

The Impacts of School Choice on Real Estate Development

#### Dr. Bartley R. Danielsen





#### **United States**

$$5-9 = 0-4$$
  
Year Olds Year Olds

KC School District

15% Fewer 5-9 Year Olds

Overland Park

36% More 5-9 Year Olds



- 1. Politicians draw school boundaries.
- 2. People will vote with their feet.
- 3. Spatial Sorting
  - -School Qualities differ
  - -Income Levels and Property Values

# Who gets the Worst Schools?

- Poor people
- Anybody who lives around poor people

- Economic Segregation
- Spatial Mismatch
- Reduces Social Mobility
- Increases Inequality

#### Voting with their Cars

- Suburban Sprawl
- Urban Blight
- More Traffic
- More Roads
- Air Pollution
  - CO<sub>2</sub> Emissions



#### Family Flight Rates

Kansas City -15%

St. Louis -18%

Chicago -11%

Columbus -20%

Cleveland -8%

Cincinnati -17%

Pittsburgh -14%

Nashville -16%

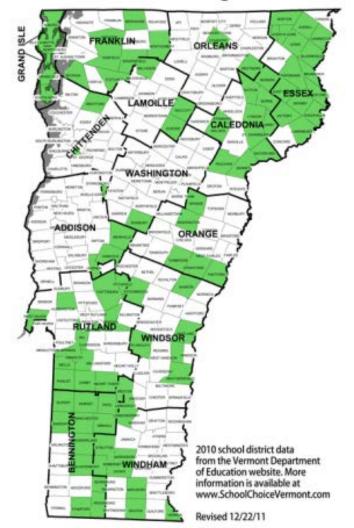
Atlanta -15%

What impacts do school choice programs have on foot voting?

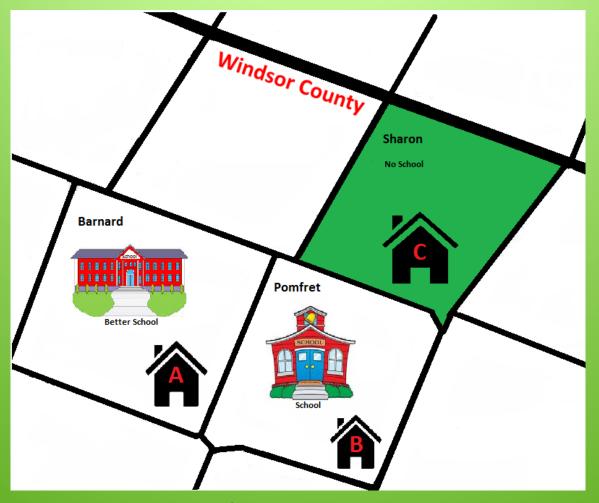
# Tuitioning Systems (since 1869)

- 93 Districts without public schools
- Tuition paid
- Public or Independent
- In-state or out

#### Vermont towns that tuition students or designate schools



## Journal of Housing Research



C worth \$24k more than B

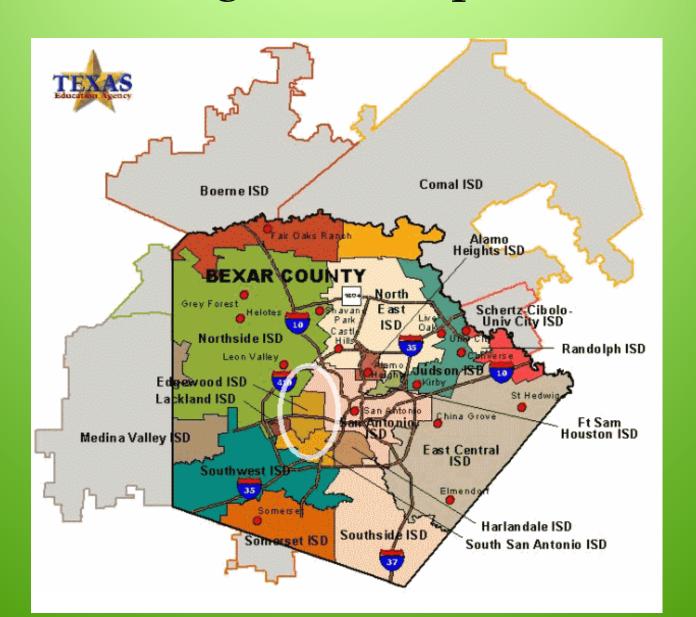
# Sharon Academy where students come from

