Memorandum

To: Tigard-Tualatin School District
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Re: 2025–26 to 2034–35 Enrollment Forecasts—Tigard-Tualatin School District

Summary

At the request of Tigard-Tualatin School District (TTSD/District), FLO Analytics (FLO) prepared enrollment forecasts for grades kindergarten (K) through 12 for the 2025–26 to 2034–35 school years. The study was completed via three main tasks: (1) demographic and residential development analysis, (2) enrollment assessment, and (3) enrollment forecasting. FLO developed three scenarios—low, middle, and high—of district-wide enrollment forecasts, representing the total number of students living within and outside the district boundary and attending District schools and programs. These forecasts are provided as district-wide totals and by individual grade. FLO also prepared more granular forecasts of the number of students enrolled at each of the District's elementary, middle, and high schools and programs.

Demographic and Residential Development Analysis

The district has grown by more than 21,000 residents since 2000, including growth of over 10,000 between the 2010 and 2020 censuses.

The school-age population (ages five to 17) grew by 370 between 2010 and 2020—an annual average growth rate (AAGR) of 0.3 percent—much lower than the 1.6 percent AAGR for the adult population age 18 and over. The population under age five declined by 654 during the same period, resulting in an AAGR of −0.6 percent.

Clackamas and Washington Counties are each projected to add fewer residents between 2020 and 2030 compared to the 2010 to 2020 period.

The number of TTSD K–12 students in October 2024 living in new homes built in the previous ten years, from 2014 to 2023, ranged from 0.08 per market-rate multifamily (MF) to 0.36 per detached single-family (SF) home. At 0.23 K–12 students per home, attached or small-lot SFs have fewer students, on average, compared with detached SF homes. Income-restricted MFs have an average of 0.28 students per home when all units are included, or 0.58 students per two-or-more bedroom unit.

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Using data provided by the cities of Durham, King City, Tigard, and Tualatin, we identified residential developments under construction, planned, or proposed that may include as many as 6,600 housing units once completed.

Enrollment Assessment

District-wide K–12 enrollment decreased by 752 students between 2019–20 and 2020–21, largely due to the impacts of COVID-19. K–12 enrollment stabilized in 2021–22, falling by just 14 students, followed by somewhat larger declines each of the following three years for a loss of 400 students between 2021–22 and 2024–25.

K–5 enrollment decreased by 525 students from 2019–20 to 2020–21. After increasing by 51 students in 2021–22, K–5 enrollment fell in each of the next three years, by an average of 64 students per year. Overall, in the five-year period, K–5 enrollment fell by 665 students.

Enrollment in grades 6–8 decreased by 151 students between 2019–20 and 2020–21, followed by additional decline in each year through 2024–25. Over the five-year period, 6–8 enrollment decreased by 356 students.

After a loss of 76 students from 2019–20 to 2020–21, 9–12 enrollment was relatively stable for three years before decreasing by 55 students between 2023–24 and 2024–25. Over the five-year period, 9–12 enrollment decreased by 145 students.

Enrollment Forecasts

After increasing from 1,072 in 2012–13 to 1,110 in 2013–14, the number of births to TTSD residents fell each year for nine consecutive years, reaching a low of 848 in 2022–23. Preliminary birth totals from OHA reveal the first increase in ten years, to 885 in 2023–24, the cohort eligible to enroll in K in 2029–30.

Comparing 2024–25 K enrollment with 2018–19 births, we derived a K-to-birth ratio of 0.75, meaning that, for every 100 children born to district residents, there were 75 children enrolled in TTSD K five years later.

The middle scenario assumes a K-to-birth ratio of 0.77 in 2025–26 gradually increasing to 0.82 in 2028–29 and beyond, based on the expectation of future housing and population growth. K enrollment averages 713 in the first five years of the forecast, from 2025–26 to 2029–30, and 756 over the last five years, from 2030–31 to 2034–35.

The low scenario K-to-birth ratio remains at 0.75 in 2025–26 and increases only slightly to 0.78 in 2029–30 and beyond, resulting in an average of 686 K students per year from 2025–26 to 2029–30, and 707 from 2030–31 to 2034–35. The high scenario averaging 743 K students per year from 2025–26 to 2029–30 and 801 from 2030–31 to 2034–35 results from a forecasted K-to-birth ratio of 0.80 in 2025–26 increasing to 0.86 in 2029–30 and beyond.

The growth or decline in enrollment among cohorts from one year to the next in the middle scenario reflects averages of the three most recent years—2021–22 to 2022–23, 2022–23 to 2023–24, and 2023–24 to 2024–25. For example, each year's forecast 1st grade enrollment is expected to be about 4 percent larger than the previous year's K enrollment, while other elementary grades gain 1 to 3 percent more students compared with the previous grade in the previous school year.

In the middle scenario, K–12 enrollment is expected to decrease from 11,118 in 2024–25 to 10,831 in 2034–35, representing a loss of 287 students (2.6 percent) in the ten-year period.

The low forecast scenario anticipates a decrease of 1,155 students by 2034–35, while the high forecast scenario expects enrollment to increase by 494 students in the ten-year period.

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In the middle scenario, K–5 enrollment is expected to increase by 78 students (1.6 percent), from 4,808 in 2024–25 to 4,886 in 2034–35; 6–8 enrollment is expected to decrease by 57 students (2.2 percent), from 2,574 to 2,517; and 9–12 enrollment is expected to decrease by 308 students (8.2 percent), from 3,736 to 3,428.

Demographic and Residential Development Analysis

Understanding the population and housing trends in the geographic area of the district and surrounding region (Figure 1) is an integral part of the enrollment forecasting process. FLO mapped the distribution of student residences (Figure 2); reviewed historical, current, and projected demographic characteristics of the region; and analyzed current land use policies and anticipated residential development.

Population Trends

Figure 3 illustrates the 2000 to 2020 population change at the county, city, district, and metropolitan statistical area (MSA) level. Adding nearly 22,000 residents, the District's population grew by 30 percent between 2000 and 2020. In each decade, the District's growth rate was slightly higher than Clackamas County's, but slightly lower than Washington County's. Each jurisdiction within the District added population, but only King City grew significantly as a share of the TTSD total. Tigard, at 47 percent of District population in 2000 and 48 percent in 2020, and Tualatin, at 29 percent in 2000 and 28 percent in 2020, roughly maintained their share, as did Durham, at two percent each decade. King City's share doubled from three percent to six percent of the TTSD total, while the unincorporated area share shrank from 18 percent to 16 percent.

One factor hindering school enrollment growth has been slow growth or decline in the number of children. Figure 4 depicts how the proportion of the population under the age of 18 has been changing in relation to the population over the age of 18. According to Decennial Census counts, the district added 19,835 residents (37.1 percent) ages 18 and older between 2000 and 2020. In comparison, the school-age population (ages five to 17) grew by 1,868 (14.3 percent), and the number of children under the age of five decreased by 33 (0.6 percent) in the same period. The proportion of TTSD population under the age of 18 was 25.4 percent in 2000, 24.4 percent in 2010, and 21.5 percent in 2020.

The Portland State University Population Research Center published population forecasts for Clackamas and Washington Counties in June 2024. Results in Figure 5 show the two counties increasing by a combined total of 193,855 residents between 2020 and 2040, significantly fewer than the 238,040 increase between 2000 and 2020.

Housing Types and Student Generation Rates

Housing type is an important indicator of the expected average number of students generated per housing unit. For instance, on average, SF housing units generate more students per unit than MF housing units. Student generation rates (SGRs) also vary by housing subtypes (e.g., SF detached, SF attached, MF market rate, MF income-restricted). Factors that impact SGRs include the number of bedrooms, housing costs, neighborhood demographics, age of housing, and family-friendly amenities such as playgrounds and proximity to schools.

Figure 6 includes the SGRs for SF and MF housing types, based on October 2024 student locations and new residential construction between 2014 and 2023. Homes built in 2024 are excluded from the analysis because they may not have been completed and occupied by October 2024. Of the 10,852 students residing in the district, 586 live in the 1,750 SF units that were built between 2014 and 2023, while 238 live in the 1,555 MF units that were built in the same period. On average, each

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SF unit yields 0.33 K–12 students, while each MF unit yields 0.15 K–12 students. Within the SF category, detached homes average 0.36 TTSD K–12 students per home, while attached homes average just 0.23 students per home.[1] The SGRs are also calculated by grade group; results reveal that new SF housing units yield more elementary students than middle or high school students, because families with younger children often move into new housing.

About one-third of the new apartment units in TTSD are in affordable housing developments with income limits. These developments have more than three times as many students per unit as the recent market-rate apartments. Income-restricted apartments have an average of 0.28 K–12 students per unit, compared to 0.08 in market-rate apartments. Furthermore, our research has found that studio and one-bedroom apartments are seldom home to school-age children. Assuming that all 153 students residing in affordable housing built between 2014 and 2023 live in the 262 units built with two or more bedrooms results in an SGR of 0.58 TTSD K–12 students per two-or-more bedroom unit.

Planned Residential Construction

FLO gathered residential development data from planners from the Cities of Durham, King City, Tigard, and Tualatin to assess housing trends in the district. Key development data are presented in Figures 7 and 8. Figure 7 depicts the locations of SF and MF developments that are currently in active construction or in planning stages. Figure 8 includes details of residential development data gathered by FLO about these same developments, such as development name, anticipated number of units, and current status.

Based on available information from October 2024, about 6,600 housing units are under construction, planned, or proposed. Tigard's River Terrace accounts for about 1,400 homes in seven subdivisions currently in various stages of development. Figure 8 reports the number of units in each development at build-out, including some homes that have already been completed. For example, among the 235 SF homes planned in South River Terrace, as of October 2024 over 70 were completed, and building permits were active for over 60 more. SF homes were also under construction in River Terrace Town Center, Riverside at Scholls Meadow, River Terrace Crossing, and River Terrace Park, with about 170 active permits among the four subdivisions assigned to the Art Rutkin and Mary Woodward elementary school (ES) attendance areas (AAs).

All 348 MF units at River Terrace Town Center have been permitted, and construction is underway on several buildings in the complex. The next large development on the drawing board is in King City within the Deer Creek ESAA, where city officials expect construction in the Kingston Terrace Town Center to begin in 2025. The Dartmouth Crossing Apartments in the Durham ESAA, scheduled to open in March 2025, include 85 units affordable to families at or below 60 percent of area median income, including 55 family-sized units with two or more bedrooms. Woodland Hearth Apartments in the Metzger ESAA, will have 63 units for low and extremely low-income families, including 40 units with two or more bedrooms, and will likely be completed during the 2025–26 school year.

The greatest number of new housing units is expected in the Deer Creek ESAA, where over 3,600 homes are envisioned in the Kingston Terrace Master Plan. However, permits for the first homes have not yet been issued and the entire development is unlikely to be completed within the ten-year horizon of these enrollment forecasts. More imminent development is underway in the Durham, Art Rutkin, and Mary Woodward ESAAs, each having over 400 housing units currently under construction or permitted. Prospective housing units are unevenly distributed among the three middle school (MS)

[1] SF detached includes homes on lots larger than 2,750; SF attached includes townhomes, cottage clusters, and detached homes on lots smaller than 2,750 square feet.

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AAs. Among the roughly 6,600 units reported in Figure 8, 82 percent are in the Twality MSAA, 18 percent in the Fowler MSAA, and none are in the Hazelbrook MSAA. The high school (HS) AAs are somewhat more balanced, with 69 percent of prospective units in the Tualatin HSAA, while the remaining 31 percent are in the Tigard HSAA.

Enrollment Assessment

To better understand recent enrollment trends, FLO analyzed historical enrollment (October 2018–19 to 2024–25 headcount) based on the enrollment reports and student information system extracts provided by the District. Students enrolled in pre-kindergarten, MITCH Charter School, Cordero Residential, Lifeworks NW, and Transition and Tutorial Programs were not included in our analyses and enrollment forecasts. FLO evaluated historical grade progression ratios (GPRs), participation in special or nontraditional programs, and differences in enrollment by residence compared to individual school attendance (i.e., transfer rates).

