

HOUSING IN THE NATION'S CAPITAL: 2006

Findings and Strategic Opportunities



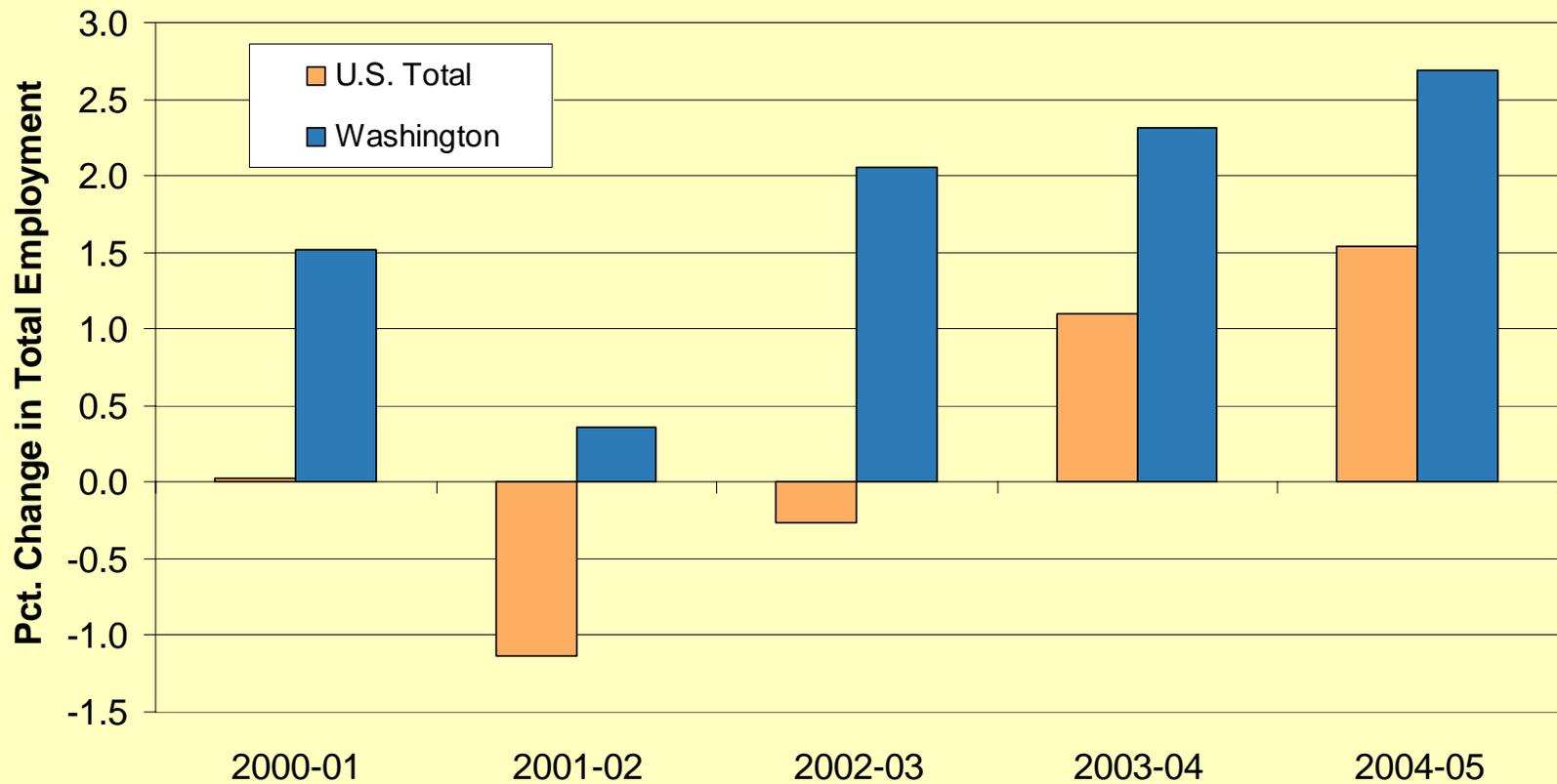
Overview

- Regional growth challenges – housing & schools
- DC revitalization not attracting families with kids
- City schools offer choice but uneven performance
- Patterns of school choice vary
- Potential of linked strategies

