Education and Exodus:
How School Enrollment and Funding Shape Displacement in East Palo Alto

Group 2: Ravenswood House

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Background

- Poor district reputation → student exodus → falling property values & tax base → further reduction in school funding

Objectives

- Analyze the relationships among property values, housing tenure and population mobility in RCESD
- Analyze how these variables may have impacted enrollment and displacement over time
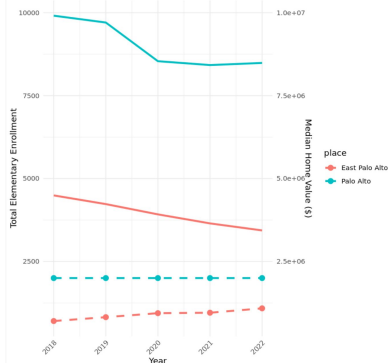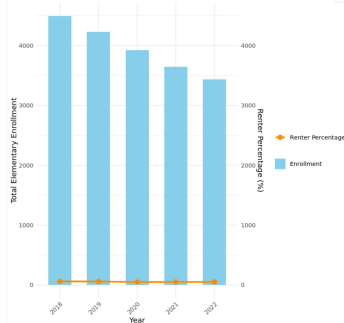
Data

- ACS Data
- CDE Data

Census Tracts in Ravenswood City Elementary Area
San Mateo County, CA
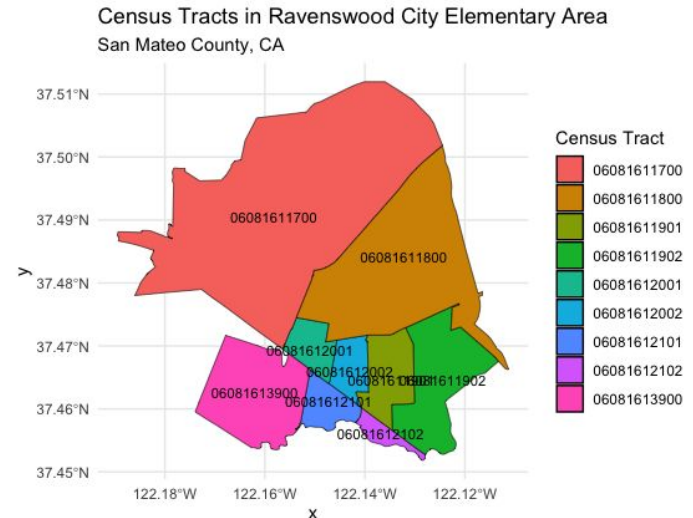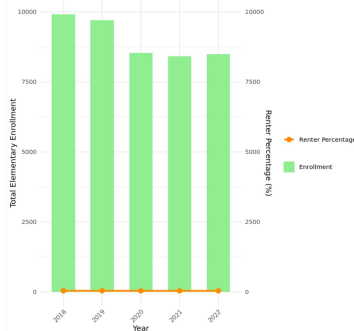
Housing Market Analysis

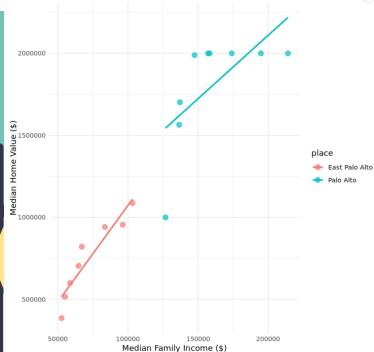## Enrollment vs Median Home Value (K-5): 2018-2022

East Palo Alto: Enrollment & Renter Percentage (2018-2022)

Palo Alto: Enrollment & Renter Percentage (2018-2022)

Median Family Income vs Median Home Value


```
Call:
lm(formula = Total_Elementary_Enrollment ~ median_home_value +
    renter_pct, data = enrollment_merged)

Residuals:
      Min       1Q   Median       3Q      Max
 -1061.13  -374.25   -86.13   457.99   824.95

Coefficients:
                   Estimate Std. Error t value Pr(>|t|)
(Intercept)       -1.596e+04  5.897e+03  -2.706 0.030367 *
median_home_value  7.024e-03  1.032e-03   6.807 0.000252 ***
renter_pct         2.450e+04  8.961e+03   2.734 0.029173 *
---
Signif. codes:  0 '***' 0.001 '**' 0.01 '*' 0.05 '.' 0.1 ' ' 1

Residual standard error: 683.5 on 7 degrees of freedom
  (22 observations deleted due to missingness)
Multiple R-squared:  0.9512,    Adjusted R-squared:  0.9373
F-statistic: 68.25 on 2 and 7 DF,  p-value: 2.563e-05
```

