

# ANNUAL REPORT 2022-2023

Terner Center for Housing Innovation at UC Berkeley

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**TERNER  
CENTER**  
FOR HOUSING  
INNOVATION  
UC BERKELEY



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## Letter from Our Managing Director

Homelessness and housing affordability continue to be pressing issues in California and nationally. In the context of a rapidly changing climate and growing inequality, our collective responses to the housing crisis can feel woefully inadequate; but I remain hopeful. We are seeing a renewed commitment at the state and federal level for innovative housing solutions. Our team at the Turner Center is in the midst of this work: lifting up effective strategies and interventions, looking strategically at where we can break down barriers, and collaborating with our partners to deliver data and evidence that meets the policy moment.

Our work this past year continued to expand and grow, with papers, commentaries, webinars, convenings, social media, and consultations that are expanding our reach and impact. Year after year, we continue to serve as a reference, sounding board, and advisor to stakeholders from the public and private sectors while at the same time learning from partners on the ground about where our work is most needed. We also mentor the next generation of housing leaders through our work with UC Berkeley students.

Your support is crucial to Turner's work and ensures that our research informs and inspires policy and practice. Thank you all for your partnership. Whether it comes through research collaboration, audience participation, donations, or receiving our newsletter, you are an important and integral part of the Turner ecosystem.

Ben Metcalf  
Managing Director



## BY THE NUMBERS

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**20** Reports and Briefs

**150+** Media Mentions

**125+** Events, Webinars, and Speaking Engagements



**5,000+** Newsletter Subscribers

**370,000+** Total Page Views on our Website





Policy Director David Garcia and Research Associate Shazia Manji at our symposium **From Scarcity to Abundance: Research and Strategies for Housing Policy**, which delved into the role of supply in increasing housing affordability as well as strategies for aligning housing production with equity and climate goals.

# INSIGHTS

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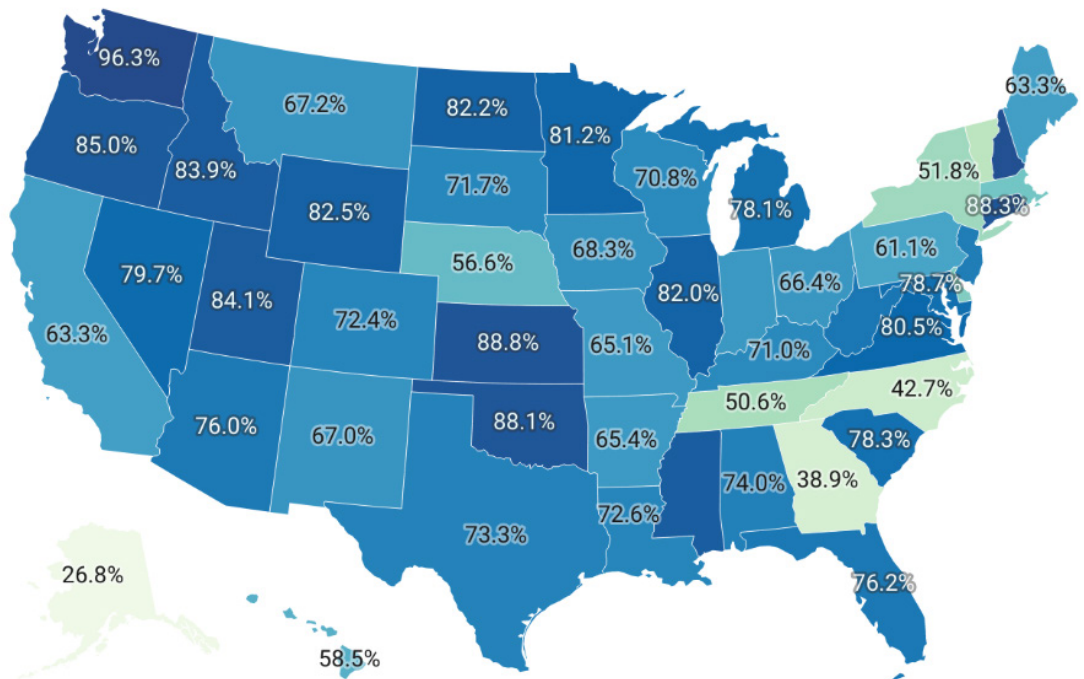
## Homelessness

At the beginning of the COVID-19 pandemic, the federal government funded new Emergency Housing Vouchers (EHVs), intended to get the most vulnerable off the streets as quickly as possible. **Our paper on EHVs**, published two years after the program began, analyzed how this one-time resource was used to prevent homelessness across the country. After publication we hosted a webinar with representatives from public housing authorities in Washington, Texas, and California to discuss their experience. With almost 200 practitioners and policymakers in attendance, webinar attendees learned about specific strategies to make the program more effective.

