Oak Park and River Forest High School

Planning for the Future

Enrollment Analysis

April 2023 (Updated June 26, 2023)

Expectations

Helpful Hints to Read the Report:
- Slides that have the flagged star symbol are SIGNATURE SLIDES and are the most important variables in this unique analysis

- Each variable is analyzed as an indicator of future student population. Use the PLUS (student growth) and MINUS (student loss) icons to note how each indicator contributes to the analysis:

- Click the APPENDIX symbol on a page to reference additional analysis on this topic

Thank you to Oak Park and River Forest School District, Cook County, Villages of Oak Park and River Forest, Census Bureau, and ESRI for assisting in this analysis!

Timeline	Findings	Study	Change	Facts:
Project timeline is a result of ensuring student data could represent as close as possible to the Official County Data with attributes that would allow RSP to forecast enrollment at a parcel level geography.	The findings were not focused on supporting or contradicting any past internal or outsourced studies. This analysis is based on data, data, and more data.	This study factored in many different data sets to provide data driven analysis that is the foundation to the RSP Statistical Forecast Model (SFM).	Enrollment change in the community is influenced by, but not limited to, the birth rate, demographics, types of development and/or housing affordability.	The study does not provide specific information about which site would be best suited for a new facility or for that matter should the district build any new facility – this analysis is one portion of how to make that decision. This analysis is based on the same grade configuration and educational programming expectations the patrons have for each student. Projecting enrollment is not a science – like life in general some assumptions happen that may lead to greater enrollment while others toward a smaller enrollment

The goal of this study is to help the board, administration, and public understand how to make the best decision for the students at the classroom level.

RSP & Associates

RSP Quick Facts:

Founded in 2003
Professional educational planning firm
Expertise in multiple disciplines (GIS, Planning, Facilitation)
Over 20 years of planning experience
Over 80 years of education experience
Over 20 years of GIS experience
Projection accuracy of 97% or greater

RSP Planning Team:

Robert Schwarz, AICP, CEFP

Military, County, City, and School District Planner
University of Kansas – Master of Urban Planning (MUP)
American Institute of Certified Planners (AICP)
Certified Educational Facility Planner (CEFP)

Ginna Wallace, Planner

University of Kansas – Master of Urban Planning (MUP)

RSP Recent Projects:

Palatine CCSD 15
- Enrollment Analysis, 2022/23
- Boundary Analysis, 2022/23

Indian Prairie School District 204
- Enrollment Analysis, 2022/23
- Boundary Analysis, 2021/22

Deerfield School District 109
- Enrollment and Demographic Analysis, 2021/22

Our Mission:

Company was started with the desire and commitment to assist school districts in long-range planning. RSP has served over **130** clients in:

- Arkansas
- Colorado
- Iowa
- Illinois
- Kansas
- Minnesota
- Missouri
- Nebraska
- North Dakota
- Oklahoma
- South Dakota
- Tennessee
- Wisconsin

Our Partners:

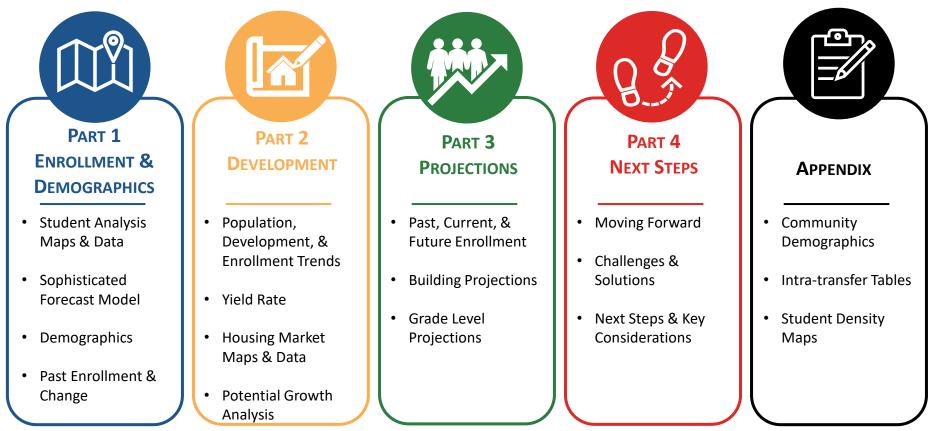# Discussion Points

HELPFUL HINTS TO READ THE REPORT:

Slides that have the flagged star symbol are SIGNATURE SLIDES

PLUS: indicator of student growth

MINUS: indicator of student loss

Click the APPENDIX symbol on a page to reference additional analysis

PART 1
ENROLLMENT & DEMOGRAPHICS

- Student Analysis Maps & Data
- Sophisticated Forecast Model
- Demographics
- Past Enrollment & Change

PART 2
DEVELOPMENT

- Population, Development, & Enrollment Trends
- Yield Rate
- Housing Market Maps & Data
- Potential Growth Analysis

PART 3
PROJECTIONS

- Past, Current, & Future Enrollment
- Building Projections
- Grade Level Projections

PART 4
NEXT STEPS

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- Challenges & Solutions
- Next Steps & Key Considerations

APPENDIX

- Community Demographics
- Intra-transfer Tables
- Student Density Maps

PART 1
ENROLLMENT &
DEMOGRAPHICS

- Things to Consider
- Student Analysis Maps & Data
- Sophisticated Forecast Model
- Demographics
- Past Enrollment & Change

100,000 Foot Perspective

An overview of what is most notable for your school district, students, and community.

High School

District wide enrollment forecasted to decrease by about 200 students over the next five years:

- o Total High School enrollment to be around 3,150 students
- o Enrollment forecasted to be greatest in 2024/25 school year

Feeder Enrollment

Elementary and Middle School enrollment has decrease been decreasing resulting in smaller grades entering into the High School:
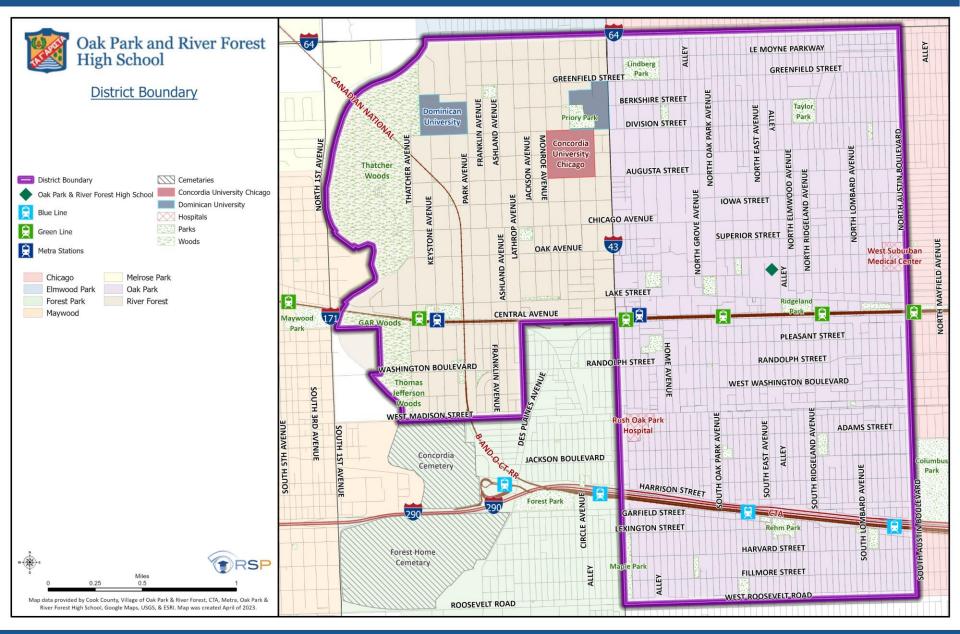
- o PK-5 Average Class Size: 725 students
- o 6-8 Average Class Size: 793 students
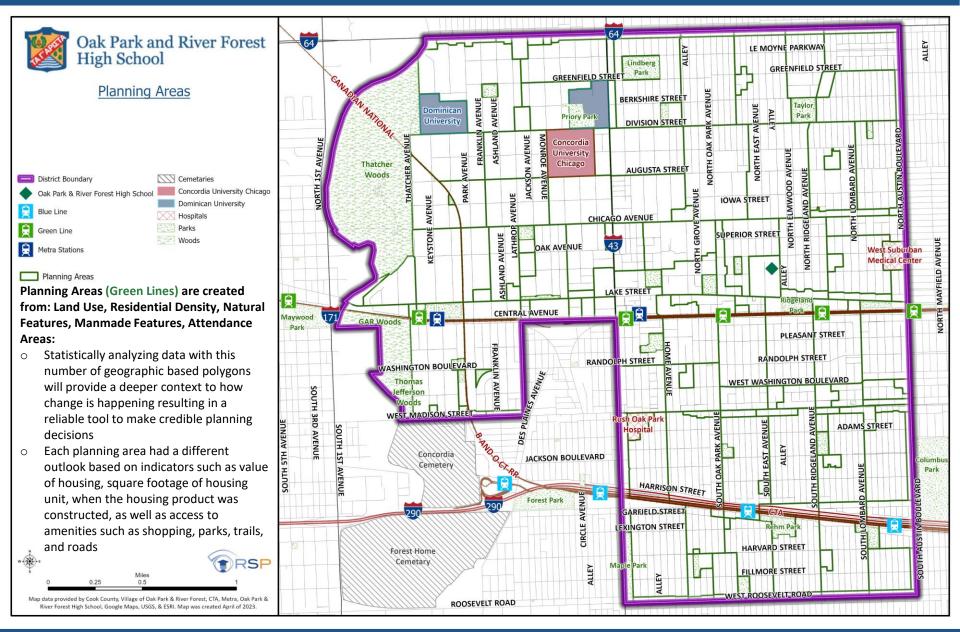- o 9-12 Average Class Size: 829 students

Development

Development activity potential is minimal over the next five years:

- o Only 62 multi-family units have been built in 2022
- o Over 350 potential units have been identified in this study
- o Potential units are all multi-family in design
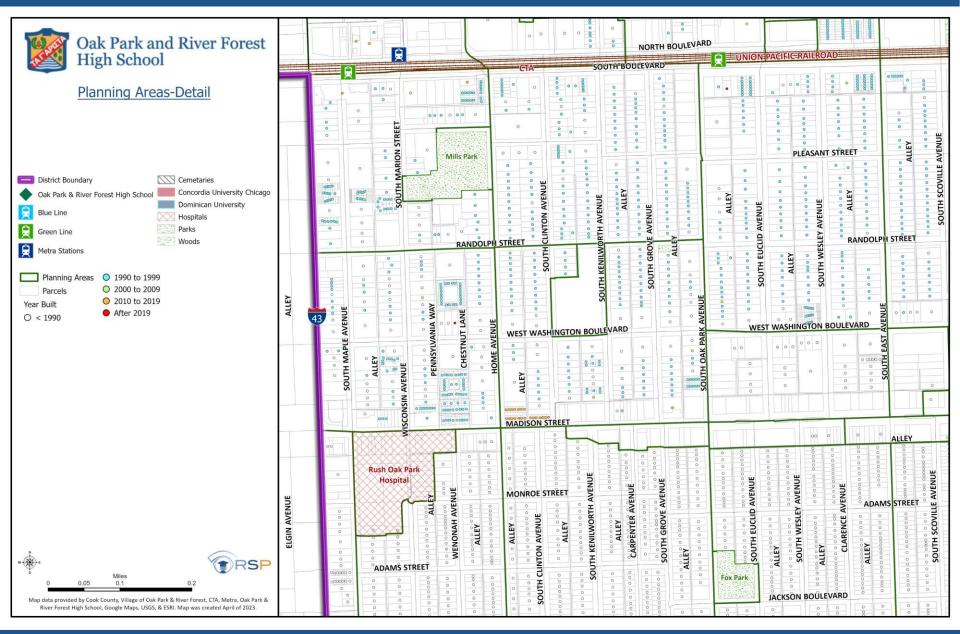- o Most growth potential is located in the Village of Oak Park

District Boundary

Planning Areas

Oak Park and River Forest High School

Planning Areas

Legend:
- District Boundary
- Oak Park & River Forest High School
- Blue Line
- Green Line
- Metra Stations
- Planning Areas
- Cemeteries
- Concordia University Chicago
- Dominican University
- Hospitals
- Parks
- Woods

Planning Areas (Green Lines) are created from: Land Use, Residential Density, Natural Features, Manmade Features, Attendance Areas:

o Statistically analyzing data with this number of geographic based polygons will provide a deeper context to how change is happening resulting in a reliable tool to make credible planning decisions

o Each planning area had a different outlook based on indicators such as value of housing, square footage of housing unit, when the housing product was constructed, as well as access to amenities such as shopping, parks, trails, and roads

Miles
0   0.25   0.5   1

Map data provided by Cook County, Village of Oak Park & River Forest, CTA, Metra, Oak Park & River Forest High School, Google Maps, USGS, & ESRI. Map was created April of 2023.

Detailed Planning Areas

Sophisticated Forecast Model Methodology

Built-Out

$$S_{c,t,x} = S_{c-1,t-1,x} * GC$$

Let:

S	=	The number of students, either an actual count or a projected count
x	=	A subscript denoting an attendance ares in the School District
c	=	Grade level
t	=	Time (years)
GC	=	Growth component either modeling enrollment increase or decrease based on historical information, expressed as a real number

Developing

$$S_{c,t,x} = S_{c-1,t-1,x} + (BP_{t,x} * R_{c,x})$$

Where: $BP_{t,x} = \left(\dfrac{(CP_x)\,(BT_x)\,(A_x)}{\sum x\,(CP_x)\,(BT_x)\,(A_x)} \right) * CT$

Let:

S	=	The number of students, either an actual count or a projected count
x	=	A subscript denoting an attendance area in School District
c	=	Grade level
t	=	Time (years)
BP	=	Building permit forecast as given by the Building Permit Allocation Model (BPAM) model
Rc, x	=	Student Enrollment ratio of cohort c in planning area x
CP	=	Capacity of a planning area as expressed by available housing units
BT	=	Building history trend of planning area
A	=	An index which models the likelihood of development
CT	=	Building permit control total forecast

This is the **central focus** of everything RSP does.

The model is based on what is happening in a school district. The best data is statistically analyzed to provide an accurate enrollment forecast. The District will be able to use RSP's report and maps to better understand demographic trends, school utilization, and the timing of construction projects.

The SFM is…
- a social science… not an exact science; it identifies behavior trends to determine the propensity of them to be recreated
- valuable in how our team created and analyzes the geography at a planning area level for any commonality which while help produce an accurate forecast

Some variables examined for each planning area (but not limited to) are…
- natural cohort (district data)
- planning area subdivision lifecycle (a RSP variable)
- the value of homes (county assessor data)
- type of residential units like single-family, multi-family, townhome, mobile home, etc. (county assessor data)
- year units were built
- estimated female population (census data)
- estimated 0-4 population (census data)
- existing land use (county and city data)
- future land use (county and city data)
- capital improvement plan (county and city data)
- future development (county and city data)
- in-migration of students (district data) & out-migration of students (district data)

Birth Rate Information

Suburban Cook County, Illinois Live Births
Oak Park River Forest HS Kindergarten 5-Years Later

Calendar Year	# Live Births	Birth Change	% Birth Change	School Year	# Kdg	%Kdg of Live Births
2007	32,945			2012/13	731	2.2%
2008	32,328	-617	-1.9%	2013/14	665	2.1%
2009	31,295	-1,033	-3.2%	2014/15	707	2.3%
2010	30,190	-1,105	-3.5%	2015/16	732	2.4%
2011	29,578	-612	-2.0%	2016/17	734	2.5%
2012	29,250	-328	-1.1%	2017/18	767	2.6%
2013	29,288	38	0.1%	2018/19	763	2.6%
2014	29,389	101	0.3%	2019/20	703	2.4%
2015	29,524	135	0.5%	2020/21	638	2.2%
2016	28,760	-764	-2.6%	2021/22	643	2.2%
2017	28,037	-723	-2.5%	2022/23	582	2.1%
2018	26,930	-1,107	-3.9%	2023/24	559	706
2019	26,147	-783	-2.9%	2024/25	543	686
2020	25,020	-1,127	-4.3%	2025/26	519	656
2021	24,129	-891	-3.6%	2026/27	501	633
3-Year Average	25,098.7	-933.7				
3-Year Weighted Average	24,762.3	-951.7				

Source: Illinois Department of Public Health (IDPH) and Oak Park and River Forest High School District 200

Low Range
High Range

Live Birth Observations

o Tracks the number of live births in suburban Cook County and the corresponding number of kindergarten students five years later attending:
  - Oak Park Elementary School District 97
  - River Forest School District 90

o The number of live births have been decreasing. This is consistent with national and state trends.

o 3-year average of 933 less live births per year in Suburban Cook County

o Oak Park Elementary School District 97 and River Forest School District 90 enroll around 2-3% of county live births

o The share of kindergartens has been decreasing as live births have decreased

o Kindergarten enrollment has decreased from 763 (2018/19) to 582 (2022/23)

o The kindergarten classes moving forward are forecasted to be between:
  - 501 to 559 students on the low end
  - 633 to 706 students on the high end

Main Takeaway: The decline of live births in the county can potentially result in smaller kindergarten classes. In order to increase kindergarten classes, the feeder districts will need to enroll a large share of Suburban Cook County live births.

Past Enrollment by Grade

School Year	Enrollment By Grade													
	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
2009/10	172	739	786	739	741	748	703	685	722	754	845	805	778	785
2010/11	172	707	796	801	738	746	757	731	682	732	795	862	803	741
2011/12	158	686	772	806	809	753	753	753	736	680	819	795	860	743
2012/13	166	731	742	782	804	837	755	759	772	736	796	813	794	823
2013/14	180	665	796	761	824	807	855	766	785	783	826	785	820	835
2014/15	195	707	737	790	774	830	812	856	774	788	835	825	784	866
2015/16	184	732	791	751	800	782	826	808	860	761	828	850	821	819
2016/17	197	734	824	830	806	829	807	842	826	861	811	833	848	880
2017/18	220	767	812	853	826	809	826	815	815	852	881	815	856	911
2018/19	186	763	835	826	875	819	796	813	805	823	875	878	808	907
2019/20	222	703	813	836	823	880	822	797	808	808	846	873	860	872
2020/21	172	638	706	781	792	805	871	794	800	808	818	831	862	916
2021/22	190	643	750	715	774	801	798	844	789	784	811	815	843	912
2022/23	189	582	725	763	748	760	777	773	834	773	793	828	815	880

Source: Illinois Department of Education and Oak Park River Forest HS Student Data

Observations:

o Largest K-12 class in 2022/23 – 12th grade with 880 students

o Smallest K-12 class in 2022/23 – Kindergarten with 582 students

o High School classes are currently larger than the incoming grades. As the current students graduate, they will likely not be fully replaced indicating future enrollment loss.

o Kindergarten and 9th grade are the smallest grades since 2009/10 student data

Note: This analysis is only projecting High School Enrollment. PK to 8th grade data was included from Oak Park District and River Forest elementary school districts to help project future enrollment at Oak Park River Forest High School.