Sharon Academy -	
Sending Towns	# Students
Granville	1
Hartland	15
Pittsfield	8
Sharon	50
Stockbridge	22
Strafford	15
Tunbridge	23
Washington	1
Total	<u>135</u>

## Where Sharon Students go

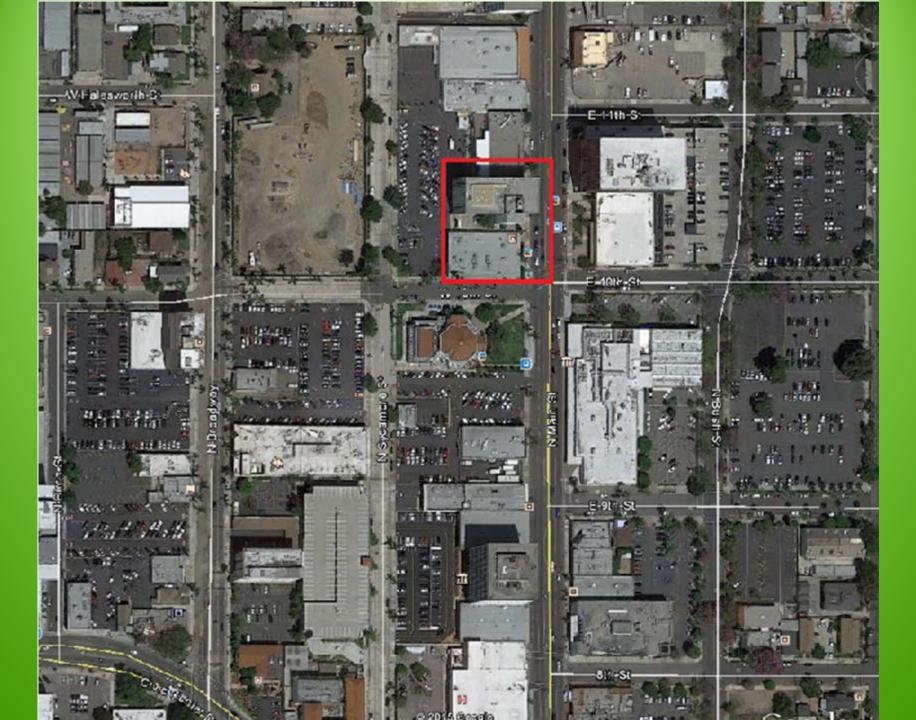
Schools Sharon Students Attend				
Sharon Academy	Ind	Sharon	VT	50
Hartford HS	Public	Hartford	VT	26
Royalton HS	Public	Royalton	VT	11
Thetford Academy	Ind	Thetford	VT	6
Woodstock UHS	Public	Woodstock	VT	5
Hanover HS	Public	Hanover	NH	3
St. Johnsbury Academy	Ind	St. Johnsbury	VT	1
Valley Forge Military Academy	Ind	Wayne	PA	1
				<u>102</u>