Enrollment Trends

Figure 9 shows the district-wide enrollment by individual grade for school years 2019–20 to 2024–25 and the five-year change over the period. District-wide enrollment decreased by 752 students between 2019–20 and 2020–21, largely due to the impacts of COVID-19. K–12 enrollment stabilized in 2021–22, falling by just 14 students, followed by somewhat larger declines each of the following three years for a loss of 400 students between 2021–22 and 2024–25. During the historical period presented in Figure 9, each grade from K–8 experienced their largest enrollments in 2019–20. Grades K, 1st, 4th, 7th, and 9th experienced their smallest cohorts in 2024–25.

Figure 10 tabulates enrollment by school and grade group (i.e., K–5, 6–8, 9–12). K–5 enrollment decreased by 525 students from 2019–20 to 2020–21. After increasing by 51 students in 2021–22, K–5 enrollment fell in each of the next three years, by an average of 64 students per year. Overall, in the six-year period, K–5 enrollment fell by 665 students. Enrollment in grades 6–8 decreased by 151 students between 2019–20 and 2020–21, followed by additional decline in each year through 2024–25. Over the six-year period, 6–8 enrollment decreased by 356 students. Enrollment in grades 9–12 has also declined, by a lesser amount. After a loss of 76 students from 2019–20 to 2020–21, 9–12 enrollment was relatively stable for three years before decreasing by 55 students between 2023–24 and 2024–25. Over the six-year period, 6–8 enrollment decreased by 145 students.

Residence-Attendance Matrices

Based on FLO's analysis of district-wide K–12 transfers (Figure 11), a total of 266 students living outside the district boundary were enrolled in TTSD schools in 2024–25, representing 2.4 percent of enrollment. Overall, 951 students residing within the district boundary transferred to a school or program different from their neighborhood school, which is based on the AA in which they live. This amounts to a district-wide intra-district transfer rate of 8.8 percent. The largest percentage of transfers occurs within the 9–12 grade group, with an intra-district transfer rate total of 10.5 percent attending a different neighborhood school or district-wide program.

As depicted in the residence-attendance matrices shown in Figures 12 through 14 by grade group, transfer rates also differ by school. For instance, transfer-out rates—representing the number of students who live in a school's ESAA, but enroll in a different school/program—range from 3.3 percent from the Metzger ESAA to 13.6 percent from the Tualatin ESAA. From the perspective of individual school and program enrollment, K–5 transfer-in rates—representing the number of students who do not live in a school's ESAA, including students residing outside the district boundary—are highest at the Bridgeport and Metzger two-way immersion programs, with rates of 37.5 and 21.1 respectively.

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Among other K–5 schools, the highest transfer-in rate is 19.1 percent at Art Rutkin ES and the highest number from outside a school's ESAA is 61 students at Tualatin ES. Transfer rates can help reveal patterns of student choice or quantify the effects of district policies, because high transfer rates may be due to program offerings, school locations, or individual preferences. For instance, if a particular school with a high transfer-in rate began to reach or exceed capacity because of a special program, a District may consider limiting transfers or adding program capacity.

Grades 6–8 transfer-out rates differ very little among the three MSAAs, ranging from 5.7 percent from Twality MSAA to 6.1 percent from Fowler MSAA. Grades 6–8 transfer-in rates range from 5.4 percent at Hazelbrook MS to 7.5 percent at Twality MS. Grades 9–12 transfer-out rates are 10.0 percent from the Tigard HSAA and 11.1 percent from the Tualatin HSAA. Grades 9–12 transfer-in rates are 5.7 percent at Tualatin HS and 7.1 percent at Tigard HS. Most TTSD residents in grades 9–12 who do not attend their neighborhood school are enrolled at Creekside Community HS or TTSD Virtual Academy.

Enrollment Forecasts

Historical Births and Kindergarten Enrollment

The number of students enrolled in a district is largely influenced by the number of school-age children residing in the district. We compared historical K class sizes to historical birth data (i.e., live births to TTSD residents from the Oregon Health Authority (OHA) to determine annual K-to-birth ratios. These values, in combination with age-group-specific population projections of childbearing-age women residing in the district, allow us to forecast the number of anticipated births to TTSD residents and thus the number of kindergarteners anticipated in future school years.

Figure 15 illustrates how the number of births to TTSD residents through 2018–19 relates to historical K enrollment and how the observed and forecasted number of births from 2019–20 to 2028–29 impacts the K forecast. Births are shown in alignment with K cohorts (e.g., births occurring between September 2013 and August 2014 would be eligible to enroll in K in the 2019–20 school year). After increasing from 1,072 in 2012–13 to 1,110 in 2013–14, the number of births to TTSD residents fell each year for nine consecutive years, reaching a low of 848 in 2022–23, 23.6 percent below the 2013–14 peak. Preliminary birth totals from OHA reveal the first increase in ten years, to 885 in 2023–24, the cohort eligible to enroll in K in 2029–30.

K enrollment fell precipitously in the first year of the COVID-19 pandemic, from 919 in 2019–20 to 702 in 2020–21. After a partial recovery to 799 in 2021–22, declines occurred in each of the following three years, and K enrollment in 2024–25 was equal to the 2020–21 low.

The link between births and K is the K-to-birth ratio, which is a key metric representing a combination of net migration between birth and age five and the share of five-year-old residents enrolled in TTSD K classes, often referred to as a capture rate. For instance, comparing 2024–25 K enrollment with 2018–19 births, we derived a K-to-birth ratio of 0.75, meaning that for every 100 children born to district residents, there were 75 children enrolled in TTSD K five years later. Although K enrollment in 2024–25 was the same as in 2020–21, the K-to-birth ratio has increased from the 2020–21 low of 0.65.

The middle scenario assumes a K-to-birth ratio of 0.77 in 2025–26 gradually increasing to 0.82 in 2028–29 and beyond, based on the expectation of future housing and population growth. Although mobility of families between a child's birth and age five means that births are not a perfect indicator of future enrollment, the higher ratios combined with forecasts of increasing births result in K enrollment increasing over the last several years of the forecast horizon. K enrollment averages 713

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in the first five years of the forecast, from 2025–26 to 2029–30, and 756 over the last five years, from 2030–31 to 2034–35.

Figure 16 illustrates future K enrollment under the low, middle, and high scenarios based on different rates of population change and different assumptions of future K-to-birth ratios. In the low scenario, the ratio initially remains at 0.75 in 2025–26 and then increases slightly to 0.78 in 2029–30 and beyond. The lower ratio results in between 17 and 52 fewer K students each year, having a cumulative impact on the K–12 enrollment totals. K enrollment in the low scenario averages 686 from 2025–26 to 2029–30 and 707 from 2030–31 to 2034–35. Conversely, the high forecasts of 23 to 48 more K students each year result from a forecast ratio increasing to 0.80 in 2025–26 and 0.86 in 2029–30 and beyond. K enrollment in the high scenario averages 743 from 2025–26 to 2029–30 and 801 from 2030–31 to 2034–35.

Grade Progression Ratios

The progression of students from one grade to the next is a significant determinant of future enrollment and therefore plays an important role in FLO's forecasting process. FLO assesses how cohort sizes change over time by calculating GPRs—the ratio of enrollment in a specific grade in a given year to the enrollment of the same age cohort in the previous year. For instance, if 100 kindergarteners in 2023–24 were to become 105 1st graders in 2024–25, the GPR would be 1.05. GPRs quantify how cohort sizes change as students progress to subsequent grades by considering that not all students advance to the next grade and that new students join existing cohorts. A GPR value greater than 1.00 indicates that the student cohort increased in size from one grade to the next. Such a result may be due to students moving into the district or students choosing to transfer into the district from other districts or nonpublic schools. Conversely, a GPR value less than 1.00 indicates that the student cohort decreased in size from one grade to the next. This may be due to students moving out of the district, students choosing to transfer to other districts or nonpublic schools, or students not advancing to the next grade.

Figure 17 depicts the GPRs for all District K–12 students from 2018–19 to 2024–25. Every grade progression except 11th to 12th was below 1.00 in 2020–21. The 2021–22 to 2022–23 grade progressions were also relatively low, as eight of the 12 GPRs were at or below 1.00. In each of the other four historical years in Figure 17 the majority of grades had ratios above 1.00, indicating a net gain of students by cohort. Cohorts progressing from K to 1st and from 8th to 9th were both above 1.00 in five of the six historical years as new students join District schools at 1st and 9th grades. Excluding the 2019–20 to 2020–21 COVID-impacted enrollment losses, GPRs at other early elementary grades also depict cohort growth. The final three columns in Figure 17 show our assumptions for future GPRs in the middle scenario enrollment forecast, based primarily on averages of the three most recent years—2021–22 to 2022–23, 2022–23 to 2023–24, and 2023–24 to 2024–25.

District-Wide Enrollment Forecasts

As shown in Figure 18, district-wide enrollment is forecasted to decrease from 11,118 in 2024–25 to 10,831 in 2034–35, representing a loss of 287 students (2.6 percent) in the ten-year period. K–12 enrollment losses totaling 349 students are expected in the first three forecast years, from 2024–25 to 2027–28, followed by more stable enrollment throughout the remaining seven years of the forecast period. The initial decline is largely due to the small incoming K cohorts replacing much larger classes currently in high school grades. Increasing K-to-birth ratios and GPRs greater than 1.00 bring an end to the steep enrollment losses, although K classes remain smaller than before the pandemic, limiting the potential for enrollment growth. The low forecast scenario anticipates a

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decrease of 1,155 students (10.4 percent) by 2034–35, while the high forecast scenario expects enrollment to increase by 494 students (4.4 percent) in the ten-year period.

From a grade group perspective as shown in Figure 19, K–5 enrollment is expected to decrease each year from 2024–25 to 2028–29, losing 238 students over the four-year period. It is anticipated that, between 2028–29 and 2034–35, K–5 enrollment will increase by 316 students. Over the ten-year period, K–5 enrollment is expected to grow by 78 students (1.6 percent). Grades 6–8 enrollment is expected to grow slightly between 2024–25 and 2027–28, gaining 61 students over the three-year period, then decrease by nearly 200 students between 2027–28 and 2031–32 as the smaller cohorts now in grades K–2 become middle schoolers. The growth of 75 students in the final three years of the forecast period is not enough for grades 6–8 to recover to its 2024–25 level; over the ten-year period, grades 6–8 enrollment decreases by 57 students (2.2 percent). Enrollment in grades 9–12 is anticipated to decrease by 200 students between 2024–25 and 2027–28, grow by fewer than 100 students between 2027–28 and 2031–32, and decrease by nearly 200 from 2031–32 to 2034–35. Grades 9–12 enrollment over the ten-year period is expected to decrease by 308 students (8.2 percent). The district-wide forecasts by individual grade are reported annually for the low, middle, and high scenarios in Figures 20, 21, and 22, respectively.

Forecasts by Individual School

Figure 23 shows enrollment forecasts for each of the District's schools and programs for each year from 2025–26 to 2029–30 and for 2034–35. Different demographics, rates of residential development, and GPRs contribute to differing rates of enrollment decline and growth for each school. The sum of individual school and program enrollments is consistent with the district-wide middle enrollment forecast scenario.

Art Rutkin ES experiences the most growth among elementary schools in the first five years of the forecast due to the amount of residential development currently underway in the River Terrace area. The Mary Woodward ESAA also includes a portion of current River Terrace development but much of it is SF attached and MF, expected to generate fewer students than SF detached. Deer Creek ES grows more than other elementary schools over the last five years of the forecast period due to new housing expected in Kingston Terrace. Durham ES also grows, due to ongoing development in the Tigard Triangle. The Art Rutkin and Durham ESAAs and the Kingston Terrace portion of the Deer Creek ESAA are all included in the Twality MSAA. Consequently, Twality MS grows while Fowler and Hazelbrook MS lose enrollment due to the smaller cohorts currently in their feeder schools and the recent decline in births. Tigard HS and Tualatin HS both lose enrollment, with the largest decline in the first five years at Tualatin HS and in the last five years at Tigard HS.

