



Public Schools + Economic Development:

Role of School Facilities

Jeff Vincent, PhD

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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

Growth & Opportunity:

Aligning High-Quality Public Education &
Sustainable Communities Planning in the Bay Area

A Framing Paper for the San Francisco Bay Area FOCUS Initiative
May 2011



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



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Strategies



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



PLUS
Leadership
Initiative





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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



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Partners for Equitable School Facilities



IMPROVING URBAN PUBLIC
SCHOOL FACILITIES



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



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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,....



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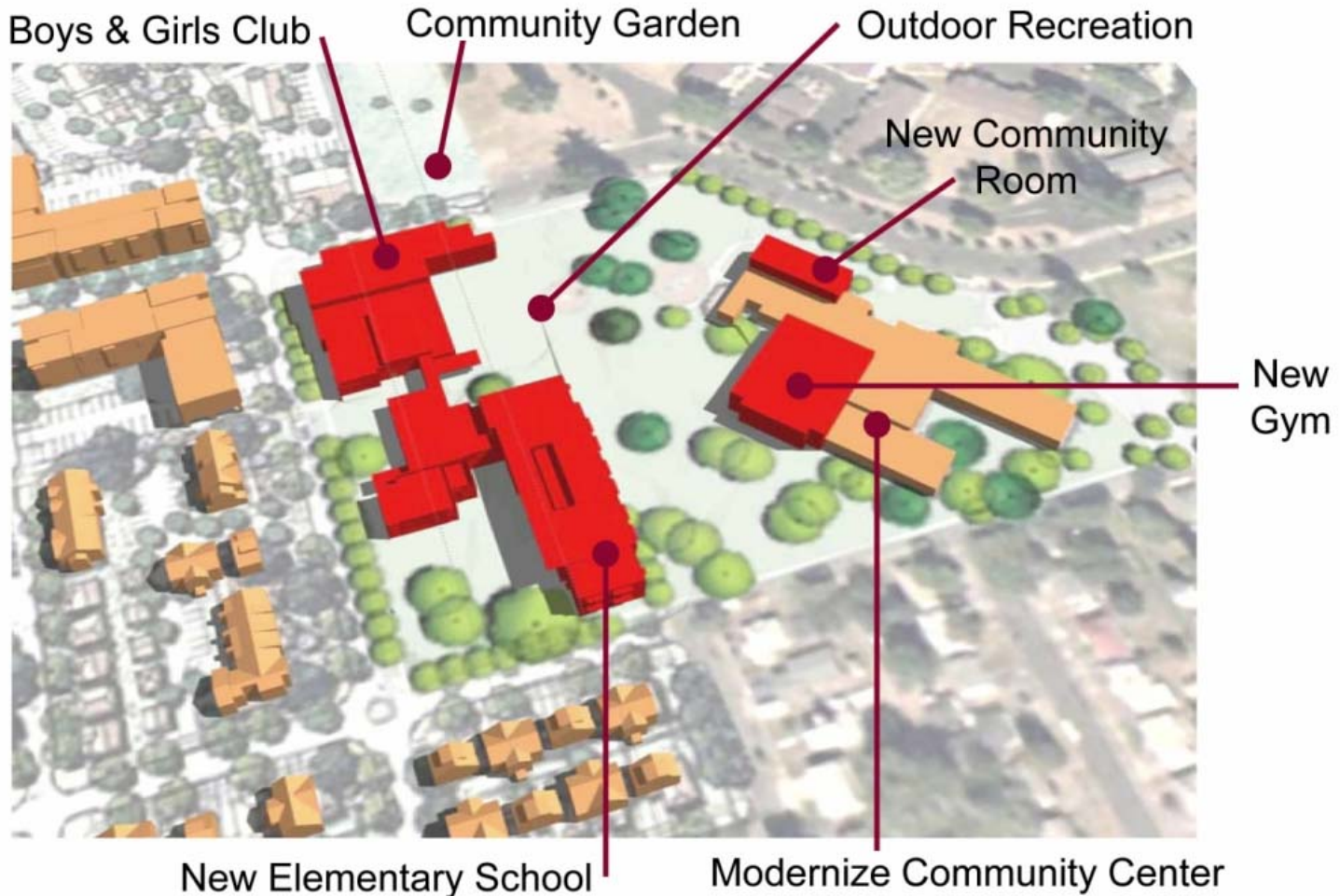
Emeryville Center of Community Life (CA)