|	Total_Elementary_Enrollment	median_home_value
Total_Elementary_Enrollment	1.0000000	0.9482284
median_home_value	0.9482284	1.0000000
renter_pct	-0.7926613	-0.9265036
	renter_pct	
Total_Elementary_Enrollment	-0.7926613	
median_home_value	-0.9265036	
renter_pct	1.0000000	

cor_data 1

```
Correlation (East Palo Alto): 0.9388042
Correlation (Palo Alto): 0.6512728
Overall Correlation: 0.9412345
```
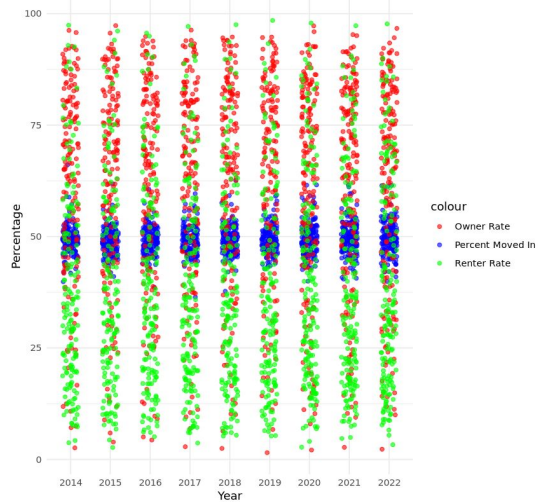
Demographic Changes

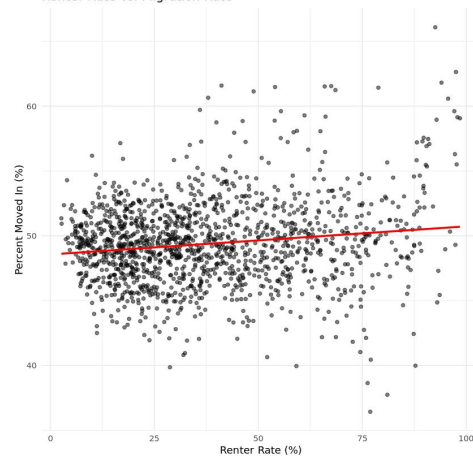Trends in Tenure, and Families with Kids (2018-2022)
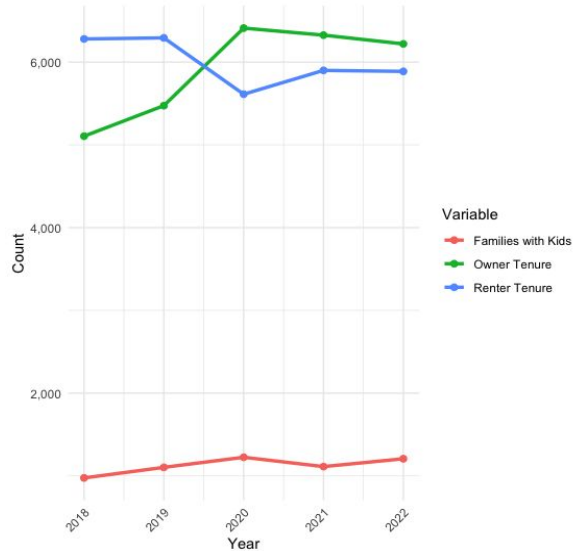
Migration and Housing Trends

Migration & Housing Trends in San Mateo County (2014-2022)

Renter Rate vs. Migration Rate

- Home Values ↑ → Families with Kids ↓ (ρ = -0.88, possible displacement)
- No strong correlation between school funding & home values, enrollment, or displacement.

Renters face higher mobility, while homeownership is concentrated among higher-income households.


