

**“QUALITY OF LIFE” IN OAK PARK AREA WITH ST.  
HOPE’S INVOLVEMENT IN THE AREA**

**Prepared for:**

**Mr. Jake Mossawir  
Chief Executive Officer  
St. HOPE  
Sacramento, California**

**Prepared by:**

**Dennis H. Tootelian, Ph.D.  
The Tootelian Company  
Sacramento, California**

**May 2019**

# TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	3
INTRODUCTION .....	6
Purpose of the Study .....	6
Background on St. HOPE .....	7
Consultant .....	8
METHODOLOGY FOR CONDUCTING THE ANALYSIS.....	9
Methodology .....	9
Caveats .....	9
FINDINGS OF THE ANALYSIS .....	10
Demographic Changes in the Oak Park Area .....	10
Economic Changes in the Oak Park Area.....	11
SUMMARY AND CONCLUSIONS .....	14
TABLE ONE: TOTAL EXPENDITURES BY ST. HOPE OVER ITS 30 YEARS.....	16
TABLE TWO: DEMOGRAPHIC METRICS .....	17
TABLE THREE: ECONOMIC METRICS .....	19

# **“QUALITY OF LIFE” IN OAK PARK AREA WITH ST. HOPE’S INVOLVEMENT IN THE AREA**

## **EXECUTIVE SUMMARY**

In April 2019, St. HOPE commissioned The Tootelian Company (hereafter “consultant”) to conduct a study to identify and assess demographic and economic changes that have occurred in the Oak Park Area (hereafter “OPA” or “Area”) during the time St. HOPE has operated in the OPA. The St. HOPE organization’s three main entities are: St. HOPE Academy, St. HOPE Public Schools, St. HOPE Development Company (hereafter collectively “St. HOPE”).

The purpose of the study was to examine whether the “quality of life” in the OPA has improved over the years, as defined by selected demographic and economic metrics. The Oak Park Area was defined as the area within the 95817 and 95820 zip codes.

This analysis was a follow-up to a study conducted by the consultant in 2019 to measure the economic impact of St. HOPE in the Greater Sacramento Area and OPA. That analysis found that St. HOPE’s entities spent a combined total of more than \$66.2 million within the OPA over the course of approximately thirty years. On a CPI-adjusted basis, this amounted to more than \$78.1 million in the OPA in 2018 dollars. Those expenditures had a sizable economic impact within the Oak Park Area, estimated to be more than \$89.0 million. Assuming 365 days for every year, this averaged more than \$8,100 every day over the thirty years.

### **Methodology**

The methodology for this “quality of life” study used data provided by the United States Bureau of the Census to identify possible metrics and their values. Available demographic and economic data from 2000 and 2011 through 2017 (the most current available) were used to evaluate the extent to which conditions have changed in the OPA. It is believed that at least some of those Census Bureau metrics would provide insights into whether the quality of life in the OPA had improved or worsened over these time periods.

It was not possible to directly measure cause-and-effect relationships between St. HOPE’s economic impact on the OPA and the demographic and economic changes that have taken place in the Oak Park Area over the years. However, the magnitude of St. HOPE’s economic impact through its Academy, Public Schools, and Development Company make it likely that it contributed to some of the changes that have occurred.

## Findings and Conclusions

St. HOPE's expenditures over its thirty years of operation created a significant economic impact in the Oak Park Area. Its operations generated business activity in a wide variety of economic sectors. In turn, this created jobs, resulted in additional income for residents of the area, and created additional indirect business tax dollars from the increased business activity that could have been used by the City of Sacramento to fund existing and/or new programs for their communities.

Direct linkages between St. HOPE's expenditures and economic impact cannot be made to specific quality of life metrics. However, it seems reasonable to conclude that by the sheer magnitude of its impact, St. HOPE did contribute to the changes that have occurred within the Oak Park Area. The metrics identified in this study show that positive demographic and economic changes have occurred in the Oak Park Area, especially over the more recent years of 2011 through 2017—years in which St. HOPE had the greatest economic impact on the Area. Important improvements include:

- ***Demographic Improvements:***

- ***Population:*** The population has grown from 2011 through 2017 at a rate of 1.2% per year, reversing negative growth trends in prior years. This is especially the case for those 20 to 34 years of age (2.8% growth rate), 35 to 54 years (0.6% growth rate), and 65 years and older (2.3% growth rate).
- ***Education:*** The growth rate in people 25 years of age and older in the OPA who have Bachelor's degrees or higher exceeded 6.0% per year from 2011 through 2017, while there was a negative growth rate (-1.2%) among those who did not graduate from high school. These trends were even more pronounced among people 18 to 24 years of age (i.e., 8.0% growth rate in Bachelor's degree or higher, -14.7% growth rate for those who did not graduate from high school).
- ***Household Income:*** Households with incomes under \$100,000 exhibited negative growth rates from 2011 through 2017, while growth rates in household incomes of \$100,000 to \$149,999 and \$200,000 or more rose from 2.3% per year and 3.7% per year respectively.
- ***Housing Occupancy and Vacancy Rates:*** Housing occupancy rose 0.7% annually between 2011 and 2017, reversing negative growth rates in most previous time periods. Furthermore, vacancy rates declined 7.0% per year during this time period.
- ***Health Care Coverage:*** The growth rate in people with health care coverage rose 1.9% per year from 2011 through 2017, while there was a negative growth rate (-4.1% per year) among those without health care coverage.

- ***Economic Improvements:***

- ***Employment:*** The growth rate of people in the civilian labor force rose at an annual rate of 2.3% per year from 2011 through 2017, which was considerably higher than previous time periods. Additionally, the growth rate in the number of people employed rose 3.9% per year from 2011 through 2017 while the number

unemployed exhibited a negative growth rate (-7.2%). And, growth rates in the number of people who worked from home and/or were self-employed rose 6.7% and 5.9% respectively from 2011 through 2017, which were considerably higher than in previous time periods.

