TIGARD-TUALATIN SCHOOL DISTRICT

ENROLLMENT FORECASTS

2022-23 TO 2031-32



JANUARY, 2022

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ENROLLMENT FORECASTS
2022-23 TO 2031-32

Prepared By

Population Research Center

Portland State University

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Project Staff:

Charles Rynerson, Senior Research Associate

Christina Xi Wei, Graduate Research Assistant

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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 2022-23 to 2031-32 school years. District-wide high, middle, and low forecasts for 2022-23 differ by how many how many of the students who left TTSD schools during the COVID-19 pandemic will return. Longer-run forecasts differ by expected migration levels and kindergarten capture rates.

Population and Housing Trends

- There were 879 births to TTSD residents in 2020, the fewest since 1992.
- Nearly 3,500 units were added between 2010 and 2020, somewhat fewer than the 4,400 added in the 2000s.
- About 3,000 new homes have been permitted within TTSD since 2015, nearly equally split between single and multiple-family units. They include affordable apartments with family-sized two- and three-bedroom units likely to be home to families with school-age children.
- Future large-scale residential development is expected in King City, where master planning has begun for the area now known as Kingston Terrace; the City of Tigard is working on a master plan and transportation system plan for urban reserve areas to the west and south of the current River Terrace.

District-wide Enrollment Trends

- K-12 enrollment in fall 2021 was 11,518, a 14-student decrease from fall 2020. The net loss was smaller than in any of the previous three years, but it showed very little recovery from the extreme COVID-19 impacted loss of 752 students (six percent) seen between fall 2019 and fall 2020.

- The kindergarten class of 799 students was 97 students larger than the fall 2020 kindergarten count, and the ratio of kindergarten to cohort births (those occurring to TTSD residents in 2015-16) was only slightly lower than long term averages.

- The 1st grade class of 770 students was 68 students larger than the previous year's kindergarten class, the largest year-to-year increase in seven years, since before full-day kindergarten was fully implemented.

- Enrollment of 4,999 in K-5th grades was a 51-student gain from fall 2020, but a 474-student net loss from the pre-pandemic enrollment in fall 2019.

- Secondary school levels did not gain enrollment, with net losses between fall 2020 and fall 2021 of 49 students in 6th-8th grades and 16 students in 9th-12th grades.

District-wide Population Forecasts

- Our *middle series* forecast for 2030 population in the TTSD is 103,450, an increase of about 10,000 persons from the 2020 Census count of 93,396.

- Net migration will account for nearly all of the growth, as deaths will outnumber births by the end of the decade.

- Due to the age structure of the population as well as low fertility rates, school-age population in 2030 is expected to remain at about its 2020 level.

District-wide Middle Series Enrollment Forecasts

- In the *middle series* forecast, overall K-12 enrollment is expected to rebound by 238 students in 2022-23, then gradually add another 555 students by 2031-32.

- Growth is initially slow, averaging just 0.2 percent annually through 2027-28 due to recent declines in births and elementary enrollment.

- The birth downturn stabilizes and housing growth including ongoing River Terrace development and the start of Kingston Terrace development cause growth to accelerate later in the forecast horizon. K-12 enrollment growth averages 1.0 percent annually after 2027-28.

- Annual forecasts for individual schools consistent with the district-wide *middle series* are presented in Figure 15 on page 36.

District-wide Low Series Enrollment Forecasts

- Kindergarten enrollment increases in 2022-23 for the second consecutive year in the *low series* forecast, and high school enrollment grows due to a large cohort entering 9th grade.

- Overall K-12 enrollment is 30 students lower in 2022-23 than in 2021-22, and enrollment continues to fall throughout most of the remaining nine years of the forecast.

- By 2031-32 K-12 grade enrollment is 255 students lower than in 2021-22, with net losses at all school levels — elementary, middle, and high.

- Individual school forecasts for 2022-23 consistent with the district-wide *low series* are presented in Figure 17 on page 38.

District-wide High Series Enrollment Forecasts

- The *high series* forecast anticipates that nearly all students who left during the pandemic return to TTSD schools in 2022-23.

- Overall K-12 enrollment in 2022-23 grows by 503 students in 2022-23, and another 1,119 by 2031-32.

- Kindergarten enrollment of 886 in 2022-23 is 87 students larger than in 2021-22. The 1st grade class size of 869 reflects the return of students who were eligible but not enrolled in TTSD kindergartens in 2021-22.

Figures 1 and 2 summarize the district-wide K-12 forecasts. Details of the enrollment forecasts are presented in Figure 14 on page 32 and in Appendix A for the District, and in Figure 15 on page 36 and in Appendix B for each school.

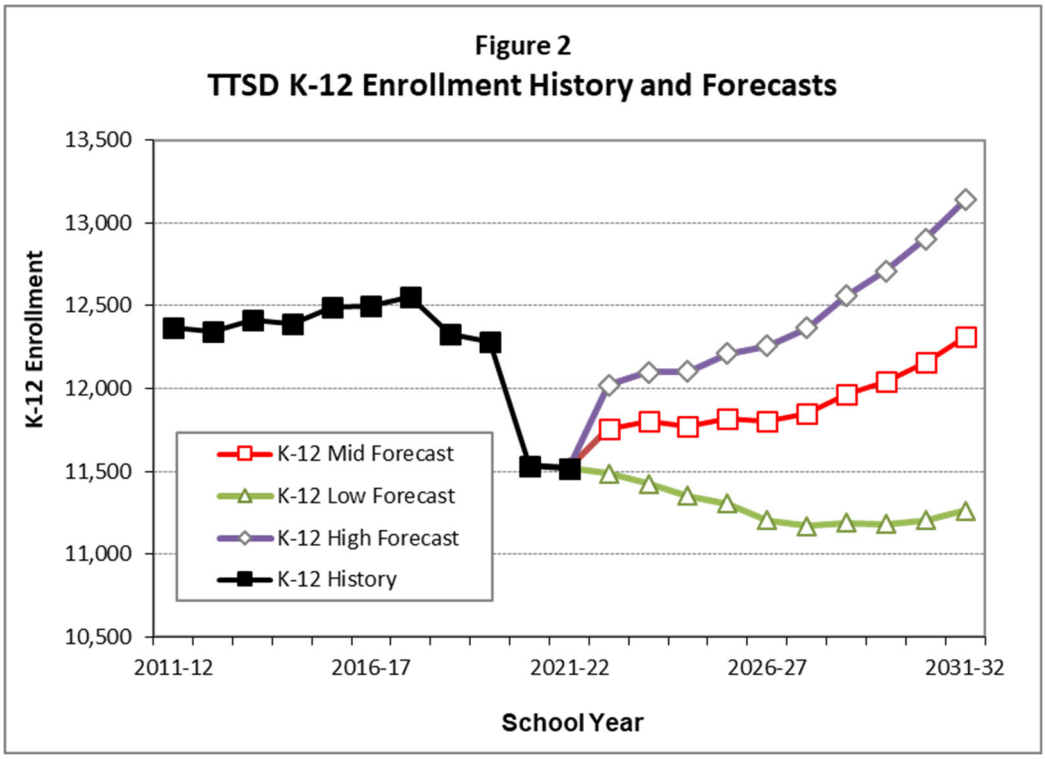
Figure 1

Historic and Forecast K-12 Enrollment
Low, Middle, and High Series
Tigard-Tualatin School District

	LOW		MIDDLE		HIGH	
School Year	Enrollment[1]	Net Change	Enrollment[1]	Net Change	Enrollment[1]	Net Change
2011-12	12,366		12,366		12,366	N/a
2016-17	12,499	133	12,499	133	12,499	133
2021-22	11,518	-981	11,518	-981	11,518	-981
2026-27	11,203	-315	11,803	285	12,256	738
2031-32	11,263	60	12,311	508	13,140	884
AAEG 2021-22 to 2026-27*	*-0.6%*		*0.5%*		*1.2%*	
AAEG 2026-27 to 2031-32*	*0.1%*		*0.8%*		*1.4%*	

**Note: Average Annual Enrollment Growth.*

Source: Historic enrollment, Tigard-Tualatin School District; Enrollment forecasts, PSU Population Research Center, December 2021. Enrollment in 2021-22 was impacted by the COVID pandemic.


Figure 2
TTSD K-12 Enrollment History and Forecasts
13,500
13,000
12,500
12,000
11,500
11,000
10,500
K-12 Enrollment
K-12 Mid Forecast
K-12 Low Forecast
K-12 High Forecast
K-12 History
2011-12
2016-17
2021-22
2026-27
2031-32
School Year

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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 16th 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 2022-23 to 2031-32. 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. New population totals from the 2020 Census for each jurisdiction are included in this report.

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. Appendix A includes details of three district-wide forecasts consistent with low, middle, and high assumptions about future net migration. Appendix B includes 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 the 2010 and 2020 censuses, total population within the TTSD grew from 83,457 persons to 93,396. The 12 percent growth rate was similar to the Portland metropolitan area's 13 percent growth in the decade. However, the District's population of children under age 18 fell by nearly two percent. More than 97 percent of TTSD residents lived within the Washington County portion of the District (90,897 persons in 2020). Clackamas County accounted for the rest (2,499 persons in 2020). Residents of the City of Tigard living within the TTSD boundaries numbered 44,854, representing 82.2 percent of the city's total. All Durham and King City residents and 93.9 percent of Tualatin residents lived within the District. Figure 3 reports District, city, and county population figures from the past three censuses.

Figure 3

City and Region Population, 2000, 2010, and 2020

				Percent Change	
	2000	**2010**	**2020**	**2000-2010**	**2010-2020**
Tigard-Tualatin S.D.[1]	72,164	83,457	93,396	*16%*	*12%*
Under age 18	*18,312*	*20,389*	*20,033*	*11%*	*-2%*
City of Durham	1,382	1,351	1,944	*-2%*	*44%*
City of King City[2]	1,949	3,111	5,184	*60%*	*67%*
City of Tigard[3]	41,223	48,035	54,539	*17%*	*14%*
City of Tualatin[4]	22,791	26,054	27,942	*14%*	*7%*
Clackamas County	338,391	375,992	421,401	*11%*	*12%*
Washington County	445,342	529,710	600,372	*19%*	*13%*
Portland-Vancouver-Hillsboro MSA[5]	1,927,881	2,226,009	2,512,859	*15%*	*13%*

1. School District population determined by PSU-PRC based on aggregation of census blocks within the TTSD boundary.

2. King City's population growth includes the annexation of 288 residents between 2000 and 2010 and 469 residents between 2010 and 2020.

3. Population of the entire city. 82.2% of the city's 2020 population was within the TTSD. Population growth includes the annexation of 1,119 residents between 2000 and 2010 and 64 residents between 2010 and 2020.

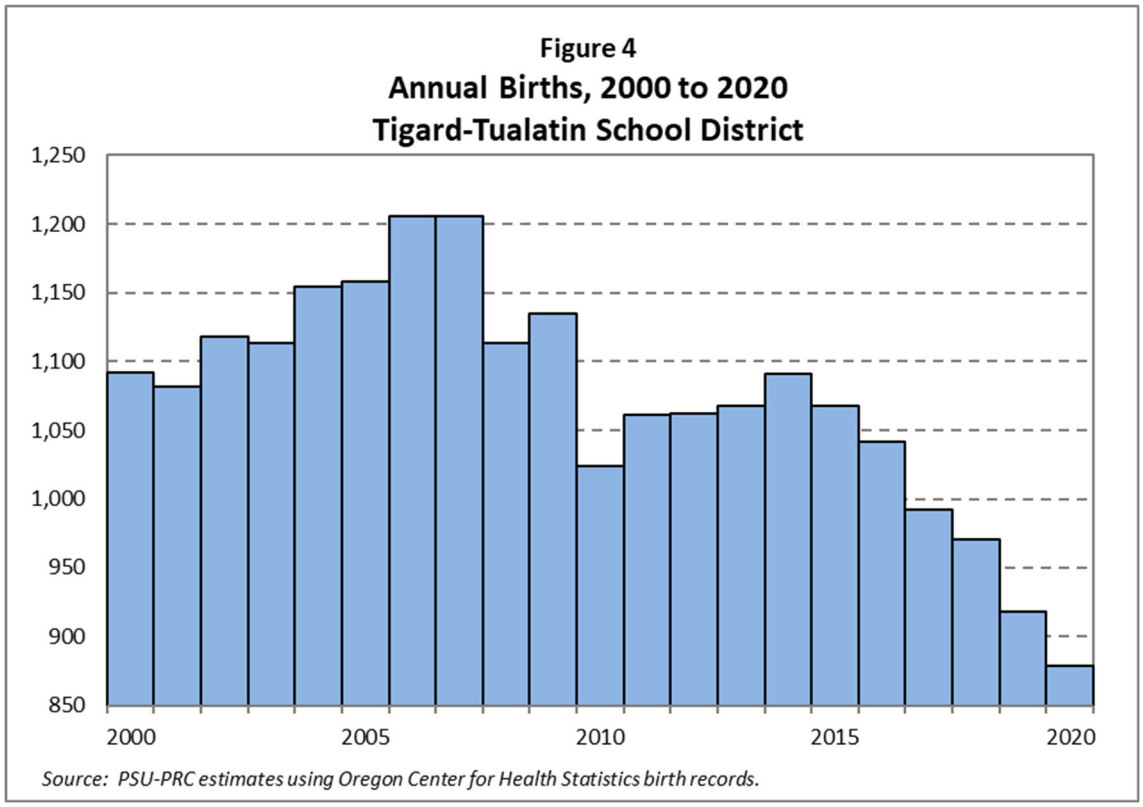
4. Population of the entire city. 93.9% of the city's 2020 population was within the TTSD. Population growth includes the annexation of 53 residents between 2000 and 2010 and 2 residents between 2010 and 2020.

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, 2010, and 2020 censuses.

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 six years of decline. Births in calendar year 2020 reached new 21st Century lows in TTSD (fewest since 1992), Oregon (fewest since 1987), and the U.S. (fewest since 1980)[2]. In the "Enrollment Forecasts" section of this report we will examine the relationship between births, migration, and subsequent school enrollments.