**Regional growth puts pressure
on housing and schools**

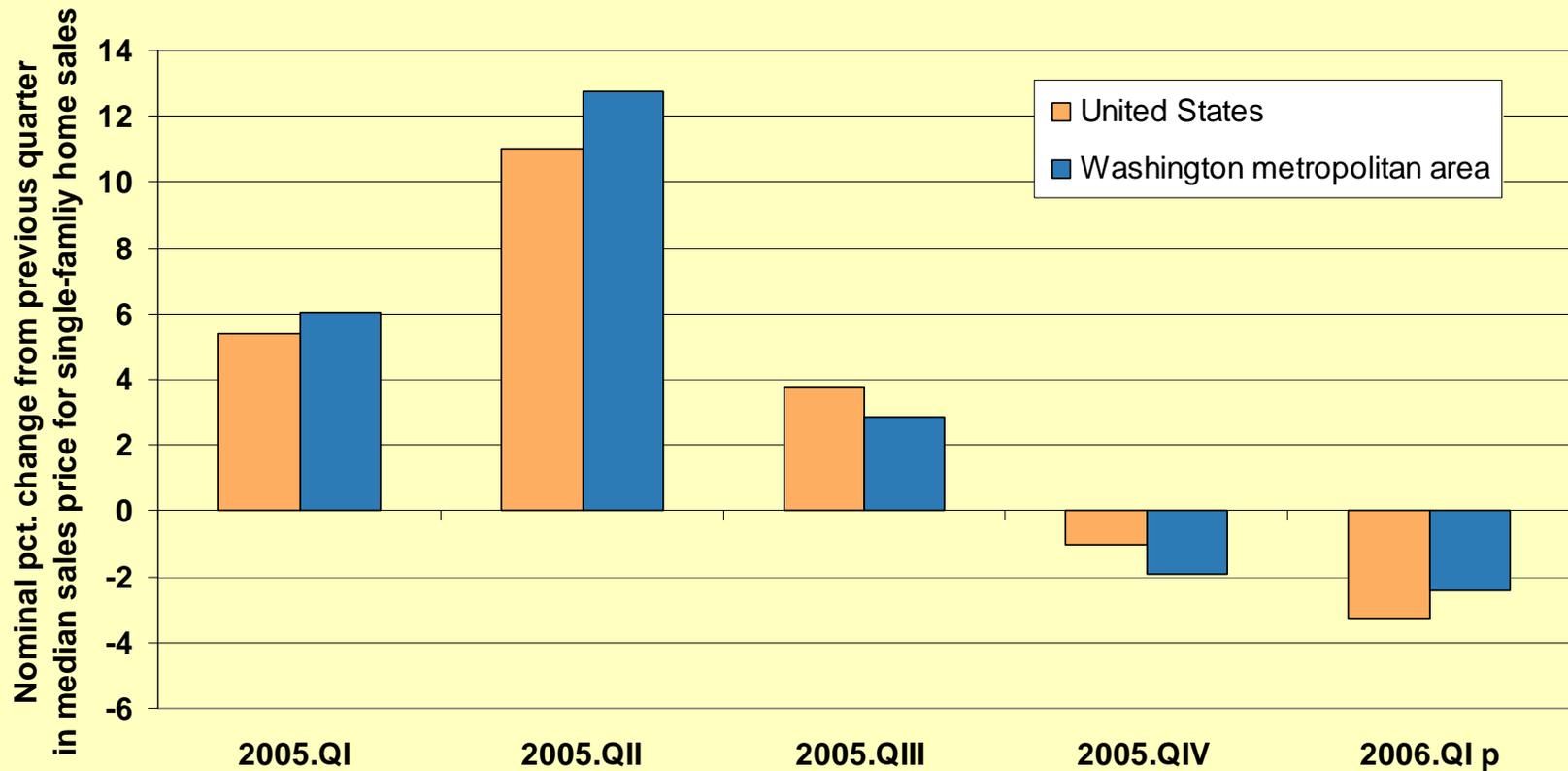
Regional Employment Still Expanding

Employment growth



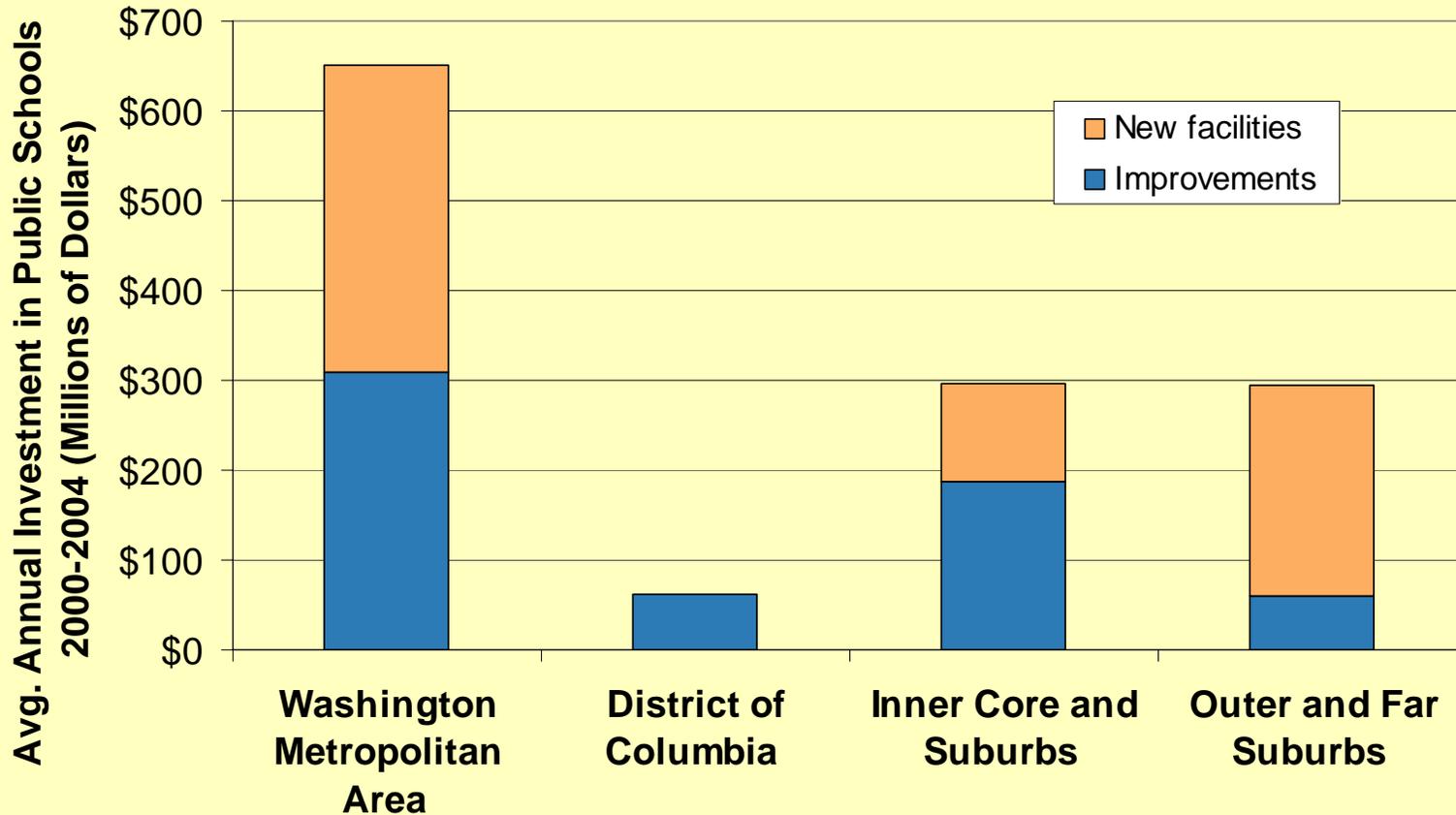
Region's Housing Market Cools, but Remains Tight

