MEMORANDUM

To: David Moore
Tigard-Tualatin School District
6960 SW Sandburg
Tigard, OR 97223

Date: January 19, 2023

Project No.: FF2391.01.001

From: Charles Rynerson
Senior Demographer

Re: 2023–24 to 2032–33 Enrollment Forecasts Report—Tigard-Tualatin School District

At the request of Tigard-Tualatin School District (TTSD/District), FLO Analytics (FLO) prepared forecasts of future student enrollment for grades kindergarten (K) through 12 for school years 2023–24 to 2032–33. The study was completed through three main tasks: (1) demographic and residential development analysis, (2) student enrollment assessment, and (3) student enrollment forecasting. Results of the forecasts are reported for the District overall and for individual grades and schools. District-wide enrollment forecasts represent the total number of students living within and outside the district boundary and attending district schools and programs. These forecasts are provided as a district-wide total and per grade group. FLO also prepared more granular forecasts of the number of students enrolled at each of the District's elementary, middle, and high schools and special programs, as well as the number students residing within the district by individual grade.

Demographic and Residential Development Analysis

Understanding the population and housing trends within the geographic area of the district and surrounding region (Figure 1) is an integral part of the enrollment forecasting process. To incorporate overarching factors that underpin student enrollment, 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 metro (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 19 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. The District added nearly 20,000 residents aged 18 and older (37 percent) between 2000 and 2020. In comparison, the population under the

age of 18 only increased by 1,798 residents (10 percent) over the same period. The proportion of TTSD's population under the age of 18 was 25 percent in 2000 and 24 percent in 2010, but only 21 percent in 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, single-family (SF) housing units generate more students per unit than multifamily (MF) housing units. Factors that contribute to student generation rates (or yields) include the size of the housing units, the number of bedrooms, housing costs, neighborhood demographics, and family-friendly amenities such as playgrounds.

FLO defines SF and MF housing in accordance with the U.S. Census Bureau American Community Survey Subject Definitions (https://www.census.gov/construction/chars/definitions/) and other sources of demographic research and population forecasts (e.g., Portland State University Population Research Center). SF housing includes one-unit structures that are fully detached from other housing, as well as attached dwellings (e.g., row houses and townhouses). In the case of attached units, to be classified as an SF structure, each unit must be separated from the adjacent unit by a ground-to-roof wall, and units must not share heating/air-conditioning systems or utilities. MF housing is defined as residential buildings containing two or more housing units that do not share ground-to-roof walls and/or have common facilities (attic, basement, heating, plumbing, etc.).

Student generation rates (SGR) vary by geographic location in the district and by housing subtypes (e.g., SF detached, SF attached, MF market rate, MF income-restricted). Generally, we estimate district-wide average SGRs for the two most common housing types (detached SF and MF). Depending on the granularity of information available, we estimate SGRs for subregions (e.g., cities, attendance areas) or for specific developments that can serve as case studies used to estimate the potential number of students in comparable future developments. Figure 5 includes the district-wide SF and MF SGRs based on new residential construction between 2014 and 2021. We found 0.32 TTSD students per new single-family home, and just 0.13 TTSD students per new apartment unit. Detached SF homes had more than twice as many students per home as attached homes, and income-restricted affordable rental apartments had more than twice as many students per unit as market-rate rentals.

Planned Residential Construction

FLO conducted interviews with planners from the Cities of Tigard, Tualatin, King City, and Durham to discuss foreseeable residential growth in the district through the 2032–33 forecast horizon and compiled development data from the cities and from Washington County. Key development data acquired through these meetings are presented in Figures 6 and 7. Figure 6 depicts the locations of SF and MF developments that are currently in active construction or in planning stages. Figure 7 includes details of residential development data gathered by FLO such as data source, housing unit type, anticipated number of units, and planner notes where available.

Although very little new construction has occurred in the City of Durham in recent years, Durham Heights, a planned development with 36 SF lots averaging 6,077 square feet each was approved in 2021 and is expected to begin construction later this year. Adjacent to that subdivision there will be another 9 homes to be constructed shortly after those 36. After those homes are built, the rate of construction should slow, as no additional subdivisions are planned.

Several small subdivisions are currently under construction or planned in the City of King City. West of the city, Kingston Terrace is a 528-acre area added to the Metro Urban Growth Boundary (UGB) in December 2018. The formal adoption process for a master plan guiding development in Kingston

Terrace is expected to begin in March 2023. Approximately 318 acres are developable and will accommodate 3,300 to 3,600 dwellings (https://www.kingcitymasterplan.com/). The Main Street/Town Center area is likely to develop first, with annexation to King City potentially occurring in 2024, and the first new dwellings could be completed by 2027. The Town Center area will contain the densest development, a mix of apartments, attached SF, and detached SF homes totaling 1,145 units expected to be completed by 2032. Applying the SGRs presented in Figure 5 yields 195 TTSD K-12 students to be generated by this development in the latter half of the forecast horizon, from 2027 to 2032. Because it may take up to 20 years for Kingston Terrace to be built-out, we did not model the full impact of 3,300 to 3,600 homes within the 10-year forecast.

In recent decades most of the residential development within TTSD has occurred in the City of Tigard. The 25 developments in Tigard listed in Figure 7 could account for over 2,700 homes, with over 2,000 of those expected within the next five years.

Two large MF complexes are currently nearing completion in Tigard. Terrace Glen, to be completed in Spring 2023, will provide 144 new affordable apartments near Washington Square, including 58 two-bedrooms, 13 three-bedrooms, and three four-bedroom units. Based on the unit mix and our observations at income-restricted developments in TTSD and other school districts Terrace Glen is likely to be home to between 30 and 45 school-age children. Pacific Ridge, a 76-unit market-rate apartment complex to be completed by the end of 2023, consists of one- and two-bedroom units. Large scale development may occur soon at the River Terrace Town Center, where site work is underway for up to 348 apartments. Proposed redevelopment around Washington Square including the site of the former Sears store is included in Figure 7, although the timing is uncertain and impacts on TTSD enrollment were not included in these forecasts.

Permits for over 100 SF homes were issued or pending in 2022 in River Terrace, Tigard's newest neighborhood. Figure 7 includes six River Terrace subdivisions accounting for over 1,000 lots. While Eastridge II is nearly built-out, home construction has only recently begun in South River Terrace and River Terrace Crossing. Site work is occurring for the newest subdivisions Riverside at Scholls Meadow and the River Terrace Town Center. Several other SF subdivisions area underway in the City of Tigard, but all are smaller than those in Tigard Terrace. In addition to the 63-lot Heights at Bull Mountain, near SW 120th Avenue between Bull Mountain and Beef Bend Roads, eight other subdivisions will accommodate a total of 154 new homes.

In the City of Tualatin, the 264-unit Commons on the Tualatin Apartments now under construction will include 111 two-bedroom and 43 three-bedroom units. Tualatin Heights Apartments and Alden Apartments are each planning to expand, adding a total of 145 new units. Single-family construction in the TTSD is limited to small infill development. Much of the city's future growth will occur in the Basalt Creek area south of Norwood Road, outside of TTSD.

Land use in TTSD's unincorporated areas is overseen by the Washington County Planning Department. Development activity outside of the four incorporated jurisdictions consists of a proposed mixed-use development with 15 to 19 MF units, and three small SF subdivisions containing a total of 25 lots.

FLO estimated the timing of expected build-out based on information provided by each jurisdiction's planning department; these estimates are subject to change based land use policies, migration patterns, and economic factors. Although residential development and SGRs are a valuable consideration in estimating future student enrollment, it is also important to recognize that more housing units do not necessarily lead to more students, as indicated by the increase in the number of housing units during the last decade, while the population under age 18 decreased (Figure 4). Although new homes often attract young families with school-age children, aging population and slow turnover of existing homes can result in enrollment losses.

Student Enrollment Assessment

To better understand recent enrollment trends, FLO analyzed historical 2017–18 to 2022–23 enrollment (October headcount) based on the enrollment reports and student information system extracts (SIS) provided by the District. Students enrolled in pre-kindergarten, MITCH Charter School, Cordero Residential Program, Lifeworks NW, Transition Program, and Tutorial Program were not included in our analyses and enrollment forecasts. FLO evaluated historical grade progression ratios (GPRs), participation in Two-Way Immersion (TWI) programs, and differences in enrollment by residence compared to individual school attendance (i.e., transfer rates).

Figure 8 shows the district-wide enrollment by individual grade. District-wide enrollment declined by 268 students between 2017–18 and 2019–20 then decreased considerably in 2020–21 (752 fewer students), largely due to the impacts of COVID-19. Enrollment stabilized in 2021–22 (14 fewer students) before decreasing again in 2022–23 (193 fewer students). The largest kindergarten class in Figure 8 was in 2019–20, while the smallest kindergarten class was in the following year, 2020–21. Enrollment in each of the high school grades fell and never recovered after the 2017–18 school year. With an overall K–12 loss of 1,227 students, 2022-23 enrollment in every grade was lower than in 2017–18.

Figure 9 tabulates enrollment by grade group and school. Elementary school (ES) enrollment decreased between 2017–18 and 2019–20 (162 students). The decline of 525 ES students in 2020-21 accounted for 70 percent of the District's K–12 loss in that first year of the COVID-19 pandemic. ES enrollment recovered slightly in 2021–22, adding 51 students, before a decline of 82 students in 2022–23. Middle school (MS) enrollment increased between 2017–18 and 2019–20 (90 students), then declined in each of the following years, by 151 students in 2020–21, 49 students in 2021–22, and 117 students in 2022–23. High school (HS) enrollment saw its biggest losses prior to the COVID-19 pandemic, with 196 fewer students between 2017–18 and 2019–20. An additional decline of 76 HS students occurred in 2020–21, followed by relatively stable enrollment in 2021–22 and 2022–23.

Residence-Attendance Matrices

Based on FLO's analysis of district-wide K–12 transfers (Figure 10), a total of 260 students who live outside the district boundary were enrolled in district schools in 2022–23, representing 2.3 percent of enrollment. Overall, 856 students residing within the district boundary transferred to a school or program different from their residence school, which is based on the attendance area (AA) in which they live. This amounts to a district-wide intra-district transfer rate of 7.7 percent. The largest percentage of intra-district transfers occurs within the 9–12 grade group, with a transfer rate total of 9.6 percent attending a different neighborhood school.