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	2020			
Births	1,042	992	970	918	879			

[2] "Births in the United States, 2020, NCHS Data Brief No. 418, September 2021; Oregon Vital Statistics Annual Report, Oregon Health Authority, Center for Health Statistics; previous PRC reports for TTSD.

Employment

Recent origin-destination employment statistics show that 81 percent of employed TTSD residents commute beyond the District's boundaries. Workplace destinations include Washington County (44 percent of TTSD residents), Multnomah County (30 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 17 percent higher than the pre-Great Recession peak in 2007. Although employment totals initially plunged when the pandemic hit, gradual net gains brought MSA job numbers back to within three percent of their pre-pandemic peak by November 2021.[4] Washington County's seasonally adjusted unemployment rate was at a near-record low of 2.7 percent in March 2020 but spiked up to 10.7 percent in April 2020. According to the latest estimates, Washington County's unemployment rate had fallen to 3.5 percent by November 2021.[5]

Housing

Figure 5 presents housing and household characteristics for TTSD compiled from the past three decennial censuses, based on our aggregation of census block data to approximate the District boundaries. Nearly 3,500 units were added between 2010 and 2020, somewhat fewer than the 4,400 added in the 2000s. The vacancy rate of 4.1 percent includes homes that were not occupied as a primary residence on census day for any

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[3]U.S. Census Bureau. OnTheMap Application. Longitudinal-Employer Household Dynamics Program. 2019 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 14, 2022. Average annual nonfarm employment in the Portland-Vancouver-Hillsboro MSA was 1,045,800 in 2007, had fallen to 981,500 in 2010, and recovered to 1,228,100 in 2019. Total nonfarm employment of 1,209,400 in November 2021 was 2.9 percent below the November 2019 total.

[5] "Local Area Unemployment Statistics," Oregon Employment Department. https://www.qualityinfo.org/ed-uesti. Retrieved on January 14, 2022.

reason, and is typically much higher than the share of homes actually available for sale or rent, indicating a tighter housing market than in 2000 or 2010.

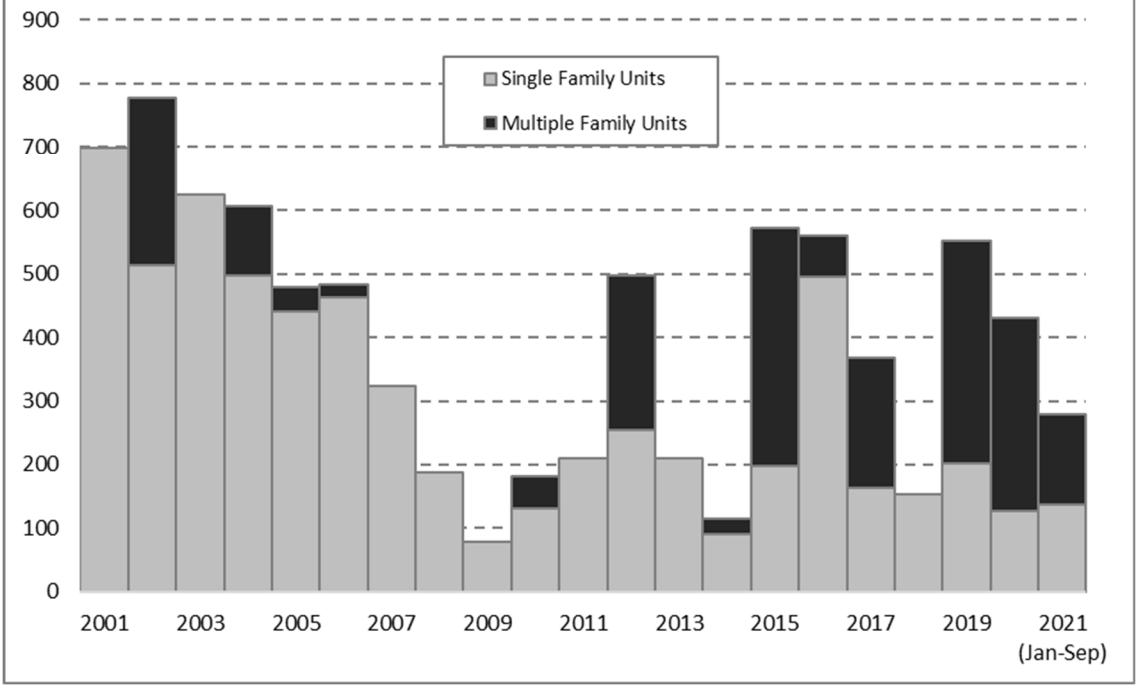
Figure 5
Tigard-Tualatin School District
Housing and Household Characteristics, 2000, 2010, and 2020

	2000	2010	2020	Change 00-'10	Change '10-'20
Housing Units	30,831	35,228	38,712	4,397	3,484
Households	29,097	33,454	37,129	4,357	3,675
Households with children < 18	10,090	11,153	N/A	1,063	N/A
share of total	*35%*	*33%*	*N/A*		
Households with no children < 18	19,007	22,301	N/A	3,294	N/A
share of total	*65%*	*67%*	*N/A*		
Household Population	71,714	82,949	92,725	11,235	9,776
Vacancy rate	5.6%	5.0%	4.1%	-0.6%	-0.9%
Persons per Household	2.46	2.48	2.50	0.01	0.02

Sources: U.S. Census Bureau, 2000, 2010, and 2020 Census data aggregated to TTSD boundary by PSU-PRC. Household composition has not yet been published from the 2020 Census.

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. Multi-family housing has followed a different trajectory, with most of the 21st Century's new development occurring since 2015. About 3,000 new homes have been permitted within TTSD since 2015, nearly equally split between single and multiple-family units.

Figure 6
Housing Units Authorized by Building Permits, TTSD, 2001 to 2021



Year	**2001**	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**
Single-Family	699	514	624	498	441	463	325
Multi-Family	0	264	0	108	38	20	0
Year	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**
Single-Family	188	79	131	209	254	209	91
Multi-Family	0	0	50	0	243	0	24
Year	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021***
Single-Family	197	496	162	153	201	127	136
Multi-Family	374	64	207	0	350	303	144

*January-September 2021.

Figure 7 reports housing development among TTSD attendance areas. Nearly four out of every five of the District's single-family homes permitted in 2020 and 2021 were in the Fowler Middle School attendance area, primarily 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 8 highlights subdivisions and apartment complexes at various stages of development, from those well underway with homes completed and under construction, such as Eastridge II, to those platted with home construction yet to begin, such as River Terrace Crossing, to those planned but not yet approved, such as River Terrace Town Center. None of the developments in Figure 8 were completed and fully occupied as of October 2021, so they are all potentially home to additional TTSD students in the years to come.

Several large multi-family developments are underway in the Tigard Triangle (Durham Elementary) area. All of the units in the 72nd and in Red Rock Commons are studios or one-bedroom units, not expected to be home to many children. Older "naturally affordable" apartments often have more children per unit than new market-rate buildings, but we also expect school-age children in income-restricted developments that include units with two or more bedrooms. The Viewfinder, an affordable development nearing completion at 72nd and Baylor will have 25 one-bedroom, 46 two-bedroom and 10 three-bedroom units. The Overland, also under construction on 72nd Avenue, is a market-rate development, though with 219 total units including studio, one, two, and three-bedroom units, it is likely to be home to a few TTSD students.

Other large multi-family developments planned but still seeking approval or permits are the Array (Alberta Rider Elementary), Pacific Ridge (Templeton Elementary), Tualatin Heights (Tualatin Elementary), and River Terrace Town Center (Woodward Elementary).

Figure 7

New Housing Units Authorized by Building Permits 2017 to 2021 by Attendance Area

Single Family Units

Elementary Area	2017	2018	2019	2020	2021 (Jan-Sep)	Total
Alberta Rider	38	14	19	12	6	**89**
Bridgeport	0	78	0	0	0	**78**
Byrom	3	1	0	0	0	**4**
C.F. Tigard	16	3	9	11	16	**55**
Deer Creek	21	17	1	4	0	**43**
Durham	11	2	24	10	1	**48**
Metzger	9	10	40	18	29	**106**
Templeton	19	18	33	13	11	**94**
Tualatin	20	19	1	0	0	**40**
Woodward	3	0	74	59	73	**209**
District Total	**140**	**162**	**201**	**127**	**136**	**766**
Middle/High Area						
Fowler/Tigard	28	13	123	88	118	**370**
Hazelbrook/Tualatin	23	98	1	0	0	**122**
Twality/Tigard	30	20	57	23	12	**142**
Twality/Tualatin	59	31	20	16	6	**132**
District Total	**140**	**162**	**201**	**127**	**136**	**766**

Multiple Family Units

Elementary Area	2017	2018	2019	2020	2021 (Jan-Sep)	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	0	0	0	1	0	**1**
Deer Creek	20	0	0	0	0	**20**
Durham	0	0	350	300	0	**650**
Metzger	247	0	0	0	144	**391**
Templeton	0	0	0	0	0	**0**
Tualatin	0	0	0	0	0	**0**
Woodward	0	0	0	2	0	**2**
District Total	**267**	**0**	**350**	**303**	**144**	**1064**
Middle/High Area						
Fowler/Tigard	247	0	0	3	144	**394**
Hazelbrook/Tualatin	0	0	0	0	0	**0**
Twality/Tigard	0	0	350	300	0	**650**
Twality/Tualatin	20	0	0	0	0	**20**
District Total	**267**	**0**	**350**	**303**	**144**	**1064**

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

Figure 8
Selected Residential Development
Tigard-Tualatin School District

Attendance Areas					
Elementary	**Middle**	**High**	**Single Family Subdivisions**	**Jurisdiction**	**Lots**
Alberta Rider	Twality	Tualatin	Heights at Bull Mountain	Tigard	63
Alberta Rider	Twality	Tualatin	River Terrace Crossing	Tigard	198
Alberta Rider	Twality	Tualatin	River Terrace Park	Tigard	158
Alberta Rider	Twality	Tualatin	South River Terrace	Tigard	353
C.F. Tigard	Fowler	Tigard	Weston Oaks	Tigard	17
C.F. Tigard	Fowler	Tigard	Ashbrook Villas	Tigard	23
Durham	Twality	Tigard	Brookside	Tigard	19
Woodward	Fowler	Tigard	Eastridge II (formerly Polygon at Roshak Ridge)	Tigard	244
Woodward	Fowler	Tigard	Riverside at Scholls Meadow	Tigard	79
Woodward	Fowler	Tigard	River Terrace Town Center	Tigard	142
Woodward	Fowler	Tigard	Foran Hills	Tigard	15

Attendance Areas					
Elementary	**Middle**	**High**	**Multi-Family Developments**	**Jurisdiction**	**Units**
Alberta Rider	Twality	Tualatin	Array Apartments (formerly Hoodview Terrace)	Tigard	57
Durham	Twality	Tigard	The 72nd	Tigard	38
Durham	Twality	Tigard	Red Rock Commons	Tigard	48
Durham	Twality	Tigard	The Viewfinder	Tigard	81
Durham	Twality	Tigard	The Overland	Tigard	219
Durham	Twality	Tigard	Hermoso Apartments	Tigard	38
Metzger	Fowler	Tigard	Terrace Glen	Tigard	144
Templeton	Twality	Tigard	Pacific Ridge Apartments	Tigard	78
Tualatin	Hazelbrook	Tualatin	Tualatin Heights Apartments	Tualatin	116
Woodward	Fowler	Tigard	River Terrace Town Center	Tigard	348

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

River Terrace and Kingston Terrace

River Terrace was annexed by the City of Tigard in 2013, having been added to the Urban Growth Boundary (UGB) in 2002 and 2011. In each of the last several reports we included estimates of the number of future TTSD students who might reside in the area once it is fully built. The estimates are based on current information about approved and proposed subdivisions and remaining residential capacity. After a 2018 modification proposing that

South River Terrace would become a 55 and older community, we estimated a future population of 769 K-12 students at build-out. However, the plan for South River Terrace has been changed again, and is no longer planned as a 55 plus community. Also, there is a new proposal for 490 units in the River Terrace Town Center, a mixed-use development on a site previously expected to include more commercial and less residential activity. For this report, our estimate was increased to 954 K-12, including 494 K-5th grade, 222 6th-8th grade, and 238 9th-12th grade students. It is difficult to predict how many school-age children will live in the 348 apartments proposed for the Town Center; mixed-use developments often appeal primarily to renters without children unless there is an affordable component with family-size units. For the apartments we applied a generation rate of 0.130 K-12 students. Figure 9 presents the estimated number of future homes in River Terrace, the number of students per home, and the total number of students based on current assumptions.

In December 2018 Metro approved King City's request for a UGB expansion of 528 acres south of Beef Bend Road within the current Deer Creek Elementary attendance area. A concept plan for the area, now called Kingston Terrace, anticipates the construction of 3,576 housing units to the city over time, including a mix of single-family and multi-family homes.[6] Work on the Kingston Terrace Master Plan is underway, and once it is completed estimates of future student generation may be prepared.

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.[7] 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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[6] Kingston Terrace information is at https://www.ci.king-city.or.us/urban_growth_boundary/index.php.

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

Figure 9
River Terrace Forecast Assumptions

TTSD Students per Home[1]

Grades	Apartments	Attached Homes	Detached Small Lot[2]	Detached Medium or Large Lot[3]
K-5	0.060	0.120	0.250	0.350
6-8	0.030	0.060	0.100	0.160
9-12	0.040	0.080	0.100	0.175
K-12	**0.130**	**0.260**	**0.450**	**0.685**

Number of Homes at Build-out, TTSD Portion of River Terrace

Development Name	Status	Apartments	Attached Homes	Detached Small Lot[2]	Detached Medium or Large Lot[3]
Polygon at West River Terrace	Completed	0	45	61	31
Polygon at Bull Mountain	Completed	0	0	0	82
Polygon at Roshak Ridge (Eastridge II)	Completed or Permitted	0	78	51	115
River Terrace Crossing	Platted	0	0	0	180
South River Terrace	Planned	0	118	111	124
River Terrace Park	Planned	0	0	32	126
River Terrace Town Center	Proposed	348	49	76	17
Remainder[4]	Potential	0	28	34	337
Total		**348**	**318**	**365**	**1012**

TTSD Enrollment Forecasts

School Year	K-5	6-8	9-12
2021-22 (Actual)	48	19	14
Future at Build-out	497	224	240

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

2. Detached homes on lots smaller than 4,000 square feet.

3. Detached homes on lots 4,000 square feet or larger.

4. 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, January 2022.