#### The Edgewood Experiment

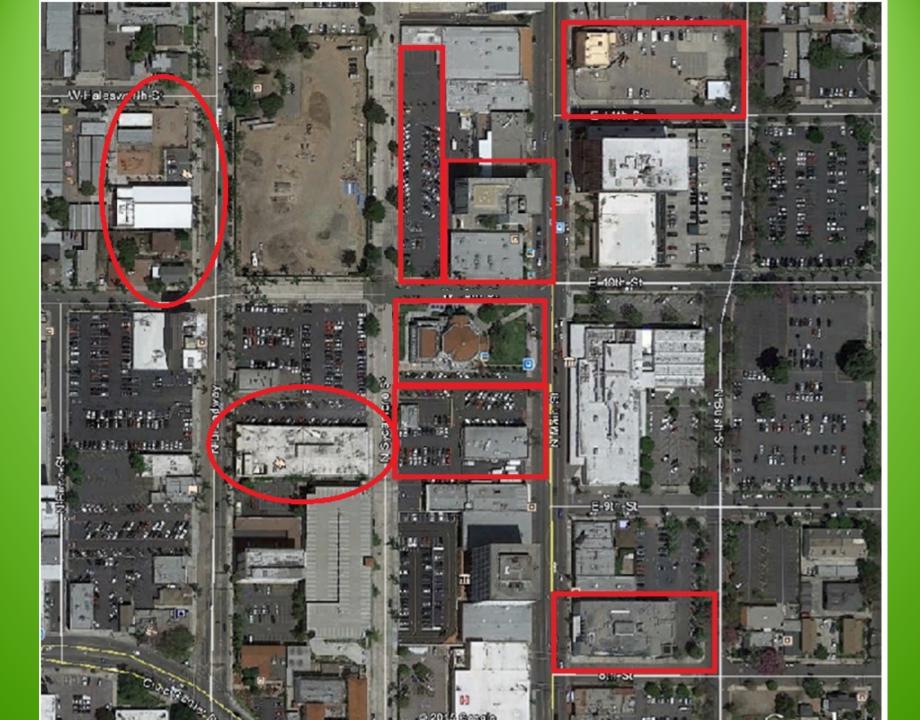


#### **Schools that Ignore the Lines (NEA)**













#### Crime Dropped

•School choice lottery winner commit fewer crimes.

They spend fewer days in jail.

Minority males - about 50% less crime.

# Forbes

#### America's Safest Cities



#4 Santa Ana, Calif.

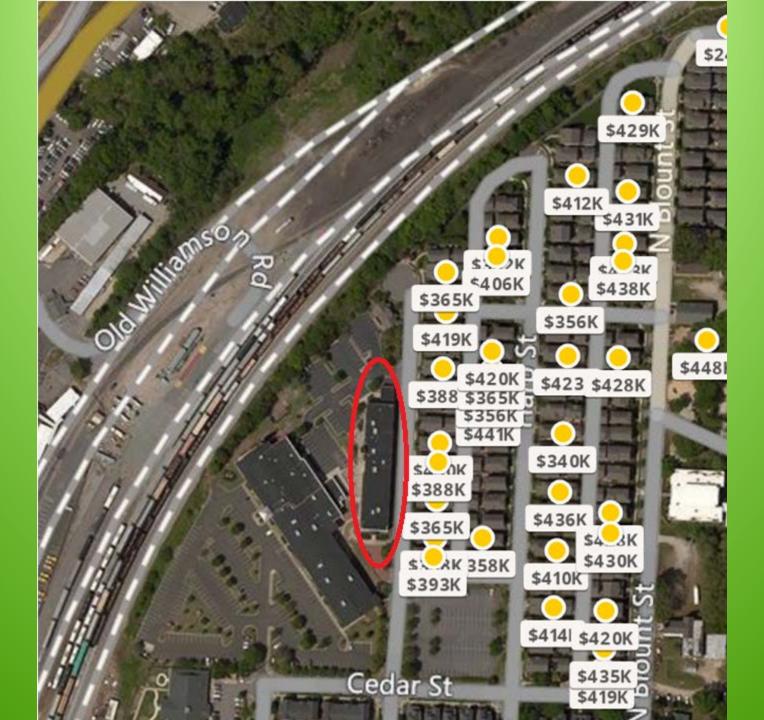
## It Makes a Village:

Residential Relocation after Charter School Admission

Franklin Academy
Wake Forest, NC







#### SEASIDE°



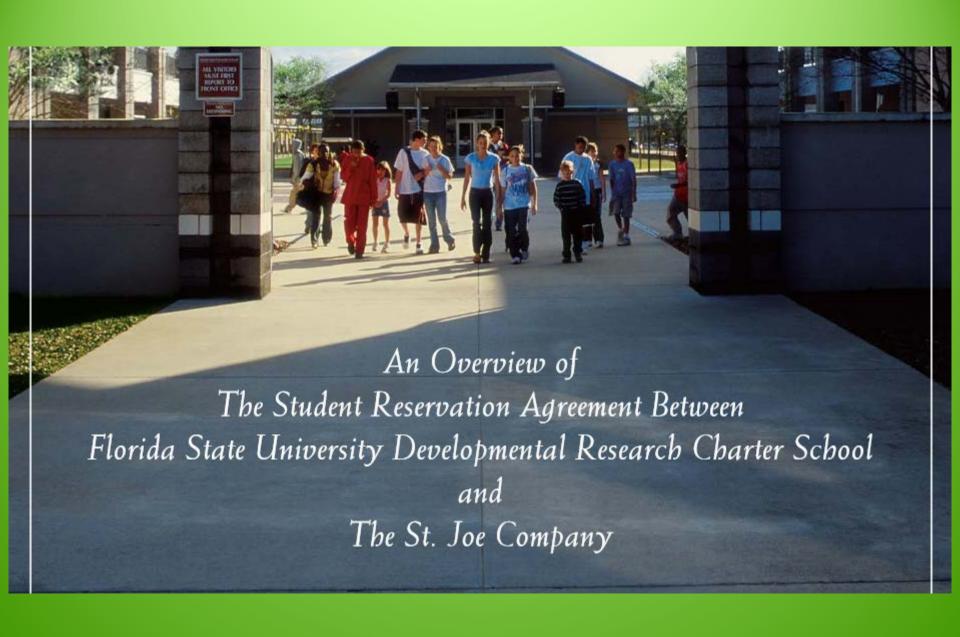


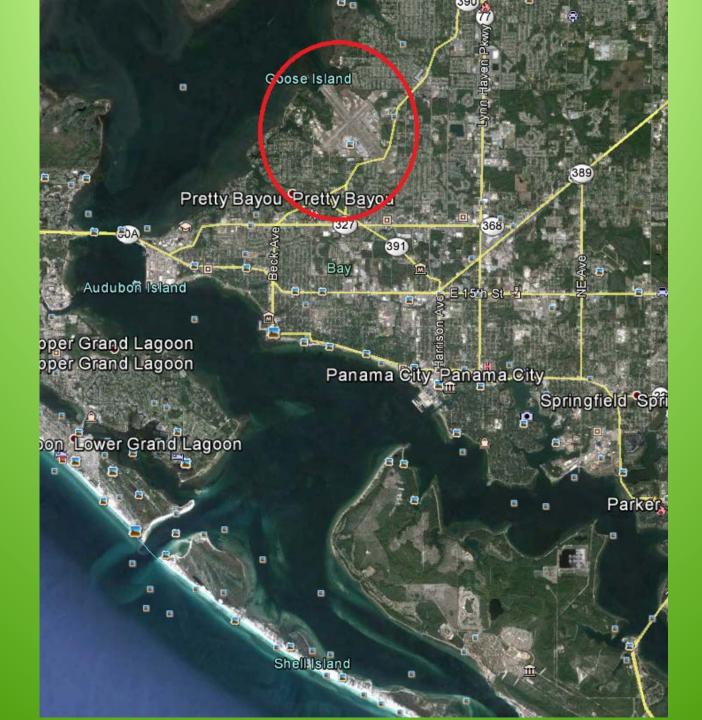
#### SEASIDE NEIGHBORHOOD SCHOOL

ONE OF FLORIDA'S FIRST PUBLIC CHARTER SCHOOLS



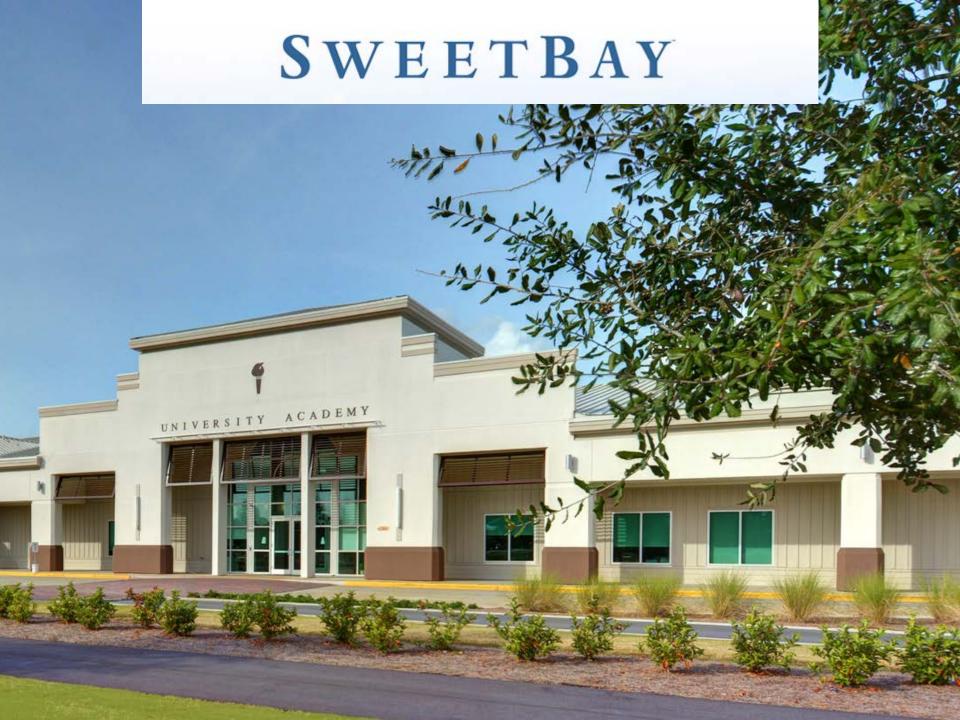


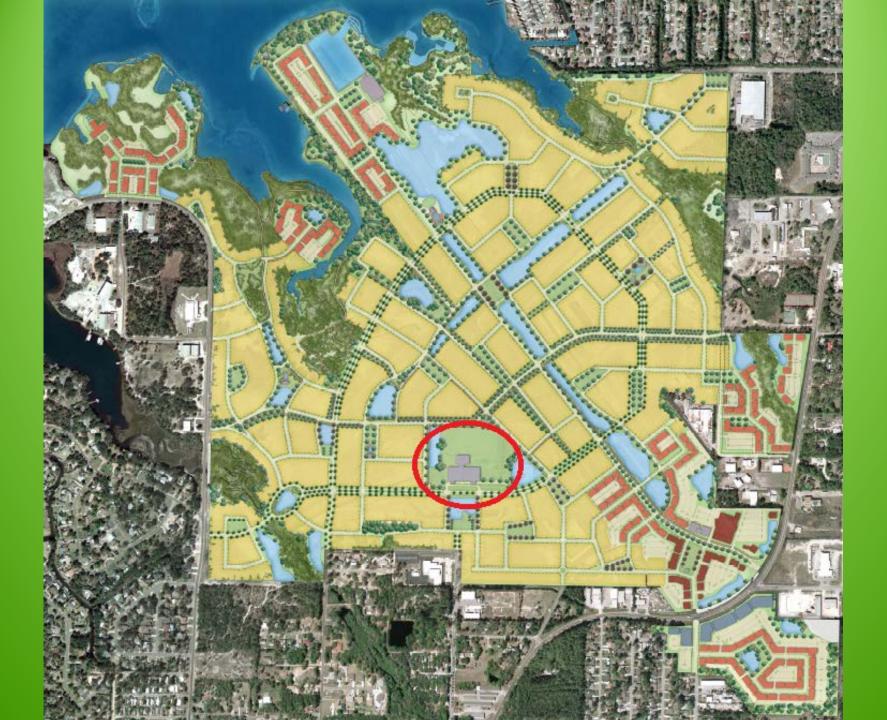


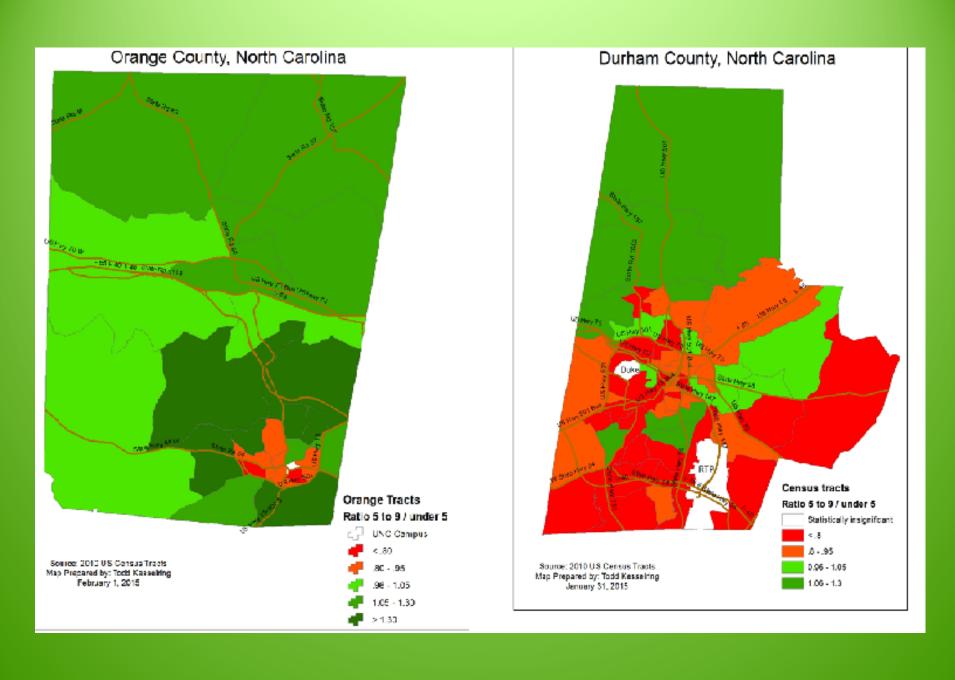


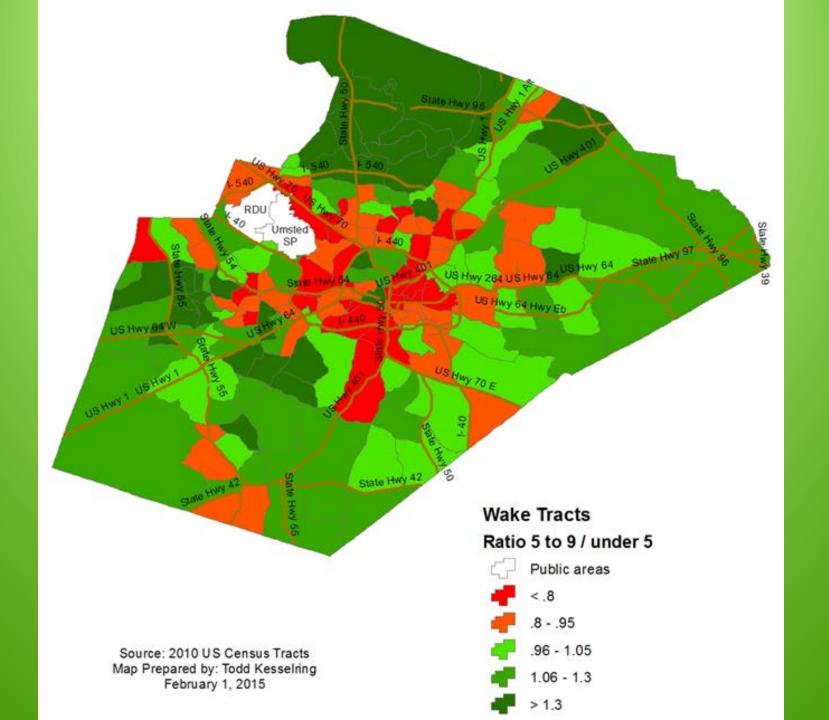












	Metro Area	Population	Weighted SD
1	Bridgeport-Stamford-Norwalk, CT	916829	0.36415
2	San Jose-Sunnyvale-Santa Clara, CA	1836911	0.34726
