

[David A. Garcia](#)
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David Garcia is a nationally recognized expert in housing and land use policy with a specific focus on housing supply. His work as both an academic and advocate has directly led to legislative changes in California and other states as well as in federal policy. David has worked to build coalitions across disparate interest groups to support pro-housing policies and has also collaborated with policymakers of both political parties to find common ground on the best policies to address the country's housing supply and affordability crisis. Across his career, David has published dozens of research papers on topics as varied as the economics that underpin real estate development, quantifying the breadth of the country's housing shortage, the impacts of zoning changes on housing supply, and tenant protections. His insights and analysis have been covered in media outlets such as the New York Times, the Wall Street Journal, the Washington Post, and NPR, among others. David is also a prominent speaker in the pro-housing movement and is regularly featured at national conferences and convenings.

WORK EXPERIENCE

Policy Director

February 2024 - Present

Up For Growth

- Direct the center's federal advocacy efforts promoting pro-housing supply policies in Congress and over two administrations. Includes regular conversations with key lawmakers and their staff, such as committee chairs and ranking members. Part of this role includes coordinating across offices, organizing co-sponsors for Up For Growth's signature legislation, and providing expert guidance to Congressional staff as they develop housing policies.
- Founded the first of its kind YIMBY Caucus in the House with Congressional staff and developed programming for the first year of the caucus.
- Manage a nascent coalition of national organizations to support pro-housing supply policies. These organizations represent varied political interests, from trade groups to civil rights organizations to fair housing advocates to national business groups.
- Manage the publication of Up For Growth's signature research product, Housing Underproduction in the United States, and organized regional events centered on the findings of our research.
- Represent Up For Growth at major conferences and events as well as with major media outlets.
- Manage the policy team, which includes our Research and Policy Manager and our Advocacy Manager.

Policy Director

August 2017 – February 2024

Terner Center for Housing Innovation, UC Berkeley

- Led the center's engagement in housing policy across all levels of government. Included building and maintaining a network of pro-housing policymakers and committee staff to ensure that the center's work informed housing policy decisions. This also included representing Terner Center in legislative testimonies, private legislative briefings, and public-facing events and conferences across the state and country and serving as an expert source for major media outlets.
- Published over two dozen research and policy papers on topics ranging from land use reform, the cost and process of housing development, accessory dwelling units, and tenant protection policies. This research was conducted in collaboration with research and policy team members as well as graduate student researchers. Publication roll out also included planning and coordinating public events, both in person and virtual.

- Guided the Center’s strategic direction as part of core leadership team, including research and policy priorities. Engage directly with funders, providing periodic updates on policy initiatives and research.

Chief Operating Officer

April 2014- August 2017

Ten Space, Inc - Stockton, California

- Project management, entitlements, and external relations. Management of project consultants, contractors, and interfacing with policymakers and planning department officials. Entitled over 1,400 homes and secured financing and entitlements for three affordable housing projects.

Research Analyst

June 2011- March 2014

Government Accountability Office - Washington, DC

- Research and analysis of federal programs. Included distilling large amounts of complex data and information into clear and concise written products in a limited amount of time, interviewing high-level agency officials, reviewing government documents, and presenting information to congressional staffers

Production Assistant

August 2007- July 2009

ESPN Bristol, Connecticut

- Worked directly with producers, on air talent, and other production assistants to manage and develop highlights, scripts and show segments under strict time constraints and deadlines

EDUCATION

The Johns Hopkins University Institute for Policy Studies

Graduation: May 2011

Masters in Public Policy, Urban Policy

Relevant coursework: Policy Analysis, Land Use Regulation, Econometrics, Research Design

University of California, Los Angeles

B.A. Political Science

Graduation: June 2007

VOLUNTEER EXPERIENCE

Eden Housing

[Board Member](#)

January 2022 – Present

Urban Land Institute

Member – Affordable and Workforce Housing Council

November 2019—August 2023

Rockridge Community Planning Council

Board Member

April 2019 – December 2021

Community Foundation of San Joaquin

Board Member

October 2017 – October 2019

SELECT PUBLICATIONS

- November 2024—[Housing Underproduction in the United States, 2024 Report](#)
- January 2024— [Making Missing Middle Pencil: The Math Behind Small-Scale Housing Development](#)
- January 2023— [California’s HOME Act Turns One: Data and Insights from the First Year of Senate Bill 9](#)
- April 2022— [The Landscape of Middle-Income Housing Affordability in California](#)

- July 2021— [*Will Allowing Duplexes and Lot Splits on Parcels Zoned for Single Family Create New Homes?*](#)
- December 2020— [*Residential Redevelopment of Commercially Zoned Land in California*](#)
- May 2020— [*Mapping the Potential and Identifying the Barriers to Faith Based Housing Development*](#)

SELECT MEDIA CITATIONS

- January 2025— New York Times: [Trump’s Housing Pick Emphasizes Need to Build More Affordable Housing](#)
- November 2024— Marketplace: [Here are five ways to fix the housing shortage](#)
- September 2024— NPR 1A: [Housing policy and the 2024 presidential election](#)
- November 2022— The Atlantic: [The US needs more housing than almost anyone can imagine](#)
- April 2022— San Francisco Chronicle: [This is the ‘crazy’ average income needed to buy a home in the Bay Area](#)
- July 2021—Los Angeles Times: [‘Upzoning’ in my backyard? Bill won’t turbocharge homebuilding, study says](#)
- March 2021—Bloomberg: [The upzoning wave finally catches California](#)
- February 2021—New York Times: [As rents outrun pay, California families live on knife’s edge](#)
- October 2019—Wall Street Journal: [California Governor signs rent law amid rising housing costs, homelessness](#)