- Occupations: Growth rates from 2011 through 2017 were considerably higher than in prior years in the number of people working in management/business/science/arts (4.9% per year), service occupations (6.8% per year), and natural resources/construction/maintenance (8.9% per year). Furthermore, employment in nearly all industries listed by the Census Bureau showed improved growth rates from 2011 through 2017 when compared to prior time periods.
- Household and Family Income in the last Twelve Months: Household incomes of \$150,000 to \$199,999 in the last twelve months rose 12.4% per year, and those with household incomes of \$200,000 or more rose 10.7% per year from 2011 through 2017. Comparatively, household incomes of less than \$50,000 had negative growth rates during that time period. Much the same was found for family income in the last twelve months, although growth rates in higher incomes were less than in household incomes and negative growth rates were greater in lower income categories.
- Owner-Occupied Housing Values: The values of homes in the \$150,000 to \$199,999 and \$200,000 to \$299,999 ranges rose at annual rate of 4.6% per year and 1.0% per year respectively from 2011 through 2017, while the rate of growth of homes valued at less than \$100,000 exhibited negative growth rates.
- Home Costs and Rent as a Percent of Household Income: From 2011 through 2017, the number of home owners whose costs of housing consumed less than 20.0% of household income rose 8.9% per year, while the number whose costs were 35.0% or more of household income declined 5.5% per year. Similarly, the number of renters who spent less than 25.0% of their household income on rent rose at growth rates of 0.9% (less than 15.0% of household income consumed by rent) to 6.8% (20.0% to 24.9% of household income consumed by rent), while the number of renters who spent more than 30.0% of household income for rent declined by 4.1% (30.0 to 34.9% of household income consumed by rent) and 2.2% (35.0% or more of household income consumed by rent).

# **“QUALITY OF LIFE” IN OAK PARK AREA WITH ST. HOPE’S INVOLVEMENT IN THE AREA**

## **INTRODUCTION**

In April 2019, St. HOPE commissioned The Tootelian Company (hereafter “consultant”) to conduct a study to identify and assess demographic and economic changes that have occurred in the Oak Park Area (hereafter “OPA” or “Area”) during the time St. HOPE has operated in the OPA. The St. HOPE organization has three main entities: St. HOPE Academy, St. HOPE Public Schools, St. HOPE Development Company (hereafter collectively “St. HOPE”).

### ***Purpose of the Study***

The purpose of the study was to examine whether the “quality of life” in the OPA has improved over the years, as defined by selected demographic and economic metrics. The Oak Park Area was defined as the area within the 95817 and 95820 zip codes.

This analysis was a follow-up to a study conducted by the consultant in 2019 to measure the economic impact of St. HOPE in the Greater Sacramento Area and OPA. St. HOPE’s entities combined spending over the thirty years in the OPA was estimated to amount to more than \$204,000 in the first twelve years (1989 through 2000), nearly \$27.9 million in the next nine years (2001 through 2009), and more than \$38.1 million in the most recent nine years (2010 through 2018). In total, it is estimated that St. HOPE spent more than \$66.2 million in the OPA over the course of thirty years. This is presented in Table One. On a Consumer Price Index (CPI)-adjusted basis, this amounts to more than \$78.1 million in 2018 dollars. Assuming 365 days per year, this amounted to nearly \$6,050 per day for 30 years, or nearly \$7,200 per day in 2018 dollars.

St. HOPE’s expenditures had a sizable economic impact within the Oak Park Area, and that too grew over the years. From its estimated impact of \$275,500 over its first twelve years, this impact grew to more than \$37.5 million in the middle nine years, and then rose significantly to more than \$51.2 million in its most current nine years. The total economic impact over the thirty years was more than \$89.0 million. Assuming 365 days for every year, this averaged more than \$8,100 every day over the thirty years. The impact of St. HOPE in the OPA over the thirty years was estimated to be:

- Total impact (Output) of more than \$89.0 million.
- About 1,360 jobs on a full-time-equivalent basis were created and/or maintained.
- More than \$53.0 in labor income resulting from additional people being employed.

- More than \$4.8 million in additional indirect business taxes created from the increased business activity caused by St. HOPE's entities.

Given this estimated impact, it seems reasonable to conclude that St. HOPE contributed to a variety of changes that have occurred in the OPA over the years. This analysis sought to identify and measure such changes—recognizing, of course, that it is not possible to definitely state there are directly cause-and-effect relationships.

### ***Background on St. HOPE***

[St. HOPE](#) is a family of nonprofits established in the Oak Park community of the greater Sacramento area. The organization was founded in 1989 by former Sacramento Mayor Kevin Johnson, an Oak Park native, whose vision was to revitalize the predominantly underserved community through high quality public education and economic development.

**St. HOPE Academy.** St. HOPE seeks to improve the quality of life of low income, minority children by providing high quality education in the community of Oak Park. In 1989, this mission began with one portable classroom at Sacramento High School as an after-school program called the St. HOPE Academy. Today, St. HOPE embodies a unique nonprofit business model that generates revenue through real estate development, investments and operating companies, which supports its nonprofit activities with the overall goal of being an economically self-sustaining organization.

**St. HOPE Public Schools.** Today, more than 1,500 students from TK-12<sup>th</sup> grade embark on their academic journey in St. HOPE's charter school system which includes:

- [Sacramento Charter High School](#), serving grades 9-12 since 2003
- Oak Park Prep, serving grades 7-8 since 2012
- PS7, serving grades TK-8, since 2003

The [St. HOPE schools](#) have received notable accolades due to the dedication of their students and faculty. In 2017, 96 percent of seniors attending Sacramento High School were accepted into four-year colleges. Sac High is also the highest performing high school in the California where African American students make up at least 50 percent of the tested student population.

Oak Park Prep has eliminated the achievement gap for students, 96 percent of whom are minority students and 83 percent whom come from low-income families. PS7 has twice been named a Title I Achievement Award Winner, has been recognized as a California Distinguished School and as a federal Blue Ribbon School nominee for its educational outcomes with low-income students.

