Atlanta Housing Association of Neighborhood-Based Developers

Revitalizing Our Neighborhoods

July 7, 2009

10- C -0151

Rhonda Dauphin Johnson
Municipal Clerk
City of Atlanta
55 Trinity Ave., SW
Suite 2700
Atlanta, GA 30303

Ms. Johnson,

The Atlanta Housing Association of Neighborhood-based Developers (AHAND) is pleased to offer the following appointments to the Beltline Affordable Housing Advisory Board (BAHAB).

Mr. Pete Hayley
Executive Director, University Community Development Corporation
160 Euharlee Street, SW
Atlanta, GA 30314
(404) 527-3643

Ms. Kate S. Little
President and CEO
Georgia State Trade Association of Non-profit Developers, Inc.
260 Peachtree Street, Suite 1000
Atlanta, GA 30303
(404) 526-1260

According to the enacting legislation, AHAND and the Atlanta Neighborhood Development Partnership (ANDP) have three appointees. AHAND and ANDP have jointly decided to each select one appointee independently, and collaborate on the third. The nomination of Mr. Hayley is an independent nomination of AHAND. The nomination of Ms. Little is made in collaboration with ANDP. Please refer to ANDP's nomination letter to confirm Ms. Little. Both of these nominees have served during the first term of the BAHAB, and their re-appointment for the second term will provide a valuable continuation of knowledge and experience from the first term. We all look forward to helping ensure the balanced and equitable development of affordable housing within the Beltline project.

Respectfully,

Andy Schneggenburger

Executive Director
AHAND

633 Pryor Street, SW · Atlanta, GA 30312
Phone: 404-586-0808 · Fax: 404-586-0805 · email@ahand.org · www.ahand.org

Clerk Assistant, Municipal

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2010 JAN 14 PM 1:38

From: Andy Schneggenburger [andy@ahand.org]
Sent: Tuesday, January 12, 2010 10:22 AM
To: Clerk, Municipal
Subject: AHAND appointment letter for BAHAB
Attachments: BAHAB appointments 070709.pdf

Hi Ms. Johnson,

Attached please find a copy of AHAND's letter appointing Pete Hayley to the Beltline Affordable Housing Advisory Board, and jointly appointing Kate Little to the same Board with ANDP.

Hard copy will be sent via USPS.

Thanks,

Andy Schneggenburger

Executive Director
Atlanta Housing Association of Neighborhood-based Developers
404.586.0808 p / 404.586.0805 f
www.ahand.org

O.K.
Retroactive
to May 1, 2009
+ Will expire
April 30, 2011

JAMES R. ("PETE") HAYLEY, JR.

Professional Business History

University Community Development Corporation (UCDC), Atlanta, Georgia
Executive Director/CEO 2002 - Present

- Responsible for developing and implementing long range plans designed to fulfill the organizational mission of the redevelopment of sustainable communities that surround the Atlanta University communities by providing mixed income housing with a emphasis on affordable housing.

- Serve as Developer for the development of UCDC's single family new construction and rehabilitation housing projects and multi-family development. This includes responsibility for land acquisition, development of design standards, development of financial pro-forma and analysis to secure financing, development and construction management.

- Responsible for creating and implementing economic development activities such as business recruitment, job creation and placement, and small business development for the residents of the communities in and around the Atlanta University Center area.

- Responsible for overseeing the implementation of a $250,000.00 grant from the Federal Economic Development Agency to develop an Economic Development Study for a 40 census tract area on the west side of Atlanta to include the Atlanta University Center.

- Day-to-day responsibilities include:
  - Managing the daily operations of the organization including staffing, annual budget, identification of funding sources and office management.
  - Coordinating the community development activities of the six Atlanta University Schools. This includes interacting with local community groups and the Neighborhood Planning Units (NPU), liaison with government representatives including the City Council representative(s) and the Mayor.

Metropolitan Atlanta Community Development Corporation, Atlanta, Georgia
Interim Executive Director 2005 – June 2007

Responsible for the start up of a housing production collaborative for six CDCs:

- Assisted in the creation of this non-profit collaborative effort for housing production.

- Responsible for the daily operation of the organization including, but not limited to, creation of the annual budget, management of four housing managers and one office manager.

- Handle all daily operational activities.

- Coordinate the construction and rehabilitation of housing across six inner city Atlanta neighborhoods.

- Consult with Executive Directors of six different CDCs to coordinate the housing construction and rehabilitation activities.

- Consult with the City of Atlanta, Enterprise Community Partners regarding assistance to the MACDC.

Atlanta Development Authority (ADA), Atlanta, Georgia
(Formerly Atlanta Economic Development Corporation)
Managing Director of Development 1996 - 2002

- Assisted the inner city neighborhoods of Atlanta with defining and implementing an economic development vision for their communities including creating public/private partnerships to provide the resources to implement the neighborhood vision and negotiating land assemblages required for specific projects.

- Assisted with developing commercial strategies of inner ring neighborhoods, and defining and planning specific commercial development projects that neighborhoods identified as priority projects and worked with the neighborhood Community Development Corporations (CDC) to redevelop the neighborhood residential units.
- Served as Project Manager for the Historic Westside Village a $140 million dollar mixed use development.

- Coordinated with the Atlanta Empowerment Zone Corporation to develop partnerships designed to assist with making Empowerment Zone resources available for neighborhood development.