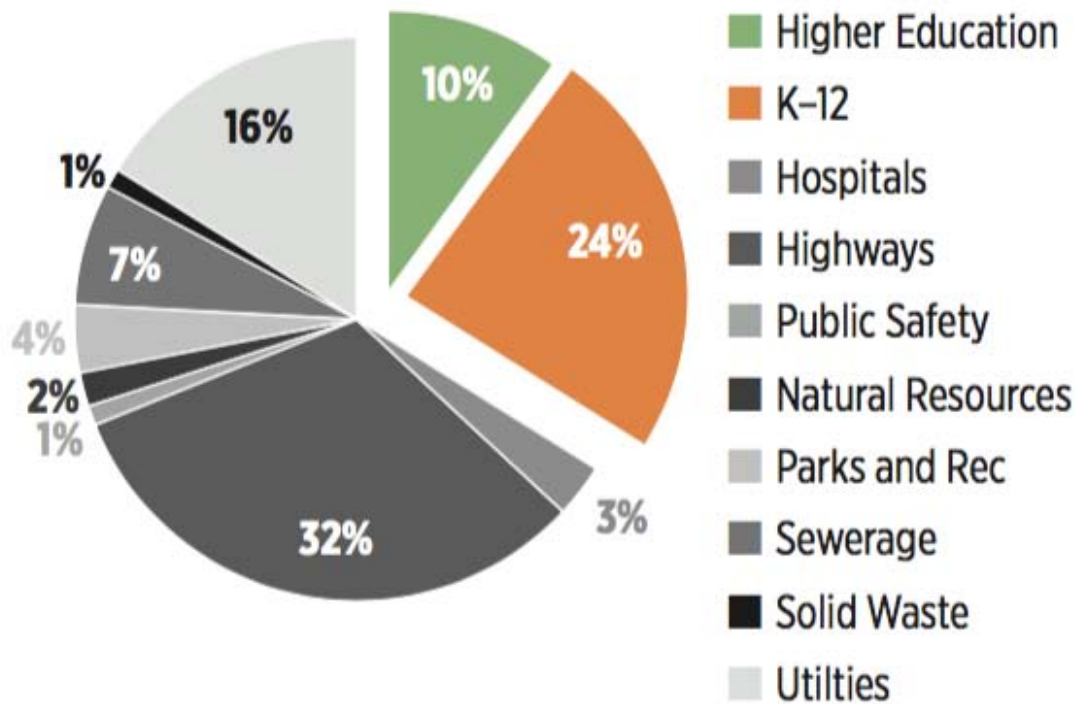


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Rosa Parks Elementary Schools (Portland, OR)



Public Education Is the Largest Infrastructure Investment of State and Local Governments



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

Source: U.S. Census of Governments, State and Local Government F-13 Fiscal Survey, FY 1995-2012, omitting 1997, 2001, 2003

