

5 YEARS OF BUILDING SOLUTIONS

ANNUAL REPORT
2020–2021

TERNER
CENTER
FOR HOUSING
INNOVATION
UC BERKELEY

TERNERCENTER.BERKELEY.EDU



Above image and cover image courtesy of David Baker Architects.

VISION

2020-2021 was a year few of us will soon forget.

Through all the uncertainty, one thing remains clear—housing matters. It matters for ensuring individual and community health, well-being, and opportunity. It matters as a central part of addressing deeply entrenched racial and social inequities. It matters as we work to mitigate the impacts of climate change.

I am proud of how our staff, fellows, partners, and graduate student researchers stepped up in the midst of so many unknowns over the past year. Our unique model, one that allows us to engage in both short- and long-term research that is action-oriented and grounded in practical application, is well-suited to shaping the policy dialogue in this moment.

Last fall, the Turner Center celebrated its five-year anniversary. And earlier this summer Carol Galante announced she would be transitioning from Faculty Director to an advisor role. These events remind us of the remarkable journey the Turner Center has traveled in a very short time: from a twinkle in the eye of a small handful of practitioners and policymakers to a first-in-class research and policy institution.

The Turner Center remains that rare space where committed people have the latitude to put big ideas into play and lift up bold, pragmatic solutions. With a strong team in place and in a moment when housing is at the forefront of so many conversations, Turner stands ready to truly make headway on long-standing challenges. We could not have achieved all that we have in such a short time without all of our partners, and we are deeply grateful for your support. We are pleased to share these updates.

– Ben Metcalf, Managing Director

INSIGHT

In the past year, Turner Center research examined key questions relevant to current housing conversations, such as...

HOW HAS THE COVID-19 PANDEMIC IMPACTED TENANTS AND LANDLORDS?

The Turner Center pivoted quickly to respond to the massive disruptions COVID-19 caused in labor and housing markets. Over the past year, our team:

- Produced early analysis of the impact of the COVID-19 pandemic on vulnerable renters across the country and within California, showing that, by June 2020, nearly 1 million rental households had experienced a job loss due to the pandemic.
- Supported local and state governments as they developed rent-relief programs by preparing estimates that showed the geographic and income distribution of impacted renter households.
- Conducted original data collection and research to better understand the impact of the pandemic on tenants and landlords in different parts of the rental market, including larger-scale, mission-driven affordable housing and smaller-scale (1- to 4-unit) rental homes.

68 percent of small rental property owners who reported a COVID-19–related rent delinquency said that they had never examined rent assistance programs, underscoring the need for state and federal government to increase awareness.

– The Uneven Impact of the Pandemic on the Tenants and Owners of Small Rental Properties

“Effective housing policy should foster a ladder of opportunity, where government policies help people at each rung and facilitate their ability to advance. But the ladder we have today has multiple rungs missing, others spaced too far apart, and many rungs only accessible to certain people or communities.”

– Building a Better Ladder of Housing Opportunity in the United States

HOW CAN THE FEDERAL GOVERNMENT DEVELOP A STRONGER LADDER OF HOUSING POLICIES TO MEET THE NEEDS OF RENTERS AND HOMEOWNERS?

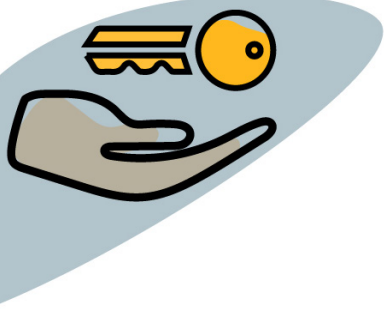
Tackle Systemic Reform

As the Biden-Harris administration took office, the Turner Center published Building a Better Ladder of Housing Opportunity in the United States, a proposed framework to reform and modernize federal housing policy to better address the urgent and layered crises of housing affordability, climate change, racial inequities, and the COVID-19 pandemic.

Creating a better functioning ladder means taking a holistic approach that not only balances household assistance with production and preservation strategies but also addresses persistent systemic racial inequities in housing policies and markets. Crisis, Response, and Recovery looked at the drivers of the Black/White homeownership gap and highlighted promising strategies for overcoming barriers to credit and homeownership, including targeted interventions by the federal government.

