TIGARD-TUALATIN SCHOOL DISTRICT

ENROLLMENT FORECASTS

2021-22 TO 2030-31



JANUARY, 2021

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ENROLLMENT FORECASTS
2021-22 TO 2030-31

Prepared By

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EXECUTIVE SUMMARY

This report presents the results of a demographic study conducted by the Portland State University Population Research Center (PRC) for the Tigard-Tualatin School District (TTSD). The study includes analyses of population, housing and enrollment trends affecting the District in recent years, estimates of the impacts of housing development on TTSD enrollment, and forecasts of district-wide and individual school enrollments for the 2021-22 to 2030-31 school years. Typically, the most recent October enrollment count is used as a baseline, or "launch" year for enrollment forecasts. However, due to the COVID-19 pandemic, October 2020 enrollment is an anomaly. Therefore, we used October 2019 as a baseline.

Population and Housing Trends

- There were 918 births to TTSD residents in 2019, the smallest annual total since 1993.

- About 2,900 housing units were added between 2010 and 2019. Over 1,000 additional homes have been recently completed or are under construction, including over 200 units of family-sized affordable rental apartments.

- In addition to the development now underway in River Terrace, future large-scale residential development is expected in King City, where master planning has begun for the 2018 urban growth boundary expansion, and concept planning has been initiated for urban reserve areas now being called River Terrace 2.0, to the west and south of the current River Terrace.

District-wide Enrollment Trends

- K-12 enrollment in fall 2020 was 11,532, a 752 student (six percent) decline from fall 2019.

- We conclude that all of the enrollment decline is attributable to choices that families are making in response to distance learning during the COVID-19 pandemic, a trend seen throughout Oregon and the U.S.

- The greatest impact of COVID-19 is seen in TTSD kindergartens, which likely would have enrolled over 900 students under normal circumstances, but instead enrolled 702 students, 217 fewer compared with fall 2019.

- Fall 2020 enrollment fell short of the January 2020 middle series forecast by 325 students (seven percent) in 1st-5th grades and 157 students (five percent) in 6th-8th grades.

- Grades 9-12 enrollment only fell by 76 students (two percent) from 2019-20, but significant growth was expected; grades 9-12 enrolled 310 students (eight percent) fewer than predicted in the January 2020 middle series forecast.

District-wide Population Forecasts

- Our *middle series* forecast for 2030 population in the TTSD is 102,988, an increase of 19,531 persons from the 2010 Census (1.1 percent average annual growth).

- School-age population (5 to 17) is forecast to increase at a slower rate than overall population. The 948-person growth in school-age population amounts to just six percent in the 20-year period between 2010 and 2030.

District-wide Middle Series Enrollment Forecasts

- In the *middle series* forecast, overall K-12 enrollment is expected to increase by 705 students (six percent) in the 11 years from the 2019-20 baseline to 2030-31.

- Growth averages just 0.3 percent annually through 2026-27 due to recent declines in births and elementary enrollment. In the remaining four years of the forecast through 2030-31 growth accelerates, averaging 0.9 percent annually.

- As current smaller elementary cohorts reach 6th grade, middle school enrollment initially declines, with 124 fewer students in 2023-24 than in 2019-20. After four years of growth, 6th-8th grade enrollments begin to fall again after 2027-28 due to the birth downturn of the mid to late 2010s.

- High school enrollment follows an inverse trend, growing through 2023-24, falling until 2027-28, and then growing again, ultimately adding 337 students (nine percent) over the 11-year period.

- Annual forecasts for individual schools consistent with the district-wide *middle series* are presented on pages 37-39, and in Appendix B.

District-wide Low Series Enrollment Forecasts

- The *low series* forecast depicts a scenario under which net migration remains at the relatively low level observed in the 2010s. K-12 enrollment is relatively unchanged in the long run, with increases in some years and decreases in others.

- Grades K-5 lose over 200 students between 2019-20 and 2027-28, then recover by 2030-31.

- Enrollment losses in grades 6-8 outweigh small gains year-over-year, resulting in net loss of 171 students (six percent) over the 11-year period.

- Only high school grades see significant growth, though their peak occurs in 2023-24 and is not reached again within the forecast period.

- Individual school forecasts for 2021-22 consistent with the district-wide *low series* are presented in Figure 17 on page 40.

District-wide High Series Enrollment Forecasts

- The *high series* forecast includes much greater net migration. K-12 enrollment grows at an average of 1.0 percent annually. Over the entire 11-year period, K-12 enrollment is expected to increase by 1,447 students (12 percent).

- K-5 and high school enrollments are projected to account for the majority of the District growth (13 and 15 percent respectively).

Figures 1 and 2 summarize the district-wide K-12 forecasts. Details of the enrollment forecasts are presented in Figure 15 on pages 35-36 and in Appendix A for the District, and in Figure 16 on page 39 and in Appendix B for each school.

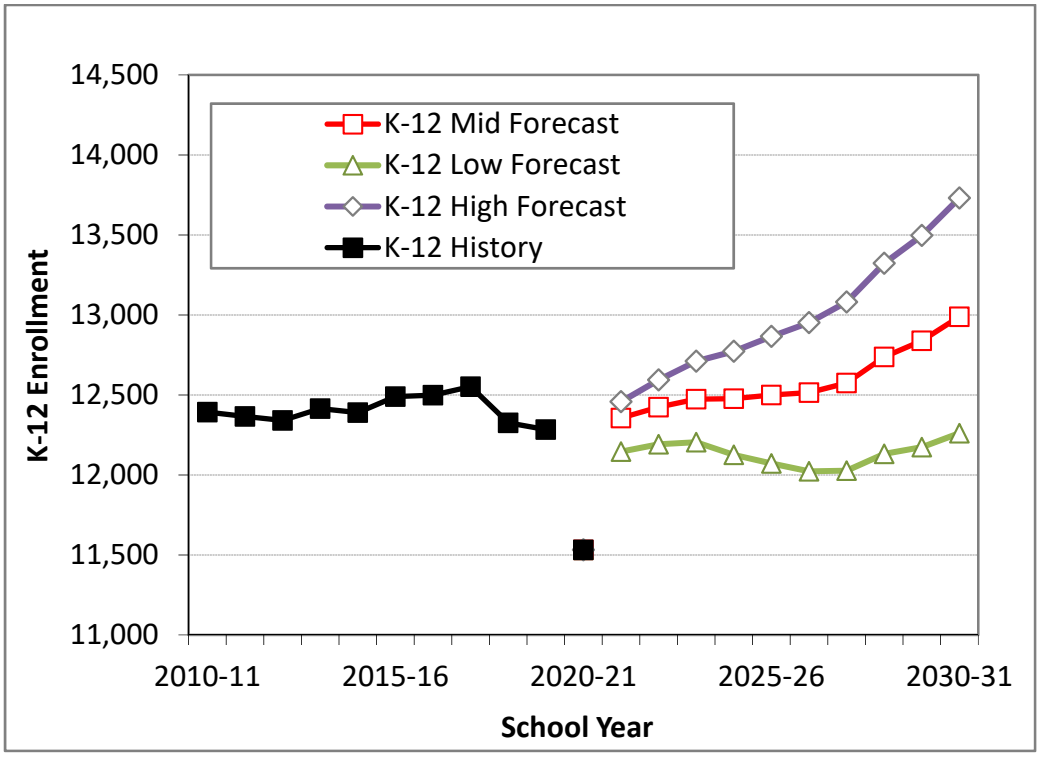
Figure 1 Historic and Forecast K-12 Enrollment Low, Middle, and High Scenarios Tigard-Tualatin School District

School Year	Low Enroll-ment	Net Change	Middle Enroll-ment	Net Change	High Enroll-ment	Net Change
2010-11	12,393	N/a	12,393	N/a	12,393	N/a
2014-15	12,490	97	12,490	97	12,490	97
2019-20	12,284	-206	12,284	-206	12,284	-206
2025-26	12,072	-212	12,500	216	12,866	582
2030-31	12,261	189	12,989	489	13,731	865

Average Annual Enrollment Growth	Low Forecast	Middle Forecast	High Forecast
2019-20 to 2025-26	-0.3%	0.3%	0.8%
2025-26 to 2030-31	0.3%	0.8%	1.3%

Source: Historic enrollment, Tigard-Tualatin School District; Enrollment forecasts, Population Research Center, PSU, December 2020.

Figure 2 TTSD K-12 Enrollment History and Forecast



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INTRODUCTION

The Portland State University Population Research Center (PRC) has prepared enrollment forecasts for the Tigard-Tualatin School District (TTSD) for the 15th consecutive year. This report updates TTSD enrollment history and local area population, housing, and economic trends, and presents new forecasts for a 10-year horizon from 2021-22 to 2030-31. Information sources include the U.S. Census Bureau, birth data from the Oregon Health Authority, city and county population estimates produced by PRC, residential capacity data from Metro and the City of Tigard, and housing development data from the cities and counties.

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

Following this introduction are sections presenting recent population, housing, and enrollment trends within the District. Next are the results of the district-wide enrollment forecasts and individual school forecasts, and a description of the methodology used to produce them. Appendices contain details of three district-wide forecasts consistent with low, middle, and high assumptions about future net migration, and a one-page profile for each school showing its enrollment history, enrollment forecasts, capacity, and housing development within its attendance area.

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

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POPULATION, EMPLOYMENT, AND HOUSING TRENDS

Between 2000 and 2010, total population within the TTSD grew by 16 percent, from 72,164 persons to 83,457. This growth rate was similar to the Portland metropolitan area's 15 percent growth in the decade. More than 97 percent of TTSD residents lived within the Washington County portion of the District (81,311 persons in 2010). Clackamas County accounted for the rest (2,146 persons in 2010). Since 2010 growth has slowed in

Figure 3 City and Region Population, 2000, 2010, and 2020

Geography	Population (2000)	Population (2010)	Population (2020)	AAGR (2000-2010)	AAGR (2010-2020)
Tigard-Tualatin S.D.[1]	72,164	83,457	92,382	1.5%	1.0%
City of Durham	1,382	1,351	1,885	-0.2%	3.3%
City of King City[2]	1,949	3,111	4,280	4.8%	3.2%
City of Tigard[3]	41,223	48,035	54,520	1.5%	1.2%
City of Tualatin[4]	22,791	26,054	27,195	1.3%	0.4%
Clackamas County	338,391	375,992	426,515	1.1%	1.2%
Washington County	445,342	529,710	620,080	1.8%	1.5%
Portland-Vancouver-Hillsboro MSA[5]	1,927,881	2,226,009	2,552,175	1.4%	1.3%

1. School District population in 2000 and 2010 determined by PSU-PRC based on aggregation of census blocks within the TTSD boundary. The 2020 population was prepared as part of the current TTSD enrollment forecast.

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

3. Population of the entire city. About 84.5% of the city's population is within the TTSD. Population growth includes the annexation of 1,119 residents between 2000 and 2010 and 60 residents between 2010 and 2020.

4. Population of the entire city. About 95% of the city's population is within the TTSD. Population growth includes the annexation of 53 residents between 2000 and 2010 and 2 residents between 2010 and 2020.

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

Sources: U.S. Census Bureau, 2000 and 2010 censuses aggregated to TTSD boundary by PSU Population Research Center; Portland State University Population Research Center, July 1, 2020 estimates; State of Washington Office of Financial Management April 1, 2020 estimates extrapolated to July 1, 2020.

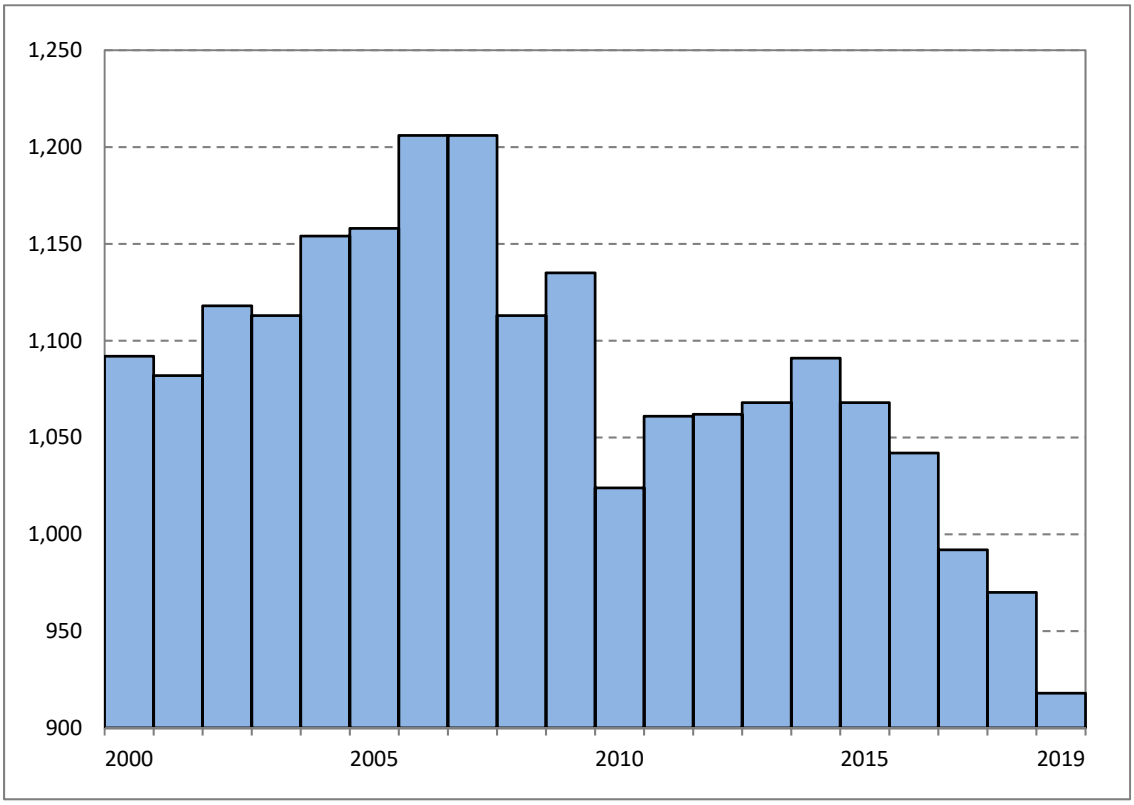
the District and its three largest cities. We estimate that TTSD added 8,925 residents in the decade following the 2010 Census, or nearly 11 percent. Within a few months 2020 Census information will allow us to more accurately estimate the population for all areas including the District. Figure 3 reports PRC's July 1, 2020 city and county population estimates and the District population estimated in the enrollment forecast model used in the current study.

Births

The number of births to women residing within the District peaked in 2007, just as it did in the U.S. and in Oregon. Figure 4 shows a rebound in TTSD births between 2010 and 2014 followed by five years of decline. Births in calendar year 2019 reached new 21st Century lows in TTSD (fewest since 1993), Oregon (fewest since 1994), and the U.S. (fewest since 1986)[2]. In the "Enrollment Forecasts" section of this report we will examine the relationship between births, migration, and subsequent school enrollments.

[2] "Births: Provisional Data for 2019." National Center for Health Statistics, National Vital Statistics System, Vital Statistics Rapid Release, Report Number 008; Oregon Vital Statistics Annual Report, Oregon Health Authority, Center for Health Statistics; previous PRC reports for TTSD.

Figure 4 Annual Births, 2000 to 2019 Tigard-Tualatin School District



Year	2000	2001	2002	2003	2004	2005	2006	2007
Births	1,092	1,082	1,118	1,113	1,154	1,158	1,206	1,206
Year	2008	2009	2010	2011	2012	2013	2014	2015
Births	1,113	1,135	1,024	1,061	1,062	1,068	1,091	1,068
Year	2016	2017	2018	2019				
Births	1,042	992	970	918				

Source: 2000-2019 birth data from Oregon Center for Health Statistics allocated to TTSD boundary by PSU-PRC.

Employment

Recent origin-destination employment statistics show that 82 percent of employed TTSD residents commute beyond the District's boundaries. Workplace destinations include Washington County (44 percent of TTSD residents), Multnomah County (29 percent),

Clackamas County (15 percent), and Marion County (four percent).[3] Therefore, demand for housing in the TTSD is related to the strength of the entire region's economy.

