TIGARD-TUALATIN SCHOOL DISTRICT

ENROLLMENT FORECAST UPDATE

2016-17 TO 2025-26

Portland State UNIVERSITY

Population Research Center



DECEMBER, 2015

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Prepared By

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Portland State University

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EXECUTIVE SUMMARY

This report presents the results of a demographic study conducted by the Portland State University Population Research Center (PRC) for the Tigard-Tualatin School District (TTSD). The study includes analysis of population, housing and enrollment trends affecting the District in recent years, estimates of the impacts of housing development on TTSD enrollment, and forecasts of district-wide and individual school enrollments for the 2016-17 to 2025-26 school years.

District-wide Enrollment Trends

- TTSD enrolled 12,490 K-12 students in fall 2015, an increase of 100 students (0.8 percent) from fall 2014.
- Fall 2015 K-12 enrollment was the highest since 2008-09.
- Fall 2015 Kindergarten enrollment was the lowest since 2007-08.
- District-run elementary schools added 58 students (one percent) in 2015-16, middle grades (6^{th}-8^{th}) had a net loss of eight students (0.3 percent), and high school grades (9^{th}-12^{th}) added 50 students (one percent), reaching a new all-time peak.
- Over the seven year period following the 2008-09 K-12 enrollment peak there has been a decline of 141 students (2.4 percent) in elementary grades and 55 students (1.9 percent) in middle grades, while high school grades have added 91 students (2.3 percent).

District-wide Population Forecast

- Our forecast for 2020 population in the TTSD is 93,398, an increase of 9,941 persons from the 2010 Census (1.1 percent average annual growth).

- School-age population (5 to 17) is forecast to increase at a slower rate than overall population. The 989 person growth in school-age population amounts to seven percent in the 10 year period between 2010 and 2020, or 0.7 percent annually.

- In the 2020 to 2030 period, the 1,755 person growth in school age population results in 11 percent growth over the decade, slightly higher than the percentage for total population growth.

District-wide Enrollment Forecast

- K-12 enrollment grows by only 44 students in the first year of the forecast due to the current relatively large 12th grade class and one more year of relatively small kindergarten enrollment.

- Faster growth is forecast beginning in 2017-18 due to the rebound in births that began in 2012, as well as expected housing growth. Annual enrollment growth rates average 1.0 percent range after 2016-17.

- Over the 10 year forecast period, K-12 enrollment is forecast to increase by 1,179 students (nine percent). Elementary school enrollment is expected to grow by 678 students (12 percent), while middle schools increase by 315 students (11 percent). High school enrollment changes the least during these 10 years, increasing by 186 students (five percent).

- Table 1 compares the historic and forecast growth for the District by five year increment. Chart 1 depicts the District's 10 year K-12 enrollment history and forecast.

More detailed forecasts for the District may be found in Table 13 on page 33 of this report. Table 15 on page 38 of this report presents the enrollment forecasts for each school, grouped by school level (elementary, middle, and high). Individual school forecasts are also presented in Appendix A.

Table 1

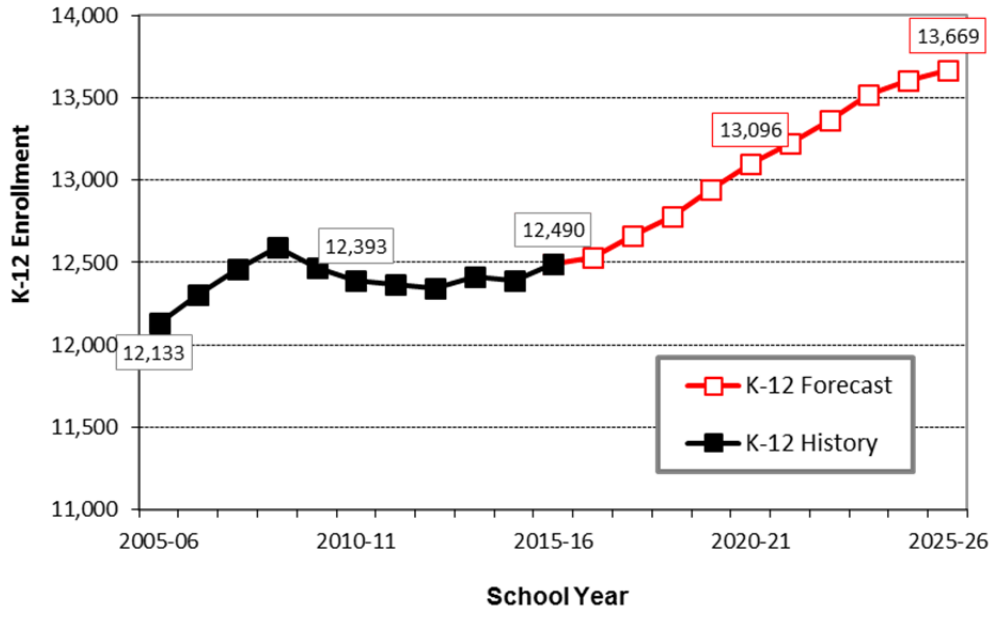
Historic and Forecast Enrollment
Tigard-Tualatin School District

	Actual			Forecast	
	2005-06	**2010-11**	**2015-16**	**2020-21**	**2025-26**
District Total	**12,133**	**12,393**	**12,490**	**13,096**	**13,669**
5 year change		***260***	***97***	***606***	***573***
		2%	***1%***	***5%***	***4%***
K-5	5,474	5,642	5,630	5,873	6,308
5 year change		*168*	*-12*	*243*	*435*
		3%	*0%*	*4%*	*7%*
6-8	2,832	2,799	2,836	3,072	3,151
5 year change		*-33*	*37*	*236*	*79*
		-1%	*1%*	*8%*	*3%*
9-12	3,827	3,952	4,024	4,151	4,210
5 year change		*125*	*72*	*127*	*59*
		3%	*2%*	*3%*	*1%*

Population Research Center, PSU. December 2015.

Chart 1

TTSD K-12 Enrollment History and Forecast



INTRODUCTION

For the tenth consecutive year, the Portland State University Population Research Center (PRC) has prepared enrollment forecasts for the Tigard-Tualatin School District (TTSD). This report updates TTSD enrollment history and local area population, housing, and economic trends, and presents new forecasts for a 10 year horizon from 2016-17 to 2025-26. Information sources include the U.S. Census Bureau, birth data from the Oregon Center for Health Statistics, city and county population estimates produced by PRC, housing development data from the cities and counties, and residential capacity data and forecasts from Metro.

The District serves the cities of Tigard, Tualatin, Durham and King City, and portions of unincorporated Washington County, notably the Metzger and Bull Mountain communities.[1] Most of the District is within Washington County; a portion in Clackamas County (to the east of SW 65th Ave. in the City of Tualatin) contains less than three percent of the District's total population.

Following this introduction are sections presenting recent population, housing, and enrollment trends within the District. Next are the results of the district-wide enrollment forecasts and individual school forecasts, and a description of the methodology used to produce them. The final section contains a brief discussion of the nature and accuracy of forecasts. An appendix contains a one page profile for each school showing its enrollment history, enrollment forecasts, and capacity.

[1] The northern edge of the City of Tigard is served by the Beaverton School District, and small portions of the City of Tualatin are served by the West Linn-Wilsonville and Sherwood School Districts.

POPULATION AND HOUSING TRENDS, 2000 to 2015

Between 2000 and 2010, total population within the TTSD grew by 16 percent, from 72,164 persons to 83,457. This growth rate was similar to the Portland metropolitan area's 15 percent growth in the decade. More than 97 percent of TTSD residents lived within the Washington County portion of the District (81,311 persons in 2010). Clackamas County accounted for the rest (2,146 persons in 2010). The District added 11,293 residents between 2000 and 2010. Its 16 percent rate of population growth during the 2000s was slightly less than the 19 percent growth experienced by Washington County overall, but greater than the 11 percent growth rate in Clackamas County. Table 2 includes PRC's 2015 estimates for the cities and counties served by TTSD, showing slower annual growth rates since 2010 of 0.5 percent for the City of Tigard and 0.4 percent for the City of Tualatin.

Table 2

City and Region Population, 2000, 2010, and 2015

				Avg. Annual Growth Rate	
	2000	2010	2015	2000-2010	2010-2015
City of Durham	1,382	1,351	1,880	*-0.2%*	*6.5%*
City of King City[1]	1,949	3,111	3,425	*4.8%*	*1.8%*
City of Tigard[2]	41,223	48,035	49,280	*1.5%*	*0.5%*
City of Tualatin[3]	22,791	26,054	26,590	*1.3%*	*0.4%*
Tigard-Tualatin S.D.	72,164	83,457	N/A	*1.5%*	*N/A*
Clackamas County	338,391	375,992	397,385	*1.1%*	*1.1%*
Washington County	445,342	529,710	570,510	*1.8%*	*1.4%*
Portland-Vancouver-Hillsboro MSA[4]	1,927,881	2,226,009	2,362,655	*1.4%*	*1.1%*

1. King City's population growth includes the annexation of 288 residents between 2000 and 2010.

2. Population of the entire city. About 84.5% of the city's population is within the TTSD. Population growth includes the annexation of 1,119 residents between 2000 and 2010 and 46 residents between 2010 and 2015.

3. Population of the entire city. About 95% of the city's population is within the TTSD. Population growth includes the annexation of 53 residents between 2000 and 2010 and 2 residents between 2010 and 2015.

4. Portland-Vancouver-Hillsboro MSA consists of Clackamas, Columbia, Multnomah, Washington, Yamhill (OR) and Clark and Skamania (WA) Counties.

Sources: U.S. Census Bureau, 2000 and 2010 censuses aggregated to TTSD boundary by PSU Population Research Center; Portland State University Population Research Center, July 1, 2015 estimates; State of Washington Office of Financial Management April 1, 2015 estimates.

Table 3 presents additional characteristics for TTSD compiled from the decennial censuses of 1990, 2000, and 2010. The figures are based on our aggregation of census block data to approximate the District boundaries. The boundaries used to compile the data are consistent with the tax assessors' parcel files and the District's maps. Data for TTSD published by the Census Bureau and the U.S. Department of Education show a smaller population and fewer households due to inaccurate boundaries used in the Census Bureau's geographic system.

Table 3
Tigard-Tualatin School District
Housing and Household Characteristics, 1990, 2000, and 2010

				10 year Change	
	1990	2000	2010	'90-'00	'00-'10
Housing Units	22,467	30,831	35,228	8,364	4,397
Households	21,317	29,097	33,454	7,780	4,357
Households with children < 18	7,097	10,090	11,153	2,993	1,063
share of total	*33%*	*35%*	*33%*		
Households with no children < 18	14,220	19,007	22,301	4,787	3,294
share of total	*67%*	*65%*	*67%*		
Household Population	51,391	71,714	82,949	20,323	11,235
Persons per Household	2.41	2.46	2.48	0.05	0.01

Source: U.S. Census Bureau, 1990, 2000, and 2010 Censuses; data aggregated to TTSD boundary by Portland State University Population Research Center.

Building permit data in Table 4 show an uptick in residential development between 2011 and 2013, followed by a lull in 2014. However, there are a number of new developments on the horizon, and approved permits for the first 10 months of 2015 for both single and multi-family residences are already higher than for all of 2014. Table 5 lists land use applications submitted to local jurisdictions in 2013 through 2015, including more than 1400 lots in subdivisions and more than 600 apartment units. The Alberta Rider attendance area has the largest number of lots in new subdivisions (689), followed by Woodward (390). Most of these are within the River Terrace Community Plan area[2].

[2] "City Council Adopts River Terrace Community Plan." City of Tigard. Retrieved at http://riverterracetigard.com/2014/12/29/city-council-adopts-river-terrace-community-plan/

Table 4
Housing Units Authorized by Building Permits

Year Permit Issued	TTSD District Total		Durham		King City		Tigard (TTSD part)[1]		Tualatin[2]		Washington County Uninc. (TTSD part)	
	Single Family	Multiple Family	Single Family	Multiple Family	Single Family	Multiple Family	Single Family	Multiple Family	Single Family	Multiple Family	Single Family	Multiple Family
2000	365	17	2	0	0	0	260	0	64	17	39	0
2001	699	0	4	0	0	0	457	0	222	0	16	0
2002	514	264	1	0	0	0	321	0	184	264	8	0
2003	624	0	1	0	51	0	390	0	140	0	42	0
2004	498	108	1	0	14	0	288	108	174	0	21	0
2005	441	38	1	0	68	0	273	6	86	0	13	32
2006	463	20	3	0	113	0	236	20	101	0	10	0
2007	325	0	1	0	52	0	144	0	48	0	80	0
2008	188	0	1	0	12	0	116	0	21	0	38	0
2009	79	0	1	0	10	0	45	0	2	0	21	0
2010	131	50	2	0	12	0	63	50	22	0	32	0
2011	209	0	2	0	78	0	74	0	19	0	36	0
2012	254	243	1	213	106	0	95	30	17	0	35	0
2013	209	0	1	0	89	0	103	0	5	0	11	0
2014	86	24	1	0	1	0	56	0	16	0	12	24
2015 (Jan-Oct)	108	124	0	0	33	26	34	0	15	98	26	0

1. Based on GIS shape file (points) provided by City of Tigard Community Development Department, and Construction Monitor.

2. The entire city is included, because almost no permits for new homes have been issued since 2000 by the City of Tualatin for areas outside the TTSD.

Source for Washington County Unincorporated Area: Washington County Land Use & Transportation -- Building Services Department database downloadable at http://www.co.washington.or.us/LUT/Divisions/Building/Reports/building-permit-search.cfm. Records within TTSD identified by PSU-PRC.

Source for cities: U.S. Census Bureau, Residential Construction Branch. Data available online at http://censtats.census.gov/bldg/bldgprmt.shtml.