Methodology

District-Wide Enrollment Forecasts

To prepare the ten-year forecasts from 2025–26 to 2034–35, FLO forecasts births through 2029. The birth forecasts depend on population forecasts by age and sex and age-specific birth rates for women of childbearing age. Birth rates estimated for 2020 resulted in a total fertility rate (TFR) estimate of 1.44 and were adjusted lower based on the decline in births observed since 2020, resulting in a TFR of 1.34 in 2022 and beyond.[2] Cohort change ratios based on historical trends are used to forecast 2030 population ages ten and older by five-year age group and sex.[3] Forecasts of

[2] TFR is the number of children that would be born to a woman throughout her childbearing years, based on age-specific birth rates at a given time.

[3] Baker, Jack, David A. Swanson, Jeff Tayman, and Lucky M. Tedrow. 2017. *Cohort Change Ratios and Their Applications*. Cham, Switzerland: Springer International Publishing.

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populations under age ten in 2030 based on ratios of population to births are added, resulting in a 2020-to-2030 population growth of 8,113 in the low scenario, 10,116 in the middle scenario, and 12,120 in the high scenario, compared with 11,414 between 2000 and 2010 and 10,256 between 2010 and 2020.

The link between our population forecast and the district-wide student enrollment forecast occurs at kindergarten, where we use the birth forecasts through 2029 and the expected K-to-birth ratios to forecast future K class sizes. Forecasts for grades 1–12 use GPRs based initially on the average of the most recent three years, adjusted as needed to eliminate outliers and in consideration of expected residential development. GPRs embed implicit assumptions about the level of net migration and school choice. The middle scenario reflects observed trends, while K-to-birth ratios and GPRs are adjusted upward or downward for the high and low forecast scenarios.

Forecasts for Individual Schools

K forecasts for individual schools are based on recent historical enrollment and shares of district-wide K, while forecasts of grades 1–12 use GPRs applied to the base year (2024–25) and each subsequent school year. The forecasts also incorporate the impact of new housing within school AAs. Sums of initial forecasts will likely differ from the forecasts of district-wide enrollment; therefore, final forecasts for individual schools are derived by proportionally adjusting initial forecasts to match the district-wide forecasts by grade, a process referred to as controlling.

Forecasts of the number of residents in each AA by individual grade K–12 are prepared before the forecasts of students attending individual schools. New K residents by AA for each forecast year are initially based on three-year average shares of district resident K students adjusted for the number of additional K students expected based on housing growth. Initial forecasts for grades 1–12 use GPRs unique to each AA and grade based on historical averages, individually reviewed to minimize the influence of outliers, and are also adjusted to account for expected enrollment impacts of housing growth. Final AA forecasts are controlled to match the district resident K–12 forecasts by grade.

Creekside Community HS and Tigard-Tualatin Online Academy are district-wide programs that do not have AAs. Because these schools have relatively stable enrollments, their future enrollments are assumed to remain at their 2024–25 levels. Forecasts for these schools are prepared before the neighborhood school forecasts and are subtracted from the district-wide forecasts by grade and year, resulting in control totals for neighborhood schools.

Initial forecasts for new K classes at each elementary school use ratios applied to their resident ESAA K population based on averages observed over the most recent three years, except for Alberta Rider ES and Art Rutkin ES, which are modified due to the 2023 opening of Art Rutkin ES, and Bridgeport ES and Durham ES, which use only 2024–25 ratios because of the 2024 boundary change. These ratios are applied to forecasts of K residents to derive initial K enrollment forecasts. Initial enrollment forecasts for grades 1–5 use GPRs unique to each school and grade based on a three-year average, with students added from the housing adjustment for those areas with new development. Each K share and GPR is reviewed and adjusted if necessary to account for outliers that may influence the average rates. Final elementary school forecasts are controlled to match the middle scenario district-wide neighborhood schools forecasts by grade.

Forecasts for entry grades 6th for middle schools and 9th for high schools initially use GPRs based on the historical relationship between the entry grade and each secondary school's 5th grade and 8th grade feeders—for example, the ratio of 6th grade at Fowler MS to the previous year's 5th grade at C.F. Tigard ES, Mary Woodward ES, and Metzger ES. As a check on the feeder-based forecasts, ratios of entry grade enrollment to the number of AA residents are calculated for historical and forecasted

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years to ensure consistency between the residing and attending forecasts. Grades 7th–8th for middle school and 10th–12th for high school use GPRs specific to each school and grade. Final middle school and high school forecasts are controlled to match the middle scenario district-wide neighborhood schools forecasts by grade.

Data Sources

FLO used the following data sources to inform the enrollment forecasts:

- Decennial Census and American Community Survey, U.S. Census Bureau
- Birth data, Oregon Health Authority
- Population estimates and forecasts, Portland State University Population Research Center
- Enrollment data, Tigard-Tualatin School District
- Land use data, Washington County and cities of Durham, King City, Tigard, and Tualatin
- Property characteristics, Metro Regional Land Information System (RLIS)
- Email correspondence, Agnes Lindor, City of Tigard, Erin Engman, City of Tualatin, Michael Weston and Max Carter, City of King City, Linda Tate, City of Durham
- Kingston Terrace Master Plan, City of King City
- Spatial data, Metro RLIS and City of Tigard

Accuracy

Enrollment forecasts are expected values based on assessment of current and past data and should be considered as just one of several planning tools rather than the only criteria for the allocation of future resources. Unlike measurable data such as the results of a survey, forecasts do not allow for the estimation of a confidence interval to measure accuracy. The best way to measure error is to compare actual enrollment with previously prepared forecasts that were conducted using similar data and methodologies. The appropriate use of forecasts includes an understanding that there is likely to be some degree of variation from the anticipated values. Therefore, it is important that stakeholders monitor conditions that will affect future populations and that forecasts be updated, either at a regular frequency or when their deviation from actual enrollment is significant.

Figure 24 shows that the middle scenario was the most accurate among the three forecast scenarios that FLO prepared based on 2023–24 enrollment, with a K–12 forecast just 35 students (0.3 percent) greater than actual enrollment. October 2024 enrollment in 1st, 7th, and 8th grades fell below the low scenario forecast, while 2nd and 10th grade enrollments exceeded the high forecast. The middle scenario was within ten students of actual October 2024 enrollment for all other grades.

FLO prepared long-range enrollment forecasts for TTSD during both the 2022–23 and 2023–24 school years. Figure 25 compares the middle scenarios from each set of forecasts to actual October 2024 enrollment. The K–12 forecast based on 2022–23 enrollment was 114 students (1.0 percent) greater than actual enrollment, with the largest errors in K and 1st grades, where the forecasts anticipated 54 and 74 more students, respectively. Errors for all other grades were within 23 students of actual enrollment, with six of the 13 grades differing by no more than ten students.

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Limitations

The services undertaken in completing this memorandum were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This memorandum is solely for the use and information of our client unless otherwise noted. Any reliance on this memorandum by a third party is at such party's sole risk.

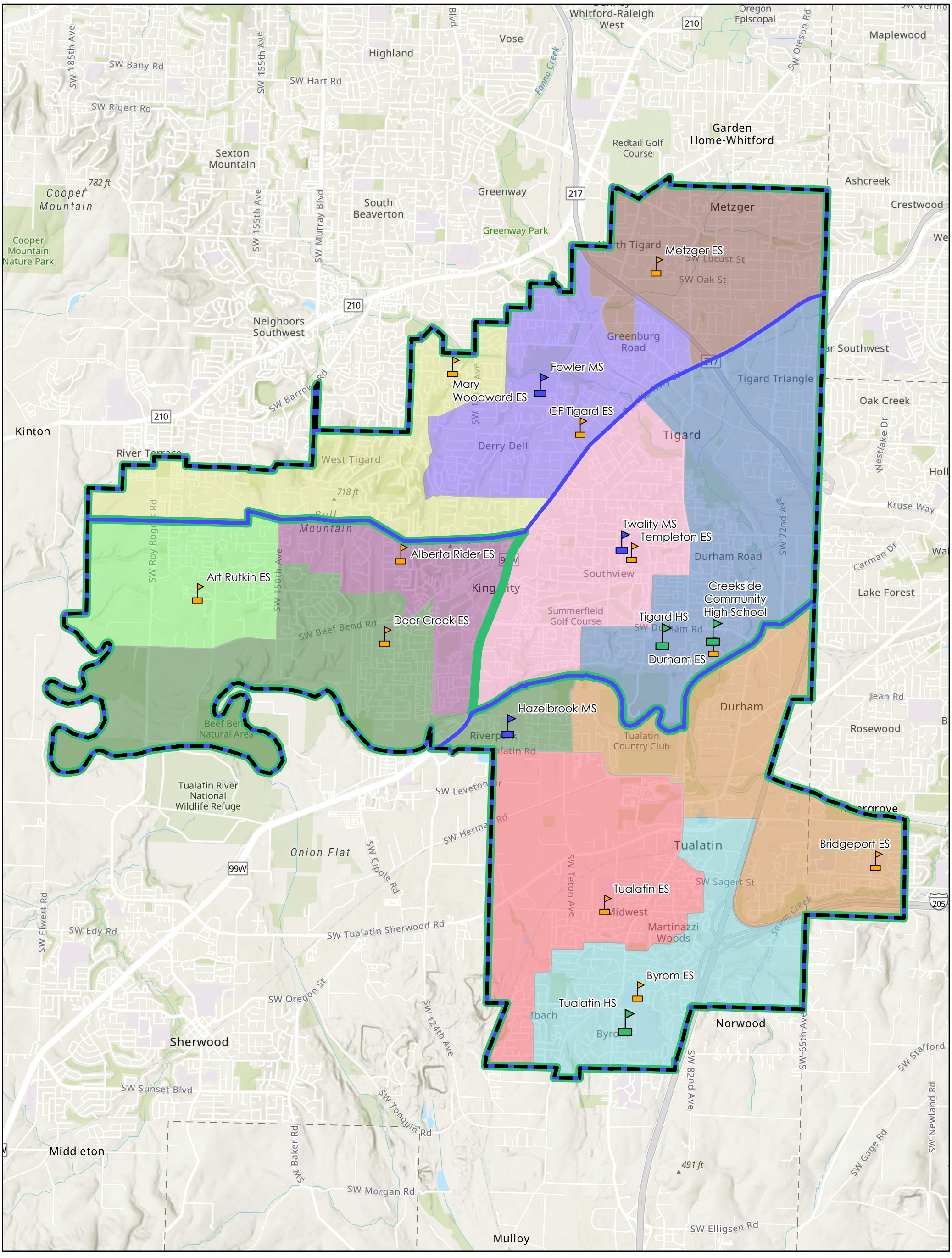
Opinions and recommendations contained in this memorandum apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this memorandum.