As depicted in the residence-attendance matrixes (Figures 11 through 13) per grade group, transfer rates also differ per school. For instance, transfer-out rates for ES AAs range from 4.3 percent at Alberta Rider ES AA to 13.8 percent at Tualatin ES AA. From the perspective of individual school enrollment, ES transfer-in rates range from 3.3 percent at Metzger ES to 43.0 percent at Bridgeport ES TWI (Figure 11). Schools with higher transfer-in rates are typically due to a preference in programming and/or location. These transfer rates can help reveal patterns of student choice or quantify District policies. For instance, if a particular school with a high transfer-in rate began to exceed capacity, District may reconsider transfer policies or programming to alleviate overcrowding.

Figures 12 and 13 show the MS and HS transfer rates and out-of-district totals. MS transfer-out rates (Figure 12) range from 2.3 percent at Hazelbrook MS AA to 7.6 percent at Twality MS AA. MS

transfer-in rates range from 3.8 percent at Twality MS to 7.2 percent at Fowler MS. HS transfer-out rates (Figure 13) range from 7.3 percent at Tigard HS AA to 11.8 percent at Tualatin HS AA. HS transfer-in rates range from 4.0 percent at Tualatin HS to 7.3 percent at Tigard HS.

Historical Births and Kindergarten Enrollment

The number of students enrolled in a district is largely influenced by the number of school-aged children residing within the district. FLO compares historical birth data (i.e., live births to mothers residing within the district) to historical numbers of resident kindergarteners to determine annual K ratios of births (i.e., the number of resident kindergarteners who enrolled in the District divided by the number of live births five years prior). These values, combined with age-group-specific population projections of childbearing-aged women residing in the district, allow us to forecast the number of anticipated births in the district, and thus the number of kindergarteners anticipated in future school years.

Figure 14 illustrates how the number of births to District residents through 2017 relates to historical K enrollment, and how the observed and forecasted number of births from 2018 to 2027 impacts the middle scenario enrollment forecast of District K residents. K enrollment of TTSD residents increased from 839 students in 2018–19 to 908 in 2019–20 before a steep decline to 691 in 2020–21 (a loss of 217 students), largely due to the impacts associated with COVID-19. While 2021-22 K enrollment of 783 students suggested that a strong rebound was underway, resident K enrollment fell again, to 717 students in 2022-23. A key metric is the annual ratio of kindergarteners to births. Including additional years not shown in the figure, the pre-COVID ratio averaged just over 0.82. It fell to 0.64 in 2020–21, recovered to 0.75 in 2021–22, and declined again to 0.71 in 2022–23. Future births and K enrollment and assumptions for the forecasts are discussed further in the Births to Kindergarten section.

Grade Progression Ratios

The progression of students from one grade to the next is a significant determinant of future enrollment, and therefore plays a significant 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, when 150 kindergarteners in 2017 become 140 1st graders in 2018, the GPR is 0.93. 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 one 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 one 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 15 depicts the GPRs for all K–12 students enrolled in the District from 2017–18 to 2022–23. With the exception of 2020–21, the K–1 and 8–9 GPRs have consistently been at or above 1.00, indicating that TTSD sees a net gain of students at grades one and nine. Among every other ES and MS grade, there have been years both above and below 1.00, with averages excluding the COVID-19 period close to 1.00, indicating no net change by cohort. In 2020–21 ES GPRs ranged from 0.92 to 0.94, corresponding to a six to eight percent loss of students in each cohort. Grade level and district-wide GPRs recovered in 2021–22, exceeding pre-COVID averages for many grade transitions, particularly K–1. GPRs were then somewhat lower in 2022–23, with cohort losses in several grades.

Enrollment Forecasts: Summary

- Figure 16 presents the kindergarten forecasts and ratio of resident K to births for the middle scenario, as shown previously in Figure 14, and for the low and high scenarios.
- Figure 17 is an overview of the annual district-wide low, middle (preferred), and high forecast scenarios. The middle scenario depicts a relatively stable K–12 total, remaining within about 250 students of the 2022–23 total of 11,325 and ending with 11,280 students in 2032–33. The high forecast anticipates a modest increase of 659 students in the 10-year horizon, to 11.984, while the low forecast reaches 10,086 in 2032–33, 1,239 students lower than in 2022–23.
- Figures 18 through Figure 22 focus on the middle scenario, as it represents the most likely enrollment outcomes based on currently available data and the FLO analysis. The low and high scenarios are presented in Figures 23 and 24 as district-wide enrollment by individual grade.
    - Figure 18 disaggregates the annual district-wide forecasts by grade group.
        - K–5 enrollment from 4,917 to 5,214 (6.0 percent increase)
        - 6–8 enrollment from 2,613 to 2,524 (3.4 percent decrease)
        - 9–12 enrollment from 3,795 to 3,542 (6.7 percent decrease)
    - Figure 19 provides annual district-wide resident forecasts by individual grade, as well as out-of-district enrollment by grade group, resulting in total enrollment forecasts by grade group.
    - Figure 20 provides annual district-wide enrollment forecasts by individual grade.
    - Figure 21 provides forecasts of students enrolled in each of the District's schools and programs.
    - Figure 22 provides a comparison of current year (2022-23) and future (2032-33) school enrollment to facility capacities.
    - Figures 23 and 24 provide annual district-wide enrollment by individual grade for the low and high forecast scenarios, respectively.

Enrollment Forecasts: Detailed Results

Births to Kindergarten

The relationship between the number of births occurring in the district and future K class sizes is vitally important to forecasting student enrollment. An increasing number of births will typically correlate to increases in enrollment and vice versa. Figure 14 shows the relationship between K enrollment and related births five years prior.

The middle scenario anticipates a gradual return in the ratio of K to births to 0.83, only slightly below the 2019–20 ratio. However, births have declined in the historical period shown in the chart, from more than 1,050 each year from 2013 to 2016 to about 900 in 2020 and 2021, the most recent years for which data are published. While the population of women of child-bearing age is expected to grow, forecasted birth rates are kept at their low 2020 levels. Therefore, future births and K enrollment remain below the levels observed in the mid- to late-2010s. The smallest K classes are seen in the 2023 to 2026 period, due to the historically low birth totals recently observed among

residents of TTSD and nationally.[1] Gradual enrollment increases occur beginning in 2027, bringing resident K enrollment in 2032–33 to 818 students (101 larger than in 2022–23).

Because many families move during the five years between their child's birth and subsequent K enrollment, changes in birth totals can't perfectly predict changes in enrollment. There are annual fluctuations in the ratio, and additional uncertainty surrounding the recovery of abnormally low ratios during the COVID-19 pandemic. Figure 16 illustrates how different ratio-to-birth assumptions may result in divergent scenarios of future K enrollment, even when assuming the same number of births in each scenario. In the low scenario the ratio increases only slightly, reaching 0.76 in 2025. The lower ratio results in between 30 and 79 fewer K students each year, significantly impacting the K-12 totals presented in Figure 17. Conversely, the high forecast results in K forecasts 29 to 59 students higher each year by increasing the ratio to levels not seen since the housing boom of the late 2000s, when the ratio reached 0.88.[2] Although the ratios in the high and low scenarios may be outside of the bounds of long-term averages, the adjustments also capture some of the uncertainty in future birth totals, which may also be higher or lower than the middle scenario forecast.

District-wide Middle Scenario Enrollment Forecasts

Forecasts for grade level groups K–5 (ES), 6–8 (MS), and 9–12 (HS) under the middle scenario are shown in Figure 18. After five years of little change through 2027–28, district-wide ES enrollment is expected to expand by 346 students between 2027–28 and 2032–33, reaching 5,214 students by the end of the forecast period; an increase of 297 from 2022–23. Due to the relatively small cohorts in elementary grades now and over the next five years, secondary levels, MS and HS, are not expected to increase from 2022–23 enrollments. FLO anticipates relatively little change in the MS total, with 2027–28 enrollment just seven students larger in 2027–28 than in 2022–23, and 89 fewer students over the 10-year horizon. HS enrollment shows a decline of 212 students by 2027–28, then stabilizes, falling by only 41 students between 2027–28 and 2032–33.

Individual School Forecasts

Initial forecasts for individual schools are derived from forecasts of K residents by AA, ratios of K school attendance to AA K residents and GPRs based on historic observations, and adjustments for the expected level of future residential development. The final school forecasts shown in Figure 21 have been adjusted from the initial forecasts so that they are consistent with the district-wide middle series forecasts.

Residential development is occurring throughout the District, notably concentrated in River Terrace in the first five years of the forecast, and in Kingston Terrace in the last five years. Some of the River Terrace development is within the Mary Woodward ES AA, but most is in the portion of the current Alberta Rider ES AA that is planned to become the Art Rutkin ES AA in fall 2023. Consequently, growth at Art Rutkin ES more than offsets the smaller enrollment at Alberta Rider ES after the AA is split. Kingston Terrace is in the current Deer Creek ES AA, resulting in significant growth at Deer Creek ES after 2027–28. The Art Rutkin ES AA and the portion of the Deer Creek ES AA that includes Kingston Terrace are both in the Twality MS and Tualatin HS AAs. Residential development in those portions of TTSD contributes to the growth at Twality MS, while Fowler MS and Hazelbrook MS lose enrollment. Both high schools lose enrollment over the 10-year forecast horizon, but losses at Tualatin HS are minimal.

[1] NCHS. 2022. *Births: Final Data for 2020*. National Center for Health Statistics. February 2022.
[2] Portland State University. 2017. *Tigard-Tualatin School District Enrollment Forecast Update 2017-18 to 2026-27*. PSU Population Research Center. January 2017.

Methods

Demographic Terms

While both projections and forecasts represent future enrollment, the methods of prediction differ. Enrollment projections are based on past and current patterns of change and the expectation that these trends will continue. For example, suppose historical enrollment data for an ES shows an increase from 250 students in 2017 to 265 students in 2018 and to 275 students in 2019. The average rate of change observed over the past three years could have been used to prepare a projection of enrollment in 2020, under the assumption that the trend would continue into the future. In other words, a projection does not take additional factors into consideration, but rather it simply indicates what would happen if the past and current trends that underpin the projection continue into the future. In this sense, projections are strictly mathematical.

In comparison, forecasts are based on past and current patterns of change, but also incorporate predictions of how trends may change in the future. So that practitioners may evaluate a range of potential outcomes, it is common for multiple sets of forecasts to be prepared, capturing a range of scenarios, such as decreasing enrollment due to declining fertility rates or rapid enrollment growth due to residential development and in-migration. Sets of forecasts differ based on the modification of one or more variables, including birth rates, student generation or yield rates per housing type, and rates of residential housing development. Forecasts anticipate what is most likely to materialize, based on the analysis and decision-making of practitioners. In this sense, forecasts represent the art within the science of demography.