Table 5
Recent Land Use Applications
Tigard-Tualatin School District, 2013 to 2015

	Attendance Areas					
Year[1]	Elementary	Middle	High	Development Name	Jurisdiction	Lots/ Units
2013	Alberta Rider	Twality	Tigard	Medallion Meadows	Tigard	26
	Alberta Rider	Twality	Tualatin	South View Heights Estates	Tigard	35
	Alberta Rider	Twality	Tualatin	Sequoia Heights Subdivison	Tigard	14
	Byrom	Hazelbrook	Tualatin	Pennington Heights 2	Tualatin	6
	Byrom	Hazelbrook	Tualatin	Victoria Terrace	Tualatin	8
	Durham	Fowler	Tigard	The Adrienne[2]	Tigard	8
	Metzger	Fowler	Tigard	Spruce Street Subdivision	Tigard	5
2014	Alberta Rider	Twality	Tualatin	Park Place Estates	Tigard	25
	Alberta Rider	Twality	Tualatin	River's Edge	King City	80
	C.F. Tigard	Fowler	Tigard	Graceland Subdivision	Tigard	6
	C.F. Tigard	Fowler	Tigard	Olson Woods	Tigard	13
	Deer Creek	Hazelbrook	Tualatin	Rayborn Estates	Tualatin	12
	Deer Creek	Twality	Tualatin	Castle Oaks East (apts)[3]	King City	22
	Deer Creek	Twality	Tualatin	Castle Oaks East (SF lots)	King City	23
	Deer Creek	Twality	Tualatin	River Ridge Apartments[3]	Tualatin	180
	Metzger	Fowler	Tigard	Chestnut Corner	Tigard	4
	Metzger	Fowler	Tigard	Oak Street Estates	Tigard	38
	Metzger	Fowler	Tigard	Spruce Glen	Tigard	12
	Metzger	Fowler	Tigard	9550 SW Greenburg Rd[3]	Tigard	63
	Templeton	Twality	Tigard	Ashwood Subdivision	Tigard	12
	Templeton	Twality	Tigard	113th Avenue Apartments[3]	Tigard	24
	Templeton	Twality	Tigard	Mitchell Subdivison	Tigard	7
	Templeton	Twality	Tigard	Greenswards Park No. 4	Tigard	15
	Tualatin	Hazelbrook	Tualatin	Heather Ridge	Tualatin	16
	Woodward	Fowler	Tigard	Bull Ridge no.2	Tigard	9

(continued on next page)

Table 5 (continued)
Recent Land Use Applications
Tigard-Tualatin School District, 2013 to 2015

	Attendance Areas					
Year[1]	Elementary	Middle	High	Development Name	Jurisdiction	Lots/ Units
2015	Alberta Rider	Twality	Tualatin	Polygon at Bull Mountain	Tigard	82
	Alberta Rider	Twality	Tualatin	Polygon at River Terrace Edge	Tigard	237
	Alberta Rider	Twality	Tualatin	Polygon at S. River Terrace	Tigard	190
	Bridgeport	Hazelbrook	Tualatin	Sagert Farm	Tualatin	79
	Deer Creek	Twality	Tualatin	Maxfield Gardens	King City	36
	Metzger	Fowler	Tigard	Ash Creek Village	Tigard	13
	Metzger	Fowler	Tigard	A + O Apartments[3]	Tigard	178
	Templeton	Twality	Tigard	Burnham Ash Apartments[3]	Tigard	164
	Templeton	Twality	Tigard	Annand Hill	Tigard	30
	Tualatin	Hazelbrook	Tualatin	Mission Terrace	Tualatin	13
	Woodward	Fowler	Tigard	Polygon at Roshak Ridge	Tigard	244
	Woodward	Fowler	Tigard	Polygon at W. River Terrace	Tigard	137
				Grand Total for 2013-2015:		**2066**

1. "Year" indicates the year in which the application was submitted. Some applications may still be pending approval. Construction and occupancy generally occur in later years.

2. Mixed-use, multi-family and commercial.

3. Apartments.

Sources: Compiled by PSU-PRC from information provided by Planning Departments.

ENROLLMENT TRENDS

The TTSD enrolled 12,490 K-12 students in fall 2015, an increase of 100 (0.8 percent) from fall 2014, following enrollment losses in five of the previous six years. The decreases during that time were for the most part small, making the recent enrollment history fairly steady. This relatively stable enrollment pattern is a sharp contrast to the long period of growth that occurred from the 1980s to 2008, and reflects slower growth in the District's housing stock, declining fertility rates, and the aging population.

Elementary and high schools added 58 and 50 students respectively between 2014-15 and 2015-16. Middle grades showed a decline of eight students during this time. All three grade groups showed improvement in comparison to the previous year's (2013-14 to 2014-15) enrollment change: Grades K-5 and 9-12 added more students and grades 6-8 lost fewer.

Over the seven year period following the K-12 enrollment peak in 2008-09, there has been a decline of 141 students (2.4 percent) in elementary grades and 55 students (1.9 percent) in middle grades, while high school grades have added 91 students (2.3 percent).

Births to District residents peaked in 2006-07 (Chart 2, page 26); that birth cohort corresponds with the District's record large kindergarten enrollment of 939 in fall 2012. In 2013, 2014 and 2015 incoming kindergarten classes were significantly smaller, at 877, 879 and 862 students, respectively.

Table 6 includes the enrollment history for the District by grade level annually for the past 10 years, from 2005-06 to 2015-16. The figures at the bottom of Table 6 summarize growth by elementary, middle and high school grade level groups for five and 10 year periods.

Table 6

Tigard-Tualatin School District, Enrollment History, 2005-06 to 2015-16

Grade	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
K	893	906	860	924	886	902	877	939	877	879	862
1	900	990	984	919	971	896	942	935	986	958	922
2	944	905	1,017	1,010	927	949	885	917	941	974	974
3	897	964	903	1,009	1,007	909	935	888	911	936	977
4	940	931	963	919	970	1,001	919	928	898	930	972
5	900	975	945	990	922	985	1,011	926	948	895	923
6	913	910	965	974	966	904	967	975	932	938	934
7	950	929	937	981	969	958	910	960	991	932	945
8	969	957	953	936	987	937	973	928	971	974	957
9	1,066	992	1,015	976	944	1,028	1,006	1,011	984	1,023	1,021
10	952	1,033	1,015	1,006	977	951	1,014	986	1,012	977	1,029
11	932	910	1,007	973	968	978	937	990	971	972	956
12	874	898	890	976	968	993	988	958	993	1,002	1,018
US*	3	7	6	2	5	2	2	0	0	0	0
Total	**12,133**	**12,307**	**12,460**	**12,595**	**12,467**	**12,393**	**12,366**	**12,341**	**12,415**	**12,390**	**12,490**
Annual change		*174*	*153*	*135*	*-128*	*-74*	*-27*	*-25*	*74*	*-25*	*100*
		1.4%	*1.2%*	*1.1%*	*-1.0%*	*-0.6%*	*-0.2%*	*-0.2%*	*0.6%*	*-0.2%*	*0.8%*
K-5	5,474	5,671	5,672	5,771	5,683	5,642	5,569	5,533	5,561	5,572	5,630
6-8	2,832	2,796	2,855	2,891	2,922	2,799	2,850	2,863	2,894	2,844	2,836
9-12	3,827	3,840	3,933	3,933	3,862	3,952	3,947	3,945	3,960	3,974	4,024

	5 Year Change: 2005-06 to 2010-11		5 Year Change: 2010-11 to 2015-16		10 Year Change: 2005-06 to 2015-16	
	Change	**Pct.**	**Change**	**Pct.**	**Change**	**Pct.**
K-5	168	*3%*	-12	*0%*	156	*3%*
6-8	-33	*-1%*	37	*1%*	4	*0%*
9-12	125	*3%*	72	*2%*	197	*5%*
Total	**260**	***2%***	**97**	***1%***	**357**	***3%***

**Note: "US" are ungraded secondary students, included in grade 9-12 totals.*

Source: Tigard-Tualatin School District

Private and Home School Enrollment and District "Capture Rate"

Because TTSD residents may attend private schools beyond the District's boundaries, the best source for private school enrollment by residence is census household survey data. The Census Bureau's American Community Survey (ACS) includes questions about school enrollment by level and by type (public or private). The ACS estimate from TTSD households surveyed between 2010 and 2014 indicates that only 7.1 percent of TTSD K-12 students are enrolled in private schools.[3]

Another difference between TTSD enrollment and child population can be attributed to home schooling. Home schooled students living in the District are required to register with the Northwest Regional Educational Service District (NWRESD), though the statistics kept by the NWRESD are not precise because students who move out of the area are not required to drop their registration. Students who enroll in public schools after being registered as home schooled are dropped from the home school registry. In 2014-15 there were 424 TTSD residents registered as home schooled[4], up from 366 in 2013-14. The 424 students account for about three percent of TTSD residents age seven to eighteen. In 2012-13 and 2011-12 there were 320 and 293 TTSD home schooled students respectively. Home school student numbers, although small, have been steadily increasing.

For purposes of forecasting enrollment, the ratios of kindergarten and first grade public school enrollment to overall population in the corresponding ages are very important. These ratios are called "capture rates." Once a student is enrolled in the public schools in first grade, it is very likely that they will continue to be enrolled in subsequent grades, unless their family moves out of the District. Comparing TTSD kindergarten and 1st grade enrollment in 1999-00 and 2000-01 to the 2000 Census and in 2009-10 and 2010-11 to the 2010 Census reveals little or no change in the District's "capture rates." In both periods, TTSD enrollment accounted for about 78 to 79 percent of the kindergarten-age population and 84 percent of the 1st grade age population. That means that about 22 percent of kindergarten-age children and 16 percent of first grade age

[3] U.S. Census Bureau 2010-2014 American Community Survey, Table S1401. The margin of error of the ACS estimate at the 90 percent confidence level is plus or minus 1.8 percent.
[4] Northwest Regional Education Service District, *2014-15 Annual Report*.

children were not enrolled in TTSD schools. These children include students who were enrolled in private schools or charter schools, net transfers to and from other public school districts, home schooled students, or children not yet attending school, since school is not compulsory until age seven.

Charter Schools

The District's only charter school, MITCH, is not included in the enrollment history or forecasts in this report. The school opened in 2003-04, and has been at or near its capacity and charter agreement of 250 students since 2010-11, when it expanded to include grades K-8. Therefore, it may have had an impact on enrollment at district-run schools several years ago, but has had little or no impact since 2010-11.

District residency is not a requirement at many charter schools. Therefore, residents of TTSD may be enrolled at charters in neighboring districts or at online schools with statewide enrollment. Students enrolled in online charters may be attending from home, but are not counted in the home school registry.

Inter-District Transfers and Open Enrollment

Under Oregon's inter-district transfer rules that were in place prior to 2012-13, students who wanted to attend a public school outside of their resident district had to gain approval from their home district and the district that they want to attend, and that approval needed to be renewed each year. Table 7 shows that the net flows under these rules may have contributed to a small loss of 20 TTSD students between 2010-11 and 2011-12, from a net inflow of 15 students to a net outflow of five students.

Beginning with the 2012-13 school year, Oregon adopted a new open enrollment policy under which students may transfer without approval of their home district to a district that designates available spaces at its schools.[5] The TTSD and several neighboring districts adopted the policy. In the initial year of the new policy, slightly more students transferred out of the TTSD than into

[5] The Oregon Department of Education (ODE) provides information about House Bill 3681 at http://www.ode.state.or.us/news/announcements/announcement.aspx?=7750.

it, and additional net loss occurred under the traditional inter-district transfer rules.[6] The overall net loss of 28 students in 2012-13 compared with 2011-12 was roughly equivalent to the District's net enrollment loss of 25 students during the same period.

Because students who enroll in another district under the open enrollment policy do not need to reapply each year, the impact may be cumulative. However, the net outflow of 24 students under open enrollment in 2013-14 was offset by a 23 student decrease in TTSD residents transferring to other school districts under the traditional inter-district transfer rules. The transfer flows in the 2014-15 school year exhibited a similar trend, with a net outflow of 18 students under open enrollment offset by a 17 student decrease in inter-district transfers out of TTSD. We conclude that transfers contributed to a net loss of TTSD students in the 2011-12 and 2012-13 school years, but little or no enrollment change in the 2013-14 or 2014-15 school years. In 2015-16, Inter-district transfers were equal in both directions, netting out to zero, while open enrollment resulted in 34 students entering and 18 leaving for a net increase of 16.

[6] Inter-district transfers remain as one method of transfer. The policy was modified by House Bill 2747, effective with the 2014-15 school year. The ODE provides information about House Bill 2747 at http://www.ode.state.or.us/superintendent/priorities/faq-for-interdistrict-transfer-formatted.pdf.

Table 7
Inter-District Transfers and Open Enrollment

	Inter-District Transfers			Open Enrollment		
	Into TTSD	Out of TTSD	Net	Into TTSD	Out of TTSD	Net
2010-11						
K-5	24	22	2	N/A	N/A	N/A
6-8	12	5	7	N/A	N/A	N/A
9-12	35	29	6	N/A	N/A	N/A
K-12	71	56	15	N/A	N/A	N/A
2011-12						
K-5	22	17	5	N/A	N/A	N/A
6-8	7	7	0	N/A	N/A	N/A
9-12	27	37	-10	N/A	N/A	N/A
K-12	56	61	-5	N/A	N/A	N/A
2012-13						
K-5	19	16	3	7	19	-12
6-8	3	13	-10	2	6	-4
9-12	18	37	-19	14	5	9
K-12	40	66	-26	23	30	-7
2013-14						
K-5	11	14	-3	7	25	-18
6-8	4	7	-3	1	15	-14
9-12	29	22	7	16	8	8
K-12	44	43	1	24	48	-24
2014-15						
K-5	9	14	-5	16	31	-15
6-8	2	4	-2	2	13	-11
9-12	32	8	24	15	7	8
K-12	43	26	17	33	51	-18
2015-16						
K-5	10	4	6	18	4	14
6-8	5	10	-5	2	6	-4
9-12	17	18	-1	14	8	6
K-12	32	32	0	34	18	16

Source: Tigard -Tualatin School District

Neighboring Districts

Table 8 compares several facts about TTSD demographics and enrollment trends in comparison to three neighboring school districts (Beaverton, Hillsboro, and Sherwood). Unlike TTSD, the other three districts have grown since 2008. However, growth rates in all three districts slowed compared to the earlier period between 2000 and 2008. TTSD is most similar to the Beaverton S.D. in its Latino enrollment, school-age population, urban population, and multi-family housing shares, as well as the median value of its owner-occupied single family homes. Median household income in the TTSD trails each of the other districts shown in the table.

Table 8
Selected School Districts
Demographic and Enrollment Highlights, 2000 to 2014

	Tigard-Tualatin	Beaverton	Hillsboro	Sherwood
Enrollment growth, **2000-01 to 2008-09**	9%	8%	13%	57%
Enrollment growth, **2008-09 to 2014-15**	-2%	5%	1%	14%
Latino enrollment, **2014-15**	26%	25%	36%	9%
Grades 9-12 enrollment, **2014-15**	32%	30%	31%	30%
Population growth, **2000 to 2010**[1]	16%	18%	20%	40%
Population under age 5, **2000**	7.1%	7.6%	8.7%	9.7%
Population under age 5, **2010**[1]	6.9%	7.1%	7.8%	7.4%
Population age 5 to 17, **2000**	18%	18%	20%	19%
Population age 5 to 17, **2010**[1]	18%	18%	19%	24%
Population rural, **2010**	0.1%	0.4%	10.4%	12.1%
Multi-family housing share, **2010-14**[2]	34%	36%	24%	16%
Multi-family housing share - MOE	+/-2%	+/-1%	+/-2%	+/-3%
Median Household Income **2010-14**[2]	$56,514	$66,195	$68,578	$85,847
Median Household Income - MOE	+/-2,419	+/-1,393	+/-2,255	+/-5,275
Median Value of Home **2010-14**[2]	$293,058	$298,081	$243,327	$335,756
Median Value of Home - MOE	+/-4,719	+/-3,306	+/-3,780	+/-9,415

Data assembled by PSU Population Research Center (PRC) from several sources: U.S. Census Bureau; enrollment reports from PRC; OR Dept. of Education; U.S. Dept. of Education.

1. Coffee Creek Correctional Facility population excluded.

2. U.S. Census Bureau, 2010-14 American Community Survey (ACS) 5 Year Estimates. Table DP04, Selected Housing Characteristics; Table B19013, Median Household Income; Table B25077, Median Value of Owner-Occupied Housing Units. In 2014 inflation adjusted dollars. ACS data needs to be interpreted along with margins of error (MOE).

Latino Enrollment Growth

Between 2009-10 and 2015-16, the District's Latino enrollment grew by 532 students (20 percent) and the Latino share of total District enrollment moved from 21 to 25 percent. During the previous six year period (2003-04 to 2009-10) Latino enrollment growth was 1,018 students, moving from a 14 to 21 percent share.

During 2009-10 through 2015-16 Latino elementary enrollment growth was 141 students (10 percent) but the period included a small decline of 26 in the most recent year. Latino enrollment for middle school grades increased by 65 students (10 percent) over the period, growing for the first four years and then declining in the most recent two years. The largest numeric and percentage growth occurred in high school grades, where Latino enrollment increased by 326 students (52 percent). The Latino share of total grades 9-12 enrollment increased each year of the period, from 16 to 24 percent in six years. The number of non-Latino K-12 students has decreased by 509 students (five percent) during the period.