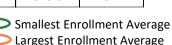**All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade)*

Past Enrollment Detail

School Year	Enrollment Total				Enrollment Change				Enrollment Average			
	PK-5	6-8	9-12	PK-12	PK-5	6-8	9-12	PK-12	PK-5	6-8	9-12	PK-12
2009/10	4,628	2,161	3,213	10,002					742.7	720.3	803.3	714.4
2010/11	4,717	2,145	3,201	10,063	89	-16	-12	61	757.5	715.0	800.3	718.8
2011/12	4,737	2,169	3,217	10,123	20	24	16	60	763.2	723.0	804.3	723.1
2012/13	4,817	2,267	3,226	10,310	80	98	9	187	775.2	755.7	806.5	736.4
2013/14	4,888	2,334	3,266	10,488	71	67	40	178	784.7	778.0	816.5	749.1
2014/15	4,845	2,418	3,310	10,573	-43	84	44	85	775.0	806.0	827.5	755.2
2015/16	4,866	2,429	3,318	10,613	21	11	8	40	780.3	809.7	829.5	758.1
2016/17	5,027	2,529	3,372	10,928	161	100	54	315	805.0	843.0	843.0	780.6
2017/18	5,113	2,482	3,463	11,058	86	-47	91	130	815.5	827.3	865.8	789.9
2018/19	5,100	2,441	3,468	11,009	-13	-41	5	-49	819.0	813.7	867.0	786.4
2019/20	5,099	2,413	3,451	10,963	-1	-28	-17	-46	812.8	804.3	862.8	783.1
2020/21	4,765	2,402	3,427	10,594	-334	-11	-24	-369	765.5	800.7	856.8	756.7
2021/22	4,671	2,417	3,381	10,469	-94	15	-46	-125	746.8	805.7	845.3	747.8
2022/23	4,544	2,380	3,316	10,240	-127	-37	-65	-229	725.8	793.3	829.0	731.4

Source: Illinois Department of Education and Oak Park River Forest HS Student Data

◯ Smallest Enrollment Average
◯ Largest Enrollment Average

Observations:

o All grade configurations (elementary, middle, and high school) have decreased in enrollment over the past five years

o Oak Park River Forest High School decreased by 65 students from last year

o The average enrollment for elementary decreased to 725.8 students this year. In 2018/19 average enrollment was at its highest with 819 students

o Average enrollment for the middle school is 50 students less than their highest average (2016/17) and average enrollment for the highs school is 38 students less than their highest average (2018/19)

o Total enrollment peaked in 2017/18 with over 11,000 students; in 2022/23 total enrollment is 10,240 students (loss of 818 students)

*All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade)

Cohort Student Change

School Year		PK	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	9th to 12th Change	
From	To	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Percent
2009/10	2010/11	0	535	57	15	-1	5	9	28	-3	10	41	17	-2	-37	-12	-0.12%
2010/11	2011/12	-14	514	65	10	8	15	7	-4	5	-2	87	0	-2	-60	16	0.16%
2011/12	2012/13	8	573	56	10	-2	28	2	6	19	0	116	-6	-1	-37	9	0.09%
2012/13	2013/14	14	499	65	19	42	3	18	11	26	11	90	-11	7	41	40	0.39%
2013/14	2014/15	15	527	72	-6	13	6	5	1	8	3	52	-1	-1	46	44	0.42%
2014/15	2015/16	-11	537	84	14	10	8	-4	-4	4	-13	40	15	-4	35	8	0.08%
2015/16	2016/17	13	550	92	39	55	29	25	16	18	1	50	5	-2	59	54	0.51%
2016/17	2017/18	23	570	78	29	-4	3	-3	8	-27	26	20	4	23	63	91	0.83%
2017/18	2018/19	-34	543	68	14	22	-7	-13	-13	-10	8	23	-3	-7	51	5	0.05%
2018/19	2019/20	36	517	50	1	-3	5	3	1	-5	3	23	-2	-18	64	-17	-0.15%
2019/20	2020/21	-50	416	3	-32	-44	-18	-9	-28	3	0	10	-15	-11	56	-24	-0.22%
2020/21	2021/22	18	471	112	9	-7	9	-7	-27	-5	-16	3	-3	12	50	-46	-0.43%
2021/22	2022/23	-1	392	82	13	33	-14	-24	-25	-10	-16	9	17	0	37	-65	-0.62%
3-Year Average		-11.0	426.3	65.7	-3.3	-6.0	-7.7	-13.3	-26.7	-4.0	-10.7	7.3	-0.3	0.3	47.7	-45.0	-0.4%
3-Year Weight Average		-2.8	422.3	78.8	4.2	6.8	-7.0	-15.8	-26.2	-6.2	-13.3	7.2	5.0	2.2	44.5	-51.8	-0.5%

Source: Illinois Department of Education and Oak Park River Forest HS Student Data

Observations:

o Largest 3-year average K-12 class cohort increase – Kdg to 1st grade with increase of 66 students

o Largest 3-year average K-12 class cohort decrease – 5th to 6th grade with decrease of 27 students

o Overall High School percent change from previous year of -0.62% (decrease of 65 students)

o The high school cohorts tend to increase throughout the years, but total class size has been decreasing causing overall district loss

o 11th to 12th cohort increase is likely due to credit recovery and 18-21 population of students

Enrollment in Village of Oak Park

Village of Oak Park

School Year	Enrollment By Grade														Enrollment By Grade Level			
	Pre-K	K	1	2	3	4	5	6	7	8	9	10	11	12	PK-5	6-8	9-12	PreK-12
2009/10	148	625	628	577	597	594	552	542	555	603	682	664	611	651	3,721	1,700	2,608	8,029
2010/11	150	603	661	639	574	596	603	582	538	565	682	697	661	585	3,826	1,685	2,625	8,136
2011/12	136	584	634	667	634	585	598	603	588	544	668	674	698	605	3,838	1,735	2,645	8,218
2012/13	150	624	615	634	661	663	585	603	621	589	676	662	669	661	3,932	1,813	2,668	8,413
2013/14	150	566	665	633	658	663	681	587	625	628	691	660	667	704	4,016	1,840	2,722	8,578
2014/15	170	607	606	658	639	659	672	677	600	626	695	688	656	710	4,011	1,903	2,749	8,663
2015/16	176	608	651	608	664	634	655	664	674	597	687	707	683	687	3,996	1,935	2,764	8,695
2016/17	181	629	669	674	652	677	649	666	677	671	676	700	704	731	4,131	2,014	2,811	8,956
2017/18	182	630	676	695	671	648	668	651	643	699	724	680	716	757	4,170	1,993	2,877	9,040
2018/19	150	662	663	678	697	653	623	653	647	649	744	725	674	760	4,126	1,949	2,903	8,978
2019/20	183	585	697	655	664	695	648	618	647	651	703	744	720	727	4,127	1,916	2,894	8,937
2020/21	135	528	559	653	611	641	690	620	625	644	681	693	734	772	3,817	1,889	2,880	8,586
2021/22	149	537	607	558	641	611	634	669	616	610	685	679	703	779	3,737	1,895	2,846	8,478
2022/23	150	493	586	614	594	633	593	617	662	604	660	703	682	736	3,663	1,883	2,781	8,327

Source: Illinois Department of Education and Oak Park River Forest HS Student Data

Observations:

o It is important for accurate projections to have an understanding of the Pre-K to 8th grade enrollment that will eventually cohort to the high school

o If the PreK-8 student data could have been provided the projections would have an element of sophistication leading toward a more comprehensive analysis

o The majority of the enrollment are students who reside in the city of Oak Park

Village of River Forest

School Year	Pre-K	K	1	2	3	4	5	6	7	8	9	10	11	12	PK-5	6-8	9-12	PreK-12
2009/10	24	114	158	162	144	154	151	143	167	151	163	141	167	134	907	461	605	1,973
2010/11	22	104	135	162	164	150	154	149	144	167	113	165	142	156	891	460	576	1,927
2011/12	22	102	138	139	175	168	155	150	148	136	151	121	162	138	899	434	572	1,905
2012/13	16	107	127	148	143	174	170	156	151	147	120	151	125	162	885	454	558	1,897
2013/14	30	99	131	128	166	144	174	179	160	155	135	125	153	131	872	494	544	1,910
2014/15	25	100	131	132	135	171	140	179	174	162	140	137	128	156	834	515	561	1,910
2015/16	8	124	140	143	136	148	171	144	186	164	141	143	138	132	870	494	554	1,918
2016/17	16	105	155	156	154	152	158	176	149	190	135	133	144	149	896	515	561	1,972
2017/18	38	137	136	158	155	161	158	164	172	153	157	135	140	154	943	489	586	2,018
2018/19	36	101	172	148	178	166	173	160	158	174	131	153	134	147	974	492	565	2,031
2019/20	39	118	116	181	159	185	174	179	161	157	143	129	140	145	972	497	557	2,026
2020/21	37	110	147	128	181	164	181	174	175	164	137	138	128	144	948	513	547	2,008
2021/22	41	106	143	157	133	190	164	175	173	174	126	136	140	133	934	522	535	1,991
2022/23	39	89	139	149	154	127	184	156	172	169	133	125	133	144	881	497	535	1,913

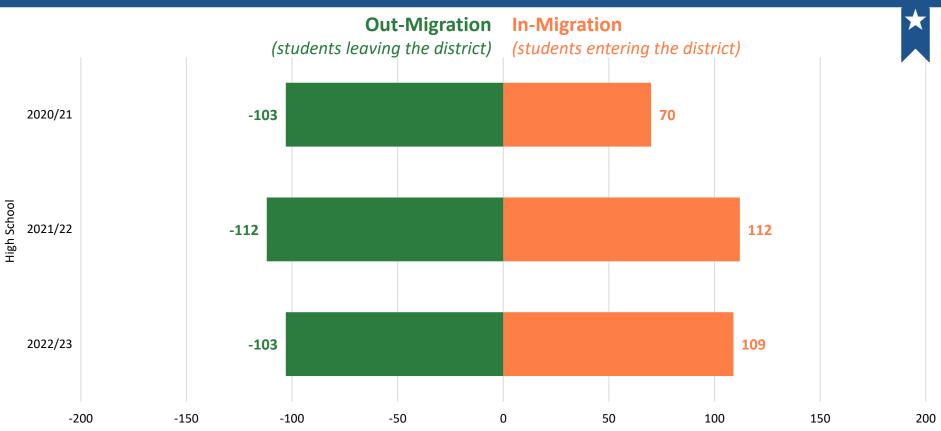Source: Illinois Department of Education and Oak Park River Forest HS Student Data

