

Housing and Education in Detroit

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INTRODUCTION

Homelessness, housing instability, and evictions negatively impact students by increasing school mobility, disrupting education, and increasing financial strain on families as they work to ensure that their children have a safe place to live and learn. The next mayor of the City of Detroit has an important role to play in creating more affordable housing for families with school-aged children and coordinating with schools to ensure that families who are affected by housing instability receive the support they need for their children.

HOUSING INSTABILITY IS A MAJOR PROBLEM FOR DETROIT STUDENTS

- 16% of students in Detroit are estimated to experience homelessness (including doubled-up) or housing instability in a given year, though only 4% are identified by schools.
- About 5% of families with school-aged children experience evictions in Detroit.
- Students who are homeless or experience evictions face other difficult economic circumstances, such as family incomes less than \$20,000 on average.
- About 59% of families with school-aged children in Detroit are renters. Based on average family incomes and average rent rates in Detroit, the average Detroit family with school-aged children would spend about half of their income on rent.

Housing Status for Detroit Students, 2021-22

HOUSING STATUS	SHARE OF STUDENTS
Housing unstable	15.9%
<i>Homeless</i>	10.8%
<i>Evicted in Past Year but Not Currently Homeless</i>	5.1%
Stable Housing	84.1%

Source: Detroit PEER representative survey of detroit students (January 2022) and district-provided administrative data

RECOMMENDATIONS

- The City of Detroit should follow Seattle's example and ban evictions for families with school-aged children during the school year, to reduce the likelihood that an eviction would disrupt children's education.
- Aggressive tenant screening can make it difficult for families with children to find housing. The City of Detroit could restrict tenant screening and expunge eviction records to make it easier for them.
- It can be costly to apply for housing with no hope of being selected. The City of Detroit should implement rental application fee limits and establish refund requirements if potential tenants are not selected for a home.
- The City of Detroit should expand its affordable housing stock and work to reduce rent for families with children.
- The City of Detroit should coordinate with local schools to help them identify families who are evicted or are experiencing homelessness, so that families receive resources and schools can support children whose education may be disrupted.

SEE THESE RESEARCH REPORTS AND RESOURCES FOR MORE INFORMATION

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