

# **Facilities Ad Hoc Committee - Implementation & Partnerships Workgroup**

## **Housing Stability Framework (Add-On)**

### **Purpose**

Integrate attainable housing strategies with Memphis-Shelby County Schools (MSCS) student success goals, positioning schools as anchors for neighborhood stability. The framework connects stable, affordable housing to improved attendance, reduced mobility, and academic achievement.

### **Core Premise**

Stable housing near quality schools supports predictable enrollment, lower absenteeism, stronger teacher retention, and better academic outcomes.

### **Core Strategy Areas**

#### **1. Homeownership & Neighborhood Investment**

Promote affordable homeownership near schools for teachers and families through down payment assistance, shared equity, and land banking. Builds family stability and strengthens neighborhood ties.

#### **2. Rental Stability & Anti-Displacement**

Prevent family displacement with affordable rental preservation, landlord incentives, and school-based eviction prevention. Keeps students in their schools and reduces mid-year moves.

#### **3. Mixed-Income Development Near Schools**

Leverage redevelopment around schools to create inclusive, mixed-income neighborhoods with family-friendly design and education-centered planning.

#### **4. Workforce Housing for Educators & Staff**

Provide housing support and incentives for teachers and staff to live near where they work—improving retention, engagement, and school-community connection.

#### **5. Data-Driven Housing Supports**

Use integrated housing and student data to predict and prevent instability. Target interventions and measure outcomes to improve attendance and achievement.

#### **6. Community Schools with Housing Services**

Embed housing counseling, legal aid, and financial education into school-based resource centers. Link CTE programs to homebuilding and neighborhood revitalization.

### Example Financial Framework (5-Year)

Category	Investment	Sources
Housing Development & Preservation	\$20–30M	LIHTC, philanthropy, NMTC, CDBG
Educator Housing Trust Fund	\$10M	ARPA, employers, foundations
Service Infrastructure	\$3–5M	District + philanthropy
Emergency Assistance	\$2–5M	Philanthropic & flexible dollars

**Estimated ROI:** \$5.2M return per \$1M invested through reduced costs, property tax growth, and stronger student outcomes.

### Key Takeaway

Housing stability is foundational to educational success. By integrating housing strategies into facilities planning, MSCS can create stronger schools, healthier neighborhoods, and lasting community impact.