In February, along with the UCSF Benioff Homelessness and Housing Initiative and Abt Associates, Turner Center finished a **landscape assessment** of California's spending on homelessness services between 2018-2021 on behalf of the California Interagency Council on Homelessness (CalICH). The report is the first comprehensive assessment of who was served by state programs, what types of services they accessed, and what the outcomes were. Our senior researchers presented findings to the CalICH and at legislative hearings. The partnership with UCSF and Abt will also result in a series of additional reports that draw on interviews with practitioners and people with lived experience to highlight innovations as well as ongoing challenges to addressing homelessness in the state.

Our ongoing homelessness research included a **paper discussing the cost of operating permanent supportive housing (PSH)**, an especially salient topic in California, where state funding for PSH has increased over the last eight years. Our paper found that sustained investments in day-to-day operating costs are crucial to the long-term success of the PSH model; and, that those investments matter for staff and resident well-being.

Percentage of Awarded Emergency Housing Vouchers That Have Been Leased, By State



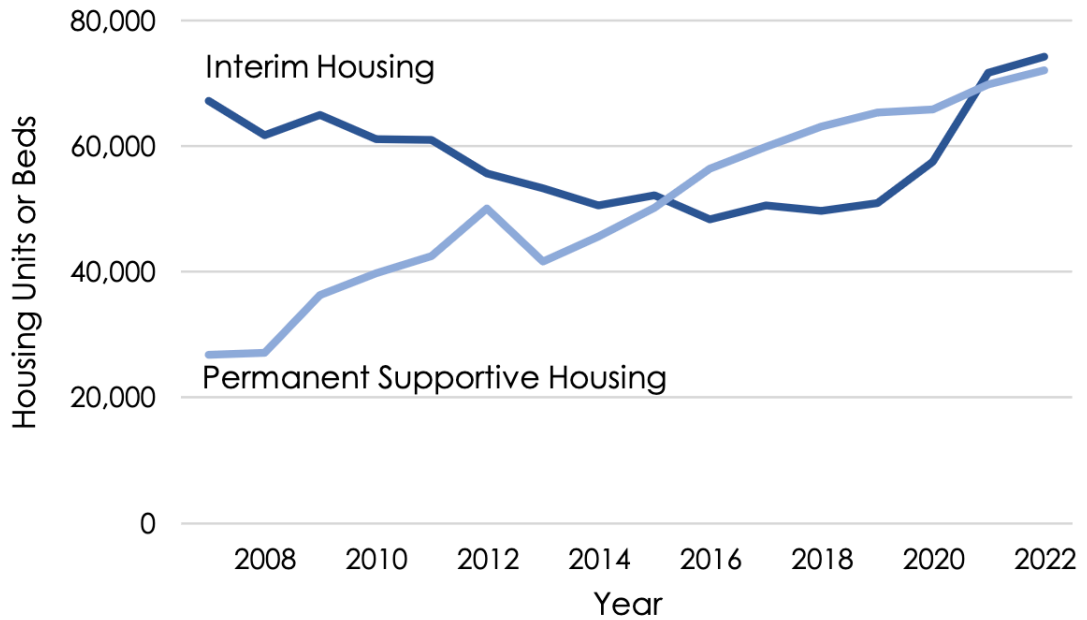
Source: Using Emergency Housing Vouchers to Address Homelessness.

“Emergency Housing Vouchers can be a really powerful tool to reduce homelessness—if people can find a house or apartment that will take them.”

-Dr. Christina Economy, Research Associate

# INSIGHTS

## Supply of Interim Housing Beds/Units and Permanent Supportive Housing Units in California, 2007–2022



Source: **Five Recent Trends in Homelessness in California.**

“If we want a more just housing future, we’re going to have to tackle the underlying structural causes of homelessness.”

**-Dr. Carolina Reid, Faculty Research Advisor**



## Affordable Housing

We examined the US Department of Housing and Urban Development’s (HUD’s) **Faircloth-to-RAD program**, which allows public housing authorities to reactivate long-term project-based operating subsidies for the equivalent of 235,000 deeply affordable units across the country. Our recommendations informed July 2023 HUD guidance that, among other things, boosts the feasibility of the program by making it easier for public housing authorities to augment the operating subsidy placed with Faircloth-to-RAD projects.

With SPUR, a nonprofit public policy organization based in the Bay Area, we examined a new California model for increasing affordable housing that was launched in 2019. **Middle-income housing owned by joint powers authorities** is a model that relies on property tax relief and tax-exempt bonds to enable developers to acquire and preserve affordable units. Our paper examined the potential of this model and the challenges it faces to deliver on its promise of affordable housing. Our recommendations coming from this work informed several bills introduced in the California legislature that seek to reform and expand the program.