Prior to the pandemic the MSA had added jobs for nine consecutive years; in 2019 annual average non-farm employment was 178,800 (17 percent) higher than the pre-Great Recession peak in 2007.[4] Washington County's seasonally adjusted unemployment rate was at a near-record low of 2.8 percent in March 2020 but spiked up to 12.2 percent in April. According to the latest estimates, Washington County's unemployment rate had fallen to 5.1 percent by November 2020.[5]

Between 2019 and 2029, the Portland Metro area is expected to add 113,200 jobs—more than 11 percent growth over the 10-year period. The industries that will grow the fastest over the next decade are information (13%), professional and business services (17%), private educational and health services (17%), and leisure and hospitality (12%).[6]

Housing

Figure 5 presents housing and household characteristics for TTSD compiled from the decennial censuses of 2000 and 2010, and an estimate of housing units from 2019. The figures are based on our aggregation of census block data to approximate the District boundaries and a 2019 inventory based on assessor data and a multi-family inventory. With about 2,900 units added between 2010 and 2019, the District likely ended the 2010s with less housing growth than in the 2000s, when about 4,400 units were added. Results

[3]U.S. Census Bureau. OnTheMap Application. Longitudinal-Employer Household Dynamics Program. 2018 data. Includes one (primary) job per resident. http://onthemap.ces.census.gov/

[4] "Current Employment Estimates," Oregon Employment Department. https://www.qualityinfo.org/ed-ceest. Retrieved on January 13, 2021. Average annual non-farm employment in the Portland-Vancouver-Hillsboro MSA was 1,044,100 in 2007, had fallen to 979,700 in 2010, and recovered to 1,222,900 in 2019.

[5] "Local Area Unemployment Statistics," Oregon Employment Department. https://www.qualityinfo.org/ed-uesti. Retrieved on January 13, 2021.

[6] "Portland Tri-County Industry Projections, 2019-2029" Oregon State Employment Department, retrieved October 23, 2020.

from the 2020 Census to be released later in 2021 will prove an update of household characteristics for future reports.

Figure 5 TTSD Housing and Household Characteristics

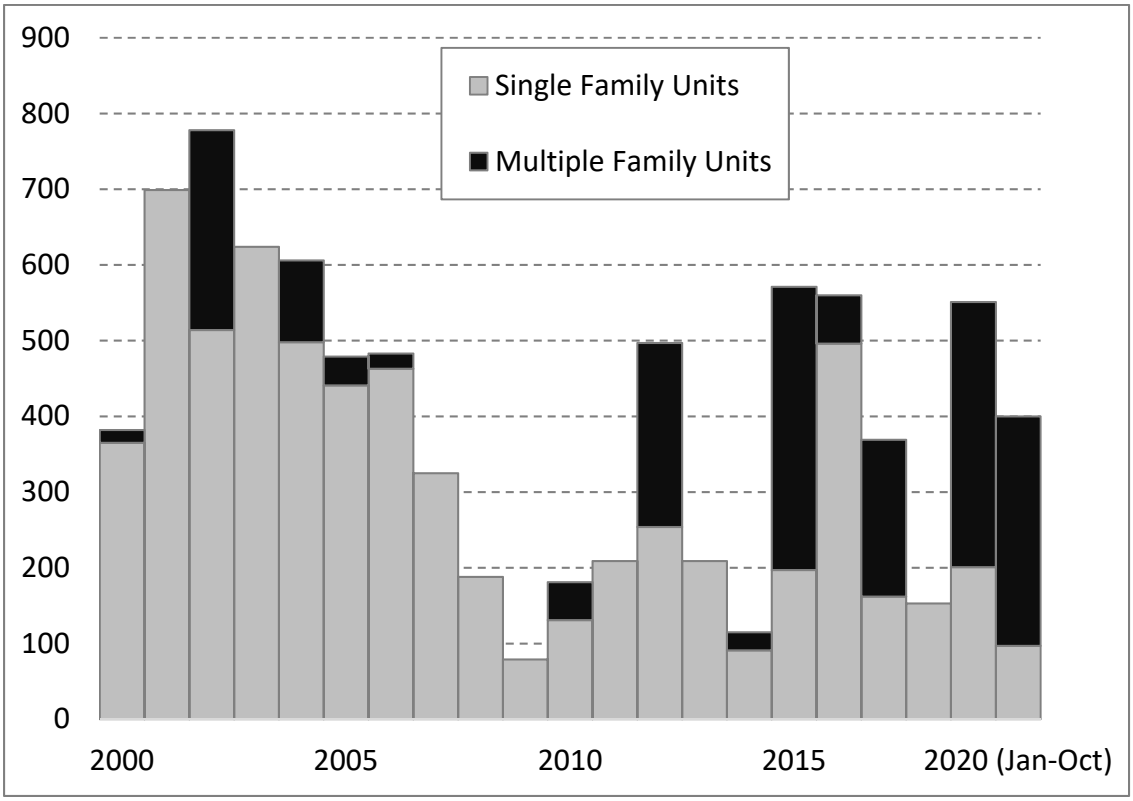
Characteristics	2000	2010	2019	Change '00-'10	Change '10-'19
Housing Units	30,831	35,228	38,109	4,397	2,881
Households	29,097	33,454	N/A	4,357	N/A
Households with children < 18	10,090	11,153	N/A	1,063	N/A
share of total	34.7%	33.3%	N/A	-1.4%	N/A
Households with no children < 18	19,007	22,301	N/A	3,294	N/A
share of total	65.3%	66.7%	N/A	1.4%	N/A
Household Population	71,714	82,949	N/A	11,235	N/A
Persons per Household	2.46	2.48	N/A	0.03	N/A

Sources: U.S. Census Bureau, 2000, and 2010 Census data aggregated to TTSD boundary by PSU-PRC; 2019 housing unit inventory compiled by PSU-PRC from Metro's Regional Land Information System.

Figure 6 illustrates the significant growth in single-family housing prior to the Great Recession. An average of 540 homes were permitted annually from 2001 to 2006 while an average of only 170 homes were permitted annually from 2008 to 2015. In 2016, the District saw the greatest single-family home development since 2006, with permits approved for 496 homes including about 175 approved in Tigard's River Terrace area alone. However, while homebuilding in River Terrace is ongoing, the number of new single-family permits has fallen short of 2016 levels.[7] Multi-family housing has followed a different trajectory, with most of the 21st Century's new development occurring since 2015. About 1,000 new units were permitted within TTSD between 2015 and 2020.

[7] PSU-PRC compiled TTSD district-wide totals shown in Figure 6 for 2000 to 2013 from the U.S. Census Bureau Building Permits Survey, at https://www.census.gov/construction/bps/ (citywide totals for Durham, King City, and Tualatin) and geocoded building permit records from the City of Tigard and Washington County. Totals for 2014 to 2020 are based on individual records from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Figure 6 Housing Units Authorized by Building Permits, TTSD, 2000 to 2020



Year	2000	2001	2002	2003	2004	2005	2006
Single-Family	355	699	514	624	498	441	463
Multi-Family	17	0	264	0	108	38	20
Year	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**
Single-Family	325	188	79	131	209	254	209
Multi-Family	0	0	0	50	0	243	0
Year	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020 (Jan-Oct)**
Single-Family	91	197	496	162	153	201	97
Multi-Family	24	374	64	207	0	350	303

Figure 7 reports housing development among TTSD attendance areas. Nearly two-thirds of the District's single-family homes permitted in 2019 and 2020 were in the Fowler Middle School attendance area, including more than 100 in the Roshak Ridge subdivision in River Terrace (Woodward Elementary), now being marketed as Eastridge II. Recent multi-family development has been concentrated in the Tigard Triangle within the Durham Elementary, Twality Middle, and Tigard High attendance areas.

Figure 7 New Housing Units Authorized by Building Permits 2016 to 2020 by Attendance Area

Single-Family Units

Elementary Area	2016	2017	2018	2019	2020 (Jan-Oct)	Total
Alberta Rider	119	42	11	19	12	**203**
Bridgeport	0	0	78	0	0	**78**
Byrom	2	3	1	0	0	**6**
C.F. Tigard	10	19	1	9	11	**50**
Deer Creek	37	21	17	1	4	**80**
Durham	70	15	1	24	10	**120**
Metzger	49	11	9	40	12	**121**
Templeton	15	28	16	33	9	**101**
Tualatin	39	20	19	1	0	**79**
Woodward	155	3	0	74	39	**271**
District Total	**496**	**162**	**153**	**201**	**97**	**1109**

Middle/High Area	2016	2017	2018	2019	2020 (Jan-Oct)	Total
Fowler/Tigard	214	33	10	123	62	**442**
Hazelbrook/Tualatin	45	23	98	1	0	**167**
Twality/Tigard	85	43	17	57	19	**221**
Twality/Tualatin	152	63	28	20	16	**279**
District Total	**496**	**162**	**153**	**201**	**97**	**1109**

Source: Individual records from Construction Monitor, Inc., processed and geocoded by PSU-PRC, supplemented by data from the City of Tigard.

Multi-Family Units

Elementary Area	2016	2017	2018	2019	2020 (Jan-Oct)	Total
Alberta Rider	0	0	0	0	0	**0**
Bridgeport	0	0	0	0	0	**0**
Byrom	0	0	0	0	0	**0**
C.F. Tigard	4	0	0	0	1	**5**
Deer Creek	0	20	0	0	0	**20**
Durham	0	0	0	350	300	**650**
Metzger	60	187	0	0	0	**247**
Templeton	0	0	0	0	0	**0**
Tualatin	0	0	0	0	0	**0**
Woodward	0	0	0	0	2	**2**
District Total	**64**	**207**	**0**	**350**	**303**	**924**

Middle/High Area	2016	2017	2018	2019	2020 (Jan-Oct)	Total
Fowler/Tigard	64	187	0	0	1	**252**
Fowler/Tualatin	0	0	0	0	2	**2**
Hazelbrook/Tualatin	0	0	0	0	0	**0**
Twality/Tigard	0	0	0	350	300	**650**
Twality/Tualatin	0	20	0	0	0	**20**
District Total	**64**	**207**	**0**	**350**	**303**	**924**

Source: Individual records from Construction Monitor, Inc., processed and geocoded by PSU-PRC, supplemented by data from the City of Tigard.

In addition to the permits already issued, future developments include recently platted subdivisions in which some or all of the lots remain undeveloped, subdivisions that have been approved but not yet platted, and apartment complexes that have undergone site review but have not yet been permitted. Figure 8 includes developments that have the potential to contribute to TTSD enrollment growth beyond fall 2020. It is updated each year based on the most recent information, with developments that have been completed and fully occupied prior to the current school year removed from the table published in the previous report. Senior housing developments are not included.

The three largest single-family subdivisions are in the River Terrace area of Tigard. Homes have been recently completed or are under construction on about half of the 244 lots in

Eastridge II. However, as of October 2020 only a few residents were enrolled in TTSD schools; we expect over 100 more K-12 students to reside in Eastridge II when the development is complete. Other River Terrace subdivisions in the table, River Terrace Crossing and River Terrace Park have not yet begun to see housing construction.[8]

Several large affordable multi-family developments are underway in the Durham Elementary area. All 48 of the units in Red Rock Commons are one bedroom, not expected to be home to many children. The Fields, an affordable rental development with 132 one bedroom, 100 two bedroom, and 32 three bedroom apartments, was completed in fall 2020 and families are now moving in. With large units and a playground, The Fields is likely to be home to between 50 and 75 school-age children, based on our observations at income-restricted developments in other school districts. The Viewfinder, an affordable development now under construction at 72nd and Baylor will have 25 one-bedroom, 46 two-bedroom and 10 three-bedroom units.

[8] For more information about development in River Terrace, see http://www.tigard-or.gov/river_terrace.php/

Figure 8 Current and Recent Residential Developments Tigard-Tualatin School District

Year[1]	Elementary Attendance Area	Middle School Attendance Area	High School Attendance Area	Development Name	Jurisdiction	Lots/ Units
2015	Woodward	Fowler	Tigard	Eastridge II (formerly Polygon at Roshak Ridge)	Tigard	244
2016	Alberta Rider	Twality	Tualatin	River Terrace Crossing	Tigard	198
2016	C.F. Tigard	Fowler	Tigard	Burt's Landing	Tigard	18
2016	Metzger	Fowler	Tigard	Thornwood Meadows	Tigard	6
2016	Tualatin	Hazelbrook	Tualatin	Sagert Grove	Tualatin	7
2017	Alberta Rider	Twality	Tualatin	Stonegate at Bull Mountain	Wash. Co.	21
2017	Alberta Rider	Twality	Tualatin	River Terrace Park	Tigard	158
2017	Alberta Rider	Twality	Tualatin	French Prairie Estates North	Wash. Co.	9
2017	C.F. Tigard	Fowler	Tigard	Jamestown Village	Tigard	10
2017	Deer Creek	Hazelbrook	Tualatin	Hazelbrook Estates	Tualatin	5
2017	Templeton	Twality	Tigard	Erika Court	Tigard	10
2017	Metzger	Fowler	Tigard	Summit View Crossing	Tigard	10
2017	Metzger	Fowler	Tigard	Topping Corner	Tigard	18
2017	Metzger	Fowler	Tigard	Red Cedar Estates	Tigard	7
2017	Woodward	Fowler	Tigard	Foran Hills	Tigard	15

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

2. Apartments.

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

Year[1]	Elementary Attendance Area	Middle School Attendance Area	High School Attendance Area	Development Name	Jurisdiction	Lots/ Units
2017	Woodward	Fowler	Tigard	Watson Pointe	Tigard	8
2018	C.F. Tigard	Fowler	Tigard	Brightwood	Tigard	8
2018	C.F. Tigard	Fowler	Tigard	Birch Mill	Tigard	6
2018	Durham	Twality	Tigard	The 72nd[2]	Tigard	38
2018	Durham	Twality	Tigard	The Fields[2]	Tigard	264
2018	Durham	Twality	Tigard	Red Rock Creek Commons[2]	Tigard	48
2018	Durham	Twality	Tigard	Hsu Subdivision	Tigard	6
2018	Durham	Twality	Tigard	Brookside	Tigard	19
2018	Durham	Twality	Tigard	Knauss Estates	Tigard	5
2018	Metzger	Fowler	Tigard	Morar Estates	Wash. Co.	4
2018	Metzger	Fowler	Tigard	Crestline	Wash Co.	6
2018	Templeton	Twality	Tigard	Trillium Hill	Tigard	14
2018	Woodward	Fowler	Tigard	Gaarde Meadows Addition[2]	Tigard	28
2018	Deer Creek	Twality	Tualatin	SW 131st and Fischer Townhomes	King City	16
2019	Bridgeport	Hazelbrook	Tualatin	Commons on the Tualatin[2]	Tualatin	264
2019	C.F. Tigard	Fowler	Tigard	121st Ave Cottages	Tigard	8

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

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

Year[1]	Elementary Attendance Area	Middle School Attendance Area	High School Attendance Area	Development Name	Jurisdiction	Lots/ Units
2019	Deer Creek	Twality	Tualatin	15990 SW 133rd Ave[2]	Wash Co.	9
2019	Deer Creek	Twality	Tualatin	Ponderosa Pines	King City	12
2019	Durham	Twality	Tigard	Eagle View Estates	Tigard	5
2019	Durham	Twality	Tigard	The Viewfinder[2]	Tigard	81
2019	Durham	Twality	Tigard	Donna Park	Tigard	6
2019	Durham	Twality	Tigard	The Overland[2]	Tigard	219
2019	Templeton	Twality	Tigard	Hall Boulevard Cottages	Tigard	10
2019	Templeton	Twality	Tigard	AVA Mixed Use[2]	Tigard	16
2019	Templeton	Twality	Tigard	Pacific Ridge[2]	Tigard	84
2020	Alberta Rider	Twality	Tualatin	Hoodview Terrace[2]	Tigard	57
2020	C.F. Tigard	Fowler	Tigard	Weston Oaks	Tigard	17
2020	C.F. Tigard	Fowler	Tigard	Rowan Cottages	Tigard	10
2020	C.F. Tigard	Fowler	Tigard	10970 SW 95th Ave	Tigard	23
2020	Durham	Twality	Tigard	Bella Meadows	Tigard	4
2020	Durham	Twality	Tigard	Serenus	Tigard	23
2020	Metzger	Fowler	Tigard	Terrace Glen[2]	Tigard	144
2020	Woodward	Fowler	Tigard	Bull Mountain Summit	Tigard	11

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

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

River Terrace and King City

River Terrace was annexed by the City of Tigard in 2013, having been added to the Urban Growth Boundary in 2002 and 2011. Building permits were issued for the first new homes in 2016. In a December 2015 report PRC estimated the number of potential TTSD students residing in River Terrace at build-out using assumptions based on subdivision applications and remaining residential capacity. In 2018 plans were approved for 80 acres of River Terrace to become a 55 and older community, resulting in the expectation of fewer families with school-age children. In October 2019, when River Terrace was home to 69 TTSD K-12 students we estimated a future population of 769 students at build-out. Expectations have not changed, and Figure 9 presents the estimated number of future homes in River Terrace, the number of students per home, and the total number of students per home based on October 2019 assumptions.