ENROLLMENT TRENDS

TTSD enrolled 11,518 K-12 students in fall 2021, a slight decrease of 14 students (0.1 percent) from fall 2020. While that net loss was smaller than in any of the previous three years, it didn't constitute a recovery from the extreme COVID-19 impacted loss of 752 students (6.1 percent) seen between fall 2019 and fall 2020.

Despite the K-12 loss, there were positive signs. The fall 2021 kindergarten class of 799 students was 97 students larger than the previous fall kindergarten count, and the 0.76 ratio of kindergarten to cohort births was only slightly lower than long term averages, and significantly greater than the fall 2020 ratio of 0.66.[8] The 1st grade class of 770 students was 68 students larger than the previous year's kindergarten class, the largest year-to-year increase in seven years, since before full-day kindergarten was fully implemented. There was also a net gain in other elementary cohorts, with 26 more students in fall 2021 2nd-5th grades compared with 1st to 4th grades the previous year.

The kindergarten and cohort growth at elementary grades were enough to push total fall 2021 K-5th grade enrollment above its fall 2020 level. The 4,999 students in K-5th grades represented a 51-student increase from fall 2020, though it was a 474-student net loss from the pre-pandemic enrollment in fall 2019. Secondary school levels did not gain enrollment, with net losses between fall 2020 and fall 2021 of 49 students in 6th-8th grades and 16 students in 9th-12th grades. However, cohort growth was positive, with 6th-8th grade enrollment 29 students greater than in fall 2020 5th-7th grades, and 9th-12th grade enrollment 41 students greater than in fall 2020 8th-11th grades.

Figure 10 includes the enrollment history for the District by grade level annually for the past 10 years, from 2011-12 to 2021-22.

[8] The ratio of kindergarten to cohort births compares fall enrollment to lagged births to women residing within TTSD, e.g. fall 2021 kindergarten divided by the number of births between September 2015 and August 2016 — children with a 5th birthday in the 12 months before September 1, 2021.

Figure 10

Tigard-Tualatin School District, Enrollment History, 2011-12 to 2021-22

Grade	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
K	877	939	877	879	862	893	901	862	919	702	799
1	942	935	986	958	922	874	936	930	870	870	770
2	885	917	941	974	974	920	903	922	899	819	881
3	935	888	911	936	977	982	916	912	939	835	819
4	919	928	898	930	972	996	993	934	885	880	850
5	1,011	926	948	895	923	963	986	978	961	842	880
6	967	975	932	938	934	927	962	967	993	913	861
7	910	960	991	932	945	928	945	967	961	946	908
8	973	928	971	974	957	948	933	930	976	920	961
9	1,006	1,011	984	1,023	1,021	1,031	993	963	971	969	947
10	1,014	986	1,012	977	1,029	1,045	1,005	985	973	933	973
11	937	990	971	972	956	1,011	1,026	957	968	926	921
12	988	958	993	1,002	1,018	981	1,053	1,019	969	977	948
US*	2	0	0	0	0	0	0	0	0	0	0
Total	**12,366**	**12,341**	**12,415**	**12,390**	**12,490**	**12,499**	**12,552**	**12,326**	**12,284**	**11,532**	**11,518**
Annual change		*-25* *-0.2%*	*74* *0.6%*	*-25* *-0.2%*	*100* *0.8%*	*9* *0.1%*	*53* *0.4%*	*-226* *-1.8%*	*-42* *-0.3%*	*-752* *-6.1%*	*-14* *-0.1%*
K-5	5,569	5,533	5,561	5,572	5,630	5,628	5,635	5,538	5,473	4,948	4,999
6-8	2,850	2,863	2,894	2,844	2,836	2,803	2,840	2,864	2,930	2,779	2,730
9-12	3,947	3,945	3,960	3,974	4,024	4,068	4,077	3,924	3,881	3,805	3,789

	5 Year Change: 2011-12 to 2016-17		5 Year Change: 2016-17 to 2021-22		10 Year Change: 2011-12 to 2021-22	
	Change	**Pct.**	**Change**	**Pct.**	**Change**	**Pct.**
K-5	59	*1%*	-629	*-11%*	-570	*-10%*
6-8	-47	*-2%*	-73	*-3%*	-120	*-4%*
9-12	121	*3%*	-279	*-7%*	-158	*-4%*
Total	**133**	***1%***	**-981**	***-8%***	**-848**	***-7%***

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

Source: Tigard-Tualatin School District

Enrollment at Individual Schools

The relative stability between 2020-21 and 2021-22 in district-wide enrollment that we described above can be attributed to the new Tigard-Tualatin Virtual Academy becoming an option for families who preferred remote learning. Not an option in fall 2020, it enrolled 615 students in fall 2021, while each of the District's 18 brick and mortar schools enrolled fewer students in fall 2021 than in fall 2020. Net losses at elementary schools ranged from only three students at Deer Creek to 50 at Mary Woodward. Over the two-year period since fall 2019 the largest decline occurred at Byrom, which lost 135 students. Mary Woodward and Tualatin Elementary also saw two-year losses of more than 100 students.

Net enrollment losses at middle schools between fall 2020 and fall 2021 amounted to 52 students at Hazelbrook, 66 students at Twality, and 73 students at Fowler. Tigard High School was the District's only school without enrollment loss between fall 2019 and fall 2020, having increased by two students, and it saw a relatively minor loss of just 34 students between fall 2020 and fall 2021. In contrast, Tualatin High School lost 139 students in the most recent year, and 203 students in the two-year period since fall 2019.

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 17 students in the two years between fall 2019 and fall 2021.

Total enrollment at each of the District's schools for each year from 2016-17 to 2021-22 is shown in Figure 11. The table shows October enrollment for each year; enrollment in the second semester of 2021-22 may be somewhat higher at many TTSD schools, as the District collected surveys in December indicating that 164 students enrolled in the Virtual Academy, including about 100 in elementary grades, intend to enroll in brick and mortar schools when the semester begins February 7th.

Figure 11
Enrollment History for Individual Schools, 2016-17 to 2021-22

	Historic Enrollment						5 year change 2016-17 to 2021-22	
School	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21[1]**	**2021-22[1]**	**Number**	**Percent**
Alberta Rider	595	559	558	536	500	489	-106	*-18%*
Bridgeport[2]	505	521	239	261	228	206	-14	*-3%*
Bridgeport Immersion	--	--	310	308	299	285		
Byrom	553	562	557	535	426	400	-153	*-28%*
C.F. Tigard	508	485	478	482	459	426	-82	*-16%*
Deer Creek	621	611	605	569	537	534	-87	*-14%*
Durham	530	552	560	559	527	508	-22	*-4%*
Mary Woodward	515	534	569	583	522	472	-43	*-8%*
Metzger[2]	652	665	311	313	267	248	-134	*-21%*
Metzger Immersion	--	--	307	300	272	270		
Templeton	593	611	556	545	504	479	-114	*-19%*
Tualatin	556	535	488	482	407	369	-187	*-34%*
Tigard-Tualatin Virtual Academy (K-5)	--	--	--	--	--	313	313	--
Elementary Totals	**5,628**	**5,635**	**5,538**	**5,473**	**4,948**	**4,999**	**-629**	***-11%***
Fowler M.S.	803	801	835	855	836	763	-40	*-5%*
Hazelbrook M.S.	966	970	995	992	925	873	-93	*-10%*
Twality M.S.	1,026	1,066	1,034	1,083	1,018	952	-74	*-7%*
Durham Center (8)	2	2	--	--	--	--	-2	*-100%*
Tigard-Tualatin Online Academy (7-8)	6	1	--	--	--	--	-6	*-100%*
Tigard-Tualatin Virtual Academy (6-8)	--	--	--	--	--	142	142	--
Middle School Totals	**2,803**	**2,840**	**2,864**	**2,930**	**2,779**	**2,730**	**-73**	***-3%***

(continued on next page)

Figure 11 (continued)

Enrollment History for Individual Schools, 2016-17 to 2021-22

	Historic Enrollment						5 year change 2016-17 to 2021-22	
School	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**2020-21[1]**	**2021-22[1]**	**Number**	**Percent**
Tigard H.S.	1,992	1,960	1,832	1,778	1,780	1,746	-246	*-12%*
Tualatin H.S.	1,940	1,998	1,947	1,918	1,854	1,715	-225	*-12%*
Creekside Community H.S.	--	--	--	185	171	168	168	*N/A*
Durham Center	50	48	52	--	--	--	-50	*-100%*
Tigard-Tualatin Online Academy (9-12)	86	71	93	--	--	--	-86	*-100%*
Tigard-Tualatin Virtual Academy (9-12)	--	--	--	--	--	160	160	--
High School Totals	**4,068**	**4,077**	**3,924**	**3,881**	**3,805**	**3,789**	**-279**	***-7%***
District Totals	**12,499**	**12,552**	**12,326**	**12,284**	**11,532**	**11,518**	**-981**	***-8%***

1. Enrollment affected by COVID pandemic.

2. Figures prior to 2018-19 include students in immersion program.

Source: Tigard-Tualatin School District

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ENROLLMENT FORECASTS

Three scenarios are presented for district-wide enrollment with key differences in near- and long-range assumptions. When the previous set of forecasts were prepared in January 2021, we assumed that most, but not all, of the families that had been enrolled in TTSD schools before the pandemic but chose other options in 2020-21 would return in 2021-22. This was optimistic, and we have now seen two years of enrollment impacted by the pandemic. The current set of forecasts are more conservative. For 2022-23, the low forecast assumes that current enrollment is the new status quo, with an increase in kindergarten enrollment but cohort growth at other grades reflecting long term averages and not incorporating a return of "missing" students. The middle series anticipates that nearly half of the students will return in 2022-23, and the high forecast is more consistent with 2019-20 enrollment, bringing nearly all students back into District schools, both virtual and brick and mortar. As in previous forecasts, the long-range forecasts differ in their assumptions about migration and kindergarten capture rates, with differences amplified by the assumptions about students returning in 2022-23.

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 2022-23 that are consistent with the district-wide low series due to uncertainty about the recovery from pandemic-affected enrollment losses.

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.

Detailed age and sex data from the 2020 Census has been delayed and is not expected until late 2022. Therefore, the 2000 and 2010 Census results are still being 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 2020, 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.

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 2020, 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 1.50 in 2020, where they remain for the balance of the forecast. 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.

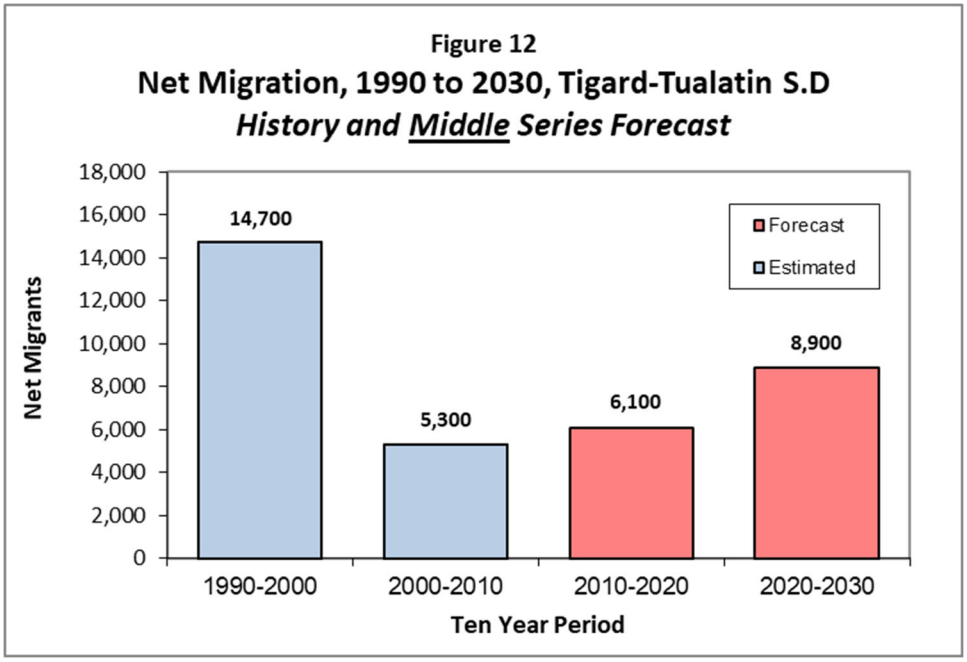
School enrollment is linked to the population forecast in two ways. First, the kindergarten and first grade enrollments at the time of the most recent census (the 2009-10 school year) are compared to the population at the appropriate ages counted in the census. The "capture rate," or ratio of enrollment 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. In the middle series forecast the kindergarten capture rate recovers to 0.79 in 2022-23, and increases to 0.81 by 2025-26, indicating that 19 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

Net migration between 2010 and 2020 (people moving into the District minus those moving out) is estimated to have been slightly higher than between 2000 and 2010, while natural increase (births minus deaths) was lower due to an aging population and lower fertility, resulting in a population gain of just 9,939 in the 2010s compared with 11,293 in the 2000s.

The middle series forecast predicts that net migration will increase to about 8,900 in the decade between 2020 and 2030. In spite of the increased net migration, population grows by only about 10,000 in the 2020s, to 103,450, as deaths outnumber births by the decade's end. Due to the age structure of the population as well as low fertility rates, school-age population in 2030 is expected to remain at about its 2020 level, in spite of the 10,000-person growth in total population. Figure 12 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.