Growth in the school age Latino population has been attributable to in-migration of young adults and higher fertility rates. Future growth rates may slow, as Latinos experienced a larger fertility rate decline compared with non-Latinos during and after the recession, and immigration from Mexico has stalled.

The decline in the non-Latino school age population is related to the age distribution of the white, non-Latino population, impacted by the large baby boom generation. In the TTSD, as in many suburban communities, there are currently more white non-Latinos age 45 to 64 than age 25 to 44, with fewer children in elementary grades than in high school grades or in college.

Table 9 reports Latino enrollment by school level annually from 2009-10 to 2015-16.

Table 9
Latino Enrollment History, Tigard-Tualatin School District

School	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	Change 2009-10 to 2015-16 Number	Change 2009-10 to 2015-16 Percent
Latino K-5	**1,398**	**1,486**	**1,439**	**1,422**	**1,486**	**1,565**	**1,539**	**141**	**10%**
Change		88	-47	-17	64	79	-26		
Share of District Total	*25%*	*26%*	*26%*	*26%*	*27%*	*28%*	*27%*		
Latino 6-8	**624**	**638**	**673**	**696**	**716**	**699**	**689**	**65**	**10%**
Change		14	35	23	20	-17	-10		
Share of District Total	*21%*	*23%*	*24%*	*24%*	*25%*	*25%*	*24%*		
Latino 9-12	**629**	**705**	**762**	**796**	**814**	**898**	**955**	**326**	**52%**
Change		76	57	34	18	84	57		
Share of District Total	*16%*	*18%*	*19%*	*20%*	*21%*	*23%*	*24%*		
Latino Total	**2,651**	**2,829**	**2,874**	**2,914**	**3,016**	**3,162**	**3,183**	**532**	**20%**
Change		178	45	40	102	146	21		
Share of District Total	*21%*	*23%*	*23%*	*24%*	*24%*	*26%*	*25%*		
Non-Latino Total	**9,816**	**9,564**	**9,492**	**9,427**	**9,399**	**9,228**	**9,307**	**-509**	**-5%**
District Total	**12,467**	**12,393**	**12,366**	**12,341**	**12,415**	**12,390**	**12,490**	**23**	**0%**

Source: Tigard-Tualatin School District

Enrollment at Individual Schools

In 2015-16, six of the District's 10 elementary schools had stable enrollments, gaining or losing no more than 10 students from 2014-15. Only one elementary school, Tualatin, lost more than seven students. Its 18 student decline is mostly attributable to the phased-in boundary change initiated in 2013-14 whereby new students in a portion of the former Tualatin Elementary area are now assigned to Byrom, which gained 32 students, including 14 from the boundary change area. Tualatin enrolled 46 students from the boundary change area in 2012-13, and only 11 in 2015-16, including nine in grades 3 to 5. Therefore, there will be very little additional impact of the change in the years to come. Mary Woodward experienced the largest elementary school increase at 36, also primarily due to a boundary change. The number of Woodward students residing in the portion of its attendance area formerly assigned to Alberta Rider grew from 40 students in 2014-15 to 60 in 2015-16. There are 50 students from the boundary change area remaining at Alberta Rider. Deer Creek had a notable increase of 20 students in 2015-16, after gaining 21 students in 2014-15.

Among the District's three middle schools, Fowler's enrollment declined by 11 students from 2014-15, and enrolls 19 students fewer than in 2010-11. Hazelbrook's enrollment went down for the second year in a row, losing 68 students since 2013-14, and returning to its 2010-11 enrollment level. Twality was the only middle school to show a gain (38 students) in the last year, and also the only one to post an enrollment increase (50 students, or 4.9 percent) over the last five years.

Tigard High School enrollment has declined (90 students, or 4.4 percent) during the five year period, although its 2015-16 loss was only three students. During the same period Tualatin High School enrollment generally trended upward to a 74 student (4 percent) increase. While Tigard High School remains larger than Tualatin High School, the two schools are now very close in enrollment size, with just 28 more students at Tigard H.S. than at Tualatin H.S.

There were 105 students counted at the Tigard-Tualatin Online Academy in fall 2015, including 95 students in 9^{th}-12^{th} grade. When these students and 45 Durham Center 9^{th}-12^{th} grade students are included with the students at the two traditional high schools, the total enrollment at district-run high schools has increased by 72 students in the past five years.

Total enrollment at each of the District's schools and recent enrollment trends by school are shown in Table 10.

Table 10

Enrollment History for Individual Schools, 2010-11 to 2015-16

	Historic Enrollment						5 year change 2010-11 to 2015-16	
School	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**2015-16**	**Number**	**Percent**
Alberta Rider*	579	574	601	624	591	587	8	*1.4%*
Bridgeport	549	547	508	486	498	491	-58	*-10.6%*
Byrom*	624	589	568	529	528	560	-64	*-10.3%*
C.F. Tigard	547	587	583	553	531	527	-20	*-3.7%*
Deer Creek	556	529	516	559	580	600	44	*7.9%*
Durham	548	553	550	563	574	584	36	*6.6%*
Metzger	574	575	570	620	648	645	71	*12.4%*
Templeton	614	579	596	574	581	577	-37	*-6.0%*
Tualatin*	584	595	617	577	572	554	-30	*-5.1%*
Woodward*	467	441	424	476	469	505	38	*8.1%*
Elementary Totals	**5,642**	**5,569**	**5,533**	**5,561**	**5,572**	**5,630**	**-12**	***-0.2%***
Fowler M.S.*	823	827	802	804	815	804	-19	*-2.3%*
Hazelbrook M.S.	959	977	988	1027	984	959	0	*0.0%*
Twality M.S.*	1,012	1,040	1,049	1,051	1,024	1,062	50	*4.9%*
Middle School Totals	**2,794**	**2,844**	**2,839**	**2,882**	**2,823**	**2,825**	**31**	***1.1%***
Tigard H.S.	2,046	2,015	1,975	1,990	1,959	1,956	-90	*-4.4%*
Tualatin H.S.	1,854	1,874	1,842	1,839	1,896	1,928	74	*4.0%*
High School Totals	**3,900**	**3,889**	**3,817**	**3,829**	**3,855**	**3,884**	**-16**	***-0.4%***
Durham Center	57	64	67	66	55	46	-11	*-19.3%*
Tigard-Tualatin Online Academy	--	--	85	77	85	105	85	*N/A*
District Totals	**12,393**	**12,366**	**12,256**	**12,415**	**12,390**	**12,490**	**97**	***0.8%***

**Note: Boundary changes before the 2013-14 school year shifted a portion of the former Alberta Rider and Twality attendance area to Mary Woodward and Fowler, and a portion of the former Tualatin Elementary attendance area to Byrom. These changes affect new students only, having only small initial impacts in 2013-14, with additional impact in 2014-15 and beyond.*

Source: Tigard-Tualatin School District

ENROLLMENT FORECASTS

District-wide Long-range Forecast Methodology

To ensure that enrollment forecasts are consistent with the dynamics of likely population growth within the District, we combine the grade progression enrollment model with a demographic cohort-component model used to forecast population for the District by age and sex. The components of population change are births, deaths, and migration. Using age-specific fertility rates, age-sex specific mortality rates, age-sex specific migration rates, estimates of recent net migration levels, and forecasts of future migration levels, each component is applied to the base year population in a manner that simulates the actual dynamics of population change.

The 2000 and 2010 Census results were used as a baseline for the population forecasts. By "surviving" the 2000 population and 2000s births (estimating the population in each age group that would survive to the year 2010) and comparing the "survived" population to the actual 2010 population by age group, we were able to estimate the overall level of net migration between 2000 and 2010 as well as net migration by gender and age cohort. The net migration data was used to develop initial net migration rates, which were used as a baseline for rates used to forecast net migration for the 2010 to 2030 period.

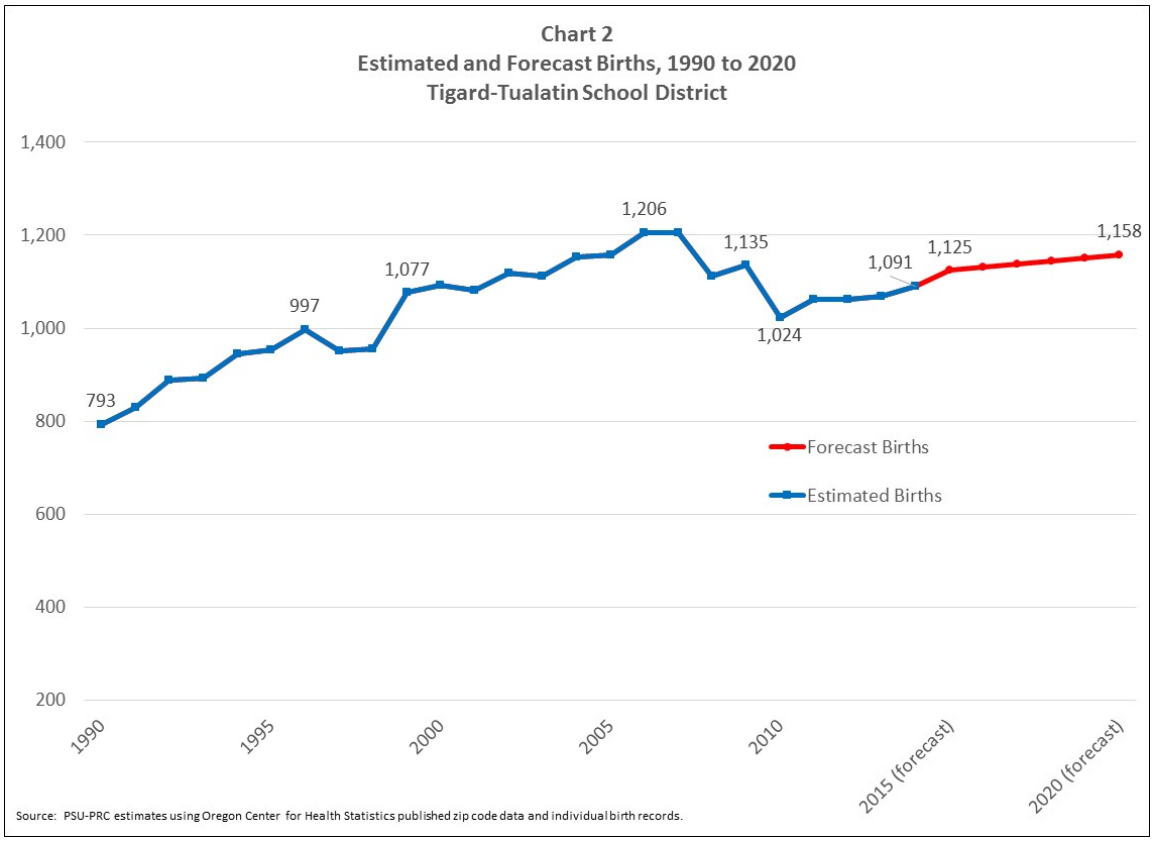
We estimated the number of births to women residing within the District each year from 1999 to 2014, using data from the Oregon Department of Human Services, Center for Health Statistics. Detailed information including the age of mothers is used to calculate fertility rates by age group for both 2000 and 2010.

Long-term state and national long term trends indicate declining fertility rates for women under 30 and increasing rates for women 30 and over, but fertility rates in 2010 were unusually low due to the poor economy. [7] Birth totals fell more than eight percent in the U.S. and Oregon

[7] "In a Down Economy, Fewer Births." Pew Research Center, Pew Social & Demographic Trends, October 2011; "America's Baby Bust." Washington Post, July 21, 2014.

between 2007 and 2011, and remained near their 2011 level in both 2012 and 2013. Nationally, fertility rates were at a record low in 2013.[8]

The total fertility rate (TFR) is an estimate of the number of children that would be born to the average woman during her child-bearing years based on age-specific fertility rates observed at a given time. The estimated TFR for the District fell from 2.11 in 2000 to 1.80 in 2010. Because births typically rebound as the economy improves, the age-specific fertility rates used for 2015 and beyond correspond to a TFR of 1.91, slightly higher than the 2010 rate. Table 10 shows historic births estimated from 1990 to 2014 as well as forecasts from 2015 until 2020, the period that will have an impact on the enrollment forecasts presented in this study.



Historic school enrollment is linked to the population forecast in two ways. First, the kindergarten and first grade enrollments at the time of the most recent census (the 2009-10

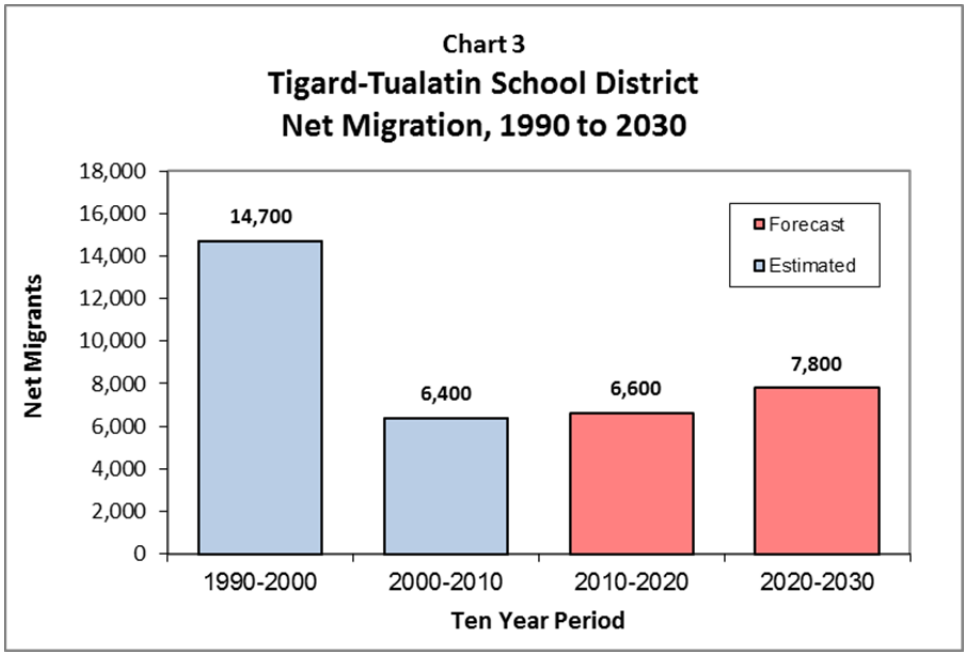
[8] *Births: Preliminary Data for* 2013. National Center for Health Statistics, National Vital Statistics Reports, Volume 63, Number 2; *Oregon Birth Data,* Oregon Health Authority, Center for Health Statistics.

school year) are compared to the population at the appropriate ages counted in the census. The "capture rate," or ratio of enrollment to population, is an estimate of the share of area children who are enrolled in TTSD schools. Assumptions for capture rates based on census data are used to bring new kindergarten and first grade students into the District's enrollment. If there is evidence that capture rates have changed since the time of the census, they may be adjusted in the forecast.

The other way that historic population and enrollment are linked is through migration. Annual changes in school enrollment by cohort closely follow trends in the net migration of children in the District's population. Once the students are in first grade, a set of baseline grade progression rates (GPRs) are used to move students from one grade to the next. Grade progression rates are the ratio of enrollment in an individual grade to enrollment in the previous grade the previous year. Baseline rates, usually 1.00 for elementary grades, represent a scenario under which there is no change due to migration. Enrollment change beyond the baseline is added (or subtracted, if appropriate) at each grade level depending on the migration levels of the overall population by single years of age.

