

LAMAR TURNER

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Experienced project coordinator with exceptional ability to assist organizations whose core values include optimizing health and maximizing independence for lower income older adults.

SUMMARY OF QUALIFICATIONS

- Adept at generating partnerships between elder service, health care and housing provider organizations
- Honest communicator achieving results through trust and respect
- Proficient with all major affordable housing finance programs
- Skilled in land acquisition, community relations, entitlements and financing
- Over 30 years' experience managing all phases of affordable housing development

RELATED PROFESSIONAL EXPERIENCE

- ElderFocus, El Cerrito, CA. (**Owner**) 2010 to Present
A Consulting Organization
- Assist organizations to develop, rehabilitate and/or integrate affordable housing with health care services for older adults
 - Assist organizations and property owners to evaluate the feasibility of affordable housing projects, and develop/implement strategies for their successful development
- EAH, Inc., San Rafael, CA (**Senior Project Manager**) 1992 to 2010
A non-profit affordable housing development/management organization
- Identified and directed affordable housing projects from acquisition through construction and occupancy
 - Coordinated a diversity of projects including senior, family, disabled, for-sale, acquisition-rehab, mixed use, mixed income and joint venture
 - Identified new affordable projects and negotiated land purchase contracts
 - Created/implemented public relations and media strategies to achieve community acceptance and planning approvals
- Turner Contracting, Inc., Atlanta, GA (**Owner**) 1982 to 1992
A for-profit residential construction and development firm. Constructed 100 homes including attached, custom, starter and move-up homes, a 19 home subdivision, and a 25 unit age restricted senior ownership development.

- Turner Energy Contracting, Inc., Lexington, KY (**Owner**). 1980 to 1982
A residential construction and remodeling firm. Room additions, remodeling, one historic register renovation and one geodesic dome home
- The Vagabond Ski & Sport, Denver, CO (**Owner**). 1976 to 1980
A retail sporting goods store specializing in alpine and Nordic ski equipment, and tennis, backpacking and running equipment.
- Denver Department of Child Welfare, Denver, CO (**Social Worker**). 1974 to 1976
Adolescent Unit
- River Region Mental Health Center, Louisville, KY (**Social Worker**) 1972 to 1974
Individual and group outpatient therapy with children and adults

EDUCATION

University of Louisville, Louisville, KY – MSW, Social Work
Samford University, Birmingham, AL – BA, Psychology

CONFERENCES/PRESENTATIONS

- Housing California, Sacramento, CA, April 2010 – “21st Century Housing Crisis: Lower Income Elders”
- American Planning Association California Chapter Conference, Lake Tahoe, CA, September 2009 – “Healthy Aging for Lower Income Older Adults”
- EcoNow-Marin, January 2008 – “Affordable Housing Reduces CO² Impact”
- National PACE Association Annual Conference, Albuquerque, NM, September 2007 – “Co-locating PACE with Affordable Senior Housing: Why Housing with Services Can Be Mutually Beneficial”
- California Association of Services & Homes for Aging, September 2006

SELECTED ARTICLES/PUBLICATIONS

- “Lower-Income Baby Boomers – A Quiet Crisis”, May 2010
- “Guidelines for Determining if Senior Apartments are Exempt from RCFE Licensure Requirements”, September 2007
- “Will the California Assisted Living Waiver Pilot Program Create Economic Risk to Existing Housing Co-Located with PACE and/or Other Health Care or Service-Provider Partners for California’s Frail Seniors?” December 2006

Selected Development Experience at EAH Housing

Arbor Court, Fresno, CA – 20 unit new construction family apartments for persons with physical disabilities. Acquired site with partial funding in place from a previous developer unable to perform. Negotiated land and funding commitment transfers. Re-designed project. Obtained additional funding. Closed transaction. Financed with HUD 811, HOME and AHP.

Braun Court, Marin City, CA – 30 unit new construction for-sale townhomes. Responsible for design, funding, Department of Real Estate, construction oversight, marketing and sales. Financed with Redevelopment Funds, HOME, CDBG.

Buchanan Park, San Francisco, CA – Acquisition/Rehab, 68 unit family apartments. Responsible for inspection, purchase negotiations, design, funding and rehab. Post rehab served as President of Ownership Board which included oversight of successful crime abatement campaign. Financed with Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA) funds.

Golden Oak Manor, Oakley, CA – 50 unit new construction senior apartments. Identified project opportunity. Full start to finish responsibility. Identified site, negotiated land purchase, community acceptance, design, entitlements, funding, construction oversight, permanent closing. Financed with 9% Low Income Housing Tax Credits, Redevelopment Funds, HOME, CDBG.

Rodeo Gateway, Rodeo, CA – 50 unit new construction senior apartments. Identified project opportunity. Negotiated land purchase, community acceptance, design, entitlements and funding. Financed with HUD 202, Redevelopment Funds, HOME and CDBG.

Rohlffs Manor, Napa, CA – Acquisition/Rehab, 362 unit senior apartments. Responsible for restructuring the licensing status of 100 apartments from licensed Assisted Living (Residential Care Facility for the Elderly) to non-licensed supportive housing for frail elderly.

San Clemente, Corte Madera, CA – 79 unit new construction family apartments. Identified project opportunity. Assembled this multiple parcel site and negotiated land purchase, design, entitlements and funding. Financed with Low Income Housing Tax Credits, Tax Exempt Bonds, MHP, Marin Community Foundation, HOME, Town of Corte Madera.

Silver Oak, Oakley, CA – 24 new construction family apartments for persons with physical disabilities. Identified project opportunity. Identified site and negotiated land purchase, some design, entitlement and finance responsibilities. Financed with HUD 811, Redevelopment Funds, HOME and CDBG.

West Marin Family, Point Reyes Station, CA – 27 new construction family apartments, 7 for-sale single-family homes, out parcels developed by others. Identified project opportunity. Negotiated land purchase, community acceptance, entitlements, funding, Department of Real

Estate, marketing of for-sale homes and sale of out-parcels to others. Financed with 4% Low Income Housing Tax Credits, Tax-Exempt Bonds, MHP, County Housing Trust Funds, Marin Community Foundation, CDBG and HOME.