



Section 3 Resume

Our Commitment is Demonstrated Through Experience:

1998

Atlanta, GA – Contracted with a Resident Management Corporation to conduct public housing unit inspections for a first of its kind project.

Atlanta, GA – Developed a full-time on-the-job training curriculum providing professional skills trades training to public housing residents.

2001

Atlanta, GA – Created a mandatory resident hiring protocol which offered full and part time employment with full benefits to public housing residents before advertising to the general public.

2003

Atlanta, GA – Provided Job Readiness Training Sessions and Informational Meetings to generate interested public housing and low-income persons leading to the formation of a new Section 3 Business Concern. We developed the partnership agreement, developed budgets, trained staff on business operations, and financial management. Motivation, Inc. continued to provide FREE support to that business through 2006.

Fort Valley, GA – Conducted Informational Meetings to develop a Section 3 business, incorporated that business, trained the leadership, and negotiated the first contracts.

Montezuma, GA – Facilitated Section 3 Business development training program to public housing residents and prepared multiple business plans, operating budgets and pro-forma's for residents to start their own businesses.

2004

Atlanta, GA – Created a City-wide Section 3 Business owned by the Jurisdiction-wide resident council of the City of Atlanta Housing Authority. The company consisted of 18 properties and all 9,000 Housing Choice Voucher (Section 8) holders of the city of Atlanta. We trained the company leadership, negotiated, and secured their initial contract, set-up all financial accounts and trained staff on how to manage the business, prepared all company policies and procedures, incorporated the business and set up all insurances and payroll processing services.

Tampa, FL – Provided Section 3 and Motivational training sessions to resident affected by a Hope VI development.

2006

Toccoa, GA – Facilitated Personal and Professional Empowerment training for public housing and other low-income residents. Developed a Section 3 Business (Moving Up, LLC) for that authority. We incorporated the business, arranged for all insurance, taxes/payrolls, legal services, developed all financial projections, co-selected and trained leadership staff, negotiated and consulted on their first contracts. We continued to provide technical support through September 2007.

Greenville, GA – Contracted with a Section 3 business from Atlanta, GA to complete renovation work on a Motivation, Inc. owned asset.

Greenville, GA – Contracted with a Section 3 business from Toccoa, GA to perform renovation and pre-development work on Motivation, Inc. owned assets on multiple occasions.

2007

Atlanta, GA – Motivation, Inc. has developed a new and dynamic program partnering Section 3 residents with Department of Labor Vocational Rehabilitation clients with disabilities on a HUD involved construction project to learn and work in the construction trades. We call the program “Triangle of Success”, because the training and working participants are performing the services under the umbrella of Davis Bacon wage rates which allows for real livable hourly rates.

Atlanta, GA – Motivation, Inc. incorporated a new Section 3 turnkey business (Byron and Charlotte’s Turnkey Services, LLC). The owners were attendees of the Triangle of Success training program completed in June of 2007. With assistance from Motivation, Inc. in identifying and developing new business, this company was awarded its first public housing turnkey contract in August 2007.

Atlanta, GA – Contracted with Moving Up, LLC to provide construction clean-out and landscaping services on a major construction project.

Atlanta, GA – Contracted with Byron and Charlotte’s Turnkey Services for rough/final cleaning, fence installation, and landscaping services on a multi-million dollar project in Georgia.

2008 – Current

As part of our continued compliance measures we routinely contract with residents in each location. We offer resident training to assist in a variety of tasks and they are compensated as part of our compliance with Section 3. We firmly believe that a commitment of at least 5% of our contract amount should be payable to residents for work tasks completed in relationship to the contract.

Other groups and locations where Training has been provided:

2003 – Provided Section 3 Training to:

- Atlanta, GA – Hollywood Courts Apartments Residents, Management Staff, Contractors, and Housing Authority Staff
- Atlanta, GA – Bankhead Courts Resident Council and Select Contractors
- Montezuma, GA – Flint Area Consolidated Housing Authorities Staff and Residents
- Fort Valley, GA – Fort Valley Housing Authority Residents and Staff

2004 –

- Atlanta, GA – Atlanta Jurisdiction-wide Resident Leadership Council
- Tampa, FL – Tampa Housing Authority Hope VI Residents and Staff

2006 –

- Toccoa, GA – Northeast Housing Authority Residents and Staff

2007 –

- Knoxville, TN – Empire Construction– Developed and implemented a full Section 3 training program including recruitment of public housing residents, other low-income persons living in the area, and disabled persons.
- Toccoa, GA – The Northeast Georgia Housing Authority Staff training for new Maintenance, Resident Services, and Management Teams

2009–

- Griffin, GA – The Griffin Housing Authority Resident Services Staff and Resident 16-Module Training resulting in the development of a new Section 3 Business Concern, Turnkey On A Dime (TOAD) where four residents were employed to complete apartment turns of the authority's vacant units.
- Savannah, GA – Facilitated a half day Section 3 Compliance Training Session for the Georgia Association of Housing and Redevelopment Officials at their annual conference in September.

- Florence, AL – Conducted a six day Section 3 Resident Employment Readiness and Professional Development Class for the Florence Housing Authority. The training included a full briefing on the program for staff, local governments, the local university, neighboring authorities and contractors doing or desiring to do business with that authority.
- Kingsport, TN – Facilitated a half day Section 3 Compliance Training Session for the Kingsport Housing Authority that included staff, contractors, and city officials.

2010–

- Florence, AL – Conducted a five day Section 3 Resident Employment Readiness and Professional Development Class for the Florence Housing Authority. The training included a full briefing on the program for contractors doing or desiring to do business with that authority at a pre-bid conference regarding a HVAC contract.
- Americus, GA – Conducted a five day Section 3 Resident Employment Readiness and Professional Development Class for the Americus Housing Authority.
- Bloomington, IL – Facilitated a half day Section 3 Compliance Training Session for the Bloomington Housing Authority that included staff and city officials.
- Alabama – Facilitated a half day Section 3 Compliance Training Session for the Alabama Association of Housing and Redevelopment Authorities (AAHRA) in Birmingham, AL that included PHA staff, contractors, and municipal officials and HUD regional office staff.
- Florida – Facilitated (3) three half day Section 3 Compliance Training Sessions for the Florida Association of Housing and Redevelopment Authorities (FAHRO) in Pinellas County, Fort Lauderdale and Crestview, Florida that included PHA staff and their contractors.

- Illinois – Facilitated (3) three half day Section 3 Compliance Training Sessions for the Illinois–National Association of Housing and Redevelopment Officials (IL–NAHRO) in Peoria, Rockford and East St Louis that included PHA staff, Municipalities and their contractors
- Tennessee – Facilitated one day Section 3 Compliance Training Session for the Tennessee Association of Housing and Redevelopment Authorities (TAHRA) in Murfreesboro, TN that included PHA staff, contractors, and municipal officials.
- Wyoming – Facilitated a half day Section 3 Compliance Training Session for the Wyoming National Association of Housing and Redevelopment Authorities (WY–NAHRO) in Casper, WY that included PHA staff, contractors, and municipal officials.
- Kansas – Facilitated a half day Section 3 Compliance Training Session for the Kansas National Association of Housing and Redevelopment Authorities (WKS–NAHRO) in Wichita, KS that included PHA staff, contractors, and municipal officials.
- Ohio – Facilitated a half day Section 3 Compliance Training Session for the OHIO Housing Authority Conference (OHAC) in Dayton, OH that included PHA staff, contractors, and municipal officials.