**St. HOPE Development Corporation.** The mission of St. HOPE Development Company, founded in 2001, is to invest in and develop inner-city real estate and thereby stimulate economic growth and positive community development.

St. HOPE's selected investments are bringing in quality schools, education nonprofits, restaurants, retail and mixed-use developments. St. HOPE's business successes are diverse, with a portfolio of completed projects and additional efforts underway to recruit new commercial tenants.

In 2003, St. HOPE renovated the old Woodruff hotel into a 23,000 sq. ft. mixed-use facility called the 40 Acres Cultural Center. The center currently includes the Old Soul Coffee House, the Guild Theater, apartments, and one of only 59 black-owned bookstores in the country, Underground Books.

Additional St. HOPE economic development projects include the St. HOPE Academy Building; U.S. Bank Building; The Oak Park Victorian; La Venadita restaurant; Hofbrau restaurant; the Oak Park Education Complex (2017) – home to Teach For America, College Track, and the Sacramento Employment & Training Agency; 3400 Third Avenue which houses Valley Vision; and the St. HOPE Business Complex – home to the California Asian Chamber of Commerce, Nehemiah Foundation, City Year and the Greater Sacramento Urban League.

### ***Consultant***

The Tootelian Company is a Sacramento, California-based marketing and management consulting firm. It specializes in performing economic impact studies, conducting market research, and assisting its clients with their business and marketing plans. The consultant was Dennis H. Tootelian, Ph.D.



# METHODOLOGY FOR CONDUCTING THE ANALYSIS

This study focused on identifying possible metrics that could be used to assess the “quality of life” within the Oak Park Area, and then measuring how those metrics have evolved over the years since St. HOPE began operations within the Area.

## ***Methodology***

Data was obtained from the United States Bureau of the Census for the years 2000 and 2011 through 2017. No information from years prior to 2000 were available that could be matched to more current years, and 2017 data was the most current available.

Initially, a wide range of demographic and economic variables were extracted from the Census Bureau website for the years identified. St. HOPE and the consultant then reviewed each of the variables and identified those which might serve as the best metrics for measuring the quality of life in the OPA. Changes in those metrics were then assessed over the 17 years from 2000 through 2017.

Some changes had occurred in reporting data from 2000 to 2011, so information was not available for every variable dating back to 2000. Accordingly, measurements of changes were made from 2000 to 2017, 2000 to 2011, and from 2011 to 2017. This provided perspectives of how the quality of life, as defined by the selected metrics, changed from 2000 to the present in three time periods (i.e., 2000 through 2017, 2000 through 2011, and 2011 through 2017).

## ***Caveats***

The results of any research should be used with caution and at the reader’s own discretion. Every study, no matter how well constructed, contains the possibility of some degree of error and areas in which experts may disagree. Accordingly, the reader assumes sole responsibility for the use of this information.

## FINDINGS OF THE ANALYSIS

The findings of this study are presented in two sections: demographic changes in the Oak Park Area, and economic changes in the Oak Park Area. Tabled data is presented at the end of this Summary Report. Additional data not described in section are included in these tables. They are provided so readers can make their own assessments of their importance. As previously indicated, the three time periods considered in this analysis were:

- 2000 to 2017: this is the longest time period available.
- 2000 to 2011: this is a middle period in the operations of St. HOPE.
- 2011 to 2017: this is the more recent time period in the operations of St. HOPE.

### ***Demographic Changes in the Oak Park Area***

A number of demographic changes occurred in the OPA over the past 17 years. This is presented in Table Two. The metrics used in this analysis to assess their impact on the quality of life in the Area and their annual compounded growth trends were:

- ***Population:*** The number of people living in the OPA grew at a rate of 1.2% per year from 2011 through 2017. This reversed declining rates from 2000 through 2017 (-0.02%) and 2000 through 2011 (-1.0%).
- ***Number of households:*** The number of households in the OPA grew at a rate of 0.7%. This improved on the 0.0% growth rate from 2000 through 2017 and reversed a decline from 2000 through 2011 (-0.4%)
- ***Ages of residents:*** The number of people 20 to 54 years grew at a faster rate from 2011 through 2017 (2.8%) than was found in the earlier time periods. Additionally, the number of people 20 to 34 and 35 to 54 grew at rates of 2.8% per year and 0.6% per year respectively, which were higher than earlier time periods. And, the number of people 65 and older grew at a rate of 2.3% and reversed the negative growth rates in the earlier time periods.
- ***Education:*** The growth rates of people in the OPA who had more education rose substantially from 2011 through 2017. Among those 18 to 24 years of age, the highest growth rate (8.0%) was in people with Bachelor's degrees or higher, and a negative growth rate (-14.7%) was found for those who had not graduated from high school. Both high school graduates and those with some college/Associate of Arts degrees grew at 4.3% per year over this time period. Among those 25 and older, the growth rates for those with Bachelor's degrees and graduate/professional degrees rose 6.2% per year and 6.6% per year respectively, while growth rates were negative for those who were high school graduates only (-0.6% per year) or had not completed high school (-1.2% per year).

- **Household Income:** For household incomes under \$100,000, negative growth rates were found in nearly every time period. The growth rate for households with \$100,000 to \$149,999 was 2.3% per year and that reversed negative trends in the earlier time periods. The annual growth rates for households earning \$200,000 or more grew in each of the three time periods (i.e., 4.4% from 2000 through 2017, 4.8% from 2000 through 2011, and 3.7% from 2011 through 2017). Furthermore, the growth rate in the number of people who received cash public assistance declined significantly at -7.2% per year from 2011 through 2017, which was a much larger decline than was found from 2000 through 2017 (-1.4%) and reversed the trend from 2000 through 2017 (1.9%).
- **Housing Occupancy:** Both owner-occupied and renter-occupied housing grew from 2011 through 2017 by 0.8% and 0.5% per year and reversed negative and smaller growth trends in earlier time periods. The number of vacant units declined at a rate of 7.0% per year and reversed negative and smaller growth trends in earlier time periods.
- **Vacancy Rates:** Homeowner vacancy rates declined in all three time periods, with the largest annual rate of decline (-9.8%) occurring in the 2011 through 2017 time period. Rental vacancy rates also declined in all three time periods, with the largest rate of decline (-7.3%) occurring in the 2000 through 2011 time period.
- **Health Insurance Coverage:** The overall growth rate in the number of people with health insurance was 1.9% per year from 2011 through 2017. The number of people without health insurance declined at an annual rate of -4.1% in this time period.