Forecast Perspectives

There are two basic types of student enrollment forecasts:

1. *Enrollment* forecasts represent the number of students expected to be enrolled in a specific school or program. Districts often refer to these values as “actual” enrollments or the number of “students attending a school.” Enrollment forecasts account for out-of-district students, intra-district transfers, special programs, etc.
2. *Resident* forecasts represent the number of students expected to reside in a certain region, whether it be the district as a whole or individual AAs. Resident forecasts are generally more accurate than enrollment forecasts because the former are not subject to the variability of student choice, school district policies, movement of program locations, and constraints on inter- and intra-district transfers imposed by building capacities.

Resident forecasts are rooted in student location; thus, with the proper granularity, they can be allocated to boundaries other than the current AAs. For instance, residence forecasts by current AA can be geographically disaggregated to smaller areas (e.g., neighborhoods), facilitating reallocation and aggregation to revised prospective AA boundaries. Despite these advantages, residence forecasts do not always suit district needs.

Enrollment forecasts are often more useful, because they reflect realized enrollment by capturing the inter- and intra-district transfers, When comparing enrollment and resident forecasts it is important to recognize that there will be variation.

Data Sources

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

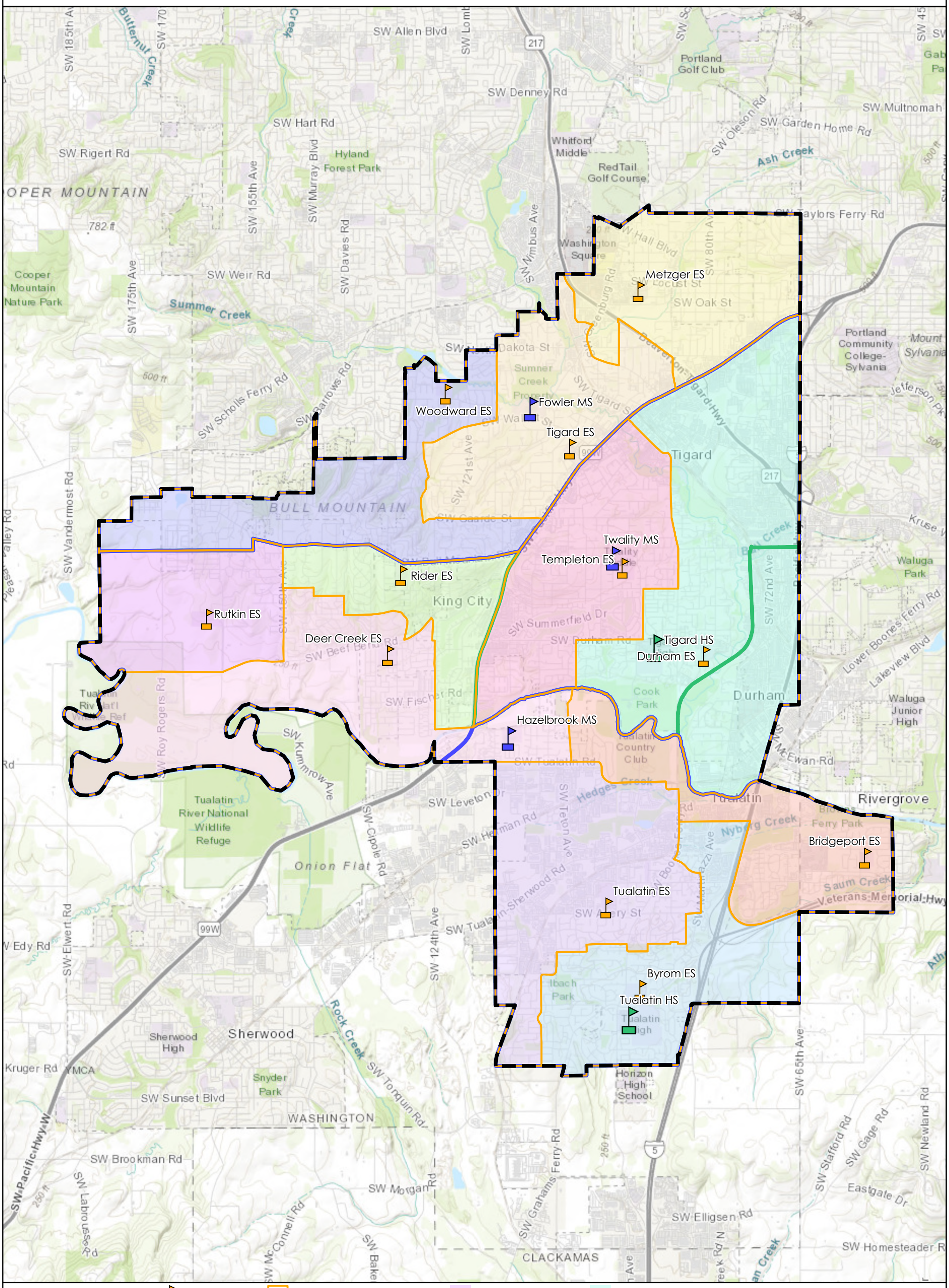
- FLO-conducted interviews with planners from the Cities of Tigard, Tualatin, King City, and Durham.
- Planning department websites of each jurisdiction
- Land use notices from the jurisdictions provided to FLO by TTSD
- Portland Metro Regional Land Information System parcels
- U.S. Census Bureau Decennial Census and American Community Survey
- Births by ZIP code, Oregon Health Authority, Center for Health Statistics
- Previous reports for TTSD by Portland State University, Population Research Center

Accuracy

Enrollment projections and forecasts are expected values based on assessment of current and past data, and as such, should be considered as just one of several planning tools, rather than absolute numbers for the allocation of future resources. Unlike measurable data, such as the results of a survey, projections and 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 projections or forecasts that were conducted using similar data and methodologies. Finally, when considering confidence and accuracy, the appropriate use of projections and forecasts includes an understanding that there is likely to be some degree of variation from the anticipated values. It is important that stakeholders monitor and manage the changing conditions that will affect future populations, and that projections or forecasts be updated either at a regular frequency, or when deviation of actual enrollment from the projections or forecasts is significant.

Tigard-Tualatin School District
Educate Every Child

District Overview



FLO Analytics

0 0.25 0.5 1 Miles

N

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

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

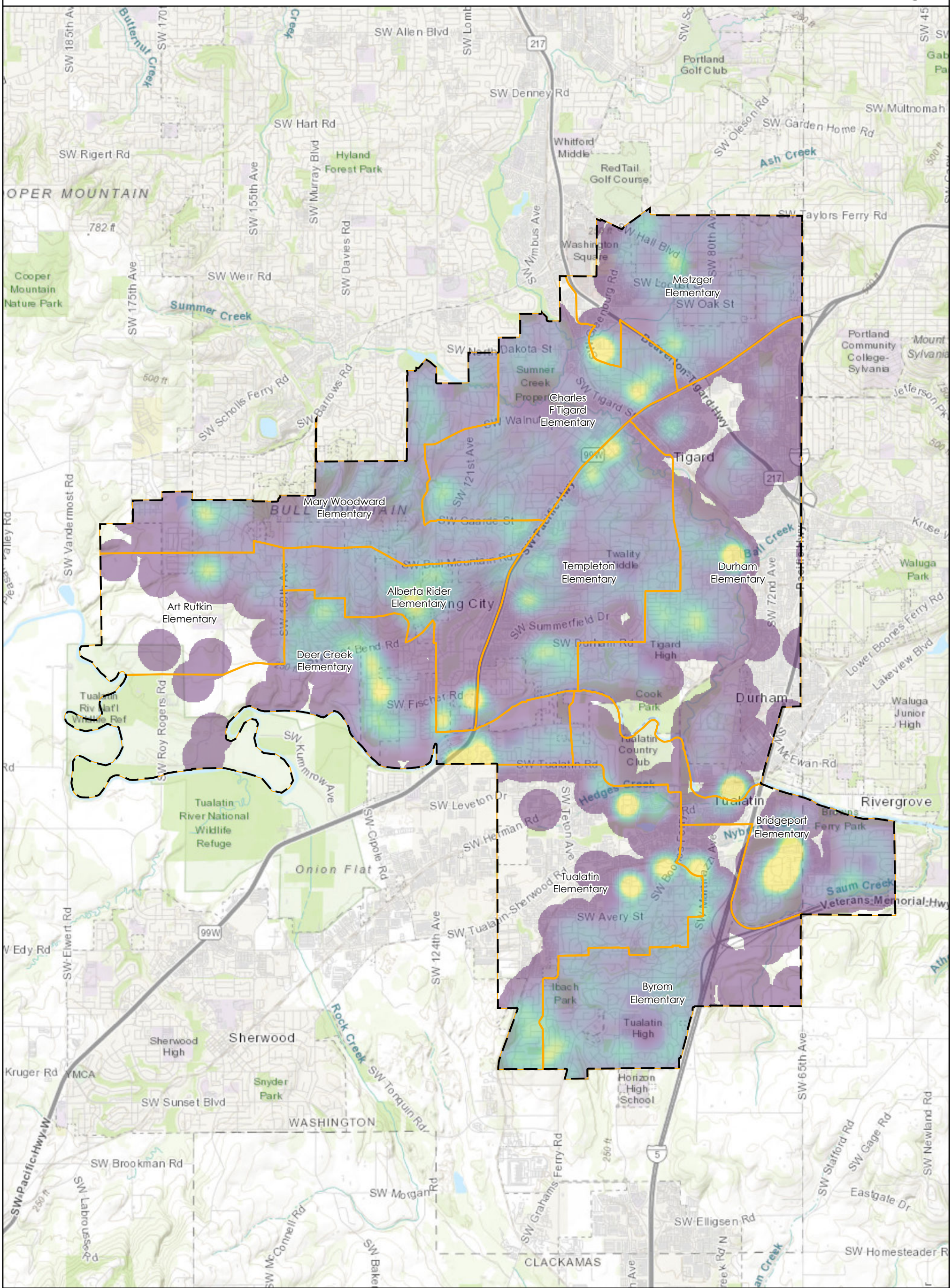
Elementary School Attendance Area (2022-23)

- Alberta Rider Elementary
- Art Rutkin Elementary
- Bridgeport Elementary
- Byrom Elementary
- Charles F Tigard Elementary
- Deer Creek Elementary
- Durham Elementary
- Mary Woodward Elementary
- Metzger Elementary
- Templeton Elementary
- Tualatin Elementary

Figure 1

Tigard-Tualatin School District
Educate Every Child

Student Density



FLO Analytics

0 0.25 0.5 1 Miles

N

District Boundary

Elementary School Attendance Area

Student Density per Square Mile

Sparse

Dense

Figure 2

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

	2000	2010	2020	Average Annual Growth 2000-2010	Average Annual Growth 2010-2020
Tigard-Tualatin S.D.	72,164	83,578	93,918	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 Tigard (TTSD part)	34,066	40,756	44,854	1.8%	1.0%
City of Tualatin (TTSD part)	21,074	24,658	26,578	1.6%	0.8%
TTSD Unincorporated Area	13,693	13,702	15,358	0.0%	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%

Figure 4: TTSD Population by Age Group: 2000 to 2020

	2000	2010	2020	Average Annual Growth 2000-2010	Average Annual Growth 2010-2020
Total Population	72,164	83,578	93,918	1.5%	1.2%
Age 18 and over	53,852	63,189	73,808	1.6%	1.6%
Under age 18	18,312	20,389	20,110	1.1%	-0.1%
Under 18 share of total	25%	24%	21%	--	--

Table 3 and 4 source: U.S. Census Bureau, 2000, 2010, and 2020 Censuses.