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3-Year Student Migration Trend

Out-Migration *(students leaving the district)* **In-Migration** *(students entering the district)*

High School	Out-Migration	In-Migration
2020/21	-103	70
2021/22	-112	112
2022/23	-103	109

Source: Oak Park River Forest High School District and RSP

Definition

Out-Migration: Shows number of students in grade 9 to 11th that were attending the District in 2021/22, but are not attending the District in 2022/23.
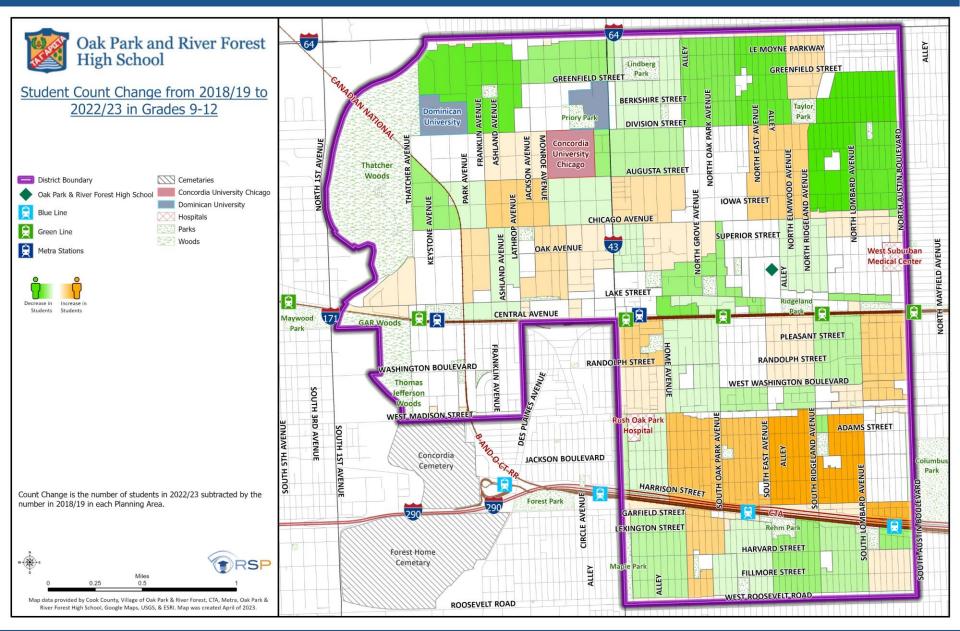
In-Migration: Shows number of students in grade 10th to 12th that are attending the District in 2022/23, but were not attending the District in 2021/22.

Observations

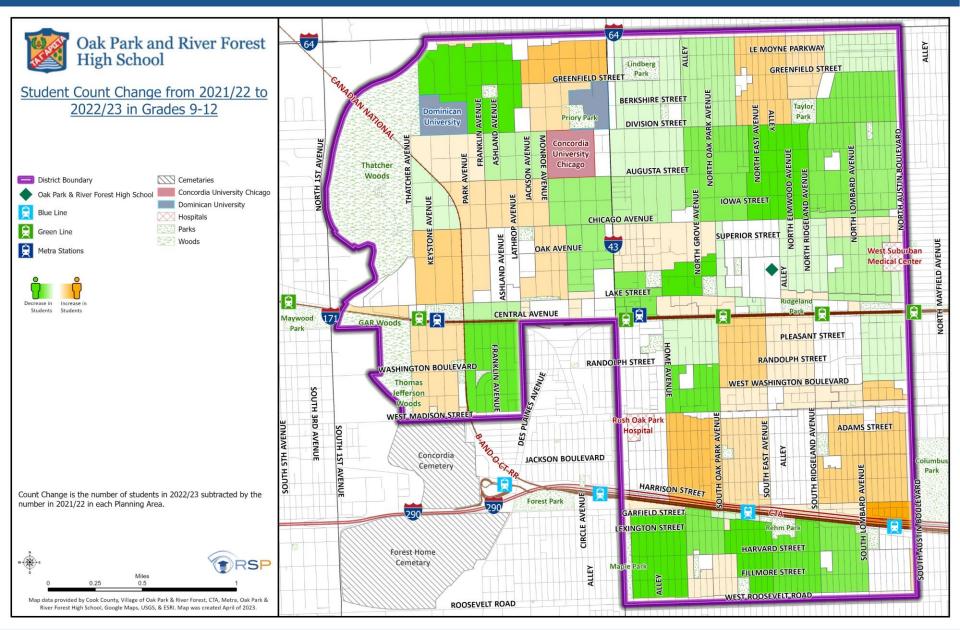o 2020/21 lost 103 students and gained 109 students; **NET: +6**

o 2021/22 lost 112 students and gained 112 students; **NET: 0**

o 2022/23 lost 103 students and gained 70 students; **NET: -33**

Main Takeaway: The district saw a negative migration of transfer students this year. The number of students migration out has been stable over the past three years. This year's in-migration of students decreased.

Oak Park and River Forest High School

Student Count Change from 2018/19 to 2022/23 in Grades 9-12

Legend:
- District Boundary
- Oak Park & River Forest High School
- Blue Line
- Green Line
- Metra Stations
- Cemeteries
- Concordia University Chicago
- Dominican University
- Hospitals
- Parks
- Woods

Decrease in Students / Increase in Students

Count Change is the number of students in 2022/23 subtracted by the number in 2018/19 in each Planning Area.

Map data provided by Cook County, Village of Oak Park & River Forest, CTA, Metra, Oak Park & River Forest High School, Google Maps, USGS, & ESRI. Map was created April of 2023.

Oak Park and River Forest High School

Student Count Change from 2021/22 to 2022/23 in Grades 9-12

Legend:
- District Boundary
- Oak Park & River Forest High School
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Decrease in Students / Increase in Students

Count Change is the number of students in 2022/23 subtracted by the number in 2021/22 in each Planning Area.

Map data provided by Cook County, Village of Oak Park & River Forest, CTA, Metra, Oak Park & River Forest High School, Google Maps, USGS, & ESRI. Map was created April of 2023.

Heat Map

Oak Park and River Forest High School

Student "Heat" Density in 2022/23 in Grades 9-12

Legend:
- District Boundary
- Oak Park & River Forest High School
- Blue Line
- Green Line
- Metra Stations
- Cemeteries
- Concordia University Chicago
- Dominican University
- Hospitals
- Parks
- Woods

Student Density
- Low
- High

Student "Heat" is determined by calculating the number of students that are clustered within close proximity of one another. Overlapping of points (2 or more students residing at the same address) are handled using a weighting of coincident points. This weighted data is calculated by relational distance, which helps to visually depict the areas of high student clustering.

Map data provided by Cook County, Village of Oak Park & River Forest, CTA, Metra, Oak Park & River Forest High School, Google Maps, USGS, & ESRI. Map was created April of 2023.

Enrollment Observation and Conclusion

The following are some general enrollment observations:

o   RSP & Associates monitors almost 200 planning areas for demographic, development, and enrollment data sets

o   Live births in Suburban Cook County have been decreasing steadily since its peak in 2015 *– indicator of student loss*

o   District enrollment decreased by 65 students from last year *– indicator of student loss*
   • First time average class size in elementary and middle school is less than 800 students in the last five years
   • Most grade levels increase once they are in high school

o   Graduating senior classes are larger than the incoming classes *– indicator of student loss*

o   District in-migration of students decreased this year *– indicator of student loss*
   • Net loss of students this year

o   Neighborhood south of I-171 in the Village of Oak Park have increased in student count of the past five year

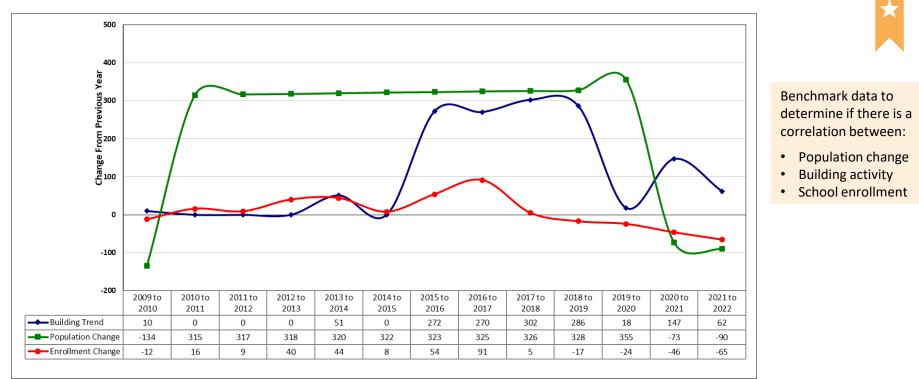o   Greatest student density is in the Village of Oak Park between I-171 and I-290

PART 2
DEVELOPMENT

- Population, Development, & Enrollment Trends

- Yield Rate

- Housing Market Maps & Data

- Potential Growth Analysis

	2009 to 2010	2010 to 2011	2011 to 2012	2012 to 2013	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022
Building Trend	10	0	0	0	51	0	272	270	302	286	18	147	62
Population Change	-134	315	317	318	320	322	323	325	326	328	355	-73	-90
Enrollment Change	-12	16	9	40	44	8	54	91	5	-17	-24	-46	-65

Source: Cook County, US Census Bureau, and Oak Park River Forest High School District

Benchmark data to determine if there is a correlation between:

- Population change
- Building activity
- School enrollment

Graphic Explanation

o   **BLUE LINE:** Building activity increased from 2015 to 2018

o   **GREEN LINE:** Census data indicates an increasing population until 2019/20. The past two years the total population in the district has decreased
   - New decennial census often affect year-to-year change. Population shows the estimate growth of the whole decade.
   - Census population estimates indicate the area is losing population since 2020 at a rate of -0.11% and forecasted to decrease over the next five years at an annual rate of -0.38%

o   **RED LINE:** Student enrollment has been generally decreasing year to year
   - Enrollment Change is only the 9th to 12th grade change each year

