



# **School Quality and Housing Choices: What are the Links?**

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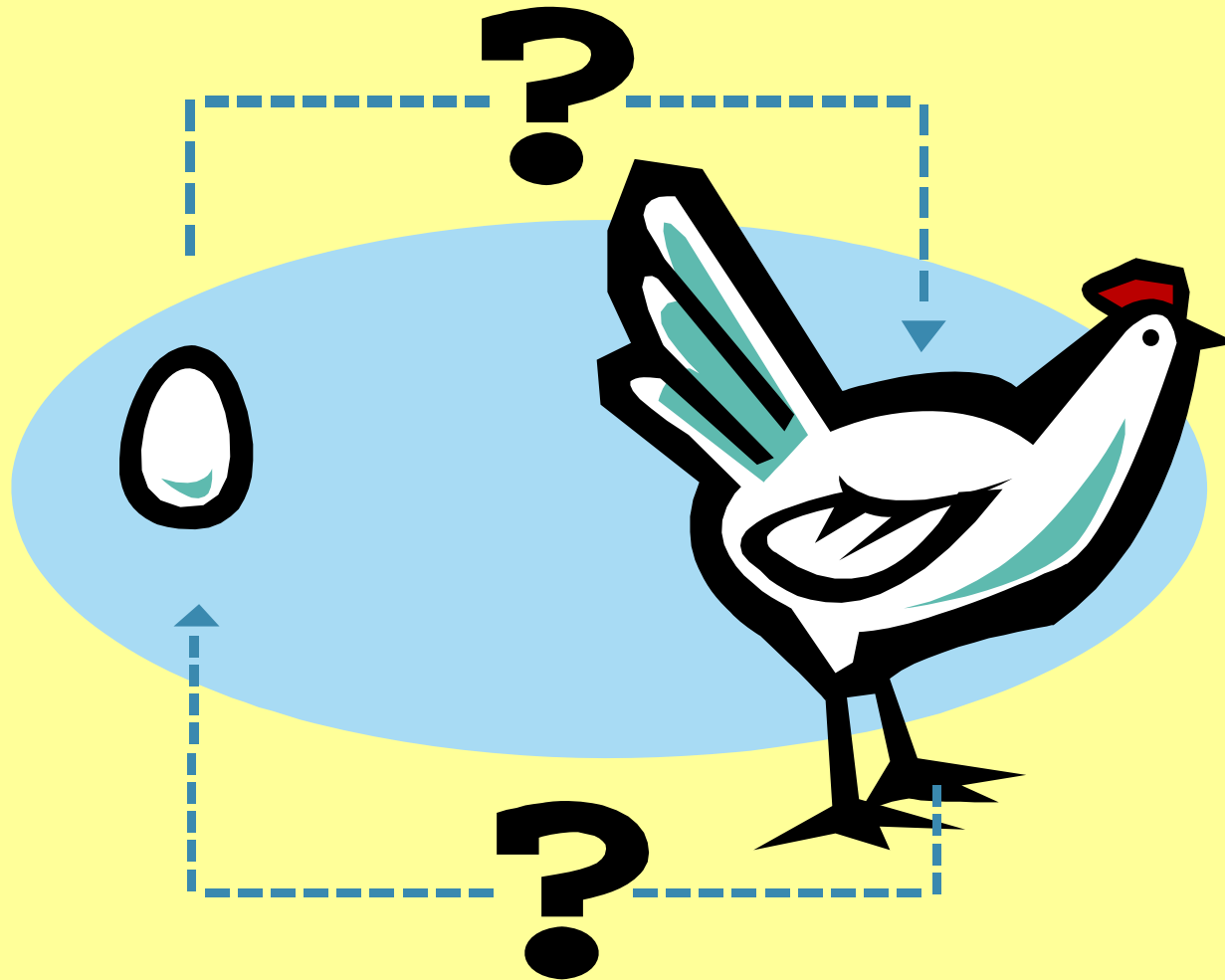
## CC&S Mission

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 3<sup>rd</sup> 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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