### **Economic Changes in the Oak Park Area**

A number of economic changes occurred in the OPA over the past 17 years. This is presented in Table Three. The metrics used in this analysis to assess their impact the quality of life in the Area and their annual compounded growth trends were:

- **Employment Status:** The number of people in the civilian labor force grew at a larger pace (2.3% per year) between 2011 and 2017 than in the earlier time periods.
- **Employment:** The number of people employed grew at an annual rate of 3.9% from 2011 through 2017, reversing a trend of -0.2% between 2000 and 2011 and a slower rate of growth (1.2%) between 2000 and 2017. Furthermore, the number of people working from home grew at a rate of 6.7% per year between 2011 and 2017, which was considerably higher than in earlier time periods.
- **Source of Employment:** The annual rate of growth among those who worked in the private sector was 5.0% between 2011 and 2017, reversing a trend of -0.5% between 2000 and 2011 and a slower rate of growth (1.4%) between 2000 and 2017. The rate of growth of self-employed individuals was 5.9% per year between 2011 and 2017 and considerably larger than occurred in earlier time periods.

- ***Unemployment Rate:*** The percentage of people in the civilian labor force who were unemployed declined from 10.6% in 2000 and 17.7% in 2011 to 9.9% in 2017. This represents a 7.2% rate of decline in the number of unemployed from 2011 through 2017, compared to a 5.3% increase in the number unemployed from 2000 through 2011.
- ***Occupation:*** Rates of growth in employment in management/business/science/arts occupations was 4.9% per year between 2011 and 2017, which was considerably larger than in earlier time periods. The same was true for service occupations during that time period (6.8% per year), and natural resources/construction/maintenance (8.9% per year). In terms of the rate of growth in employment within various industries, construction was 9.3% per year from 2011 through 2017, reversing a trend of -1.9% between 2000 and 2011 and a slower rate of growth (1.9%) between 2000 and 2017. Similarly, the rates of growth of jobs in the arts/entertainment/recreation/accommodations/food service industries and professional/science/management/administration/waste management industries were 9.2% per year and 7.3% per year respectively from 2011 through 2017, reversing negative and lower growth trends in earlier time periods.
- ***Household Incomes in the Last Twelve Months:*** In all three time periods, there were negative trends in household incomes under \$50,000 per year. Conversely, the rates of growth in household incomes of \$150,000 to \$199,999 and \$200,000 or more were 12.4% and 10.7% respectively for 2011 through 2017. These were considerably larger rates of growth than was found for earlier time periods. Median household income grew at an annual rate of about 2.6% per year in all three time periods.
- ***Family Incomes in the Last Twelve Months:*** In all three time periods, there were negative trends in family incomes under \$50,000 per year. Conversely, the rates of growth in family incomes of \$100,000 to \$149,999 and \$150,000 to \$199,999 were 9.5% and 8.6% respectively for 2011 through 2017. These were considerably larger rates of growth than was found for earlier time periods. Median family income grew 4.2% per year for 2011 through 2017, which was a larger growth rate than in earlier time periods.
- ***Owner-Occupied Housing Value:*** The number of owner-occupied homes valued at less than \$100,000 declined from 2011 through 2017, while they grew 4.6% per year in homes valued between \$100,000 and \$299,999.
- ***Monthly Owner Cost as a Percent of Household Income:*** The number of homeowners who spent 20.0% or less of their household incomes on monthly housing expenses rose 8.9% per year between 2011 and 2017, while the number whose monthly costs for housing were 35.0% or more of household income declined 5.5% per year. This indicated that housing costs were taking less of a percentage of household income in the more recent years.
- ***Gross Rent:*** The growth rate of the number of people who were paying rent of less than \$1,500 per month exceeded a 33.0% growth rate from 2011 through 2017, while the number of people paying rent of more \$1,500 or more per month declined during this time period. This indicated that gross rent was declining in recent years.

- ***Gross Rent as a Percent of Household Income:*** The number of renters who spent 15.0% to 19.9% and 20.0% to 29.9% of their household incomes rose 4.7% and 6.8% per year respectively between 2011 and 2017, while the number whose monthly costs were 30.0% or more of household income declined per year. This indicated that rent costs were taking less of a percentage of household income in the more recent years.

## SUMMARY AND CONCLUSIONS

St. HOPE's expenditures over its 30 years of operation created a significant economic impact in the Oak Park Area. Its operations generated business activity in a wide variety of economic sectors. In turn, this created jobs, resulted in additional income for residents of the area, and created additional indirect business tax dollars from the increased business activity that could have been used by the City of Sacramento to fund existing and/or new programs for their communities.

St. HOPE's entities spent an estimated total of more than \$66.2 million within the OPA over its thirty years of operations. On a CPI-adjusted basis, this amounts to more than \$78.1 million in the OPA in 2018 dollars. These expenditures created an estimated total economic impact of more than \$89.0 million over the thirty years, and assuming 365 days for every year, this averaged more than \$8,100 every day.

