Director’s Message

This is a very special letter from me to the Kinder Institute community, because as most of you know, I will step down as director of the Kinder Institute in June 2022, after almost 8 years on the job. Ruth López Turley, our associate director of research and director of the Houston Education Research Consortium, will step up as the new director.

It has been the privilege of a lifetime to serve as the director of the Kinder Institute since 2014. The Kinder Institute has accomplished more than I ever thought possible when I arrived. We are now well positioned for Ruth to take the institute to the next level and make it a permanent and influential part of Houston’s policy fabric.

So it is with great pride that I write this letter—pride not only in what the institute accomplished in 2021, but also in our progress over the last decade. Ever since the Kinder endowment in 2010, the institute has stood on the foundation of the Kinder Houston Area Survey. Since then, however, we have expanded into new areas of research and engagement with the community and become a major force in Houston.

On issue after issue—including the response to Hurricane Harvey, public pensions and city finances, affordable housing, K–12 education, and metropolitan growth—Houston’s civic and government leaders now look to the Kinder Institute for impartial research and advice. Importantly, we built upon Stephen Klineberg’s success with the Kinder Houston Area Survey and are now transitioning to a new and expanded survey under the leadership of Robert Bozick, our new director of the survey.

We have also expanded our outreach, developing a strong public following for discussion of urban issues with the Kinder Institute Forum and Urban Reads events series and the Urban Edge blog.

In 2021, the institute was especially active in taking on housing as a major issue. We produced three major housing reports: our second annual State of Housing report—sponsored primarily by Wells Fargo; My Home Is Here—the first-ever affordable housing study conducted on behalf of Harris County; and a report on how to preserve affordable housing in the Houston area—sponsored primarily by JPMorgan Chase. This work is, in many ways, the culmination of an effort we began in early 2017—before Hurricane Harvey—when we worked with the Houston Endowment, the Local Initiative Support Corp., and the Coalition for Supportive Housing to convene an affordable housing symposium. We’ve documented the problem, and now we are moving forward to identify solutions.

We pride ourselves on being a think-and-do tank, which simply means that we don’t want our research to sit on the shelf; rather we want to make sure that policymakers, nonprofits, and philanthropists act based on what our research says. That’s why Ruth López Turley is a great fit to lead the Kinder Institute. At the Houston Education Research Consortium, she has strongly promoted the “Research-Practice Partnership” model, whereby practitioners work with researchers to craft the research questions HERC examines, ensuring that practitioners act on the results. This approach ensures the Kinder Institute will be more successful—and influential—in the years ahead.

Bill Fulton
Director, Kinder Institute for Urban Research
The Kinder Institute published several major reports on housing, including the second annual State of Housing in Harris County and Houston and Preserving Affordable Housing in Harris County. It also produced a follow-up to earlier reports, Re-Taking Stock: Understanding How Trends in the Housing Stock and Gentrification are Connected in Houston and Harris County. The institute also supported an in-depth analysis of housing needs and strategies led by Harris County’s My Home is Here initiative. Among the findings from these efforts:

In 2018-19, the affordability gap continued to increase for renters. In 2019, the median sales price in the county was $229,900; however, renters’ median household income could only afford a home valued at $135,603. At the same time, the majority of renters (51%) are cost-burdened, a higher prevalence than Dallas, Chicago, and Atlanta.

Houston has experienced a remarkable case of urban infill, with average annual housing production in the Inner Loop—5,345 units per year from 2005 to 2018—far surpassing other major cities. However, rapid redevelopment and the expansion of townhomes are threatening housing affordability in at-risk communities such as Fifth Ward, Independence Heights, and Third Ward.

About 58% of Harris County’s publicly assisted affordable housing will lose subsidies by 2040 unless landlords choose to renew. A proactive effort is needed to maintain these properties, but an even bigger focus is needed on the 315,000 units of so-called “naturally occurring” affordable housing that is at risk of rising rents or disrepair.

Over the next 10 years, more than 200,000 new homes are needed for households earning less than $75,000 per year. The My Home is Here report outlined dozens of strategies for public and private solutions to meet the needs while fostering safe, affordable, and walkable communities.

“We did the best we could for as many years as possible to basically say: ‘Inequality is not real, and everyone has the same opportunity in America, and that government has no role to play in this.’ ... I think there has now been a real recognition that this is untenable and that this is unsustainable.”

