Public Schools + Economic Development: 
Role of School Facilities

Jeff Vincent, PhD
jvincent@berkeley.edu

New Partners for Smart Growth
Portland, OR
February 12, 2016
3 Points

• Public schools are public infrastructure

• Inadequately + inequitably funded (Undermines education, health, and economic development)

• Structural gap inhibits scaling interventions
Strong Cities, Successful Young People

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Applied, Engaged Policy Research

• Housing
• Transportation
• School facilities + joint use
• Regional sustainable communities planning
• Engaging young people and schools in city and regional planning
Strategies

Y-PLAN
(Youth-Plan, Learn, Act, Now)

PLUS Leadership Initiative
National Shift in Education

Achievement Gap (Outputs)

Opportunity Gap (Inputs)

Closing the Opportunity Gap

What America Must Do to Give Every Child an Even Chance

EDITED BY
Prudence L. Carter & Kevin G. Welner
Partners for Equitable School Facilities

A community of practice dedicated to sharing and developing knowledge to improve urban public school facilities and the communities they serve.
Public Schools as Public Infrastructure

1. Educational infrastructure
   • Enhance school quality + health

2. Social infrastructure
   • Serve as neighborhood assets

3. Physical infrastructure
   • Land, travel, play, green infra,....
Rosa Parks Elementary Schools (Portland, OR)

Image sources: DOWA, American Architectural Foundation
The K-12 Public Education Infrastructure Sector is Huge

- 7.5 bil gross SF
- 2 million acres

Percent of total state and local infrastructure projects, 1995–2012


Data compiled by 21csf and USGBC CGS
Major Inadequacies + Inequities Nationally

- $46.6 bil annual shortfall

- Only 6 states met minimum facility spending standards

Forthcoming: State of School Facilities. 2016. 21st Century School Fund, National Council on School Facilities, and Center for Green Schools at USGBC
Figure 10: Disparity Increases with Household Income

- Very Low Income: $4,140
- Low Income: $4,824
- Moderate Income: $6,045
- Middle Income: $7,922
- High Income: $11,500

National Average: $6,519

Source: McGraw-Hill Construction; U.S. Census Bureau, Census 2000 Summary File 3 (SF3)
Going it Alone

Can California’s K-12 School Districts Adequately and Equitably Fund School Facilities?

Jeff Vincent, PhD
Liz Jain
February 2016

http://citiesandschools.berkeley.edu
California: Findings on Adequacy + Equity

- Only 38% of districts met the M&O benchmark
- Only 43% of districts met cap renewal benchmark
- Nearly 40% of districts fall short on both benchmarks; these districts have lower AV
California Districts with High AV Spent More

Figure 1: Average Annual School District Expenditures on Capital Outlay and M&O by Assessed Value Quintiles, 2008-2012 (2014$)

<table>
<thead>
<tr>
<th>Assessed Value Quintile</th>
<th>Average Annual Maintenance &amp; Operations per Student</th>
<th>Average Annual Local Capital Outlay per Student</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lowest AV (less than $435,000)</td>
<td>$955</td>
<td>$556</td>
</tr>
<tr>
<td>Second Lowest ($435,000 to $699,000)</td>
<td>$946</td>
<td>$706</td>
</tr>
<tr>
<td>In the Middle ($699,000 to $1,084,000)</td>
<td>$916</td>
<td>$718</td>
</tr>
<tr>
<td>Second Highest ($1,084,000 to $1,857,000)</td>
<td>$1,112</td>
<td>$952</td>
</tr>
<tr>
<td>Highest AV (More than $1,857,000)</td>
<td>$1,598</td>
<td>$2,067</td>
</tr>
</tbody>
</table>
CA: Facility Needs Place Higher Burdens on Districts Serving More Low Income Students

Figure 2: Average Annual School District Expenditures on M&O and Capital Outlay by Family Income Quintiles, 2008-2012 (2014$)

