

SUCCESSFUL EDUCATION BEGINS AT HOME

INCREASING HOUSING SUPPLY BENEFITS STUDENTS AND EDUCATORS

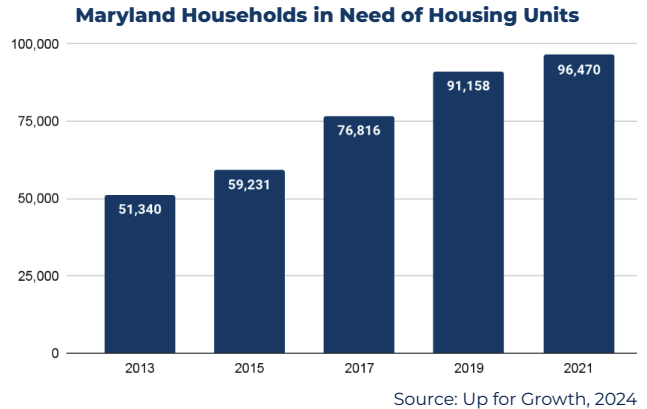


Building more housing in Maryland, especially denser and lower-cost housing, would tremendously benefit students and educators. Decades of research and data show that overcrowding rarely results from new multifamily housing and, in fact, greater housing supply and more affordable housing is beneficial for students, educators, and school budgets. Here are some of the most important facts communities should take into account when considering how housing policies affect schools:

THE HOUSING GAP

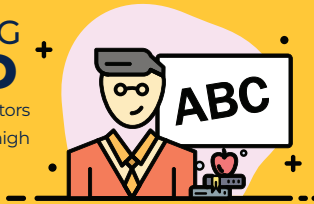


More housing is needed primarily because there are **MORE THAN 96,000** Maryland households in need of housing units. These are Maryland families and Maryland students who are already living here and attending Maryland schools, but they are living in overcrowded housing, with multiple generations living in the same housing units. The gap between the number of households that live here already and the number of units that are available is known as the "housing gap." Building the housing they need doesn't add more residents to the state or more students to the schools.



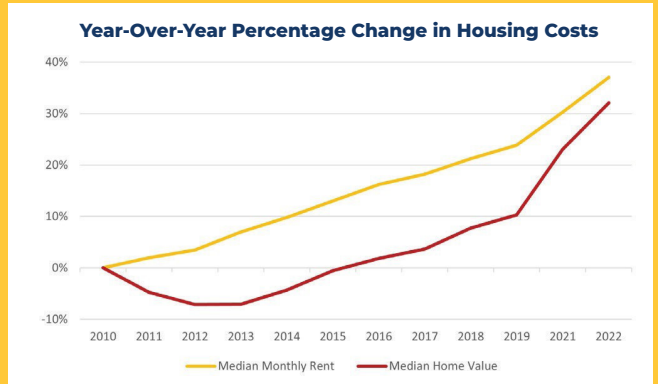
EDUCATORS NEED HOUSING THEY CAN AFFORD

Low housing supply drives up housing costs, and educators can be priced out of the market or can end up with high housing cost burdens.



“When educators can’t afford their homes in the school district, it exacerbates educator staffing challenges.”

- Heather Peske, President of the National Council on Educator Quality



HIGH HOUSING COSTS CAUSE HOUSING INSTABILITY, WHICH SEVERELY HURTS STUDENTS

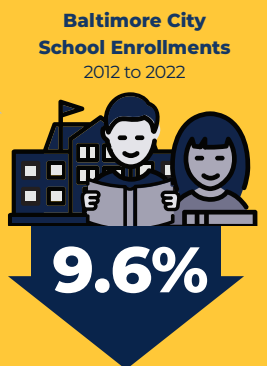
High housing costs (a symptom of low housing supply) result in unsustainable housing, leading to evictions and frequent moves. This kind of housing instability has severe negative consequences for young children's cognitive, emotional, and behavioral development. According to the Urban Institute:



“A growing body of empirical research links homelessness and housing instability to negative education outcomes... Homeless or unstably housed children are often absent from school, change schools frequently, have lower test scores, slower grade progression, and are more likely to drop out of school.”

HOUSING GROWTH DOES NOT LEAD TO SCHOOL OVERCROWDING

Multiple studies have concluded that there is no direct relationship between increasing housing supply and school overcrowding. In Baltimore City, for example, housing production increased by 127% from 2012 to 2022, but school enrollments decreased by 9.6% during that same period. Similarly, in a 2017 study, researchers examined 234 public school districts and found that “the conventional wisdom that links housing production with inevitable enrollment growth no longer holds true. At the district level, we observe no meaningful correlation between housing production rates and enrollment growth over a six-year period. While it is true that schoolchildren occupying new housing units may cause a marginal change in enrollment, they are one small factor among many.”



¹ "2023 Housing Underproduction™ in the U.S | What is Housing Underproduction?" Up For Growth. <https://upforgrowth.org/apply-the-vision/2023-housing-underproduction/>. Alternate version - Up For Growth | 2023 Housing Underproduction™ in the U.S. - Up For Growth

² Will, Madeline "Is Homeownership Out of Reach for Most Teachers?" edweek.org, May 11, 2023. <https://www.edweek.org/teaching-learning/homeownership-out-of-reach-for-teachers/2023/05>.