3	Boston-Cambridge-Newton, MA-NH	4552402	0.30942
4	Washington-Arlington-Alexandria, DC-VA-MD-	5582170	0.30102
5	Colorado Springs, CO	645613	0.29251
6	Atlanta-Sandy Springs-Roswell, GA	5268860	0.28425
7	Harrisburg-Carlisle, PA	549475	0.28244
8	Baltimore-Columbia-Towson, MD	2710489	0.28078
9	New Haven-Milford, CT	862477	0.27935
10	Provo-Orem, UT	526810	0.27121
11	Hartford-West Hartford-East Hartford, CT	1212381	0.27
12	New York-Newark-Jersey City, NY-NJ-PA	18897109	0.26503
13	San Francisco-Oakland-Hayward, CA	4335391	0.26459
14	Raleigh, NC	1130490	0.26103
15	Akron, OH	703200	0.25853
16	Cleveland-Elyria, OH	2077240	0.25852
17	Portland-South Portland, ME	514098	0.25729
18	Richmond, VA	1258251	0.25721
19	Worcester, MA-CT	798552	0.25719
20	Denver-Aurora-Lakewood, CO	2543482	0.25665
21	Providence-Warwick, RI-MA	1600852	0.25621
22	Chicago-Naperville-Elgin, IL-IN-WI	9461105	0.25576
23	Detroit-Warren-Dearborn, MI	4296250	0.25363
24	Durham-Chapel Hill, NC	504357	0.25251
25	Charlotte-Concord-Gastonia, NC-SC	1758038	0.25151
26	Nashville-DavidsonMurfreesboroFranklin,	1589934	0.24804

# environmentalists for education reform