STEPHEN KLINEBERG, Founding Director, Professor Emeritus of Sociology

The COVID-19 pandemic made public health departments more visible than ever before. In partnership with the Hobby School of Public Affairs and Episcopal Health Foundation, the Kinder Institute examined potential overlaps between the health departments at the city of Houston and Harris County. The report recommends that public officials engage in a memorandum of understanding or study the development of a health district to improve efficiency.
In its 40th iteration, the Kinder Houston Area Survey continued to track the attitudes and beliefs, opinions, and experiences of Harris County residents. The 2021 study suggests that residents are optimistic about the local economic recovery and their future prospects, but it also revealed a growing awareness of racial injustice and structural barriers to equity. In 2021, the Institute launched the Greater Houston Community Panel, building a foundation for more complex and comprehensive surveys.

1/4 of participants rated the pandemic and public health and the pandemic as the biggest problem facing the region, 20% said it was the economy, and 14% said crime.

60% reported that they know someone who has been hospitalized or has died as a result of having COVID-19.

54% agreed that the criminal justice system is biased against Black people, up from 32% in previous surveys.

1/3 of Harris County residents—and over 40% of Black and Hispanic residents—said they did not have enough savings to cover a $400 emergency expense.

A Bottom-Up Infrastructure Strategy for American Renewal was published in February and was shared with the Biden Administration to guide conversations about federal infrastructure investments. The report was the culmination of a nationwide survey of 100 metro areas in 2020 in partnership with Henry G. Cisneros, former Secretary of the U.S. Department of Housing and Urban Development. In March, the Kinder Institute unveiled the Texas Metropolitan Blueprint in partnership with the George W. Bush Institute-SMU Economic Growth Initiative in Dallas, and the LBJ School of Public Affairs Urban Lab at the University of Texas at Austin. The report outlines priorities for economic development, land use, housing, transportation, and infrastructure across the state.

“While Texas’s low-tax, low-regulation environment is good for business attraction, going forward the state’s growth must be supported by substantial investments in its physical and human infrastructure in order to ensure continued prosperity.”

WILLIAM FULTON, KYLE SHELTON, ET AL., in the Houston Chronicle op-ed “Abbott, Legislature must prioritize Texas metro areas,” March 24, 2021
“I learned so much from the program, the people at Girls Empowerment Network, and the community the organization serves. The holistic, human-centered strategies I encountered were so powerful to me, and I am excited to bring them forward into my career.”

VEDA KUMAR
Community Bridges fellow, Rice senior in psychology and sociology

The Urban Data Platform, which marks its fifth year in February 2022, is a one-stop shop for research-ready data for the Houston metropolitan area to internal research staff, external partners and the general public. In 2021, the platform added or updated 54 datasets, including 2020 Census State Redistricting Data; Census Household and Small Business Pulse surveys; public crash data from TxDOT; Home Mortgage Disclosure Act loan application data; Houston police crime reports (2019 and 2020); and FEMA IHP funding for Winter Storm Uri, Hurricane Harvey, and Tropical Storm Imelda.

HOUSTON COMMUNITY DATA CONNECTIONS

Houston Community Data Connections added new datasets on local home sales, arts resources, and crime reports to its interactive dashboard, which provides more than 100 indicators across 143 Harris County neighborhoods. These datasets have informed Kinder Institute research projects, collaborations, and partner organizations’ efforts, offering a more nuanced picture of the strengths, challenges, and priorities of communities, as well as underscoring disparities across the county. The platform also supported the development of the 2021 State of Housing dashboard.

COMMUNITY BRIDGES

After celebrating its 10th year, the Community Bridges program continued to address urban inequality and poverty by pairing Rice undergraduates with local nonprofits—with powerful results for both. The 2020-21 program brought together 21 fellows and 13 local organizations and programs, including three new partners: Girls Empowerment Network, Volunteer Houston, and Urban Harvest. The 2021-22 class saw record applications and added LISC Houston and the Buffalo Bayou Partnership to the lineup of participating nonprofits.

URBAN DATA PLATFORM

The Urban Data Platform, which marks its fifth year in February 2022, is a one-stop shop for research-ready data for the Houston metropolitan area to internal research staff, external partners and the general public. In 2021, the platform added or updated 54 datasets, including 2020 Census State Redistricting Data; Census Household and Small Business Pulse surveys; public crash data from TxDOT; Home Mortgage Disclosure Act loan application data; Houston police crime reports (2019 and 2020); and FEMA IHP funding for Winter Storm Uri, Hurricane Harvey, and Tropical Storm Imelda.
As part of the Houston ISD Equity Project, HERC aggregated its previous research on pre-K access and outcomes. Highlighted findings include:

- Economically disadvantaged students are more likely to live near a pre-K program than their non-disadvantaged peers.
- English-language (EL) students, who are among the most likely to benefit from pre-K, are not more likely to live near a program than non-EL students.
- English learner students are also less likely to be enrolled in high quality programs and more likely to be enrolled in the lowest quality programs in the district.
- Geographic areas of higher pre-K need were less likely to have a pre-K program.