Population Forecast

The District added about 9,000 fewer residents in the 2000s than in the 1990s. Most of the difference was due to a lower level of positive net migration (more people moving in than moving out). Natural increase (births minus deaths) has also contributed less to population growth since 2000 due to an aging population and lower fertility. Slower growth has persisted in the first five years of this decade, and growth due to net migration is forecast to be slightly lower in the 2010 to 2020 period than in the 2000 to 2010 period. Chart 3 shows the 1990 to 2010 estimates and 2010 to 2030 forecasts of TTSD population growth attributable to net migration.



The district-wide population forecast by age group is presented in Table 11. The forecast for 2020 population in the TTSD is 93,398, an increase of 9,941 persons from the 2010 Census (1.1 percent average annual growth). School-age population (5 to 17) is forecast to increase at a slower rate than overall population. The 989 person growth in school-age population amounts to seven percent in the 10 year period between 2010 and 2020, or 0.7 percent annually. In the 2020 to 2030 period, the 1,755 person growth in school age population results in 11 percent growth over the decade, slightly higher than the percentage for total population growth.

Table 11

Population by Age Group
Tigard-Tualatin School District, 2000 to 2030

	2000 Census	2010 Census	2020 Forecast	2030 Forecast	2010 to 2030 Change	
					Number	Percent
Under Age 5	5,128	5,744	5,987	6,293	549	*10%*
Age 5 to 9	5,209	5,606	5,943	6,491	885	*16%*
Age 10 to 14	5,016	5,646	6,135	6,803	1,157	*20%*
Age 15 to 17	2,959	3,393	3,556	4,095	702	*21%*
Age 18 to 19	1,642	1,769	1,786	1,873	104	*6%*
Age 20 to 24	4,470	4,665	5,452	5,953	1,288	*28%*
Age 25 to 29	5,547	5,803	6,237	6,572	769	*13%*
Age 30 to 34	5,633	6,075	6,144	6,941	866	*14%*
Age 35 to 39	6,102	6,116	6,288	6,831	715	*12%*
Age 40 to 44	6,284	6,022	6,396	6,529	507	*8%*
Age 45 to 49	5,829	6,201	6,154	6,354	153	*2%*
Age 50 to 54	4,609	6,249	5,950	6,338	89	*1%*
Age 55 to 59	3,175	5,696	6,084	6,051	355	*6%*
Age 60 to 64	2,206	4,493	6,021	5,758	1,265	*28%*
Age 65 to 69	1,733	2,960	5,246	5,595	2,635	*89%*
Age 70 to 74	1,797	2,127	4,062	5,348	3,221	*151%*
Age 75 to 79	1,862	1,642	2,594	4,337	2,695	*164%*
Age 80 to 84	1,592	1,564	1,723	2,947	1,383	*88%*
Age 85 and over	1,371	1,686	1,640	2,035	349	*21%*
Total Population	**72,164**	**83,457**	**93,398**	**103,144**	**19,687**	***21%***
Total age 5 to 17	13,184	14,645	15,634	17,389	2,744	*18%*
share age 5 to 17	*18.3%*	*17.5%*	*16.7%*	*16.9%*		

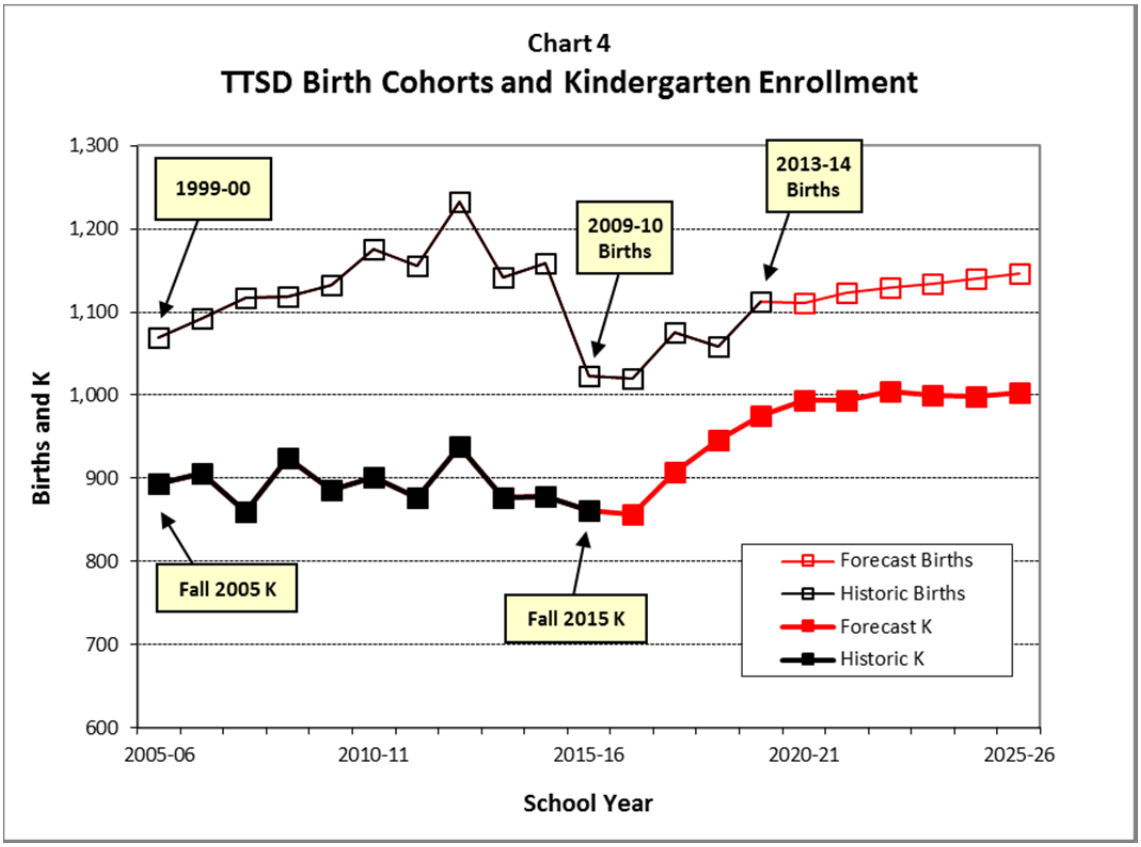
		2000-2010	2010-2020	2020-2030
Population Change		**11,293**	**9,941**	**9,746**
Percent		*16%*	*12%*	*10%*
Average Annual		*1.5%*	*1.1%*	*1.0%*

Source: U.S. Census Bureau, 2000, and 2010 Censuses; data aggregated to TTSD boundary by Portland State University Population Research Center. PSU-PRC Forecasts, 2020 and 2030.

District-wide Enrollment Forecast

Chart 4 compares the historic and forecast number of births to District residents with the historic and forecast number of TTSD kindergarten students. Births are compiled by kindergarten cohorts (September to August). Although many children move into and out of the District between birth and age five, and not all District residents attend TTSD kindergartens, the trend in kindergarten enrollment has often followed the trend in the birth cohort. For example,

the peak kindergarten class of 2012-13 aligned with the birth peak in 2006-07. However, the gap between births and kindergarten enrollment grew wider between the mid-2000s and early 2010s as fewer young families moved into the District during the housing downturn. The fall 2015 kindergarten class was only slightly smaller than fall 2014 in spite of the large decline in cohort births. The ratio of fall 2015 kindergarten to 2009-10 births was 0.84, compared with 0.76 in fall 2014; the increase in the ratio may be influenced by the appeal of full day kindergarten. The recovery in births that began in 2011-12 as well as positive net migration of young families into the District will result in increasing kindergarten enrollments beginning in 2017-18.



Until 2008-09 the District's growth was fueled by migration; there were consistently more households moving in than out. Table 12 illustrates how the TTSD gained students due to migration at nearly every grade level. During the four years between 2004-05 and 2008-09, average GPRs for each grade from 2nd to 8th were 1.01 or 1.02, indicating one to two percent growth due to migration at each grade level each year. For the most recent seven years, from 2008-09 to 2015-16, there has been a small net loss at some grade levels attributable to

migration of school-age children. The forecast includes enrollment growth due to migration, at slightly lower rates than in the 2004-05 to 2008-09 period. The K-1st grade transition is forecast to be lower, due to the higher kindergarten capture rate. Many of the students who would have attended private kindergartens and subsequently enrolled in TTSD for 1st grade will instead enroll in TTSD kindergarten.

Table 12

Grade Progression Rates[1]

Tigard-Tualatin S.D. History and Forecast

Grade Transition	4 Year Average: 2004-05 to 2008-09	7 Year Average: 2008-09 to 2015-16	Baseline (without the influence of migration)	Forecast Average: 2016-17 to 2025-26
K-1	1.09	1.05	--[2]	1.04
1-2	1.02	0.99	0.99	1.02
2-3	1.01	0.99	1.00	1.02
3-4	1.02	1.00	1.00	1.01
4-5	1.02	1.01	1.01	1.01
5-6	1.01	0.99	0.99	1.00
6-7	1.02	1.00	1.00	1.01
7-8	1.01	1.00	1.00	1.01
8-9	1.04	1.05	1.05	1.06
9-10	0.99	1.00	0.99	1.00
10-11	0.97	0.98	0.98	0.99
11-12	0.96	1.02	1.03	1.04

1. Ratio of enrollment in an individual grade to enrollment in the previous grade the previous year.

2. The enrollment forecast model uses capture rates for first grade; K-1 baseline GPRs are not used.

K-12 enrollment grows by only 44 students in the first year of the forecast due to the current relatively large 12th grade class and one more year of relatively small kindergarten enrollment. Larger annual increases follow throughout the rest of the forecast period. Faster growth is forecast beginning in 2017-18 due to the rebound in births that began in 2012, as well as expected housing growth including infill in the District's more established areas such as Metzger and Central Tigard, continued housing growth in Bull Mountain subdivisions, new multiple family developments, and planned development in the River Terrace area. Annual enrollment growth rates average 1.0 percent range after 2016-17. Over the 10 year forecast period, K-12 enrollment is forecast to increase by 1,179 students (nine percent).

During the five year period 2015-16 to 2020-21 elementary school enrollment is expected to grow by 243 students (four percent), while middle schools increase by 236 students (eight percent). High school enrollment changes the least during these first five years, increasing by 127 students (three percent). In the next five year increment, elementary growth accelerates, but 6th-8th grades don't keep pace as the smaller birth cohorts of the 2008 to 2011 period enter middle school. High schools record the smallest increases during this period, both numerically and by percentage. For the 10 year period ending in 2025-26, grades K-5 enrollments grow by 678 students (12 percent). Grades 6-8 enrollments grow by 315 students (11 percent) and grades 9-12 enrollments grow by 186 students (five percent).

Table 13 contains grade level forecasts for the Tigard-Tualatin School District for each year from 2016-17 to 2025-26. The forecasts are also summarized by grade level groups (K-5, 6-8, and 9-12).

Table 13

Tigard-Tualatin School District, Enrollment Forecasts, 2016-17 to 2025-26

	Actual	Forecast									
Grade	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**
K	862	856	908	946	975	994	993	1,004	1,000	999	1,003
1	922	893	887	945	985	1,016	1,029	1,026	1,037	1,034	1,032
2	974	935	906	901	960	1,003	1,031	1,044	1,041	1,052	1,049
3	977	988	949	921	916	977	1,018	1,046	1,059	1,056	1,068
4	972	992	1,004	966	938	931	990	1,032	1,060	1,073	1,070
5	923	988	1,010	1,023	985	952	943	1,002	1,045	1,073	1,086
6	934	927	993	1,016	1,029	988	952	944	1,003	1,046	1,074
7	945	946	939	1,007	1,031	1,041	997	961	953	1,012	1,056
8	957	957	958	952	1,021	1,043	1,051	1,006	970	962	1,021
9	1,021	1,018	1,018	1,020	1,014	1,082	1,103	1,112	1,064	1,026	1,018
10	1,029	1,024	1,021	1,023	1,025	1,011	1,078	1,099	1,108	1,060	1,022
11	956	1,017	1,012	1,010	1,012	1,010	995	1,061	1,082	1,090	1,043
12	1,018	993	1,056	1,052	1,050	1,048	1,045	1,029	1,097	1,119	1,127
Total	**12,490**	**12,534**	**12,661**	**12,782**	**12,941**	**13,096**	**13,225**	**13,366**	**13,519**	**13,602**	**13,669**
Annual change		*44* *0.4%*	*127* *1.0%*	*121* *1.0%*	*159* *1.2%*	*155* *1.2%*	*129* *1.0%*	*141* *1.1%*	*153* *1.1%*	*83* *0.6%*	*67* *0.5%*
K-5	5,630	5,652	5,664	5,702	5,759	5,873	6,004	6,154	6,242	6,287	6,308
6-8	2,836	2,830	2,890	2,975	3,081	3,072	3,000	2,911	2,926	3,020	3,151
9-12	4,024	4,052	4,107	4,105	4,101	4,151	4,221	4,301	4,351	4,295	4,210

	5 Year Change: 2015-16 to 2020-21		**5 Year Change: 2020-21 to 2025-26**		**10 Year Change: 2015-16 to 2025-26**	
	Growth	**Pct.**	**Growth**	**Pct.**	**Growth**	**Pct.**
K-5	243	*4%*	435	*7%*	678	*12%*
6-8	236	*8%*	79	*3%*	315	*11%*
9-12	127	*3%*	59	*1%*	186	*5%*
Total	**606**	***5%***	**573**	***4%***	**1,179**	***9%***

Population Research Center, Portland State University, December 2015

Individual School Forecasts

Forecasts for individual schools are prepared under a scenario in which 2016-17 boundaries and grade configurations remain constant. Of course, school districts typically respond to enrollment change in various ways that might alter the status quo, such as attendance area boundary changes, opening new schools, or offering special programs. If new charter or private schools open, enrollment at District-run schools may be affected. However, the individual school forecasts depict what future enrollments might be under current conditions.

The methodology for the individual school forecasts relies on unique sets of GPRs for each school. New kindergarten classes were forecast each year based on recent trends and birth cohorts within elementary attendance areas. Subsequent grades were forecast using GPRs based initially on recent rates and adjusted based on expected levels of housing growth. The final forecasts for individual schools are controlled to match the district-wide forecasts.

Residential capacity and development trends influence the district-wide forecast migration assumptions, but the cohort model does not explicitly incorporate information about planned housing development. However, the number of potential new homes and their location are important factors for the allocation of district-wide growth to individual schools, particularly when large new developments are underway. The building permit and land use application data presented in the Population, Housing, and Employment Trends section are valuable resources for judging the relative short and long term growth potential among individual schools.

In the 12 month period ending in October 2015, 31 single family homes were permitted in Metzger, the most among TTSD elementary attendance areas. Following Metzger, Alberta Rider (21) and Mary Woodward (16) had the next highest number of single family permits.[9] Several large apartment complexes are also under development within TTSD. The River Ridge Apartments (Deer Creek ES/Twality MS/Tualatin HS) now under construction will include 60 one bedroom, 102 two bedroom, and 18 three bedroom units. Other multiple family developments approved in the Metzger and Templeton elementary areas may or may not impact enrollment, depending on the characteristics of the developments, including unit sizes and target markets.

[9] Based on Population Research Center geoprocessing of building permit data from Construction Monitor, LLC.