This year, we have also been working with California’s Department of Housing and Community Development to review and strengthen the state’s approaches to Affirmatively Furthering Fair Housing. Historically, affordable housing projects have often been concentrated in poorer, racially segregated communities, which can further inequality. With the Othering and Belonging Institute at UC Berkeley and the California Housing Partnership, Terner has undertaken a series of **analyses** to support potential revisions to the state’s affordable housing funding methodology to more effectively further access to opportunity for low-income families.

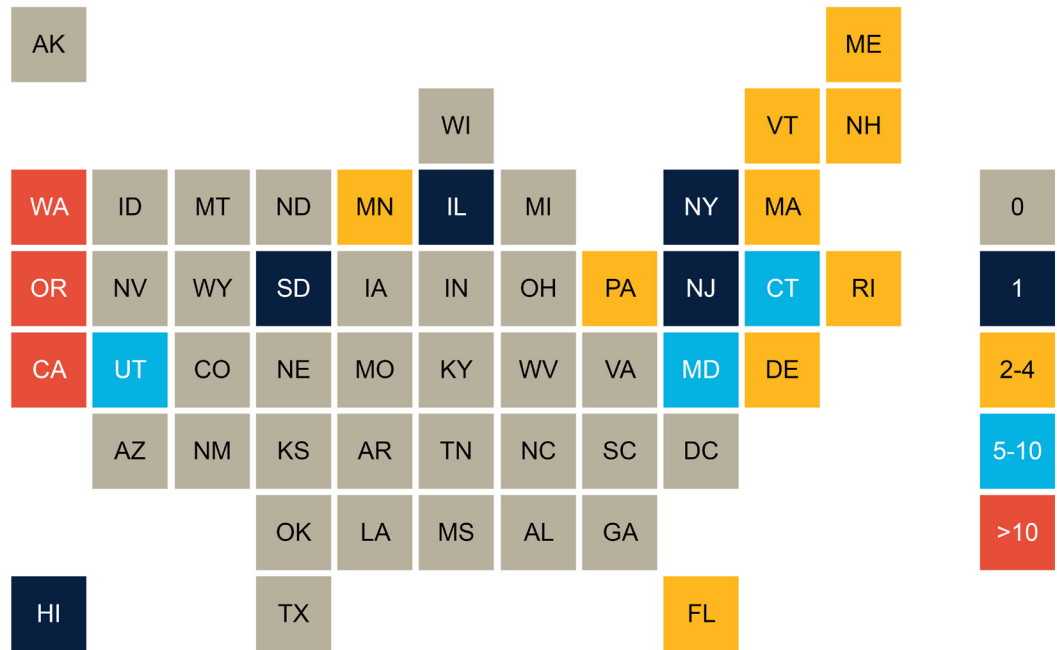
## Housing Supply

In **our paper on missing middle housing**, we argued for changes in land use regulations at the city level that could help make smaller-scale housing less costly to build—and therefore more likely to serve middle-income households without public subsidies. Several proposed bills in the California legislature have used strategies put forward in this paper to increase opportunities for missing middle housing. Our research has also had a wider impact, as legislators and policymakers in places as diverse as Massachusetts, Utah, Montana, and Florida have reached out to our team for advice and suggestions on advancing similar efforts in their own states.

The share of adults aged 25–75 in California that are homeowners dropped from 50 percent in 2000 to 43.5 percent in 2021. In **our paper on the homeownership ladder in California**, we showed that if housing prices had risen in line with those in other parts of the country, half of this decline in homeownership could have been averted. The paper has been critical in moving the conversation forward on the California Housing Finance Agency’s Dream for All program and other initiatives aiming to increase affordable homeownership options.

This past year we created **the first ever scan of state land use laws** aimed at boosting housing production. Published with the Urban Institute, the analysis categorized nearly 150 housing laws in states including Maine, Pennsylvania, Florida, and California. This paper highlights how California has been a leader in many of these reforms, and how ideas advanced by our research—such as streamlining approvals or rezoning commercial land for housing—are being taken up by other states as well. In July 2023, the White House released fact sheets that emphasized its intention to further advance these types of pro-housing reforms.

Number of Laws Analyzed by State in Scan of Land Use Laws



Source: **Incentivizing Housing Production: State Laws from Across the Country to Encourage or Require Municipal Action.**

“There is a belief that zoning is the key to unlocking all of these new housing units, and I think maybe it’s more like the first step.”

**-David Garcia, Policy Director**

Impact

Insights

Collaborations

Budget & Supporters

# COLLABORATIONS

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## **Turner Labs**

Our sister nonprofit, Turner Housing Innovation Labs (Turner Labs), continues to grow and directly advance innovative solutions to housing affordability, equity, and sustainability.