MOBILITY

Researchers examined student mobility—transfers in and out of local school districts to charter schools, other districts, or out of the public school system—and published 10 briefs in 2021. Among their findings:

- **Student mobility begets student mobility.** That is, students who are mobile one year are more likely to be mobile in future years.
- Houston area students who leave public schools for non-district charter schools are likely to return to traditional public schools, but not to their original district.
- In the Houston area, mobile students move between networks of schools, suggesting an opportunity for collaboration around student supports.
- **Student mobility affects** achievement scores and high school dropout, retention, and on-time graduation rates.
- More mobility on a campus lowered its accountability scores regardless of how well it’s done in the past; mobility may affect a school’s ability to improve its rating.

“**The most important thing we can do to help students in HISD, and the rest of our region, is to ensure that educational resources are distributed equitably — meaning that those who need more, get more.**”

RUTH LÓPEZ TURLEY  
Director, Houston Education Research Consortium

SOCIAL-EMOTIONAL SKILLS

In 2021, HERC published results of a 2019 survey of more than 6,000 10- and 15-year-old students in Houston Independent School District as part of the international Study on Social and Emotional Skills led by the Organization for Economic Co-operation and Development. Among the findings, which can be used to tailor social-emotional skill development in HISD:

- Both age groups reported higher levels of tolerance, curiosity, creativity, cooperation, motivation, and self-efficacy and lower levels of stress resistance.
- 10-year-olds reported lower levels of assertiveness, while 15-year-olds reported lower levels of trust.
The Kinder Institute’s 2021 revenue totaled $5.15 million, and expenses totaled $5.15 million.

Revenue is generated through a combination of fundraising, research grants, and annual distributions from the institute’s endowments. As of June 30, 2021, the institute’s endowments had a market value of $22.4 million. The annual luncheon, a key fundraising event, grossed $512,668 in 2021.

Expenses include costs for fundraising, operations, and public engagements, as well as the expenses incurred for specific research programs. Public engagements include all costs for communication and public programs.

The financial summary shows that:

- Revenue is generated through fundraising, research grants, and endowment distributions.
- The institute’s endowments had a market value of $22.4 million as of June 30, 2021.
- The annual luncheon grossed $512,668.

### Endowment history

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Beginning Endowment Value</th>
<th>Gifts Added</th>
<th>Investment Earnings</th>
<th>Earnings Distributed</th>
<th>Ending Endowment Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY2013</td>
<td>$4,293,652</td>
<td>$5,230,977</td>
<td>$806,301</td>
<td>$(412,287)</td>
<td>$9,918,643</td>
</tr>
<tr>
<td>FY2014</td>
<td>$9,918,643</td>
<td>$2,594,625</td>
<td>$1,806,196</td>
<td>$(475,830)</td>
<td>$13,843,635</td>
</tr>
<tr>
<td>FY2015</td>
<td>$13,843,635</td>
<td>$2,659,699</td>
<td>$671,042</td>
<td>$(475,830)</td>
<td>$16,406,868</td>
</tr>
<tr>
<td>FY2016</td>
<td>$16,406,868</td>
<td>$100,000</td>
<td>$(142,080)</td>
<td>$(773,320)</td>
<td>$15,591,467</td>
</tr>
<tr>
<td>FY2017</td>
<td>$15,591,467</td>
<td>-</td>
<td>$2,391,384</td>
<td>$(786,086)</td>
<td>$17,196,765</td>
</tr>
<tr>
<td>FY2018</td>
<td>$17,196,765</td>
<td>-</td>
<td>$1,558,906</td>
<td>$(680,802)</td>
<td>$18,074,869</td>
</tr>
<tr>
<td>FY2019</td>
<td>$18,074,869</td>
<td>-</td>
<td>$1,418,161</td>
<td>$(857,804)</td>
<td>$18,635,225</td>
</tr>
<tr>
<td>FY2020</td>
<td>$18,635,225</td>
<td>-</td>
<td>$(328,691)</td>
<td>$(879,038)</td>
<td>$17,497,497</td>
</tr>
<tr>
<td>FY2021</td>
<td>$17,427,497</td>
<td>-</td>
<td>$5,898,282</td>
<td>$(886,328)</td>
<td>$22,439,451</td>
</tr>
</tbody>
</table>