The current Alberta Rider attendance area is poised to experience the greatest amount of single family development in the coming years, with 180 lots in five subdivisions submitted and approved in 2013 and 2014, and another 509 lots in subdivisions approved in 2015 within Tigard's River Terrace neighborhood. Proposed developments within the current Mary Woodward portion of River Terrace account for another 381 lots.[10]

Previous reports prepared for TTSD by PRC included estimates of students residing in River Terrace at buildout based on the 2010 West Bull Mountain Concept Plan, and on zoning adopted in the 2014 River Terrace Community Plan. Now that site work is underway for the area's first subdivisions and model homes are under construction, we have incorporated specific assumptions about the timing of development and the number of students per unit into the forecasts for schools serving River Terrace, based on current boundaries. The City of Tigard estimates that 2,500 new housing units will be built in River Terrace over the next 20 years, including the portion within the Beaverton School District. Based on land use applications that have been submitted and zoning in the remainder or the area, Table 14 depicts a scenario under which 1,890 housing units are built within the TTSD portion of River Terrace over the next 10 years, and become home to 490 elementary, 219 middle, and 242 high school students.

In spite of the current acceleration of residential development, several elementary schools experience flat or declining enrollment in the first three or four years of the forecast, as the recent downturn in births will result in relatively small primary grades. In the long run, Byrom, Durham, and Tualatin elementaries end the 10 year forecast period with total enrollment about the same as in fall 2015. These three schools have the smallest amount of residential development planned within their attendance areas.

Alberta Rider includes about three quarters of the TTSD portion of River Terrace. With its current boundaries unchanged and River Terrace built out, Alberta Rider is forecast to enroll 905 students (growth of 318). Mary Woodward also grows due to River Terrace development, offset by slightly declining enrollment in its existing housing, reaching 578 students in 2025-26 (growth of 73 students).

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[10] Current Land Use Applications, http://riverterracetigard.com/land-use-applications/. Retrieved December 17th, 2015.

Table 14

River Terrace Forecast Assumptions

TTSD Students per Single Family Home[1]

Grades	Attached[2]	Detached Small Lot[3]	Detached Medium or Large Lot[4]
K-5	0.120	0.250	0.350
6-8	0.060	0.100	0.160
9-12	0.080	0.100	0.175
K-12	**0.260**	**0.450**	**0.685**

Number of Homes at Build-out (TTSD Portion of River Terrace)

Development Status	Attached[2]	Detached Small Lot[3]	Detached Medium or Large Lot[4]
Submitted[5]	242	235	413
Remainder[6]	277	291	432
Total	**519**	**526**	**845**

TTSD Enrollment Forecasts

School Year	K-5	6-8	9-12
2016-17	20	9	10
2017-18	40	18	20
2018-19	124	56	61
2019-20	203	91	101
2020-21	295	132	146
2021-22	350	157	173
2022-23	390	175	193
2023-24	423	189	209
2024-25	456	204	226
2025-26	490	219	242

1. Student generation rates based on similar recent developments in proximity to River Terrace.

2. Rates for single family attached may also apply to apartment homes, if any are developed in the TTSD portion of River Terrace.

3. Detached homes on lots smaller than 3,600 square feet.

4. Detached homes on lots 3,600 square feet or larger.

5. Count of lots from preliminary plans in subdivisions within the TTSD portion of River Terrace that have been submitted to the City of Tigard for review. See http://riverterracetigard.com/land-use-applications/ for details.

6. Estimate of additional housing units on remaining residential land within the TTSD based on density of submitted plans, current zoning, and City of Tigard infrastructure plans.

Most of the growth forecast at C.F. Tigard is due to a boundary adjustment whereby new students in a portion of the current Metzger area are assigned to C.F. Tigard. This adjustment offsets expected growth in Metzger, resulting in relatively stable enrollment at Metzger.

Moderate growth is forecast for Bridgeport (31 students), Deer Creek (56 students), and Templeton (47 students) elementaries.

Among TTSD middle schools, Twality includes the fast growing Alberta Rider area as well as other growing areas including Templeton and a portion of Deer Creek. Twality grows until 2019-20 and then experiences a few years of decline due to smaller cohorts born between 2008 and 2011. Twality's growth resumes near the end of the forecast period, resulting in an increase of 236 students in 10 years. Fowler's enrollment fluctuates between annual increases and decreases, but ends with an overall 103 student increase for the 2015-16 to 2025-26 period. Hazelbrook's primary elementary feeders, Bridgeport, Byrom, and Tualatin, are among the slowest growing elementary schools. Hazelbrook's enrollment remains relatively stable until 2018-19, declines for five years until 2023-24, and then recovers in the last two years for a ten year enrollment net loss of 28 students.

Tigard High School grows by 182 students during the forecast period while Tualatin High School declines slightly by 17 students. Tigard has only 28 more students than Tualatin in 2015-16, but the difference grows to 227 students by 2025-26.

Table 15 presents the enrollment forecasts for each school, grouped by school level (elementary, middle, and high).

Table 15
Enrollment Forecasts for Individual Schools, 2016-17 to 2025-26

School	Actual 2015-16	Forecast 2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Change 2015-16-2025-26
Alberta Rider	587	594	578	598	644	721	773	813	845	878	905	318
Bridgeport	491	506	504	506	513	509	514	525	527	525	522	31
Byrom	560	538	545	545	544	540	548	557	566	570	570	10
C.F. Tigard*	527	553	576	583	607	617	625	642	650	655	658	131
Deer Creek	600	607	619	630	616	621	640	649	651	654	656	56
Durham	584	569	581	586	566	566	582	597	605	604	602	18
Metzger*	645	646	646	618	614	601	606	615	626	629	632	-13
Templeton	577	575	570	567	563	576	588	609	620	623	624	47
Tualatin	554	537	523	522	536	539	547	561	567	566	561	7
Woodward	505	527	522	547	556	583	581	586	585	583	578	73
Elementary Totals	**5,630**	**5,652**	**5,664**	**5,702**	**5,759**	**5,873**	**6,004**	**6,154**	**6,242**	**6,287**	**6,308**	**678**
Fowler M.S.	804	789	782	829	878	890	868	866	870	881	907	103
Hazelbrook M.S.	959	945	951	957	938	927	903	878	859	883	931	-28
Twality M.S.	1,062	1,085	1,146	1,176	1,250	1,240	1,214	1,152	1,182	1,241	1,298	236
Middle School Totals	**2,825**	**2,819**	**2,879**	**2,962**	**3,066**	**3,057**	**2,985**	**2,896**	**2,911**	**3,005**	**3,136**	**311**
Tigard H.S.	1,956	1,958	1,960	1,974	1,966	2,001	2,069	2,127	2,183	2,179	2,138	182
Tualatin H.S.	1,928	1,939	1,987	1,971	1,975	1,989	1,992	2,013	2,007	1,955	1,911	-17
Durham Center (7^{th}-12^{th})	46	46	46	46	46	46	46	46	46	46	46	0
Tig.-Tual. Online (6^{th} - 12^{th})	105	120	125	127	129	130	129	130	130	130	130	25
High School Totals	**4,035**	**4,063**	**4,118**	**4,118**	**4,116**	**4,166**	**4,236**	**4,316**	**4,366**	**4,310**	**4,225**	**190**
District Totals	**12,490**	**12,534**	**12,661**	**12,782**	**12,941**	**13,096**	**13,225**	**13,366**	**13,519**	**13,602**	**13,669**	**1,179**

**Note: Forecasts include the impact of a boundary change. New students residing in a portion of the former Metzger area are assigned to C.F. Tigard beginning in 2016-17.*

Population Research Center, Portland State University, December 2015

The capacity figures in Table 16 are from the TTSD's November 2009 Facilities and Capacity Assessment, updated as needed to reflect the addition of portables and the relocation of special programs. The capacities are compared with both the base year (2015-16) and end year (2025-26) of the enrollment forecast. The forecast indicates that there will be district-wide capacity shortfalls at the elementary, middle, and high school levels.

Table 16

Facility Capacity and Enrollment, 2015-16 and 2025-26

	2015-16				2025-26	
School	**Capacity Excluding portables**	**Capacity Including Portables**	**2015-16 Enroll-ment[1]**	**Available Capacity (excluding portables)[2]**	**2025-26 Forecast Enroll-ment[1]**	**Available Capacity (excluding portables)[2]**
Alberta Rider	624	624	587	37	905	-281
Bridgeport[H]	598	648	491	107	522	76
Byrom[H]	598	698	560	38	570	28
C.F. Tigard[H]	624	624	527	97	658	-34
Deer Creek	598	598	600	-2	656	-58
Durham	598	598	584	14	602	-4
Metzger[H]	624	724	645	-21	632	-8
Templeton	598	648	577	21	624	-26
Tualatin[H]	624	624	554	70	561	63
Woodward	598	648	505	93	578	20
Elementary Totals	**6,084**	**6,434**	**5,630**	**454**	**6,308**	**-224**
Fowler M.S.	1,000	1,000	804	196	907	93
Hazelbrook M.S.	1,000	1,040	959	41	931	69
Twality M.S.	942	1,084	1,062	-120	1,298	-356
Middle School Totals	**2,942**	**3,084**	**2,825**	**117**	**3,136**	**-194**
Tigard H.S.	1,776	1,898	1,956	-180	2,138	-362
Tualatin H.S.	1,888	1,888	1,928	-40	1,911	-23
High School Totals	**3,664**	**3,786**	**3,884**	**-220**	**4,049**	**-385**
Durham Center	105	n/a	46	59	46	59
District Totals[1]	**12,795**	**13,409**	**12,385**	**410**	**13,539**	**-744**

1. October 1 Enrollment. Does not include Tigard-Tualatin Online Academy.

2. 2015-16 Capacity without portables minus 2015-16 actual and 2025-26 forecast enrollment.

H. Headstart classroom location.

Sources: Tigard-Tualatin School District; PSU-PRC enrollment forecasts.

FORECAST ACCURACY

In Table 17, actual TTSD enrollment by grade level in Fall 2015 is compared with the 2015-16 forecasts that were prepared one year earlier, as well as those prepared two and three years earlier. Similarly, Table 18 compares enrollment forecasts for individual schools. As a measure of average error for grade levels and for individual school enrollments, the mean absolute percent error (MAPE) is included in the tables.

The district-wide forecasts prepared in 2012 and 2013 predicted K-12 total enrollments slightly higher than actual fall 2015 enrollment while the 2014 forecast was lower. All three forecasts were within seven tenths of one percent of the District total. The largest error in the one year forecast was 6th grade, which enrolls 39 students more than forecast.

Table 17

Fall 2015 Enrollment Compared to Previous Forecasts By Grade Level

		One year forecast[1]			Two year forecast[2]			Three year forecast[3]		
Grade	**Actual**	**Fcst.**	**Diff.**	**Error**	**Fcst.**	**Diff.**	**Error**	**Fcst.**	**Diff.**	**Error**
K	862	851	-11	*-1.3%*	864	2	*0.2%*	894	32	*3.7%*
1	922	931	9	*1.0%*	946	24	*2.6%*	943	21	*2.3%*
2	974	957	-17	*-1.7%*	933	-41	*-4.2%*	965	-9	*-0.9%*
3	977	983	6	*0.6%*	1,001	24	*2.5%*	993	16	*1.6%*
4	972	945	-27	*-2.8%*	955	-17	*-1.7%*	964	-8	*-0.8%*
5	923	949	26	*2.8%*	942	19	*2.1%*	953	30	*3.3%*
6	934	895	-39	*-4.2%*	919	-15	*-1.6%*	921	-13	*-1.4%*
7	945	948	3	*0.3%*	960	15	*1.6%*	961	16	*1.7%*
8	957	940	-17	*-1.8%*	953	-4	*-0.4%*	949	-8	*-0.8%*
9	1,021	1,028	7	*0.7%*	1,061	40	*3.9%*	1,046	25	*2.4%*
10	1,029	1,017	-12	*-1.2%*	1,022	-7	*-0.7%*	1,012	-17	*-1.7%*
11	956	958	2	*0.2%*	963	7	*0.7%*	948	-8	*-0.8%*
12	1,018	1,002	-16	*-1.6%*	1,010	-8	*-0.8%*	996	-22	*-2.2%*
Total	**12,490**	**12,404**	**-86**	***-0.7%***	**12,529**	**39**	***0.3%***	**12,545**	**55**	***0.4%***
MAPE[4]				***1.5%***			***1.8%***			***1.8%***

1. Forecast for 2015-16 by PSU-PRC, baseline 2014-15 enrollment. December 2014.

2. Forecast for 2015-16 by PSU-PRC, baseline 2013-14 enrollment. December 2013.

3. Forecast for 2015-16 by PSU-PRC, baseline 2012-13 enrollment. December 2012.

4. Mean absolute percent error for individual grades K-12.

Table 18

Fall 2015 Enrollment Compared to Previous Forecasts by Individual School

School	Actual	One year forecast[1]			Two year forecast[2]			Three year forecast[3]		
		Fcst.	Diff.	Error	Fcst.	Diff.	Error	Fcst.	Diff.	Error
Alberta Rider[4]	587	585	-2	*-0.3%*	621	34	*5.8%*	663	76	*12.9%*
Bridgeport	491	494	3	*0.6%*	482	-9	*-1.8%*	510	19	*3.9%*
Byrom[4]	560	536	-24	*-4.3%*	545	-15	*-2.7%*	551	-9	*-1.6%*
C. F. Tigard	527	542	15	*2.8%*	544	17	*3.2%*	603	76	*14.4%*
Deer Creek	600	574	-26	*-4.3%*	579	-21	*-3.5%*	549	-51	*-8.5%*
Durham	584	595	11	*1.9%*	576	-8	*-1.4%*	557	-27	*-4.6%*
Metzger	645	672	27	*4.2%*	669	24	*3.7%*	622	-23	*-3.6%*
Templeton	577	569	-8	*-1.4%*	584	7	*1.2%*	609	32	*5.5%*
Tualatin Elem.[4]	554	587	33	*6.0%*	544	-10	*-1.8%*	640	86	*15.5%*
Woodward[4]	505	462	-43	*-8.5%*	497	-8	*-1.6%*	408	-97	*-19.2%*
Elementaries	**5,630**	**5,616**	**-14**	***-0.2%***	**5,641**	**11**	***0.2%***	**5,712**	**82**	***1.5%***
Fowler[4]	804	800	-4	*-0.5%*	840	36	*4.5%*	774	-30	*-3.7%*
Hazelbrook	959	924	-35	*-3.6%*	959	0	*0.0%*	994	35	*3.6%*
Twality[4]	1,062	1,035	-27	*-2.5%*	1,015	-47	*-4.4%*	1,011	-51	*-4.8%*
Middle Schools	**2,825**	**2,759**	**-66**	***-2.3%***	**2,814**	**-11**	***-0.4%***	**2,779**	**-46**	***-1.6%***
Tigard HS	1,956	1,936	-20	*-1.0%*	1,950	-6	*-0.3%*	1,911	-45	*-2.3%*
Tualatin HS	1,928	1,946	18	*0.9%*	1,965	37	*1.9%*	1,926	-2	*-0.1%*
Durham Center	46	55	9	*19.6%*	66	20	*43.5%*	67	21	*45.7%*
Tig.-Tual. Online Acad.	105	92	-13	*-12.4%*	93	-12	*-11.4%*	150	45	*42.9%*
High Schools	**4,035**	**4,029**	**-6**	***-0.1%***	**4,074**	**39**	***1.0%***	**4,054**	**19**	***0.5%***
District	**12,490**	**12,404**	**-86**	***-0.7%***	**12,529**	**39**	***0.3%***	**12,545**	**55**	***0.4%***
MAPE[5]				***2.9%***			***2.5%***			***5.0%***