Direct linkages between St. HOPE's expenditures and economic impact cannot be made to specific quality of life metrics. However, it seems reasonable to conclude that by the sheer magnitude of its impact, St. HOPE did contribute to the changes that have occurred within the Oak Park Area. The metrics identified in this study show that positive demographic and economic changes have occurred in the Oak Park Area, especially over the more recent years of 2011 through 2017—years in which St. HOPE had the greatest economic impact on the Area. Important improvements include:

- ***Demographic Improvements:***

- ***Population:*** The population has grown from 2011 through 2017 at a rate of 1.2% per year, reversing negative growth trends in prior years. This is especially the case for those 20 to 34 years of age (2.8% growth rate), 35 to 54 years (0.6% growth rate), and 65 years and older (2.3% growth rate).
- ***Education:*** The growth rate in people 25 years of age and older in the OPA who have Bachelor's degrees or higher exceeded 6.0% per year from 2011 through 2017, while there was a negative growth rate (-1.2%) among those who did not graduate from high school. These trends were even more pronounced among people 18 to 24 years of age (i.e., 8.0% growth rate in Bachelor's degree or higher, -14.7% growth rate for those who did not graduate from high school).
- ***Household Income:*** Households with incomes under \$100,000 exhibited negative growth rates from 2011 through 2017, while growth rates in household incomes of \$100,000 to \$149,999 and \$200,000 or more rose from 2.3% per year and 3.7% per year respectively.
- ***Housing Occupancy and Vacancy Rates:*** Housing occupancy rose 0.7% annually between 2011 and 2017, reversing negative growth rates in most previous time periods. Furthermore, vacancy rates declined 7.0% per year during this time period.

- Health Care Coverage: The growth rate in people with health care coverage rose 1.9% per year from 2011 through 2017, while there was a negative growth rate (-4.1% per year) among those without health care coverage.
- **Economic Improvements:**
  - Employment: The growth rate of people in the civilian labor force rose at an annual rate of 2.3% per year from 2011 through 2017, which was considerably higher than previous time periods. Additionally, the growth rate in the number of people employed rose 3.9% per year from 2011 through 2017 while the number unemployed exhibited a negative growth rate (-7.2%). And, growth rates in the number of people who worked from home and/or were self-employed rose 6.7% and 5.9% respectively from 2011 through 2017, which were considerably higher than in previous time periods.
  - Occupations: Growth rates from 2011 through 2017 were considerably higher than in prior years in the number of people working in management/business/science/arts (4.9% per year), service occupations (6.8% per year), and natural resources/construction/maintenance (8.9% per year). Furthermore, employment in nearly all industries listed by the Census Bureau showed improved growth rates from 2011 through 2017 when compared to prior time periods.
  - Household and Family Income in the last Twelve Months: Household incomes of \$150,000 to \$199,999 in the last twelve months rose 12.4% per year, and those with household incomes of \$200,000 or more rose 10.7% per year from 2011 through 2017. Comparatively, household incomes of less than \$50,000 had negative growth rates during that time period. Much the same was found for family income in the last twelve months, although growth rates in higher incomes were less than in household incomes and negative growth rates were greater in lower income categories.
  - Owner-Occupied Housing Values: The values of homes in the \$150,000 to \$199,999 and \$200,000 to \$299,999 ranges rose at annual rate of 4.6% per year and 1.0% per year respectively from 2011 through 2017, while the rate of growth of homes valued at less than \$100,000 exhibited negative growth rates.
  - Home Costs and Rent as a Percent of Household Income: From 2011 through 2017, the number of home owners whose costs of housing consumed less than 20.0% of household income rose 8.9% per year, while the number whose costs were 35.0% or more of household income declined 5.5% per year. Similarly, the number of renters who spent less than 25.0% of their household income on rent rose at growth rates of 0.9% (less than 15.0% of household income consumed by rent) to 6.8% (20.0% to 24.9% of household income consumed by rent), while the number of renters who spent more than 30.0% of household income for rent declined by 4.1% (30.0 to 34.9% of household income consumed by rent) and 2.2% (35.0% or more of household income consumed by rent).

# TABLE ONE: TOTAL EXPENDITURES BY ST. HOPE OVER ITS 30 YEARS

## Estimated Total for Thirty Years

	Estimated Total for 2010-2018	Estimated Total for 2001-2009	Estimated Total for 1989-2000	TOTAL
<b>TOTAL</b>				
Oak Park Area	\$38,124,741	\$27,872,761	\$204,048	\$66,201,551
<b>ACADEMY</b>				
Oak Park Area	\$559,798	\$740,140	\$17,743	\$1,317,682
<b>PUBLIC SCHOOLS</b>				
Oak Park Area	\$31,688,123	\$20,618,914		\$52,307,037
<b>DEVELOPMENT COMPANY</b>				
Oak Park Area	\$1,398,435	\$592,585		\$1,991,020

## Estimated Average Year

	Average 2016-17-18	Average 2005-06-07	Average 1991-92-93
<b>ACADEMY</b>			
Oak Park Area	\$559,798	\$740,140	\$17,743
<b>PUBLIC SCHOOLS</b>			
Oak Park Area	\$3,520,903	\$3,172,141	
<b>DEVELOPMENT COMPANY</b>			
Oak Park Area	\$155,382	\$69,716	