Student Yield Rate

Student per 100 Single-Family Units by City:	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Avg
Oak Park	13	13	13	13	13	14	14	15	15	16	16	16	16	15	14
River Forest	17	16	16	16	15	15	15	15	16	15	15	15	14	14	15
District (9-12):	14	14	14	14	14	14	14	15	15	16	16	16	15	15	15

Source: Oak Park and River Forest District 200 and Cook County

Single-Family Yield Rate Observations

- o Table shows the number of high school students per 100 single-family (SF) units by year and by city boundaries
- o District sees on average 15 students per 100 single-family households
- o Oak Park has a larger 2022 SF yield rate with 15 students per 100 single-family households
- o River Forest yield rate has been decreasing the last ten years, while Oak Park yield rate has been generally increasing
- o Adding new housing inventory can increase the yield rate – **There have been 37 single-family homes built from 2013 to 2022**
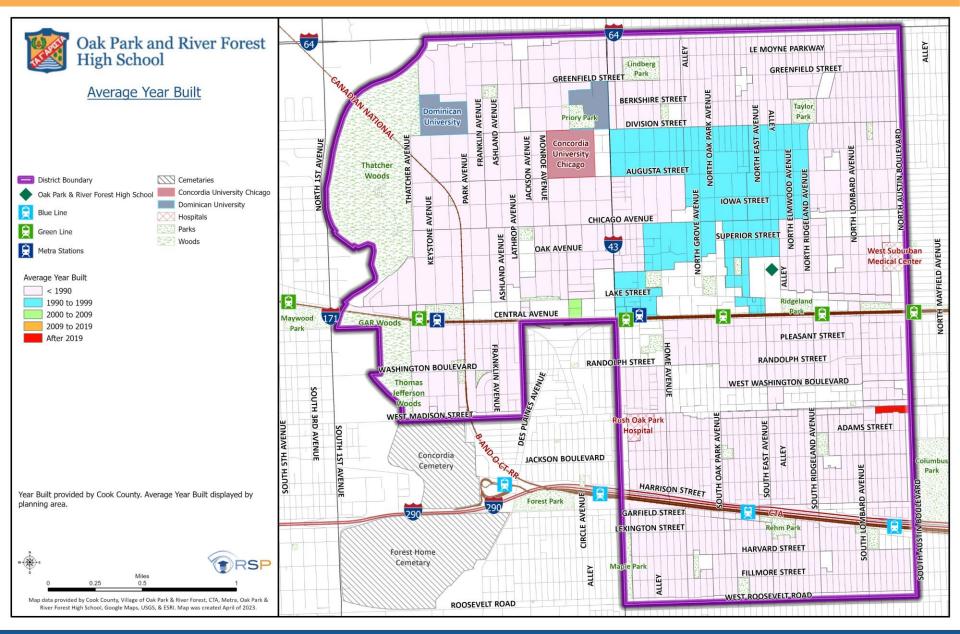
Student per 100 Multi-Family Units by City:	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Avg
Oak Park	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
River Forest	5	5	5	4	5	5	5	5	6	6	5	6	5	6	5
District (9-12):	6	7	7	7	7	7	7	7	7	7	7	7	6	6	7

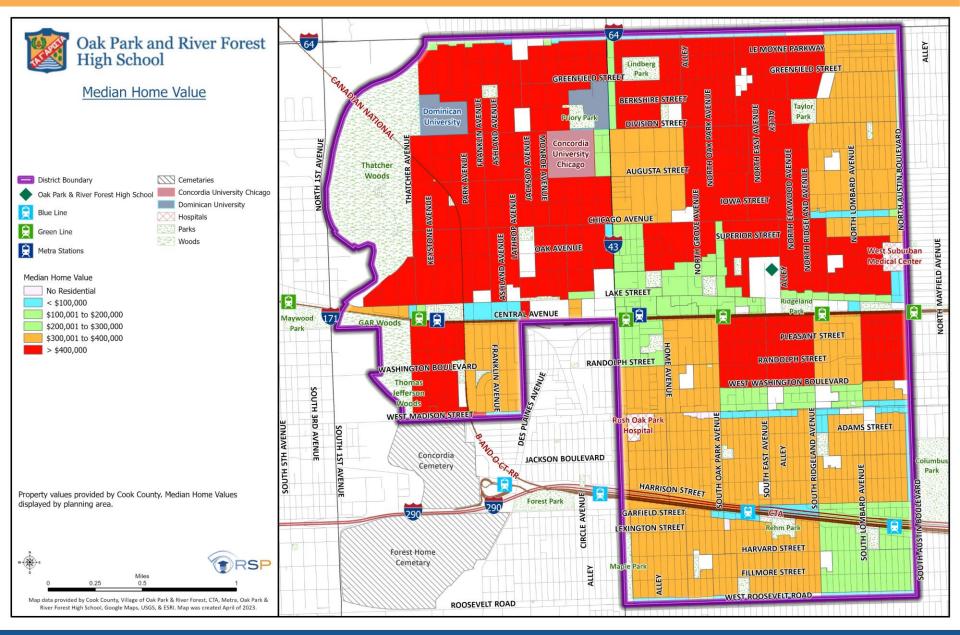Source: Oak Park and River Forest District 200 and Cook County

Multi-Family Yield Rate Observations

- o Table shows the number of high school students per 100 multi-family (MF) units by year and by city boundaries
- o District sees on average 7 students per 100 multi-family households
- o Oak Park has a larger 2022 MF yield rate with 7 students per 100 multi-family households
- o The MF yield rate has been stable in both feeder district over the past ten years
- o Adding new housing inventory can increase the yield rate – **There have been 1,371 multi-family homes built from 2013 to 2022**
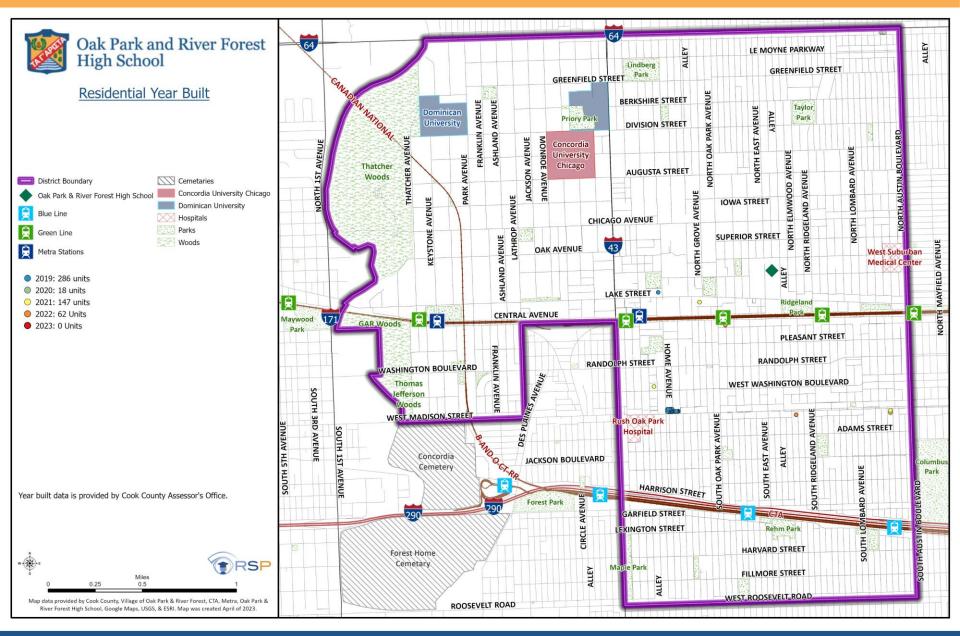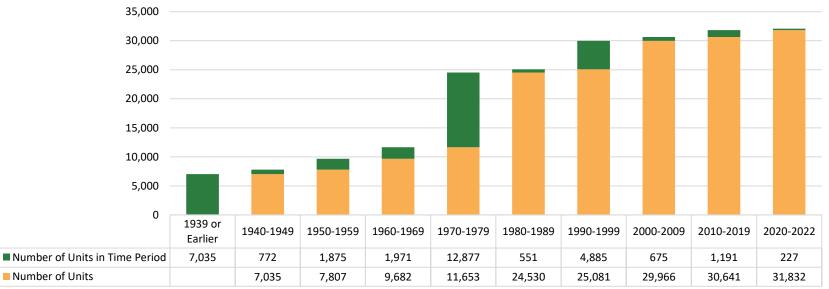
Average Year Built Map
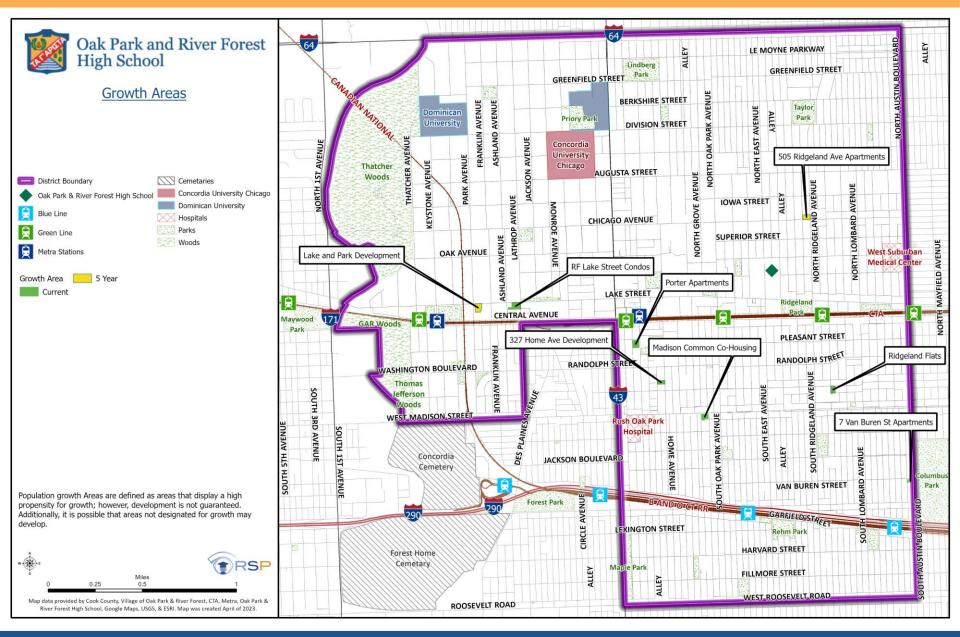
Recent Year Built Map