Streamline Funding Sources

The Complexity of Financing Low-Income Housing Tax Credit Housing in the United States looked at opportunities to reform and streamline the primary federal funding source for new rental housing by aligning program requirements or combining investments at a single level of government.



HOW CAN CALIFORNIA EXPAND THE PRODUCTION OF HOUSING?

As state and regional policymakers, practitioners, and advocates grapple with identifying the most effective pathways to address California's housing crisis, the Turner Center continues to contribute evidence-based analysis to inform the debate.



Reimagine Land Use

In 50 of the largest cities in California, 41 percent of commercial land use designations do not allow for residential development. As we report in [Residential Redevelopment of Commercially Zoned Land in California](#), opening up that land could increase opportunities for housing development: “Commercially zoned land is disproportionately located in small and mid-sized cities, and mostly in areas that do not have high levels of segregation and poverty, signaling that much of this land is ideally sited to provide access to jobs, schools, and other essential amenities.”

Accelerate Zoning Reform

Until the 2021 passage of Senate Bill 9, nearly 75 percent of California residential land was zoned for single-family, limiting new growth either to exurban greenfields or to comparatively small pockets of multifamily-zoned urban infill locations. Yet single-family neighborhoods often offer the best schools, amenities, and resources for the growth that needs to be planned. Finding strategies for successfully opening up these communities is paramount for addressing patterns of racial and economic exclusion.

We have completed and published multiple analyses on efforts to make it legal to allow for up to 4 units on most single-family parcels, including [Single-Family Zoning Reform: An Analysis of SB 1120](#) (2020) and more recently [Will Allowing Duplexes and Lot Splits on Parcels Zoned for Single-Family Create New Homes?](#) (2021).

Our research, consultations with legislators, and expert testimony have directly informed and supported legislation this year on topics including single-family zoning reform, development impact fees, parking requirements, and commercial zoning and adaptive reuse.

IMPACT

10 major research projects



9 support letters submitted to the California Legislature for housing-related bills



100+ monthly consultations with policymakers, elected officials, and community partners



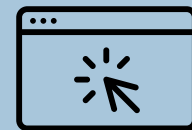
6 webinars, including [The -Plex Paradox](#), which had 450 concurrent attendees



150+ mentions in outlets such as *The New York Times*, *The Wall Street Journal*, *The San Francisco Chronicle*, and *Bloomberg CityLab*



10,000 monthly visitors to our new, more user-friendly website, unveiled in December 2020



3,500+ newsletter subscribers





The Turner Center concluded the first year of the Housing Lab and established a new nonprofit entity to support the next cohort and other aligned innovation projects.

In 2019, the Turner Center welcomed the inaugural cohort of the Housing Lab, a one-of-a-kind accelerator for housing-focused ventures. Of the six ventures, three have since raised significant funding and one was acquired.

In fall 2020, Turner Center staff founded a new, closely aligned nonprofit, Turner Labs. This entity now hosts the Housing Lab, which finalized the selections for its second cohort in June of 2021. The 2021 cohort will help increase housing security, reduce bias, and increase racial equity in housing on a broad scale. Turner Labs will also host other programs, products, and partnerships inspired by the Turner Center's research and policy work, including the Housing Affordability Data Lab, the new home of the Turner Housing Policy Dashboard, and a new Construction Lab.

SUPPORTERS

Partnership and community are at the heart of what we do. We thank the funders and housing advocates who make our work possible and stand with us to ensure everyone has a place to call home.

Funders

July 2020 to June 2021

\$100,000 and above

Ballmer Group
Bank of America Foundation
California Department of
Housing and Community
Development*
California Department of Real
Estate*
Chan Zuckerberg Initiative*
Irvine Foundation *
Fannie Mae*
Packard Foundation
Urban Institute*
U.S. Department of Housing
and Urban Development*
Wells Fargo Foundation

\$24,999 and under

All Home/Tides Center*
Alastair Mactaggart and
Oz Erickson
Bill Witte
Dave Madan
Enterprise Community
Partners*
John and Gussie Stewart
John Stewart Company
Phipps Houses
Robert McClain
Ron and Mary Nahas
Sares Regis
Sonoma Community
Foundation

\$25,000 to \$99,999

Alex Mehran/Sunset
Development Company
Barbara and Gerson Bakar
Foundation
California Community
Foundation
Los Angeles County*
Morgan Stanley
Tipping Point*
University of California Office
of the President*

Note: contributions listed above may be a part of a multi-year funding commitment.