Quarterly change in metropolitan single family sales price



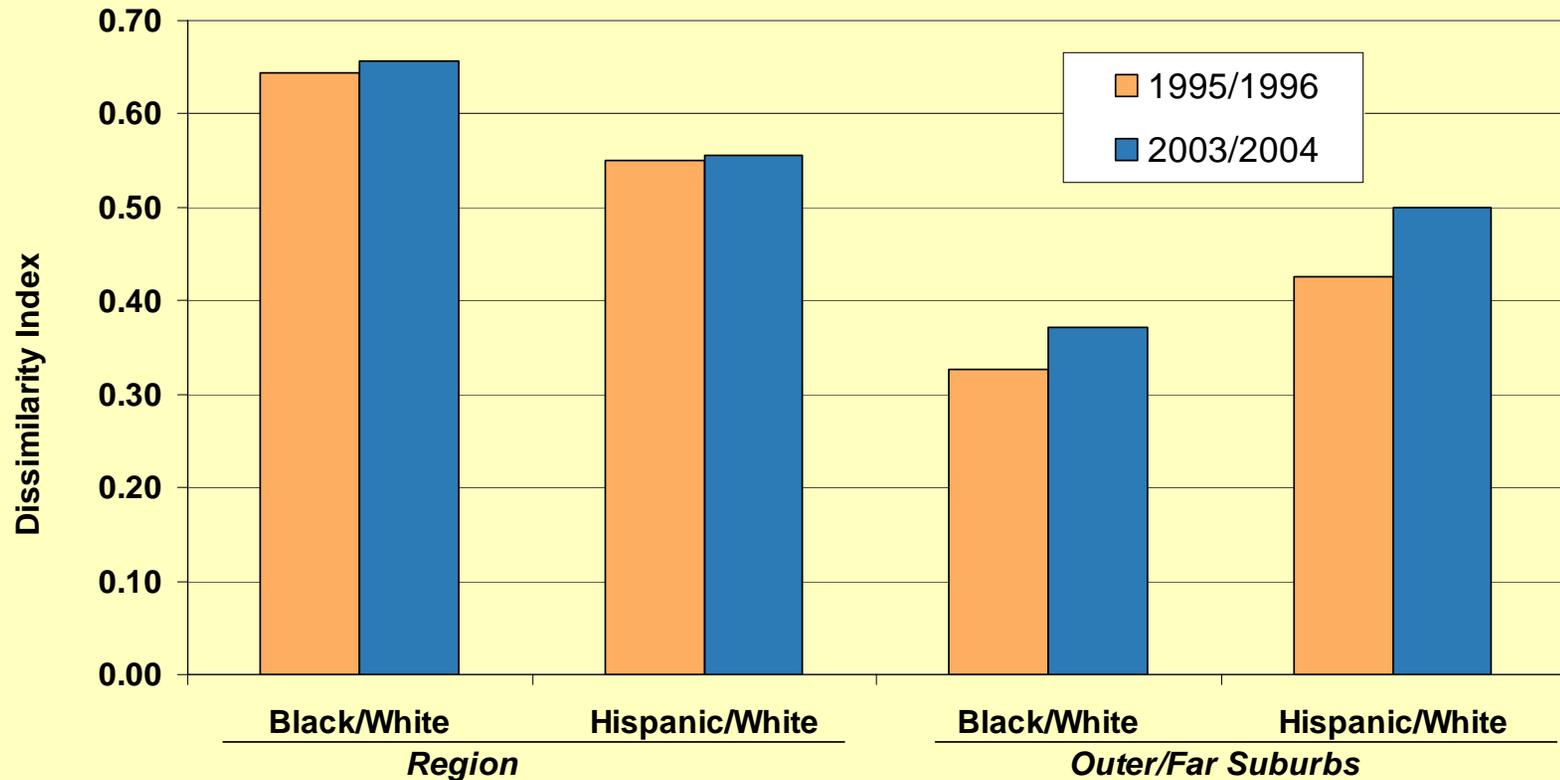
Sprawling Growth Shapes School Investments

Investments in public school facilities



Racial & Ethnic Disparities Persist

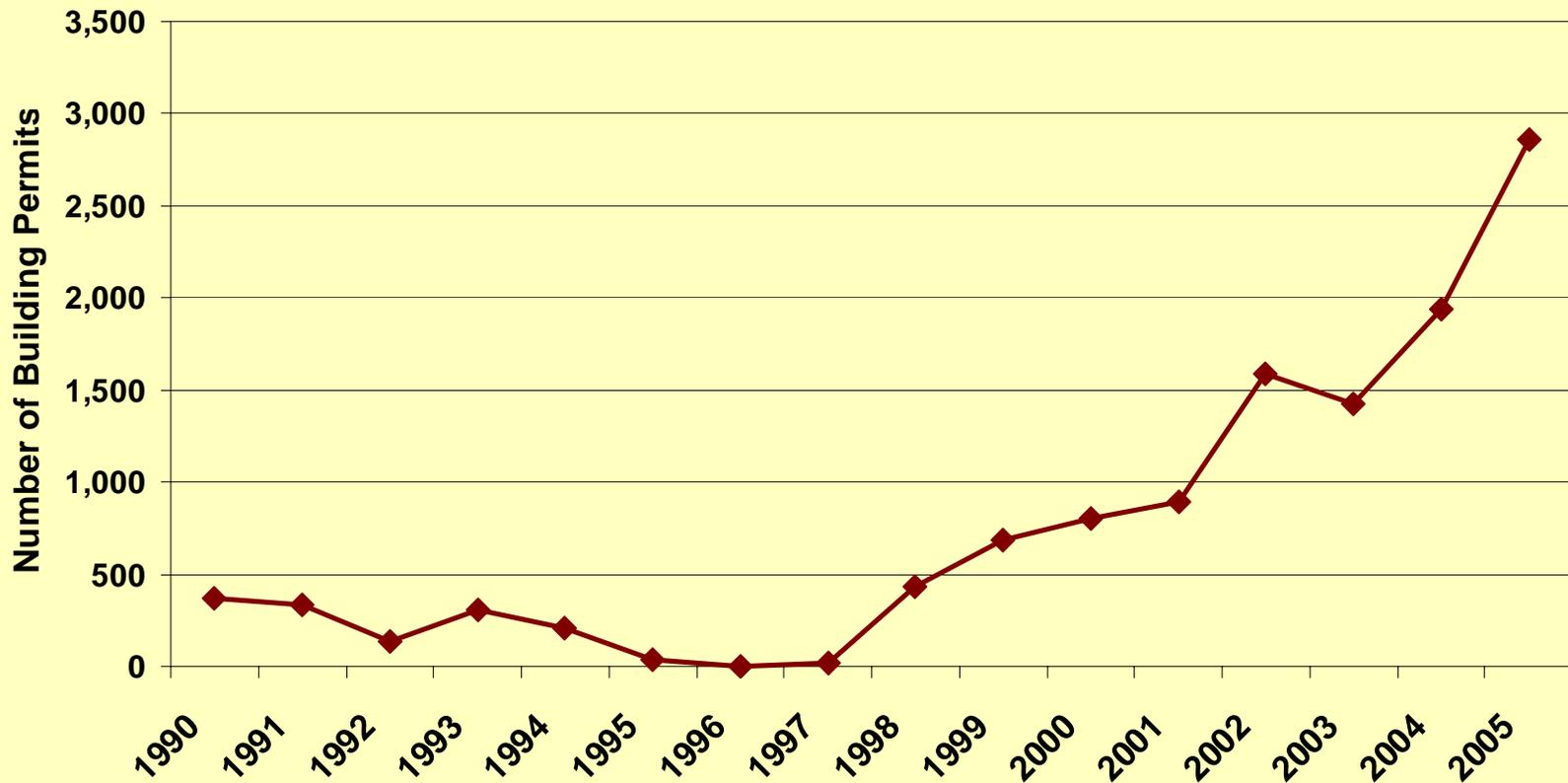
Segregation of students in public schools