Development Activity Over Time

New V.S. Existing Units by Decade Built

	1939 or Earlier	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019	2020-2022
■ Number of Units in Time Period	7,035	772	1,875	1,971	12,877	551	4,885	675	1,191	227
■ Number of Units		7,035	7,807	9,682	11,653	24,530	25,081	29,966	30,641	31,832

Source: Cook County and ESRI

Observations:

o Table has been created to illustrate the number of units by year built

o The average number of units built per year from 2010 to 2019 (112 per year) is higher than from 2000 to 2009 (68 per year)

o The decade with the most units built was 1970 to 1979 – the district built doubled their residential inventory during this decade (built more units than what existed at this point)

o The average year for all units built was 1954 while the median year built is 1973

Growth Area Map

Development Table

RSP Potential Development Name	Type	Growth Area	Existing Units	Potential Units	City
327 Home Ave Development	MF	Current	1	16	Oak Park
7 Van Buren St Apartments	MF	Current	12	45	Oak Park
Madison Common Co-Housing	MF	Current	0	24	Oak Park
Porter Apartments	MF	Current	12	159	Oak Park
Ridgeland Flats	MF	Current	0	28	Oak Park
RF Lake Street Condos	TH	Current	0	22	River Forest
505 Ridgeland Ave Apartments	MF	5 Year	0	36	Oak Park
Lake and Park Development	MU	5 Year	0	35	River Forest
		Current Total	25	294	
		5 Year Total	0	71	
		All Total	25	365	

Source: Cook County, Cities of Oak Park and River Forest

Main Takeaway
- 294 current potential units
- 71 5-year potential units
- 365 total potential units

Definition

- Table has been created to illustrate the type and amount of potential development

- The speed in which any developments are built are influenced by who owns the property, access to infrastructure, and economic indicators

- Growth Areas are created from existing land use, future land use, capital improvement plan, zoning, and city staff input
  - Green: identifies where development activity is happening
  - Yellow: identifies areas that could develop within 5-years

- All of the potential development are multi-family in nature (townhomes, apartments, or mixed-use)

- Multi-family units yield less students than single-family units (district average of 7 students per 100 units)

Development Observations and Conclusions

The following are some general development observations:

o   Over 350 units identified for potential development within the next 5+ years

o   Single-family residential has the highest propensity to have school aged students, yield rates of this development type are higher than that of multi-family
   • Single-family units are being developed at a lower rate than multi-family – 2022 saw 0 single-family units built and 62 multi-family units built
   • Tracking the types of development is important to understand the yield rate of students for every part of the community – there are varying yield rates with all developments

o   Building activity decreased this year with less than 100 new units
   • Opportunities of residential growth are minimal – multi-family infill developments are the product that has the most opportunity to be built
   • Monitor local factors that may affect development timing and economic outlook to gauge how the new decade of residential growth will play out

o   Growth areas are mostly located in the Village of Oak Park

o   Residential development will continue if the housing product is affordable and have active residential projects – infrastructure connectivity also plays a role in the desirability and timing of residential development

o   As of February 2022, construction costs have increased over 100% from August 2020 and supply chain challenges impact the potential of new development and where new developments will occur in the district
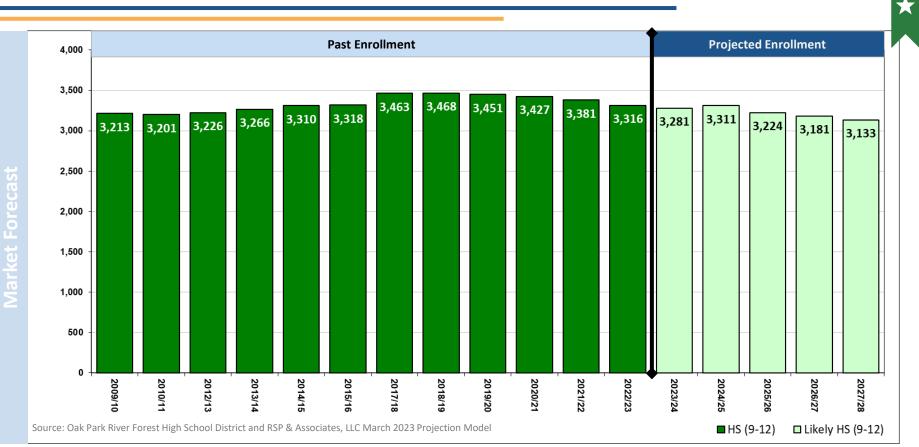
PART 3
PROJECTIONS

- Past, Current, & Future Enrollment

- Building Projections

Past, Current, & Future Enrollment (Grade Level)

Source: Oak Park River Forest High School District and RSP & Associates, LLC March 2023 Projection Model

Observations:

o Overall enrollment decrease forecasted to be about 3,150 students by 2027/28

o Enrollment forecasted to decrease by about 200 students over the next change five years (-5.5%)

o Year to year enrollment change is forecasted to range from loss of 87 student (2025/26) to gain of 30 students (2024/25)

o 2024/25 is likely the largest enrollment over the next five years at 3,311 students

All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade)

Past, Current, & Future Enrollment (By Grade)

School Year	Enrollment By Grade														Enrollment Total
	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	9-12
2009/10	172	739	786	739	741	748	703	685	722	754	845	805	778	785	3,213
2010/11	172	707	796	801	738	746	757	731	682	732	795	862	803	741	3,201
2011/12	158	686	772	806	809	753	753	753	736	680	819	795	860	743	3,217
2012/13	166	731	742	782	804	837	755	759	772	736	796	813	794	823	3,226
2013/14	180	665	796	761	824	807	855	766	785	783	826	785	820	835	3,266
2014/15	195	707	737	790	774	830	812	856	774	788	835	825	784	866	3,310
2015/16	184	732	791	751	800	782	826	808	860	761	828	850	821	819	3,318
2016/17	197	734	824	830	806	829	807	842	826	861	811	833	848	880	3,372
2017/18	220	767	812	853	826	809	826	815	815	852	881	815	856	911	3,463
2018/19	186	763	835	826	875	819	796	813	805	823	875	878	808	907	3,468
2019/20	222	703	813	836	823	880	822	797	808	808	846	873	860	872	3,451
2020/21	172	638	706	781	792	805	871	794	800	808	818	831	862	916	3,427
2021/22	190	643	750	715	774	801	798	844	789	784	811	815	843	912	3,381
2022/23	189	582	725	763	748	760	777	773	834	773	793	828	815	880	3,316
2023/24											785	796	827	873	3,281
2024/25											838	790	800	883	3,311
2025/26											761	833	782	848	3,224
2026/27											760	763	821	837	3,181
2027/28											734	759	759	881	3,133

(Left vertical label: Market Forecast)

Source: Illinois Department of Education and Oak Park River Forest HS Student Data

Observations:

o The largest factor in the future high school enrollment is the reality that there will be smaller size grades in the elementary and middle school grade levels

o Since the pandemic (2020/21) the enrollment of the elementary and middle school has been considerably smaller than prior to the pandemic

Note: This analysis is only projecting High School Enrollment. PK to 8th grade data was included from Oak Park District and River Forest elementary school districts to help project future enrollment at Oak Park River Forest High School.

All past student data is exported from the district student database allowing the ability to do robust statistical analysis by student geography The student database export will not always align perfectly with the Official Counts (Statistically 99% greater match by grade)

Projection Observations & Conclusions

Enrollment is expected to decrease:

o   Oak Park River Forest High School enrollment is forecasted to decrease by 183 students in five years

o   Enrollment is forecasted to total 3,133 students in 2027/28

Driving forces of enrollment increase:

1. 2022/23 High School Student Population
   Indicators:
   - *Smaller 9th grade classes*
   - *Larger 12th grade classes*

2. Elementary and Middle School Feeder Enrollment
   Indicators:
   - *Smaller elementary classes post-pandemic*
   - *Average elementary class size is smallest since 2009/10*
   - *Middle school average class size decreasing*

3. Development Activity
   Indicators:
   - *Decreasing development activity*
   - *Potential new in-fill development*
   - *Decreasing student yield rates*

PART 4
NEXT STEPS

- Moving Forward

- Next Steps & Key Considerations

Conclusion & Key Considerations

The following items will assist the district advance its educational goals:
- Annually review enrollment projections, demographics, and development trends
- District administration and the Board of Education further study the enrollment, demographic, and development information presented
- Utilize the enrollment model to assist with planning for staffing needs at each facility for the following school year which will address how quickly areas are "Regreening" and "Emerging"
- The type of residential development and how affordable it is will determine likely location and number of students
- Annually monitor the impact of future educational programming that will be integrated into each facility to ensure equitable and appropriate space is utilized in the building which will experience enrollment change
- RSP Enrollment forecasting is based on the best-known information at the time

Key Considerations:
1. Number of live births in Suburban Cook County (Less than previous years)… *see page 11*
2. Size of outgoing senior class (larger) compared to the incoming 9th grade classes (smaller)… *see page 12*
3. Migration trends (In-Migration tends to be less than Out-Migration)… *see page 17*
4. Development trends and timing of identified projects (350-unit production potential next five years)… *see pages 29-30*

