, gained government and community approval, for the Arverne Redevelopment Project a 308-acre master plan community that brought affordable housing, retail, jobs and parks to the community.
- Co-chaired the Homeownership committee of the Mayor's Neighborhood Investment Advisory Panel.

1998 - 2002

The Enterprise Foundation

Atlanta, Georgia

The Enterprise Foundation rebuilds communities by working with partners to provide low-income people with affordable housing, safer streets and access to jobs and childcare. Enterprise also helps strengthen nonprofit organizations working in community development.

Associate Director, Atlanta Regional Office

Responsible for the oversight of the office's housing, economic and real estate development initiatives. Management of loan programs in Atlanta and throughout Georgia. Work with community development corporations (CDCs), governments, developers, intermediaries, and other Foundation staff to revitalize communities. Develop internal office budgets and programs as needed.

- *Increased the office's loan commitments by 90% in first year managing loan program*
- Manage loan portfolio and pipeline. Develop models for evaluating loans and underwriting guidelines in the southeast region. Suggest changes to the national lending model as needed to meet region's programmatic needs. Work with local and national financial institutions to develop lending products (both stand-alone and participation) that are usable by CDCs.
- Direct CDCs in all phases of project development including developing pre-development, acquisition, construction, permanent loan and low income housing tax credit applications and grant proposals. Develop and review pro-formas to determine viable financing models.
- Provide guidance to organizations preparing grant and loan applications. Evaluate applications and present recommendations to grant and loan committees for approval.
- Provide consulting services in the areas of project development, financial packaging, market analysis, development team selection, construction management, lease-up, and asset management for both home ownership and rental projects (both rehab and new construction).
- • Conduct training for municipal governments on developing lending/grant products, development plans, and programs tailored to specific community development needs. (Services provided to Atlanta, Savannah, Augusta and LaGrange, Georgia)
- Advise CDC of financial, operational and other programmatic improvements to policies and procedures to help insure effective management.

1996-1998

New York City Department of Housing Preservation and Development

New York, NY

Director, Neighborhood Entrepreneurs Program (NEP)

Directed program that transformed sub-standard apartment buildings (both vacant and occupied) into viable mixed income housing through the use of over \$100 million annually in Low Income Housing Tax Credits equity, Federal HOME and CDBG funds, commercial construction loans and NYC funds.

- *NEP is a Winner of The Harvard Kennedy School's "Innovations in Government Award"*
- Oversight and allocation authority of over \$80 million (annually) in loan funds for the



redevelopment of over 1200 apartments in over 80 separate properties throughout NYC.

- Chaired program loan committee and established lending policies for the program.
- Negotiated with commercial lenders to facilitate construction loans to local developers.
- Negotiated “workouts” for non-performing loans.
- Worked with small locally based “neighborhood entrepreneurs” to improve skills and develop their capacity as needed to become general partners of tax credit limited partnerships.
- Managed a staff of thirty-two direct and in-direct reports in implementation of this program.
- Liaison with City Council members, County executives, community boards and other advocates.
- Negotiated with elected officials, developers, builders, local leaders, community groups and tenants associations to gain approval for the redevelopment plans and to insure a successful redevelopment process.

1985–1996

New York City Department of Housing Preservation and Development New York, NY
Deputy Director, Operations, Tenant Interim Lease Program (TIL)

- Directed staff involved in the training of tenants residing in City owned buildings on how to manage the property. Helped the tenants prepare to form a cooperative to purchase the building. Directed rehabilitation of antiquated building systems. Over 1000 units per year were completed and sold. Provided organizational and day-to-day-management training to the tenants, and worked with the associations to develop repair plans to correct the sub-standard physical conditions of the property.
- Reviewed and approved proposals for repair plans and made the budget allocation decisions. The program typically had a capital improvement budget between \$40-50 million annually.
- Managed relationship with five construction management companies to implement repair plans.
- Represented the program in meetings with city council members, tenant organizations, local leaders and contractors.
- Managed and coordinated activities of direct and indirect reports in several units including sales, accounting, repair planning, training and property management.

Education

2004	Harvard University John F. Kennedy School of Government	Cambridge Massachusetts
	Fannie Mae Foundations Fellow, Program for Senior Executives in State and Local Government	
2002	J. Mack Robinson College of Business, Georgia State University	Atlanta, Georgia
	• Master of Business Administration, Executive MBA Program	
1986	New York Institute of Technology	Old Westbury, New York
	• Bachelor of Science, Architecture	
1995	New York City Leadership Institute	New York City, New York

Other Activities

Leadership Atlanta	Class of 2010
Beulah Heights University	Adjunct Professor, Developing Affordable Housing
Community Alliance of Metropolitan Parkway	Board Member
The Atlanta Micro Fund	Board Member
Metro Atlanta Chamber of Commerce,	Regional Education Sub-committee member

References

Furnished Upon Request

RCS# 324
6/21/10
3:10 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 10-R-0899,10-R-1064,10-R-1065,10-R-1066
10-R-1068,10-R-1069
ADOPT

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 0

Y Smith	Y Archibong	Y Moore	Y Bond
Y Hall	NV Wan	Y Martin	Y Watson
Y Young	Y Shook	Y Bottoms	NV Willis
Y Winslow	Y Adrean	Y Sheperd	NV Mitchell

MULTIPLE