Data compiled by 21csf and USGBC CGS

The K-12 Public Education Infrastructure Sector is Huge

- 7.5 bil gross SF
- 2 million acres

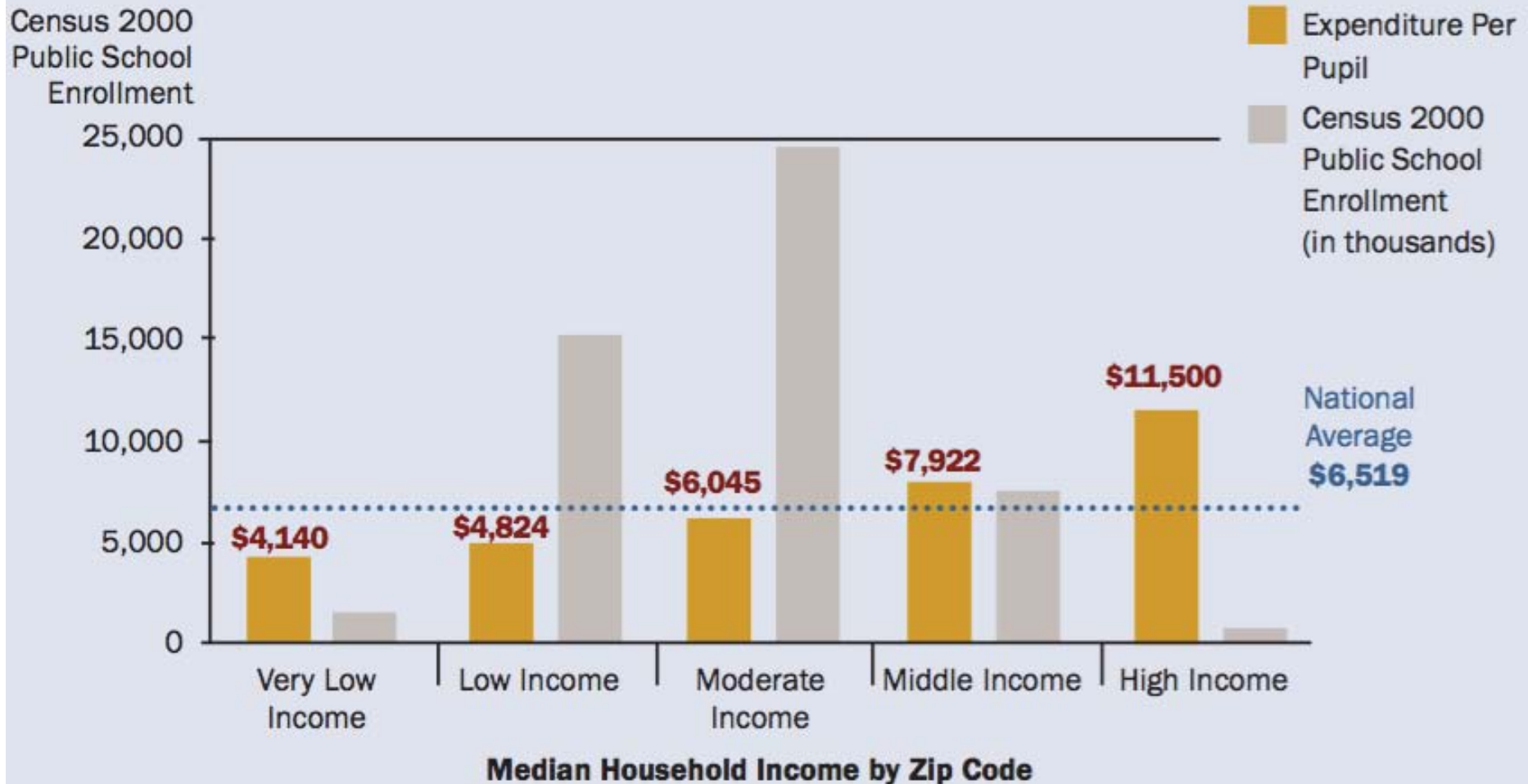
Major Inadequacies + Inequities Nationally

- \$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

Growth + Disparity, 1995-2004

Figure 10: Disparity Increases with Household Income





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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>