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Figures

Tigard-Tualatin School District
Educate Every Child

District Overview



FLO Analytics

N

0 0.25 0.5 1 Miles

School Locations
- Elementary School
- Middle School
- High School
- District Boundary

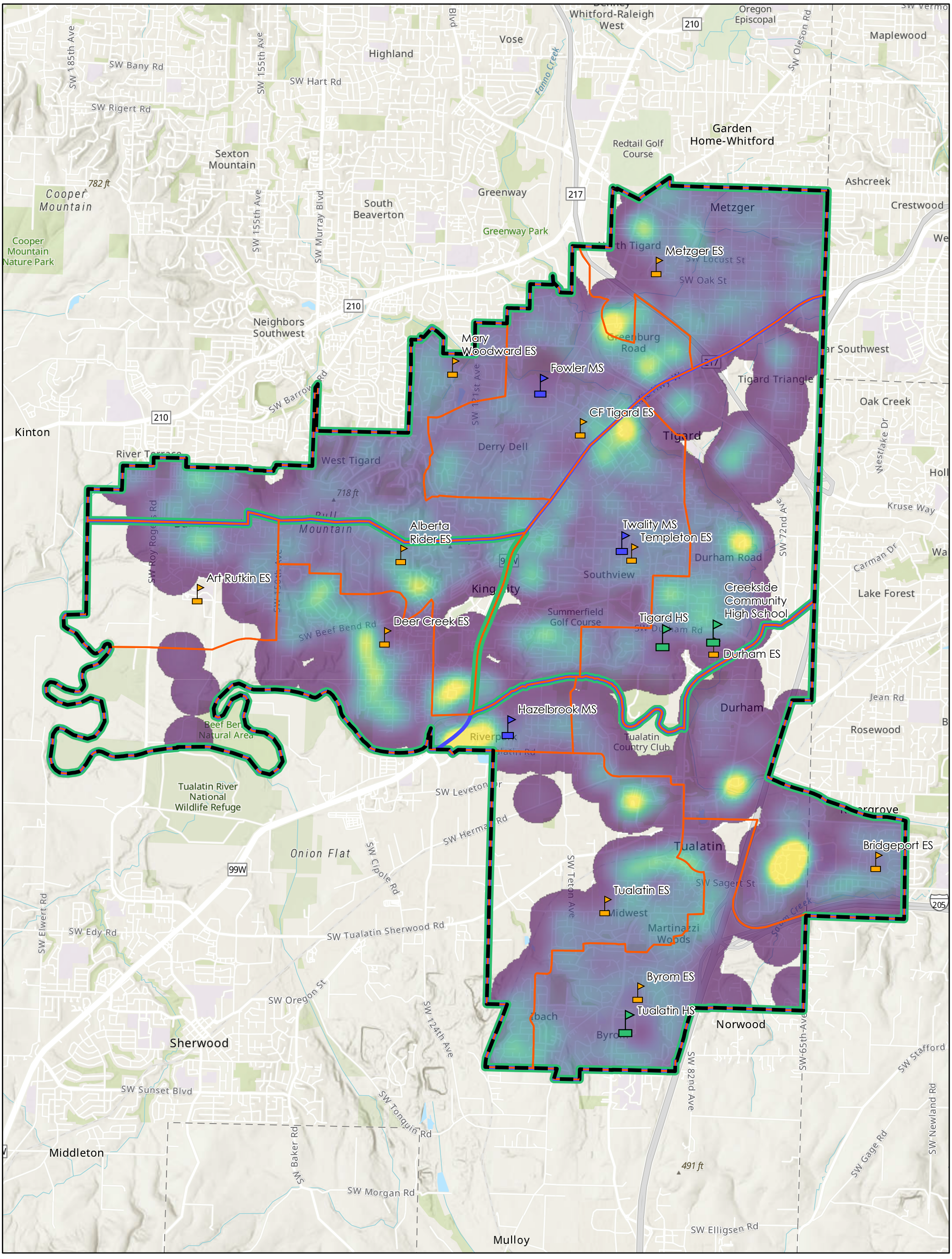
Middle School Attendance Area
High School Attendance Area

Elementary School Attendance Area
- Alberta Rider ES
- Art Rutkin ES
- Bridgeport ES
- Byrom ES
- CF Tigard ES
- Deer Creek ES
- Durham ES
- Mary Woodward ES
- Metzger ES
- Templeton ES
- Tualatin ES

Figure 1

Tigard-Tualatin School District
Educate Every Child

Student Density



FLO Analytics

School Locations
- Elementary School
- Middle School
- High School
- District Boundary

- Elementary School Attendance Area
- Middle School Attendance Area
- High School Attendance Area

Student Density
- Sparse
- Dense

N

0 0.25 0.5 1 Miles

Figure 2

Figure 3: County, School District, and City Population – 2000 to 2020

	2000 Census	2010 Census	2020 Census	Average Annual Growth	
				2000–10	2010–20
Tigard-Tualatin S.D.	71,723	83,137	93,393	1.5%	1.2%
City of Durham	1,382	1,351	1,944	-0.2%	3.7%
City of King City	1,949	3,111	5,184	4.8%	5.2%
City of Portland (TTSD part)	104	111	105	0.7%	-0.6%
City of Tigard (TTSD part)	34,066	40,641	44,854	1.8%	1.0%
City of Tualatin (TTSD part)	21,074	24,373	26,236	1.5%	0.7%
TTSD Unincorporated Area	13,148	13,550	15,070	0.3%	1.1%
Clackamas County	338,391	375,992	421,401	1.1%	1.1%
Washington County	445,342	529,710	600,372	1.8%	1.3%
Portland-Vancouver-Hillsboro MSA	1,927,881	2,226,009	2,512,859	1.4%	1.2%

Notes

Indentation signifies the nesting of geographic areas. For instance, city totals and portions of the cities are indented because they are within the school district boundary.

Sources

U.S. Census Bureau, 2000, 2010, and 2020 Censuses (April 1).

Figure 4: School District Population by Age Group – 2000 to 2020

	2000 Census	2010 Census	2020 Census	Average Annual Growth	
				2000–2010	2010–2020
Total Population	71,723	83,137	93,393	1.5%	1.2%
Age 18 and over	53,525	62,820	73,360	1.6%	1.6%
Ages 5 to 17	13,094	14,592	14,962	1.1%	0.3%
Under age 5	5,104	5,725	5,071	1.2%	-1.2%
Under 18 share of total	25.4%	24.4%	21.5%	--	--

Notes

Indentation signifies the nesting of variables. For instance, the "Age 18 and over" category is indented because it is a component of total population.

Sources

U.S. Census Bureau, 2000, 2010, and 2020 Censuses.

Figure 5: County Population Forecasts

	2020 Census	2030 Forecast	2040 Forecast	Average Annual Growth	
				2020–2030	2030–2040
Clackamas County	421,401	459,143	484,850	0.9%	0.5%
Washington County	600,372	667,025	730,778	1.1%	0.9%

Sources

U.S. Census Bureau, 2020 Census.

Population Research Center, Portland State University, June 2024.

Figure 6: Student Generation Rates

K–12 Students per Housing Unit Built 2014–2023

Housing Type	Housing Units	Students				TTSD Students per unit			
		K–5	6–8	9–12	K–12	K–5	6–8	9–12	K–12
Single-family	1,750	324	120	142	586	0.19	0.07	0.08	0.33
Detached	1,370	279	96	122	497	0.20	0.07	0.09	0.36
Attached [a]	380	45	24	20	89	0.12	0.06	0.05	0.23
Multifamily [b]	1,555	119	54	65	238	0.08	0.03	0.04	0.15
Market-rate	1,018	37	19	29	85	0.04	0.02	0.03	0.08
Income-restricted	537	82	35	36	153	0.15	0.07	0.07	0.28
Students per 2+ bedroom income-restricted unit						0.31	0.13	0.14	0.58

Notes

Indentation signifies the nesting of variables (e.g., detached units are a subset of all single-family housing).

Units built in 2024 are excluded, because they may not have been completed and occupied by October 2024.

(a) Attached homes and townhomes. Also includes cottage clusters and detached homes on lots smaller than 2,750 square feet.

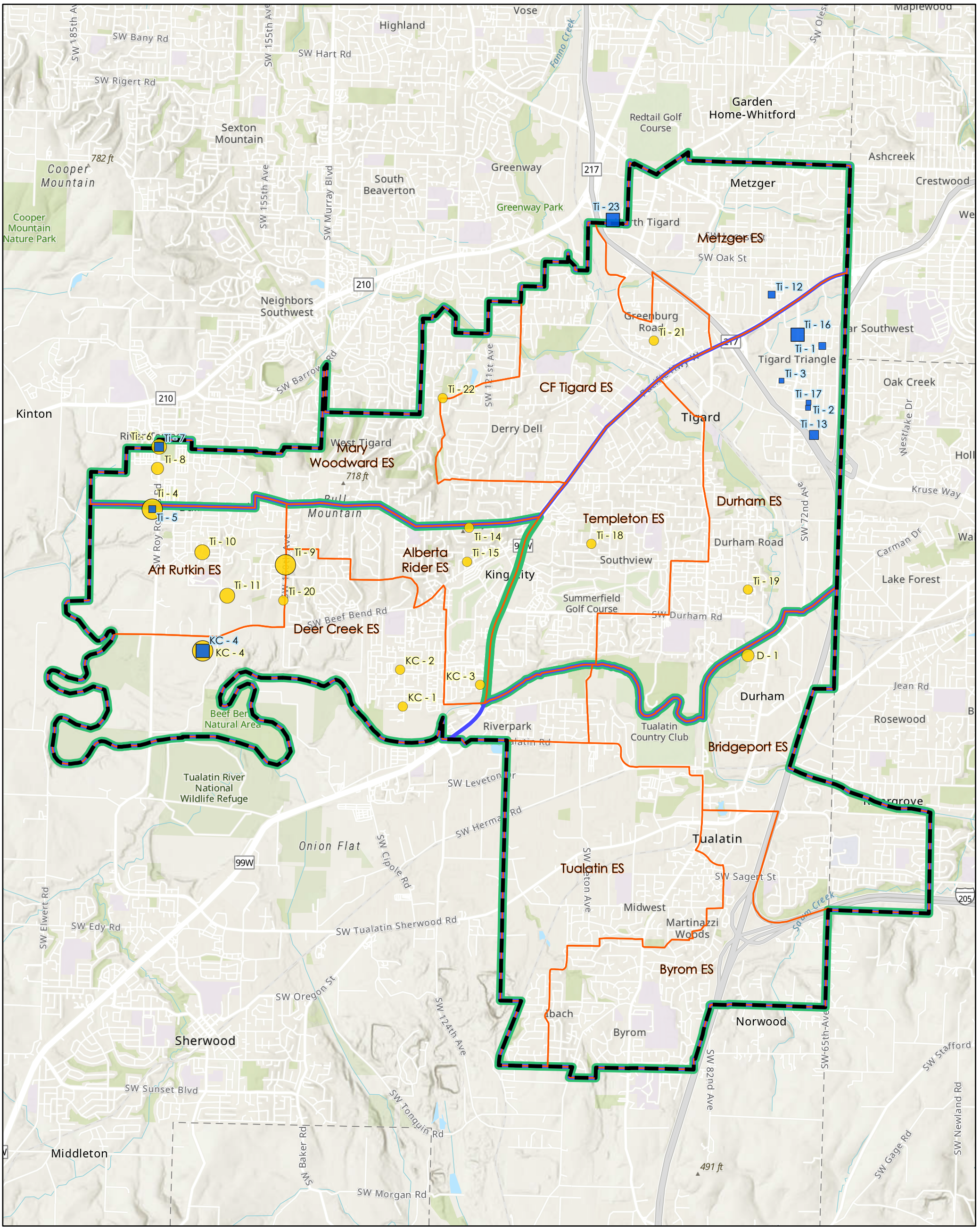
(b) Excludes senior housing.

Source

Tigard-Tualatin School District 2024–25 headcount enrollment and Metro Regional Land Information System affordable housing and housing inventories.

Tigard-Tualatin School District
Educate Every Child

Residential Development



FLO Analytics

- District Boundary
- Elementary School Attendance Area
- Middle School Attendance Area
- High School Attendance Area

Single-family Units
- 0 - 10
- 11 - 35
- 36 - 80
- 81 - 160
- 161 - 786

Multifamily Units
- 0 - 55
- 56 - 120
- 121 - 350
- 351 - 500

Label
Correspond to Map IDs on Figure 8.