Figure 5: Student Generation Rates

Summary of 2022-23 TTSD K-12 Students per Housing Unit Built 2014-2021

Housing Type	K-5	6-8	9-12	K-12 Total
Single-family	0.17	0.07	0.07	0.32
Detached	0.20	0.08	0.08	0.36
Attached[(a)]	0.08	0.03	0.05	0.16
Multifamily[(b)]	0.06	0.03	0.04	0.13
Income-restricted	0.11	0.06	0.05	0.22
Market Rate	0.03	0.02	0.03	0.09

(a) Attached homes, or detached homes on lots smaller than 2,750 square feet.

(b) Excludes senior housing.

Tigard-Tualatin School District
Educate Every Child

Residential Development

Point data in the map represents specific information provided by local, county, or regional data sources. Developments with less than five units are not labeled.

Ti - 18
Ti - 19
WC - 1
Metzger Elementary
Ti - 1
WC - 3
Ti - 20
Charles F Tigard Elementary
Ti - 15
Ti - 17
Ti - 5
Ti - 16
WC - 2
Ti - 8
Ti - 7
Ti - 9
Mary Woodward Elementary
Ti - 24
Ti - 12
WC - 4
Ti - 6
Ti - 22
Ti - 23
Ti - 3
Ti - 4
Templeton Elementary
Ti - 11
Ti - 10
Ti - 25
Art Rutkin Elementary
Ti - 21
Alberta Rider Elementary
Ti - 2
Ti - 13
Ti - 14
Durham Elementary
D - 1
Deer Creek Elementary
KC - 5
KC - 4
KC - 2
KC - 3
Tu - 2
KC - 1
Tualatin River National Wildlife Refuge
Tu - 4
Bridgeport Elementary
Tualatin Elementary
Tu - 1
Tu - 3
Tu - 5
Byrom Elementary

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

FLO Analytics

 # Label
Correspond to Map IDs on Figure 7

Single-family Housing
# of Units
5-17
18-36
37-79
80-158
>158

Multifamily Housing
# of Units
0 - 38
39 - 144
145 - 348
348 - 500
> 500

0 0.25 0.5 1 Miles

N

Figure 6

Figure 7: Residential Development Details

Map ID	Jurisdiction	Source	Development Name	Type	Total Units	Oct 2022 Status/ Timeline	Address	Elementary Attendance Area	Notes
D - 1	Durham	City planner	Durham Heights	SF	36	approved	16575 SW Upper Boones Ferry Rd	Durham	approved in 2021, construction delayed until 2023
KC - 1	King City	City planner & city website	Ponderosa Pines	SF	12	under construction	17435 SW 131st Ave	Deer Creek	
KC - 2	King City	City planner & city website	Summa Lodge Homes	SF	16	under construction	16935 SW 131st Ave	Deer Creek	
KC - 3	King City	City planner & city website	Habitat for Humanity	MF	16	planned	17165 SW Pacific Highway	Alberta Rider	townhomes
KC - 4	King City	City planner & city website	Kingston Terrace	MF	1,222	planned	King City UGB expansion area	Deer Creek	initial areas to be annexed within 1-2 years
KC - 5	King City	City planner & city website	Kingston Terrace	SF	2,362	planned	King City UGB expansion area	Deer Creek	initial areas to be annexed within 1-2 years
Ti - 1	Tigard	City website	Ashbrook Villas	SF	23	homes permitted beginning Oct 2022	10970 SW 95th Ave	Charles F Tigard	
Ti - 2	Tigard	City website	Pacific Ridge Apartments	MF	76	under construction	11321 SW Naeve St	Templeton	one and two bedroom units
Ti - 3	Tigard	City website	Heights at Bull Mountain	SF	63	no permits yet; subdivision approved	12200 SW Bull Mountain Rd	Alberta Rider	
Ti - 4	Tigard	City website	Array Apartments	MF	57	permitting	11510 SW Bull Mountain Rd	Alberta Rider	
Ti - 5	Tigard	City website	AVA Mixed Use	MF	22	site work permit on hold	12535 SW Main St	Templeton	
Ti - 6	Tigard	City website	Foran Hills	SF	15	under construction	13145 SW Bull Mountain Rd	Mary Woodward	
Ti - 7	Tigard	City website	River Terrace Town Center	SF	143	planned; site work underway	13580 SW Roy Rogers Rd	Mary Woodward	93 detached and 50 rowhome lots
Ti - 8	Tigard	City website	River Terrace Town Center	MF	348	planned; site work underway	13580 SW Roy Rogers Rd	Mary Woodward	
Ti - 9	Tigard	City website	Riverside at Scholls Meadow	SF	79	under construction	13921 SW Roy Rogers Rd	Mary Woodward	55 detached and 24 rowhome lots
Ti - 10	Tigard	City website	Serenus	SF	23	platted	14630 SW 79th Ave	Durham	
Ti - 11	Tigard	City website	East Butte Subdivision	SF	12	approved	14940 SW 103rd Ave	Templeton	
Ti - 12	Tigard	City website	Bull Mountain Summit	SF	11	homes permitted May 2022	15345 SW Bull Mountain Road	Mary Woodward	
Ti - 13	Tigard	City website	Brookside	SF	19	first SFD permits issued 2022	15570 SW 79th Ave	Durham	11 detached and 8 rowhome lots
Ti - 14	Tigard	Tigard Planner	Darby Ridge	SF	34	land use approved	15955 SW 150th Avenue	Art Rutkin	34 lots for detached homes
Ti - 15	Tigard	City website	Dartmouth Crossing Apartments	MF	85	planned	6835 SW Clinton St	Durham	Site work permit issued for a four-story, 85-unit, affordable housing apartment building with plaza.
Ti - 16	Tigard	City website	Hampton Street Apartments	MF	55	planned	7007 SW Hampton St	Durham	Site work permit issued for new 5 story multi-family apartment building.

Each record represents a unique SF or MF residential development.
Map IDs correspond to labels depicted in Figure 6.

Figure 7: Residential Development Details

Map ID	Jurisdiction	Source	Development Name	Type	Total Units	Oct 2022 Status/ Timeline	Address	Elementary Attendance Area	Notes
Ti - 17	Tigard	City website	Hermoso Apartments	MF	38	site cleared	7460 SW HERMOSO WAY	Durham	
Ti - 18	Tigard	City website	Terrace Glen	MF	144	under construction	9640 SW Greenburg Rd	Metzger	affordable family and senior housing, studio, 1, 2, 3, and 4 bedroom units
Ti - 19	Tigard	City website	Sears Redevelopment	MF	500	proposed	9800 SW Washington Square Rd	Metzger	
Ti - 20	Tigard	City website	Weston Oaks	SF	17	platted	east side of SW 95th Ave, 180 ft south of SW Tangela Ct	Charles F Tigard	
Ti - 21	Tigard	City website	River Terrace Crossing	SF	198	under construction	SW 150th and Hawk Ridge Rd	Art Rutkin	
Ti - 22	Tigard	City website	South River Terrace	SF	235	under construction	west of Roy Rogers Road, South of Roshak	Art Rutkin	117 detached and 118 rowhome lots
Ti - 23	Tigard	City website	South River Terrace	MF	108	under construction	west of Roy Rogers Road, South of Roshak	Art Rutkin	16 duplex and 102 triplex units
Ti - 24	Tigard	City website	Eastridge II	SF	244	homes completed and under construction	east of Roy Rogers Road,north of Bull Mountain Road	Mary Woodward	166 detached and 78 rowhome lots, formerly called Polygon at Roshak Ridge
Ti - 25	Tigard	City website	River Terrace Park	SF	158	under construction	west of SW 161st Ave, north of Art Rutkin School	Art Rutkin	
Tu - 1	Tualatin	City website	Sagert Grove	SF	7	plat recorded	9440 SW Sagert Street	Tualatin	
Tu - 2	Tualatin	City website	Hazelbrook Estates	SF	5	plat recorded	10605 SW Hazelbrook Road	Deer Creek	
Tu - 3	Tualatin	City website	Tualatin Heights Apartments	MF	116	planned	9301 SW Sagert Street	Tualatin	adding 116 units to existing 220 unit MFR; no land use permits for development received as of Nov. 9 2022
Tu - 4	Tualatin	City website	Commons on the Tualatin	MF	264	under construction	6645 SW Nyberg Lane	Bridgeport	Building permits issued 11/4/2022; Studio/1BR: 110 units, 2 BR: 111 units, 3 BR: 43 units
Tu - 5	Tualatin	City website	Alden Apartments	MF	29	under review	7800 SW Sagart St	Byrom	29 unit net addition to existing apartments
WC - 1	Washington County	County land use file	Metzger Square	MF	19	pre-application as of 10/26/22	10125 SW Hall Blvd	Metzger	two mixed use (MF & commercial) buildings in two phases, 15-19 units
WC - 2	Washington County	County land use file	Mission Homes NW	SF	11	pre-application as of October 2022	W Sevilla Ave & SW Parkdale Ave	Charles F Tigard	
WC - 3	Washington County	County land use file	Buran Estates Subdivision	SF	8	application as of October 2022	10860 SW 89th Ave	Metzger	2 detached and 6 rowhome lots
WC - 4	Washington County	County land use file	Bull Mountain	SF	6	application as of May 2022	15210 SW Bull Mountain Rd	Art Rutkin	

Each record represents a unique SF or MF residential development.
Map IDs correspond to labels depicted in Figure 6.