### Ending Endowment Value (FY 2013–2021)

The ending endowment value from FY2013 to FY2021 shows a steady growth:

- FY2013: $4,293,652
- FY2014: $9,918,643
- FY2015: $13,843,635
- FY2016: $16,406,868
- FY2017: $15,591,467
- FY2018: $17,196,765
- FY2019: $18,074,869
- FY2020: $18,635,225
- FY2021: $17,427,497

**Revenue**

- Research Programs: $2,774,702
- Endowment Distribution: $886,328
- Current Use Gifts from Supporters: $807,722
- Net Transfer: $564,139
- Miscellaneous Revenue: $121,061

**Expenses**

- Research Programs (Grants): $2,774,702
- Operations: $991,618
- Research Other: $699,875
- Fundraising: $361,281
- Public Engagements: $326,477

**Total**: $5,153,952
Supporters

Benefactor’s Circle
$100,000 and above
Laura and Tom Bacon *
Baxter Trust *

HOUSTON ENDOWMENT
Bill and Melinda Gates Foundation *
JPMorgan Chase Foundation
Nancy and Rich Kinder +‡
William T. Grant Foundation *

Founder’s Circle
$50,000 – $99,999

The Brown Foundation, Inc.
ExxonMobil
Gayle and Bob Eury
Patti and Richard Everett‡
Natalie and Bill Fulton

Visionary Circle
$10,000 – $24,999

John L. Nau, III
Regina Rogers
Susan and Fayez Sarofim
Sydney & Jeff Shellebarger
Aliyya and Herman Stude ‡
Phoebe and Bobby Tudor
Texas Children’s Hospital

Chairman’s Circle
$25,000 – $49,999

Claire and Eric Anyah *
Arnold Ventures *
BRACEWELL
Kathryn and Hank Coleman *

Leader Circle
$5,000 – $9,999

BBVA
Cadence Bank
Anne Chao, Ph.D. and Albert Chao
Janet Clark
George W. Connelly, Jr.
Molly and James Crownover‡
East End District
Jenny Elkins‡
Garcia Hamilton & Associates, LP

Legacy Circle
$2,500 – $4,999

Joan and Stanford Alexander
Allegiance Bank
BakerRipley
The Black Sheep Agency
Brookfield Properties
Bettie Cartwright
Clark Condon
Comerica
Community Health Choice
Deloitte
Susie and Joe Dilg
The Episcopal Diocese of Texas
Jo and Jim Furr
Cullen Geiselman, Ph.D.‡
Lance Gilliam III
Sandy Godfrey
Greater Houston Community Foundation
JLL
The Kayser Foundation
KPRC Channel 2
KTRK-TV, ABC13
Mary Julia and Don Macune ‡
Reinette and Stan Marek
Ginni and Richard Mithoff‡
Marilyn Oshman
Rice University Development and Alumni Relations
Cathryn and Doug Selman‡
Barbara and Louis Sklar
Stewart Security Capital
Y. Ping Sun and David Leebron‡

* Denotes multiyear commitments to the Kinder Institute
‡ Includes gifts made through family foundations, donor-advised funds, or other organizations
Advisory Board

BOARD CHAIR
Richard D. Kinder
Co-Founder and Executive Chairman, Kinder Morgan

BOARD PRESIDENT
Nancy G. Kinder
President and CEO, Kinder Foundation

MEMBERS EMERITI
Algenita Scott Davis
Visiting Professor, Jesse H. Jones School of Business

Robert M. Eury
Former president, Central Houston

C. Hastings Johnson
Vice Chairman, Hines

Steven Kean
President and CEO, Kinder Morgan

Allen J. Matusow, Ph.D.
Academic Affairs Director, Rice University Baker Institute

Scott Prochazka

Herman L. Stude
President Emeritus, The Brown Foundation, Inc.