N

0 0.25 0.5 1 Miles

Figure 7

Figure 8: Residential Development Detail

Map ID	Jurisdiction	Source	Development Name	Type	Total Units	Oct 2024 Status/ Timeline	Address	Elementary Attendance Area	Notes
D - 1	Durham	City planner	Durham Heights	SF	36	Homes under construction	16575 SW Upper Boones Ferry Rd	Durham ES	
KC - 1	King City	City planner	Ponderosa Pines	SF	12	Homes under construction	17435 SW 131st Ave	Deer Creek ES	Existing house on 1 lot yielding 11 new units.
KC - 2	King City	City planner	Summa Lodge Homes	SF	16	Homes under construction	16935 SW 131st Ave	Deer Creek ES	
KC - 3	King City	City planner	Habitat for Humanity	SF	16	Homes under construction	17165 SW Pacific Highway	Alberta Rider ES	townhomes; one six-plex and two five-plexes
KC - 4	King City	City planner	Kingston Terrace Town Center	SF	786	Annexation complete and development proposal approved	Kingston Terrace	Deer Creek ES	508 SF detached homes, 80 cottage style, 198 SF attached; construction expected to occur over 5 phases, complete buildout expected by 2030
KC - 4	King City	City planner	Kingston Terrace Town Center	MF	400	Construction expected to begin Spring/Summer 2025	Kingston Terrace	Deer Creek ES	Construction expected to begin in 2025 and be completed in 2027
KC - 4[(a)]	King City	City planner	Kingston Terrace-Beef Bend, Central & Rural Character Neighborhoods	SF+MF	2431	Some Beef Bend Neighborhood awaiting annexation & remainder later based on property owner preferences.	Kingston Terrace	Deer Creek ES	These figures are minimums and developer could choose to have higher density.
Ti - 1	Tigard	City website	Dartmouth Crossing Apartments	MF	85	Opening March 2025	6835 SW Clinton St	Durham ES	Income-restricted. 1 studio, 29 1-BR, 45 2-BR, 10 3-BR
Ti - 2	Tigard	City website	Hampton Street Apartments	MF	55	Opening November 2024	7007 SW Hampton St	Durham ES	
Ti - 3	Tigard	City website	Hermoso Apartments	MF	38	Completed	7460 SW Hermoso Way	Durham ES	
Ti - 4	Tigard	City website	South River Terrace	SF	235	Homes completed and under construction	SW Bull Mountain Rd and SW River Terrace Blvd	Art Rutkin ES	
Ti - 5	Tigard	City website	South River Terrace	MF	118	Planned	SW Bull Mountain Rd and SW River Terrace Blvd	Art Rutkin ES	
Ti - 6	Tigard	City website	River Terrace Town Center	SF	143	Homes under construction	13580 SW Roy Rogers Rd	Mary Woodward ES	
Ti - 7	Tigard	City website	River Terrace Town Center	MF	348	Homes under construction	13580 SW Roy Rogers Rd	Mary Woodward ES	
Ti - 8	Tigard	City website	Riverside at Scholls Meadow	SF	79	Homes completed and under construction	13921 SW Roy Rogers Rd	Mary Woodward ES	
Ti - 9	Tigard	City website	River Terrace Crossing	SF	198	Homes completed and under construction	SW 150th and Hawk Ridge Rd	Art Rutkin ES	
Ti - 10	Tigard	City website	River Terrace Park	SF	158	Homes under construction	SW 163rd Ave and SW Perth Lane	Art Rutkin ES	
Ti - 11	Tigard	City website	Overlook at River Terrace	SF	81	Under Review	15540 SW April Ln	Art Rutkin ES	
Ti - 12	Tigard	City website	Woodland Hearth	MF	63	Permitted	7595 SW Torchwood St	Metzger ES	Income-restricted. 16 2-BR, 19 3-BR, 5 4-BR.

Figure 8: Residential Development Detail (cont.)

Map ID	Jurisdiction	Source	Development Name	Type	Total Units	Oct 2024 Status/ Timeline	Address	Elementary Attendance Area	Notes
Ti - 13	Tigard	City website	Montage Apartments	MF	183	Permitted	SW 68th Parkway, south of SW Hampton Street	Durham ES	Formerly known as Triangle Pointe Apartments
Ti - 14	Tigard	City website	Heights at Bull Mountain Phase 1	SF	30	Homes completed and under construction	12200 SW Bull Mountain Rd	Alberta Rider ES	
Ti - 15	Tigard	City website	Heights at Bull Mountain Phase 2	SF	33	Site work underway	SW Beef Bend Rd and SW 122nd Ave	Alberta Rider ES	
Ti - 16	Tigard	City Planner	Tigard Grove Apartments	MF	440	Early assistance	Northeast of 72nd Ave and Baylor	Durham ES	
Ti - 17	Tigard	City Planner	Gonzaga Mixed Use	MF	26	Early assistance	7020 SW Gonazaga	Durham ES	
Ti - 18	Tigard	City website	East Butte Subdivision	SF	12	Homes under construction	14940 SW 103rd Ave	Templeton ES	
Ti - 19	Tigard	City website	Brookside	SF	19	Homes under construction	15570 SW 79th Ave	Durham ES	
Ti - 20	Tigard	City website	Darby Ridge	SF	34	Site work underway	15955 SW 150th Avenue	Art Rutkin ES	
Ti - 21	Tigard	City website	Weston Oaks	SF	17	Homes under construction	East side of SW 95th Ave, 180 ft south of SW Tangela Ct	C.F. Tigard ES	
Ti - 22	Tigard	City website	Sevilla Place	SF	11	Approved	South of Walnut St and Sevilla and Parkdale Aves	C.F. Tigard ES	
Ti - 23	Tigard	City website	Sears Redevelopment	MF	500	Proposed	9800 SW Washington Square Rd	Metzger ES	

Note

(a) Kingston Terrace is not expected to be built out within the 10-year horizon of these forecasts. The impact has only partly been incorporated in the forecast model.

Sources

Durham, King City, Tigard, and Tualatin city planners and websites.

Figure 9: Historical Enrollment by Grade

Grade	2019–20	2020–21	2021–22	2022–23	2023–24	2024–25	2019–20 to 2024–25
K	919	702	799	729	720	702	-217
1	870	870	770	846	763	729	-141
2	899	819	881	795	837	798	-101
3	939	835	819	861	820	850	-89
4	885	880	850	839	884	836	-49
5	961	842	880	847	855	893	-68
6	993	913	861	865	847	858	-135
7	961	946	908	849	885	845	-116
8	976	920	961	899	865	871	-105
9	971	969	947	982	919	893	-78
10	973	933	973	942	1,004	947	-26
11	968	926	921	950	917	974	6
12	969	977	948	921	951	922	-47
K–12 Total	**12,284**	**11,532**	**11,518**	**11,325**	**11,267**	**11,118**	**-1,166**

Notes

Students enrolled in pre-kindergarten, MITCH Charter School, Cordero Residential, Lifeworks NW, and Transition and Tutorial Programs are excluded from analysis. The lowest and highest enrollment values per grade are highlighted blue and orange, respectively.

Sources

Tigard-Tualatin School District October 2019–20 to 2024–25 headcount enrollment headcount.

Figure 10: Historical Enrollment by School

School Name	2019–20	2020–21	2021–22	2022–23	2023–24	2024–25	2019–20 to 2024–25
Alberta Rider	536	500	489	504	387	368	-168
Art Rutkin	--	--	--	--	110	131	131
Bridgeport	261	228	206	195	196	235	-26
Bridgeport TWI	308	299	285	277	287	296	-12
Byrom	535	426	400	417	403	367	-168
C.F.Tigard	482	459	426	476	455	460	-22
Deer Creek	569	537	534	566	538	534	-35
Durham	559	527	508	564	552	470	-89
Mary Woodward	583	522	472	481	451	418	-165
Metzger	313	267	248	276	294	303	-10
Metzger TWI	300	272	270	244	250	265	-35
Templeton	545	504	479	522	543	545	0
Tualatin ES	482	407	369	395	413	416	-66
TTVA (K-5)	--	--	313	(a)	(a)	(a)	0
K–5 Total	**5,473**	**4,948**	**4,999**	**4,917**	**4,879**	**4,808**	**-665**
Fowler	855	836	763	775	742	744	-111
Hazelbrook	992	925	873	877	837	795	-197
Twality	1,083	1,018	952	920	982	1,008	-75
TTVA (6-8)	--	--	142	41	36	27	27
6–8 Total	**2,930**	**2,779**	**2,730**	**2,613**	**2,597**	**2,574**	**-356**
Tigard HS	1,778	1,780	1,746	1,805	1,781	1,766	-12
Tualatin HS	1,918	1,854	1,715	1,741	1,749	1,694	-224
Creekside Community HS	185	171	168	167	174	188	3
TTVA (9-12)	--	--	160	82	87	88	88
9–12 Total	**3,881**	**3,805**	**3,789**	**3,795**	**3,791**	**3,736**	**-145**
District-wide Total	**12,284**	**11,532**	**11,518**	**11,325**	**11,267**	**11,118**	**-1,166**

Notes

(a) Tigard-Tualatin Virtual Academy students are counted at elementary schools beginning in 2022–23.

Students enrolled in pre-kindergarten, MITCH Charter School, Cordero Residential, Lifeworks NW, and Transition and Tutorial Programs are excluded from analysis. The lowest and highest enrollment values per school are highlighted blue and orange, respectively.

Sources

Tigard-Tualatin School District October 2019–20 to 2024–25 headcount enrollment.

Figure 11: District-wide Transfer Rates

Grade Group	Total Enrollment	Enrollment from Within District [a]	Enrollment from Out-of-District [b]	Intra-district Transfers [c]	Total Transfers [d]	Transfer Rate from Out-of-District	Intra-district Transfer Rate	Total Transfer Rate
K-5	4,808	4,710	98	423	521	2.0%	9.0%	10.8%
6-8	2,574	2,522	52	147	199	2.0%	5.8%	7.7%
9-12	3,736	3,620	116	381	497	3.1%	10.5%	13.3%
District-wide	**11,118**	**10,852**	**266**	**951**	**1,217**	**2.4%**	**8.8%**	**10.9%**

Notes

Students enrolled in preschool are excluded from analysis.

(a) "Enrollment from Within District" is the number of students who reside within the district boundary.

(b) "Enrollment from Out-of-District" is the number of students who reside outside the district boundary.

(c) "Intradistrict Transfers" is the number of students who enroll in a school other than their neighborhood school based on the attendance area that they reside in.

(d) "Total Transfers" is the sum of Enrollment from Out-of-District and Intradistrict Transfers.

Sources

Tigard-Tualatin School District 2024–25 attendance areas and October 2024–25 headcount enrollment.

Figure 12: Grades K–5 Residence-Attendance Matrix

School of Attendance / Attendance Area	Residence Count	Alberta Rider ES	Art Rutkin ES	Bridgeport ES	Bridgeport TWI	Byrom ES	CF Tigard ES	Deer Creek ES	Durham ES	Mary Woodward ES	Metzger ES	Metzger TWI	Templeton ES	Tualatin ES	Capture Rate	Transfer-Out Student Total [c]	Transfer-Out Rate
Alberta Rider ES	339	324	1	1	2	0	0	3	2	3	0	2	1	0	95.6%	15	4.4%
Art Rutkin ES	115	5	106	0	0	0	0	2	0	2	0	0	0	0	92.2%	9	7.8%
Bridgeport ES	416	0	0	204	185	9	0	1	3	0	0	0	0	14	93.5%	27	6.5%
Byrom ES	373	0	0	3	36	323	0	0	0	0	0	0	0	11	86.6%	50	13.4%
CF Tigard ES	478	1	0	2	1	0	435	0	0	3	6	25	5	0	91.0%	43	9.0%
Deer Creek ES	572	8	8	7	13	0	0	501	0	4	0	6	3	22	87.6%	71	12.4%
Durham ES	495	1	0	0	7	0	4	1	454	1	2	8	16	1	91.7%	41	8.3%
Mary Woodward ES	448	12	15	0	2	0	7	7	0	394	0	3	8	0	87.9%	54	12.1%
Metzger ES	518	0	0	4	2	1	2	3	1	1	292	209	1	2	96.7%	17	3.3%
Templeton ES	545	4	0	1	8	1	3	8	7	3	0	5	505	0	92.7%	40	7.3%
Tualatin ES	411	1	0	2	25	26	0	0	0	0	0	1	1	355	86.4%	56	13.6%
K–5 Subtotals	4,710	356	130	224	281	360	451	526	467	411	300	259	540	405	82.7%	423	9.0%
From Out-of-District [a]	98	12	1	11	15	7	9	8	3	7	3	6	5	11	--	--	--
K–5 Totals	4,808	368	131	235	296	367	460	534	470	418	303	265	545	416	--	--	--
Transfer-In Student Total [b]	521	44	25	31	111	44	25	33	16	24	11	56	40	61	--	--	--
Transfer-In Rate	10.8%	12.0%	19.1%	13.2%	37.5%	12.0%	5.4%	6.2%	3.4%	5.7%	3.6%	21.1%	7.3%	14.7%	--	--	--

Notes

Students enrolled in preschool are excluded from analysis.

(a) "From Out-of-District" is the number of students who reside outside the district boundary.

(b) "Transfer-In Student Total" is the number of students who do not live in the school's attendance area, including students "From Out-of-District", or total enrollment for schools/programs without attendance areas.

(c) "Transfer-Out Student Total" is the number of students who live in the school's attendance area, but enroll in a different school/program.

Sources

Tigard-Tualatin School District 2024–25 attendance areas and October 2024–25 headcount enrollment.