RSP Recommended to continually monitor the following indicators:

Enrollment may decrease more than forecasted if…	Enrollment may increase more than forecasted if…
Decreasing share of live births for future HS impact	Increasing share of live births for future HS impact
Housing stock/market does not re-green	Housing stock/market re-greens in student yield rate
Development and economy maintain minimal potential growth	Development and economic growth increases
Demographic shifts in community	Demographic shifts in community
Incoming 9th grade class smaller than outgoing senior class	Incoming 9th grade class larger than outgoing senior class

These factors are not all positive or negative. Each have a different impact on future outlooks. RSP modeling attempts to find the most likely outcome. It is important to continue to monitor these factors. **The goal of this study is to help the board, administration, and public understand how to make the best decision for the students at the classroom level.**
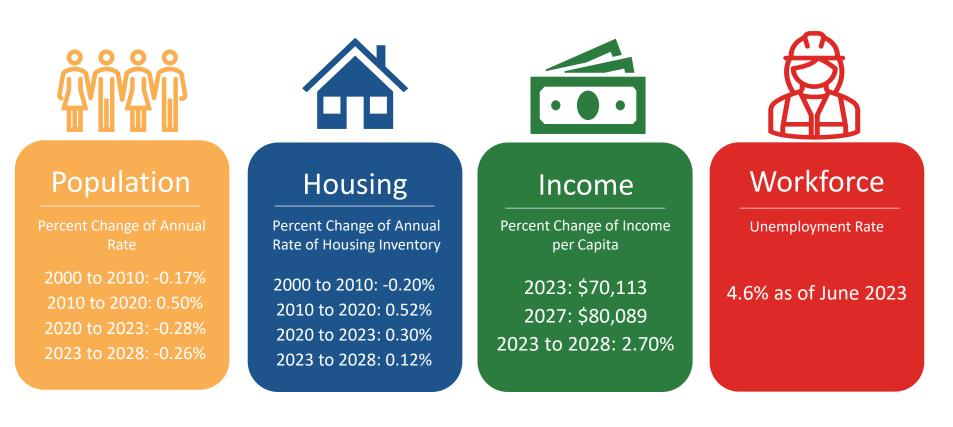
APPENDIX

- Community Demographics
- Intra-transfer Tables
- Student Density Maps

Demographic Summary

Population

Percent Change of Annual Rate

2000 to 2010: -0.17%
2010 to 2020: 0.50%
2020 to 2023: -0.28%
2023 to 2028: -0.26%

Housing

Percent Change of Annual Rate of Housing Inventory

2000 to 2010: -0.20%
2010 to 2020: 0.52%
2020 to 2023: 0.30%
2023 to 2028: 0.12%

Income

Percent Change of Income per Capita

2023: $70,113
2027: $80,089
2023 to 2028: 2.70%

Workforce

Unemployment Rate

4.6% as of June 2023

Observations:
o   The population has been decreasing is forecasted to continue decreasing
o   The housing inventory has increased from 2010 and is forecasted to continue increasing, but at a slower rate
o   Income has increased in the district
o   The unemployment rate is lower than the State of Illinois

Demographics

Demographic Overview:	Oak Park and River Forest HS	J. Sterling Morton High School 201	Proviso Township High School 209	Village of Oak Park	Village of River Forest	State of Illinois
Unemployment Rate	4.6%	4.3%	6.4%	4.5%	4.9%	5.5%
Average Household Size	2.31	3.12	2.65	2.24	2.71	2.48
Median Age	40.9	32.1	38.7	40.6	42.7	38.8
Total Population	65,688	157,905	122,624	54,023	11,665	12,719,013
Median Household Income	$105,144	$62,945	$66,112	$100,559	$144,715	$74,859
Total Housing Units	30,490	53,808	49,257	26,257	4,233	5,466,889
Owner Occupied Housing	18,056	29,120	30,901	14,535	3,521	3,392,816
Renter Occupied Housing	9,905	21,190	14,988	9,472	433	1,620,300
Vacancy Rate	8.3%	6.5%	6.8%	8.6%	6.6%	8.3%

Race/Ethnicity Breakdown:	Oak Park and River Forest HS	J. Sterling Morton High School 201	Proviso Township High School 209	Village of Oak Park	Village of River Forest	State of Illinois
White	60.3%	14.7%	19.4%	58.4%	69.4%	57.2%
Black	17.2%	4.9%	37.3%	19.2%	7.7%	13.9%
American Indian/Alaskan	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
Asian	6.1%	1.3%	2.2%	5.6%	8.4%	6.1%
Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other Race	0.6%	0.3%	0.3%	0.5%	0.8%	0.4%
Two or More Races	5.8%	1.1%	1.9%	6.1%	4.6%	3.4%
Hispanic	9.9%	77.7%	38.7%	10.1%	9.2%	19.0%

Source: U.S. Census, ESRI BAO

Notes:

- Demographic attribute information for Oak Park And River Forest HS is similar to the City of Oak Park
- Average Household Size in Oak Park and River Forest HS is the lowest except for Village of Oak Park when compared to the other geographies
- The Unemployment Rate is lower than the State of Illinois (estimates from June 2023 from the US Census)
- Vacancy Rate is highest in Oak Park and River Forest HS except for Village of Oak Park and State of Illinois when compared to the other geographies

Employment Information

| Employment by Industry	Oak Park and River Forest HS	J. Sterling Morton High School 201	Proviso Township High School 209	Village of Oak Park	Village of River Forest	State of Illinois
2023 Agriculture/Mining (SIC01-14)	0.7%	0.6%	0.6%	0.8%	0.6%	1.1%
2023 Construction (SIC15-17)	2.3%	3.9%	4.5%	2.6%	1.2%	3.7%
2023 Manufacturing (SIC20-39)	2.2%	9.0%	9.5%	2.5%	0.6%	8.5%
2023 Transportation (SIC40-47)	1.9%	3.3%	3.8%	2.0%	1.2%	3.4%
2023 Communication (SIC48)	0.4%	0.4%	0.4%	0.4%	0.2%	0.7%
2023 Utility (SIC49)	0.1%	0.2%	0.6%	0.0%	0.5%	0.6%
2023 Wholesale Trade (SIC50-51)	0.9%	12.7%	6.6%	0.9%	0.9%	5.2%
2023 Home Improvement (SIC52)	0.3%	1.9%	1.3%	0.3%	0.0%	1.9%
2023 General Merchandise (SIC53)	0.9%	3.2%	2.2%	1.1%	0.0%	1.9%
2023 Food Stores (SIC54)	4.4%	2.8%	2.1%	2.9%	11.0%	2.5%
2023 Auto Dealer/Gas Station (SIC55)	0.6%	2.0%	1.6%	0.6%	0.3%	1.8%
2023 Apparel/Accessory (SIC56)	0.8%	0.5%	0.2%	0.6%	1.6%	0.6%
2023 Furniture/Home Furnishings (SIC57)	0.4%	0.3%	0.7%	0.4%	0.2%	1.1%
2023 Eating & Drinking (SIC58)	6.8%	9.3%	4.8%	7.4%	4.3%	6.6%
2023 Miscellaneous Retail (SIC59)	2.6%	2.5%	3.2%	2.5%	2.8%	2.6%
2023 Banks (SIC60-61)	2.4%	1.3%	0.8%	2.2%	3.0%	1.7%
2023 Securities Broker (SIC62)	0.4%	0.2%	0.2%	0.4%	0.1%	1.2%
2023 Insurance (SIC63-64)	0.5%	0.6%	0.8%	0.5%	0.5%	2.8%
2023 Real Estate/Holding (SIC65-67)	4.3%	0.7%	1.5%	4.3%	4.6%	2.6%
2023 Hotel/Lodging (SIC70)	0.2%	0.1%	0.3%	0.2%	0.3%	1.1%
2023 Auto Services (SIC75)	0.9%	1.5%	1.6%	1.1%	0.2%	1.0%
2023 Movie/Amusement (SIC78-79)	4.6%	4.4%	1.3%	4.4%	5.6%	2.6%
2023 Health Services (SIC80)	18.7%	9.5%	19.1%	20.3%	11.8%	11.7%
2023 Legal Services (SIC81)	1.0%	0.4%	0.3%	1.1%	0.3%	1.4%
2023 Education/Library (SIC82)	15.2%	13.0%	7.1%	12.2%	28.7%	8.9%
2023 Other Service (SIC72-89SEL)	20.4%	8.8%	17.4%	22.1%	12.9%	16.9%
2023 Government (SIC91-97)	5.1%	6.4%	6.9%	4.9%	6.1%	5.0%
2023 Unclassified Establishments (SIC99)	1.0%	0.6%	0.5%	1.2%	0.4%	0.7%
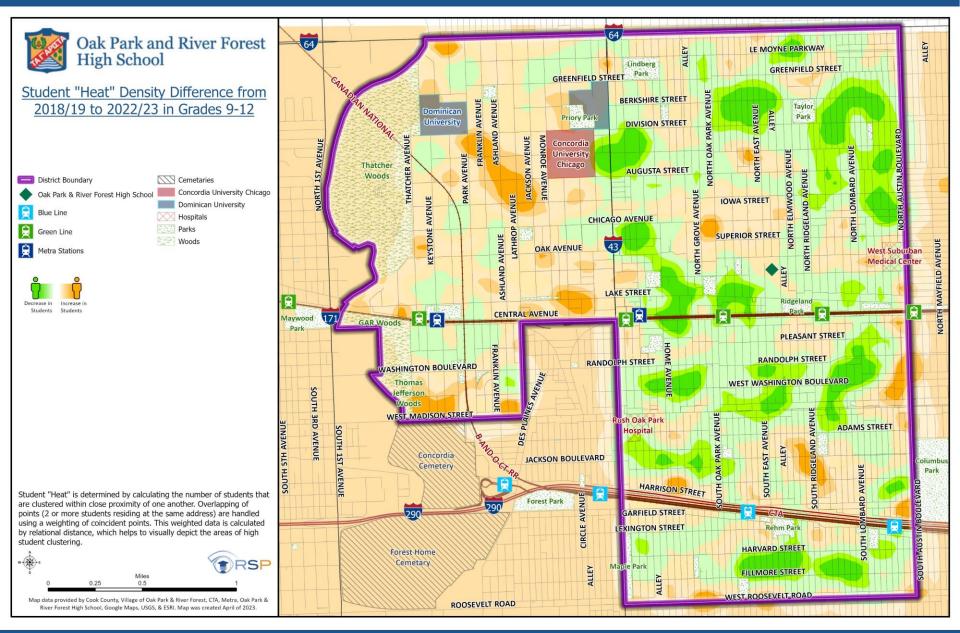
Source; U.S. Census and Esri BAO