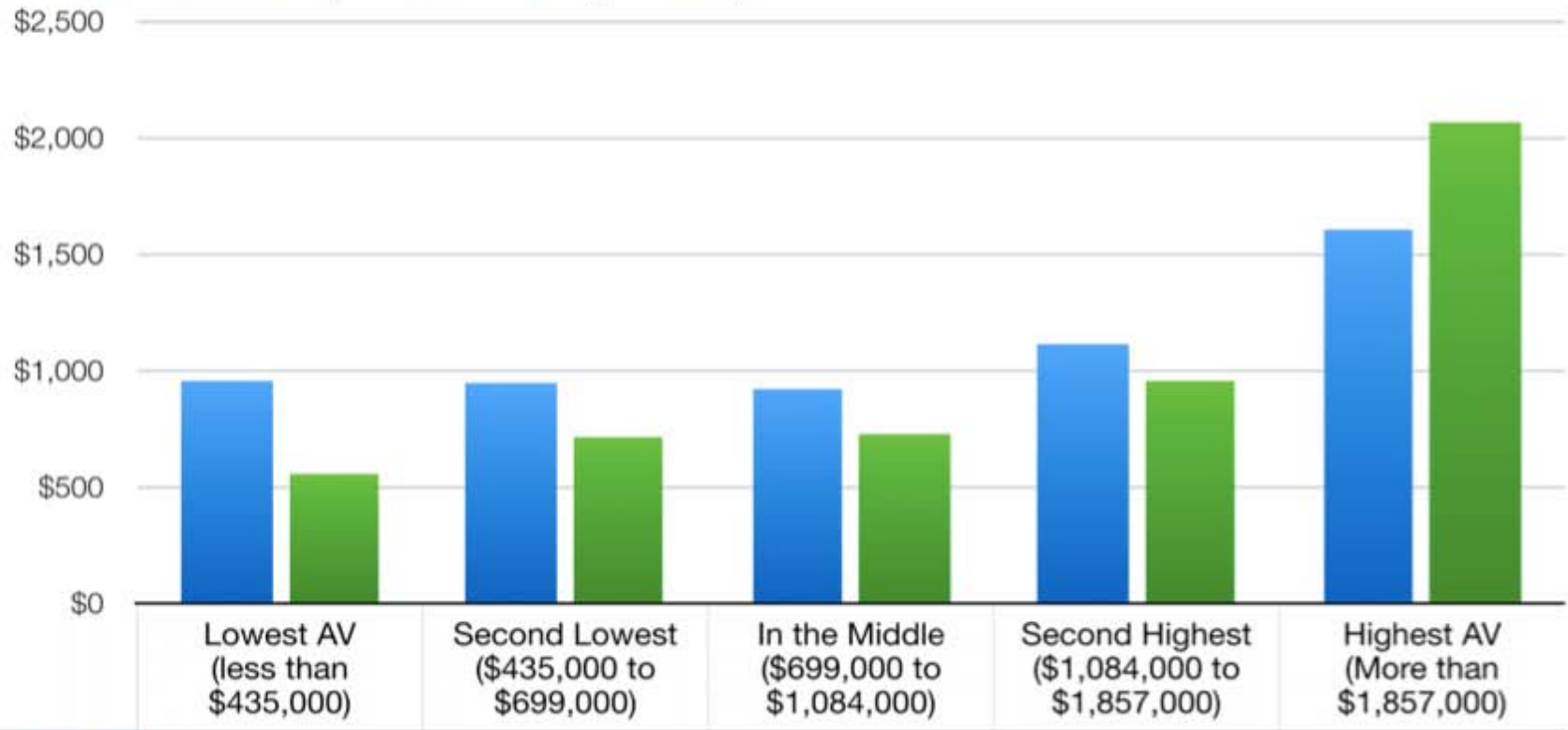


California: Findings on Adequacy + Equity

- 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 w/ High AV Spent More

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



Average Annual
Maintenance &
Operations per
Student

\$955

\$946

\$916

\$1,112

\$1,598

Average Annual
Local Capital
Outlay per
Student

\$556

\$706

\$718

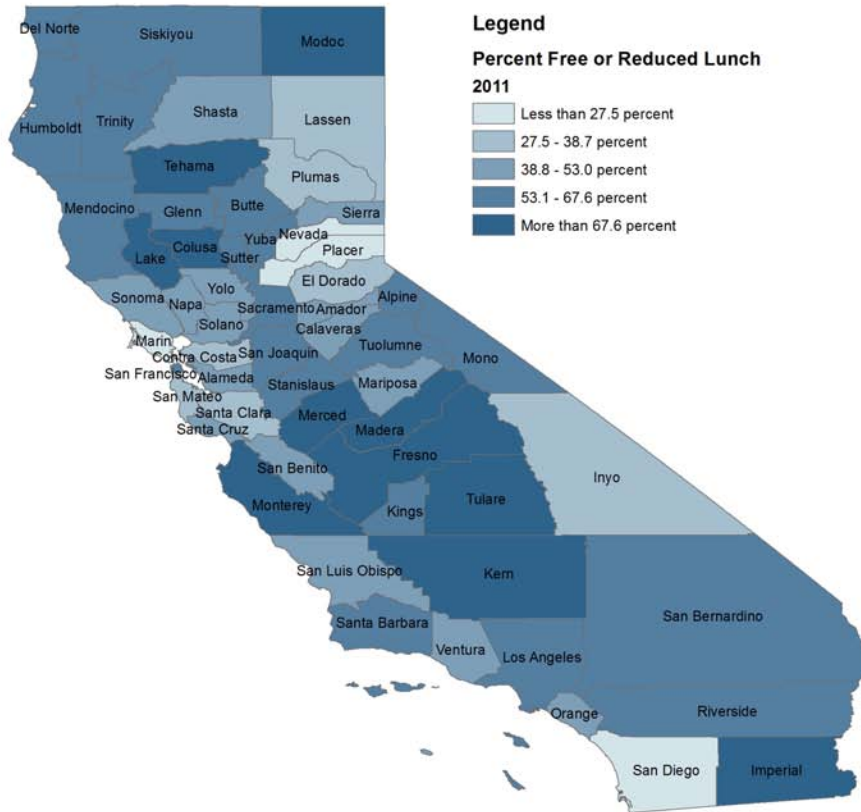
\$952

\$2,067

CA: Facility Needs Place Higher Burdens on Districts Serving More Low Income Students