Figure 13: Grades 6–8 Residence-Attendance Matrix

School of Attendance / Attendance Area	Residence Count	Fowler MS	Hazelbrook MS	Twality MS	TTSD Virtual Academy	Capture Rate	Transfer-Out Student Total [c]	Transfer-Out Rate
Fowler MS	736	691	4	31	10	93.9%	45	6.1%
Hazelbrook MS	798	4	752	35	7	94.2%	46	5.8%
Twality MS	988	33	13	932	10	94.3%	56	5.7%
6-8 Subtotals	2,522	728	769	998	27	94.2%	147	5.8%
From Out-of-District [a]	52	16	26	10	0	--	--	--
6-8 Totals	2,574	744	795	1,008	27	--	--	--
Transfer-In Student Total [b]	199	53	43	76	27	--	--	--
Transfer In Rate	7.7%	7.1%	5.4%	7.5%	100%	--	--	--

Notes

Students enrolled in preschool are excluded from analysis.

(a) "From Out-of-District" is the number of students who reside outside the district boundary.

(b) "Transfer-In Student Total" is the number of students who do not live in the school's attendance area, including students "From Out-of-District", or total enrollment for schools/programs without attendance areas.

(c) "Transfer-Out Student Total" is the number of students who live in the school's attendance area, but enroll in a different school/program.

Sources

Tigard-Tualatin School District 2024–25 attendance areas and October 2024–25 headcount enrollment.

Figure 14: Grades 9–12 Residence-Attendance Matrix

School of Attendance / Attendance Area	Residence Count	Tigard HS	Tualatin HS	Creekside Community HS	TTSD Virtual Academy	Capture Rate	Transfer-Out Student Total [c]	Transfer-Out Rate
Tigard HS	1,823	1,641	35	100	47	90.0%	182	10.0%
Tualatin HS	1,797	86	1,598	77	36	88.9%	199	11.1%
9-12 Subtotals	3,620	1,727	1,633	177	83	89.5%	381	10.5%
From Out-of-District [a]	116	39	61	11	5	--	--	--
9-12 Totals	3,736	1,766	1,694	188	88	--	--	--
Transfer-In Student Total [b]	497	125	96	188	88	--	--	--
Transfer In Rate	13.3%	7.1%	5.7%	100%	100%	--	--	--

Notes

Students enrolled in preschool are excluded from analysis.

(a) "From Out-of-District" is the number of students who reside outside the district boundary.

(b) "Transfer-In Student Total" is the number of students who do not live in the school's attendance area, including students "From Out-of-District", or total enrollment for schools/programs without attendance areas.

(c) "Transfer-Out Student Total" is the number of students who live in the school's attendance area, but enroll in a different school/program.

Sources

Tigard-Tualatin School District 2024–25 attendance areas and October 2024–25 headcount enrollment.

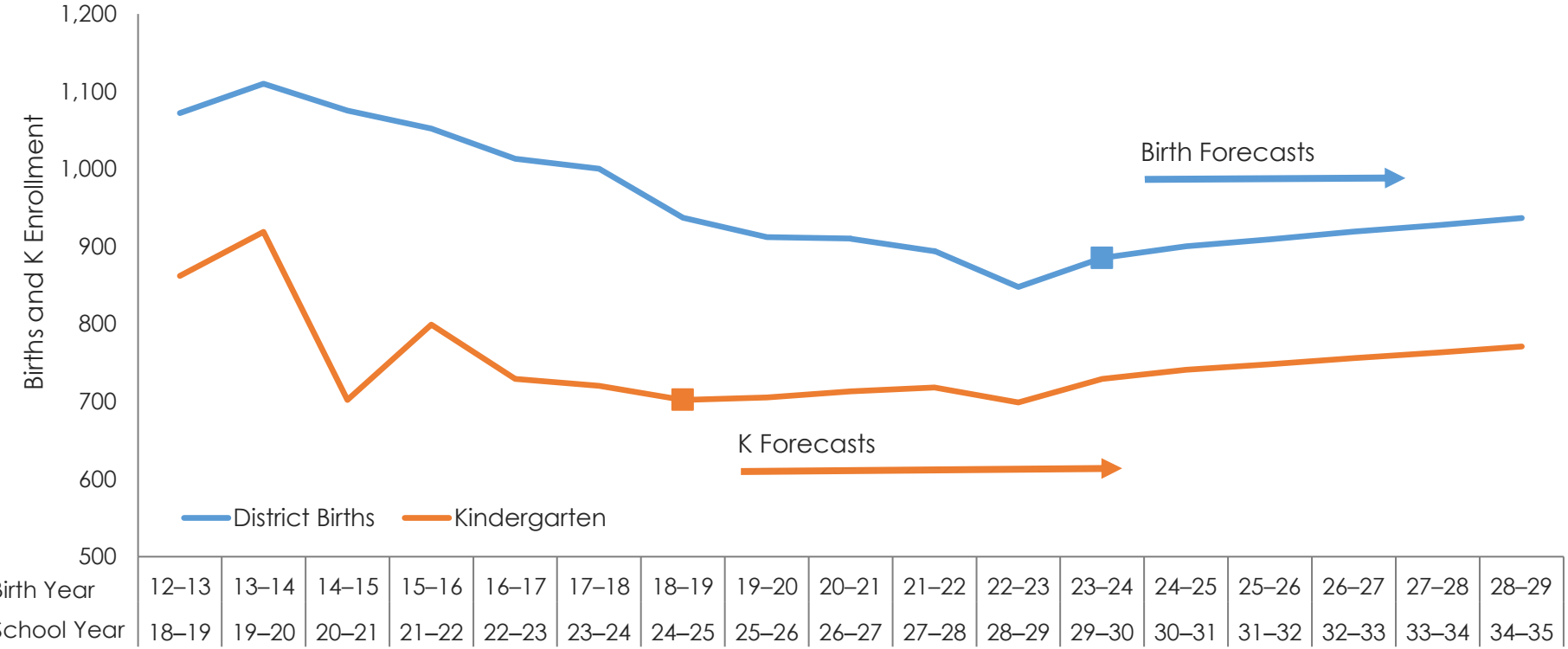
Figure 15: District Births and Kindergarten Enrollment – Middle Scenario

Birth Year	12–13	13–14	14–15	15–16	16–17	17–18	18–19	19–20	20–21	21–22	22–23	23–24	24–25	25–26	26–27	27–28	28–29
Births	1,072	1,110	1,075	1,052	1,013	1,000	937	912	910	894	848	885	900	909	919	927	937

Forecasts →

School Year	18–19	19–20	20–21	21–22	22–23	23–24	24–25	25–26	26–27	27–28	28–29	29–30	30–31	31–32	32–33	33–34	34–35
Kindergarten	862	919	702	799	729	720	702	705	713	718	699	729	741	748	756	763	771
Ratio to Births	0.80	0.83	0.65	0.76	0.72	0.72	0.75	0.77	0.78	0.80	0.82	0.82	0.82	0.82	0.82	0.82	0.82

Forecasts →



Birth Year	12–13	13–14	14–15	15–16	16–17	17–18	18–19	19–20	20–21	21–22	22–23	23–24	24–25	25–26	26–27	27–28	28–29
School Year	18–19	19–20	20–21	21–22	22–23	23–24	24–25	25–26	26–27	27–28	28–29	29–30	30–31	31–32	32–33	33–34	34–35

Notes

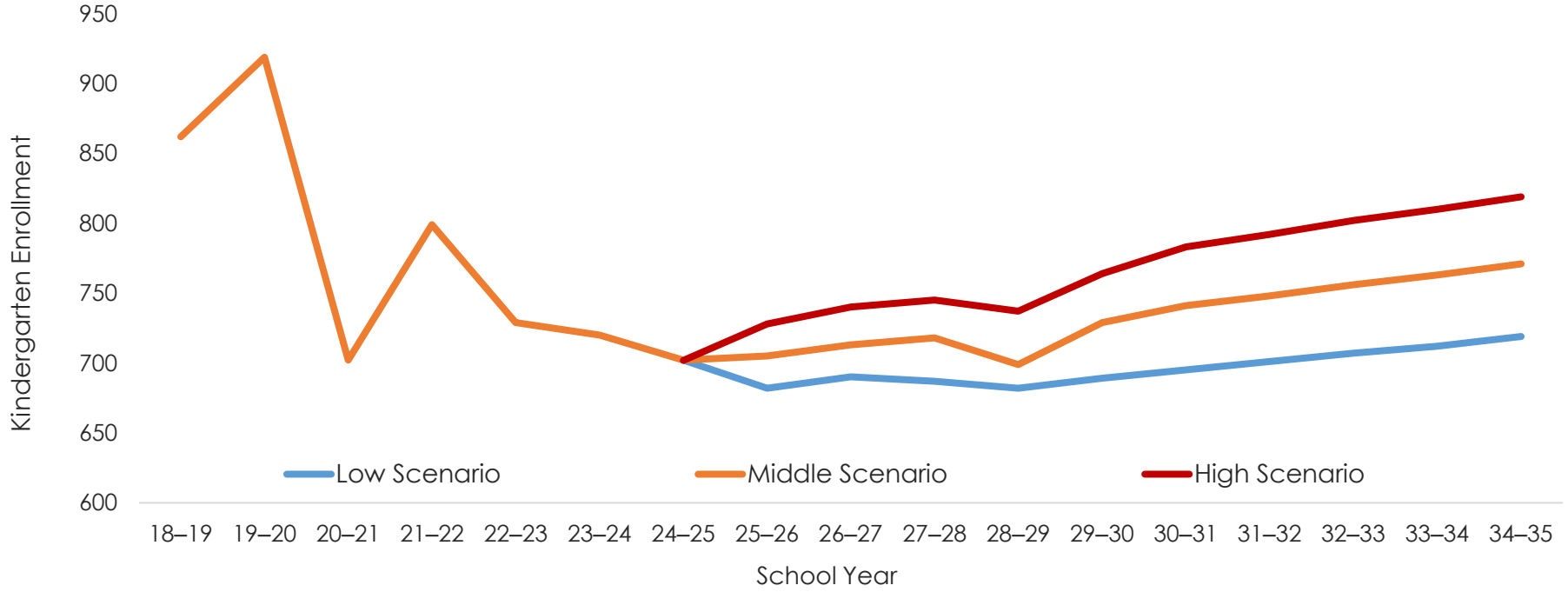
Enrollment includes students residing outside of the district boundary. Birth cohorts are aligned with K cohorts (e.g., the 18–19 birth year includes births from September 2018 to August 2019, which is the 24–25 K year). The ratio is calculated by dividing K enrollment by the births five years earlier (e.g., 24–25 K divided by 18–19 births). Births from 2025 to 2029, which inform K classes beginning with the 2030–31 school year, were forecasted based on projections of women of childbearing age and estimated age-specific birth rates. Darker shading represents higher values and lighter shading represents lower values.

Sources

Oregon Health Authority 2012 to August 2024 births to mothers residing within census tracts that closely approximate the district boundary and FLO September 2025 to 2029 birth forecasts. Tigard-Tualatin S.D. October 2018–19 to 2024–25 enrollment and FLO October 2025–26 to 2034–35 enrollment forecasts (middle scenario).

Figure 16: Kindergarten Enrollment and Ratio to Births

	K Enrollment							*Forecasts* →									
Scenario	**18–19**	**19–20**	**20–21**	**21–22**	**22–23**	**23–24**	**24–25**	**25–26**	**26–27**	**27–28**	**28–29**	**29–30**	**30–31**	**31–32**	**32–33**	**33–34**	**34–35**
Low							702	682	690	687	682	689	695	701	707	712	719
Ratio to Births							0.75	0.75	0.76	0.77	0.80	0.78	0.78	0.78	0.78	0.78	0.78
Middle	862	919	702	799	729	720	702	705	713	718	699	729	741	748	756	763	771
Ratio to Births	0.80	0.83	0.65	0.76	0.72	0.72	0.75	0.77	0.78	0.80	0.82	0.82	0.82	0.82	0.82	0.82	0.82
High							702	728	740	745	737	764	783	792	802	810	819
Ratio to Births							0.75	0.80	0.81	0.83	0.87	0.86	0.86	0.86	0.86	0.86	0.86



Notes

Enrollment includes students residing outside of the district boundary. Birth cohorts are aligned with K cohorts (e.g., the 18–19 birth year includes births from September 2018 to August 2019, which is the 24–25 K year). The ratio is calculated by dividing K enrollment by the births five years earlier (e.g., 24–25 K divided by 18–19 births). Births from 2025 to 2029, which inform K classes beginning with the 2030–31 school year, were forecasted based on projections of women of childbearing age and estimated age-specific birth rates. Darker shading represents higher values and lighter shading represents lower values.