DC revitalization attracts few families with children

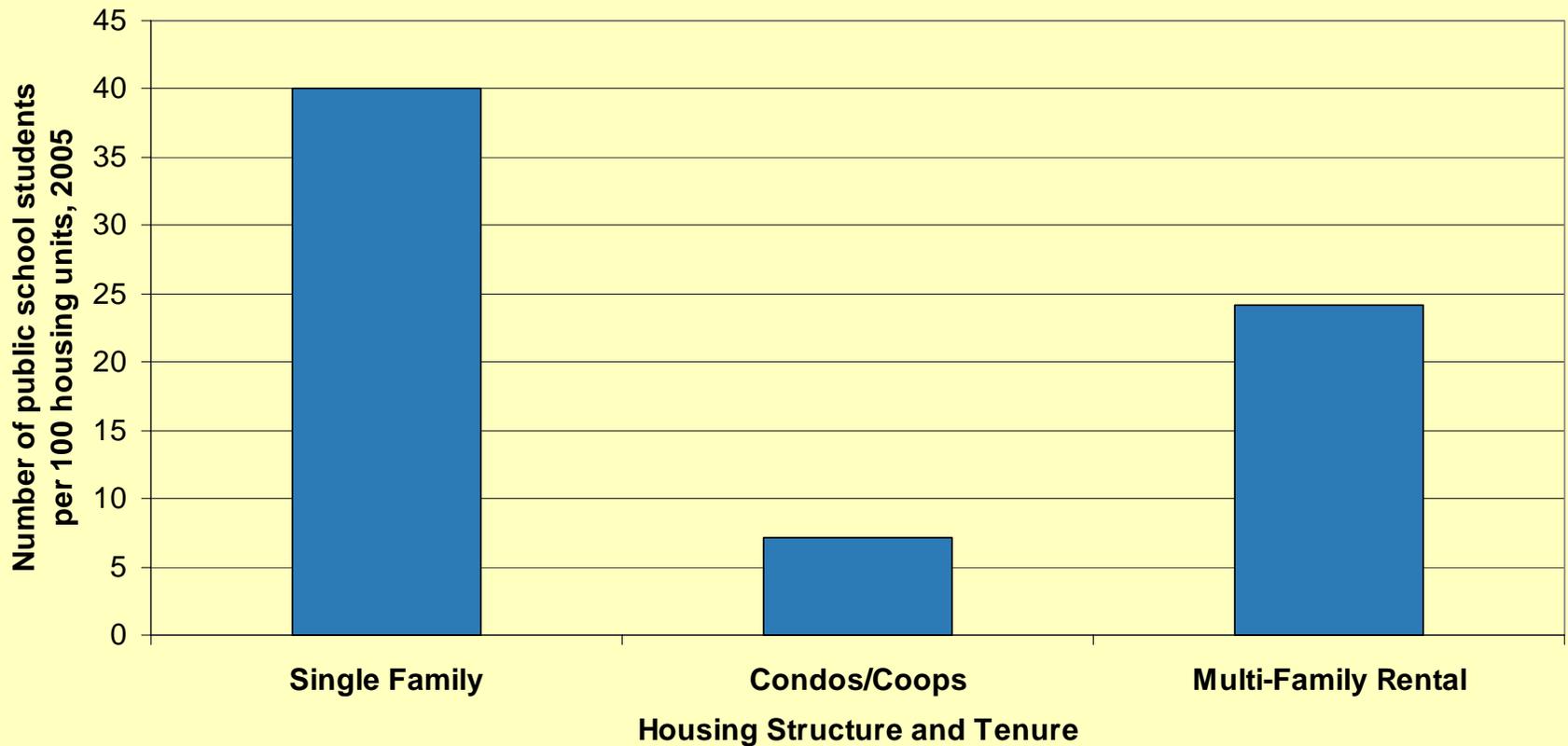
City's Growth Composed Mostly of Small Households