³ "How does housing affect children's education?" Habitat for Humanity, December 2021. https://www.habitat.org/sites/default/files/documents/21-81776_RD_EvidenceBrief-6-Education_FASH-lores_1.pdf.

⁴ Galvez, Martha, and Jessica Luna "Homelessness and Housing Instability: The Impact on Education Outcomes" Urban Institute, December 2014. <https://housingmatters.urban.org/>.

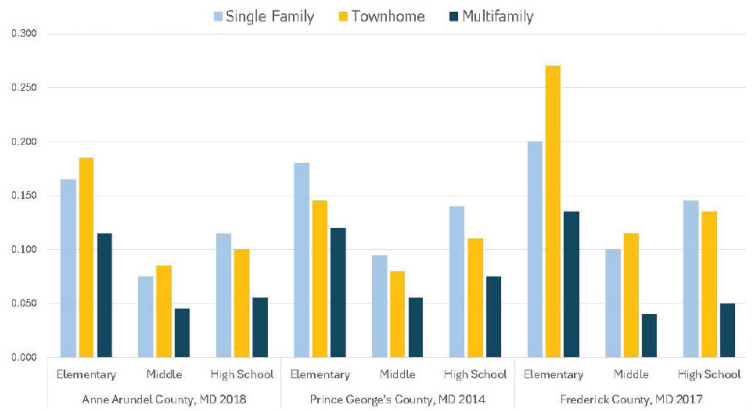
⁵ Reardon, Tim, and Sarah Philbrick "The Waning Influence of Housing Production on Public School Enrollment in Massachusetts - An MAPC Research Brief" MAPC, October, 2017. https://www.mapc.org/wp-content/uploads/2017/10/MAPC_HousingEnrollment_Final.pdf.

DENSER HOUSING HAS LESS IMPACT ON SCHOOLS

Data shows that multifamily apartment units actually contribute the least amount of students compared to less dense housing, like townhomes and single family homes.⁶



Average # of Students Per Unit



LIMITING HOUSING GROWTH WON'T STOP SCHOOL OVERCROWDING

The fundamental drivers of school overcrowding are funding shortfalls and student concentrations in a few schools rather than spread appropriately to match school capacities. According to a recent editorial from the Baltimore Sun:

Slowing housing growth **“won’t fix the schools”** because **“the problem isn’t lack of capacity, it’s a failure to take reasonable measures, including redrawing school district lines to properly proportion students to schools,”** which **“holds the best hope to actually reduce overcrowding.”**

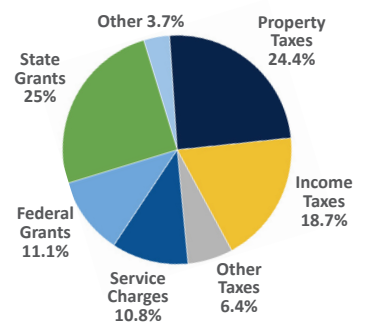
Baltimore Sun Editorial Board

PROPERTY TAXES ARE KEY TO LOCAL REVENUES TO FUND SCHOOLS

Schools need funding to be successful, and **property taxes make up about 25% of local revenues** in Maryland. Housing development brings in new taxes and revenues for local governments, allowing them to pay educators, operate schools, and support students. According to the National League of Cities, “building new housing, especially in mixed-use, mixed-income developments, increases the value of the property and the tax base of the community.”⁸



Sources of County Revenue Statewide Average FY22



Source: Maryland Dept. of Legislative Services, 2023

SCHOOL OVERCROWDING HAS MANY ROOTS

FACILITIES

- Aging School Infrastructure
- School Construction Delays
- Outdated Classroom Formats
- Poor Transportation Infrastructure

RESOURCES

- Local Government Revenue Shortfalls
- School Budget Cuts
- Misallocation of Resources
- Educator Shortages

PLANNING

- Redistricting Challenges / Resistance
- Concentration of Popular Programming
- Large School Performance Disparities
- Slow Uptake of New Technologies

⁶ “Anne Arundel Economic Development Commission – Student Yield Study for Anne Arundel County Public Schools – Final Report” MGT Consulting Group, November 22, 2019. Alternate version - MGT Consulting Group – Anne Arundel Economic Development Commission – Student Yield Study for Anne Arundel County Public Schools – Final Report, November 22, 2019.

⁷ Baltimore Sun Editorial Board “THE BALTIMORE SUN Opinion | In Baltimore County, a failing grade on school overcrowding | STAFF COMMENTARY” The Baltimore Sun, May 22, 2024. <https://www.baltimoresun.com/2024/05/22/failing-on-school-overcrowding/>.

⁸ Steinfeld, Jenn “Why Local Governments Should Make Housing Part of Their Economic Development Plans” National League of Cities, January 16, 2024. <https://www.nlc.org/article/2024/01/16/why-local-governments-should-make-housing-part-of-their-economic-development-plans/>.

⁹ Maryland Department of Legislative Services, “County Revenue Outlook - Fiscal 2024,” December 2023. <https://dls.maryland.gov/pubs/prod/InterGovMatters/LocFinTaxRte/County-Revenue-Outlook-Fiscal-2024.pdf>.