Sources

Oregon Health Authority 2012 to August 2024 births to mothers residing within census tracts that closely approximate the district boundary and FLO September 2025 to 2029 birth forecasts. Tigard-Tualatin S.D. October 2018–19 to 2024–25 enrollment and FLO October 2025–26 to 2034–35 enrollment forecasts (low, middle, and high scenarios).

Figure 17: Grade Progression Ratios

Grade Progression Ratios	2018–19 to 2019–20	2019–20 to 2020–21	2020–21 to 2021–22	2021–22 to 2022–23	2022–23 to 2023–24	2023–24 to 2024–25	2024–25 to 2025–26	2025–26 to 2026–27	2026–27 to 2034–35
K–1	1.01	0.95	1.10	1.06	1.05	1.01	1.04	1.04	1.04
1–2	0.97	0.94	1.01	1.03	0.99	1.05	1.03	1.02	1.03
2–3	1.02	0.93	1.00	0.98	1.03	1.02	1.02	1.02	1.03
3–4	0.97	0.94	1.02	1.02	1.03	1.02	1.02	1.02	1.03
4–5	1.03	0.95	1.00	1.00	1.02	1.01	1.01	1.01	1.02
5–6	1.02	0.95	1.02	0.98	1.00	1.00	1.00	1.00	1.01
6–7	0.99	0.95	0.99	0.99	1.02	1.00	1.00	1.00	1.01
7–8	1.01	0.96	1.02	0.99	1.02	0.98	1.00	1.00	1.00
8–9	1.04	0.99	1.03	1.02	1.02	1.03	1.03	1.03	1.03
9–10	1.01	0.96	1.00	0.99	1.02	1.03	1.01	1.01	1.02
10–11	0.98	0.95	0.99	0.98	0.97	0.97	0.97	0.97	0.98
11–12	1.01	1.01	1.02	1.00	1.00	1.01	1.01	1.01	1.01

Notes

Grade progression ratios (GPRs) are calculated as the ratio of enrollment in a specific grade in a given year to the enrollment of the same age cohort in the previous year. GPRs quantify how cohort sizes change as students progress from one grade to the next, accounting for new students that join an existing cohort and for students that do not advance to the next grade. For instance, 100 kindergarteners in 2018–19 becoming 105 first graders in 2019–20 yields a K–1 GPR of 1.05.

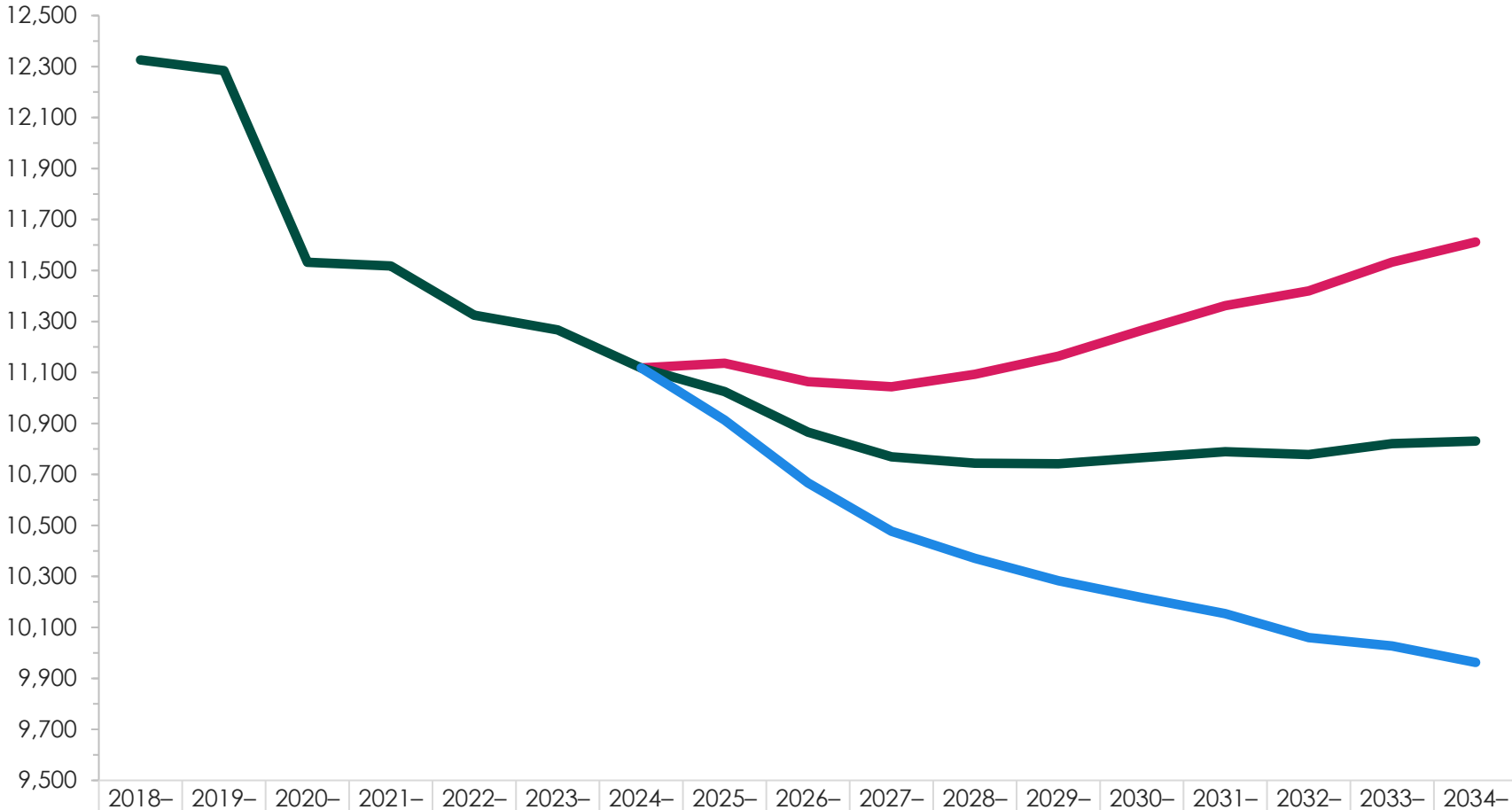
A GPR value greater than 1.00 (green color) indicates that the student cohort increased in size from one grade to the next. Conversely, a GPR value less than 1.00 (blue color) indicates that the student cohort decreased in size from one grade to the next.

Darker shades of green represent higher values and darker shades of blue represent lower values.

Sources

Tigard-Tualatin School District October 2018–19 to 2024–25 enrollment and FLO October 2025–26 to 2034–35 enrollment forecasts (middle scenario).

Figure 18: District-wide Enrollment Forecasts – Low, Middle, and High Scenarios



	2018–19	2019–20	2020–21	2021–22	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34	2034–35
High							11,118	11,136	11,064	11,044	11,093	11,164	11,265	11,362	11,420	11,533	11,612
Middle	12,326	12,284	11,532	11,518	11,325	11,267	11,118	11,025	10,866	10,769	10,744	10,742	10,766	10,789	10,778	10,821	10,831
Low							11,118	10,913	10,667	10,477	10,371	10,283	10,217	10,154	10,060	10,027	9,963

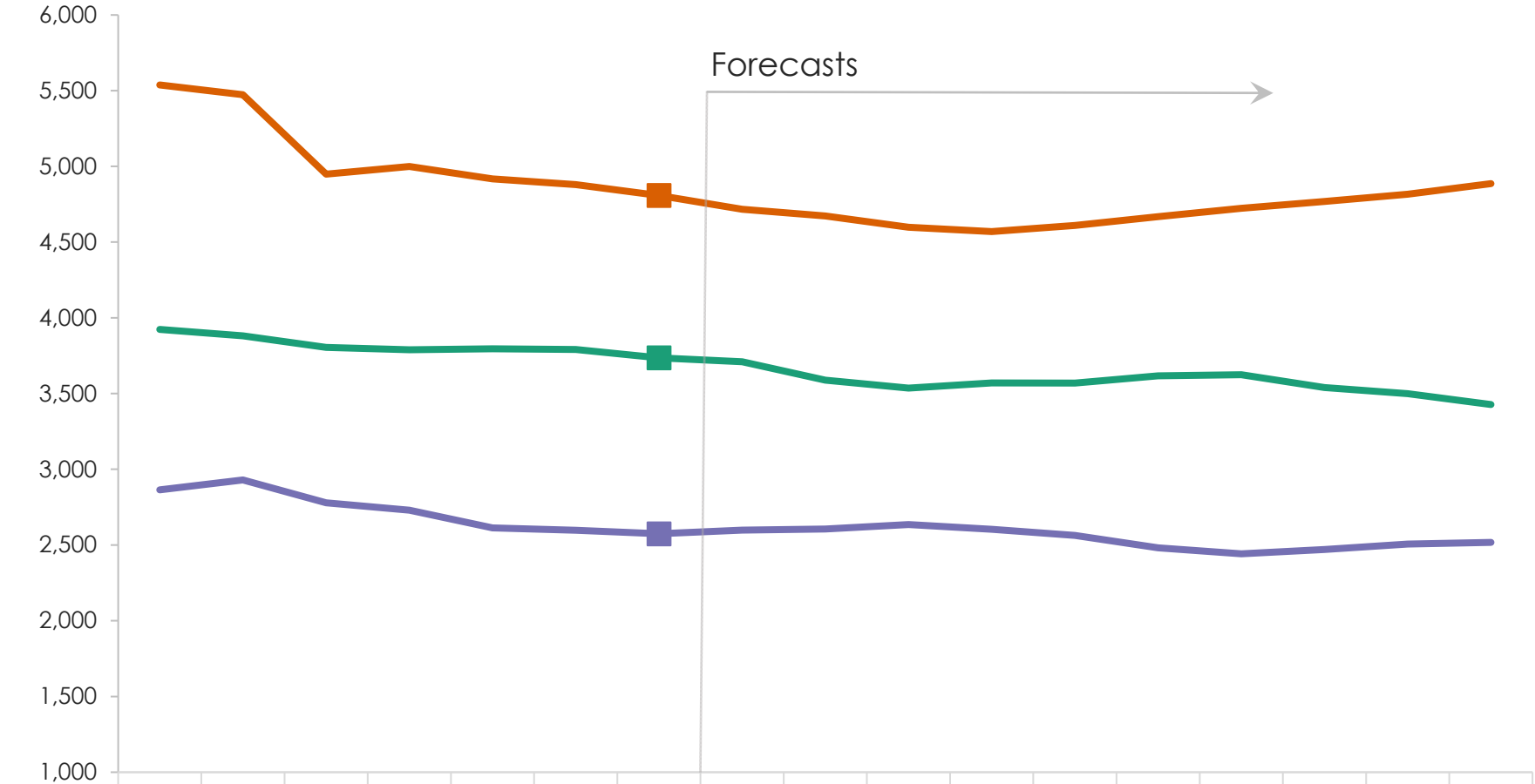
Notes

Students enrolled in pre-kindergarten, MITCH Charter School, Cordero Residential, Lifeworks NW, and Transition and Tutorial Programs are excluded from analysis.

Sources

Tigard-Tualatin School District October 2018–19 to 2024–25 enrollment and FLO October 2025–26 to 2034–35 enrollment forecasts (low, middle, and high scenarios).