Notes:
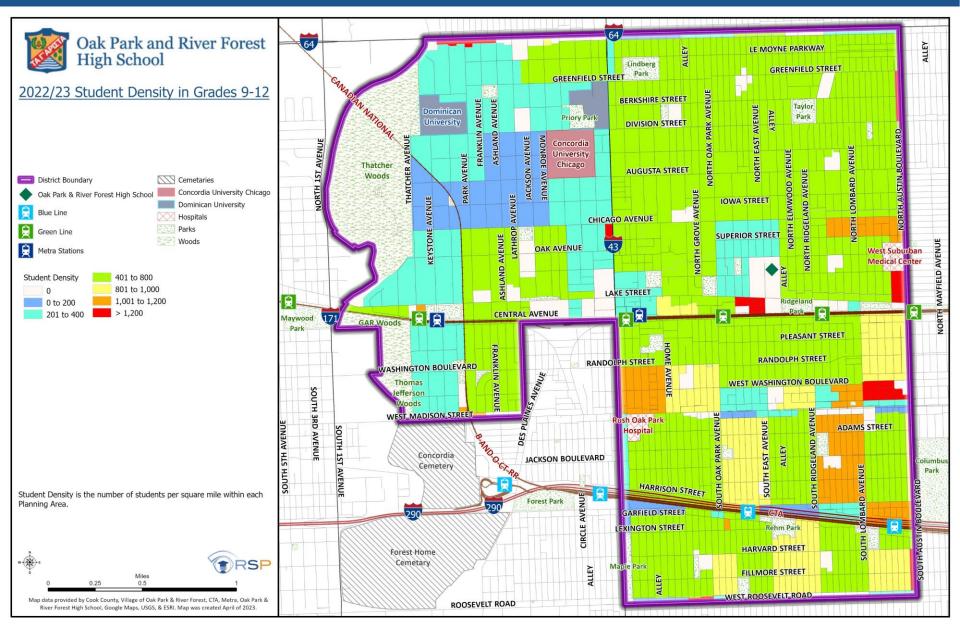
Highest percentage of are in Other Service (20.4%)

- When compared to all neighboring geographies, Oak Park and River Forest HS has the second highest percentage of working in Education/Library and second lowest percentage of working in Construction
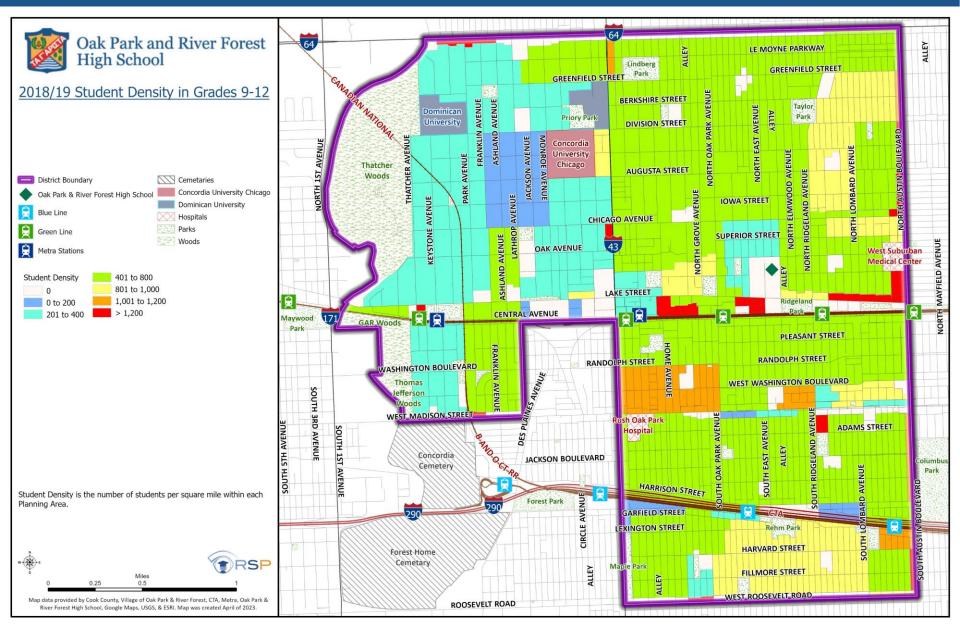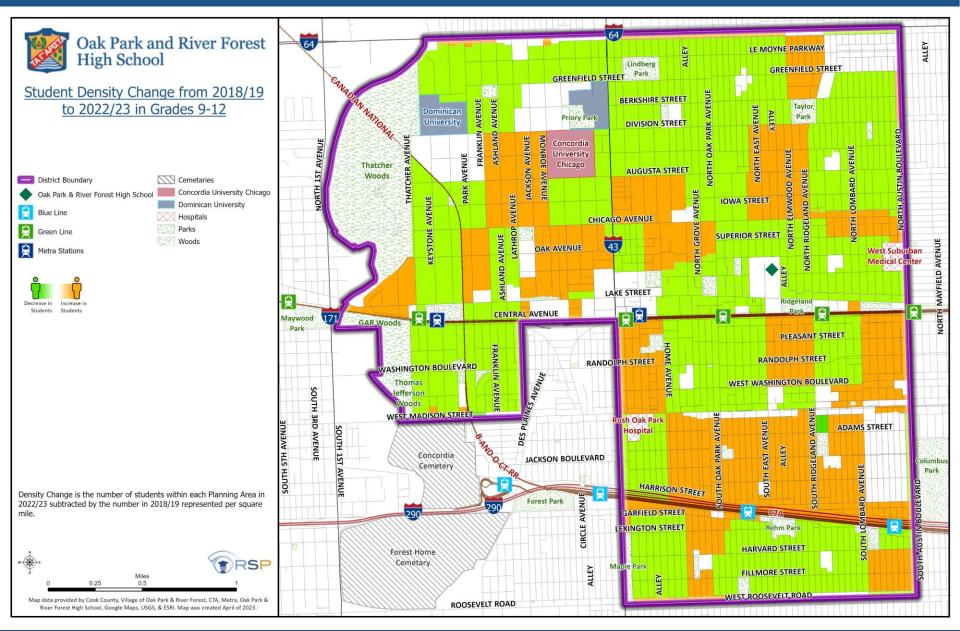
Heat Map Difference Map

Oak Park and River Forest High School

Student "Heat" Density Difference from 2018/19 to 2022/23 in Grades 9-12

Legend:
- District Boundary
- Oak Park & River Forest High School
- Blue Line
- Green Line
- Metra Stations
- Cemeteries
- Concordia University Chicago
- Dominican University
- Hospitals
- Parks
- Woods

Decrease in Students — Increase in Students

Student "Heat" is determined by calculating the number of students that are clustered within close proximity of one another. Overlapping of points (2 or more students residing at the same address) are handled using a weighting of coincident points. This weighted data is calculated by relational distance, which helps to visually depict the areas of high student clustering.

Map data provided by Cook County, Village of Oak Park & River Forest, CTA, Metra, Oak Park & River Forest High School, Google Maps, USGS, & ESRI. Map was created April of 2023.

2018/19 Student Density Map

Oak Park and River Forest High School

2018/19 Student Density in Grades 9-12

Legend:
- District Boundary
- Oak Park & River Forest High School
- Blue Line
- Green Line
- Metra Stations
- Cemeteries
- Concordia University Chicago
- Dominican University
- Hospitals
- Parks
- Woods

Student Density
- 0
- 0 to 200
- 201 to 400
- 401 to 800
- 801 to 1,000
- 1,001 to 1,200
- > 1,200

Student Density is the number of students per square mile within each Planning Area.

Miles
0   0.25   0.5   1

Map data provided by Cook County, Village of Oak Park & River Forest, CTA, Metra, Oak Park & River Forest High School, Google Maps, USGS, & ESRI. Map was created April of 2023.

Yield Rate Analysis Map

Definitions

- Cohort: a group of individuals having a statistical factor (such as grade level) in common in a demographic study

- Out-migration: shows number of students in grade Kindergarten to 11th that are attending the district in the previous year, but were not attending the district in the current year

- In-migration: shows number of students in grade 1st to 12th that are attending the district in the current year, but were not attending the district in the previous year

- Yield-rate: ratio of students that attend each school to the number of housing units in that school's attendance area

- Single-family: a house that is may be fully detached or semi-detached occupied by one household or family

- Multi-family: a classification of housing where multiple separate housing units for residential inhabitants are contained within one building or several buildings within one complex

- Town Homes: Side by side housing units that do not meet the definition of single-family houses

- Mobile Home Park: movable dwelling, 8 feet or more wide and 40 feet or more long, designed to be towed on its own chassis, with transportation gear integral to the unit when it leaves the factory, and without need of a permanent foundation.

- Vacant Land: means any undeveloped land/ erf within a proclaimed township or a land development area and will continue to be rated as vacant until such time as a certificate of occupancy

- Mixed-use development: development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses

- Median Year Built: equal to the middle point of all reported years when each dwelling unit was built based on information from the local assessor's office

- Median Home Value: equal to the middle point of all reported home values from the assessor's office in the district