Building permits in the District of Columbia



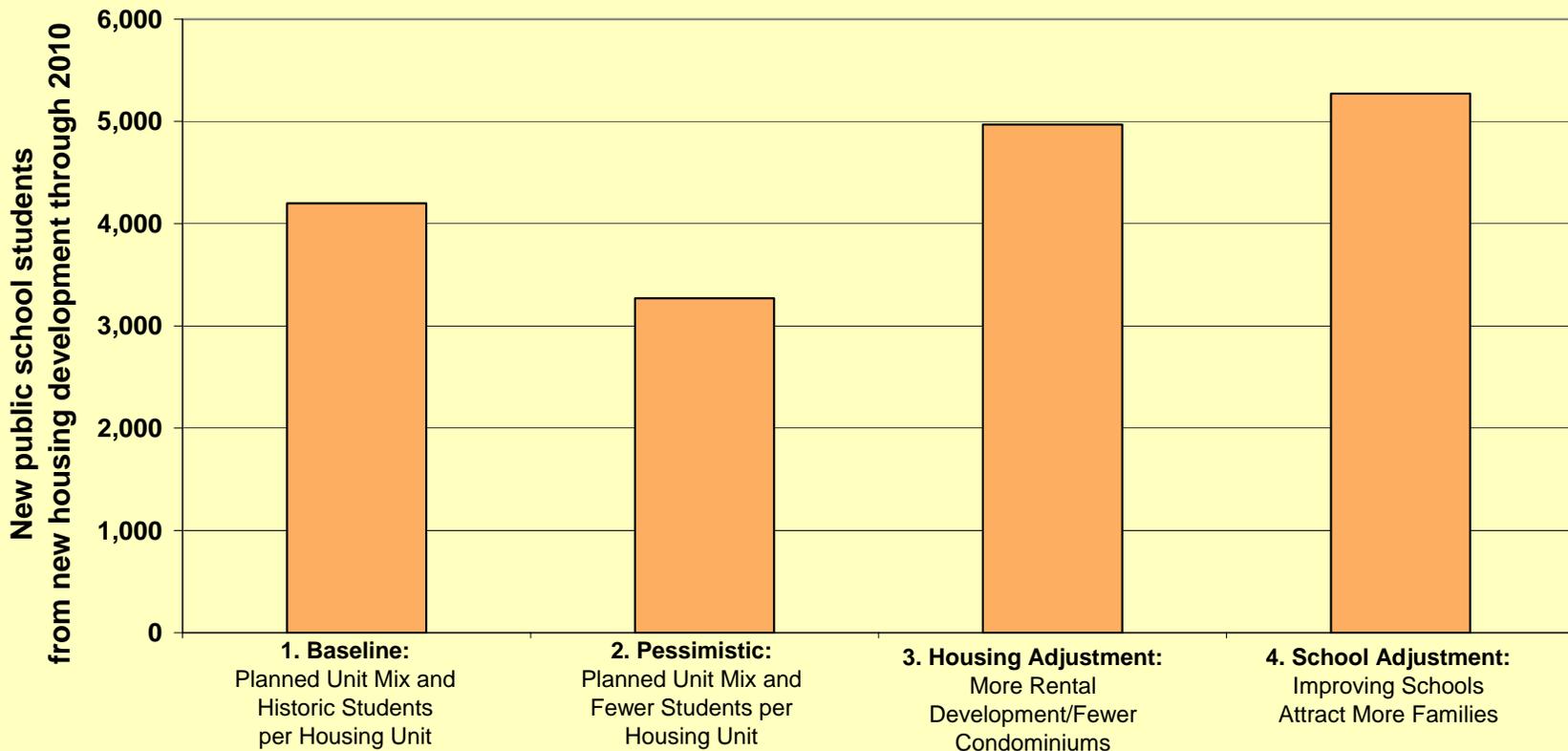
Condominiums Not Serving Families with Children in DC