Figure 19: District-wide Enrollment Forecasts by Grade Group – Middle Scenario



	2018–19	2019–20	2020–21	2021–22	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34	2034–35
K–5	5,538	5,473	4,948	4,999	4,917	4,879	4,808	4,717	4,672	4,598	4,570	4,610	4,668	4,723	4,768	4,816	4,886
6–8	2,864	2,930	2,779	2,730	2,613	2,597	2,574	2,598	2,606	2,635	2,604	2,563	2,481	2,442	2,470	2,506	2,517
9–12	3,924	3,881	3,805	3,789	3,795	3,791	3,736	3,710	3,588	3,536	3,570	3,569	3,617	3,624	3,540	3,499	3,428

Notes

Students enrolled in pre-kindergarten, MITCH Charter School, Cordero Residential, Lifeworks NW, and Transition and Tutorial Programs are excluded from analysis.

Sources

Tigard-Tualatin School District October 2018–19 to 2024–25 enrollment and FLO October 2025–26 to 2034–35 enrollment forecasts (middle scenario).

Figure 20: Enrollment Forecasts by Individual Grade – Low Scenario

Grade	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34	2034–35
K	702	682	690	687	682	689	695	701	707	712	719
1	729	723	702	710	707	702	709	715	721	728	733
2	798	742	736	716	731	728	723	730	736	742	749
3	850	809	752	746	732	748	745	740	747	753	759
4	836	862	820	764	758	744	760	757	752	759	765
5	893	839	869	826	778	771	757	774	771	765	773
6	858	886	834	863	822	774	768	753	770	767	761
7	845	853	883	832	864	823	775	769	754	771	768
8	871	835	845	876	830	862	821	773	767	752	769
9	893	885	853	862	894	845	881	838	789	782	768
10	947	897	888	860	870	902	849	891	847	797	788
11	974	918	869	860	837	847	878	825	868	825	776
12	922	982	926	875	866	848	856	888	831	874	835
K–5	4,808	4,657	4,569	4,449	4,388	4,382	4,389	4,417	4,434	4,459	4,498
6–8	2,574	2,574	2,562	2,571	2,516	2,459	2,364	2,295	2,291	2,290	2,298
9–12	3,736	3,682	3,536	3,457	3,467	3,442	3,464	3,442	3,335	3,278	3,167
K–12	11,118	10,913	10,667	10,477	10,371	10,283	10,217	10,154	10,060	10,027	9,963

Notes

Students enrolled in pre-kindergarten, MITCH Charter School, Cordero Residential, Lifeworks NW, and Transition and Tutorial Programs are excluded from analysis.

Darker shading represents higher values and lighter shading represents lower values.

Sources

Tigard-Tualatin School District October 2024–25 enrollment and FLO 2025–26 to 2034–35 enrollment forecasts (low scenario).

Figure 21: Enrollment Forecasts by Individual Grade – Middle Scenario

Grade	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34	2034–35
K	702	705	713	718	707	729	741	748	756	763	771
1	729	729	732	741	746	735	757	770	777	785	793
2	798	749	746	750	766	771	760	783	796	803	812
3	850	817	762	759	771	787	792	781	805	818	825
4	836	870	836	782	779	791	808	813	801	826	839
5	893	847	883	848	801	797	810	828	833	821	846
6	858	894	850	885	854	806	803	816	834	839	827
7	845	861	897	854	892	861	813	810	823	841	846
8	871	843	859	896	858	896	865	816	813	826	844
9	893	894	865	881	918	878	919	887	837	833	847
10	947	906	906	881	898	935	891	938	905	853	847
11	974	923	882	882	862	879	915	870	918	885	835
12	922	987	935	892	892	877	892	929	880	928	899
K–5	4,808	4,717	4,672	4,598	4,570	4,610	4,668	4,723	4,768	4,816	4,886
6–8	2,574	2,598	2,606	2,635	2,604	2,563	2,481	2,442	2,470	2,506	2,517
9–12	3,736	3,710	3,588	3,536	3,570	3,569	3,617	3,624	3,540	3,499	3,428
K–12	11,118	11,025	10,866	10,769	10,744	10,742	10,766	10,789	10,778	10,821	10,831

Notes

Students enrolled in pre-kindergarten, MITCH Charter School, Cordero Residential, Lifeworks NW, and Transition and Tutorial Programs are excluded from analysis.

Darker shading represents higher values and lighter shading represents lower values.

Sources

Tigard-Tualatin School District October 2024–25 enrollment and FLO 2025–26 to 2034–35 enrollment forecasts (middle scenario).

Figure 22: Enrollment Forecasts by Individual Grade – High Scenario

Grade	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34	2034–35
K	702	728	740	745	737	764	783	792	802	810	819
1	729	736	763	776	781	773	801	821	830	841	849
2	798	756	757	785	806	811	803	832	853	862	874
3	850	825	773	774	810	832	837	829	859	880	890
4	836	876	846	795	796	833	855	861	852	883	905
5	893	854	891	861	817	817	856	878	885	875	907
6	858	901	861	898	871	827	828	866	889	896	886
7	845	869	910	871	912	884	840	841	879	903	910
8	871	852	873	916	881	922	894	849	850	889	913
9	893	902	879	899	943	906	950	921	875	875	916
10	947	914	923	903	925	970	928	979	948	900	898
11	974	932	899	907	892	914	958	916	967	937	889
12	922	991	949	914	922	911	932	977	931	982	956
K–5	4,808	4,775	4,770	4,736	4,747	4,830	4,935	5,013	5,081	5,151	5,244
6–8	2,574	2,622	2,644	2,685	2,664	2,633	2,562	2,556	2,618	2,688	2,709
9–12	3,736	3,739	3,650	3,623	3,682	3,701	3,768	3,793	3,721	3,694	3,659
K–12	11,118	11,136	11,064	11,044	11,093	11,164	11,265	11,362	11,420	11,533	11,612

Notes

'Students enrolled in pre-kindergarten, MITCH Charter School, Cordero Residential, Lifeworks NW, and Transition and Tutorial Programs are excluded from analysis.

Darker shading represents higher values and lighter shading represents lower values.

Sources

Tigard-Tualatin School District October 2024–25 enrollment and FLO 2025–26 to 2034–35 enrollment forecasts (high scenario).

Figure 23: Enrollment Forecasts by School/Program

School Name	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2034–35
Alberta Rider ES	368	342	318	309	305	304	323
Art Rutkin ES	131	163	193	206	216	233	243
Bridgeport ES	235	231	220	218	210	208	225
Bridgeport ES TWI	296	292	289	281	294	288	305
Byrom ES	367	339	332	306	304	308	322
C.F.Tigard ES	460	442	424	411	402	404	431
Deer Creek ES	534	524	519	513	529	562	655
Durham ES	470	485	489	488	488	483	500
Mary Woodward ES	418	423	434	435	428	429	439
Metzger ES	303	281	268	271	261	262	270
Metzger ES TWI	265	254	251	242	238	237	250
Templeton ES	545	542	529	508	503	504	515
Tualatin ES	416	399	406	410	392	388	408
K–5 Total	**4,808**	**4,717**	**4,672**	**4,598**	**4,570**	**4,610**	**4,886**
Fowler MS	744	769	789	787	761	726	700
Hazelbrook MS	795	790	771	773	741	749	730
Twality MS	1,008	1,012	1,019	1,048	1,075	1,061	1,060
Tigard-Tualatin Virtual Academy (6-8)	27	27	27	27	27	27	27
6–8 Total	**2,574**	**2,598**	**2,606**	**2,635**	**2,604**	**2,563**	**2,517**
Tigard HS	1,766	1,725	1,698	1,690	1,699	1,730	1,631
Tualatin HS	1,694	1,709	1,614	1,570	1,595	1,563	1,521
Creekside Community HS	188	188	188	188	188	188	188
Tigard-Tualatin Virtual Academy (9-12)	88	88	88	88	88	88	88
9-12 Total	**3,736**	**3,710**	**3,588**	**3,536**	**3,570**	**3,569**	**3,428**
District-wide Total	**11,118**	**11,025**	**10,866**	**10,769**	**10,744**	**10,742**	**10,831**

Note

Students enrolled in pre-kindergarten, MITCH Charter School, Cordero Residential, Lifeworks NW, and Transition and Tutorial Programs are excluded from analysis.

Source

Tigard-Tualatin School District October 2024–25 enrollment and FLO 2025–26 to 2029–30 and 2034–35 enrollment forecasts (consistent with the district-wide middle scenario).

Figure 24: TTSD District-wide One-Year Forecast Accuracy by Scenario

Grade	2024–25 Actual Enrollment	One Year Forecasts (Base Year 2023–24)								
		Low Scenario			Middle Scenario			High Scenario		
		Forecast	Difference	Error	Forecast	Difference	Error	Forecast	Difference	Error
K	702	685	-17	-2.4%	708	6	0.9%	727	25	3.6%
1	729	745	16	2.2%	757	28	3.8%	770	41	5.6%
2	798	762	-36	-4.5%	773	-25	-3.1%	784	-14	-1.8%
3	850	848	-2	-0.2%	856	6	0.7%	864	14	1.6%
4	836	829	-7	-0.8%	837	1	0.1%	845	9	1.1%
5	893	891	-2	-0.2%	899	6	0.7%	908	15	1.7%
6	858	854	-4	-0.5%	862	4	0.5%	871	13	1.5%
7	845	856	11	1.3%	864	19	2.2%	872	27	3.2%
8	871	885	14	1.6%	893	22	2.5%	902	31	3.6%
9	893	876	-17	-1.9%	884	-9	-1.0%	897	4	0.4%
10	947	908	-39	-4.1%	917	-30	-3.2%	931	-16	-1.7%
11	974	974	0	0.0%	984	10	1.0%	994	20	2.1%
12	922	910	-12	-1.3%	919	-3	-0.3%	928	6	0.7%
K–12	**11,118**	**11,023**	**-95**	**-0.9%**	**11,153**	**35**	**0.3%**	**11,293**	**175**	**1.6%**
K–5	4,808	4,760	-48	-1.0%	4,830	22	0.5%	4,898	90	1.9%
6–8	2,574	2,595	21	0.8%	2,619	45	1.7%	2,645	71	2.8%
9–12	3,736	3,668	-68	-1.8%	3,704	-32	-0.9%	3,750	14	0.4%
MAPE †		**--**	**--**	**1.6%**	**--**	**--**	**1.5%**	**--**	**--**	**2.2%**

Notes

Students enrolled in pre-kindergarten, MITCH Charter School, Cordero Residential, Lifeworks NW, and Transition and Tutorial Programs are excluded from analysis.

† Mean absolute percent error for individual grades.

Sources

TTSD October 2024–25 headcount enrollment and FLO 23–24 base year enrollment forecasts (low, middle, and high scenarios).

Figure 25: TTSD District-wide One- and Two-Year Forecast Accuracy

Grade	2024–25 Actual Enrollment	Middle Scenario Forecasts by Base Year					
		2023–24 (1 year)			2022–23 (2 year)		
		Forecast	Difference	Error	Forecast	Difference	Error
K	702	708	6	0.9%	756	54	7.7%
1	729	757	28	3.8%	803	74	10.2%
2	798	773	-25	-3.1%	785	-13	-1.6%
3	850	856	6	0.7%	870	20	2.4%
4	836	837	1	0.1%	820	-16	-1.9%
5	893	899	6	0.7%	883	-10	-1.1%
6	858	862	4	0.5%	848	-10	-1.2%
7	845	864	19	2.2%	854	9	1.1%
8	871	893	22	2.5%	878	7	0.8%
9	893	884	-9	-1.0%	891	-2	-0.2%
10	947	917	-30	-3.2%	932	-15	-1.6%
11	974	984	10	1.0%	967	-7	-0.7%
12	922	919	-3	-0.3%	945	23	2.5%
K–5	4,808	4,830	22	0.5%	4,917	109	2.3%
6–8	2,574	2,619	45	1.7%	2,580	6	0.2%
9–12	3,736	3,704	-32	-0.9%	3,735	-1	0.0%
K–12	**11,118**	**11,153**	**35**	**0.3%**	**11,232**	**114**	**1.0%**
MAPE †		**--**	**--**	**1.5%**	**--**	**--**	**2.5%**

Notes

Students enrolled in pre-kindergarten, MITCH Charter School, Cordero Residential, Lifeworks NW, and Transition and Tutorial Programs are excluded from analysis.

† Mean absolute percent error for individual grades.

Sources

TTSD October 2024–25 headcount enrollment and FLO 2023–24 and 2022–23 base year enrollment forecasts (middle scenario).