Terner Center for Housing Innovation 2017 Conference
Promoting Housing Affordability by Expanding Supply and Lowering Costs

Resource Guide

If we are to move the dial on the c hronic shortage of housing in high cost cities, we need to deeply understand both market conditions and policy frameworks (local, state, and national) that are contributing to this reality. While policy is an essential tool in creating the housing we need to meet the needs of an increasingly cost-burdened population, the economic realities surrounding those policies - realities such as job and population growth, market demand, development potential - are fundamental to determining their ultimate impact. We feel that the field is in great need of a lens focused on this particular issue.

This conference convened policymakers, advocates, academics and private sector actors who share in this understanding to explore some of the opportunities and constraints presented by current conditions, and discuss solutions and paths forward.

The following document includes links to resources by and about the speakers who joined us for keynote addresses and panel discussions, and is intended to amplify and extend those discussions.

Keynotes

Fighting Poverty through Community Development. 2012. Shaun Donovan, Arne Duncan, and Kathleen Sebelius.

Housing Constraints and Spatial Misallocation. 2017. Enrico Moretti and Chang-Tai Hsieh.

The New Geography of Jobs. 2012. Enrico Moretti.

Session 1: Increasing Housing Supply Across High-Cost Regions

While many land use and other policy decisions are made at the local level, the character, needs and patterns of labor and housing markets are more regional, complicating the governance around housing development. This panel addressed this reality in the context of high-growth regions facing a shortage of housing and sought to discuss the following questions: how might we ensure that housing is built across the region and that local jurisdictions are producing their "fair share" of new supply to meet demand? Can we ensure that new development in these places advances goals of affordability, access to opportunity and economic mobility, and sustainability? And what are the best practices for addressing opposition and barriers to new housing supply in lower-density, single-family neighborhoods?

Borrowing Innovation, Achieving Affordability: What We Can Learn From Massachusetts Chapter 40B. 2016. Terner Center: Carolina K. Reid, Carol Galante, and Ashley F. Weinstein-Carnes.

Broadening the Definition of Neighborhood Leadership. 2016. Kathy Nyland.

Building on Success: Strengthening Provider Capability to Provide Permanent Supportive Housing. 2016. Aaron Gornstein and China Boak Terrell.

Character-Compatible, Space-Efficient Housing Options for Single-Dwelling Neighborhoods. 2016. Eli Spevak and Madeline Kovacs.

Discrete Density. 2013. Eli Spevak.

Good Schools, Affordable Homes: Finding Suburban Sweet Spots. 2017. Conor Dougherty and Quoctrung Bui.

How Antigrowth Sentiment, Reflected in Zoning Laws, Thwarts Equality. 2016. Conor Dougherty.

How Seattle Is Dismantling a NIMBY Power Structure. 2017. Erica C. Barnett.

In Cramped and Costly Bay Area, Cries to Build, Baby, Build. 2016. Conor Dougherty.

Mixed-Income Housing in the Suburbs: Lessons From Massachusetts. 2006. Aaron Gornstein and Ann Verrilli.

Model Code for Accessory Dwelling Units. 2014. Eli Spevak.

No Vacancies in California? Housing Report Begs to Differ. 2016. Conor Dougherty and Karl Russell.

Plank of Progressive Planning ideas for Portland that won't Piss Off the Neighbors. 2015. Eli Spevak.

Session 2: Making New Housing Supply More Feasible and More Affordable

Ensuring all communities in high-growth regions are contributing their fair share to the needed supply of housing will be critical to achieving broad affordability. However, the layered costs of housing development — increasingly numerous and significant — are also posing a challenge to generating suffi cient regional housing development. This panel addressed the role of both local and regional market conditions (such as labor supply) and land use policies (such as conditions of approval, etc.) in driving rising costs and in the feasibility of housing production. Panelists

explored the challenges and opportunities for producing market-rate housing more affordably, increasing the supply of dedicated affordable housing, and doing both while advancing environmentally responsible land use practices.