In December 2018 Metro approved King City's request for an urban growth boundary (UGB) expansion of 528 acres south of Beef Bend Road that could add as many as 3,200 housing units within the current Deer Creek Elementary attendance area.[9] King City is beginning a master planning process that will take 12 to 18 months, and development is expected to occur gradually over a period of 20 years or more. There is potential for new homes to be built and occupied as soon as 2024.

Also, the City of Tigard has initiated concept planning for River Terrace 2.0, two urban reserve areas totaling over 500 acres to the west and south of the current River Terrace area.[10] Most of the area is within TTSD, though like the existing River Terrace area, a portion is in the Beaverton School District. Our current assumption is that growth in River Terrace 2.0 will not occur until after the 10-year horizon of these enrollment forecasts.

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[9] More information at https://www.oregonmetro.gov/news/metro-council-approves-ugb-expansion-could-create-9200-new-homes. and at https://www.oregonmetro.gov/news/king-city-jumps-unique-opportunity-grow-city-region.

[10] Project web page at https://www.tigard-or.gov/rt2/.

Figure 9 River Terrace Forecast Assumptions Updated October 2019

TTSD Students per Single Family Home[1]

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

Number of Homes at Build-out
(TTSD Portion of River Terrace Excluding 55+ Community)

Development Status	Attached[2]	Detached Small Lot[3]	Detached Medium or Large Lot[4]
Built[5]	45	61	113
Submitted[6]	78	83	421
Remainder[7]	73	98	370
Total	**196**	**242**	**904**

TTSD Enrollment Forecasts

School Year	K-5	6-8	9-12
2017-18 (Actual)	27	3	4
2018-19 (Actual)	38	7	6
2019-20 (Actual)	44	12	13
Future at Build-out	**393**	**182**	**194**

1. Student generation rates based on similar recent developments in proximity to River Terrace.
2. Rates for single family attached may also apply to apartment homes, if any are developed in the TTSD portion of River Terrace.
3. Detached homes on lots smaller than 3,600 square feet.
4. Detached homes on lots 3,600 square feet or larger.
5. Homes in Polygon Estates and West River Terrace subdivisions completed as of October 2019.
6. Count of lots from subdivisions within the TTSD portion of River Terrace that have been submitted to the City of Tigard but had not yet been built as of October 2019. Excludes South River Terrace, now planned as a 55+ community. See http://www.tigard-or.gov/riverterracedevelopment/index.php for details.
7. Estimate of additional housing units on remaining residential land within the TTSD based on density of submitted plans, current zoning, and City of Tigard infrastructure plans.

Population Research Center, Portland State University, October 2019.

ENROLLMENT TRENDS

TTSD enrolled 12,284 K-12 students in fall 2019, a slight decrease of 42 students (0.3 percent) from fall 2018. The middle series forecast prepared by PRC one year ago predicted an increase of 85 students for fall 2020. Instead, K-12 enrollment fell by 752 students to 11,532, a six percent decline. We conclude that all of the enrollment decline is attributable to choices that families are making in response to distance learning during the COVID-19 pandemic, a trend seen throughout Oregon and the U.S.

The greatest impact of COVID-19 is seen in TTSD kindergartens, which likely would have enrolled over 900 students under normal circumstances, but instead enrolled 702 students, 217 fewer compared with fall 2019. This 24 percent drop is somewhat larger than in adjacent districts including Beaverton (17 percent), Lake Oswego (15 percent), and Portland (16 percent), as well as an unofficial tally of districts nationwide. NPR reports that "in many places, the enrollment drops are especially noticeable in kindergarten and pre-K. For our reporting, we reached out to more than 100 districts and heard back from more than 60. In our sample, the average kindergarten enrollment drop was 16%."[11]

Other grades are also noticeably affected by the pandemic, with enrollment falling short of the January 2020 middle series forecast by 325 students (seven percent) in 1st-5th grades and 157 students (five percent) in 6th-8th grades. Grades 9-12 enrollment only fell by 76 students (two percent) from 2019-20, but significant growth was expected; grades 9-12 enrolled 310 students (eight percent) fewer than predicted in the January 2020 middle series forecast.

Figure 10 includes the enrollment history for the District by grade level annually for the past 10 years, from 2010-11 to 2020-21.

[11] "Enrollment Is Dropping in Public Schools Around the Country." Anya Kamenetz, Marco A. Treviño, and Jessica Bakeman, reporters. NPR, October 9, 2020.

Figure 10 Tigard-Tualatin School District, Enrollment History 2010-11 to 2020-21*

Grade	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21*
K	902	877	939	877	879	862	893	901	862	919	702
1	896	942	935	986	958	922	874	936	930	870	870
2	949	885	917	941	974	974	920	903	922	899	819
3	909	935	888	911	936	977	982	916	912	939	835
4	1,001	919	928	898	930	972	996	993	934	885	880
5	985	1,011	926	948	895	923	963	986	978	961	842
6	904	967	975	932	938	934	927	962	967	993	913
7	958	910	960	991	932	945	928	945	967	961	946
8	937	973	928	971	974	957	948	933	930	976	920
9	1,028	1,006	1,011	984	1,023	1,021	1,031	993	963	971	969
10	951	1,014	986	1,012	977	1,029	1,045	1,005	985	973	933
11	978	937	990	971	972	956	1,011	1,026	957	968	926
12	993	988	958	993	1,002	1,018	981	1,053	1,019	969	977
US**	2	2	0	0	0	0	0	0	0	0	0
Total	**12,393**	**12,366**	**12,341**	**12,415**	**12,390**	**12,490**	**12,499**	**12,552**	**12,326**	**12,284**	**11,532**
Annual Net Change	N/a	-27	-25	74	-25	100	9	53	-226	-42	-752
Annual Percent Change	N/a	-0.2%	-0.2%	0.6%	-0.2%	0.8%	0.1%	0.4%	-1.8%	-0.3%	-6.1%
K-5	5,642	5,569	5,533	5,561	5,572	5,630	5,628	5,635	5,542	5,473	4,948
6-8	2,799	2,850	2,863	2,894	2,844	2,836	2,803	2,840	2,864	2,930	2,779
9-12	3,952	3,947	3,945	3,960	3,974	4,024	4,068	4,077	3,920	3,881	3,805

*Enrollment impacted by distance learning during COVID-19 pandemic.

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

Source: Tigard Tualatin School District

Private Schools, Homeschooling, and Online Charters

The Census Bureau's American Community Survey (ACS) provides an estimate of private school enrollment among TTSD residents based on a question about school enrollment by level and by type (public or private). The current ACS estimate from surveys conducted between 2015 and 2019 is that 1,595 TTSD K-12th grade students were enrolled in private schools, a 11.7 percent share of all K-12th grade students, with a margin of error of plus or minus 2.3 percent.[12]

Other differences between TTSD enrollment and school-age population can be attributed to homeschooling and online charter schools. Homeschooled students living in the District are required to register with the Northwest Regional Educational Service District (NWRESD). Online schools chartered by other districts are able to enroll students from throughout Oregon. An analysis of done by TTSD staff in late October 2020 found that 203 TTSD residents who had been enrolled in TTSD schools in 2019-20 were enrolled in online charters on October 1, 2020, and that 120 TTSD residents were newly registered with NWRESD as homeschool students between June 27th and October 19th 2020. It is likely that other former TTSD students were unofficially homeschooled if their families did not register, or were unaware of the registration requirement. Moreover, kindergarten-age children are not required to register because it is not necessary to notify the ESD until the beginning of school year following the child's sixth birthday. It is apparent that the increase in online charter students and homeschooled students, registered and unregistered, contributed significantly to the 2020-21 enrollment decline.

Neighboring Districts

Figure 11 compares several facts about TTSD demographics and enrollment trends in comparison to three neighboring school districts (Beaverton, Hillsboro, and Sherwood).

[12] U.S. Census Bureau 2015-2019 American Community Survey, Table S1401. The margin of error of the numeric estimate at the 90 percent confidence level is plus or minus 333; the margin of error of the share is plus or minus 2.3 percent.

Figure 11 Selected School Districts Demographic and Enrollment Highlights, 2000 to 2019

K-12 Enrollment Change	**Tigard-Tualatin**	**Beaverton**	**Hillsboro**	**Sherwood**
K-12 Enrollment change, **2009-10 to 2014-15**	-1%	3%	1%	9%
K-12 Enrollment change, **2014-15 to 2019-20**	-1%	2%	-3%	1%
K-12 Enrollment by race/ethnicity, **2019-20**	**Tigard-Tualatin**	**Beaverton**	**Hillsboro**	**Sherwood**
American Indian/Alaska Native	0%	0%	1%	0%
Asian	5%	17%	7%	3%
Black/African American	2%	3%	2%	1%
Hispanic/ Latino	27%	25%	38%	11%
Multiracial	8%	8%	7%	6%
Native Hawaiian/ Pacific Islander	3%	1%	1%	0%
White	56%	46%	45%	79%
2015-19 American Community Survey Estimates	**Tigard-Tualatin**	**Beaverton**	**Hillsboro**	**Sherwood**
Percent of households with children under 18	30%	33%	35%	42%
margin of error at 90% confidence level	+/- 1%	+/- 1%	+/- 1%	+/- 2%
Multi-family share of housing units	37%	35%	23%	13%
margin of error at 90% confidence level	+/- 2%	+/- 1%	+/-2%	+/- 2%
Share of households renter-occupied	39%	41%	36%	20%
margin of error at 90% confidence level	+/- 1%	+/- 1%	+/- 1%	+/- 2%
Median household income	$76,297	$83,830	$85,021	$109,036
margin of error at 90% confidence level	+/- 2,778	+/- 1,896	+/-2,016	+/- 4,717
Median value of owner-occupied homes	$404,200	$412,600	$347,300	$441,300
margin of error at 90% confidence level	+/-5,681	+/- 5,074	+/-4,095	+/- 9,199

Sources: Tigard-Tualatin School District, Oregon Dept. of Education Fall Membership Reports, U.S. Census Bureau ACS Tables B11005, DP04, B19013, B25077.

Enrollment at Individual Schools

All of the District's 10 elementary schools enrolled fewer students in fall 2020 than in fall 2019, with the largest numeric and percentage decline occurring at Byrom (109 students, 20 percent) and Tualatin (75 students, 16 percent). The District's K-5 schools lost a total of 525 students (10 percent) in this pandemic-impacted school year, but three neighborhood schools (C.F. Tigard, Deer Creek, and Durham) and the two-way immersion program at Bridgeport saw relatively smaller losses of less than six percent. In spite of this year's decline, two elementary schools added students over the five-year period since 2015-16. Bridgeport enrolled 36 more students in 2020-21 than in 2015-16 due to the growth of its immersion program, and Mary Woodward had a five-year net growth of 17 students, attributable to housing growth within its attendance area.

Among secondary schools, only Fowler Middle and Tigard High had relatively stable enrollment totals in fall 2020 compared with fall 2019. Fowler enrolled 19 fewer students (two percent) and Tigard was the only TTSD school with an enrollment increase, albeit only two students. Fowler was also the only secondary school with a larger enrollment in 2020-21 than in 2015-16. Hazelbrook and Twality middle schools saw enrollments decline by 67 and 65 students, respectively. In spite of a loss of 64 students, Tualatin High continues to enroll more students than Tigard High, for the fourth consecutive year.

As of 2019, the Durham Center, Tigard-Tualatin Online Academy (TTOA), and other options programs were consolidated into Creekside Community High School (CCHS). CCHS enrollment declined by just 14 students between fall 2019 and fall 2020.

Total enrollment at each of the District's schools for each year from 2015-16 to 2020-21 is shown in Figure 12.

Figure 12 Enrollment History for Individual Schools, 2015-16 to 2020-21

School	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Alberta Rider	587	595	559	558	536	500
Bridgeport*	491	505	521	239	261	228
Bridgeport Immersion	--	--	--	310	308	299
Byrom	560	553	562	557	535	426
C.F. Tigard	527	508	485	478	482	459
Deer Creek	600	621	611	605	569	537
Durham	584	530	552	560	559	527
Mary Woodward	505	515	534	569	583	522
Metzger*	645	652	665	311	313	267
Metzger Immersion	--	--	--	307	300	272
Templeton	577	593	611	556	545	504
Tualatin	554	556	535	488	482	407
Elementary Totals	**5,630**	**5,628**	**5,635**	**5,538**	**5,473**	**4,948**
Fowler M.S.	804	803	801	835	855	836
Hazelbrook M.S.	959	966	970	995	992	925
Twality M.S.	1,062	1,026	1,066	1,034	1,083	1,018
Middle School Totals	**2,825**	**2,795**	**2,837**	**2,864**	**2,930**	**2,779**
Tigard H.S.	1,956	1,992	1,960	1,832	1,778	1,780
Tualatin H.S.	1,928	1,940	1,998	1,947	1,918	1,854
High School Totals	**3,884**	**3,932**	**3,958**	**3,779**	**3,696**	**3,634**
Creekside Community H.S.	--	--	--	--	185	171
Durham Center	46	52	50	52	--	--
Tigard-Tualatin Online Academy	105	92	72	93	--	--
District Totals	**12,490**	**12,499**	**12,552**	**12,326**	**12,284**	**11,532**

*Note: Figures prior to 2018-19 include students in immersion program.

** Enrollment impacted by distance learning during COVID-19 pandemic.

Source: Tigard-Tualatin School District

ENROLLMENT FORECASTS

Typically, the most recent October enrollment count is used as a baseline, or "launch" year for enrollment forecasts. However, due to the COVID-19 pandemic, October 2020 enrollment is an anomaly. Therefore, we used October 2019 as a baseline, with a "forecast" for 2020-21 slightly lower than what was published in January 2020, but much higher than actual October 2020 enrollment. There is a risk that the forecasts for 2021-22 will be too high if the pandemic persists throughout 2021, or if some families prefer to continue alternative schooling for other reasons. While we characterize the district-wide middle series as most likely, and prepare long range individual school forecasts consistent with the district-wide middle series, we have also prepared individual school forecasts for 2021-22 that are consistent with the district-wide low series due to uncertainty about the return to normalcy.

District-wide Long-range Forecast Methodology

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

The 2000 and 2010 Census results were used as a baseline for the population forecasts. By "surviving" the 2000 population and 2000s births (estimating the population in each age group that would survive to the year 2010) and comparing the "survived" population

to the actual 2010 population by age group, we were able to estimate the overall level of net migration between 2000 and 2010 as well as net migration by gender and age cohort. The net migration data was used to develop initial net migration rates, which were used as a baseline for rates used to forecast net migration for the 2010 to 2030 period.

We estimated the number of births to women residing within the District each year from 1999 to 2019, using data from the Oregon Department of Human Services, Center for Health Statistics. Detailed information including the age of mothers is used to calculate fertility rates by age group for both 2000 and 2010.

The total fertility rate (TFR) is an estimate of the number of children that would be born to the average woman during her child-bearing years based on age- specific fertility rates observed at a given time. The TFR for TTSD decreased from 2.11 in 2000 to 1.80 in 2010. Based on national trends and TTSD births observed through 2018, we adjusted the 2010 age-specific fertility rates, decreasing rates for women under 30 and increasing rates for women age 30 and older. These adjustments result in a decrease in TFR to 1.56 in 2020. Small increases to age-specific rates result in TFR recovering to 1.70 by 2030 and beyond. The same set of future fertility rates were used in all three forecast scenarios, but the number of births varies slightly between scenarios due to differences in the populations of women in child-bearing ages.

School enrollment is linked to the population forecast in two ways. First, the kindergarten and first grade enrollments at the time of the most recent census (the 2009-10 school year) are compared to the population at the appropriate ages counted in the census. The "capture rate," or ratio of enrollment to population, is an estimate of the share of area children who are enrolled in TTSD schools. Assumptions for capture rates based on census data are used to bring new kindergarten and first grade students into the District's enrollment. We estimate that the kindergarten capture rate remains in the range between 0.79 and 0.82, indicating that 18 to 21 percent of TTSD kindergarten age residents may be enrolled in private or charter schools, or homeschooled.