Public school children generated by different types of housing

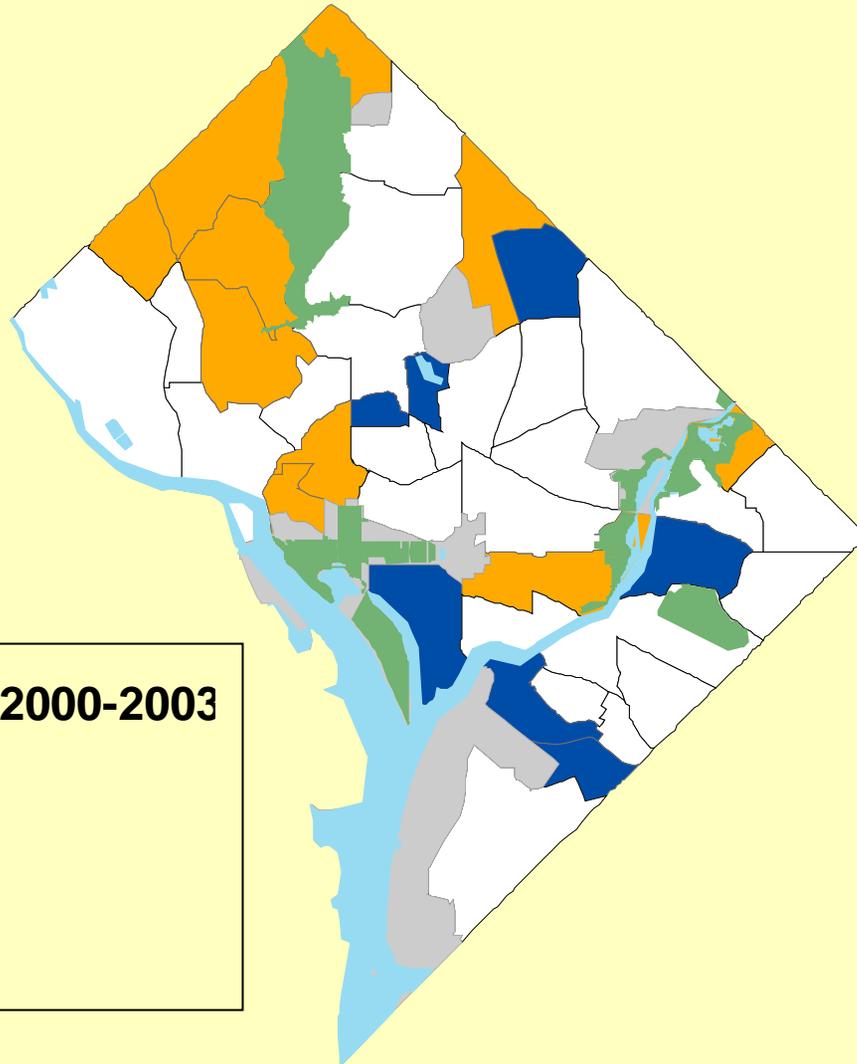


Future Development Could Boost School Enrollment

Policy options for future public school enrollment



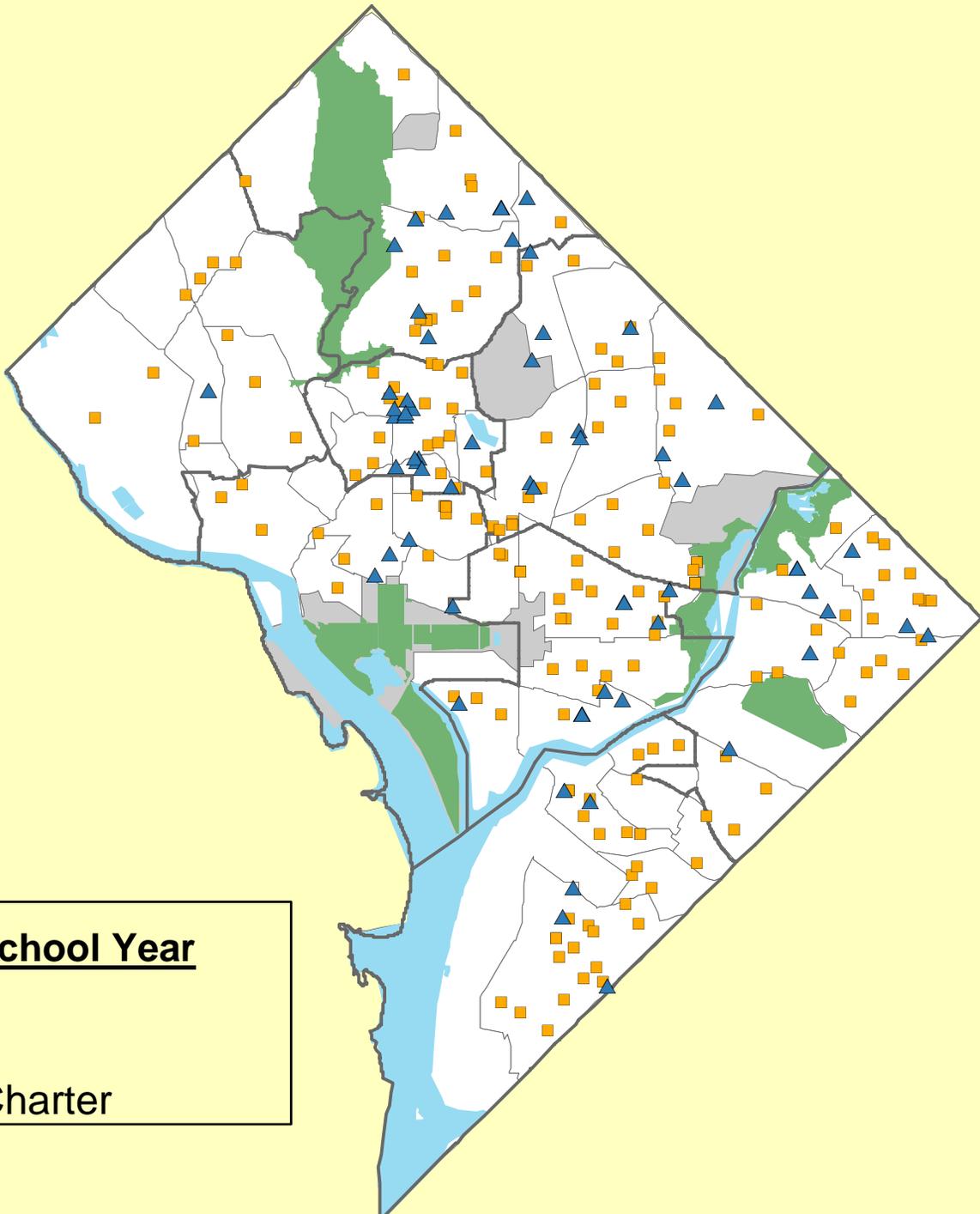
Changing Pattern of DC Births Presents Opportunity