1. Forecast for 2015-16 by PSU-PRC, baseline 2014-15 enrollment. December 2014.

2. Forecast for 2015-16 by PSU-PRC, baseline 2013-14 enrollment. December 2013.

3. Forecast for 2015-16 by PSU-PRC, baseline 2012-13 enrollment. December 2012.

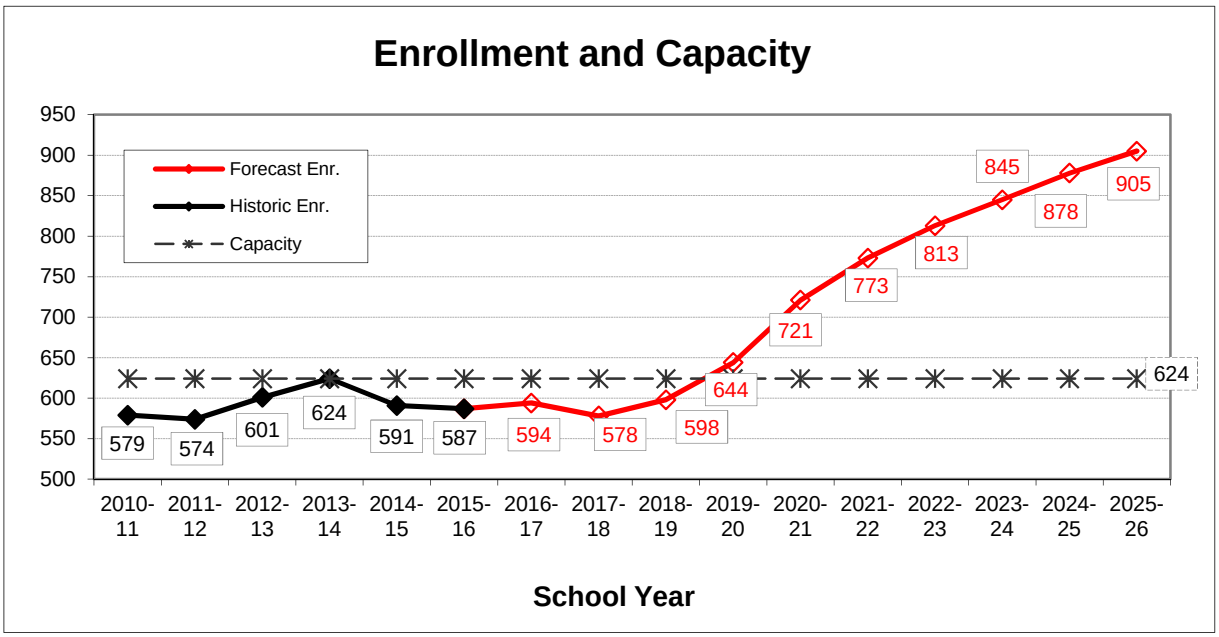
4. Beginning in Fall 2013, new students residing in a portion of the former Alberta Rider and Twality areas are assigned to Woodward and Fowler and new students residing in a portion of the former Tualatin Elementary area are assigned to Byrom. These changes were not modeled in the three year forecasts.

5. Mean absolute percent error for individual schools, not including Durham Center or Tigard-Tualatin Online Academy. Elementary schools with boundary changes are also excluded from the three year forecast MAPE.

APPENDIX A

ENROLLMENT AND CAPACITY PROFILES FOR INDIVIDUAL SCHOOLS

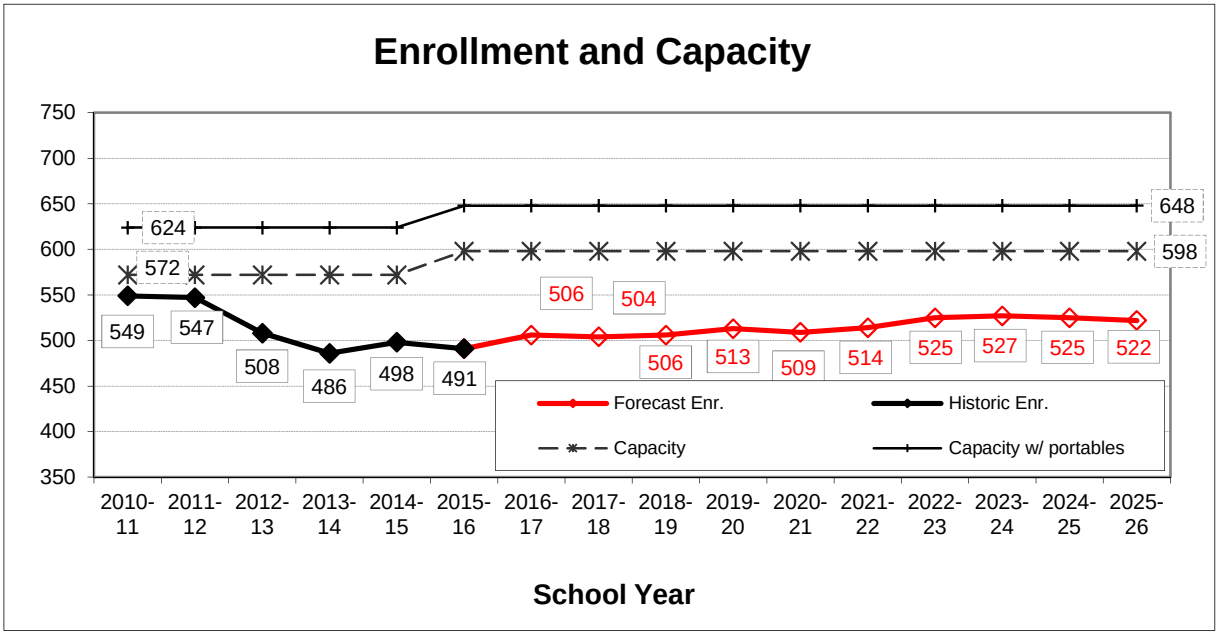
Alberta Rider Elementary School



Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases.

Enrollment History and Forecast				
	History		Forecast	
	2010-11	2015-16	2020-21	2025-26
Total enrollment	579	591	644	905
Change		12	53	261

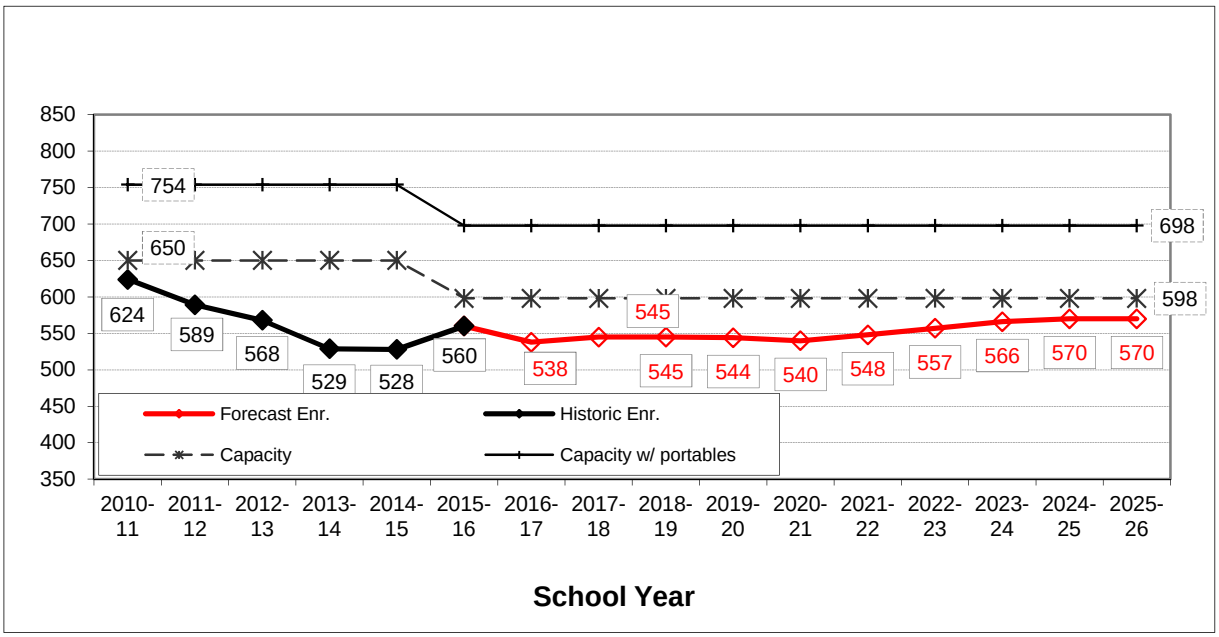
Bridgeport Elementary School



Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases.

Enrollment History and Forecast				
	History		Forecast	
	2010-11	2015-16	2020-21	2025-26
Total enrollment	549	498	513	522
Change		-51	15	9

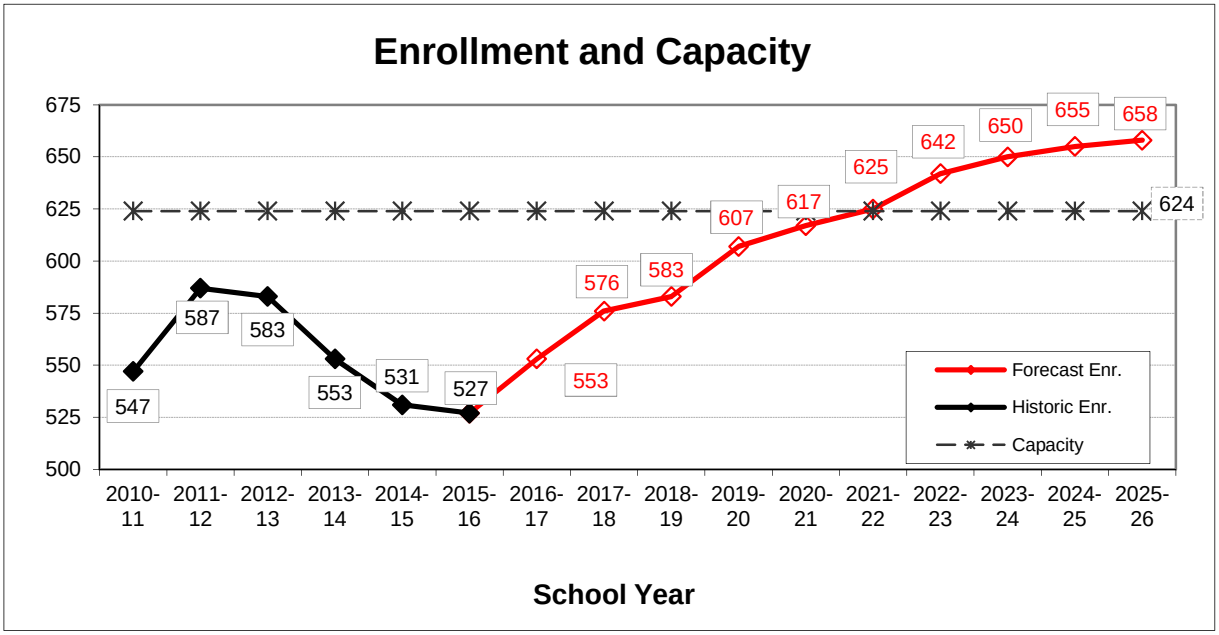
Edward Byrom Elementary School



Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases.

Enrollment History and Forecast				
	History		Forecast	
	2010-11	2015-16	2020-21	2025-26
Total enrollment	624	528	544	570
Change		-96	16	26

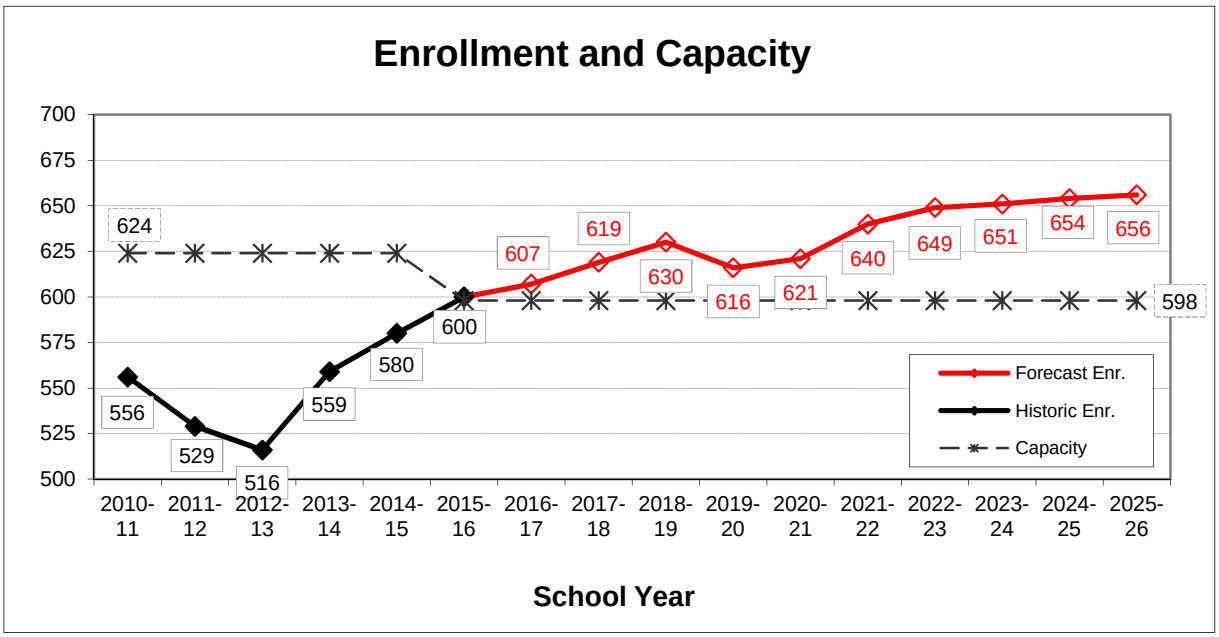
Charles F. Tigard Elementary School



Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases.

Enrollment History and Forecast				
	History		Forecast	
	2010-11	2015-16	2020-21	2025-26
Total enrollment	547	531	607	658
Change		-16	76	51

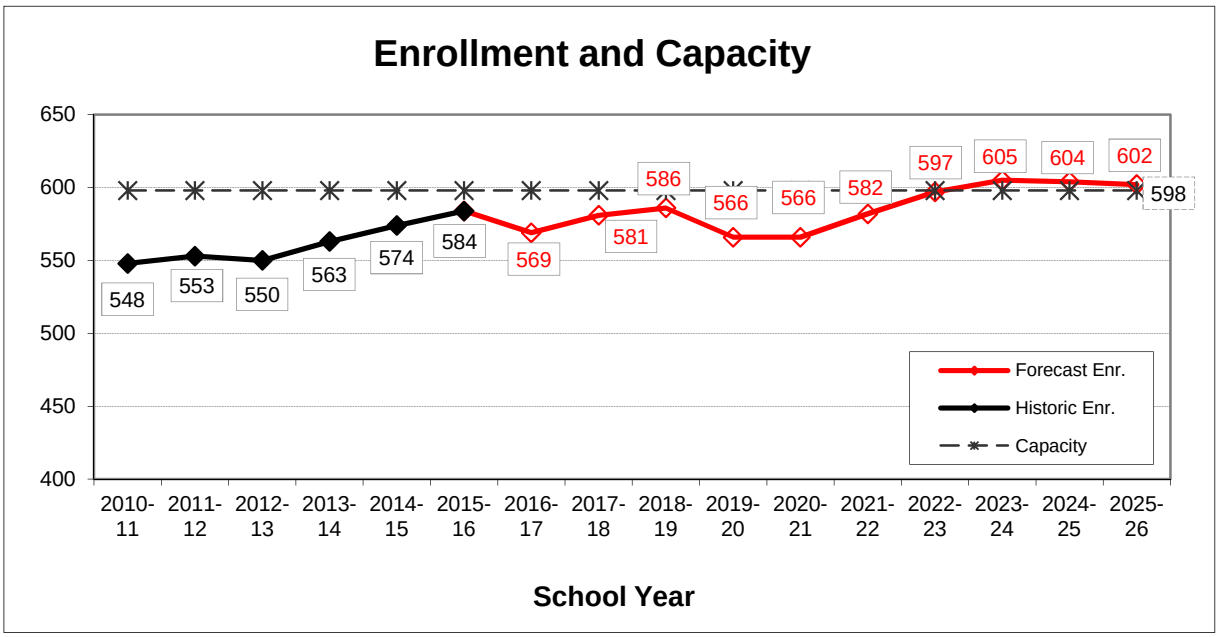
Deer Creek Elementary School



Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases.