*This funding is fully or partially for a research grant or consulting contract.

ADVISORY BOARD

In spring 2021, we launched a new Advisory Board. This group of housing leaders lends their expertise to our research and policy agenda and advises our work and mission.

Daryl J. Carter, Chairman
and Chief Executive
Officer, Avanath Capital
Management, LLC

Vishaan Chakrabarti,
Founder, Practice for
Architecture and Urbanism

Matthew Desmond, Maurice
P. Daring Professor of
Sociology, Princeton
University

Damien Dwin, Founder and
Chief Executive Officer,
Lafayette Square

Yusef Freeman, Managing
Director of Acquisitions and
Development, California,
Jonathan Rose Companies

Carol Galante, Founder and
Advisor, Turner Center and
Labs

Linda Mandolini, President,
Eden Housing

Shola Olatoye, Director,
Housing and Community
Development, City of
Oakland

Lisa Rice, President and Chief
Executive Officer, National
Fair Housing Alliance

Richard Rothstein,
Distinguished Fellow,
Economic Policy Institute

Ann Sewill, General Manager,
Housing and Community
Investment, City of Los
Angeles

Toni Steele, Real Estate
Portfolio Lead, Google

Gustavo Velasquez, Director,
California Department of
Housing and Community
Development

Mark Zandi, Chief
Economist, Moody's
Analytics

FELLOWS

In summer 2021, we announced a new cohort of Turner Center Fellows. These practitioners and thought leaders serve as advisors and collaborators on topics related to housing policy, research, and practice.

Bill Fulton, Director of the
Kinder Institute for Urban
Research at Rice University

Noerena Limón, Executive
Vice President of Public
Policy and Industry
Relations at the National
Association of Hispanic
Real Estate Professionals

Shola Olatoye, Director of
Housing and Community
Development for the City of
Oakland

Alfred Fraijo, Jr., Partner,
Real Estate, Land Use &
Natural Resources Practice
Group at Sheppard Mullin

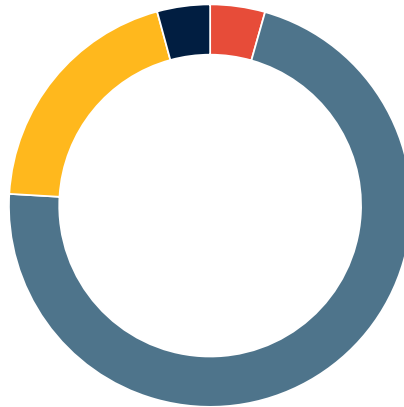
GRADUATE STUDENT RESEARCHERS

The Turner Center has the privilege to educate, mentor, and work with the next generation of housing leaders.

In the 2020-2021 academic year, the Turner Center employed 21 graduate student researchers to support our work and to provide opportunities to build their knowledge and skills in housing policy and research. To further support its educational mission, the Turner team offers mentorship and professional advice to UC Berkeley students interested in housing, including through coaching UC Berkeley teams in two annual intercollegiate low-income housing development competitions. The Turner Center has also published blog posts from graduate students on their housing-related capstone projects.

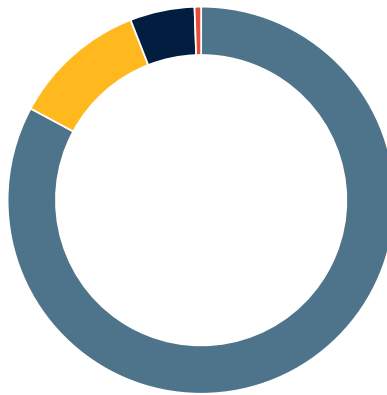
BUDGET

Total Revenues:
\$2,895,065



- Individual Gifts
- Institutional Gifts
- Research Grants
- Consulting Contracts/Other

Total Expenses:
\$2,361,721



- Personnel
- University and Office Overhead
- Research Infrastructure
- Communications & Events

Image courtesy of BRIDGE Housing.