## TABLE TWO: DEMOGRAPHIC METRICS

	Grow Rate 2011-2017	Grow Rate 2000-2011	Grow Rate 2000-2017	TOTAL 2017	TOTAL 2011	TOTAL 2000
<b>Population</b>	1.2%	-1.0%	-0.2%	49,901	46,579	51,984
<b>Number of Households</b>	0.7%	-0.4%	0.0%	18,491	17,778	18,575
<b>Population Gender</b>						
Male	2.1%	-1.3%	-0.1%	49.0%	46.4%	48.1%
Female	0.3%	-0.7%	-0.3%	51.0%	53.6%	51.9%
<b>Population Age</b>						
Under 20 years	-1.5%	-2.8%	-2.3%	23.4%	27.4%	33.4%
20 to 34 years	2.8%	0.1%	1.0%	27.1%	24.6%	21.9%
35 to 54 years	0.6%	-1.1%	-0.5%	25.4%	26.3%	26.7%
55 to 64 years	3.5%	3.8%	3.7%	12.0%	10.5%	6.3%
65 years and older	2.3%	-1.4%	-0.1%	12.1%	11.3%	11.8%
Median age (years)	0.4%	0.6%	0.6%	34.7	33.8	31.5
<b>Population by Ethnicity</b>						
<b>One ethnicity</b>	1.5%	-1.1%	-0.2%	93.3%	91.4%	92.9%
White	3.4%	-0.5%	0.9%	56.4%	49.6%	46.7%
Black or African American	1.1%	-2.5%	-1.2%	12.9%	13.0%	15.3%
Asian	0.6%	-0.4%	0.0%	11.3%	11.6%	10.9%
Hispanic or Latino (of any ethnicity)	2.5%	-0.6%	0.5%	36.8%	34.1%	32.7%
All Other	-11.5%	4.6%	-1.4%	1.9%	4.0%	2.5%
<b>Two or more ethnicities</b>	-2.9%	0.8%	-0.5%	6.7%	8.6%	7.1%
<b>Education</b>						
<b>Population 18 to 24 years</b>	1.2%			5,607	5,221	
Less than high school graduate	-14.7%			9.7%	26.9%	
High school graduate	4.3%			28.7%	23.9%	
Some college or associate's degree	4.3%			48.3%	40.2%	
Bachelor's degree or higher	8.0%			13.4%	9.1%	
<b>Population 25 years and over</b>	1.8%			33,598	30,118	
Less than high school graduate	-1.2%			19.9%	23.9%	
High school graduate	-0.6%			19.6%	22.7%	
Some college, no degree	1.2%			23.6%	24.5%	
Associate's degree	4.8%			8.1%	6.8%	
Bachelor's degree	6.2%			18.4%	14.3%	
Graduate or professional degree	6.6%			10.5%	8.0%	
<b>Male Population 18 to 24 Years</b>	6.2%			3,480	2,424	
Less than high school graduate	-17.6%			6.4%	29.1%	
High school graduate	3.1%			25.2%	30.2%	
Some college or associate's degree	13.7%			51.4%	34.2%	
Bachelor's degree or higher	24.7%			17.0%	6.5%	
<b>Female Population 18 to 24 Years</b>	-4.5%			2,127	2,797	
Less than high school graduate	-12.6%			14.8%	25.3%	
High school graduate	5.4%			34.3%	19.0%	
Some college or associate's degree	-5.0%			43.3%	44.8%	
Bachelor's degree or higher	-9.9%			7.6%	10.9%	

	Grow Rate 2011-2017	Grow Rate 2000-2011	Grow Rate 2000-2017	TOTAL 2017	TOTAL 2011	TOTAL 2000
<b>Male Population 25 Years and Over</b>	2.7%			16,098	13,758	
Less than high school graduate	-1.2%			20.0%	25.1%	
High school graduate	0.8%			20.7%	23.1%	
Some college, no degree	3.4%			24.3%	23.3%	
Associate's degree	-0.6%			6.2%	7.5%	
Bachelor's degree	9.3%			19.3%	13.3%	
Graduate or professional degree	6.1%			9.6%	7.9%	
<b>Female Population 25 Years and Over</b>	1.1%			17,500	16,360	
Less than high school graduate	-1.4%			19.7%	22.9%	
High school graduate	-1.9%			18.6%	22.3%	
Some college, no degree	-0.6%			22.9%	25.5%	
Associate's degree	8.8%			9.7%	6.3%	
Bachelor's degree	3.8%			17.8%	15.2%	
Graduate or professional degree	7.1%			11.3%	8.0%	
<b>Household Income</b>						<b>1999</b>
Less than \$10,000	-1.3%	-5.4%	-4.0%	7.9%	8.9%	15.7%
\$10,000 to \$24,999	-1.6%	0.3%	-0.3%	21.8%	24.1%	27.4%
\$25,000 to \$49,999	-0.6%	-2.7%	-2.0%	25.2%	26.6%	31.2%
\$50,000 to \$99,999	-4.1%	-1.8%	-2.6%	30.2%	29.2%	21.3%
\$100,000 to \$149,999	2.3%	-1.8%	-0.4%	10.2%	8.5%	3.0%
\$150,000 to \$199,999	-0.4%	1.4%	0.8%	2.8%	1.6%	0.8%
\$200,000 or more	3.7%	4.8%	4.4%	1.9%	1.1%	0.5%
Median household income	2.6%	2.7%	2.5%	45,107	38,704	29,001
Mean household income	2.2%			59,105	51,762	
With cash pub assist income	-7.2%	1.9%	-1.4%	980	1,539	1,253
Mean cash pub assist income	2.4%	-1.8%	-0.4%	\$5,002	\$4,329	\$5,310
With Food Stamp/SNAP benefits	3.6%			3,009	2,427	
<b>Housing Units</b>						
<b>Number of Housing Units</b>	-0.1%	0.0%	0.0%	20,003	20,115	20,103
<b>Housing Occupancy</b>						
Occupied housing units	0.7%	-0.4%	0.0%	92.4%	88.4%	92.5%
Owner-occupied	0.8%	-0.7%	-0.2%	48.9%	48.5%	50.1%
Renter-occupied	0.5%	-0.1%	0.1%	51.1%	51.5%	49.9%
Vacant housing units	-7.0%	4.1%	0.0%	7.6%	11.6%	7.5%
<b>Vacancy Rates</b>						
Homeowner vacancy rate	-9.8%	-4.5%	-6.4%	2.1%	3.9%	6.5%
Rental vacancy rate	-5.3%	-7.3%	-6.6%	4.1%	5.7%	13.1%
<b>Household Size</b>						
Average household size owner-occupied	-0.3%	-0.3%	-0.3%	2.4	2.4	2.5
Average household size renter-occupied	1.0%	-1.0%	-0.3%	2.8	2.6	2.9
<b>Health Insurance Coverage</b>						
With health insurance coverage	1.9%			87.1%		
With private health insurance	0.6%			51.8%		
With public coverage	2.4%			43.5%		
No health insurance coverage	-4.1%			12.9%		