Enrollment History and Forecast				
	History		Forecast	
	2010-11	2015-16	2020-21	2025-26
Total enrollment	556	580	616	656
Change		24	36	40

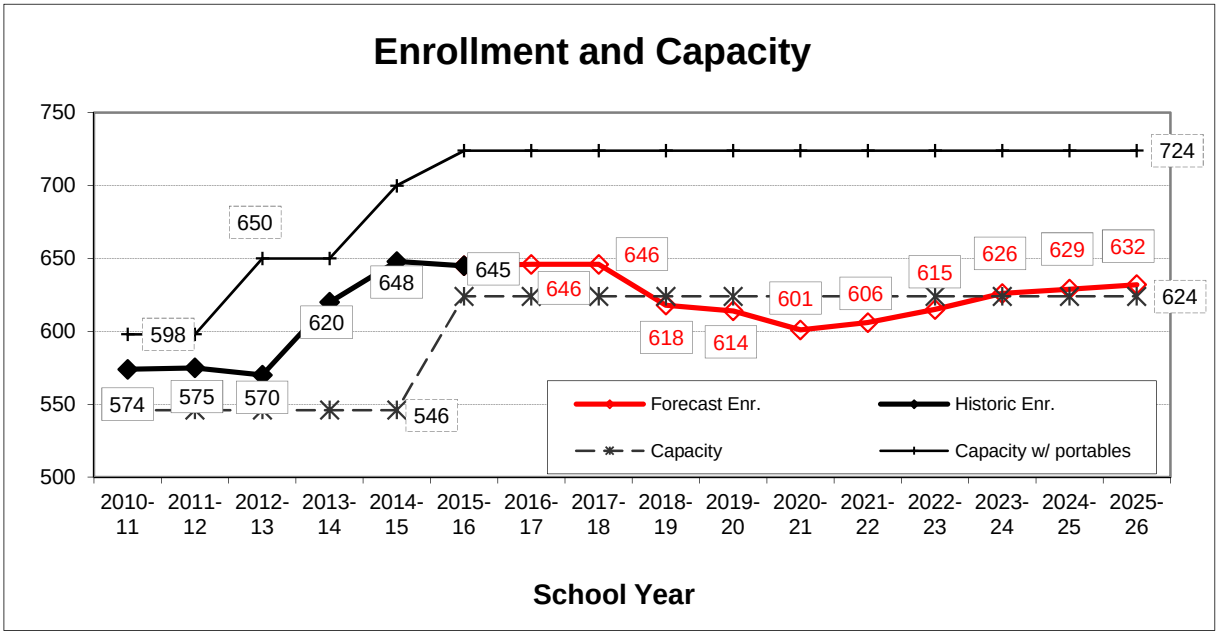
Durham Elementary School



Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases.

Enrollment History and Forecast				
	History		Forecast	
	2010-11	2015-16	2020-21	2025-26
Total enrollment	548	574	566	602
Change		26	-8	36

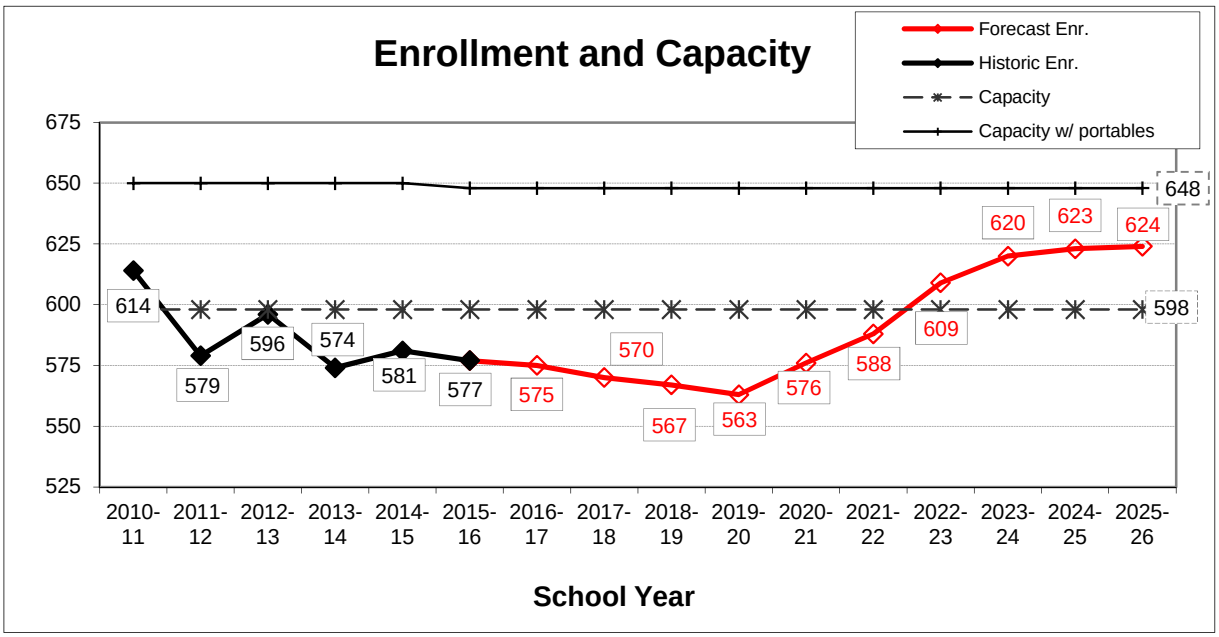
Metzger Elementary School



Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases.

Enrollment History and Forecast				
	History		Forecast	
	2010-11	2015-16	2020-21	2025-26
Total enrollment	574	648	614	632
Change		74	-34	18

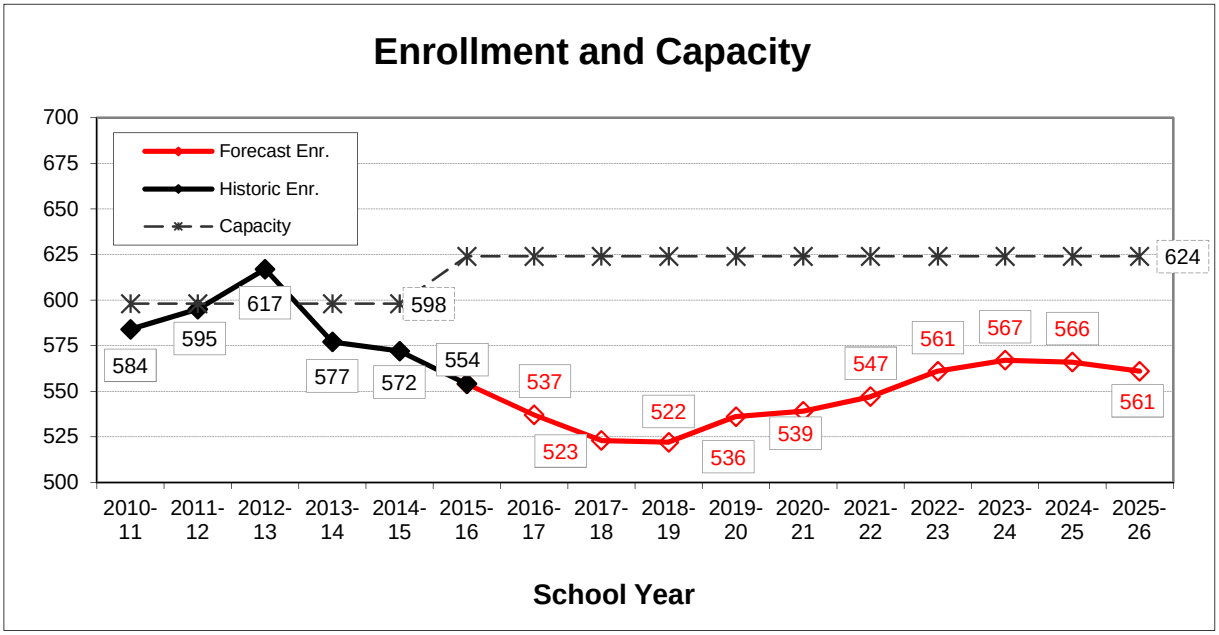
James Templeton Elementary School



Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases.

Enrollment History and Forecast				
	History		Forecast	
	2010-11	2015-16	2020-21	2025-26
Total enrollment	614	581	563	624
Change		-33	-18	61

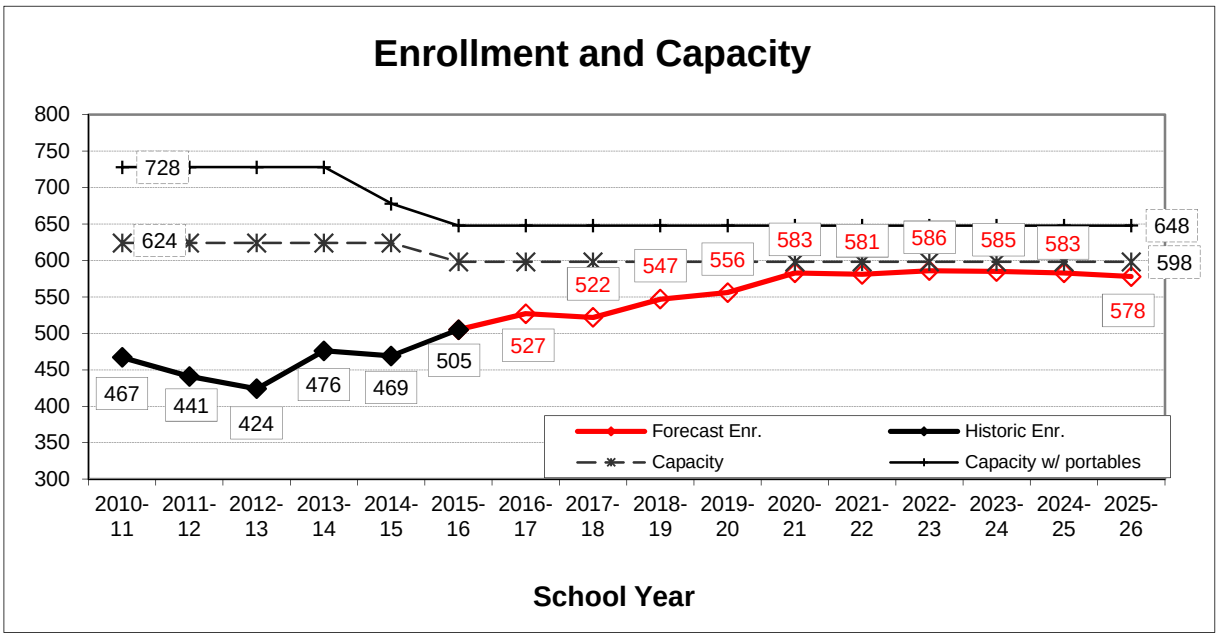
Tualatin Elementary School



Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases.

Enrollment History and Forecast				
	History		Forecast	
	2010-11	2015-16	2020-21	2025-26
Total enrollment	584	572	536	561
Change		-12	-36	25

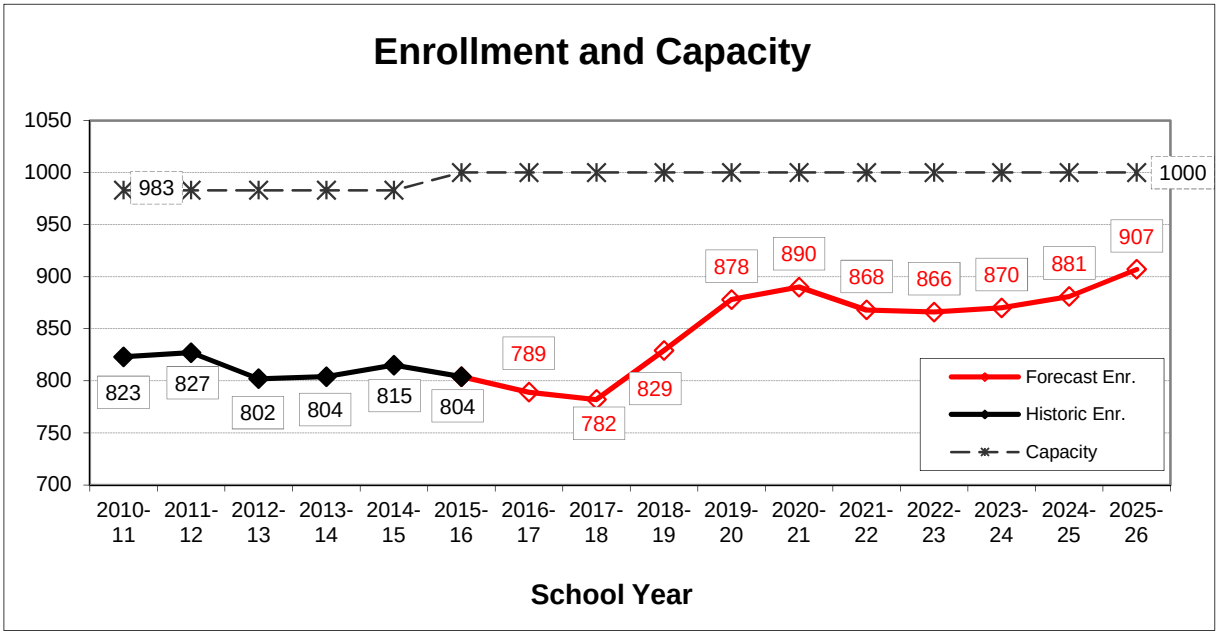
Mary Woodward Elementary School



Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases.

