

THE I. DONALD TERNER RESIDENT EXPERIENCE

Upon joining BRIDGE I was impressed by the work of its staff, and by the legacy of Don Turner. I didn't know much about moving complicated real estate development projects forward, but I was ready to learn. Right off the bat, the leadership at BRIDGE put me on one of the more complicated major land-use projects underway: Central Station. At that time Central Station was 29 acres of vacant former-industrial land with a crumbling old turn-of-the-century abandoned train station, in one of the more disinvested urban neighborhoods in northern California. My responsibilities included initial planning work around various components of the projects and community organizing to convince neighbors and local business owners that this project would be a win in the long run for their community. After a year and a half of work I was able to move forward with the build out of a nearby retail space as a homeownership assistance center, the coordination of a re-use study for the train station, and day-to-day project management of one of the development's sites, a 99-unit affordable family community. During those two years, I was additionally tasked with assessing many other prospective deals, including two that eventually took root: a 151-unit community with a child care center in San Mateo County and a 56-unit affordable senior community in Palo Alto. Throughout my residency, I appreciated the mentorship and on-the-job training that I received in all aspects of the job and from all levels of staff. I couldn't help but absorb a little bit of Don Turner's can-do legacy. Today, I'm where I want to be—at BRIDGE—working to bring these projects to fruition and continuing to learn new things every day.

- Ben Metcalf, Turner Resident 2004-2006, currently Project Manager, BRIDGE Housing

I applied for the residency because I saw the unique role that BRIDGE plays, leveraging the mission of good government with the flexibility of the private sector. Once I became familiar with the legacy of Don Turner and the extraordinary community associated with BRIDGE, I was sold. The centerpiece of my tenure as the Turner Resident was the creation of HomeBricks, a not-for-profit service that partners with developers, public agencies, and first-time homebuyers to provide transactional services for first-time homebuyers and homeownership programs. In its first year, HomeBricks identified nearly 1000 potential homebuyers and facilitated nearly \$5 million in sales of deed-restricted homes. I also convened the Turner Discussion Series, a symposium co-hosted by the University of California at Berkeley School of Journalism; researched legislative and policy proposals related to housing; surveyed environmentally friendly "green building" techniques to incorporate into BRIDGE design standards; and participated in the negotiation of a complex dispute related to the ground lease of the Marin City retail center. After completing my residency, I attended Stanford Law School. I now live in Brooklyn, New York, with my wife and two children.

- David Slarskey, Turner Resident 2000-2002, currently an Associate at Friedman Kaplan Seiler & Adelman LLP

My experience as the first I. Donald Turner Resident at BRIDGE Housing surpassed all of my expectations. I was repeatedly awed by the legacy of a single individual and amazed at the difference one person can make in the lives of thousands. I also recognized the enduring power of sincere leadership and benefited tremendously from the ongoing support and mentorship of many that were touched by Don Turner. My daily inspiration, however, came from the people I worked with, people who devote themselves each day to improving people's lives. The first year of my residency was devoted primarily to creating a profile of BRIDGE residents. With input from the Board of Directors and the entire staff, I designed a written survey to assess how living in a decent, affordable environment has affected their quality of life. Based on survey results, I worked to shape program initiatives focused on resident services such as after-school tutoring and homeownership counseling. Whether I was watching a policy decision unfold at a Board Meeting, speaking to the President about her ideas for the future of the company, or learning the resourcefulness necessary to finance an individual development, I was constantly exposed to innovative thinking.

- Michele Byrnes, Turner Resident 1998-2000, currently Project Manager, John Burton Foundation