Period	1990-2000	2000-2010	2010-2020	2020-2030
Net Migrants	14,700	5,300	6,100	8,900

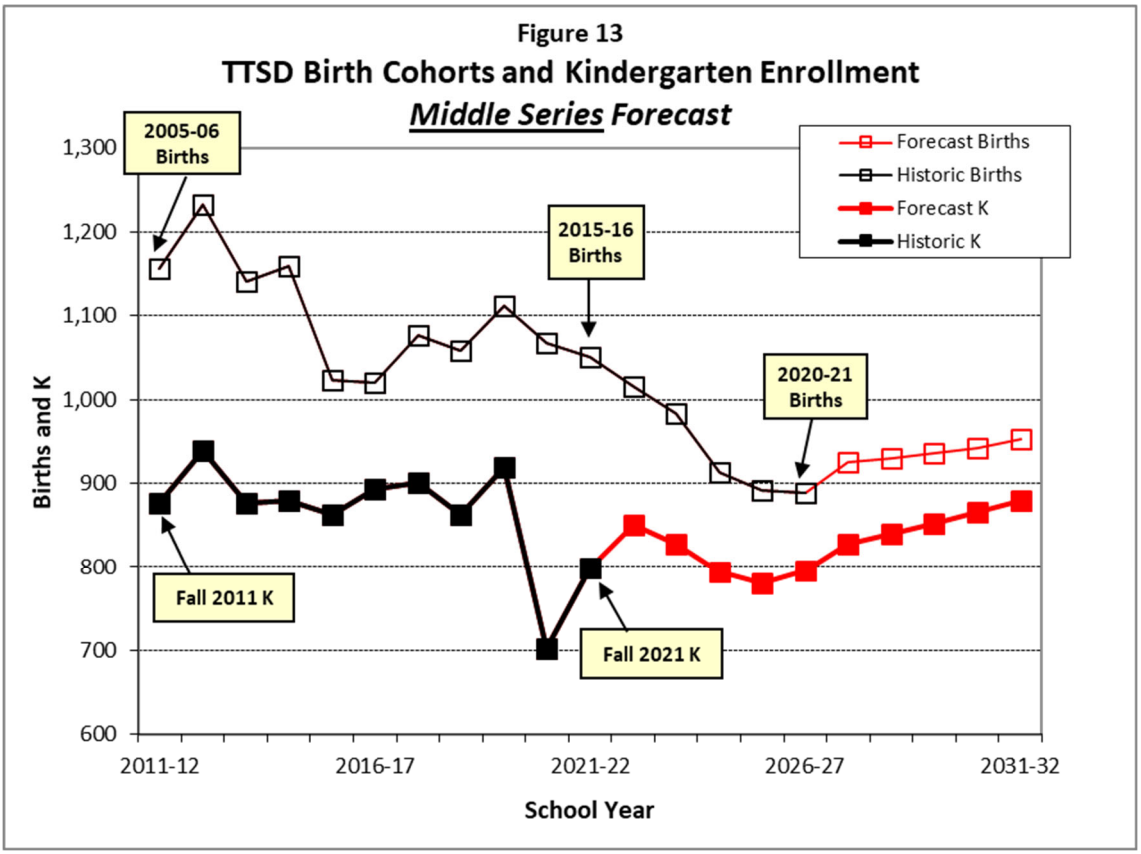
District-wide Enrollment Forecasts

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 — increase or decrease — has matched the direction of change in cohort births nearly every year. Moreover, TTSD's peak kindergarten cohort of 2012-13 aligns with the 2006-07 peak in births to TTSD residents.

Prior to the pandemic enrollment in TTSD kindergartens was relatively stable, averaging 892 students and never exceeding 939 nor falling below 860 for each of the 15 years from 2005-06 to 2019-20. Looking at kindergarten enrollment alone, it would seem that the implementation of universal full-day kindergarten in 2015-16 had little impact. However, Figure 13 shows that kindergarten in 2015-16 coincided with a sharp downturn in births, meaning that the ratio of kindergarten to births increased even though 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.

Fall 2021 kindergarten was 120 students smaller than pre-pandemic enrollment in 2019-20. However, the pandemic can't be blamed for all of the decline. About half of the difference is attributable to the smaller birth cohort. The steady decline in births will continue to impact TTSD kindergarten classes; although the middle series forecast anticipates that the ratio of kindergarten to births surpass historic levels due to expected housing growth, enrollment remains below 900 students for the remainder of the forecast horizon.



Kindergarten enrollment increases in 2022-23 for the second consecutive year in the *low series* forecast, and high school enrollment grows due to a large cohort entering 9th grade. However, overall K-12 enrollment is 30 students lower than in 2021-22, and enrollment continues to fall throughout most of the remaining nine years of the forecast. By 2031-32 K-12 grade enrollment is 255 students lower than in 2021-22, with net losses at all school levels — elementary, middle, and high. Losses persist because incoming kindergarten classes average only 777 students after briefly rebounding to 832 in 2022-23. They fall initially and remain small due to the birth downturn and low net migration.

In the *middle series* forecast, overall K-12 enrollment is expected to rebound by 238 students in 2022-23, then gradually add another 555 students by 2031-32. Growth is initially slow, averaging just 0.2 percent annually through 2027-28 due to recent declines in births and elementary enrollment. The birth downturn stabilizes and housing growth including ongoing River Terrace development and the beginning of the Kingston Terrace development cause growth to accelerate later in the forecast horizon. K-12 enrollment

growth averages 1.0 percent annually after 2027-28. Each of the three school levels gains enrollment over the 10-year forecast horizon. Grades K-5 gain 401 students, grades 6-8 gain 71 students, and grades 9-12 gain 321 students compared with 2021-22. However, only grades 9-12 have 2031-32 totals larger than their 2019-20 pre-pandemic enrollment.

A significant rebound in enrollment at all grades in 2022-23 is evident in the *high series* forecast, beginning with kindergarten, which increases by 87 students, after having grown by 97 students in 2021-22. At 886 students, the ratio of fall 2022 kindergarten to 2016-17 births is similar to the highest kindergarten to birth cohort ratios observed in the last decade. The 1st grade class size of 869 reflects the return of students who were eligible but not enrolled in TTSD kindergartens in 2021-22. Cohort growth averaging 45 students per grade from 2nd to 8th grade signals a full return of students who would have been enrolled in District schools if not for the pandemic. Overall K-12 enrollment in 2022-23 grows by 503 students in 2022-23, and another 1,119 by 2031-32, consistent with rapid housing growth that could include some or all of the following: more affordable apartments, infill and redevelopment around Washington Square, Metzger, and the Tigard Triangle, the build-out of River Terrace, and initial development in Kingston Terrace.

Figure 14 contains district-wide forecasts by school level under the three scenarios. Annual forecasts by individual grades are included in Appendix A.

Figure 14

Tigard-Tualatin S.D. Enrollment Forecasts by School Level, 2022-23 to 2031-32

		LOW SERIES FORECAST						FORECAST CHANGE	
Grade	Actual 2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2031-32	2021-22 to 2026-27	2021-22 to 2031-32
K-5	4,999	4,988	4,967	4,966	4,882	4,906	4,947	-93	-52
6-8	2,730	2,660	2,615	2,600	2,636	2,590	2,577	-140	-153
9-12	3,789	3,840	3,843	3,785	3,788	3,707	3,739	-82	-50
Total	**11,518**	**11,488**	**11,425**	**11,351**	**11,306**	**11,203**	**11,263**	**-315**	**-255**
Annual change		*-30*	*-63*	*-74*	*-45*	*-103*	*12**		
		-0.3%	*-0.5%*	*-0.6%*	*-0.4%*	*-0.9%*	*0.1%*		

		MIDDLE SERIES FORECAST						FORECAST CHANGE	
Grade	Actual 2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2031-32	2021-22 to 2026-27	2021-22 to 2031-32
K-5	4,999	5,150	5,178	5,188	5,145	5,173	5,400	174	401
6-8	2,730	2,719	2,684	2,677	2,727	2,735	2,801	5	71
9-12	3,789	3,887	3,937	3,905	3,944	3,895	4,110	106	321
Total	**11,518**	**11,756**	**11,799**	**11,770**	**11,816**	**11,803**	**12,311**	**285**	**793**
Annual change		*238*	*43*	*-29*	*46*	*-13*	*102**		
		2.1%	*0.4%*	*-0.2%*	*0.4%*	*-0.1%*	*0.8%*		

		HIGH SERIES FORECAST						FORECAST CHANGE	
Grade	Actual 2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2031-32	2021-22 to 2026-27	2021-22 to 2031-32
K-5	4,999	5,296	5,345	5,370	5,360	5,424	5,842	425	843
6-8	2,730	2,781	2,751	2,756	2,807	2,829	2,986	99	256
9-12	3,789	3,944	4,002	3,977	4,042	4,003	4,312	214	523
Total	**11,518**	**12,021**	**12,098**	**12,103**	**12,209**	**12,256**	**13,140**	**738**	**1,622**
Annual change		*503*	*77*	*5*	*106*	*47*	*177**		
		4.4%	*0.6%*	*0.0%*	*0.9%*	*0.4%*	*1.4%*		

**Average annual change.*

Population Research Center, Portland State University, December 2021.

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 forecasts for individual schools are controlled to match the *middle series* district-wide forecasts. Due to uncertainty about how much enrollment will recover from the pandemic an alternative 2022-23 forecast consistent with the *low series* was also prepared for individual schools, showing 268 fewer K-12 students than the 2022-23 middle series forecast.

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. However, another driver of "growth" will simply be recovery from the enrollment losses of the past two years. If students return to TTSD schools, as in the district-wide middle and high forecasts, schools such as Byrom and Tualatin Elementaries that lost the greatest number of students may see future enrollment well above 2021-22 levels, even without housing growth.

Among the District's elementary schools, the largest long-range growth is expected at Deer Creek, which adds 120 students in 10 years, Alberta Rider, which adds 104 students, and Mary Woodward, which adds 101 students. The current Deer Creek boundary includes the King City UGB expansion area, which could see new development begin in the next three to five years. Alberta Rider and Mary Woodward grow due to new housing in River Terrace, given current boundaries that don't account for the new Art Rutkin School. Note that the growth at Alberta Rider and Mary Woodward together is only about half of the difference between current and future K-5 enrollment shown for River Terrace in Figure 9. If River Terrace were built-out by 2031, and our build-out forecast is accurate, shouldn't the schools enroll 449 more students in 2031-32 than in 2021-22? It is possible, but not likely, for several reasons. Given the slow pace of development thus far, we are conservative in expectations for build-out. Also, fewer students will be enrolling from the portions of those attendance areas not in River Terrace, as families living in existing single-family homes age and low birth rates persist district-wide.[9]

The elementary schools for which housing growth may have the greatest impact in the next one to two years are Mary Woodward, where more than two hundred single-family homes have been permitted in the past three years, and Durham, where several hundred apartment units are due to be completed in 2022 and 2023. The same developments contribute to growth at Fowler and Twality Middle Schools, while Hazelbrook sees very little current or future housing development and remains near its current enrollment level.

Tigard High School and Tualatin High School grow by 218 and 159 students, respectively, during the forecast period. Compared with the big losses in elementary and middle schools, high school enrollment was less impacted by the pandemic. Trends in high school enrollment are generally influenced by the size of grade cohorts in their feeder areas.

[9] For a discussion of the impact of an aging single-family housing stock on school enrollment, see Rynerson C. (2020) Housing Development and Enrollment Trajectories in K-12 School Districts. In: Jivetti B., Hoque M.N. (eds) Population Change and Public Policy. Applied Demography Series, vol 11. Springer, Cham. https://doi.org/10.1007/978-3-030-57069-9_18

Both schools were starting to lose enrollment before COVID-19, but both should see larger enrollment in 2022-23 than in 2021-22.

Figure 15 includes annual enrollment forecasts for each school, grouped by school level (elementary, middle, and high) for the 10-year period. Capacity figures in Figure 16 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 (2021-22) and end year (2031-32) of the enrollment forecast. Figure 17 includes a forecast for individual schools for 2022-23 that is consistent with the district-wide low series forecast.

Figure 15

Enrollment Forecasts for Individual Schools*, 2022-23 to 2031-32

School	Actual 2021-22	Forecast 2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	Change 2021-22-2031-32
Alberta Rider	489	525	528	533	547	552	563	569	578	586	593	104
Bridgeport	206	214	218	219	219	216	215	209	208	211	216	10
Bridgeport Immersion	285	288	289	286	284	289	288	288	288	288	288	3
Byrom	400	433	443	453	453	466	455	449	448	456	468	68
C.F. Tigard	426	467	475	479	472	457	457	451	449	453	460	34
Deer Creek	534	554	547	549	534	550	562	587	608	629	654	120
Durham	508	551	553	552	543	538	529	518	514	521	533	25
Mary Woodward	472	516	526	518	516	520	538	542	548	560	573	101
Metzger	248	262	268	273	263	269	272	265	264	265	268	20
Metzger Immersion	270	273	278	278	279	287	288	289	290	290	290	20
Templeton	479	502	507	509	514	499	492	483	478	483	494	15
Tualatin	369	411	407	421	410	420	442	439	442	448	458	89
Tigard-Tualatin Virtual Academy (K-5)	313	154	139	118	111	110	105	105	105	105	105	-208
Elementary Totals	**4,999**	**5,150**	**5,178**	**5,188**	**5,145**	**5,173**	**5,206**	**5,194**	**5,220**	**5,295**	**5,400**	**401**
Fowler M.S.	763	798	788	788	827	841	842	845	861	879	861	98
Hazelbrook M.S.	873	900	855	840	846	829	853	862	909	908	868	-5
Twality M.S.	952	946	963	959	965	988	1,030	1,055	1,063	1,052	1,033	81
Tigard-Tualatin Virtual Academy (6-8)	142	75	78	90	89	77	63	52	45	39	39	-103
Middle School Totals	**2,730**	**2,719**	**2,684**	**2,677**	**2,727**	**2,735**	**2,788**	**2,814**	**2,878**	**2,878**	**2,801**	**71**
Tigard H.S.	1,746	1,831	1,843	1,828	1,795	1,792	1,789	1,845	1,875	1,896	1,964	218
Tualatin H.S.	1,715	1,794	1,818	1,791	1,844	1,803	1,757	1,799	1,767	1,793	1,874	159
Creekside Community H.S.	168	160	176	192	192	192	192	192	192	192	192	24
Tigard-Tualatin Virtual Academy (9-12)	160	102	100	94	113	108	117	121	113	104	80	-80
High School Totals	**3,789**	**3,887**	**3,937**	**3,905**	**3,944**	**3,895**	**3,855**	**3,957**	**3,947**	**3,985**	**4,110**	**321**
District Totals	**11,518**	**11,756**	**11,799**	**11,770**	**11,816**	**11,803**	**11,849**	**11,965**	**12,045**	**12,158**	**12,311**	**793**

**Consistent with the district-wide middle series forecast.*

Population Research Center, Portland State University, December 2021.