Figure 8: Historical and Current Enrollment by Grade

Grade	2017–18	2018–19	2019–20	2020–21	2021–22	2022–23	2017–18 to 2022–23
K	901	862	919	702	799	729	-172
1	936	930	870	870	770	846	-90
2	903	922	899	819	881	795	-108
3	916	912	939	835	819	861	-55
4	993	934	885	880	850	839	-154
5	986	978	961	842	880	847	-139
6	962	967	993	913	861	865	-97
7	945	967	961	946	908	849	-96
8	933	930	976	920	961	899	-34
9	993	963	971	969	947	982	-11
10	1,005	985	973	933	973	942	-63
11	1,026	957	968	926	921	950	-76
12	1,053	1,019	969	977	948	921	-132
District-wide Total	**12,552**	**12,326**	**12,284**	**11,532**	**11,518**	**11,325**	**-1,227**

TTSD October 2017–18 to 2022–23 enrollment (headcount) by grade, not including pre-kindergarten, MITCH Charter School, Cordero Residential Program, Lifeworks NW, Transition Program, or Tutorial Program. The lowest and highest enrollment values per grade are highlighted blue and orange, respectively.

Figure 9: Historical and Current Enrollment by School and Grade Group

School Name	2017–18	2018–19	2019–20	2020–21	2021–22	2022–23	2017–18 to 2022–23
Alberta Rider ES	559	558	536	500	489	504	-55
Bridgeport ES	521	549	261	228	206	195	-49
Bridgeport ES TWI	(a)	(a)	308	299	285	277	
Byrom ES	562	557	535	426	400	417	-145
C.F.Tigard ES	485	478	482	459	426	476	-9
Deer Creek ES	611	605	569	537	534	566	-45
Durham ES	552	560	559	527	508	564	12
Mary Woodward ES	534	569	583	522	472	481	-53
Metzger ES	665	618	313	267	248	276	-145
Metzger ES TWI	(a)	(a)	300	272	270	244	
Templeton ES	611	556	545	504	479	522	-89
Tualatin ES	535	488	482	407	369	395	-140
Tigard-Tualatin Virtual Academy (K-5)	--	--	--	--	313	(b)	--
K–5 Total	**5,635**	**5,538**	**5,473**	**4,948**	**4,999**	**4,917**	**-718**
Fowler MS	801	835	855	836	763	775	-26
Hazelbrook MS	970	995	992	925	873	877	-93
Twality MS	1,066	1,034	1,083	1,018	952	920	-146
Durham Center (8)	2	--	--	--	--	--	-2
Tigard-Tualatin Online Academy (8)	1	--	--	--	--	--	-1
Tigard-Tualatin Virtual Academy (6-8)	--	--	--	--	142	41	41
6–8 Total	**2,840**	**2,864**	**2,930**	**2,779**	**2,730**	**2,613**	**-227**
Tigard HS	1,960	1,832	1,778	1,780	1,746	1,805	-155
Tualatin HS	1,998	1,947	1,918	1,854	1,715	1,741	-257
Creekside Community HS	0	0	185	171	168	167	167
Durham Center (9-12)	48	52	0	0	0	0	-48
Tigard-Tualatin Online Academy (9-12)	71	93	0	0	0	0	-71
Tigard-Tualatin Virtual Academy (9-12)	0	0	0	0	160	82	82
9–12 Total	**4,077**	**3,924**	**3,881**	**3,805**	**3,789**	**3,795**	**-282**
District-wide Total	**12,552**	**12,326**	**12,284**	**11,532**	**11,518**	**11,325**	**-1,227**

TTSD October 2017–18 to 2022–23 enrollment (headcount) by grade, not including pre-kindergarten, MITCH Charter School, Cordero Residential Program, Lifeworks NW, Transition Program, or Tutorial Program. The lowest and highest enrollment values per school are highlighted blue and orange, respectively.

(a) Two-way immersion program enrollment is included in Bridgeport and Metzger counts before 2019-20.
(b) TTVA K-5th grade students are counted at elementary schools in 2022-23.

Figure 10: 2022–2023 District-wide Transfer Rates

Grade Group	Enrollment Total	Enrollment from Out-of-District	Enrollment In-District	Transfers Intra-district	Transfers Total	Transfer Rate Intra-district	Transfer Rate from Out-of-District	Transfer Rate Total
K–5	4,917	108	4,809	364	472	7.6%	2.2%	9.6%
6–8	2,613	51	2,562	137	188	5.3%	2.0%	7.2%
9–12	3,795	101	3,694	355	456	9.6%	2.7%	12.0%
District-wide	**11,325**	**260**	**11,065**	**856**	**1,116**	**7.7%**	**2.3%**	**9.9%**

TTSD October 2022–23 enrollment, not including pre-kindergarten, MITCH Charter School, Cordero Residential Program, Lifeworks NW, Transition Program, or Tutorial Program. Residence counts are based on 2022-23 attendance area boundaries.

Figure 11: 2022–2023 Elementary School Enrollment Patterns
Residence-Attendance Matrix

School of Attendance (22-23) / Attendance Area (23-24)	Residence Count	Alberta Rider ES	Bridgeport ES	Bridgeport ES TWI	Byrom ES	Charles F Tigard ES	Deer Creek ES	Durham ES	Mary Woodward ES	Metzger ES	Metzger ES TWI	Templeton ES	Tualatin ES	Capture Rate	Transfer Out Student Total	Transfer Out Rate
Alberta Rider ESAA	378	360		3		1	7	2	2	1		2		95.7%	21	4.3%
Art Rutkin ESAA (a)	115	112					1		2							
Bridgeport ESAA	360		180	158	6		3	1	1				11	93.9%	22	6.1%
Byrom ESAA	419		3	33	375								8	89.5%	44	10.5%
CharlESAA F Tigard ESAA	500		2	3		447	1	7	7	5	25	3		89.4%	53	10.6%
Deer Creek ESAA	585	11	2	13			536	1	4		2	1	15	91.6%	49	8.4%
Durham ESAA	573	1		12	2	3		536		1	8	7	3	93.5%	37	6.5%
Mary Woodward ESAA	466	5		1		1	6	1	445		5	2		95.5%	21	4.5%
Metzger ESAA	470	1		3		2		1	3	267	188	5		96.8%	15	3.2%
Templeton ESAA	537	4	1	5		9	3	12	4		8	491		91.4%	46	8.6%
Tualatin ESAA	406		1	24	27		1		1	1		1	350	86.2%	56	13.8%
K–5 Subtotals	4,809	494	189	255	410	463	558	561	469	275	236	512	387	--	--	--
Out of District	108	10	6	22	7	13	8	3	12	1	8	10	8	--	--	--
K–5 Totals	4,917	504	195	277	417	476	566	564	481	276	244	522	395	--	--	--
Transfer In Student Total	472	32	15	119	42	29	30	28	36	9	56	31	45	--	--	--
Transfer In Rate	9.6%	6.3%	7.7%	43.0%	10.1%	6.1%	5.3%	5.0%	7.5%	3.3%	23.0%	5.9%	11.4%	--	--	--

TTSD October 2022–23 enrollment, not including pre-kindergarten, MITCH Charter School, or Lifeworks NW. Residence counts are based on 2023-24 attendance area boundaries.

(a) A portion of the current Alberta Rider ES AA will be reassigned to Art Rutkin ES in 2023-24.

Figure 12: 2022–2023 Middle School Enrollment Patterns
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	Transfer Out Rate
Fowler MSAA	764	719	3	23	19	94.1%	45	5.9%
Hazelbrook MSAA	840	4	821	4	11	97.7%	19	2.3%
Twality MSAA	958	33	30	885	10	92.4%	73	7.6%
6–8 Subtotals	2,562	756	854	912	40	--	--	--
Out of District	51	19	23	8	1	--	--	--
6–8 Totals	2,613	775	877	920	41	--	--	--
Transfer In Student Total	188	56	56	35	41	--	--	--
Transfer In Rate	7.2%	7.2%	6.4%	3.8%	100%	--	--	--

TTSD October 2022–23 enrollment, not including Cordero Residential Program, Lifeworks NW, or Tutorial Program. Residence counts are based on 2022-23 attendance area boundaries, which will be unchanged in 2023-24.

Figure 13: 2022–2023 High School Enrollment Patterns
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	Transfer Out Rate
Tigard HSAA	1,806	1,674	25	75	32	92.7%	132	7.3%
Tualatin HSAA	1,888	95	1,665	82	46	88.2%	223	11.8%
9–12 Subtotals	3,694	1,769	1,690	157	78	--	--	--
Out of District	101	36	51	10	4	--	--	--
9–12 Totals	3,795	1,805	1,741	167	82	--	--	--
Transfer In Student Total	456	131	76	167	82	--	--	--
Transfer In Rate	12.0%	7.3%	4%	100%	100%	--	--	--

TTSD October 2022–23 enrollment, not including Cordero Residential Program, Lifeworks NW, Transition Program, or Tutorial Program. Residence counts are based on 2022-23 attendance area boundaries, which will be unchanged in 2023-24.