## TABLE THREE: ECONOMIC METRICS

	Grow Rate 2011-2017	Grow Rate 2000-2011	Grow Rate 2000-2017	TOTAL 2017	TOTAL 2011	TOTAL 2000
<b>Employment Status</b>						
Population 16 years and over	1.6%	-0.2%	0.4%	40,399	36,686	37,513
In labor force	2.3%	0.5%	1.1%	24,823	21,690	20,466
Civilian labor force	2.3%	0.5%	1.1%	24,816	21,647	20,433
Employed	3.9%	-0.2%	1.2%	90.1%	82.3%	89.4%
Unemployed	-7.2%	5.3%	0.7%	9.9%	17.7%	10.6%
Armed Forces	-26.1%	2.4%	-8.7%	7	43	33
Work at home	6.7%	1.3%	3.2%	3.7%	2.9%	2.7%
Not in labor force	0.6%	-1.2%	-0.5%	15,576	14,996	17,047
<b>Labor Force</b>						
Educational characteristics (25 to 64 years)						<b>25+</b>
Less than high school graduate	-1.1%	0.7%	0.0%	19.5%	23.2%	17.2%
High school graduate	1.0%	-3.5%	-2.0%	21.4%	22.4%	26.4%
Some college or associate's degree	2.0%	-1.1%	0.0%	32.2%	31.6%	28.5%
Bachelor's degree or higher	4.6%	3.1%	3.7%	26.9%	22.7%	12.9%
Poverty status last 12 months						
Below poverty level	0.6%		-3.4%	7,716		13,828
At or above the poverty level	2.6%			24,381		
Disability Status						
With any disability	-2.7%		-5.7%	4,736		12,855
<b>Source of Employment (16 years or older)</b>						
Total number	3.9%	-0.2%	1.2%	22,365	17,821	18,271
Private wage and salary workers	5.0%	-0.5%	1.4%	71.6%	67.1%	69.2%
Government workers	0.0%	0.5%	0.3%	21.3%	26.8%	24.9%
Self-employed	5.9%	0.2%	2.2%	6.9%	6.1%	5.8%
Unpaid family workers			5.9%	0.2%	0.0%	0.1%
<b>Employment-to-Population Ratios</b>						
Population 20 to 64 years	14.3%			66.2%	29.7%	
Gender						
Male	14.0%			68.2%	31.0%	
Female	2.0%			64.1%	57.0%	
Ethnicity						
White alone	2.8%			59.1%	50.2%	
White alone, not Hispanic/Latino	2.2%			60.6%	53.1%	
Black or African American alone	3.2%			51.4%	42.6%	
Asian alone	-4.2%			43.0%	55.4%	
Hispanic or Latino origin	14.5%			56.3%	24.9%	
Two or more ethnicities	4.1%			60.9%	48.0%	
Educational attainment (25 to 64 years)						
Less than high school graduate	4.9%			52.3%	39.3%	
High school graduate	1.1%			58.0%	54.3%	
Some college or associate's degree	1.3%			68.7%	63.7%	
Bachelor's degree or higher	-0.3%			79.2%	80.7%	

	Grow Rate 2011-2017	Grow Rate 2000-2011	Grow Rate 2000-2017	TOTAL 2017	TOTAL 2011	TOTAL 2000
Poverty status last 12 months						
Below poverty level	3.0%			31.5%		
At or above the poverty level	0.6%			77.9%		
Disability status						
With any disability	9.3%			39.0%		
<b>Unemployment Rate By Ethnicity</b>						
White alone	-11.4%			7.5%	15.5%	
White alone, not Hispanic/Latino	-15.3%			5.8%	15.7%	
Black or African American alone	-11.2%			12.1%	24.6%	
Asian alone	-3.5%			13.7%	17.0%	
Hispanic or Latino origin	1.6%			11.0%	10.0%	
Two or more ethnicities	-10.3%			11.0%	21.1%	
<b>Occupation</b>						
Mgt, business, science, arts	4.9%	1.8%	2.8%	33.0%	31.2%	25.1%
Service	6.8%	0.8%	2.9%	26.0%	22.0%	19.7%
Sales and office	-0.2%	-0.6%	-0.4%	21.7%	27.6%	28.6%
Natural resources, construction, maintenance	8.9%	-3.0%	1.0%	11.0%	8.3%	11.4%
Production, transportation, materials moving	-1.0%	-2.9%	-2.2%	8.2%	10.9%	14.7%
<b>Industry</b>						
Agriculture, forestry, fish/hunt, mining	28.6%	-10.6%	1.7%	0.8%	0.2%	0.7%
Arts, entertain., recreation, accom., food service	9.2%	-0.8%	2.7%	11.5%	8.5%	9.0%
Construction	9.3%	-1.9%	1.9%	9.1%	6.7%	8.1%
Education, health, social assistance	1.4%	2.4%	2.1%	22.1%	25.5%	19.1%
Finance, insurance, real estate, rental, lease	4.8%	0.7%	2.1%	4.9%	4.6%	4.1%
Information	5.2%	-8.4%	-3.8%	1.2%	1.2%	3.0%
Manufacturing	4.5%	-4.4%	-1.4%	5.1%	4.9%	7.9%
Professional, science, mgt, admin, waste	7.3%	0.8%	3.0%	14.4%	11.9%	10.6%
Public administration	-0.9%	-0.5%	-0.6%	9.0%	11.8%	12.2%
Retail trade	2.3%	-0.6%	0.4%	9.6%	10.6%	11.0%
Transport & warehouse, utilities	2.5%	-0.9%	0.3%	4.2%	4.5%	4.9%
Wholesale trade	0.6%	-0.1%	0.1%	2.6%	3.2%	3.2%
<b>Income Last 12 Months</b>						
Households						
Less than \$10,000	-1.7%	-4.4%	-3.5%	8.7%	10.0%	15.7%
\$10,000 to \$24,999	-0.8%	-1.2%	-1.1%	22.9%	25.0%	27.4%
\$25,000 to \$49,999	-0.6%	-2.2%	-1.6%	23.7%	25.5%	31.2%
\$50,000 to \$99,999	0.9%	2.3%	1.8%	29.0%	28.6%	21.3%
\$100,000 to \$149,999	5.3%	9.0%	7.7%	10.8%	8.2%	3.0%
\$150,000 to \$199,999	12.4%	6.3%	8.4%	3.2%	1.7%	0.8%
\$200,000 or more	10.7%	6.8%	8.2%	2.0%	1.1%	0.5%
Median income	2.6%	2.7%	2.6%	\$45,107	\$38,704	\$29,001
Mean income	2.2%			\$59,105	\$51,762	