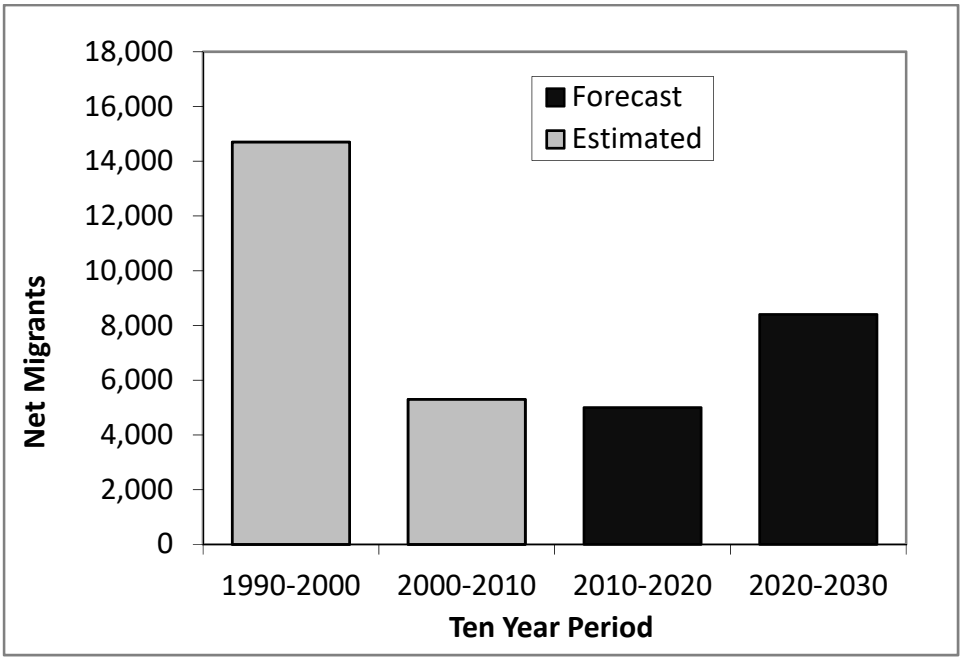
The other way that historic population and enrollment are linked is through migration. Annual changes in school enrollment by cohort closely follow trends in the net migration of children in the District's population. Once the students are in first grade, a set of baseline grade progression rates (GPRs)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

District-wide Population Forecasts

The District added about 9,000 fewer residents in the 2000s than in the 1990s. Most of the difference was due to a lower level of positive net migration (more people moving in than moving out). Natural increase (births minus deaths) is also decreasing due to an aging population and lower fertility. Net migration in the 2010 to 2020 period is estimated to have been similar to the 2000 to 2010 period, while the middle series forecast predicts that net migration will increase somewhat in the decade between 2020 and 2030. Figure 13 shows the 1990 to 2010 estimates and 2010 to 2030 forecasts of TTSD population growth attributable to net migration under the middle series. Forecasts of net migration under the high and low series are presented in charts in Appendix A.

The middle series forecast for 2030 population in the TTSD is 102,988, an increase of 19,531 persons from the 2010 Census (1.1 percent average annual growth). School-age population (5 to 17) is forecast to increase at a slower rate than overall population. The 948-person growth in school-age population amounts to just six percent in the 20-year period between 2010 and 2030 (0.3 percent average annual growth).

Figure 13 Net Migration, Year to Year, Tigard-Tualatin S.D.
History and Middle Series Forecast



Period	1990-2000	2000-2010	2010-2020	2020-2030
Net Migrants	14,700	5,300	5,000	8,400

District-wide Enrollment Forecasts

Births are compiled by kindergarten cohorts (September to August). The difference between lagged births and TTSD kindergarten enrollment represents a combination of net migration and the kindergarten capture rate, because many children move into and out of the District between birth and age five and not all District residents attend TTSD kindergartens. Due to fluctuations in migration and capture rates, births can't perfectly predict future kindergarten enrollments. However, the direction of annual change in kindergarten enrollment has matched the direction of change in cohort births for nine of the past 10, and 13 of the past 16 years. Moreover, TTSD's peak kindergarten cohort of 2012-13 aligns with the 2006-07 peak in births to TTSD residents.

Enrollment in TTSD kindergartens has remained relatively stable over the past 15 years, averaging 892 students and never exceeding 939 nor falling below 860. Looking at

kindergarten enrollment alone, it would seem that the implementation of universal full-day kindergarten in 2015-16 did little to grow enrollment. However, Figure 14 shows that kindergarten in 2015-16 coincided with a sharp downturn in births, meaning that the ratio of kindergarten to births increased even as kindergarten enrollment fell slightly. In the five years from 2015-16 to 2019-20 the ratio of kindergarten to births averaged 0.84, compared to an average of 0.76 in the previous five years from 2010-11 to 2014-15.

Due to a recent steady decline in births, the middle series forecast anticipates that 2021-22 kindergarten enrollment will be slightly lower than in 2019-20, followed by three more years of decline. The growth forecast beginning in 2024-25 will depend on net in-migration due to new housing, an increase in birth rates, or both.

Figure 14 TTSD Birth Cohorts and Kindergarten Enrollments
Middle Series Forecast

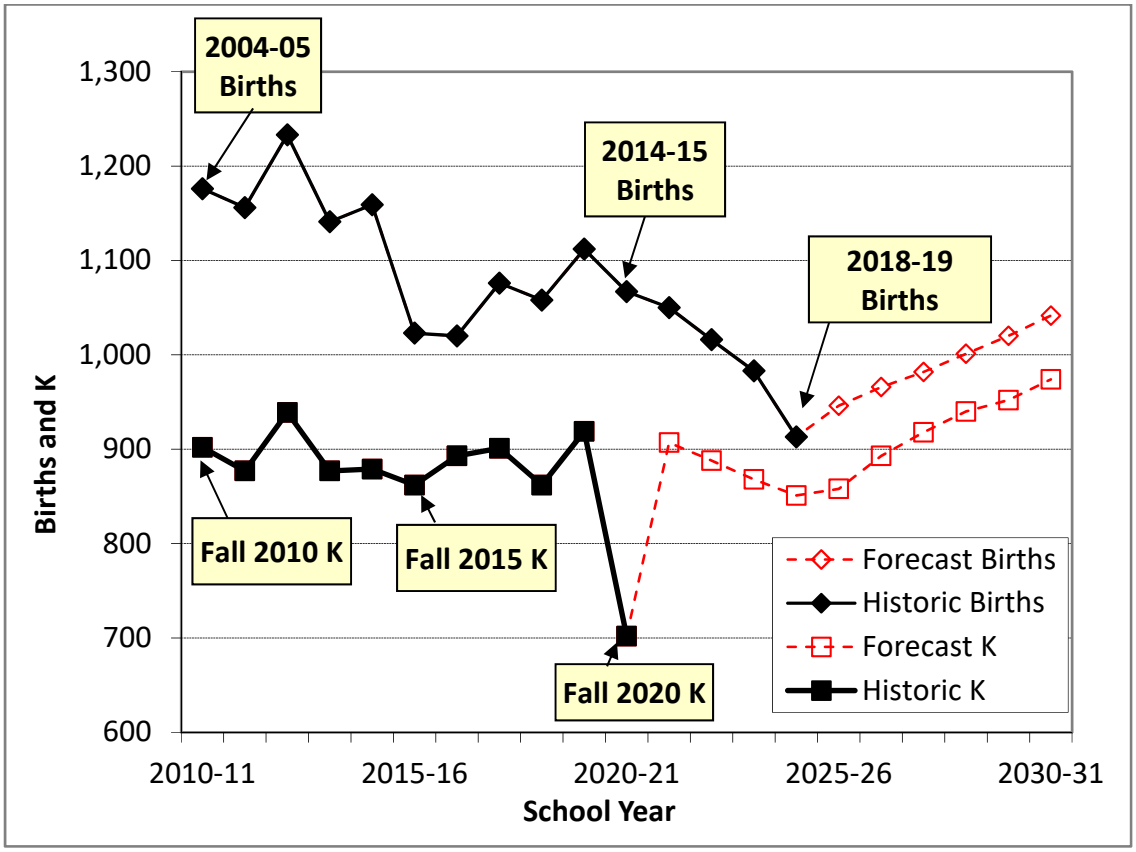


Figure 15 contains district-wide forecasts by school level under the three scenarios. Future enrollments are compared to the 2019-20 base year, rather than 2020-21. Annual forecasts by individual grades are included in Appendix A.

In the *middle series* forecast, overall K-12 enrollment is expected to increase by 705 students (six percent) in the 11-year forecast horizon. Growth is relatively slow, averaging just 0.3 percent annually through 2026-27 due to recent declines in births and elementary enrollment. In the remaining four years of the forecast through 2030-31 growth accelerates, averaging 0.9 percent annually. A rebound in elementary enrollment is expected, as River Terrace fills in and the King City UGB expansion begins to develop.

As current smaller elementary cohorts reach 6th grade, middle school enrollment initially declines in the *middle series* forecast, with 124 fewer students in 2023-24 than in 2019-20. After four years of growth, 6th-8th grade enrollments begin to fall again after 2027-28 due to the birth downturn of the mid to late 2010s. High school enrollment follows an inverse trend, growing through 2023-24, falling until 2027-28, and then growing again, ultimately adding 337 students (nine percent) over the 11-year period.

The *low series* forecast depicts a scenario under which net migration remains at the relatively low level observed in the 2010s. K-12 enrollment is relatively unchanged in the long run, with increases in some years and decreases in others. Grades K-5 lose over 200 students between 2019-20 and 2027-28, then recover by 2030-31. Enrollment losses in grades 6-8 outweigh small gains year-over-year, resulting in net loss of 171 students (six percent) over the 11-year period. Only high school grades see significant growth, though their peak occurs in 2023-24 and is not reached again within the forecast period.

The *high series* forecast includes much greater net migration. K-12 enrollment grows at an average of 1.0 percent annually. Over the entire 11-year period, K-12 enrollment is expected to increase by 1,447 students (12 percent). K-5 and high school enrollments are projected to account for the majority of the District growth (13 and 15 percent respectively.

Figure 15 Tigard-Tualatin S.D. Enrollment by School Level, 2021-22 to 2030-31

LOW SERIES

Grade	Actual 2019-20	2021-22	2022-23	2023-24	2024-25	2025-26	2030-31	Change 2019-20 to 2025-26	Change 2019-20 to 2030-31
K-5	5,473	5,391	5,395	5,400	5,390	5,311	5,478	-162	5
6-8	2,930	2,819	2,789	2,753	2,766	2,791	2,759	-139	-171
9-12	3,881	3,936	4,008	4,052	3,970	3,970	4,024	89	143
Total	**12,284**	**12,146**	**12,192**	**12,205**	**12,126**	**12,072**	**12,261**	**-212**	**-23**
Annual net change		-69*	46	13	-79	-54	38*		
Annual % change		-0.6%	0.4%	0.1%	-0.6%	-0.4%	0.3%		

*Average annual change.

Population Research Center, Portland State University, December 2020.

MIDDLE SERIES

Grade	Actual 2019-20	2021-22	2022-23	2023-24	2024-25	2025-26	2030-31	Change 2019-20 to 2025-26	Change 2019-20 to 2030-31
K-5	5,473	5,533	5,541	5,558	5,596	5,558	5,837	85	364
6-8	2,930	2,866	2,838	2,806	2,833	2,873	2,934	-57	4
9-12	3,881	3,957	4,045	4,110	4,048	4,069	4,218	188	337
Total	**12,284**	**12,356**	**12,424**	**12,474**	**12,477**	**12,500**	**12,989**	**216**	**705**
Annual net change		36*	68	50	3	23	98*		
Annual % change		0.3%	0.6%	0.4%	0.0%	0.2%	0.8%		

*Average annual change.

Population Research Center, Portland State University, December 2020.

HIGH SERIES

Grade	Actual 2019-20	2021-22	2022-23	2023-24	2024-25	2025-26	2030-31	Change 2019-20 to 2025-26	Change 2019-20 to 2030-31
K-5	5,473	5,585	5,623	5,674	5,737	5,738	6,198	265	725
6-8	2,930	2,885	2,872	2,851	2,890	2,937	3,084	7	154
9-12	3,881	3,988	4,099	4,186	4,146	4,191	4,449	310	568
Total	**12,284**	**12,458**	**12,594**	**12,711**	**12,773**	**12,866**	**13,731**	**582**	**1,447**
Annual net change		87*	136	117	62	93	173*		
Annual % change		0.7%	1.1%	0.9%	0.5%	0.7%	1.3%		

*Average annual change.

Population Research Center, Portland State University, December 2020.

Individual School Forecasts

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

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

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

Among the District's 10 elementary schools, the largest growth is expected at Deer Creek, which adds 120 students, Alberta Rider, which adds 94 students, and Durham, which adds 79 students. The current Deer Creek boundary includes the King City UGB expansion area, which could see new development as early as 2024. Alberta Rider grows in part due to new housing in River Terrace, given current boundaries that don't account for the new Art Rutkin School. Most of Durham's growth occurs by 2022-23 due to new affordable

apartments. Growth is also expected at Metzger, due to new affordable apartments and ongoing infill, and at Mary Woodward, due to its share of River Terrace development where there has been consistent housing growth. The District's five other elementary schools are forecast to have relatively stable enrollments throughout the forecast period.

All three middle schools see their lowest enrollment early in the forecast period. Compared to 2019-20, Fowler loses 30 students by 2024-25, Hazelbrook loses 45 students by 2023-24, and Twality loses 89 students by 2022-23. Each school gains enrollment for several years following those lows, although Hazelbrook reaches 2030-31 with 30 fewer students than in 2019-20. Hazelbrook's trend can be explained by the slightly declining enrollment at its primary feeders, Bridgeport, Byrom, and Tualatin.

Tigard High School and Tualatin High School grow by 183 and 154 students, respectively, during the forecast period. Tigard HS enrollment has been declining since 2016-17, but is projected to start growing again in as larger middle grade cohorts enter high school. Similarly, Tualatin HS enrollment has declined in recent years but is also expected to gain enrollment until 2023-24 before settling into a relatively stable enrollment pattern. Due to faster growth in the Tigard HS area, the difference of 140 students between the student totals at the two high schools as of 2019-20 is expected to narrow to 111 students by 2030-31.

Figure 16 includes annual enrollment forecasts for each school, grouped by school level (elementary, middle, and high) for the 11-year period. Figure 17 presents an alternative one-year forecast for 2021-22 consistent with the district-wide *low series*, and includes the 2019-20 base year as well as the 2020-21 pandemic-impacted totals for each school.

Capacity figures in Figure 18 are reviewed annually by District staff and updated as needed to reflect rebuilt schools, the addition of portables, and the relocation of special programs. Capacities are compared with both the base year (2019-20) and end year (2030-31) of the enrollment forecast.

Figure 16 Middle Series Enrollment Forecasts for Individual Schools, 2021-22 to 2030-31

School	Actual 2019-20	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Change 2019-20-2030-31
Alberta Rider	536	545	550	560	563	568	572	590	604	617	630	94
Bridgeport	261	264	263	262	261	253	247	242	243	247	250	-11
Bridgeport Immersion	308	313	307	312	312	311	312	312	312	312	312	4
Byrom	535	519	510	510	507	508	504	505	509	516	526	-9
C.F. Tigard	482	489	499	499	501	488	484	483	486	492	505	23
Deer Creek	569	578	565	555	563	564	573	590	617	650	689	120
Durham	559	612	622	622	623	621	621	620	621	628	638	79
Mary Woodward	583	593	605	603	603	608	603	596	596	601	615	32
Metzger	313	317	317	325	335	326	328	329	334	340	352	39
Metzger Immersion	300	289	292	299	299	302	303	303	303	303	303	3
Templeton	545	539	536	529	537	534	530	527	526	528	536	-9
Tualatin	482	475	475	482	492	475	470	468	470	473	481	-1
Elementary Totals	**5,473**	**5,533**	**5,541**	**5,558**	**5,596**	**5,558**	**5,547**	**5,565**	**5,621**	**5,707**	**5,837**	**364**
Fowler M.S.	855	845	850	830	825	854	882	912	911	901	878	23
Hazelbrook M.S.	992	995	994	947	950	953	990	1,023	1,007	988	962	-30
Twality M.S.	1,083	1,026	994	1,029	1,058	1,066	1,075	1,100	1,107	1,099	1,094	11
Middle School Totals	**2,930**	**2,866**	**2,838**	**2,806**	**2,833**	**2,873**	**2,947**	**3,035**	**3,025**	**2,988**	**2,934**	**4**
Creekside Community H.S.	185	185	185	185	185	185	185	185	185	185	185	0
Tigard H.S.	1,778	1,843	1,883	1,898	1,880	1,852	1,847	1,837	1,887	1,928	1,961	183
Tualatin H.S.	1,918	1,929	1,977	2,027	1,983	2,032	1,989	1,953	2,020	2,031	2,072	154
High School Totals	**3,881**	**3,957**	**4,045**	**4,110**	**4,048**	**4,069**	**4,021**	**3,975**	**4,092**	**4,144**	**4,218**	**337**
District Totals	**12,284**	**12,356**	**12,424**	**12,474**	**12,477**	**12,500**	**12,515**	**12,575**	**12,738**	**12,839**	**12,989**	**705**

Population Research Center, Portland State University, December 2020.

