School Quality and Housing Choices: What are the Links?

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CC&S Mission

To position high-quality education as a critical component for broader city and metropolitan policy-making.

We believe that invigorating public education and revitalizing neighborhoods are goals that can, and should, be accomplished in tandem.
The Education-Housing Nexus
Key Questions

1. What do we know about the relationship between education and housing policy-making & practice?

2. What are the obstacles and tensions at this nexus?

3. How do we move past these challenges to create vibrant and healthy cities and schools for all families?
What is the Relationship?
School-Housing Choices

*Schools are at “the center of virtually every residential real estate decision made in America...”* – Richard Baron, Housing Developer

- Schools rank as leading factor in “what would make you live in a more urban setting?” (APA/AICP, 2000)

- Schools rank as the 3rd most important factor in neighborhood choice for Californians (PPIC, 2002)

- People pay a premium on housing for better schools
  - People will pay 2.5% more in housing for 5% increase in test scores (Black, 1999)
  - Higher standardized test scores increased housing cost by an average of $18,719 (Bayer, etal., 2007)
What is the Relationship?
Residential Mobility

- Lack of affordable housing
- Lack of high quality housing
- Employment shifts
What is the Relationship?
Unintended Consequences
for Families, Schools, Neighborhoods, Cities, and Regions

- Racial and Economic (Re-) Segregation
- "School sprawl"
- Impacts on students, families, and schools
What are the Obstacles and Tensions at this Nexus?

“Silo” governance structures

Different project/policy timeframes

Competing regulations
What’s Possible?
Federal Legislation – HOPE VI

- Rosa Parks School
  Portland, Oregon

- Centennial Place
  Atlanta, GA
What’s Possible?
State/Regional Efforts in Workforce Housing

- Good Schools, Good Housing
  Metropolitan Planning Council
  Chicago, IL

- Casa del Maestro
  Santa Clara, CA
What’s Possible?
Promising Regional Practices in the Bay Area

• FOCUS – Association of Bay Area Governments
What’s Possible?
Promising Local Practices in the Bay Area

• PLUS Initiative (Planning and Learning United for Systems-change)
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