- Assisted the Metropolitan Atlanta Rapid Transit Authority (MARTA) in creating plans for transit oriented development initiatives.

- Marketed the City of Atlanta to potential commercial buyers and tenants to encourage the location of new business in commercial corridors of the city.

- Assisted with developing the conceptual economic development plans and implementation strategy for assigned project initiatives.

- Represented ADA on the Development Council which assists the Mayor's office with planning and implementing housing and economic development plans.

- Worked with various agencies such as the Atlanta Chamber of Commerce to help create a vision and promote downtown as a 24 hour city.
- Assisted with the expansion of an existing Tax Allocation District (TAD) and creation of a new TAD to be used as an incentive for a major mixed-use development.

Atlanta Fulton County Land Bank Authority, Atlanta, Georgia
Consultant: Property Management Specialist 1994 - 1995

- Assisted community based development corporations (CDC) in acquiring and redeveloping abandoned tax delinquent inner city properties to be used for low to moderate income housing.

- Assisted with the development of community based partnerships between non-profit developers and the financial community.

Clarification and Mediation, Inc. Atlanta, Georgia
Part-Time Consultant, Facilitator & Mediator 1992 - Present

- Provide technical assistance in the form of assessments and recommendations for Community Development Corporations and non-profit organizations committed to neighborhood revitalization.

- Provide facilitation and mediation services in a variety of environments to effect public involvement, public engagement, outreach and community process.

DJ Miller and Associates, Atlanta, Georgia
Consultant 1992 - 1994

- Provided management and technical assistance to SBA 8a minority contractors in an eight state region under the SBA 7J program. Management and technical assistance included:

  - Development of business plans;

  - Development of marketing plans;

  - Assistance with budget and financial strategies; and

  - Assistance with reaching the minority participation goals of the program.

  - Handled certification of minority business for participation in the MBE/WBE programs for Raleigh/Durham Airport and Washington National Airport.

Georgia Real Estate Commission, Atlanta, Georgia
Contractual Instructor: Brokerage Management 1991 - 1993

- Trained licensed real estate agents and brokers on operating and managing a real estate office, including developing a business plan, budget development, location selection, recruiting/hiring sales associates, planning and conducting sales meetings, developing sales incentive programs and developing training programs.

Real Estate Specialists Network, Inc., Atlanta, Georgia
Owner/President 1982 - 1997

- Sold and leased property to buyers and tenants for commercial use including office space, retail space, restaurant space and fast food sites.

- Conducted contract negotiations for commercial and residential real estate sales and leasing, as well as land acquisition for public and private use.

- Developed and managed the office budget including income and expenses, recruited and trained all sales associates. Developed and coordinated daily office management systems.

- Managed new business development.

- Performed needs assessment interviews of commercial and residential customers and clients. Coordinated customer/client financial and contract negotiations to facilitate consummation of transactions.

- Managed the land assemblage, including negotiations of acquisition contracts and relocation of affected residents for the Metropolitan Atlanta Olympic Games Authority (MAOGA) for Olympic housing.

- Managed the negotiations of acquisition contracts on behalf of the State of Georgia and facilitated and coordinated the physical relocation of impacted residents for the Georgia Dome Project. This included acting as a referral point and liaison agent connecting residents with public assistance agencies and other relocation assistance services.

Today's Realty, Inc., College Park, Georgia
Associate Broker/Office Manager 1978 - 1980

- Responsible for recruiting, training and evaluating all sales staff; handled training, contract tracking, production levels for 60 sales associates; and managed office staff and coordinated all office activities.

Today's Realty, Inc., College Park, Georgia
Sales Manager 1974 - 1977

- Responsible for training and monitoring all sales staff; assessment and evaluation all sales staff; and development of programs designed to meet production levels.

Yates & Milton Drug Stores, Atlanta, Georgia
Manager 1972 - 1974

- Responsible for retail management of chain of five drug stores including staffing, inventory control, customer service, management systems; marketing and promotions; and budget development and sale projections.

PROFESSIONAL AND CIVIC AFFILIATIONS

Atlanta Board of Realtors
Atlanta Business League
Atlanta Chamber of Commerce
Atlanta Housing and Neighborhood Developers, President 2004 – 2006
Atlanta Housing and Neighborhood Developers, Vice President 2007 -
BB&T Community Reinvestment Steering Committee
Empire Real Estate Board
First Congregational Church Board of Trustees 1993 – 1996
First Church Community Development Corporation, 1999-2007
Fulton County Hospital Authority, Chairman
Fulton/ DeKalb Housing Council, 1983 - 1986
Georgia Democratic Party, Atlanta Inner Circle
Georgia Power Consumer Council, 1980 - 1983
Grant Park Neighborhood Housing Service
Leadership Atlanta Graduate, 1982 - 1983
National Advisory Board for the Enterprise Foundation, 2004 - 2006
Neighborhood Planning Unit I Co-Chair, 1980
Regional Leadership Institute Graduate, 2003
SW Community Groups Vice President 1976, President, 1978
Urban Land Institute

EDUCATION AND CERTIFICATIONS

Georgia State University, Atlanta, Georgia
Bachelor of Arts - Marketing/Business Administration

Hampton Institute, Hampton, Virginia
Political Science

Atlanta Neighborhood Justice Center, Mediation Certification, 1994

International Economic Developers Council, Certified Economic Developer, C.ED, 2000

National Development Council, Certified Economic Development Finance Professional, 2004