Figure 17 Low Series Enrollment Forecasts for Individual Schools, 2021-22

School	Actual 2019-20	Actual 2020-21	Forecast 2021-22	Change 2019-20-2021-22
Alberta Rider	536	500	529	-7
Bridgeport	261	228	257	-4
Bridgeport Immersion	308	299	309	1
Byrom	535	426	504	-31
C.F. Tigard	482	459	481	-1
Deer Creek	569	537	566	-3
Durham	559	527	594	35
Mary Woodward	583	522	575	-8
Metzger	313	267	305	-8
Metzger Immersion	300	272	285	-15
Templeton	545	504	527	-18
Tualatin	482	407	459	-23
Elementary Totals	**5,473**	**4,948**	**5,391**	**-82**
Fowler M.S.	855	836	831	-24
Hazelbrook M.S.	992	925	978	-14
Twality M.S.	1,083	1,018	1,010	-73
Middle School Totals	**2,930**	**2,779**	**2,819**	**-111**
Creekside Community H.S.	185	171	185	0
Tigard H.S.	1,778	1,780	1,839	61
Tualatin H.S.	1,918	1,854	1,912	-6
High School Totals	**3,881**	**3,634**	**3,936**	**55**
District Totals	**12,284**	**11,532**	**12,146**	**-138**

Figure 18 Facility Capacity and Enrollment, 2019-20 and 2030-31

School	2019-20 Capacity Excluding Portables	2019-2020 Capacity Including Portables	2019-20 Enroll-ment[1]	2019-2020 Available Capacity (including portables)[2]	2030-31 Forecast Enroll-ment[1]	2030-31 Capacity Excluding portables	2030-31 Capacity Including Portables	2030-31 Available Capacity (including portables)[2]
Alberta Rider[P]	598	598	536	62	630	598	598	-32
Bridgeport	624	674	569	105	562	624	674	112
Byrom	624	724	535	189	526	624	724	198
C.F. Tigard[P]	624	624	482	142	505	624	624	119
Deer Creek	598	648	569	79	689	598	648	-41
Durham[P]	572	572	559	13	638	572	572	-66
Metzger[P]	624	724	613	111	655	624	724	69
Templeton	650	650	545	105	536	650	650	114
Tualatin[P]	624	624	482	142	481	624	624	143
Woodward	598	648	583	65	615	598	648	33
Elementary Totals	**6,136**	**6,486**	**5,473**	**1,013**	**5,837**	**6,136**	**6,486**	**649**
Fowler M.S.	1,000	1,000	855	145	878	1,000	1,000	122
Hazelbrook M.S.	1,000	1,040	992	48	962	1,000	1,040	78
Twality M.S.[4]	942	1,084	1,083	1	1,094	1,200	1,200	106
Middle School Totals	**2,942**	**3,124**	**2,930**	**194**	**2,934**	**3,200**	**3,240**	**306**

1. October 1 Enrollment.

2. Current or future (see notes 3-6) capacity minus 2019-20 actual and 2030-31 forecast enrollment.

3. A new Templeton Elementary opened in September 2019 with a 650-student capacity.

4. A new Twality Middle School will open In September 2021 with a 1,200-student capacity.

School	2019-20 Capacity Excluding Portables	2019-2020 Capacity Including Portables	2019-20 Enroll-ment[1]	2019-2020 Available Capacity (including portables)[2]	2030-31 Forecast Enroll-ment[1]	2030-31 Capacity Excluding portables	2030-31 Capacity Including Portables	2030-31 Available Capacity (including portables)[2]
Tigard H.S.[5]	1,776	1,898	1,778	120	1,961	2,000	2,000	39
Tualatin H.S.[6]	2,000	2,000	1,918	82	2,072	2,000	2,000	-72
Creekside Com. H.S.	200	200	185	15	185	200	200	15
High School Totals	**3,976**	**4,098**	**3,881**	**217**	**4,218**	**4,200**	**4,200**	**-18**
District Totals[1]	**13,054**	**13,708**	**12,284**	**1,424**	**12,989**	**13,536**	**13,926**	**937**

5. A rebuilt portion of Tigard High School opened in September 2020, bringing capacity to 2,000.

6. Additions to Tualatin High School opened in September 2019, bringing capacity to 2,000.

P. One preschool (headstart) classroom in current year.

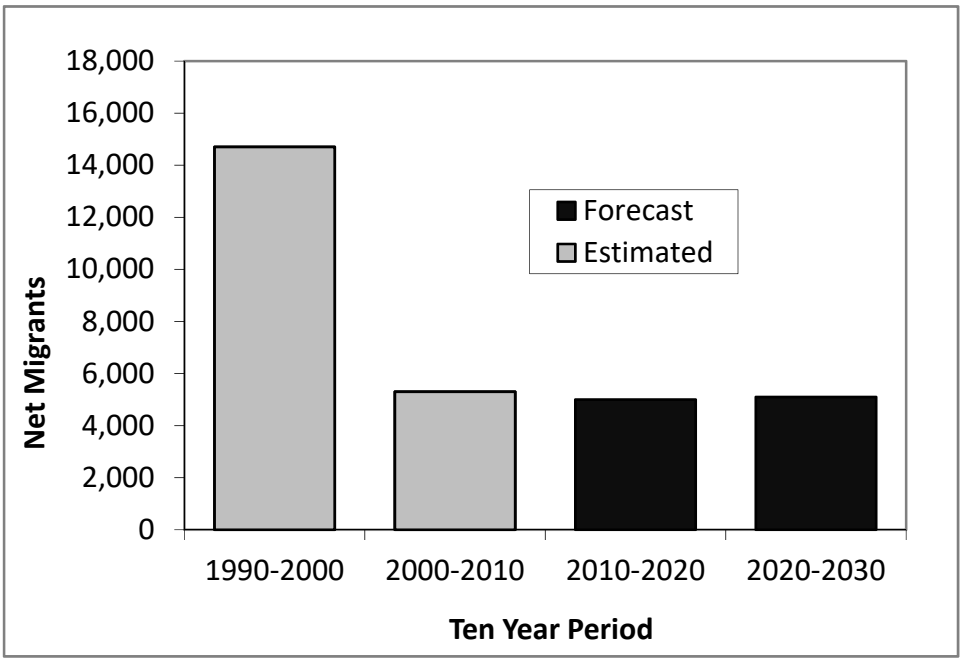
Sources: Tigard-Tualatin School District; PSU-PRC enrollment forecasts.

APPENDIX A

DISTRICT-WIDE POPULATION FORECASTS AND ENROLLMENT FORECASTS

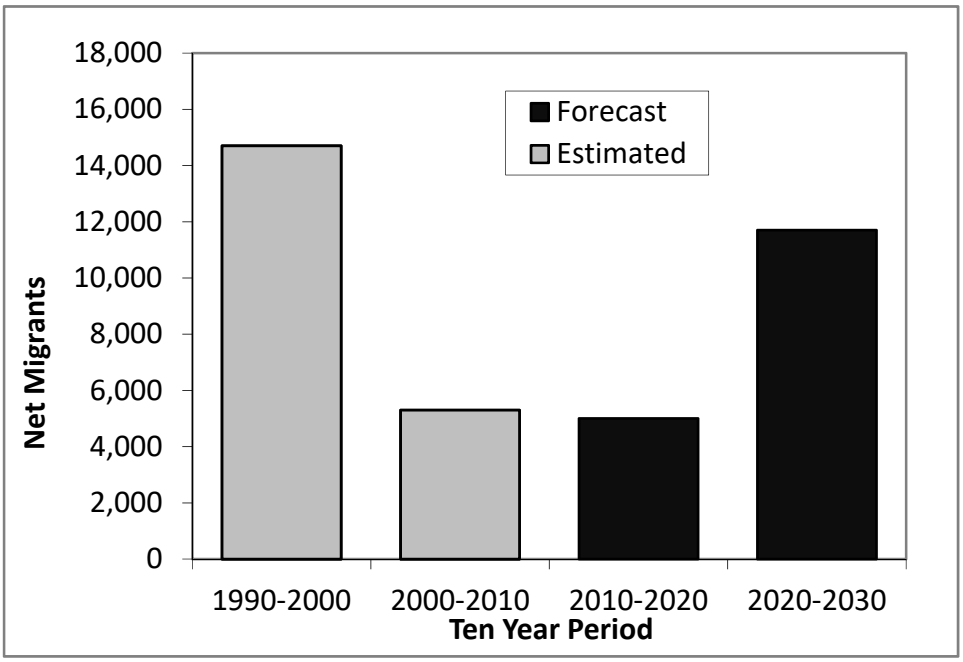
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Figure 19 Net Migration, Year to Year, Tigard-Tualatin S.D.
History and Low Series Forecast



Period	1990-2000	2000-2010	2010-2020	2020-2030
Net Migrants	14,700	5,300	5,000	5,100

Figure 20 Net Migration, Year to Year, Tigard-Tualatin S.D.
History and Low Series Forecast



Period	1990-2000	2000-2010	2010-2020	2020-2030
Net Migrants	14,700	5,300	5,000	11,700

Figure 21 TTSD Births Cohorts and Kindergarten Enrollment
Low Series Forecast

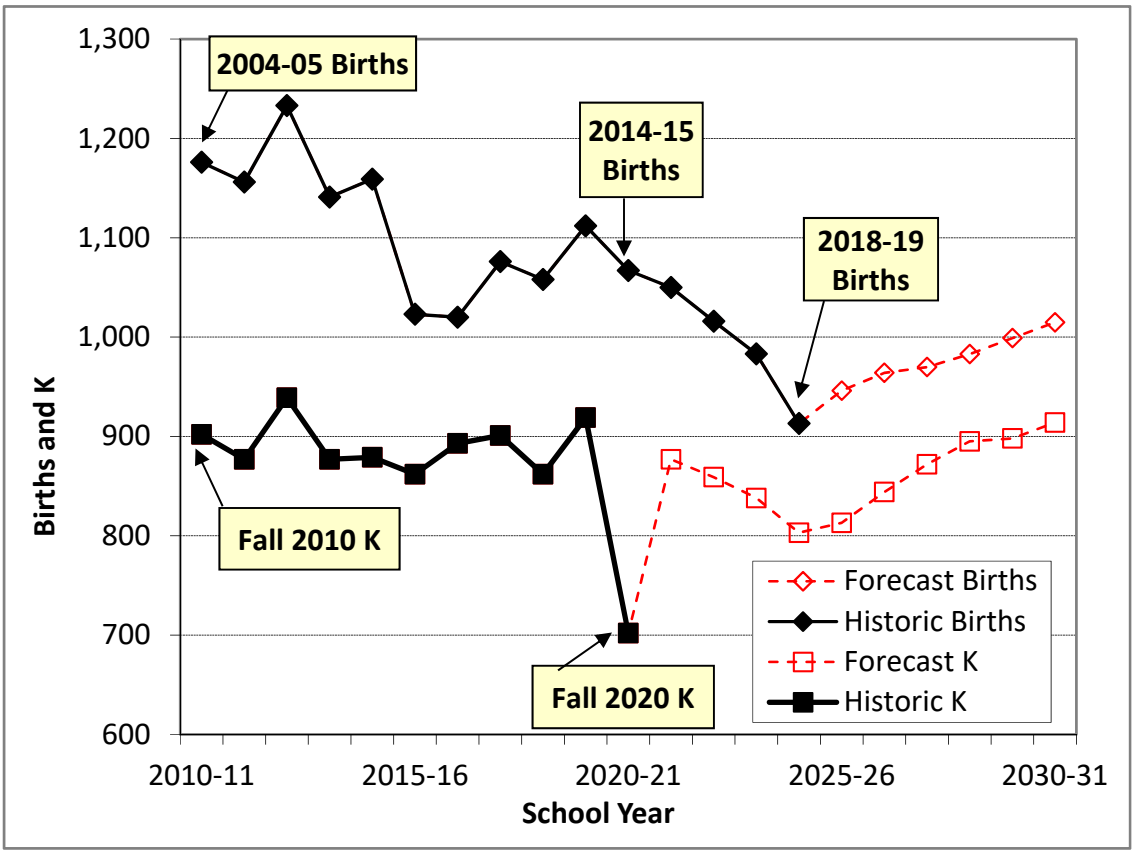


Figure 22 TTSD Births Cohorts and Kindergarten Enrollment
High Series Forecast

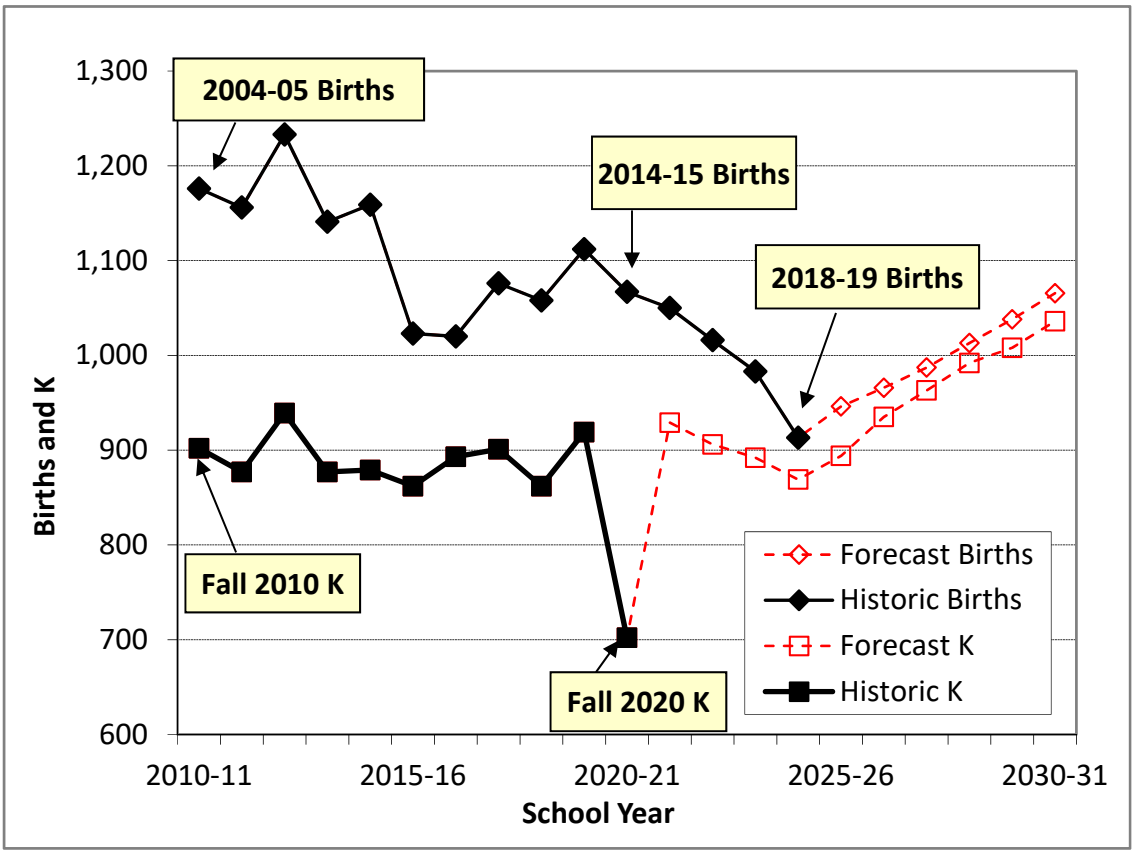


Figure 23 Low Series Enrollment Forecasts, 2021-22 to 2030-31

Grade	2019-20 Actual	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	919	877	859	838	803	813	844	872	895	898	914
1	870	910	902	883	861	825	836	868	896	920	924
2	899	923	924	914	895	872	837	848	880	909	933
3	939	860	937	936	926	907	884	849	860	893	922
4	885	890	872	948	947	937	919	895	860	871	904
5	961	931	901	881	958	957	948	930	905	870	881
6	993	877	943	911	891	968	968	959	941	916	880
7	961	954	886	951	919	899	977	977	968	950	924
8	976	988	960	891	956	924	904	983	983	973	955
9	971	1,006	1,040	1,010	938	1,006	973	952	1,035	1,035	1,024
10	973	1,021	1,009	1,042	1,012	940	1,009	975	954	1,038	1,038
11	968	939	991	979	1,011	982	912	979	946	926	1,008
12	969	970	968	1,021	1,009	1,042	1,012	940	1,009	975	954
Total	**12,284**	**12,146**	**12,192**	**12,205**	**12,126**	**12,072**	**12,023**	**12,027**	**12,132**	**12,174**	**12,261**
Annual change		-69	46	13	-79	-54	-49	4	105	42	87
Avg. Annual Change		-0.6%	0.4%	0.1%	-0.6%	-0.4%	-0.4%	0.0%	0.9%	0.3%	0.7%
K-5	5,473	5,391	5,395	5,400	5,390	5,311	5,268	5,262	5,296	5,361	5,478
6-8	2,930	2,819	2,789	2,753	2,766	2,791	2,849	2,919	2,892	2,839	2,759
9-12	3,881	3,936	4,008	4,052	3,970	3,970	3,906	3,846	3,944	3,974	4,024