Figure 16

Facility Capacity and Enrollment, 2021-22 and 2031-32

School	2021-22 Capacity Excluding portables	2021-22 Capacity Including Portables	2021-22 Enrollment[1]	2021-22 Available Capacity (including portables)[2]	2031-32 Forecast Enrollment[1]	2031-32 Capacity Excluding portables	2031-32 Capacity Including Portables	2031-32 Available Capacity (including portables)[2]
Alberta Rider	600	600	489	111	593	600	600	7
Bridgeport	625	675	491	184	504	625	675	171
Byrom	625	725	400	325	468	625	725	257
C.F. Tigard	625	625	426	199	460	625	625	165
Deer Creek	600	650	534	116	654	600	650	-4
Durham	575	575	508	67	533	575	575	42
Mary Woodward	600	650	472	178	573	600	650	77
Metzger[P]	625	725	518	207	558	625	725	167
Templeton	650	650	479	171	494	650	650	156
Tualatin[P]	625	625	369	256	458	625	625	167
Virtual Academy (K-5)	0	0	313	N/A	105	0	0	N/A
Elementary Totals	**6,150**	**6,500**	**4,999**	**1,814**	**5,400**	**6,150**	**6,500**	**1,205**
Fowler M.S.	1,000	1,000	763	237	861	1,000	1,000	139
Hazelbrook M.S.	1,000	1,040	873	167	868	1,000	1,040	172
Twality M.S.	1,200	1,200	952	248	1,033	1,200	1,200	167
Virtual Academy (6-8)	0	0	142	N/A	39	0	0	N/A
Middle School Totals	**3,200**	**3,240**	**2,730**	**652**	**2,801**	**3,200**	**3,240**	**478**
Tigard H.S.[P]	2,000	2,000	1,746	254	1,964	2,000	2,000	36
Tualatin H.S.[P]	2,000	2,000	1,715	285	1,871	2,000	2,000	129
Creekside Com. H.S.	200	200	168	32	192	200	200	8
Virtual Academy (9-12)	0	0	160	N/A	80	0	0	N/A
High School Totals	**4,200**	**4,200**	**3,789**	**571**	**4,107**	**4,200**	**4,200**	**173**
District Totals[1]	**13,550**	**13,940**	**11,518**	**3,037**	**12,308**	**13,550**	**13,940**	**1,856**

1. October 1 Enrollment.

2. Current or future capacity minus 2021-22 actual and 2031-32 forecast enrollment.

P. One PreK classroom in current year.

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

Figure 17

Low Series Enrollment Forecasts for Individual Schools
2022-23

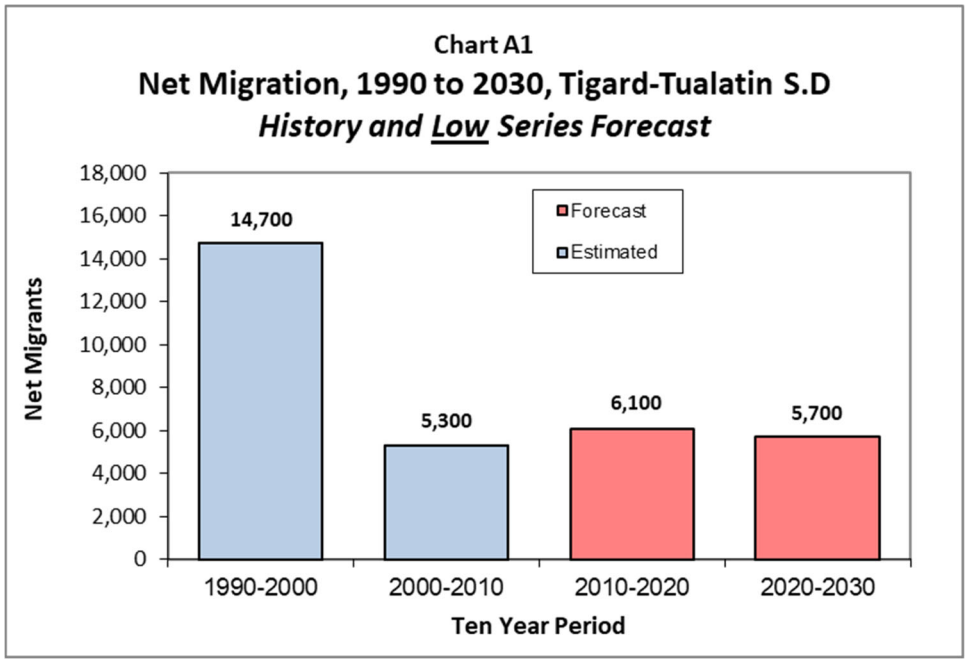
School	Actual 2021-22	Forecast 2022-23	Change 2021-22 to 2022-23
Alberta Rider	489	505	16
Bridgeport	206	206	0
Bridgeport Immersion	285	280	-5
Byrom	400	419	19
C.F. Tigard	426	452	26
Deer Creek	534	535	1
Durham	508	534	26
Mary Woodward	472	501	29
Metzger	248	255	7
Metzger Immersion	270	267	-3
Templeton	479	485	6
Tualatin	369	395	26
Tigard-Tualatin Virtual Academy (K-5)	313	154	-159
Elementary Totals	**4,999**	**4,988**	**-11**
Fowler M.S.	763	780	17
Hazelbrook M.S.	873	880	7
Twality M.S.	952	925	-27
Tigard-Tualatin Virtual Academy (6-8)	142	75	-67
Middle School Totals	**2,730**	**2,660**	**-70**
Tigard H.S.	1,746	1,806	60
Tualatin H.S.	1,715	1,772	57
Creekside Community H.S.	168	160	-8
Tigard-Tualatin Virtual Academy (9-12)	160	102	-58
High School Totals	**3,789**	**3,840**	**51**
District Totals	**11,518**	**11,488**	**-30**

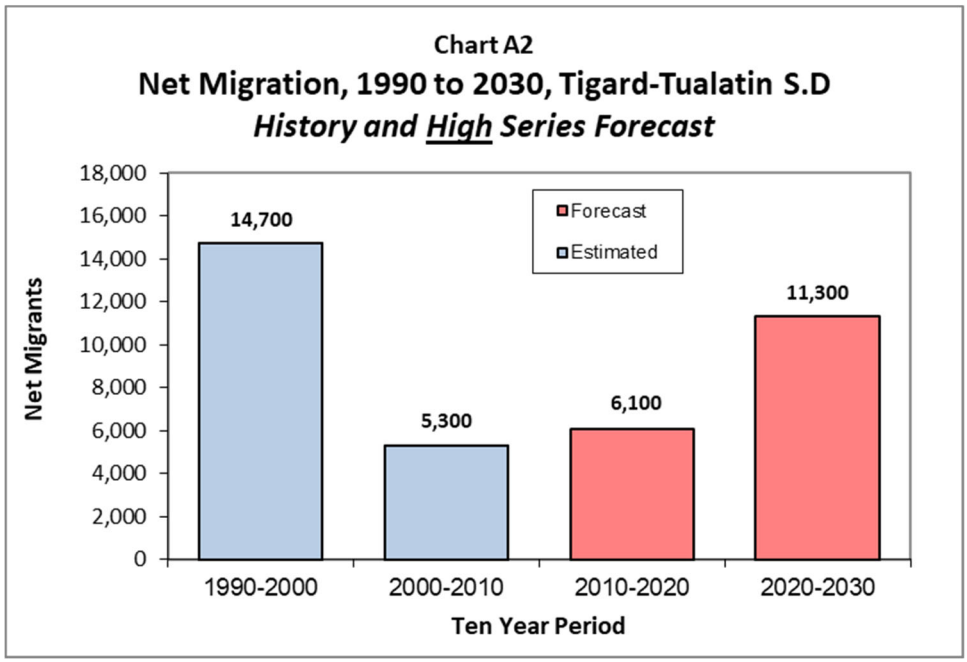
Population Research Center, Portland State University, January 2022.

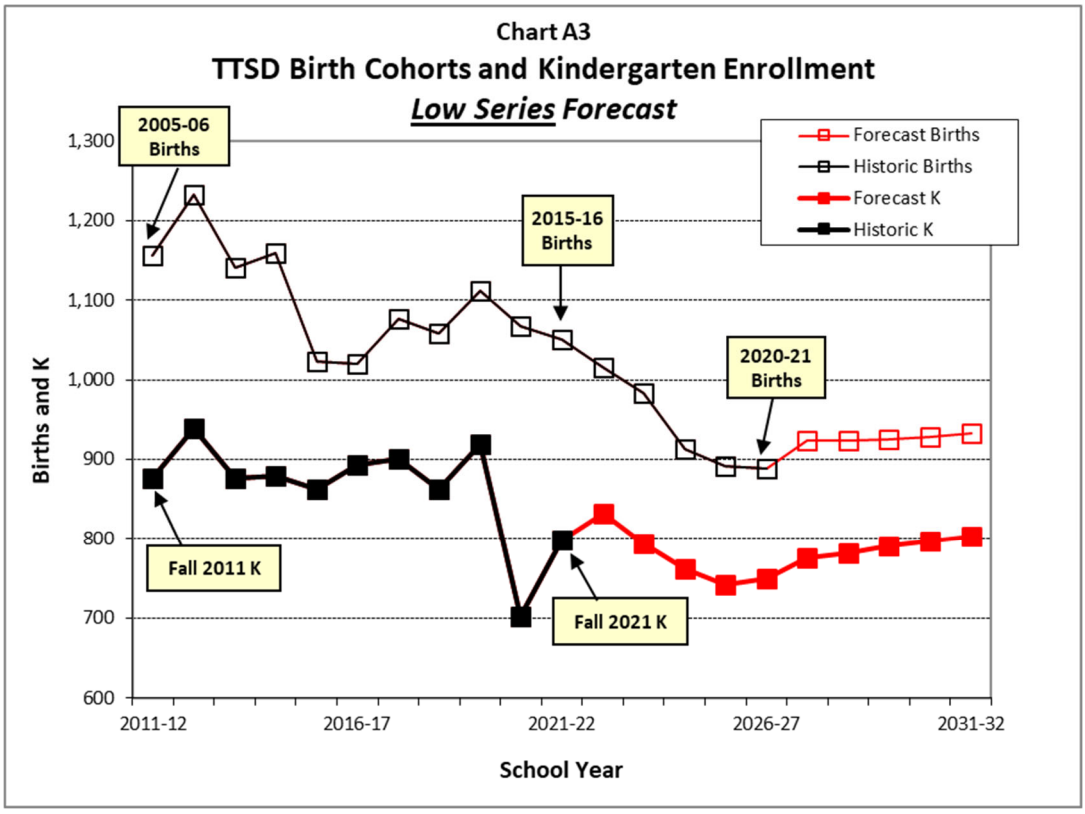
APPENDIX A

DISTRICT-WIDE POPULATION AND ENROLLMENT FORECASTS

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Chart A1
Net Migration, 1990 to 2030, Tigard-Tualatin S.D
History and Low Series Forecast
Net Migrants
18,000
16,000
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
14,700
5,300
6,100
5,700
Forecast
Estimated
1990-2000
2000-2010
2010-2020
2020-2030
Ten Year Period


Chart A2
Net Migration, 1990 to 2030, Tigard-Tualatin S.D
History and High Series Forecast
Net Migrants
18,000
16,000
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
14,700
5,300
6,100
11,300
Forecast
Estimated
1990-2000
2000-2010
2010-2020
2020-2030
Ten Year Period


Chart A3
TTSD Birth Cohorts and Kindergarten Enrollment
Low Series Forecast
2005-06 Births
2015-16 Births
2020-21 Births
Fall 2011 K
Fall 2021 K
Forecast Births
Historic Births
Forecast K
Historic K
Births and K
1,300
1,200
1,100
1,000
900
800
700
600
2011-12
2016-17
2021-22
2026-27
2031-32
School Year

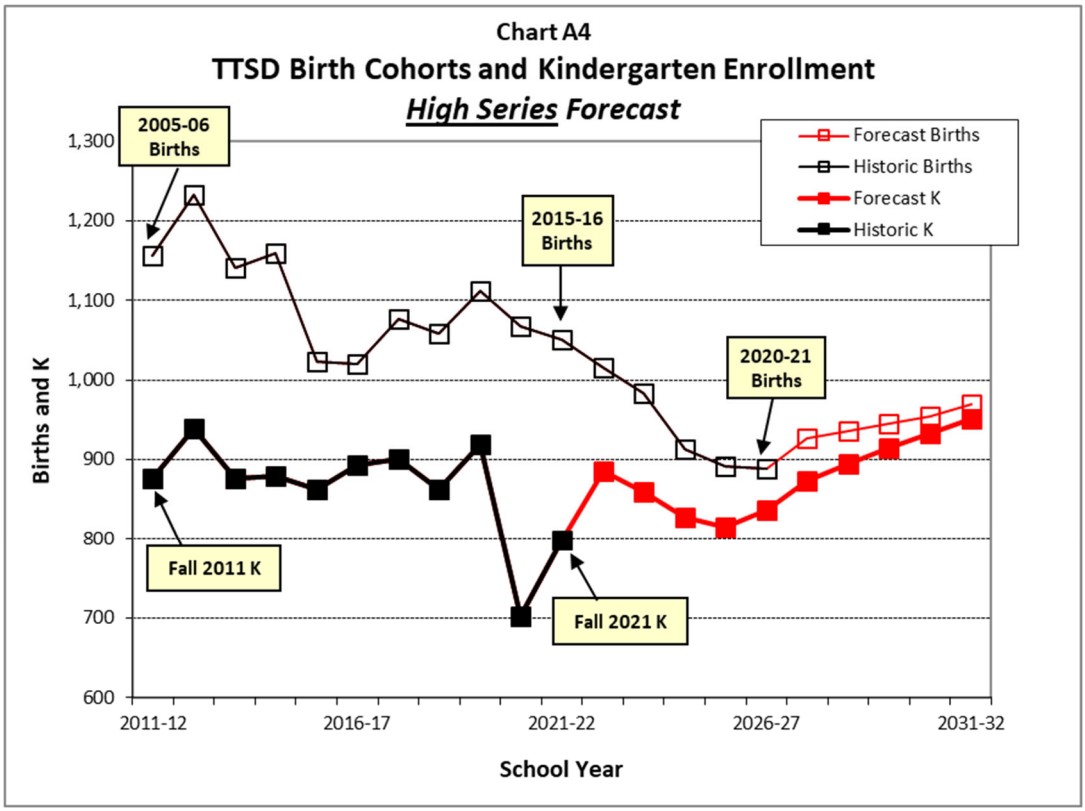

Chart A4
TTSD Birth Cohorts and Kindergarten Enrollment
High Series Forecast
2005-06 Births
2015-16 Births
2020-21 Births
Fall 2011 K
Fall 2021 K
Forecast Births
Historic Births
Forecast K
Historic K
Births and K
1,300
1,200
1,100
1,000
900
800
700
600
2011-12
2016-17
2021-22
2026-27
2031-32
School Year