BOARD MEMBERS
Eric O. Anyah
Chief Financial Officer, Museum of Fine Arts, Houston

Thomas G. Bacon
Founder and CEO, Civicap Partners

Ann Barnes, M.D., M.P.H.
Executive Vice President and Chief Medical Officer, Harris Health System

Gregory M. Bopp
Managing Partner, Bracewell LLP

Anne S. Chao, Ph.D.
Program Manager and Adjunct Lecturer, Rice University School of Humanities

Stephen W. Green
President, Chevron North America Exploration and Production Company

George Levan
Chairman and CEO, The Levan Group

Armando Perez
Executive Vice President, H-E-B Houston

Julie Young Sudduth
Executive Vice President and Regional President, PNC Bank, Greater Houston

Jason Wells
Executive Vice President and Chief Financial Officer, CenterPoint Energy

EX OFFICIO MEMBER
Y. Ping Sun
Representative, Rice University, Of Counsel Yetter Coleman LLP

EX OFFICIO MEMBER
C. Hastings Johnson
Vice Chairman, Hines
Faculty Committee

David Alexander, chair
Professor, Physics and Astronomy; Director of Rice Space Institute

Leonardo Dueñas-Osorio
Professor, Civil and Environmental Engineering, Rice University

Farès El-Dahdah
Professor of Art History, Rice University

James R. Elliott
Kinder Fellow; Professor and Department Chair, Sociology, Rice University; Co-Director, Social Analytics Cluster, and Steering Committee Member, Center for Energy & Environmental Research in the Human Sciences

Richard Lavenda
Professor, Composition and Theory, Shepherd School of Music, Rice University

Albert Pope
Kinder Fellow; Gus Sessions Wortham Professor of Architecture, Rice University

Moshe Y. Vardi
Karen Ostrum George Distinguished Service Professor in Computer Engineering, Rice University

Affiliated Researchers

KINDER FELLOWS

Dominic Boyer, Professor of Anthropology, Rice University; Director, Center for Energy and Environmental Research in the Human Sciences

Jennifer Bratter, Professor of Sociology, Rice University; Director, of Building Research on Inequality and Diversity to Grow Equity

Samuel Brody, Professor of Marine Sciences, Texas A&M University at Galveston; Director, Center for Texas Beaches and Shores

Tony N. Brown, Professor of Sociology, Rice University; Associate Director, Kinder Institute Urban Health Program; Founding Director, Race and Ethnic Experiences Workgroup

Henry Cisneros, Chairman & Co-CIO, American Triple I Partners; Partner & Vice Chairman, Siebert Williams Shank & Co. LLC

J.H. Cullum Clark, Director, Bush Institute-SMU Economic Growth Initiative George W. Bush Institute

Justin Denney, Associate Professor of Sociology, William Julius Wilson Distinguished Professor, Washington State University

Casey Durand, Assistant Professor, Health Promotion & Behavioral Sciences, University of Texas School of Public Health

Michael Emerson, Department Head, Professor of Sociology, University of Illinois-Chicago

Katherine Bennett Ensor, Director, Kinder Institute Urban Data Platform; Noah G. Harding Professor of Statistics, Rice University

Matthew Festa, Professor of Law, South Texas College of Law

Yujie Hu, Assistant Professor, Department of Geography, University of Florida

Mark Jones, Professor of Political Science, Joseph D. Jamail Chair in Latin American Studies, Rice University

Rachel Kimbro, Dean, School of Social Sciences Herbert S. Autrey Chair in Social Sciences; Professor of Sociology, Founding Director, Kinder Institute Urban Health Program, Rice University

Jeffrey Lowe, Associate Professor, Urban Planning and Environmental Policy, Texas Southern University

Melissa Marschall, Professor of Political Science; Director, Center for Local Elections in America Project; Director, Social Policy Analysis Major, School of Social Sciences, Rice University

Anthony B. Pinn, Agnes Cullen Arnold Professor of Humanities, Professor of Religion; Founding Director, Center for Engaged Research and Collaborative Learning; Inaugural Director, Center for African and African American Studies, Rice University

HERC AFFILIATES

Daniel Bowen, Assistant Professor, College of Education and Human Development, Texas A&M University

Flávia Cunha, Associate Professor, Department of Economics, Rice University

Dara Shifrer, Assistant Professor, Department of Sociology, Portland State University

KINDER SCHOLARS

Xiao Li, Postdoctoral Researcher at Texas A&M Transportation Institute

Amelyn Ng, Assistant Professor in Residence, Rhode Island School of Design

Melissa Villarreal, PhD student, Department of Sociology, University of Colorado-Boulder

Xinyue Ye, Associate Professor, Dept. of Landscape Architecture and Urban Planning; Director, Urban Data Science Lab, Texas A&M University

HERC AFFILIATES

Daniel Bowen, Assistant Professor, College of Education and Human Development, Texas A&M University

Flávia Cunha, Associate Professor, Department of Economics, Rice University

Dara Shifrer, Assistant Professor, Department of Sociology, Portland State University
The Kinder Institute for Urban Research builds better cities and improves people’s lives by bringing together data, research, engagement and action.