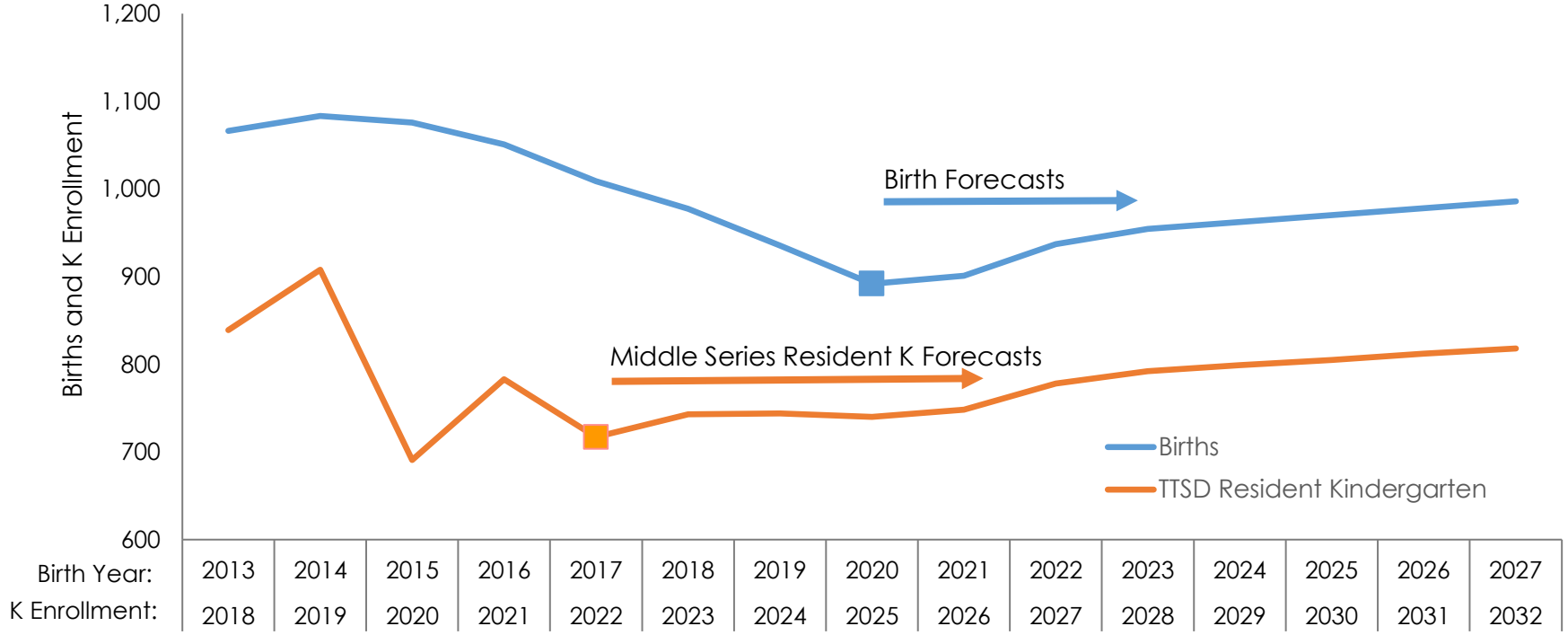
Figure 14: District Births and Resident Kindergarten Enrollment, Middle Scenario

Births to District Residents — ***Forecasts →***

Birth Year:	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
	1,066	1,083	1,076	1,051	1,009	977	935	892	901	937	954	962	970	978	986

Resident K — ***Forecasts →***

School Year:	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Kindergarten:	839	908	691	783	717	743	744	740	748	778	792	799	805	812	818
Ratio:	0.79	0.84	0.64	0.75	0.71	0.76	0.80	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83



Estimated births to TTSD residents 2013 to 2021 and kindergarten students residing in TTSD and attending TTSD schools in the 2018–19 to 2022–23 school years. Birth cohorts are aligned with kindergarten cohorts (e.g. 2013 is allocated from one third of 2012 births and two thirds of 2013 births, estimating the Sept-Aug birth cohort). The ratio is calculated by dividing each K class by the live birth total five years earlier (e.g., October 2018 K divided by 2012–13 births). Births from 2022 to 2027, which inform K classes beginning with the 2027–28 school year, were projected based on forecasts of women of childbearing age and estimates of age-specific birth rates.

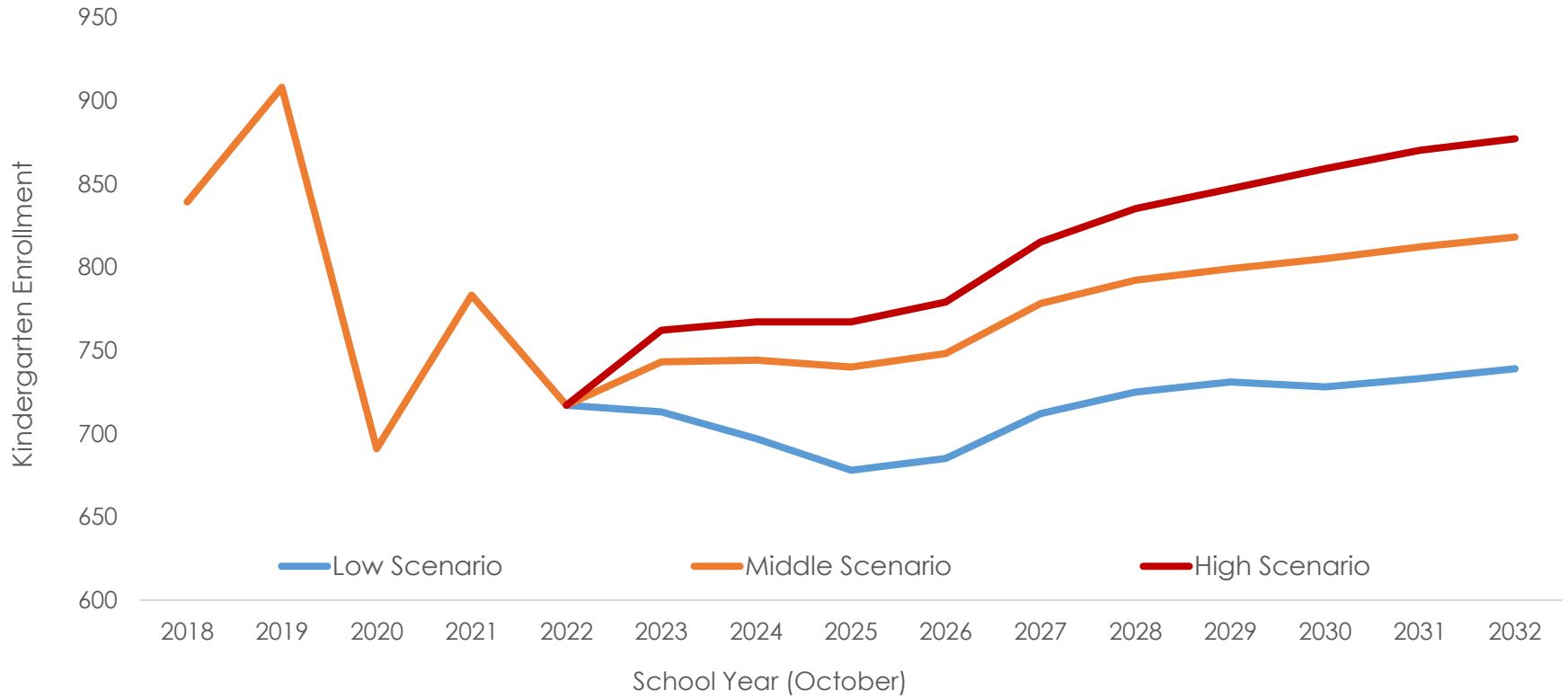
Figure 15: Grade Progression Rates

Grade Progression Ratios	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	3-year pre-COVID Average	2023-24 Forecast	2024-25 Forecast	2025-26 to 2032-33 Forecast
K-1	1.05	1.03	1.01	0.94	1.09	1.06	1.03	1.06	1.06	1.04
1-2	1.03	0.99	0.97	0.94	1.01	1.03	1.00	1.01	1.02	1.01
2-3	1.00	1.00	1.01	0.92	0.99	0.97	1.01	1.01	1.02	1.01
3-4	1.01	1.01	0.97	0.94	1.02	1.03	1.00	1.01	1.02	1.01
4-5	0.99	0.98	1.03	0.94	1.00	0.99	1.00	1.00	1.01	1.01
5-6	1.00	0.98	1.01	0.96	1.03	0.99	1.00	1.00	1.01	1.00
6-7	1.02	1.00	0.99	0.94	1.00	0.99	1.00	1.00	1.01	1.01
7-8	1.01	0.98	1.00	0.96	1.02	0.99	1.00	1.00	1.01	1.01
8-9	1.05	1.03	1.03	1.00	1.03	1.02	1.04	1.04	1.05	1.04
9-10	0.97	0.98	1.01	0.96	1.00	0.98	0.98	0.99	1.00	0.99
10-11	0.97	0.94	0.97	0.94	0.99	0.97	0.96	0.98	0.99	0.99
11-12	1.02	0.97	0.99	1.00	1.01	0.99	1.00	1.00	1.01	1.01

Historical and middle scenario forecast Grade Progression Ratios (GPR) based on District resident October enrollment, not including out-of-district residents. 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. For instance, 800 kindergarteners in year 1 becoming 832 first graders in year 2 yields a GPR of 1.04. GPRs quantify how cohort sizes change as students progress to subsequent grades by considering that not all students advance to the next grade and new students join existing cohorts. A GPR value greater than 1.0 indicates that the student cohort increased in size from one grade to the next. Conversely, a GPR value less than 1.00 indicates that the student cohort decreased in size from one grade to the next. Forecast GPRs are near or slightly above the pre-COVID average.