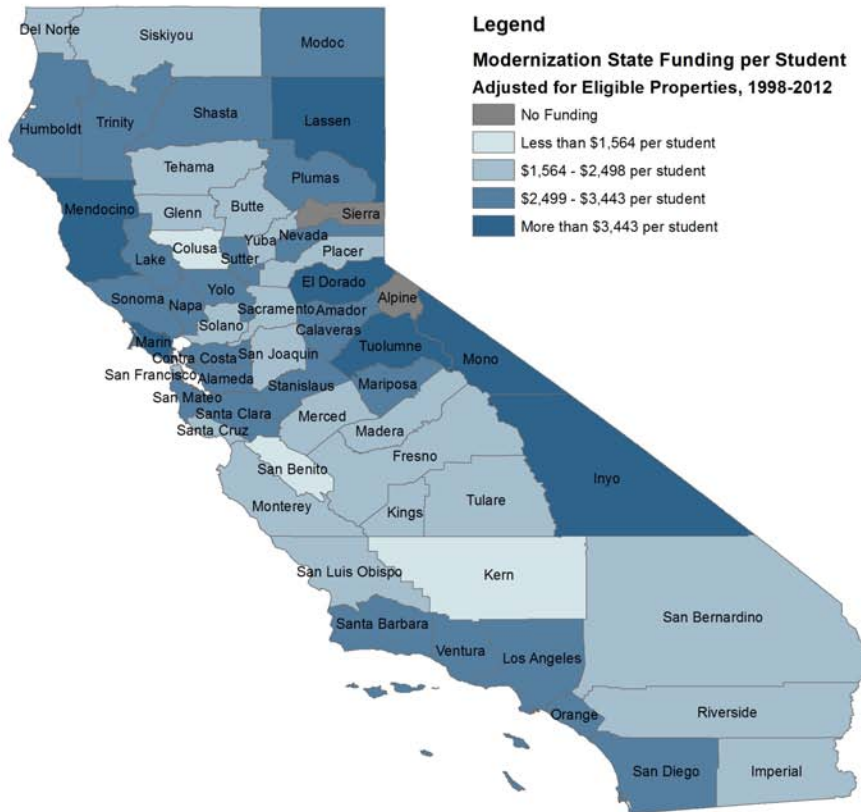
Figure 2: Average Annual School District Expenditures on M&O and Capital Outlay by Family Income Quintiles, 2008-2012 (2014\$)