Figure A5

Tigard-Tualatin School District, Low Series Enrollment Forecasts, 2022-23 to 2031-32

	Actual	Forecast									
Grade	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**2029-30**	**2030-31**	**2031-32**
K	799	832	794	761	742	750	776	782	790	797	803
1	770	814	850	817	785	765	773	799	806	813	821
2	881	775	820	862	831	798	778	786	812	819	827
3	819	887	780	832	876	845	811	791	799	826	833
4	850	825	893	791	846	890	859	824	804	812	840
5	880	855	830	903	802	858	902	871	835	815	823
6	861	884	859	838	914	812	868	913	881	845	825
7	908	865	888	867	847	923	820	877	922	890	854
8	961	911	868	895	875	855	931	827	885	930	898
9	947	1,007	955	913	942	921	900	980	870	932	979
10	973	944	1,004	955	914	943	922	901	981	871	933
11	921	944	916	976	929	889	917	896	876	954	847
12	948	945	968	941	1,003	954	913	942	921	900	980
Total	**11,518**	**11,488**	**11,425**	**11,351**	**11,306**	**11,203**	**11,170**	**11,189**	**11,182**	**11,204**	**11,263**
Annual change		*-30* *-0.3%*	*-63* *-0.5%*	*-74* *-0.6%*	*-45* *-0.4%*	*-103* *-0.9%*	*-33* *-0.3%*	*19* *0.2%*	*-7* *-0.1%*	*22* *0.2%*	*59* *0.5%*
K-5	4,999	4,988	4,967	4,966	4,882	4,906	4,899	4,853	4,846	4,882	4,947
6-8	2,730	2,660	2,615	2,600	2,636	2,590	2,619	2,617	2,688	2,665	2,577
9-12	3,789	3,840	3,843	3,785	3,788	3,707	3,652	3,719	3,648	3,657	3,739

	5 Year Change: 2021-22 to 2026-27		**5 Year Change: 2026-27 to 2031-32**		**10 Year Change: 2021-22 to 2031-32**	
	Series	**Pct.**	**Series**	**Pct.**	**Series**	**Pct.**
K-5	-93	*-1.9%*	41	*0.8%*	-52	*-1.0%*
6-8	-140	*-5.1%*	-13	*-0.5%*	-153	*-5.6%*
9-12	-82	*-2.2%*	32	*0.9%*	-50	*-1.3%*
Total	**-315**	***-2.7%***	**60**	***0.5%***	**-255**	***-2.2%***

Population Research Center, Portland State University, December 2021

Figure A6

Tigard-Tualatin School District, Middle Series Enrollment Forecasts, 2022-23 to 2031-32

	Actual	Forecast									
Grade	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**2029-30**	**2030-31**	**2031-32**
K	799	851	828	794	780	795	827	840	852	866	879
1	770	840	886	854	824	809	824	857	870	884	897
2	881	832	851	897	873	842	827	842	876	889	903
3	819	907	842	862	917	892	861	845	861	895	909
4	850	844	918	853	881	937	912	880	864	880	915
5	880	876	853	928	870	898	955	930	897	881	897
6	861	906	885	862	945	886	914	972	947	913	897
7	908	878	914	893	876	960	900	929	988	962	928
8	961	935	885	922	906	889	974	913	943	1,003	976
9	947	1,019	988	935	980	963	945	1,035	970	1,002	1,066
10	973	956	1,024	993	944	989	972	954	1,045	979	1,012
11	921	954	940	1,006	978	930	975	958	940	1,030	965
12	948	958	985	971	1,042	1,013	963	1,010	992	974	1,067
Total	**11,518**	**11,756**	**11,799**	**11,770**	**11,816**	**11,803**	**11,849**	**11,965**	**12,045**	**12,158**	**12,311**
Annual change		*238* *2.1%*	*43* *0.4%*	*-29* *-0.2%*	*46* *0.4%*	*-13* *-0.1%*	*46* *0.4%*	*116* *1.0%*	*80* *0.7%*	*113* *0.9%*	*153* *1.3%*
K-5	4,999	5,150	5,178	5,188	5,145	5,173	5,206	5,194	5,220	5,295	5,400
6-8	2,730	2,719	2,684	2,677	2,727	2,735	2,788	2,814	2,878	2,878	2,801
9-12	3,789	3,887	3,937	3,905	3,944	3,895	3,855	3,957	3,947	3,985	4,110

	5 Year Change: 2021-22 to 2026-27		**5 Year Change: 2026-27 to 2031-32**		**10 Year Change: 2021-22 to 2031-32**	
	Series	**Pct.**	**Series**	**Pct.**	**Series**	**Pct.**
K-5	174	*3.5%*	227	*4.4%*	401	*8.0%*
6-8	5	*0.2%*	66	*2.4%*	71	*2.6%*
9-12	106	*2.8%*	215	*5.5%*	321	*8.5%*
Total	**285**	***2.5%***	**508**	***4.3%***	**793**	***6.9%***

Population Research Center, Portland State University, December 2021

Figure A7

Tigard-Tualatin, High Series Enrollment Forecasts, 2022-23 to 2031-32

	Actual	Forecast									
Grade	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**2029-30**	**2030-31**	**2031-32**
K	799	886	860	828	815	836	874	894	914	933	952
1	770	869	919	887	865	853	875	915	936	956	977
2	881	855	882	932	910	887	875	897	938	960	981
3	819	925	867	894	955	932	909	896	919	961	984
4	850	868	938	879	916	979	955	932	918	942	985
5	880	893	879	950	899	937	1,001	977	953	939	963
6	861	933	904	889	970	918	957	1,022	998	973	959
7	908	895	943	914	906	989	936	975	1,042	1,017	992
8	961	953	904	953	931	922	1,007	953	993	1,061	1,035
9	947	1,038	1,008	956	1,014	991	981	1,072	1,014	1,057	1,129
10	973	966	1,044	1,014	966	1,025	1,001	991	1,083	1,025	1,068
11	921	968	950	1,026	999	952	1,010	987	977	1,067	1,010
12	948	972	1,000	981	1,063	1,035	986	1,046	1,023	1,012	1,105
Total	**11,518**	**12,021**	**12,098**	**12,103**	**12,209**	**12,256**	**12,367**	**12,557**	**12,708**	**12,903**	**13,140**
Annual change		*503*	*77*	*5*	*106*	*47*	*111*	*190*	*151*	*195*	*237*
		2.2%	*0.6%*	*0.0%*	*0.9%*	*0.4%*	*0.9%*	*1.5%*	*1.2%*	*1.5%*	*1.8%*
K-5	4,999	5,296	5,345	5,370	5,360	5,424	5,489	5,511	5,578	5,691	5,842
6-8	2,730	2,781	2,751	2,756	2,807	2,829	2,900	2,950	3,033	3,051	2,986
9-12	3,789	3,944	4,002	3,977	4,042	4,003	3,978	4,096	4,097	4,161	4,312

	5 Year Change: 2021-22 to 2026-27		**5 Year Change: 2026-27 to 2031-32**		**10 Year Change: 2021-22 to 2031-32**	
	Series	**Pct.**	**Series**	**Pct.**	**Series**	**Pct.**
K-5	425	*8.5%*	418	*7.7%*	843	*16.9%*
6-8	99	*3.6%*	157	*5.5%*	256	*9.4%*
9-12	214	*5.6%*	309	*7.7%*	523	*13.8%*
Total	**738**	***6.4%***	**884**	***7.2%***	**1,622**	***14.1%***

Population Research Center, Portland State University, December 2021

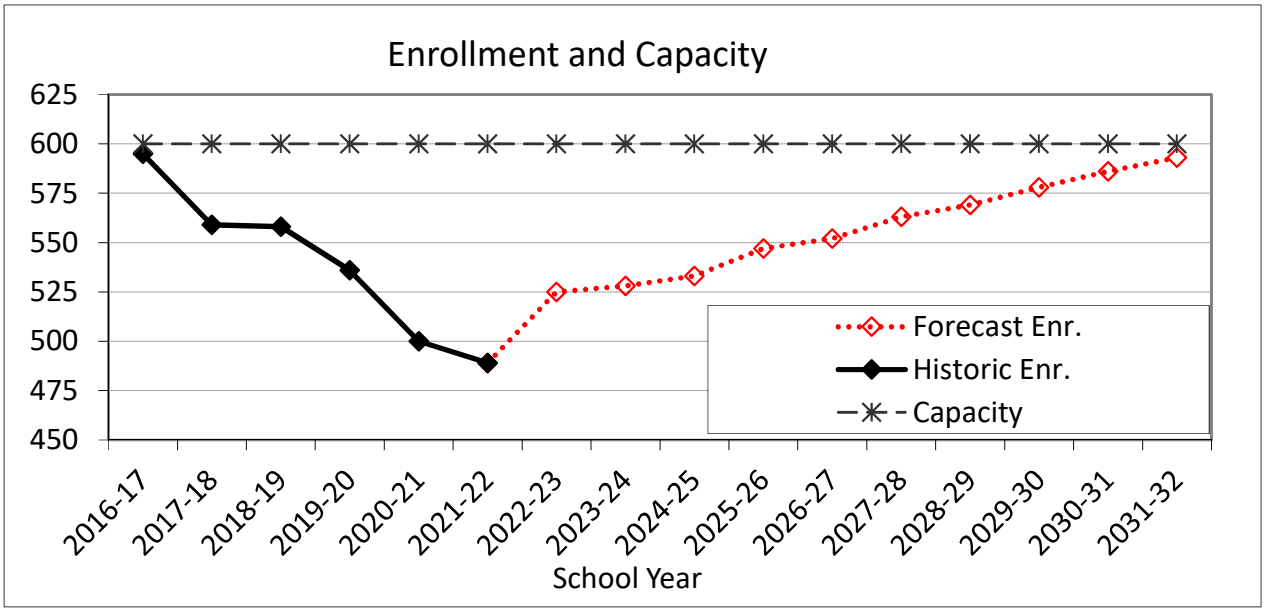
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APPENDIX B

ENROLLMENT AND CAPACITY PROFILES FOR INDIVIDUAL SCHOOLS

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Alberta Rider Elementary School



Note: 2020-21 and 2021-22 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

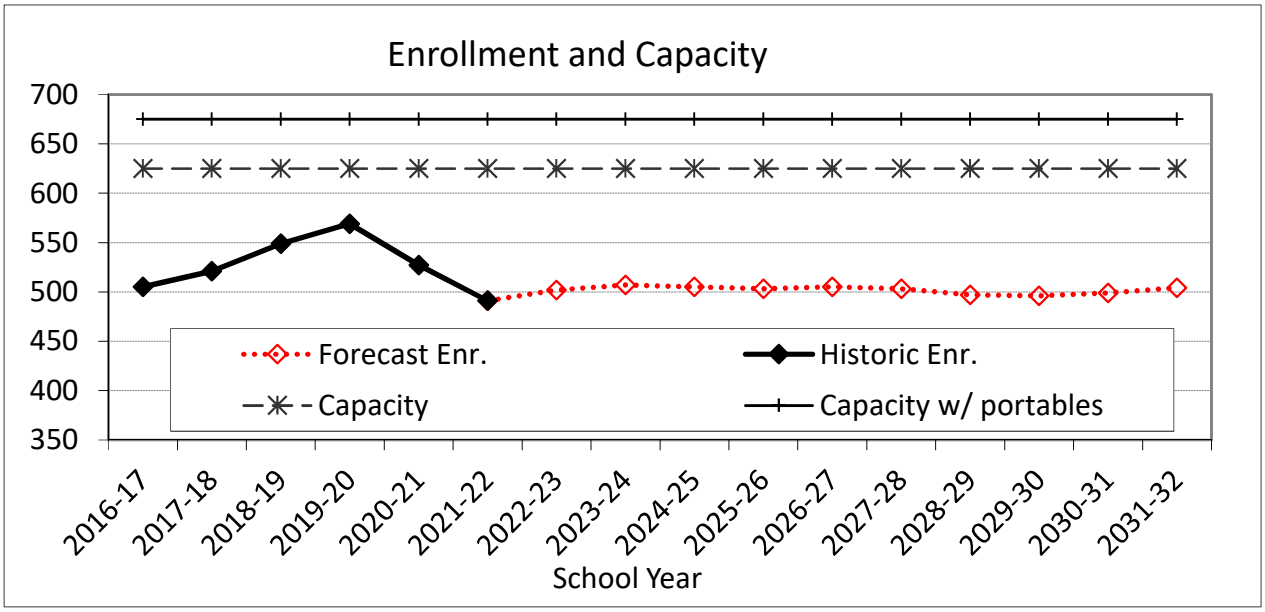
Year	2016-17	2021-22	2022-23	2026-27	2031-32
Enrollment	595	489	525	552	593
Change	N/A	-106	36	27	41

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020	2021 (Jan-Sep)
Single Family Units	119	38	14	19	12	6
Multiple Family Units	0	0	0	0	0	0