Population Research Center, Portland State University, December 2020

Figure 24 Middle Series Enrollment Forecasts, 2021-22 to 2030-31

Grade	2019-20 Actual	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	919	907	888	868	851	858	893	918	940	952	974
1	870	937	932	913	897	879	886	923	948	971	983
2	899	946	949	943	928	912	893	901	938	964	987
3	939	882	958	961	959	943	927	908	916	953	980
4	885	911	893	970	977	975	959	942	923	931	969
5	961	950	921	903	984	991	989	973	956	936	944
6	993	894	959	930	915	997	1,004	1,002	986	968	948
7	961	970	902	967	941	925	1,008	1,015	1,013	997	979
8	976	1,002	977	909	977	951	935	1,018	1,026	1,023	1,007
9	971	1,015	1,058	1,032	962	1,034	1,006	989	1,077	1,086	1,082
10	973	1,028	1,018	1,061	1,037	966	1,039	1,010	993	1,082	1,091
11	968	942	998	988	1,030	1,007	938	1,009	981	964	1,051
12	969	972	971	1,029	1,019	1,062	1,038	967	1,041	1,012	994
Total	**12,284**	**12,356**	**12,424**	**12,474**	**12,477**	**12,500**	**12,515**	**12,575**	**12,738**	**12,839**	**12,989**
Annual change		36	68	50	3	23	15	60	163	101	150
Avg. Annual Change		0.3%	0.6%	0.4%	0.0%	0.2%	0.1%	0.5%	1.3%	0.8%	1.2%
K-5	5,473	5,533	5,541	5,558	5,596	5,558	5,547	5,565	5,621	5,707	5,837
6-8	2,930	2,866	2,838	2,806	2,833	2,873	2,947	3,035	3,025	2,988	2,934
9-12	3,881	3,957	4,045	4,110	4,048	4,069	4,021	3,975	4,092	4,144	4,218

Population Research Center, Portland State University, December 2020

Figure 25 High Series Enrollment Forecasts, 2021-22 to 2030-31

Grade	2019-20 Actual	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
K	919	907	888	868	851	858	893	918	940	952	974
1	870	937	932	913	897	879	886	923	948	971	983
2	899	946	949	943	928	912	893	901	938	964	987
3	939	882	958	961	959	943	927	908	916	953	980
4	885	911	893	970	977	975	959	942	923	931	969
5	961	950	921	903	984	991	989	973	956	936	944
6	993	894	959	930	915	997	1,004	1,002	986	968	948
7	961	970	902	967	941	925	1,008	1,015	1,013	997	979
8	976	1,002	977	909	977	951	935	1,018	1,026	1,023	1,007
9	971	1,015	1,058	1,032	962	1,034	1,006	989	1,077	1,086	1,082
10	973	1,028	1,018	1,061	1,037	966	1,039	1,010	993	1,082	1,091
11	968	942	998	988	1,030	1,007	938	1,009	981	964	1,051
12	969	972	971	1,029	1,019	1,062	1,038	967	1,041	1,012	994
Total	**12,284**	**12,356**	**12,424**	**12,474**	**12,477**	**12,500**	**12,515**	**12,575**	**12,738**	**12,839**	**12,989**
Annual change		36	68	50	3	23	15	60	163	101	150
Avg. Annual Change		0.3%	0.6%	0.4%	0.0%	0.2%	0.1%	0.5%	1.3%	0.8%	1.2%
K-5	5,473	5,533	5,541	5,558	5,596	5,558	5,547	5,565	5,621	5,707	5,837
6-8	2,930	2,866	2,838	2,806	2,833	2,873	2,947	3,035	3,025	2,988	2,934
9-12	3,881	3,957	4,045	4,110	4,048	4,069	4,021	3,975	4,092	4,144	4,218

Population Research Center, Portland State University, December 2020

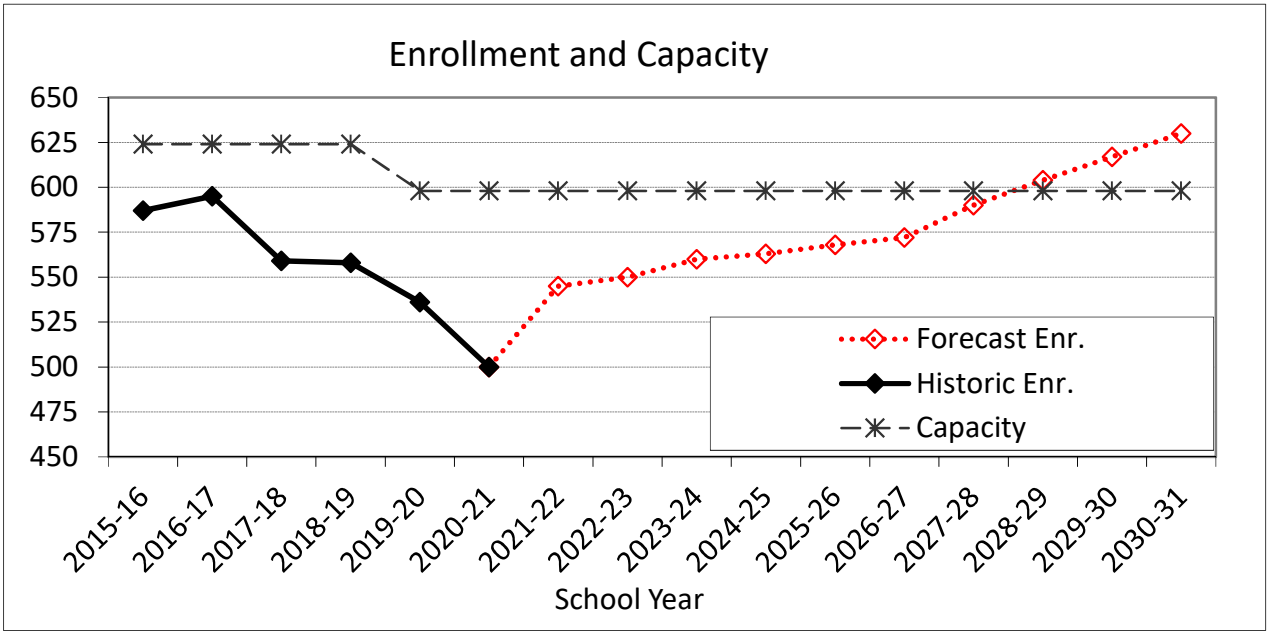
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APPENDIX B

ENROLLMENT AND CAPACITY PROFILES FOR INDIVIDUAL SCHOOLS

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Alberta Rider Elementary School



Note: 2020-21 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

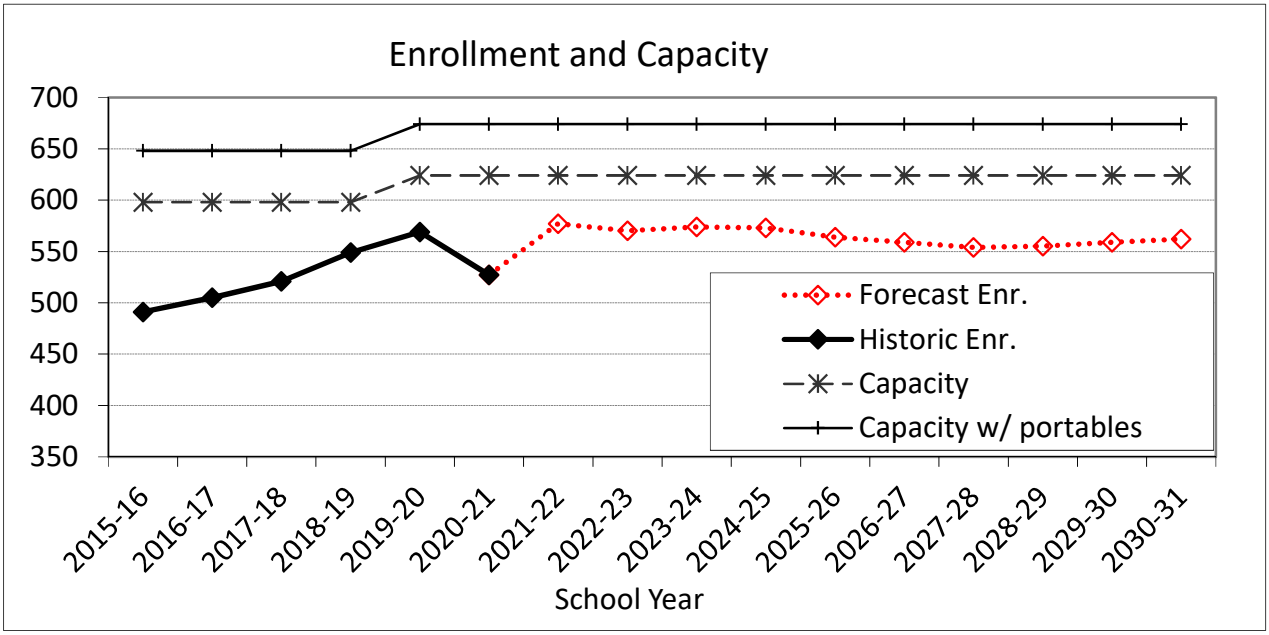
Year	2015-16	2019-20	2021-22	2025-26	2030-31
Total enrollment	587	536	545	568	630
Change	N/A	-51	9	23	62

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020 (Jan-Oct)
Single Family Units	119	38	14	18	12
Multiple Family Units	0	0	0	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Bridgeport Elementary School



Note: 2020-21 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

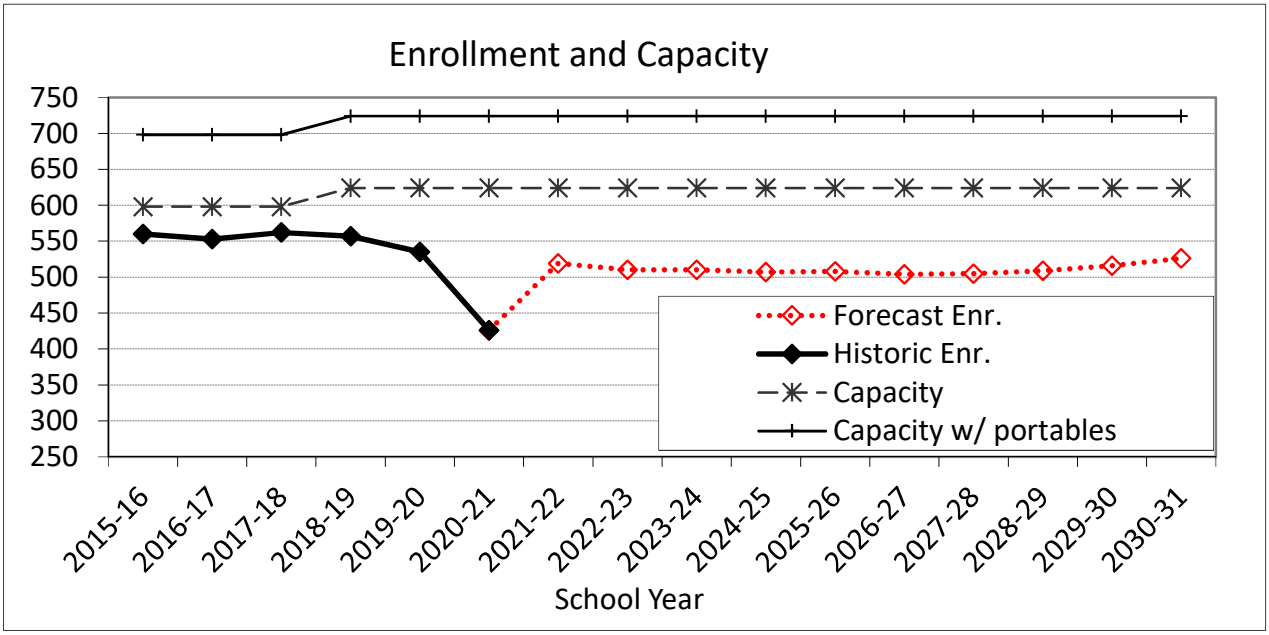
Year	2015-16	2019-20	2021-22	2025-26	2030-31
Total enrollment	491	569	577	564	562
Change	N/A	78	8	-13	-2

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020 (Jan-Oct)
Single Family Units	0	0	78	0	0
Multiple Family Units	0	0	0	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Edward Byrom Elementary School



Note: 2020-21 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

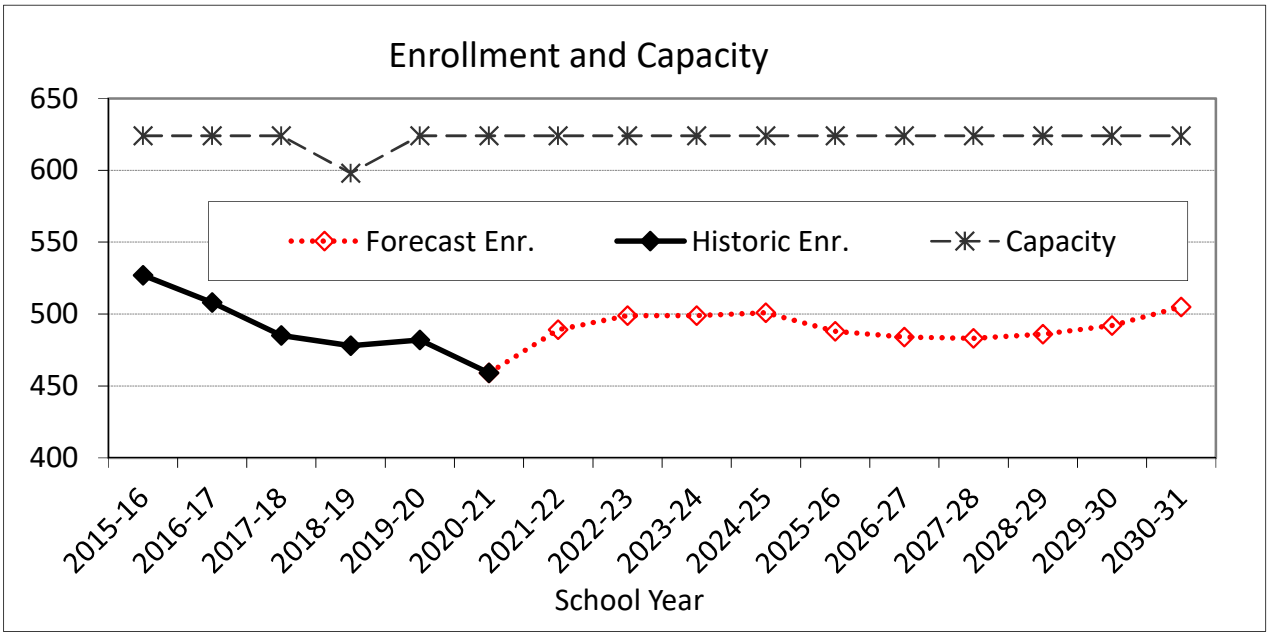
Year	2015-16	2019-20	2021-22	2025-26	2030-31
Total Enrollment	560	535	519	508	526
Change	N/A	-25	-16	-11	18

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020 (Jan-Oct)
Single Family Units	2	3	1	0	0
Multiple Family Units	0	0	0	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Charles F. Tigard Elementary School