Students Qualifying for F/RL, County, 2011

%F/RL

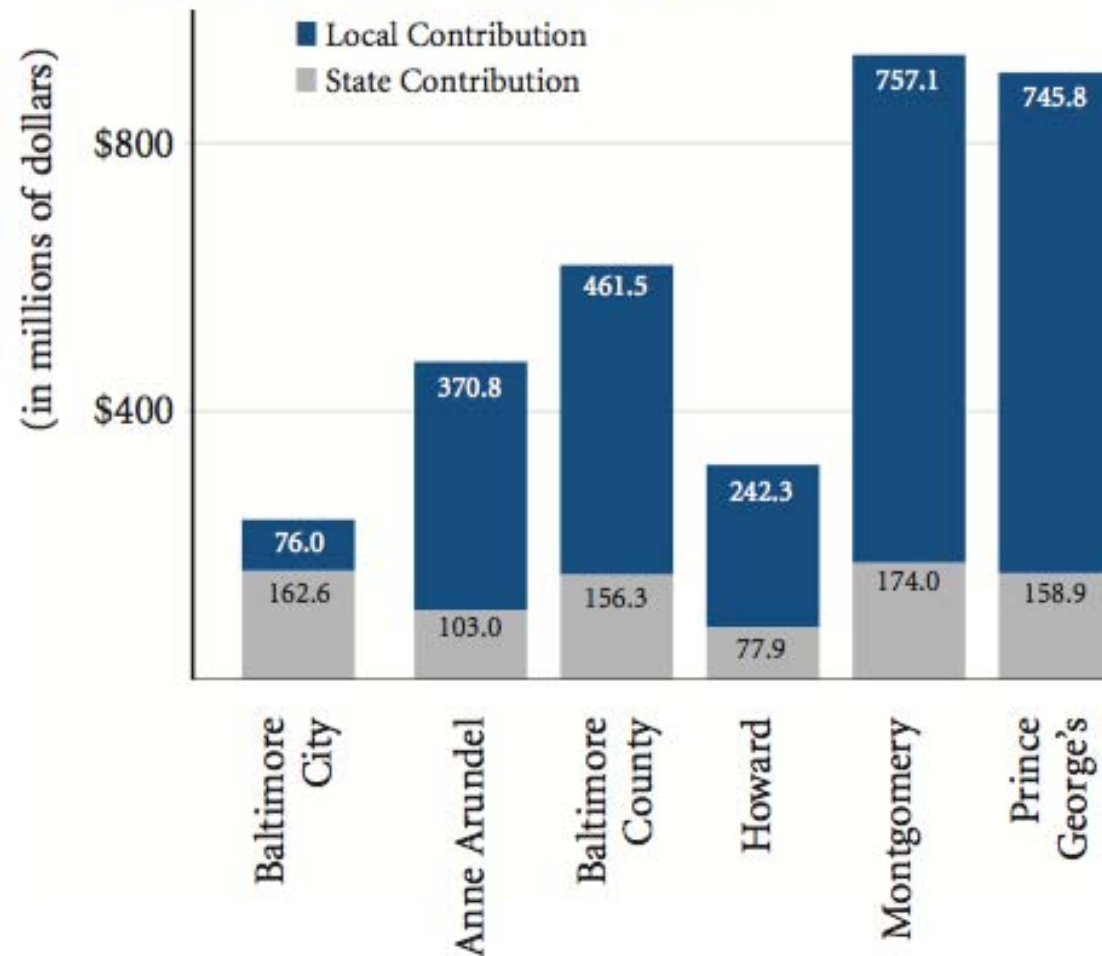


SFP Modernization Funds per Student by County, 1998-2012

Mod \$/students, 25 y.o. clsrms

CHART 5. TOTAL LOCAL AND STATE CAPITAL CONTRIBUTION TO SCHOOL FACILITIES FOR FY07-10

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.



Maryland
Analysis by
ACLU of MD

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



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Examples of Economic Development Opportunities

Where capital investments are made and prioritized

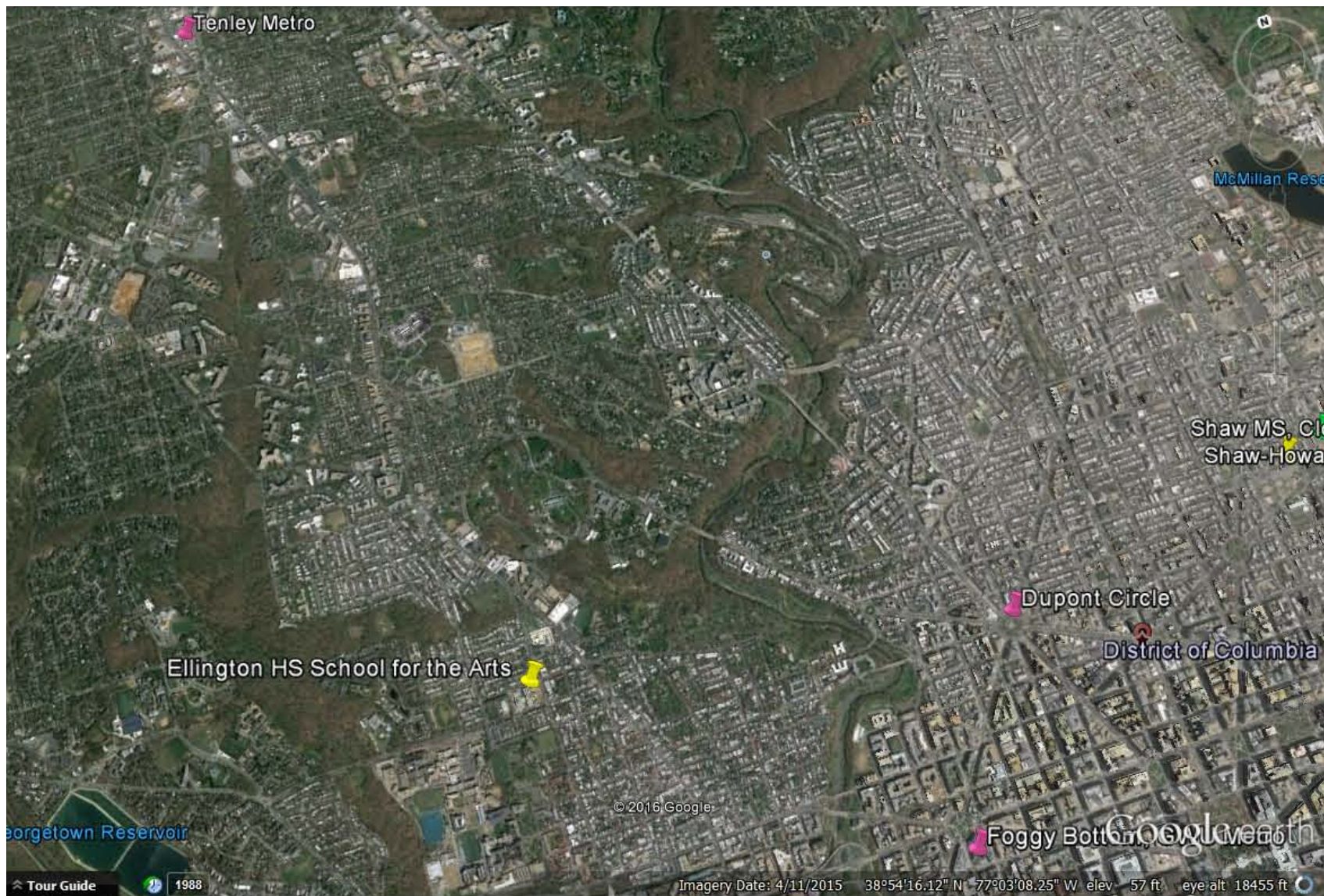
- In District of Columbia, the opportunity to leverage a \$200 million investment in a small performing arts public high school was thrown away.
- It had been operating on a small site in an historic HS in a dense, but tawny part of DC (Georgetown)
- Not near the center of the city
- Not near public transportation
- Not in a facility easily modernized for its special purpose