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

Bridgeport Elementary School



Note: 2020-21 and 2021-22 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

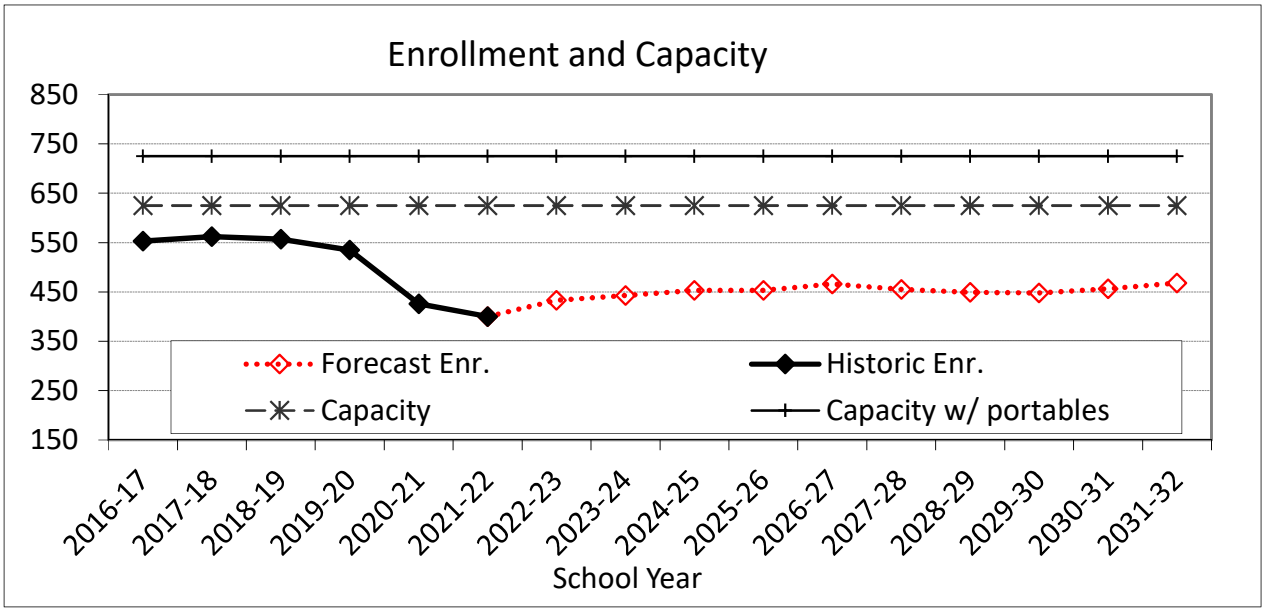
Year	2016-17	2021-22	2022-23	2026-27	2031-32
Enrollment	505	491	502	505	504
Change	N/A	-14	11	3	-1

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020	2021 (Jan-Sep)
Single Family Units	0	0	78	0	0	0
Multiple Family Units	0	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 and 2021-22 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

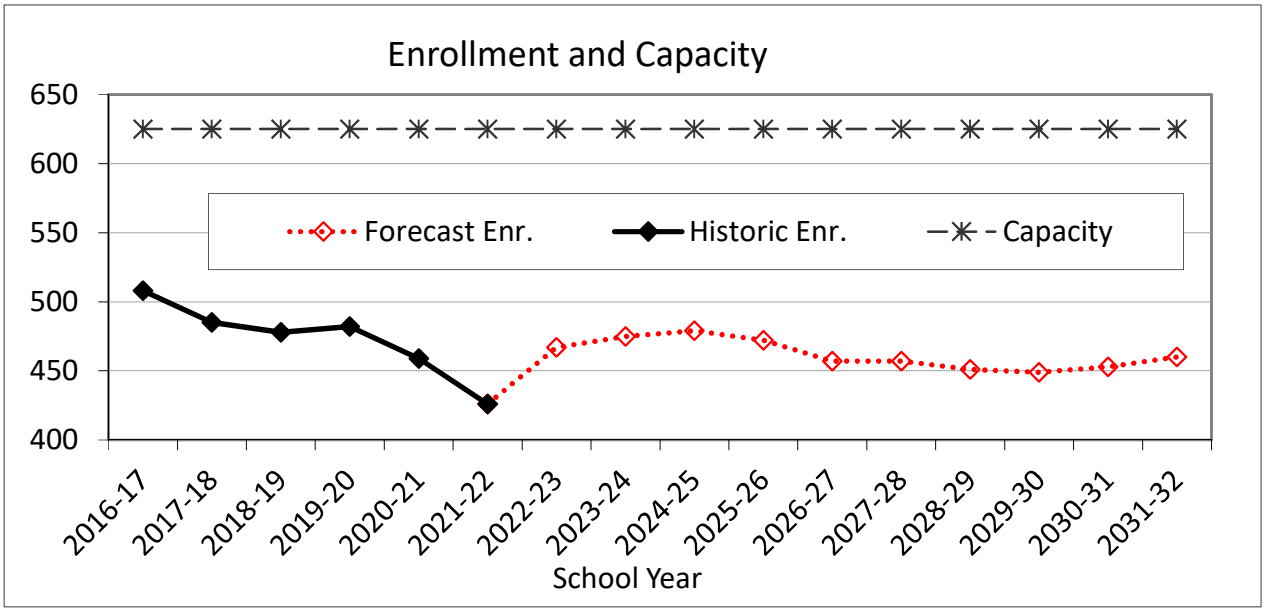
Year	2016-17	2021-22	2022-23	2026-27	2031-32
Enrollment	553	400	433	466	468
Change	N/A	-153	33	33	2

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020	2021 (Jan-Sep)
Single Family Units	2	3	1	0	0	0
Multiple Family Units	0	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 and 2021-22 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

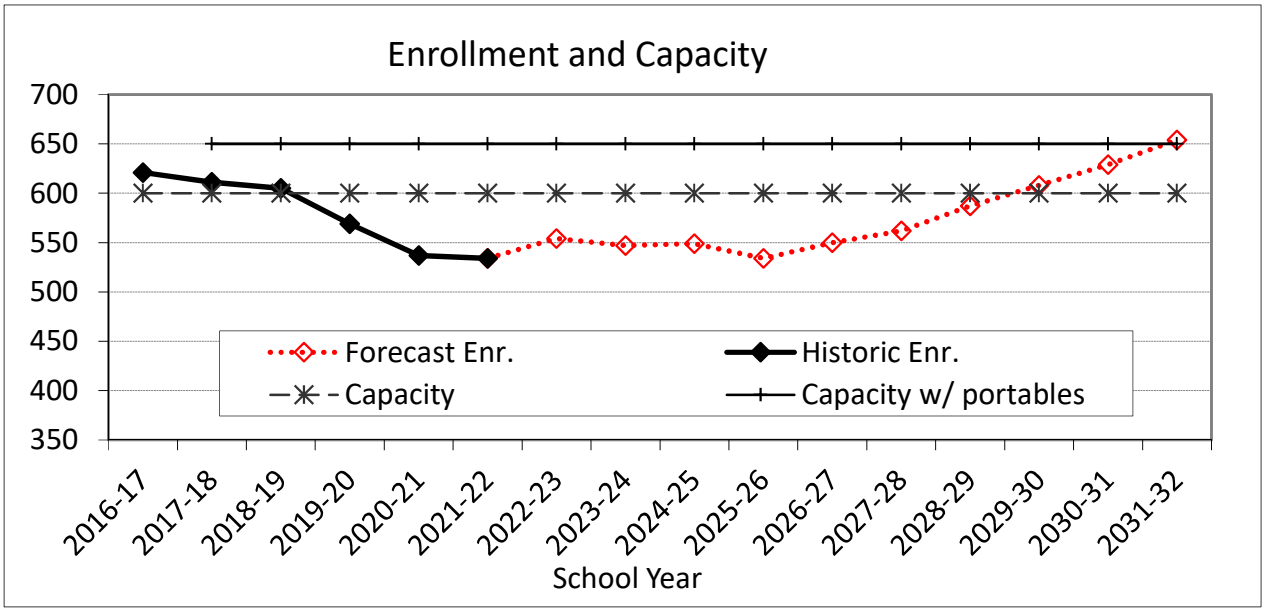
Year	2016-17	2021-22	2022-23	2026-27	2031-32
Enrollment	508	426	467	457	460
Change	N/A	-82	41	-10	3

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020	2021 (Jan-Sep)
Single Family Units	12	16	3	9	11	16
Multiple Family Units	4	0	0	0	1	0

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

Deer Creek Elementary School



Note: 2020-21 and 2021-22 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

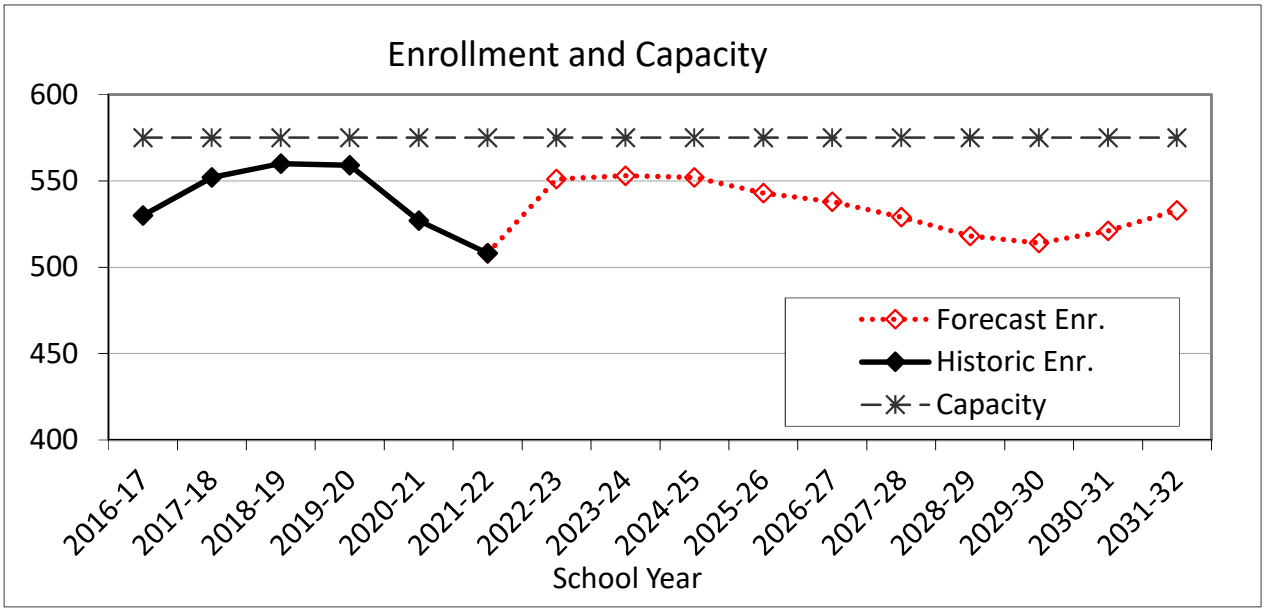
Year	2016-17	2021-22	2022-23	2026-27	2031-32
Enrollment	621	534	554	550	654
Change	N/A	-87	20	-4	104

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020	2021 (Jan-Sep)
Single Family Units	37	21	17	1	4	0
Multiple Family Units	0	20	0	0	0	0

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

Durham Elementary School



Note: 2020-21 and 2021-22 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

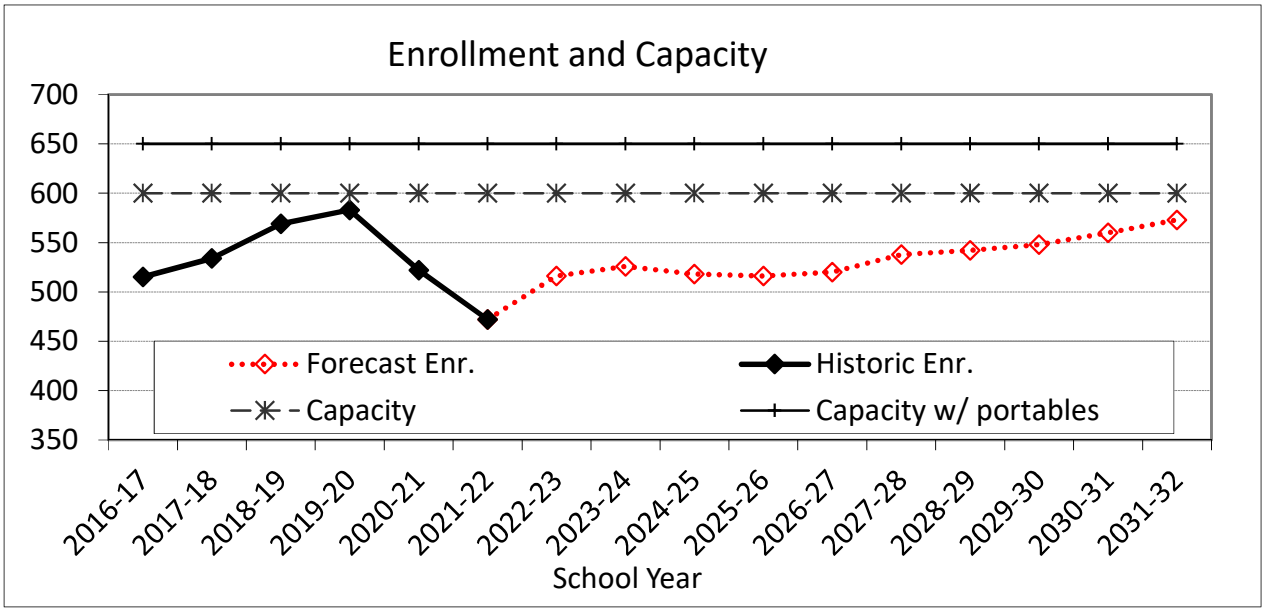
Year	2016-17	2021-22	2022-23	2026-27	2031-32
Enrollment	530	508	551	538	533
Change	N/A	-22	43	-13	-5

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020	2021 (Jan-Sep)
Single Family Units	16	11	2	24	10	1
Multiple Family Units	0	0	0	350	300	0