	Grow Rate 2011-2017	Grow Rate 2000-2011	Grow Rate 2000-2017	TOTAL 2017	TOTAL 2011	TOTAL 2000
<b>Families</b>						
Less than \$10,000	-8.0%	-4.6%	-5.8%	5.0%	8.1%	11.6%
\$10,000 to \$24,999	-1.5%	-4.3%	-3.3%	17.6%	19.2%	26.4%
\$25,000 to \$49,999	-1.4%	-2.9%	-2.4%	26.3%	28.3%	33.3%
\$50,000 to \$99,999	-0.9%	1.2%	0.5%	30.7%	32.1%	23.9%
\$100,000 to \$149,999	9.5%	7.3%	8.0%	14.3%	8.2%	3.2%
\$150,000 to \$199,999	8.6%	5.3%	6.5%	3.7%	2.2%	1.1%
\$200,000 or more	5.5%	11.3%	9.2%	2.7%	1.9%	0.5%
Median income	4.2%	2.8%	3.3%	\$55,128	\$42,981	\$31,572
Mean income	2.7%			\$68,053	\$57,982	
<b>Married Couple Families</b>						
Less than \$10,000	-10.5%			1.9%	3.9%	
\$10,000 to \$24,999	0.8%			13.0%	13.4%	
\$25,000 to \$49,999	-1.4%			20.5%	24.1%	
\$50,000 to \$99,999	-1.1%			34.4%	39.8%	
\$100,000 to \$149,999	10.2%			21.3%	12.9%	
\$150,000 to \$199,999	7.3%			4.8%	3.4%	
\$200,000 or more	9.8%			4.3%	2.7%	
Median income	3.2%			\$74,262	\$61,439	
Mean income						
<b>Non-Family Households</b>						
Less than \$10,000	2.3%			13.2%	12.6%	
\$10,000 to \$24,999	0.8%			29.5%	30.9%	
\$25,000 to \$49,999	0.3%			20.9%	22.6%	
\$50,000 to \$99,999	1.8%			25.7%	25.4%	
\$100,000 to \$149,999	0.2%			6.6%	7.1%	
\$150,000 to \$199,999	16.8%			2.7%	1.2%	
\$200,000 or more	32.1%			1.5%	0.3%	
Median income	2.1%			\$32,673	\$28,862	
Mean income	1.5%			\$49,096	\$44,854	
<b>Housing Value--Owner Occupied</b>						
Less than \$50,000	-0.8%			2.2%	2.4%	
\$50,000 to \$99,999	-4.5%			6.9%	9.5%	
\$100,000 to \$149,999	2.3%			13.9%	12.8%	
\$150,000 to \$199,999	4.6%			19.1%	15.2%	
\$200,000 to \$299,999	1.0%			32.8%	32.3%	
\$300,000 to \$499,999	0.0%			22.3%	23.3%	
\$500,000 to \$999,999	-2.9%			2.4%	3.0%	
\$1,000,000 or more	-15.7%			0.5%	1.4%	
Median housing value	0.4%			\$246,900	\$241,150	
<b>MORTGAGE STATUS</b>						
Owner-occupied units						
Housing units with a mortgage	-0.1%			68.2%	71.9%	
Housing units without a mortgage	2.9%			31.8%	28.1%	
<b>Monthly Owner Cost as % of Household Inc.</b>						
Less than 20.0 percent	8.9%			34.9%	20.6%	
20.0 to 24.9 percent	-0.5%			14.0%	14.2%	
25.0 to 29.9 percent	-5.8%			9.8%	13.8%	
30.0 to 34.9 percent	2.3%			11.2%	9.6%	
35.0 percent or more	-5.5%			30.0%	41.6%	

Grow Rate 2011-2017	Grow Rate 2000-2011	Grow Rate 2000-2017	TOTAL 2017	TOTAL 2011	TOTAL 2000
------------------------	------------------------	------------------------	---------------	---------------	---------------

**Gross Rent**

Less than \$500	43.3%		10.3%	1.2%	
\$500 to \$999	33.9%		32.9%	5.9%	
\$1,000 to \$1,499	36.3%		43.6%	7.0%	
\$1,500 to \$1,999	-5.4%		11.5%	16.5%	
\$2,000 to \$2,499	-37.2%		1.4%	24.2%	
\$2,500 to \$2,999	-64.7%		0.1%	35.0%	
\$3,000 or more	-48.5%		0.2%	10.3%	
Median rent	14.9%		\$1,030	\$449	
No rent paid	3.3%		284	234	

**Gross Rent as % of Household Income**

Less than 15.0 percent	0.9%		8.4%	8.0%	
15.0 to 19.9 percent	4.7%		12.8%	9.7%	
20.0 to 24.9 percent	6.8%		10.1%	6.9%	
25.0 to 29.9 percent	2.8%		14.9%	12.7%	
30.0 to 34.9 percent	-4.1%		7.2%	9.3%	
35.0 percent or more	-2.2%		46.5%	53.4%	