Assembly Democrats say addressing the housing affordability crisis is next, but hurdles loom. 2017. Liam Dillon.

Best Practices: Achieving a Full Range of Housing Choices. 2015. Minnesota Housing Finance Agency. Also see MN Challenge website for more context about the competition.

California won't meet its climate change goals without a lot more housing density in its cities. 2017. Liam Dillon.

Do Strict Land Use Regulations Make Metropolitan Areas More Segregated by Income? 2015. Paavo Monkkonen and Michael C. Lens.

Gov. Jerry Brown's housing plan could wipe away development rules in Los Angeles and San Francisco. 2016. Liam Dillon.

Housing Development Dashboard. 2016. Terner Center.

How California can ease housing crunch. 2016. Paavo Monkkonen.

Land use regulations and the value of land and housing: An intra-metropolitan analysis. 2014. Paavo Monkkonen, Nils Kok, and John M. Quigley.

Regulatory constraints on supply are a key factor in San Francisco's affordable housing crisis. 2014. Paavo Monkkonen and Nils Kok.

Right Type Right Place: Assessing the Environmental and Economic Impacts of Infill Residential Development through 2030. 2017. Terner Center and the Center for Law Energy and the Environment: Nathaniel Decker, Carol Galante, Karen Chapple, Amy Martin, Ethan N. Elkind, and Marilee Hanson.

The state's housing crisis won't be solved unless Californians embrace new home building, report says. 2017. Liam Dillon.

Understanding and Challenging Opposition to Housing Construction in California's Urban Areas. 2016. Paavo Monkkonen.

Session 3: Private Sector Innovations for Designing a More Affordable Housing Supply

Public resources and public sector solutions are an essential component of expanding supply, lowering costs, and promoting affordability in housing. However, public policy and public dollars alone will not get us all the way there. Private sector leaders have an important role to play in developing and scaling solutions that can target and reduce building costs through innovations in design. As affordability challenges creep up the income ladder and affect a larger proportion
of the population, ideas that reimagine housing development and design to achieve cost savings across the market are critical. On this panel, innovators across the housing industry discussed the ideas they are building, the hurdles these ideas are facing as they scale, and explored how their solutions will impact housing affordability, and for whom.

A dorm for grown-ups? An unusual plan for shared living upsets the neighbors. 2017. Tara Bahrampour.

A Harvard researcher invented these $139,000 stackable homes that can be built in under three weeks. 2017. Leanna Garfield.

A San Francisco District Begins to Reduce Blight. 2012. Barbara Tannebaum.

Builders Bet Tiny Apartments Will Lure Renters. 2017. Laura Kusisto.

Building Affordability by Building Affordably: Exploring the Benefits, Barriers, and Breakthroughs Needed to Scale Off-Site Multifamily Construction. 2017. Terner Center: Carol Galante, Sara Draper-Zivetz, and Allie Stein.

Common website.

Developer, S.F. see new possibilities in assembly-line housing. 2015. J.K. Dineen.

Economical Rental Housing by Design for Communities That Work. 2016. Edward J. Pinto, Thomas W. White, and Charles S. Wilkins.

Executive Profile: Rick Holliday. 2008. Blanca Torres.

Factory OS website.

Happy Together. 2016. Lizzie Widdicombe.

It's Time to Put the Market Back in Housing Finance. 2016. Edward Pinto.

Kasita Webpage.

Meet Kasita: The Micro-Housing Start-Up That's About To Revolutionize Real Estate. 2016. Peter Lane Taylor.

Unaffordable Affordable Housing. 2015. Edward Pinto.

Venice area developer has an unconventional background. 2016. Earle Kimel.

Rising Home Prices Raise Concerns of Overheating. 2017. Laura Kusisto.

Tax Overhaul Threatens Affordable-Housing Deals. 2017. Laura Kusisto.