Pct change in births, 2000-2003

-  -30 to -15
-  -15 to 15
-  15 to 60

**DC schools offer choices but
uneven performance**



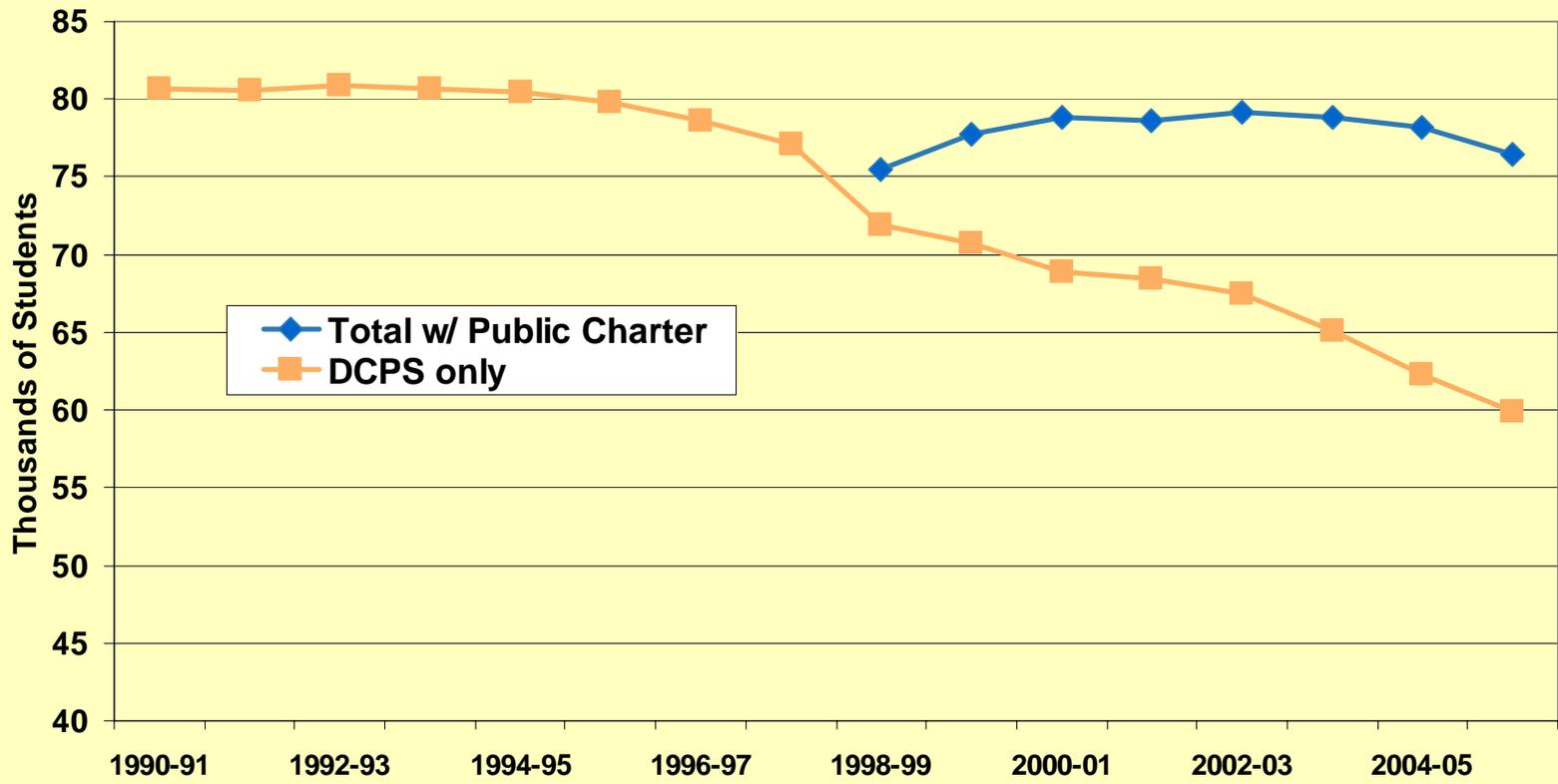
2005-2006 School Year

■ DCPS

▲ Public Charter

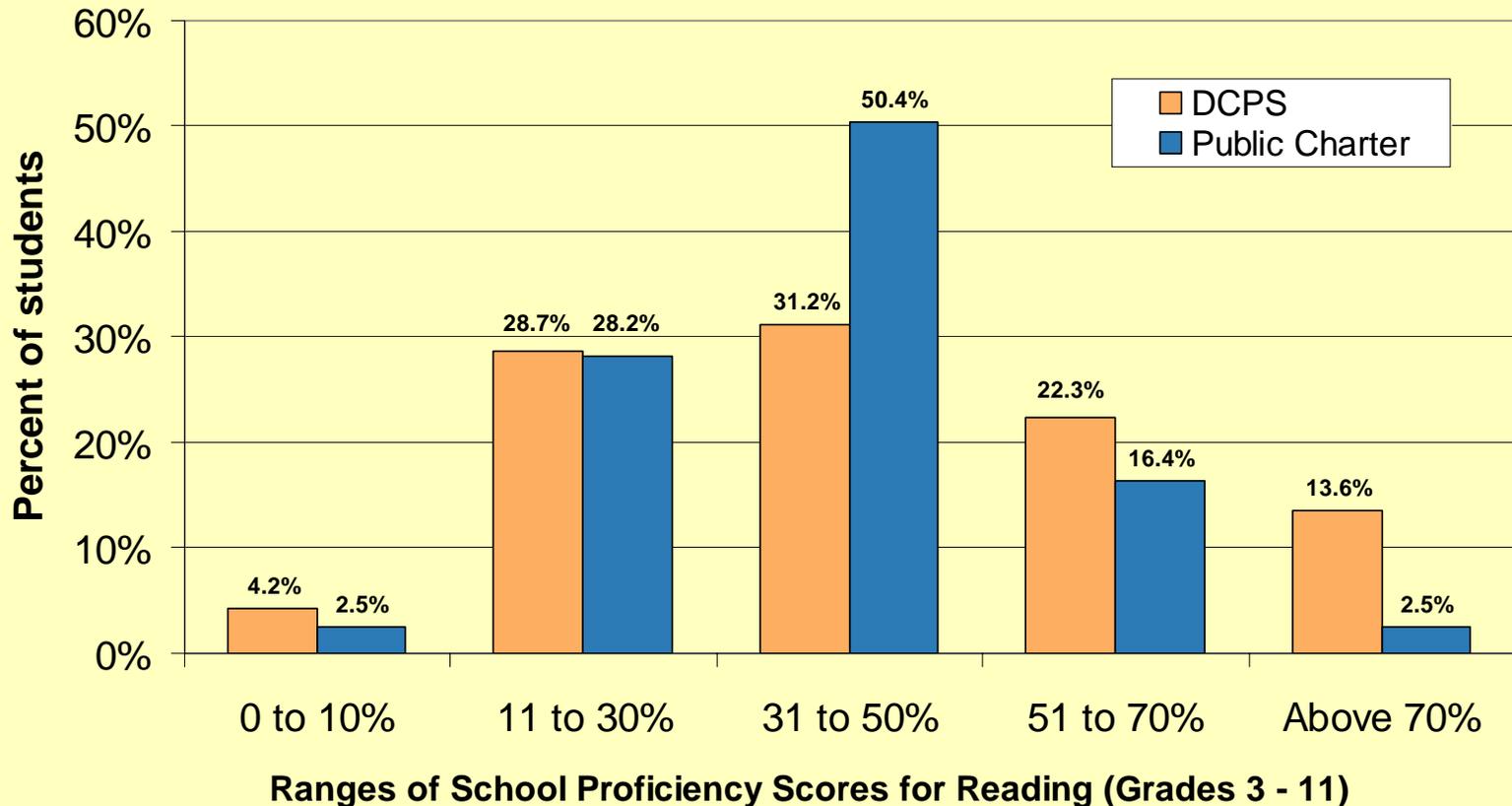
Total Public School Enrollment Steady

Enrollment for DCPS and public charter



Wide Disparities in School Quality

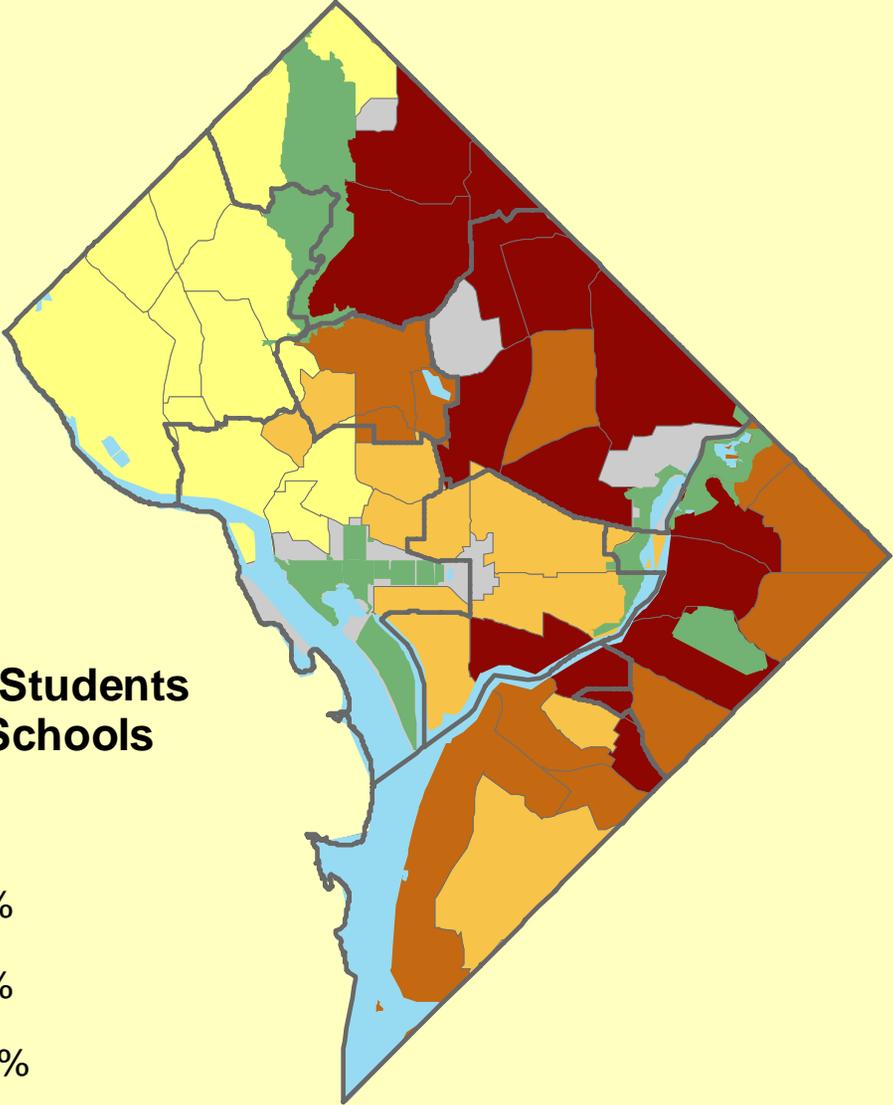
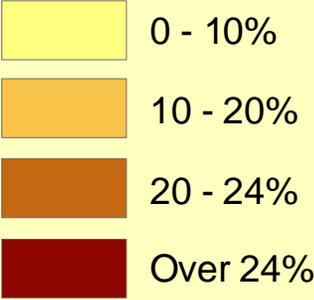
Students attending schools by school's reading performance



