Carol Galante, Faculty Director
our mission is to formulate bold strategies to house families from all walks of life in vibrant, sustainable, and affordable homes and communities.
Terner Center Areas of Focus

1. Increasing the supply and lowering the cost of housing.

2. Supporting the improvement of housing programs and policies through impact assessment.

3. Using housing as a tool to achieve sustainability goals.

4. Expanding access to high quality homes and communities to achieve greater inclusion and shared prosperity.
San Jose Mercury News

Making California housing affordable again will require new laws, more avenues to build

BY JEFF COLLINS, SOUTHERN CALIFORNIA NEWS GROUP
PUBLISHED: November 13, 2016 at 10:15 am

... The Massachusetts model: California should consider legislation similar to Chapter 40B in Massachusetts, which creates a state appeals board for reviewing denied development projects. The measure requires every jurisdiction to have a certain level of affordable housing. If a community falls below that level and denies a new development, the developer can bypass the local process and get it approved by the quasi-judicial appeals board. “It’s been very successful. It’s been in place for decades and it has actually made a big difference in housing production in Massachusetts suburban communities,” Galante said...

The Impact of Chapter 40B on the Provision of Affordable Housing

Increasing the Supply & Lowering the Cost of Housing

Housing Development Dashboard

- Tool for public and private sector, and citizens
- Developed with input on underlying assumptions from planning officials and developers
- Currently in Beta for four Bay Area jurisdictions

Early positive reactions by leaders and media
- Intending to expand beyond Bay Area and California

DEVELOPMENT CALCULATOR | http://ternercenter2.berkeley.edu/proforma/

POLICY GAUGE | http://ternercenter2.berkeley.edu/examplecities/

TERNER CENTER FOR HOUSING INNOVATION UC BERKELEY
Costs of traditional construction have been rising nationwide, with spikes of up to 25% in recent years in the Bay Area.

Productivity is lagging in the construction sector, which has been slow to innovate relative to other industries.

Source: Expert interviews; IHS Global Insight (Belgium, France, Germany, Italy, Spain, United Kingdom, United States); World Input-Output Database

McKinsey & Company
Increasing the Supply & **Lowering the Cost** of Housing

**Off-Site Multifamily Construction**

**40% savings in time**

**20% savings in cost**

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**Off-Site Construction Cost Savings**
(sample California project)

From March 2017 Terner Center paper: *Building Affordability by Building Affordably: Exploring the Barriers, Benefits and Breakthroughs Needed to Scale Off-site Multifamily Construction*
Expanding Access to Housing
Opening Doors to Homeownership Series Part I: Lease-Purchase

Terner Blog: No Limits | January, 2017

OPENING DOORS TO HOMEOWNERSHIP SERIES PART I: LEASE-PURCHASE

• In response to lowest rates of homeownership in decades, need innovations to create a more inclusive housing market accessible to more buyers and renters.

• January 2017 Terner Center paper Expanding Access to Homeownership through Lease Purchase explores lessons learned from existing lease-purchase models + identifies challenges to scaling.

• Proposes new mortgage product, the LEAP (Lease Equitably and Purchase) mortgage (would be offered by FHA, Fannie Mae, or Freddie Mac) to help responsible expansion and broader implementation of lease-purchase model.

In response to lowest rates of homeownership in decades, need innovations to create a more inclusive housing market accessible to more buyers and renters. January 2017 Terner Center paper Expanding Access to Homeownership through Lease Purchase explores lessons learned from existing lease-purchase models + identifies challenges to scaling. Proposes new mortgage product, the LEAP (Lease Equitably and Purchase) mortgage (would be offered by FHA, Fannie Mae, or Freddie Mac) to help responsible expansion and broader implementation of lease-purchase model.
By prioritizing new housing construction as “infill” in California, 1.79 metric tons of greenhouse gas emissions would be saved annually.

Increase economic growth by $800 million per year, as compared to ‘business-as-usual’ scenario of housing production.

No significant change in cost of housing for residents.

Will need right combination of policy adjustments to achieve this scenario.
Impact Assessment

Low-Income Housing Tax Credit (LIHTC) Resident Survey

Statewide survey (with plans to expand nationally) exploring the impact of living in a LIHTC-funded property on residents.

The study explores whether living in a LIHTC funded property impacts residents’:

- housing stability
- economic opportunity
- educational opportunities

and how those residents perceive:

- the quality of their home and resident services
- their neighborhood
- and their opportunities for economic mobility.

Preliminary results expected Fall 2017

Photo courtesy of BRIDGE housing
Impact Assessment

Rental Assistance Demonstration (RAD) Program

• Evaluation of the portfolio conversion efforts underway in cities across the country.
  • Interviews with public housing authorities and other stakeholders to understand progress and impacts to date.
• Initial focus on San Francisco as case study
• Policy report with initial findings from San Francisco, New York, Nashville, El Paso, and Durham/Charlotte, NC expected Summer 2017

Hunter’s View Redevelopment
San Francisco, April 2017
Housing affordability challenges in high-cost regions will be overcome with the development and implementation of innovative, big ideas and leadership from both the public and private sector.

Thank you!

Carol Galante, Faculty Director