<table>
<thead>
<tr>
<th></th>
<th>Average Annual Maintenance &amp; Operations per Student</th>
<th>Average Annual Local Capital Outlay per Student</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lowest Poverty (0-31% FRPM)</td>
<td>$1,082</td>
<td>$1,251</td>
</tr>
<tr>
<td>Second Lowest (31-51% FRPM)</td>
<td>$959</td>
<td>$1,153</td>
</tr>
<tr>
<td>In the Middle (51-66% FRPM)</td>
<td>$1,078</td>
<td>$980</td>
</tr>
<tr>
<td>Second Highest (66-81% FRPM)</td>
<td>$1,161</td>
<td>$761</td>
</tr>
<tr>
<td>Highest Poverty (81-100% FRPM)</td>
<td>$1,246</td>
<td>$848</td>
</tr>
</tbody>
</table>
Students Qualifying for F/RL, County, 2011

%F/RL
SFP Modernization Funds per Student by County, 1998-2012

Mod $/students, 25 y.o. clsrms
The State gives similar amounts of capital funding each year to the large school districts for construction and renovation. Counties then add varying amounts of local capital funding in addition to the state funding. The State does not balance out the disparity in local wealth and capacity.
Why?

- Structured around local control + responsibility
- 14,000 school districts
- Nearly 100,000 K-12 public schools
- Most decisions by local communities, not states
- M&O come from operating budgets
- Capital investments, primarily from borrowed funds in the capital budget
Examples of Economic Development Opportunities

Where capital investments are made and prioritized

• In District of Columbia, the opportunity to leverage a $200 million investment in a small performing arts public high school was thrown away.

• It had been operating on a small site in an historic HS in a dense, but tawny part of DC (Georgetown)

• Not near the center of the city

• Not near public transportation

• Not in a facility easily modernized for its special purpose
Examples of Economic Development Opportunities

There was no process or requirement to leverage school construction capital investments.

The city could have relocated this city wide HS to a metro accessible site in the center of town...in a gentrifying community (Shaw).

The city could have relocated this city wide HS to another metro accessible location in a low income and struggling community (Ron Brown in Anacostia).
Shaw Middle School (Closed), Washington, DC, Shaw/Howard Metro, Watha Daniels Library, Seaton, Cleveland, & Garrison Elementary Schools
Google Map View, 2015
I am against the developers' $9-billion bond," Brown said in a statement to The Times. "It's a blunderbuss effort that promotes sprawl and squanders money that would be far better spent in low-income communities."
PARTNERING WITH K-12
EDUCATION IN BUILDING HEALTHY, SUSTAINABLE, AND COMPETITIVE REGIONS
A CALIFORNIA POLICY SYMPOSIUM

PROCEEDINGS SUMMARY & NEXT STEPS
Citywide school construction program (New Haven, CT)
Citywide school construction program (New Haven, CT)

Impact study six years later:
• Increased reading scores by 0.15 standard deviations
• Raised home prices by roughly 10 percent, and led to increased enrollment

Citywide school construction program (New Haven, CT)

Re:imbursement

New Haven Promise for full tuition for your child's education

The city of New Haven is guaranteeing free tuition to any in-state college for students who graduate from New Haven public schools in good academic and behavioral standing. The average in-state college tuition is now over $22,000 a year. That number has increased 108% in the last ten years, where will it be 10 years from now? Between newly renovated public schools and the possibility of free college tuition, New Haven is a great place to call home.

LEARN MORE
Push for increased access + services

...to re-envision schools as community learning centers, be anchors in their neighborhoods – create vitality inside + out.

“joint use” + “schools as centers of community”
New Tool for Fair Community-Use Fees

We find an ongoing, structural pattern of underinvestment that harms student health and achievement and undermines community vitality.
Thank You

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http://citiesandschools.berkeley.edu

Jeff Vincent jvincent@berkeley.edu
More Info

citiesandschools.berkeley.edu

http://www.21csf.org

www.rbhgrp.com

www.teachersvillage.com