**Patterns of school choice
vary widely**

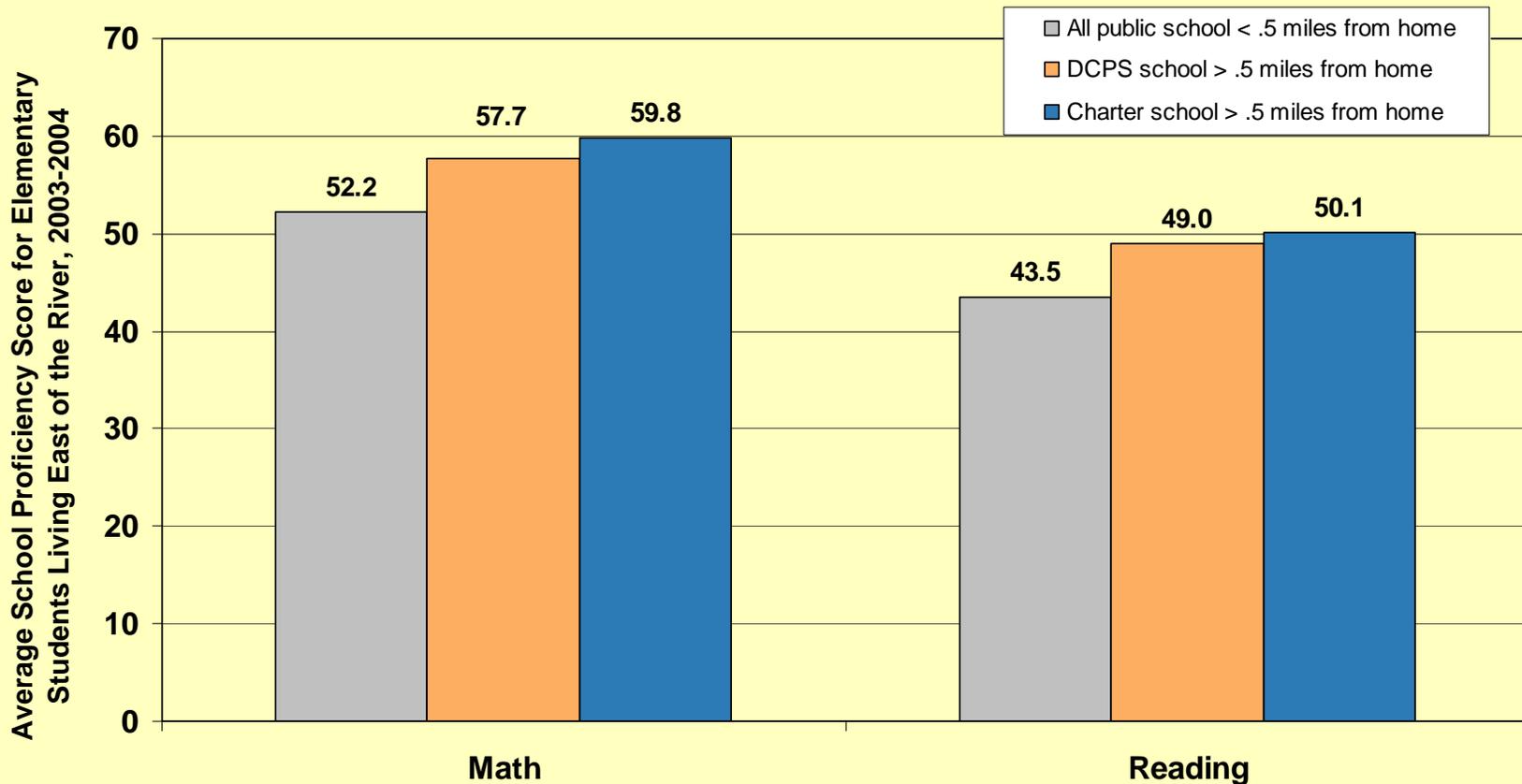
School Choices Vary Across City

**Pct. of Public School Students
Attending Charter Schools**



Students Traveling to Attend Better Schools

Average school proficiency score by school type and distance traveled



Potential of linked strategies

Housing Policy Matters

- Produce more new housing
- Preserve existing affordable housing
- Expand funding and regulatory tools to make housing more affordable
- Target neighborhood strategies to market conditions
- Promote mixed-income development
- Encourage more rental options and single-family development

School Investments Matter

- Targeted school-by-school improvement
- Improve school quality for existing families and spur neighborhood improvement
 - Patterson Elementary, Congress Heights
 - Thurgood Marshall Academy, Anacostia
- Retain more young families in hot market areas
 - Two Rivers Charter School, Capitol Hill
- Transform distressed neighborhoods into healthy, family-friendly communities
 - Walker-Terrell Demonstration School, Northwest One

Time is of the Essence

- Availability of resources creates urgency
 - Funding for school revitalization
 - Housing Production Trust Fund
- Comprehensive Plan framework
- Target neighborhoods for linked investment
 - Housing, schools, neighborhood