



# Public Administration Research Colloquium

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## Perceived School Quality and Its Relationship with Monetary Housing Value: School Facility Age and its Association with Housing Sale Price / a study of the Orlando area

By Dr. Huston John Gibson

Thursday, September 24, 2009

4:00-5:30 p.m.

HPA II – 247

Please RSVP by September 23, Wednesday to Fatih Demiroz at [fdemiroz@mail.ucf.edu](mailto:fdemiroz@mail.ucf.edu).

Schools are seen as an access of future opportunity for children. Consequently, school quality is often identified as a significant influence on housing choice and thereby monetary housing value. This cross-sectional study employs multivariate regression analysis to assess the relationship between school attributes on single-family housing values in the Orlando, Florida metropolitan area. The model includes facility age as a measure of perceived school quality, along with a series of control variables, to assess the relationship between public school facility age and the corresponding housing values within the associated school attendance zone. The key findings demonstrate that there is a relationship between school attributes, including age, on single-family housing values in the sample. It was found that facility age correlated with housing sale price, with both newer and historic school facilities being positively associated with monetary housing value. These findings are intended to aid community development and urban revitalization policy discourse. The implication is that if communities invest in new schools, or renovate schools in older communities, then this could aid in community development initiatives and urban revitalization efforts in those neighborhoods.

Huston John Gibson earned a Bachelor of Arts degree from the University of Mississippi in 1997. Upon graduation he worked in the real estate industry in the Atlanta, Georgia metropolitan area. He earned a Master of Science in Planning degree from the University of Tennessee in 2002. He then worked in the public and private sectors of urban and regional planning in the state of Florida. He completed his Doctor of Philosophy in Planning program at Florida State University on August 9, 2009 and will receive this degree on December 12, 2009. He is currently a Visiting Lecturer with the Department of Urban and Regional Planning at Florida State University.