Correlation Heatmap of Numeric Variables
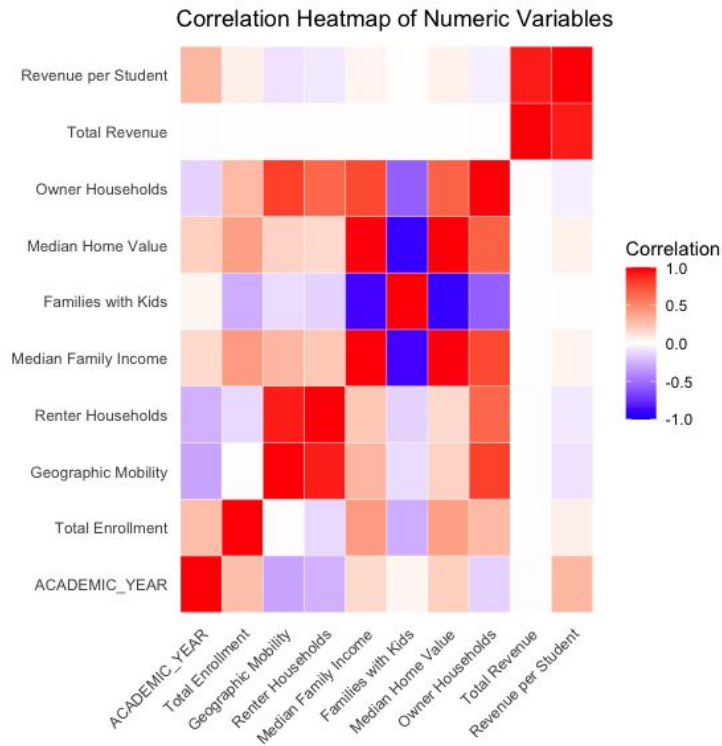
METHODS

- Linear Mixed-Effects Model
- Two-Way ANOVA
- Spearman's Correlation

KEY FINDINGS

- Displacement is localized rather than citywide.
- Closures and enrollment shifts suggest structural changes rather than mass exodus.
- Higher property values do not translate into better school funding
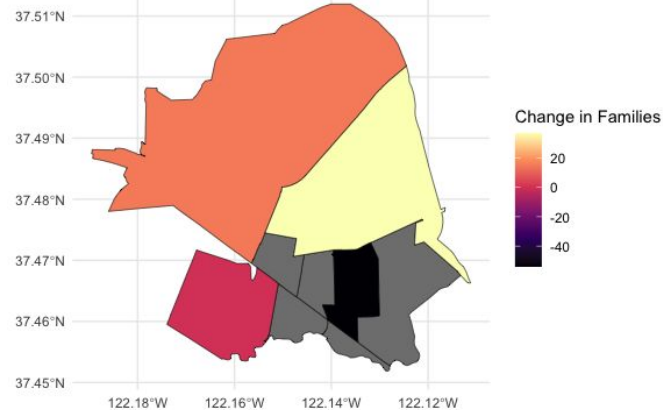- LCFF funding has significantly declined despite rising home values.

Home Values vs. LCFF Funding Over Time
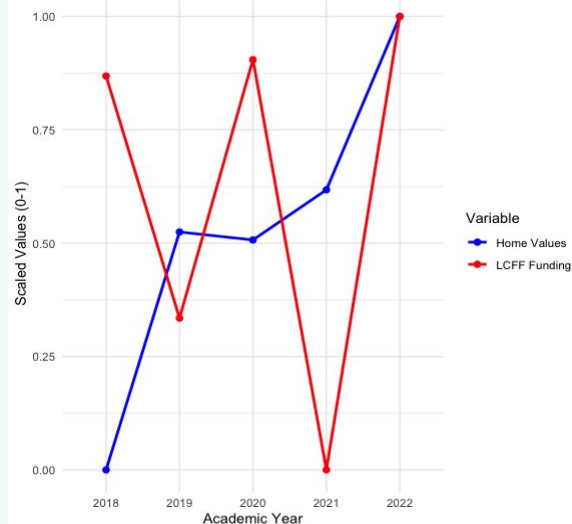
Enrollment Trends by School
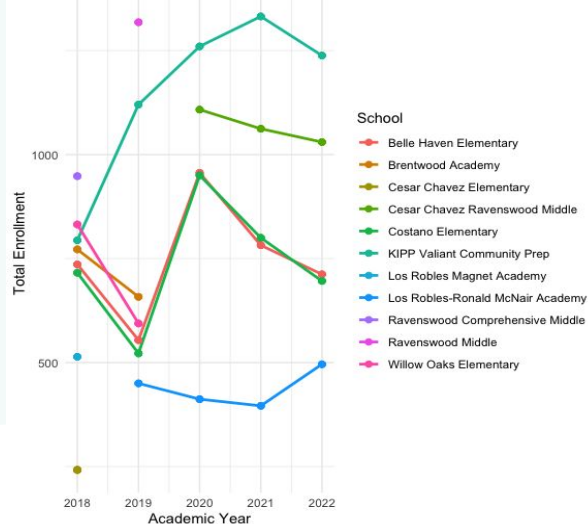
Change in Families with Kids by Census Tract
Ravenswood School District, East Palo Alto (2018-2022)

Conclusion

- Decline in enrollment
- Increase in property values does not necessarily lead to more funding in schools
- Can impact total number of families
- Future analyses: mediation analysis and property taxes

Thank you!

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