Note: 2020-21 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

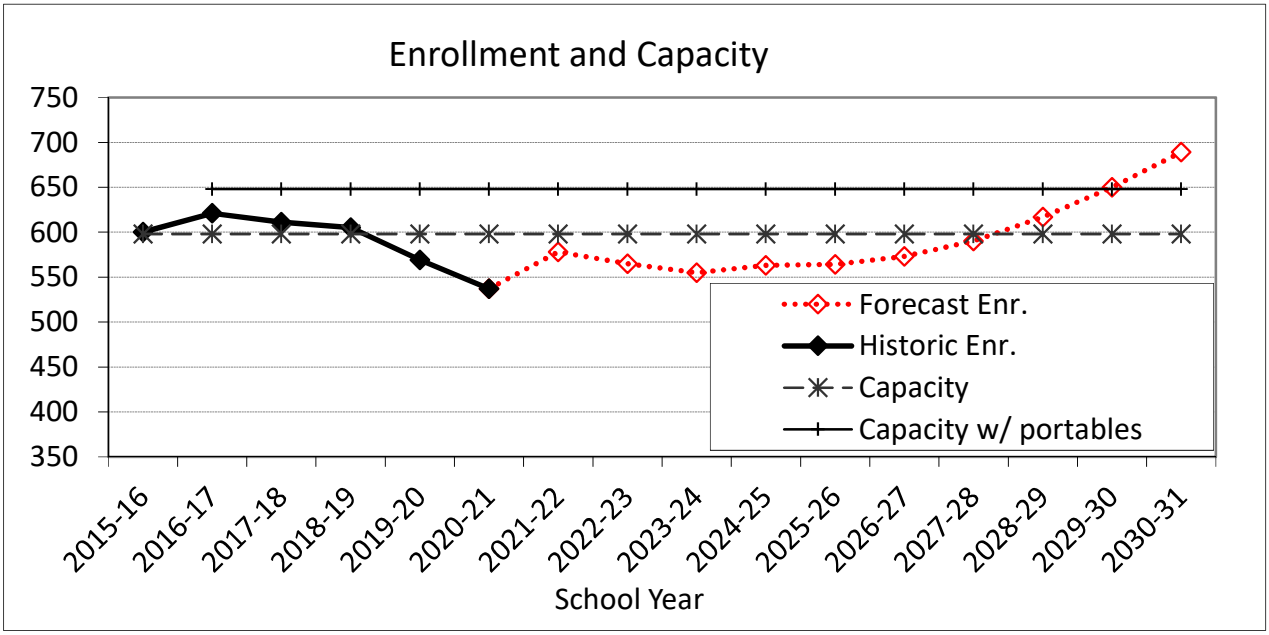
Year	2015-16	2019-20	2021-22	2025-26	2030-31
Total enrollment	527	482	489	488	505
Change	N/A	-45	7	-1	17

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020 (Jan-Oct)
Single Family Units	12	16	3	2	11
Multiple Family Units	4	0	0	0	1

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Deer Creek Elementary School



Note: 2020-21 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

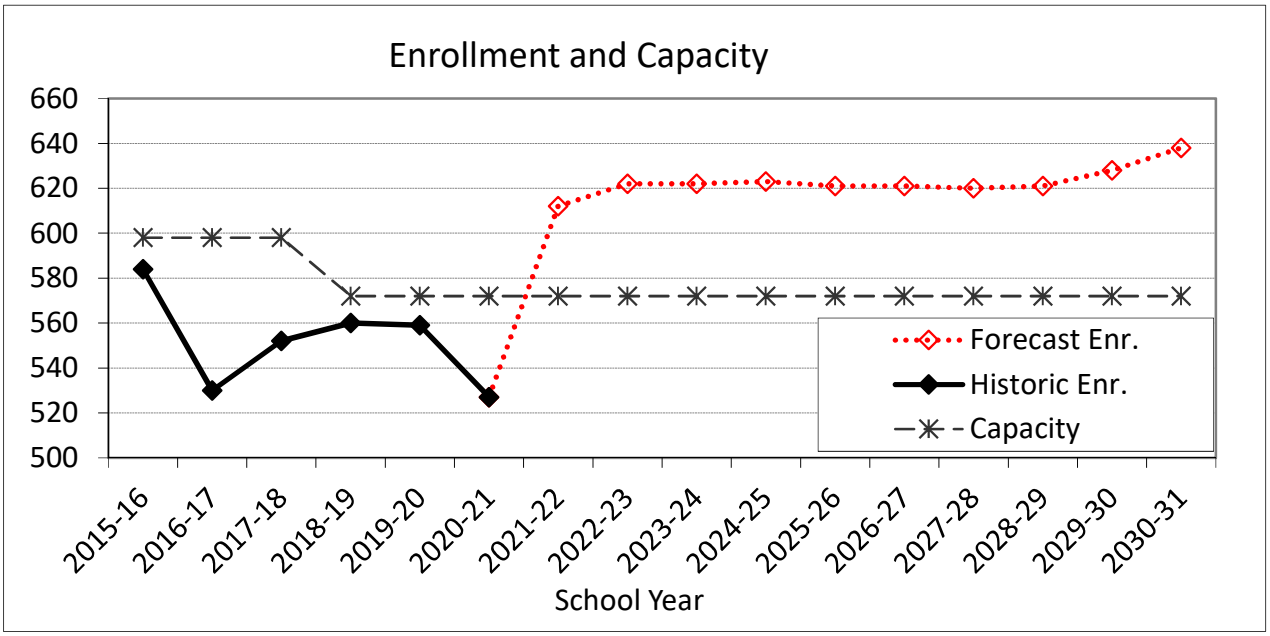
Year	2015-16	2019-20	2021-22	2025-26	2030-31
Total enrollment	600	569	578	564	689
Change	N/A	-31	9	-14	125

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020 (Jan-Oct)
Single Family Units	37	21	17	1	4
Multiple Family Units	0	20	0	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Durham Elementary School



Note: 2020-21 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

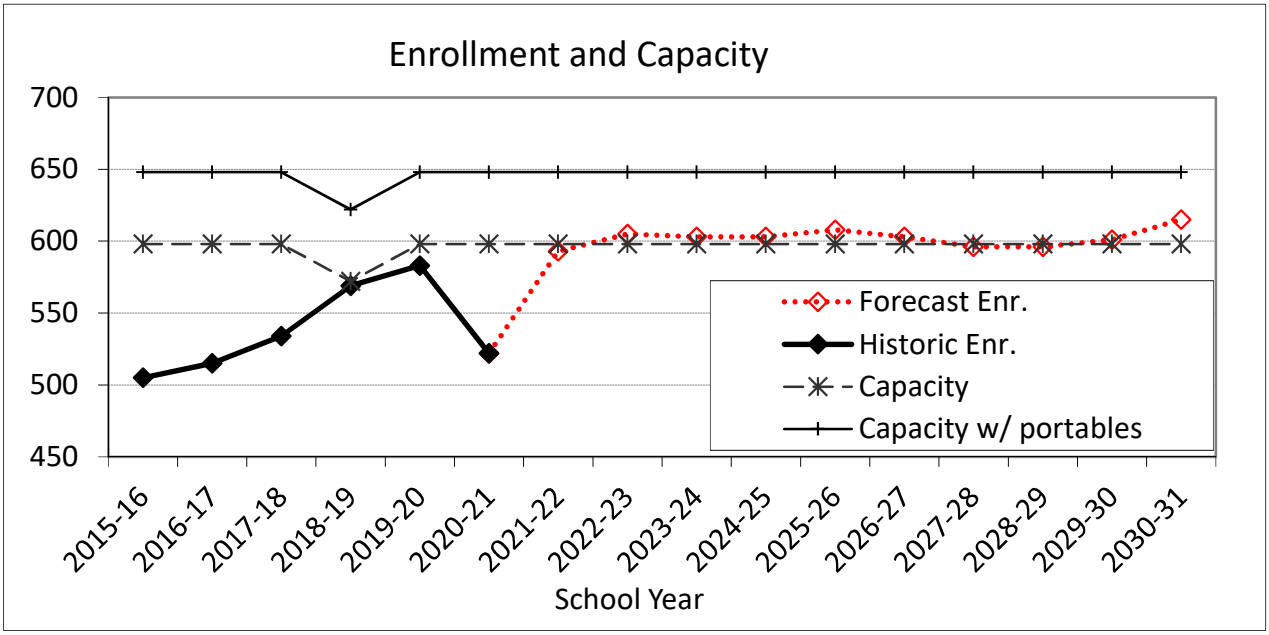
Year	2015-16	2019-20	2021-22	2025-26	2030-31
Total enrollment	584	559	612	621	638
Change	N/A	-25	53	9	17

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020 (Jan-Oct)
Single Family Units	16	11	2	16	10
Multiple Family Units	0	0	0	264	300

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Mary Woodward Elementary School



Note: 2020-21 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

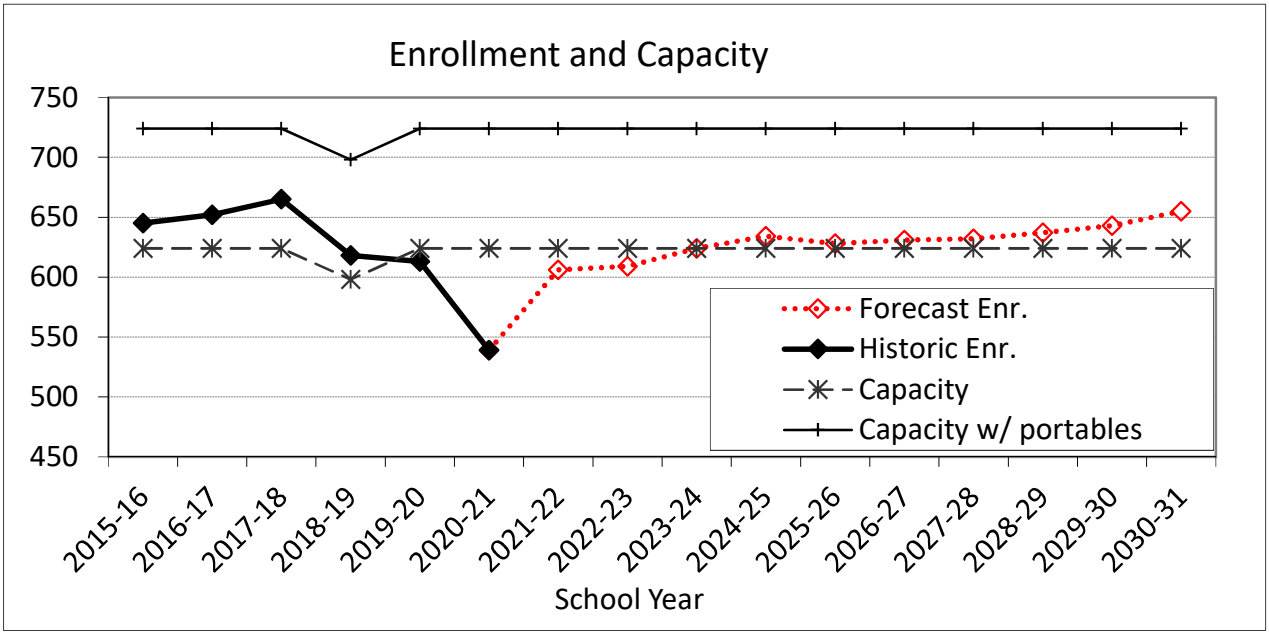
Year	2015-16	2019-20	2021-22	2025-26	2030-31
Total enrollment	505	583	593	608	615
Change	N/A	78	10	15	7

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020 (Jan-Oct)
Single Family Units	147	3	0	71	12
Multiple Family Units	0	0	0	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Metzger Elementary School



Note: 2020-21 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

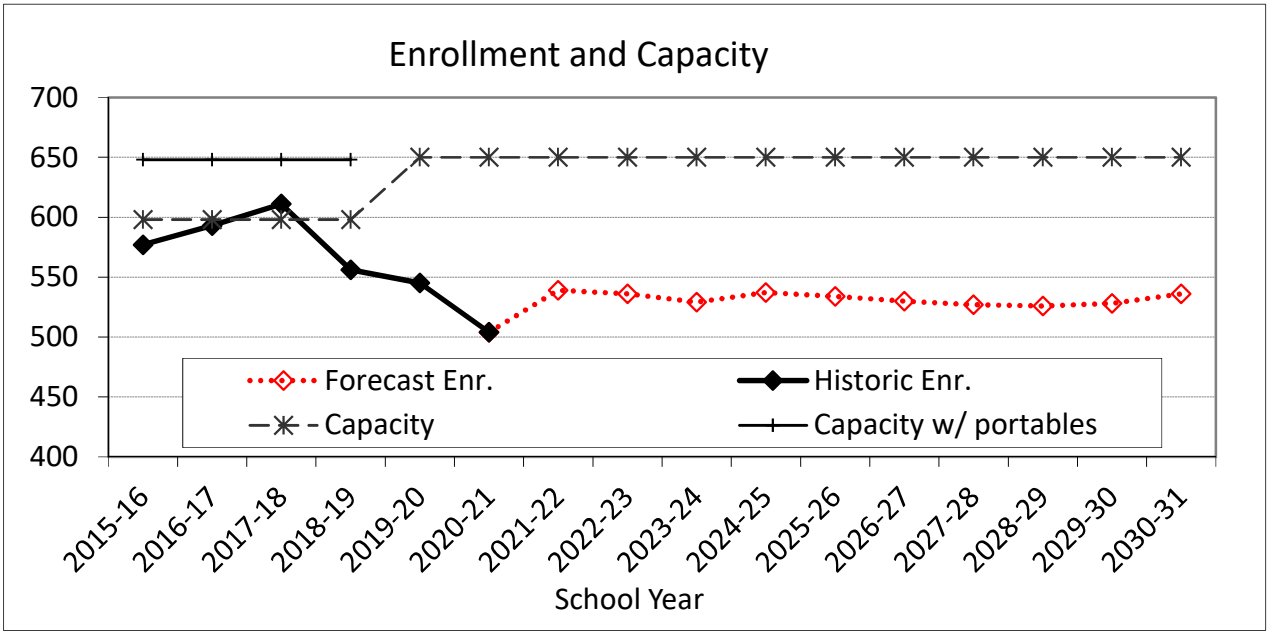
Year	2015-16	2019-20	2021-22	2025-26	2030-31
Total enrollment	645	613	606	628	655
Change	N/A	-32	-7	22	27

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020 (Jan-Oct)
Single Family Units	36	9	10	36	9
Multiple Family Units	57	187	0	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

James Templeton Elementary School



Note: 2020-21 enrollment impacted by distance learning during COVID-19 pandemic. A new Templeton opened in September 2019 with a 650 student capacity.