Examples of Economic Development Opportunities

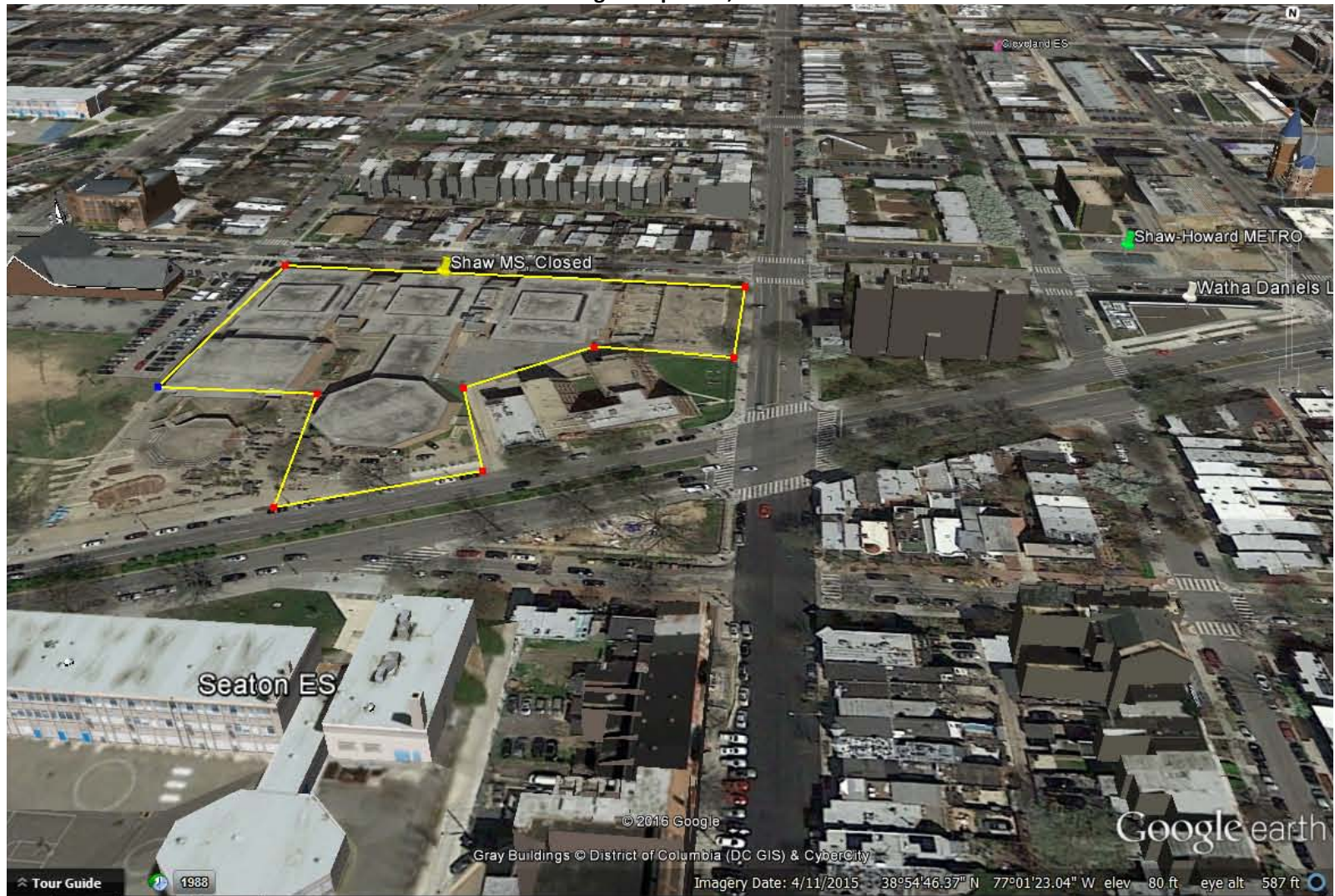
There was no process or requirement to leverage school construction capital investments