In the last year, the Housing Lab accelerator supported its fourth cohort of housing innovators. The six organizations championed solutions ranging from equitable, sustainable models for affordable construction, to community-owned real estate in historically black communities, to building residential communities that are inclusive to the needs of people with disabilities. Several cohort organizations secured millions of dollars each in funding for construction projects and programmatic expansion while in the program. In January, the Housing Lab hosted its first external facing event, the 2023 Housing Supply Innovation Symposium in Washington, D.C. More than 1,000 people joined virtually and in-person.

The Housing Affordability Data Lab made significant progress implementing its Housing Policy Dashboard simulator. The team is in the final stages of building housing policy simulator tools for eight cities across California, including San Diego and San José. These tools will allow planning professionals, state and regional policymakers, and researchers to test how different housing policies would affect housing supply growth in various economic conditions.

## 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

**Matthew Desmond**, Maurice P. During Professor of Sociology, Princeton University

**Yusef Freeman**, Partner, the Vistria Group

**Carol Galante**, Advisory Board Chair, Terner Center & Labs

**Rosanne Haggerty**, President and CEO, Community Solutions

**Shola Olatoye**, COO, Eden Housing

**Lisa Rice**, President and CEO, National Alliance for Fair Housing

**Richard Rothstein**, Distinguished Fellow, Economic Policy Institute

**Ann Sewill**, General Manager, Housing and Community Investment, Los Angeles

**Toni Steele**, Real Estate Portfolio Lead, Google

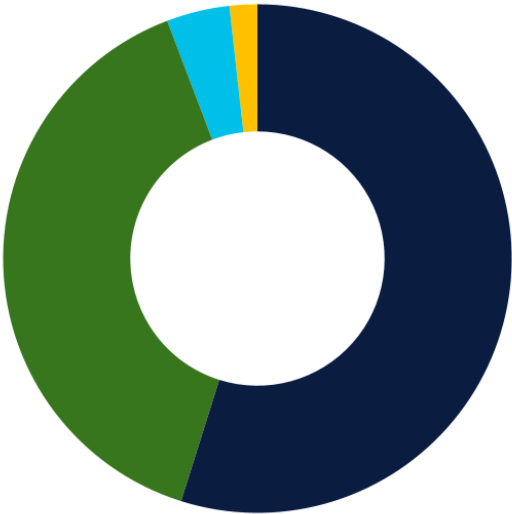
**Gustavo Velasquez**, Director, California Dept. of Housing and Community Development

**Mark Zandi**, Chief Economist, Moody's Analytics

# BUDGET

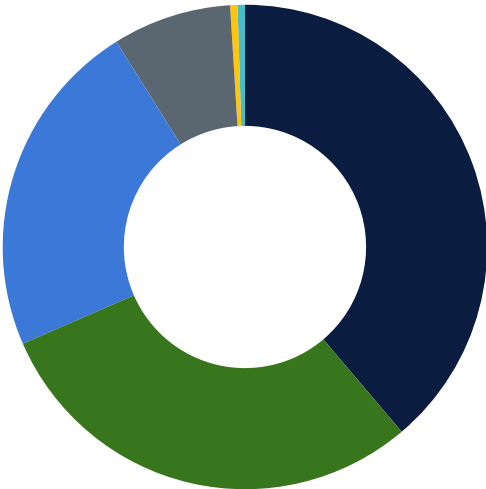
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Total Revenue  
\$5,750,278



- Research Grants (55%)
- Institutional Gifts (39%)
- Consulting Contracts (2%)
- Individual Gifts (4%)

Total Expenses  
\$5,750,278



- Personnel (39%)
- Research Infrastructure (30%)
- Contributions to Reserves and Future Year Liabilities (23%)
- University and Office Overhead (8%)
- Events and Communications (>1%)
- Miscellaneous and Contingency (>1%)

# 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 2022 to June 2023\*\*

**Leaders**

The James Irvine Foundation  
Wells Fargo

**Benefactors**

Anonymous Donors  
The Ballmer Group  
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Chan Zuckerberg Initiative  
Eden Housing  
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**Supporters**

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EAH Housing  
Brian Elbogen  
Oz Erickson  
Dave Madan  
Mercy Housing  
MidPen Housing  
Alastair MacTaggart  
Sangchin and Anthony Sertich  
C. Augusta Stewart  
William Sternlicht  
Laynie Thomas

**Government Partners**

California Air Resources Board\*  
California Department of Housing and Community Development\*  
California Interagency Council on Homelessness\*  
U.S. Department of Housing and Urban Development\*

\*Denotes full or partial funding for research grants or consultancy contracts.

\*\*This list doesn't include funders to our sister nonprofit, **Terner Labs**.

Terner Center for Housing Innovation  
at the University of California, Berkeley

*The Terner Center for Housing Innovation is based at UC Berkeley's  
College of Environmental Design.*

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