Enrollment History and Forecast

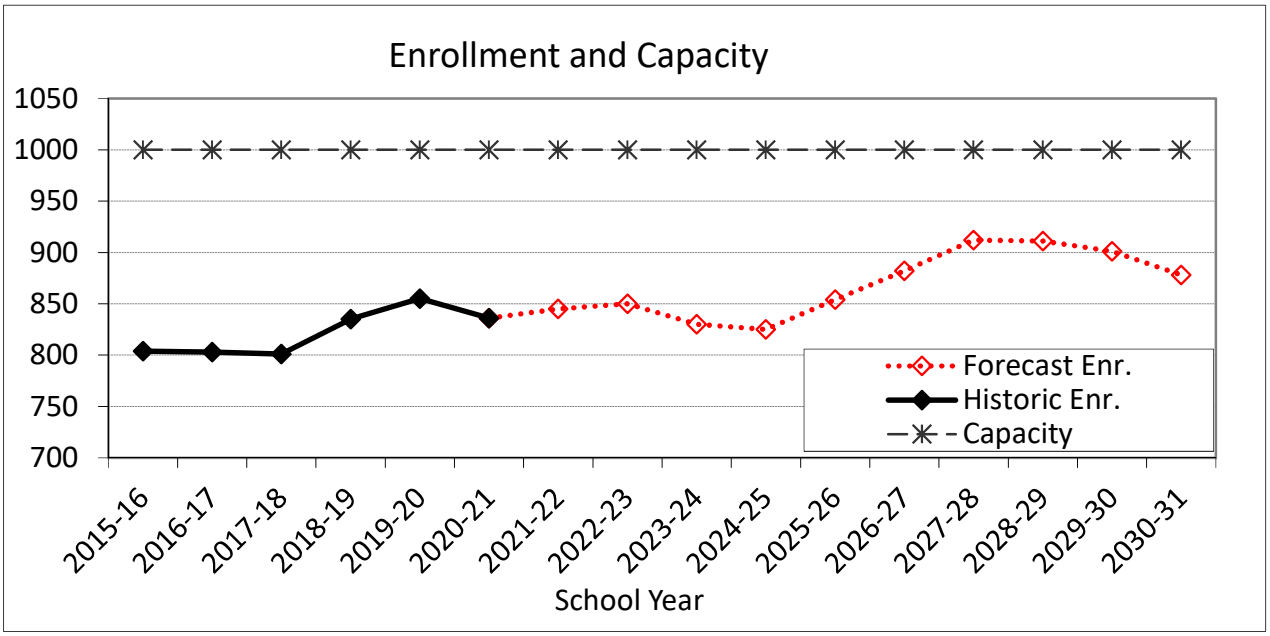
Year	2015-16	2019-20	2021-22	2025-26	2030-31
Total enrollment	577	545	539	534	536
Change	N/A	-32	-6	-5	2

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020 (Jan-Oct)
Single Family Units	11	19	18	23	0
Multiple Family Units	0	0	0	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Fowler Middle School



Note: 2020-21 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

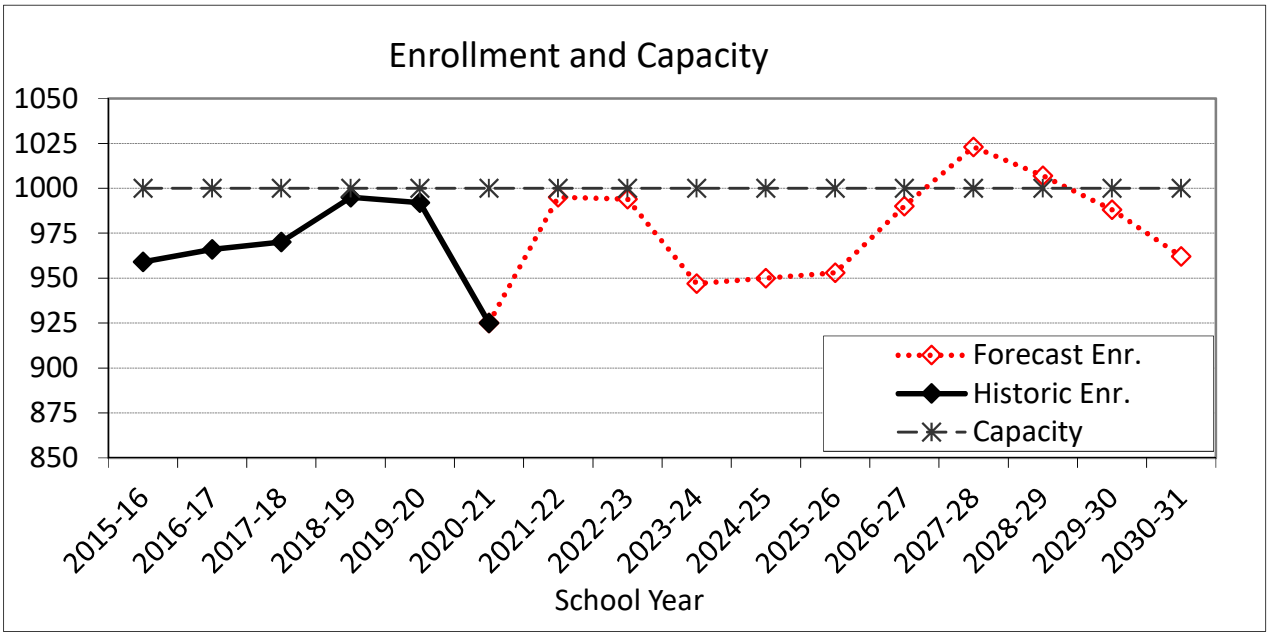
Year	2015-16	2019-20	2021-22	2025-26	2030-31
Total enrollment	804	855	845	854	878
Change	N/A	51	-10	9	24

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020 (Jan-Oct)
Single Family Units	195	28	13	109	62
Multiple Family Units	61	187	0	0	3

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Hazelbrook Middle School



Note: 2020-21 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

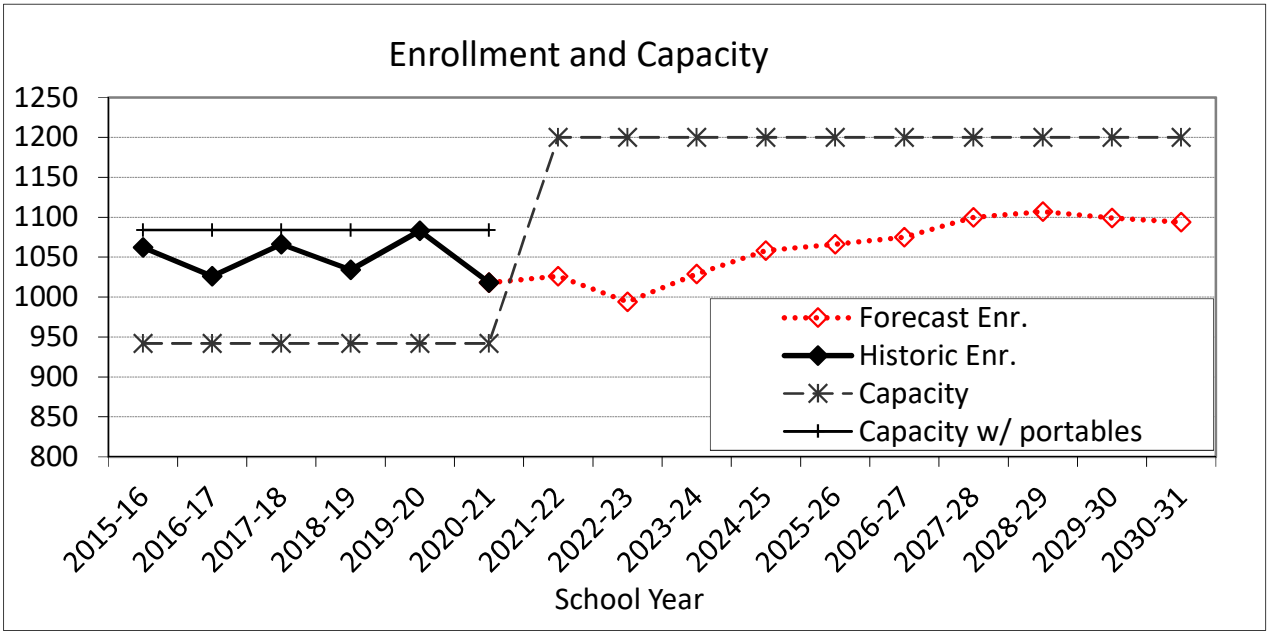
Year	2015-16	2019-20	2021-22	2025-26	2030-31
Total enrollment	959	992	995	953	962
Change	N/A	33	3	-42	9

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020 (Jan-Oct)
Single Family Units	45	23	98	1	0
Multiple Family Units	0	0	0	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Twality Middle School



Note: 2020-21 enrollment impacted by distance learning during COVID-19 pandemic. A new Twality Middle School will open in September 2021 with a 1,200 student capacity.

Enrollment History and Forecast

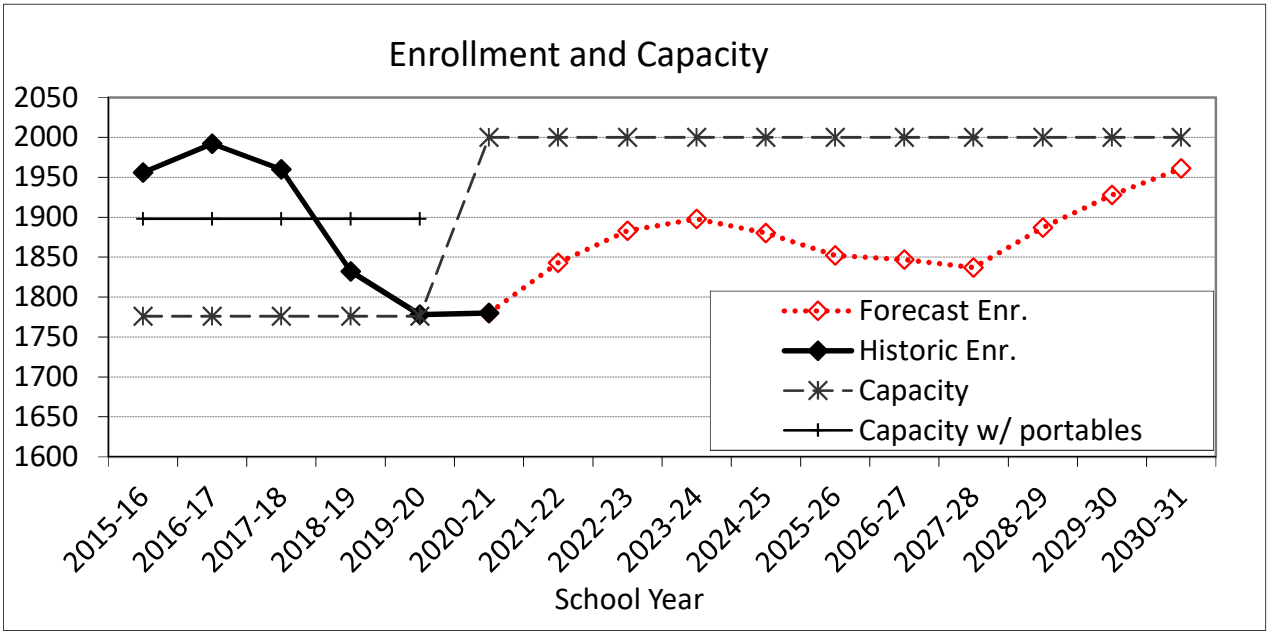
Year	2015-16	2019-20	2021-22	2025-26	2030-31
Total enrollment	1062	1083	1026	1066	1094
Change	N/A	21	-57	40	28

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020 (Jan-Oct)
Single Family Units	179	89	51	58	35
Multiple Family Units	0	0	0	264	300

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Tigard High School



Note: 2020-21 enrollment impacted by distance learning during COVID-19 pandemic. A rebuilt portion of Tigard High School will open in September 2020, bringing capacity to 2,000.

Enrollment History and Forecast

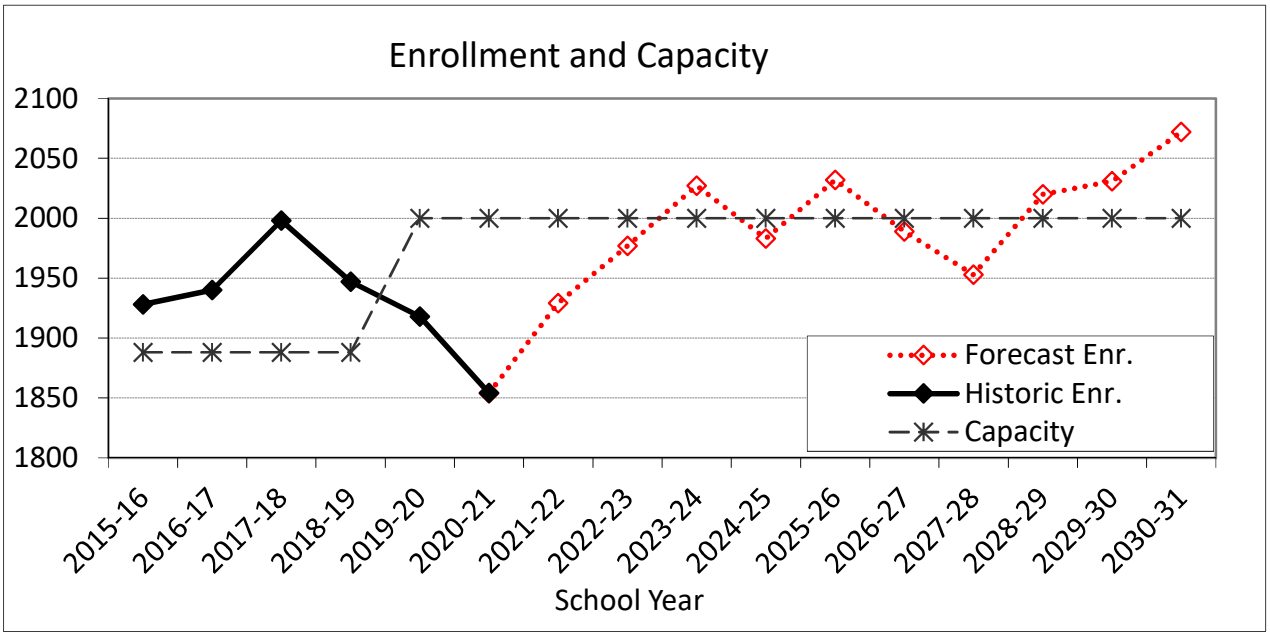
Year	2015-16	2019-20	2021-22	2025-26	2030-31
Total enrollment	1956	1778	1843	1852	1961
Change	N/A	-178	65	9	109

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020 (Jan-Oct)
Single Family Units	222	58	33	148	81
Multiple Family Units	61	187	0	264	301

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Tualatin High School



Note: 2020-21 enrollment impacted by distance learning during COVID-19 pandemic. Additions to Tualatin High School opened in September 2019, bringing capacity to 2,000.

Enrollment History and Forecast

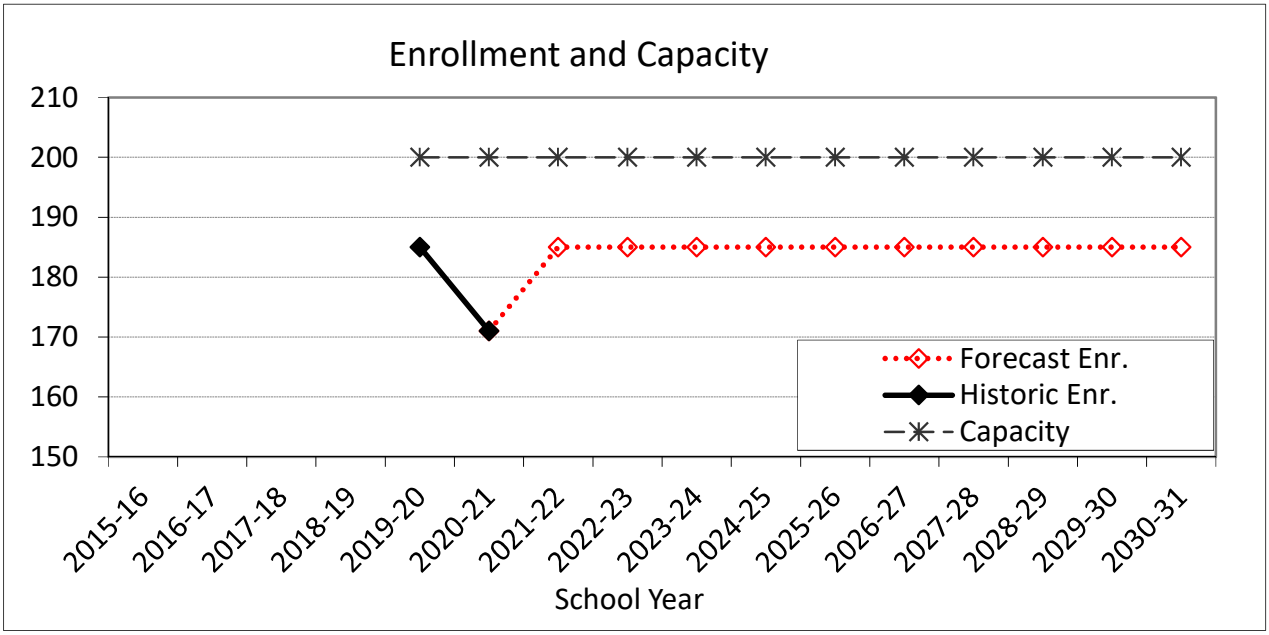
Year	2015-16	2019-20	2021-22	2025-26	2030-31
Total enrollment	1928	1918	1929	2032	2072
Change	N/A	-10	11	103	40

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020 (Jan-Oct)
Single Family Units	197	82	129	197	197
Multiple Family Units	0	0	0	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Creekside Community H.S.



Note: 2020-21 enrollment impacted by distance learning during COVID-19 pandemic. Creekside now includes the former Durham Ed. Center program, Online Academy and HUB on one campus.

Enrollment History and Forecast

Year	2015-16	2019-20	2021-22	2025-26	2030-31
Total enrollment	0	185	185	185	185
Change	N/A	185	0	0	0