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







Gov. Jerry Brown opposes \$9-billion school bond measure

"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

Source: Neilson, Christopher A., Zimmerman, Seth D., The Effect of School Construction on Test Scores, School Enrollment, and Home Prices, Journal of Public Economics (2014), doi: [10.1016/j.jpubeco.2014.08.002](https://doi.org/10.1016/j.jpubeco.2014.08.002)



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Citywide school construction program (New Haven, CT)

Re:imbursment

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

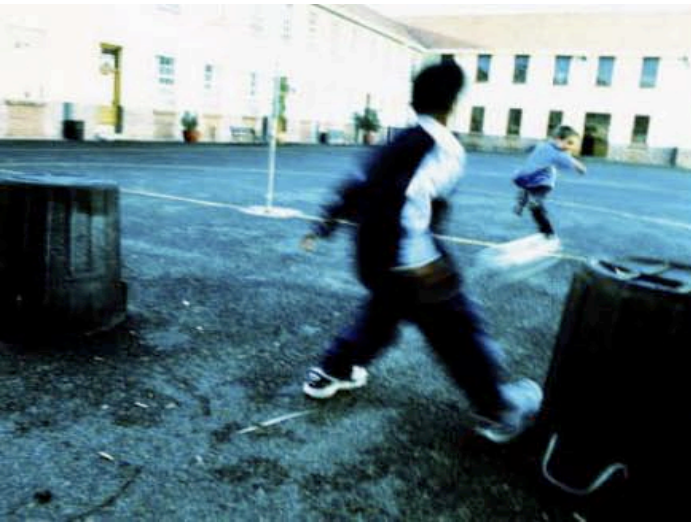
The city of New Haven is guaranteeing free tuition to any in-state college for students who graduate from New Haven public schools in good academic and behavioral standing. The average in-state college tuition is now over **\$22,000 a year**. That number has increased 108% in the last ten years, where 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”





The image shows a green-themed web interface for a 'School Facilities COST CALCULATOR'. On the left is a green icon of a school building with a bell tower. The title 'School Facilities COST CALCULATOR' is in large yellow text. Below it, a yellow box contains the subtitle 'A Joint-Use Tool for Fair Fees' and three yellow buttons: 'START WITH SCHOOL DISTRICT DATA', 'START WITH YOUR DATA', and 'LOAD A SAVED SESSION', separated by 'OR' text. Below this is a yellow box with a plus icon and text: 'Find more resources for managing public school facilities, including an Excel version of this calculator, on the Building Educational Success Together (BEST) website.' The footer contains three logos: 'CENTER FOR CITIES+SCHOOLS UNIVERSITY OF CALIFORNIA BERKELEY', '21ST CENTURY SCHOOL FUND IMPROVING URBAN PUBLIC SCHOOL FACILITIES', and 'BEST BUILDING EDUCATIONAL SUCCESS TOGETHER'. At the bottom, it says 'Admin Access | Copyright © 21st Century School Fund (21CSF). All rights reserved.'

School Facilities COST CALCULATOR

A Joint-Use Tool for Fair Fees

START WITH SCHOOL DISTRICT DATA OR START WITH YOUR DATA OR LOAD A SAVED SESSION

Find more resources for managing public school facilities, including an Excel version of this calculator, on the Building Educational Success Together (BEST) website.

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New Tool for Fair Community-Use Fees

www.BestFacilities.org/jointusecalc



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

Thank You



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