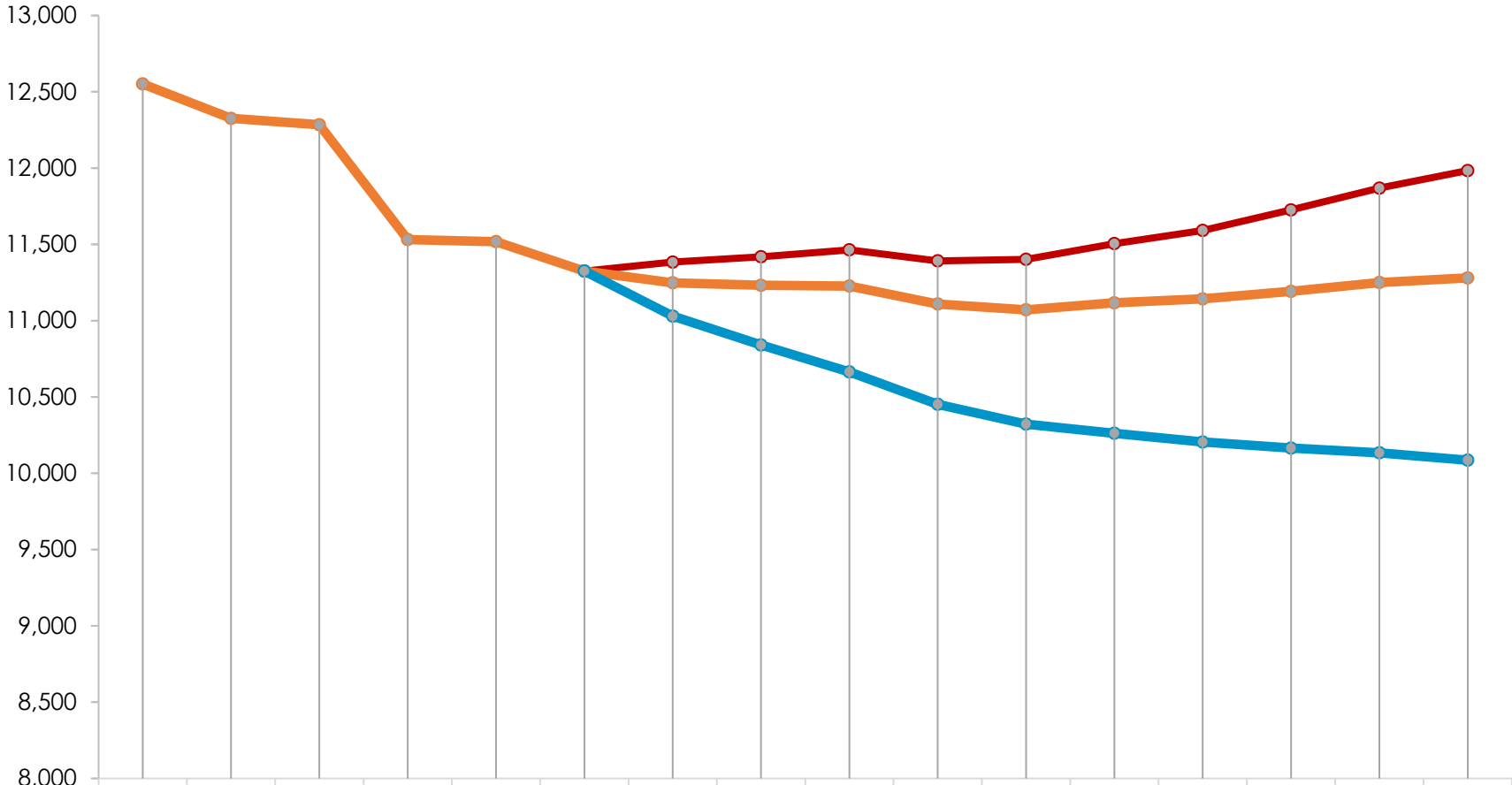
Figure 16: Resident Kindergarten Enrollment and Ratio to Births

	Resident K Enrollment					*Forecasts* →									
Scenario	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**
Low					717	713	697	678	685	712	725	731	728	733	739
Ratio to Births					0.71	0.73	0.75	0.76	0.76	0.76	0.76	0.76	0.75	0.75	0.75
Middle	839	908	691	783	717	743	744	740	748	778	792	799	805	812	818
Ratio to Births	0.79	0.84	0.64	0.75	0.71	0.76	0.80	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83
High					717	762	767	767	779	815	835	847	859	870	877
Ratio to Births					0.71	0.78	0.82	0.86	0.86	0.87	0.87	0.88	0.89	0.89	0.89



Historical kindergarten students residing in TTSD and attending TTSD schools in the 2018–19 to 2022–23 school years, and FLO Analytics forecasts of resident kindergarten enrollment under low, middle, and high scenarios. Ratios are calculated by dividing each K class by the historical and forecast live birth totals five years earlier (e.g., October 2018 K divided by 2012–13 births).

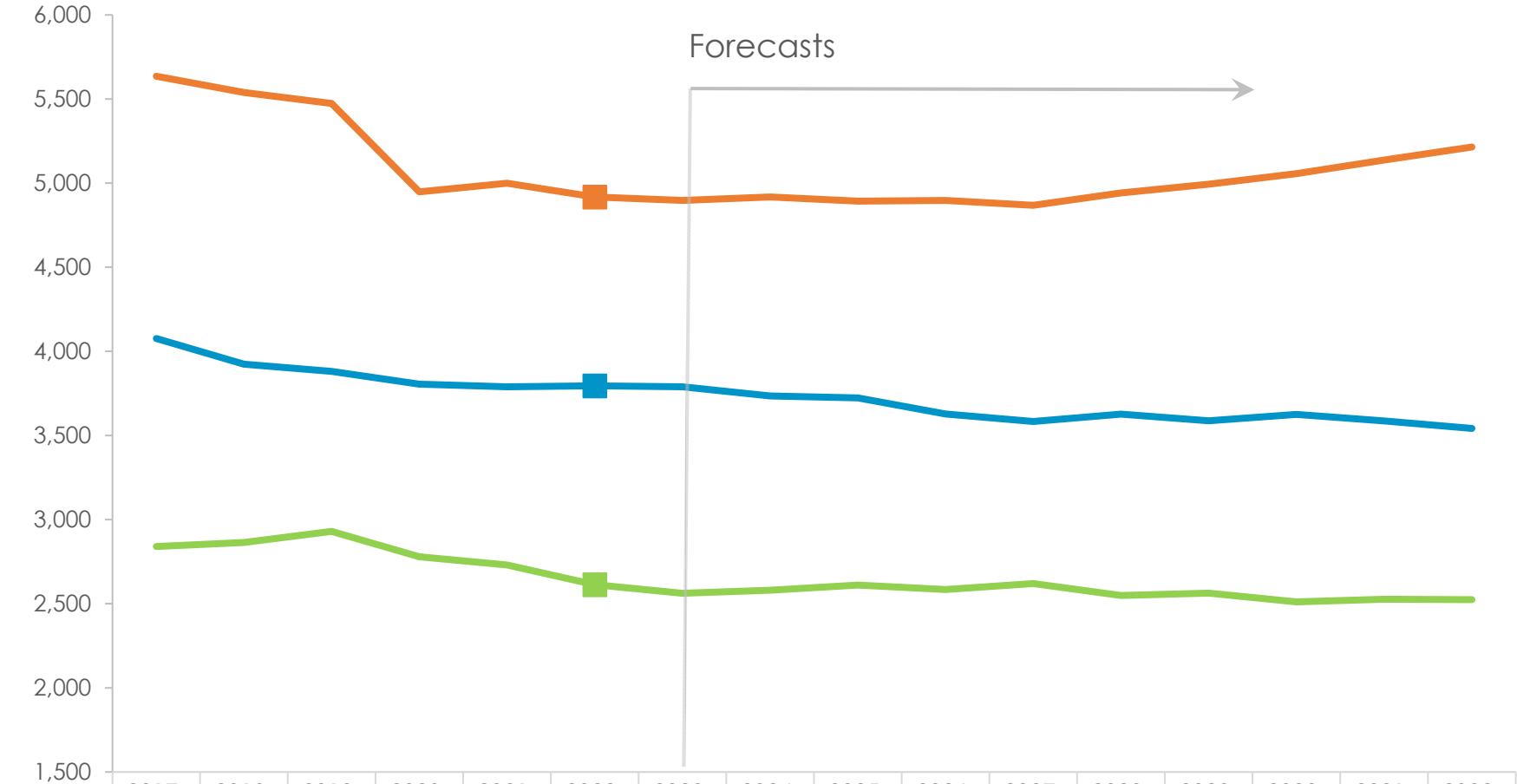
Figure 17: Districtwide Enrollment Forecasts: Low, Middle, and High Scenarios



	2017-18	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
High						11,325	11,384	11,419	11,464	11,392	11,402	11,505	11,591	11,726	11,869	11,984
Middle	12,552	12,326	12,284	11,532	11,518	11,325	11,248	11,232	11,227	11,109	11,071	11,117	11,143	11,192	11,250	11,280
Low						11,325	11,030	10,841	10,664	10,452	10,322	10,262	10,205	10,165	10,134	10,086

TTSD October 2017–18 to 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts, not including pre-kindergarten, MITCH Charter School, Cordero Residential Program, Lifeworks NW, Transition Program, or Tutorial Program. Enrollment values include all students living within and outside the district boundary.

Figure 18: Enrollment Forecasts by Grade Group: Middle (Preferred) Scenario



	2017-18	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
K-5	5,635	5,538	5,473	4,948	4,999	4,917	4,897	4,917	4,893	4,897	4,868	4,941	4,993	5,056	5,137	5,214
6-8	2,840	2,864	2,930	2,779	2,730	2,613	2,562	2,580	2,611	2,584	2,620	2,549	2,563	2,511	2,527	2,524
9-12	4,077	3,924	3,881	3,805	3,789	3,795	3,789	3,735	3,723	3,628	3,583	3,627	3,587	3,625	3,586	3,542

TTSD October 2017–18 to 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts, not including pre-kindergarten, MITCH Charter School, Cordero Residential Program, Lifeworks NW, Transition Program, or Tutorial Program. Enrollment values include all students living within and outside the district boundary.

Figure 19: Residence-Based Enrollment Forecasts by Individual Grade

	Grade	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
	K	717	743	744	740	748	778	792	799	805	812	818
	1	831	757	789	790	780	788	821	836	843	850	857
	2	781	836	769	802	797	786	796	829	845	852	859
	3	842	786	850	782	809	804	794	804	838	854	861
	4	817	851	802	865	790	817	814	804	814	848	864
	5	821	821	862	812	869	793	822	819	809	819	853
	6	844	818	826	868	811	868	793	822	819	809	819
	7	832	847	829	837	873	816	875	799	828	825	815
	8	886	834	857	839	840	876	821	880	804	833	830
	9	964	917	872	896	871	872	911	854	915	836	866
	10	914	953	915	871	887	863	865	904	848	908	830
	11	927	898	945	908	857	873	851	853	891	836	895
	12	889	928	908	956	911	860	878	856	858	896	841
Residing in District *(Residence-Based)*	***K-5***	*4,809*	*4,794*	*4,816*	*4,791*	*4,793*	*4,766*	*4,839*	*4,891*	*4,954*	*5,035*	*5,112*
	6-8	*2,562*	*2,499*	*2,512*	*2,544*	*2,524*	*2,560*	*2,489*	*2,501*	*2,451*	*2,467*	*2,464*
	9-12	*3,694*	*3,696*	*3,640*	*3,631*	*3,526*	*3,468*	*3,505*	*3,467*	*3,512*	*3,476*	*3,432*
	Total	*11,065*	*10,989*	*10,968*	*10,966*	*10,843*	*10,794*	*10,833*	*10,859*	*10,917*	*10,978*	*11,008*
Out-of-District	***K-5***	*108*	*103*	*101*	*102*	*104*	*102*	*102*	*102*	*102*	*102*	*102*
	6-8	*51*	*63*	*68*	*67*	*60*	*60*	*60*	*62*	*60*	*60*	*60*
	9-12	*101*	*93*	*95*	*92*	*102*	*115*	*122*	*120*	*113*	*110*	*110*
	Total	*260*	*259*	*264*	*261*	*266*	*277*	*284*	*284*	*275*	*272*	*272*
Total Enrollment	***K-5***	*4,917*	*4,897*	*4,917*	*4,893*	*4,897*	*4,868*	*4,941*	*4,993*	*5,056*	*5,137*	*5,214*
	6-8	*2,613*	*2,562*	*2,580*	*2,611*	*2,584*	*2,620*	*2,549*	*2,563*	*2,511*	*2,527*	*2,524*
	9-12	*3,795*	*3,789*	*3,735*	*3,723*	*3,628*	*3,583*	*3,627*	*3,587*	*3,625*	*3,586*	*3,542*
	Total	*11,325*	*11,248*	*11,232*	*11,227*	*11,109*	*11,071*	*11,117*	*11,143*	*11,192*	*11,250*	*11,280*

TTSD October 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts (middle, or preferred, scenario), not including pre-kindergarten, MITCH Charter School, Cordero Residential Program, Lifeworks NW, Transition Program, or Tutorial Program.