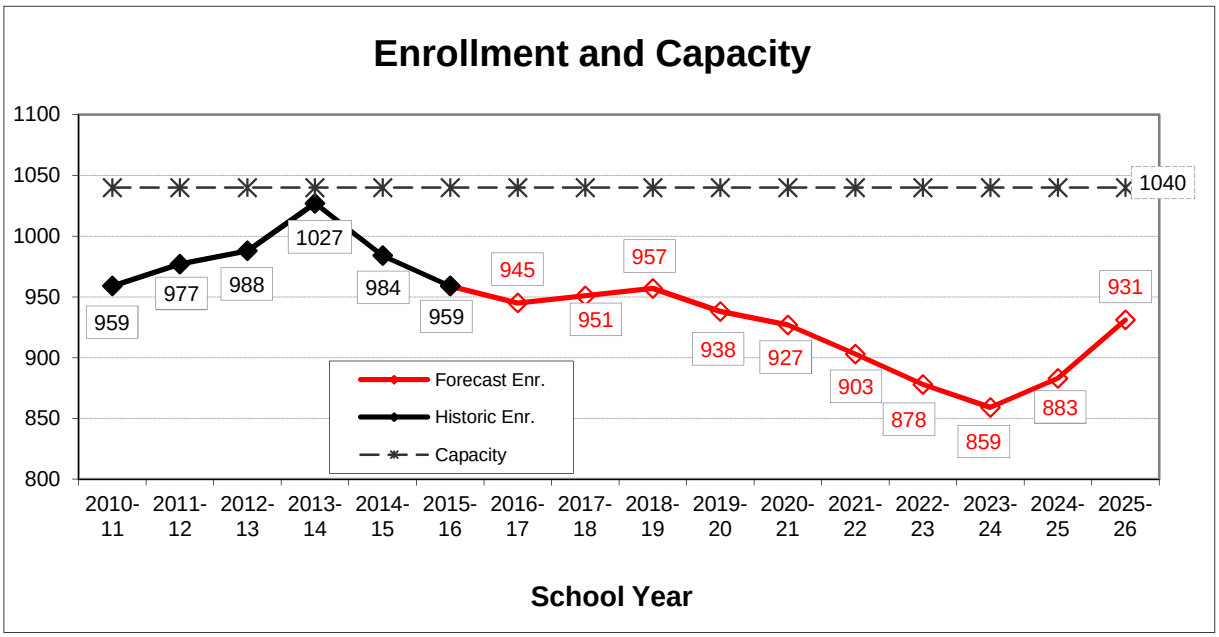
Enrollment History and Forecast				
	History		Forecast	
	2010-11	2015-16	2020-21	2025-26
Total enrollment	467	469	556	578
Change		2	87	22

Fowler Middle School



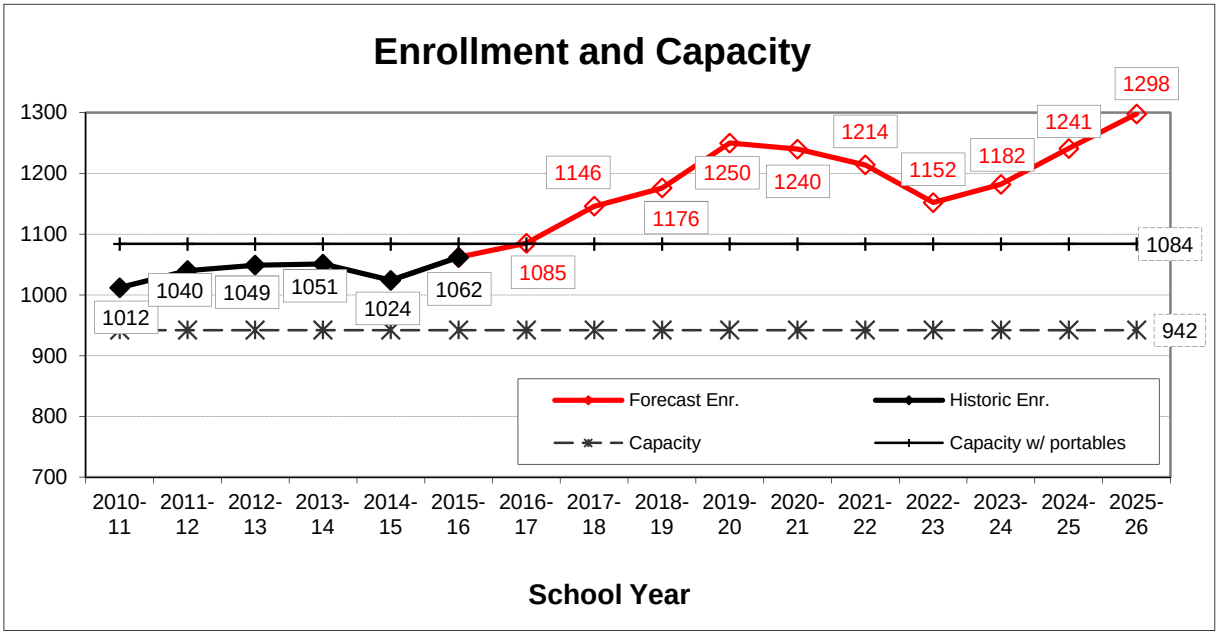
Enrollment History and Forecast				
	History		Forecast	
	2010-11	2015-16	2020-21	2025-26
Total enrollment	823	815	878	907
Change		-8	63	29

Hazelbrook Middle School



Enrollment History and Forecast				
	History		Forecast	
	2010-11	2015-16	2020-21	2025-26
Total enrollment	959	984	938	931
Change		25	-46	-7

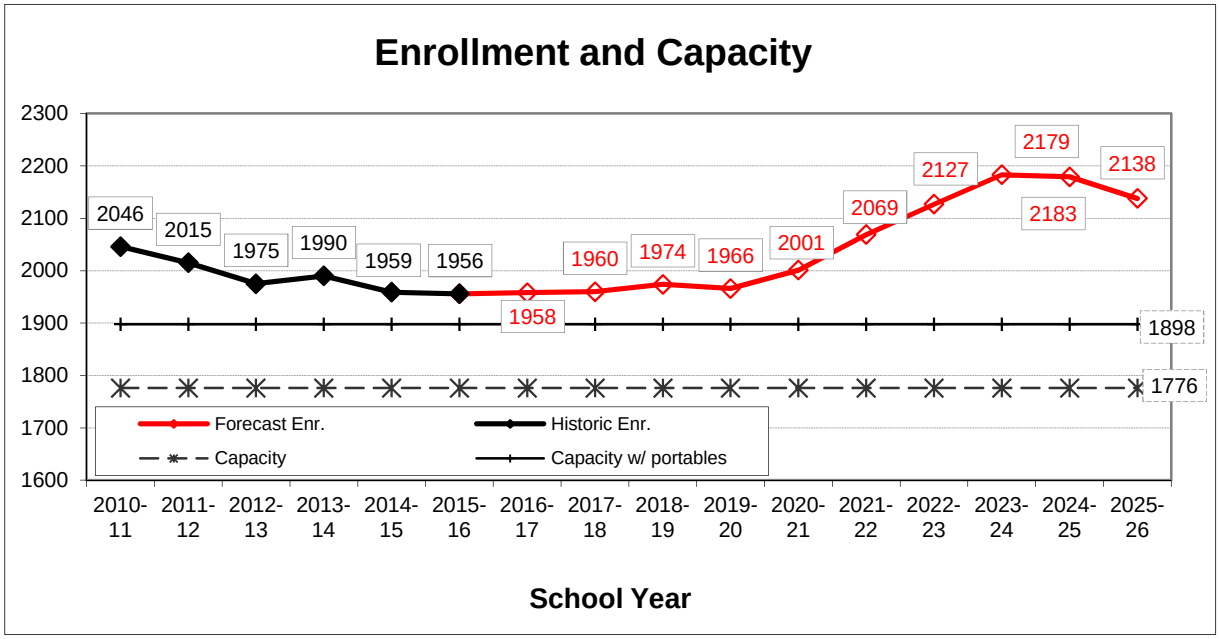
Twality Middle School



In 2006 a phased-in boundary change began that assigns a portion of Fowler's former attendance area to Twality.

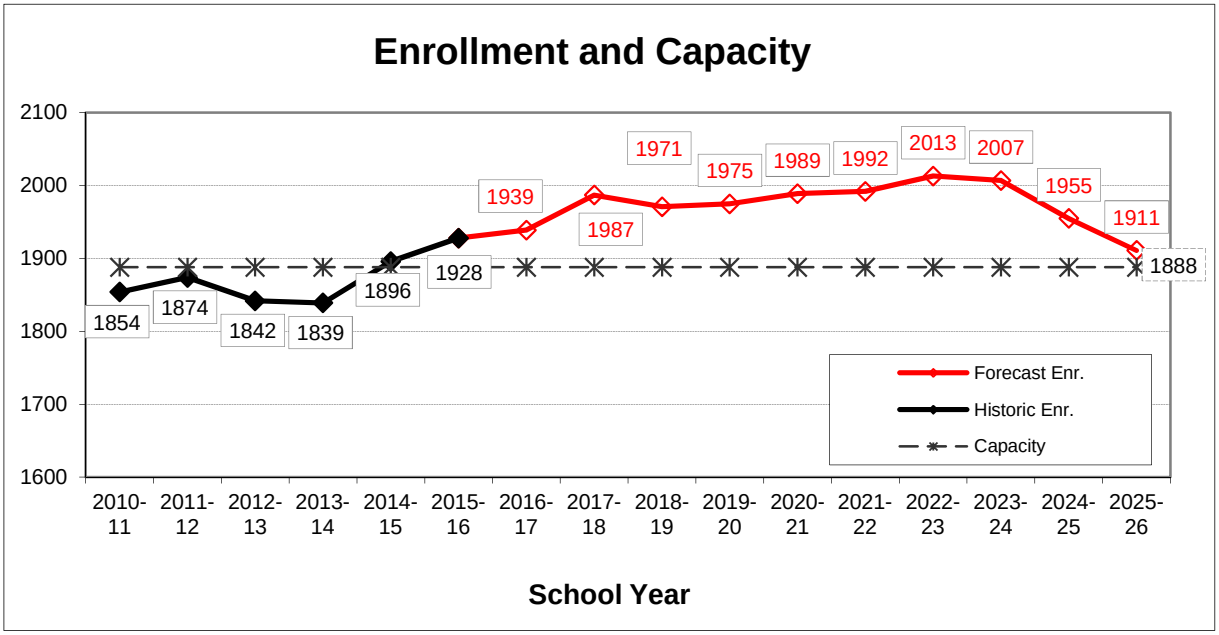
Enrollment History and Forecast				
	History		Forecast	
	2010-11	2015-16	2020-21	2025-26
Total enrollment	1012	1024	1250	1298
Change		12	226	48

Tigard High School



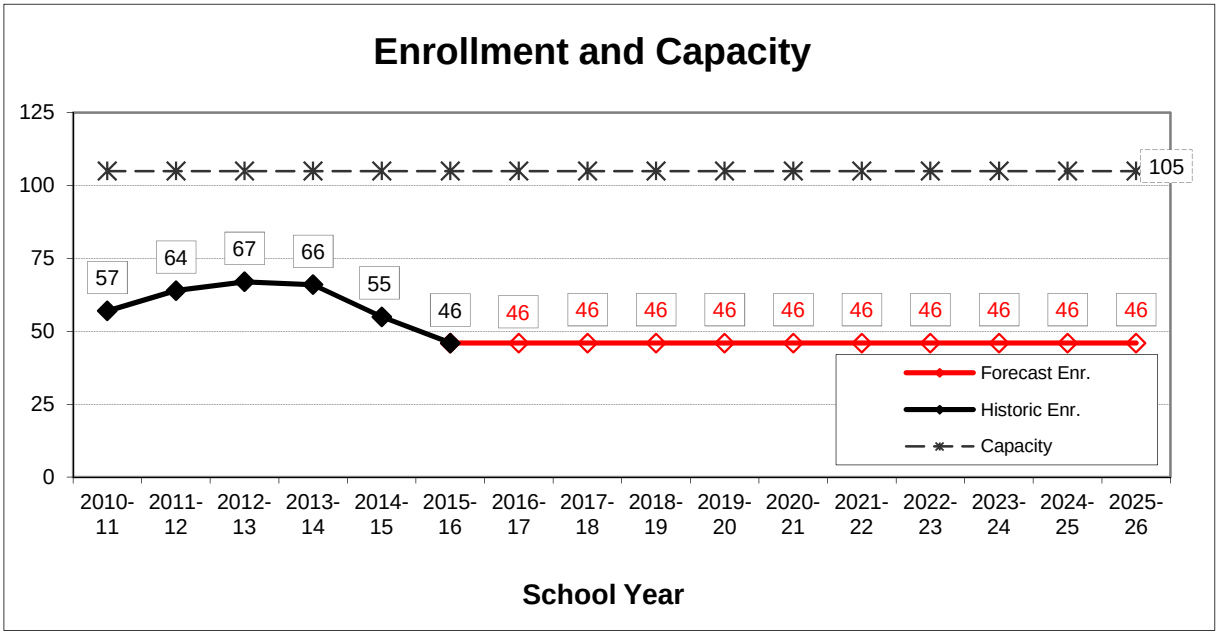
Enrollment History and Forecast				
	History		Forecast	
	2010-11	2015-16	2020-21	2025-26
Total enrollment	2046	1959	1966	2138
Change		-87	7	172

Tualatin High School



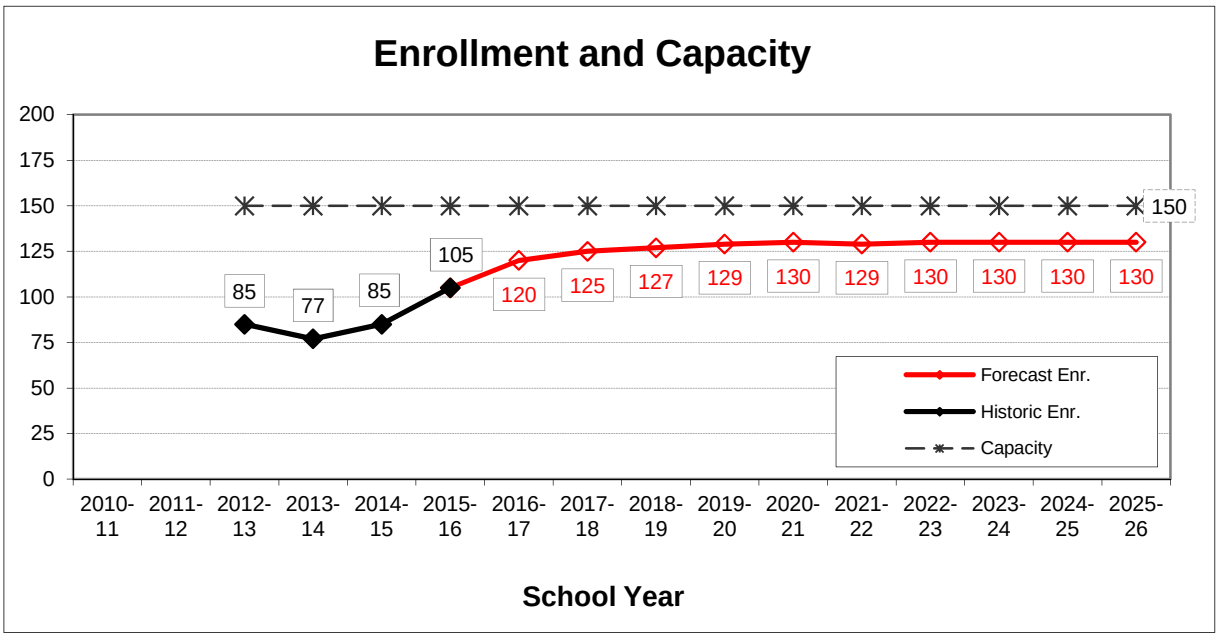
Enrollment History and Forecast				
	History		Forecast	
	2010-11	2015-16	2020-21	2025-26
Total enrollment	1854	1896	1975	1911
Change		42	79	-64

Durham Center



Enrollment History and Forecast				
	History		Forecast	
	2010-11	2015-16	2020-21	2025-26
Total enrollment	57	55	46	46
Change		-2	-9	0

Tigard-Tualatin Online Academy



Note: Opened in 2012.

Enrollment History and Forecast				
	History		Forecast	
	2010-11	2015-16	2020-21	2025-26
Total enrollment	0	85	129	130
Change		85	44	1