Figure 20: Enrollment Forecasts by Individual Grade: Middle Scenario

Grade	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33
K	729	755	756	752	760	790	804	811	817	824	830
1	846	771	803	804	794	802	835	850	857	864	871
2	795	853	785	818	813	802	812	845	861	868	875
3	861	803	870	801	828	823	813	823	857	873	880
4	839	871	820	887	810	837	834	824	834	868	884
5	847	844	883	831	892	814	843	840	830	840	874
6	865	843	848	888	829	890	813	842	839	829	839
7	849	868	854	859	893	834	897	819	848	845	835
8	899	851	878	864	862	896	839	902	824	853	850
9	982	931	891	919	899	896	933	874	939	858	888
10	942	974	932	894	914	896	894	930	872	937	856
11	950	927	967	926	881	901	886	883	918	861	925
12	921	957	945	984	934	890	914	900	896	930	873
K–5	*4,917*	*4,897*	*4,917*	*4,893*	*4,897*	*4,868*	*4,941*	*4,993*	*5,056*	*5,137*	*5,214*
6–8	*2,613*	*2,562*	*2,580*	*2,611*	*2,584*	*2,620*	*2,549*	*2,563*	*2,511*	*2,527*	*2,524*
9–12	*3,795*	*3,789*	*3,735*	*3,723*	*3,628*	*3,583*	*3,627*	*3,587*	*3,625*	*3,586*	*3,542*
Total	*11,325*	*11,248*	*11,232*	*11,227*	*11,109*	*11,071*	*11,117*	*11,143*	*11,192*	*11,250*	*11,280*

TTSD October 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts, not including pre-kindergarten, MITCH Charter School, Cordero Residential Program, Lifeworks NW, Transition Program, or Tutorial Program.

Figure 21: Enrollment Forecasts by School/Program

School Name	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2032–33
Alberta Rider ES	504	387	377	373	360	370	395
Art Rutkin ES	--	153	197	262	311	347	395
Bridgeport ES	195	189	184	184	183	182	200
Bridgeport ES TWI	277	273	274	266	262	254	275
Byrom ES	417	406	396	382	389	366	397
C.F.Tigard ES	476	477	473	454	444	446	465
Deer Creek ES	566	564	564	549	540	524	640
Durham ES	564	574	572	571	577	578	594
Mary Woodward ES	481	482	497	511	507	497	487
Metzger ES	276	269	268	250	244	236	249
Metzger ES TWI	244	243	238	231	229	227	238
Templeton ES	522	507	503	508	500	484	514
Tualatin ES	395	373	374	352	351	357	365
K–5 Total	**4,917**	**4,897**	**4,917**	**4,893**	**4,897**	**4,868**	**5,214**
Fowler MS	775	747	737	774	765	767	683
Hazelbrook MS	877	843	818	804	738	752	707
Twality MS	920	931	984	992	1,040	1,060	1,093
Tigard-Tualatin Virtual Academy (6-8)	41	41	41	41	41	41	41
6–8 Total	**2,613**	**2,562**	**2,580**	**2,611**	**2,584**	**2,620**	**2,524**
Tigard HS	1,805	1,784	1,751	1,696	1,647	1,633	1,595
Tualatin HS	1,741	1,756	1,735	1,778	1,732	1,701	1,698
Creekside Community HS	167	167	167	167	167	167	167
Tigard-Tualatin Virtual Academy (9-12)	82	82	82	82	82	82	82
9-12 Total	**3,795**	**3,789**	**3,735**	**3,723**	**3,628**	**3,583**	**3,542**
District-wide Total	**11,325**	**11,248**	**11,232**	**11,227**	**11,109**	**11,071**	**11,280**

TTSD October 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts, consistent with the district-wide middle, or preferred, scenario. Enrollment values do not include pre-Kindergarten, MITCH Charter School, Cordero Residential Program, Lifeworks NW, Transition Program, or Tutorial Program.

Figure 22: Facility Capacity and Enrollment

	Capacity		2022-23		2032-33	
School Name	**Excluding Portables**	**Including Portables**	**Enrollment**	**Available Capacity (including portables)**	**Enrollment**	**Available Capacity (including portables)**
Alberta Rider ES	600	600	504	96	395	205
Art Rutkin ES	600	600	--	N/A	395	205
Bridgeport ES	625	675	472	203	475	200
Byrom ES	625	725	417	308	397	328
C.F.Tigard ES	625	625	476	149	465	160
Deer Creek ES	600	650	566	84	640	10
Durham ES	575	575	564	11	594	-19
Mary Woodward ES	600	650	481	169	487	163
Metzger ES	625	725	520	205	487	238
Templeton ES	650	650	522	128	514	136
Tualatin ES	625	625	395	230	365	260
K–5 Total	**6,750**	**7,100**	**4,917**	**1,583**	**5,214**	**1,886**
Fowler MS	1,000	1,000	775	225	683	317
Hazelbrook MS	1,000	1,040	877	163	707	333
Twality MS	1,200	1,200	920	280	1,093	107
Tigard-Tualatin Virtual Academy (6-8)	0	0	41	N/A	41	N/A
6–8 Total	**3,200**	**3,240**	**2,613**	**668**	**2,524**	**757**
Tigard HS	2,000	2,000	1,805	195	1,595	405
Tualatin HS	2,000	2,000	1,741	259	1,698	302
Creekside Community HS	200	200	167	33	167	33
Tigard-Tualatin Virtual Academy (9-12)	0	0	82	N/A	82	N/A
9-12 Total	**4,200**	**4,200**	**3,795**	**487**	**3,542**	**740**
District-wide Total	**14,150**	**14,540**	**11,325**	**2,738**	**11,280**	**3,383**

TTSD capacity data and 2022-23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts, consistent with the district-wide middle, or preferred, scenario. Enrollment values do not include pre-Kindergarten, MITCH Charter School, Cordero Residential Program, Lifeworks NW, Transition Program, or Tutorial Program.

Figure 23: Total Enrollment Forecasts by Individual Grade: Low Scenario

Grade	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
K	729	725	709	690	697	724	737	743	740	745	751
1	846	752	751	734	713	721	748	763	770	766	772
2	795	837	758	758	740	719	727	755	770	778	773
3	861	791	844	767	766	748	726	736	764	779	787
4	839	852	798	852	772	771	753	732	742	770	785
5	847	832	857	802	855	775	774	757	736	746	774
6	865	831	827	852	796	849	769	770	753	732	742
7	849	855	833	829	853	797	850	771	772	755	734
8	899	835	852	830	825	849	793	847	769	770	753
9	982	918	861	879	855	849	874	818	873	793	794
10	942	955	905	850	866	844	838	863	808	863	783
11	950	908	934	885	830	845	825	820	844	790	844
12	921	939	912	936	884	831	848	830	824	847	794
K-5	*4,917*	*4,789*	*4,717*	*4,603*	*4,543*	*4,458*	*4,465*	*4,486*	*4,522*	*4,584*	*4,642*
6-8	*2,613*	*2,521*	*2,512*	*2,511*	*2,474*	*2,495*	*2,412*	*2,388*	*2,294*	*2,257*	*2,229*
9-12	*3,795*	*3,720*	*3,612*	*3,550*	*3,435*	*3,369*	*3,385*	*3,331*	*3,349*	*3,293*	*3,215*
Total	*11,325*	*11,030*	*10,841*	*10,664*	*10,452*	*10,322*	*10,262*	*10,205*	*10,165*	*10,134*	*10,086*

TTSD October 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts, not including pre-kindergarten, MITCH Charter School, Cordero Residential Program, Lifeworks NW, Transition Program, or Tutorial Program.

Figure 24: Total Enrollment Forecasts by Individual Grade: High Scenario

Grade	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
K	729	774	779	779	791	827	847	859	871	882	889
1	846	781	829	835	828	841	881	902	917	930	941
2	795	862	796	844	844	837	852	892	915	930	943
3	861	812	881	813	856	856	850	865	908	931	946
4	839	879	829	899	822	865	867	861	878	922	945
5	847	855	896	845	909	831	876	878	874	891	936
6	865	855	864	905	847	911	835	880	883	879	897
7	849	877	866	876	910	852	918	841	888	891	887
8	899	860	888	877	880	914	858	924	848	896	899
9	982	942	902	932	914	916	953	895	965	886	936
10	942	984	948	909	932	915	919	955	898	969	890
11	950	936	982	946	900	923	909	912	950	893	964
12	921	967	959	1,004	959	914	940	927	931	969	911
K-5	*4,917*	*4,963*	*5,010*	*5,015*	*5,050*	*5,057*	*5,173*	*5,257*	*5,363*	*5,486*	*5,600*
6-8	*2,613*	*2,592*	*2,618*	*2,658*	*2,637*	*2,677*	*2,611*	*2,645*	*2,619*	*2,666*	*2,683*
9-12	*3,795*	*3,829*	*3,791*	*3,791*	*3,705*	*3,668*	*3,721*	*3,689*	*3,744*	*3,717*	*3,701*
Total	*11,325*	*11,384*	*11,419*	*11,464*	*11,392*	*11,402*	*11,505*	*11,591*	*11,726*	*11,869*	*11,984*

TTSD October 2022–23 enrollment and FLO 2023–24 to 2032–33 enrollment forecasts, not including pre-kindergarten, MITCH Charter School, Cordero Residential Program, Lifeworks NW, Transition Program, or Tutorial Program.