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

Mary Woodward Elementary School



Note: 2020-21 and 2021-22 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

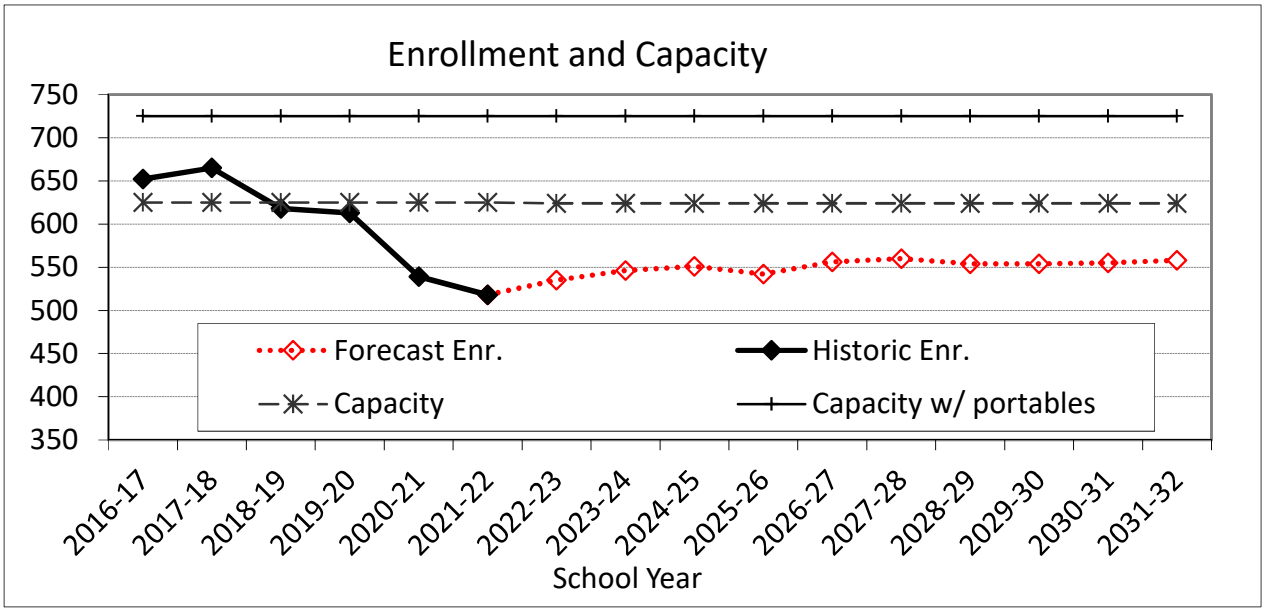
Year	2016-17	2021-22	2022-23	2026-27	2031-32
Enrollment	515	472	516	520	573
Change	N/A	-43	44	4	53

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020	2021 (Jan-Sep)
Single Family Units	147	9	10	40	18	29
Multiple Family Units	0	247	0	0	0	144

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

Metzger Elementary School



Note: 2020-21 and 2021-22 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

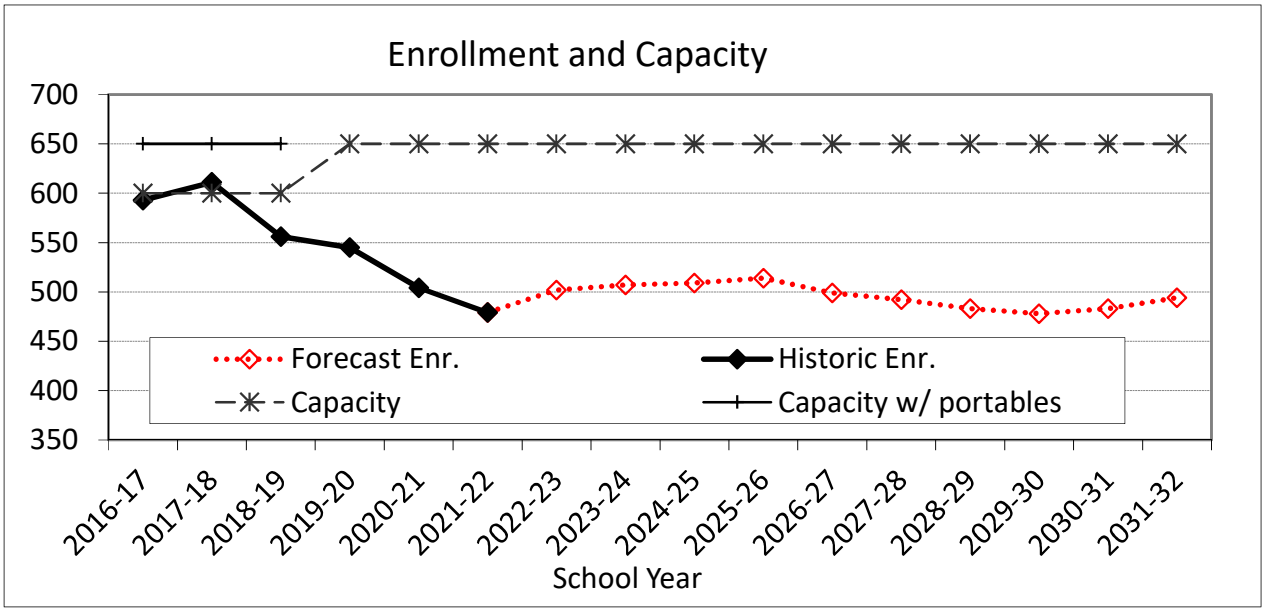
Year	2016-17	2021-22	2022-23	2026-27	2031-32
Enrollment	652	518	535	556	558
Change	N/A	-134	17	21	2

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020	2021 (Jan-Sep)
Single Family Units	36	19	18	33	13	11
Multiple Family Units	57	0	0	0	0	0

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

James Templeton Elementary School



Note: 2020-21 and 2021-22 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

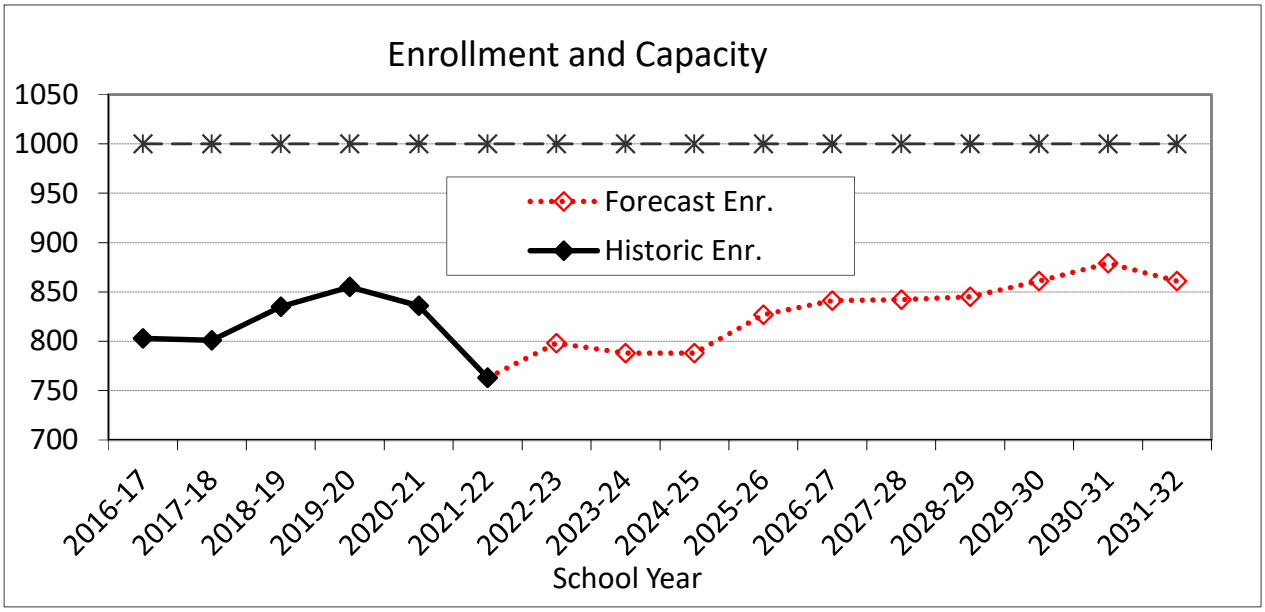
Year	2016-17	2021-22	2022-23	2026-27	2031-32
Enrollment	593	479	502	499	494
Change	N/A	-114	23	-3	-5

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020	2021 (Jan-Sep)
Single Family Units	11	20	19	1	0	0
Multiple Family Units	0	0	0	0	0	0

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

Fowler Middle School



Note: 2020-21 and 2021-22 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

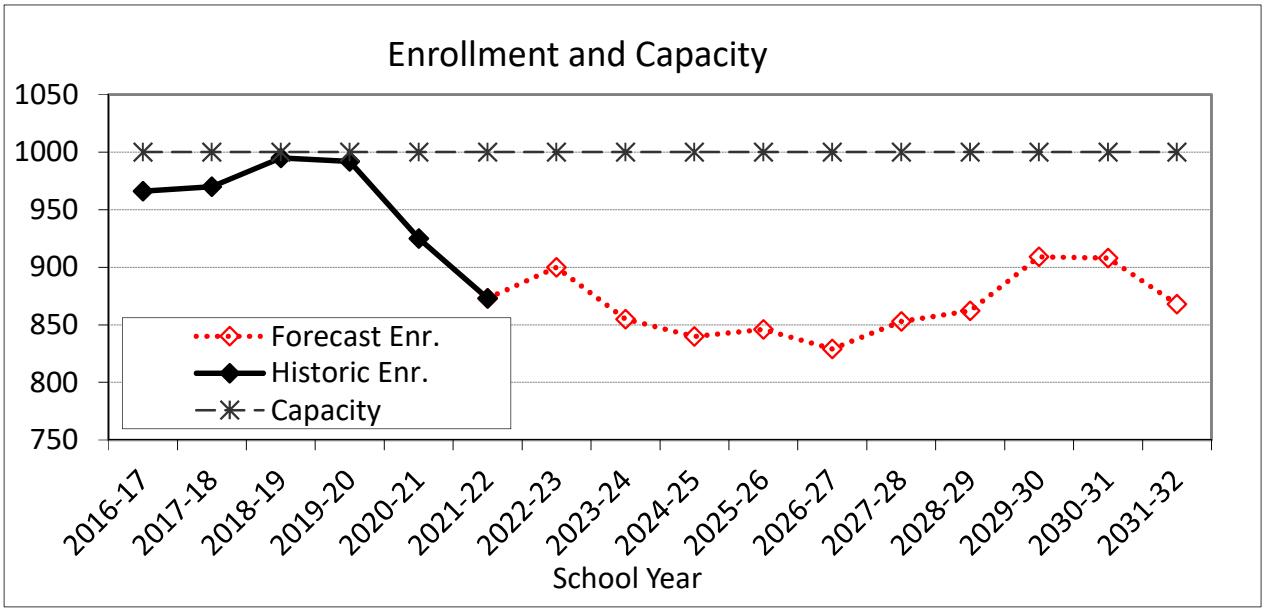
Year	2016-17	2021-22	2022-23	2026-27	2031-32
Enrollment	803	763	798	841	861
Change	N/A	-40	35	43	20

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020	2021 (Jan-Sep)
Single Family Units	195	28	13	123	88	118
Multiple Family Units	61	247	0	0	3	144

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

Hazelbrook Middle School



Note: 2020-21 and 2021-22 enrollment impacted by distance learning during COVID-19 pandemic.

Enrollment History and Forecast

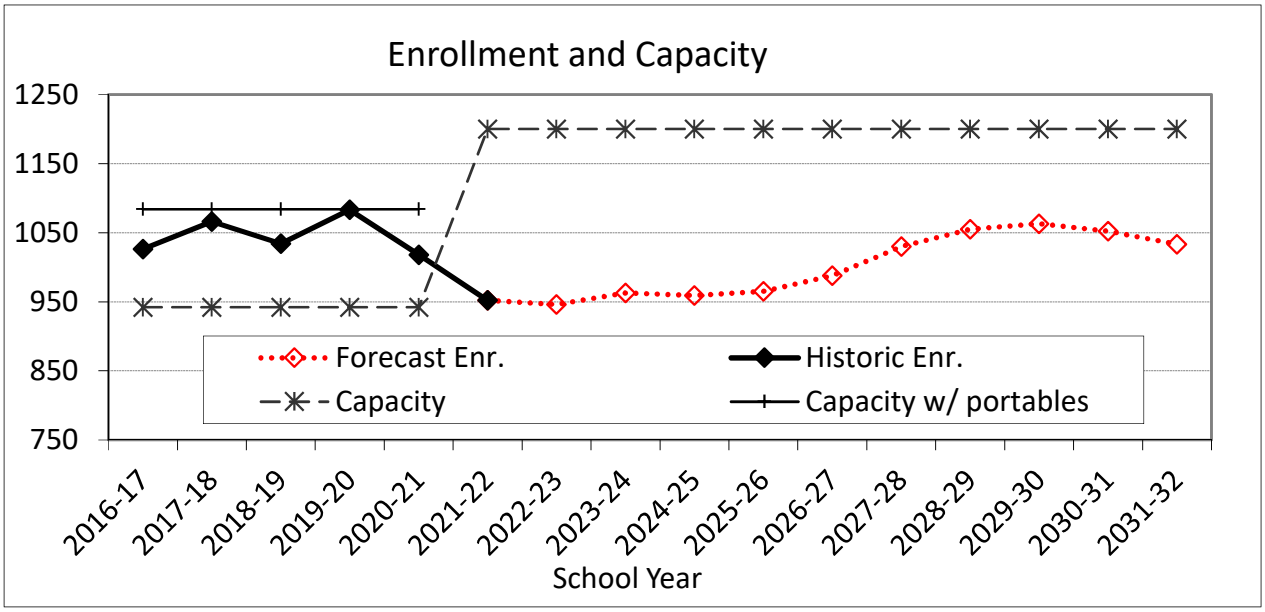
Year	2016-17	2021-22	2022-23	2026-27	2031-32
Enrollment	966	873	900	829	868
Change	N/A	-93	27	-71	39

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020	2021 (Jan-Sep)
Single Family Units	45	23	98	1	0	0
Multiple Family Units	0	0	0	0	0	0

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

Twality Middle School



Note: 2020-21 and 2021-22 enrollment impacted by distance learning during COVID-19 pandemic. A new Twality Middle School opened in September 2021 with a 1,200 student capacity.

Enrollment History and Forecast

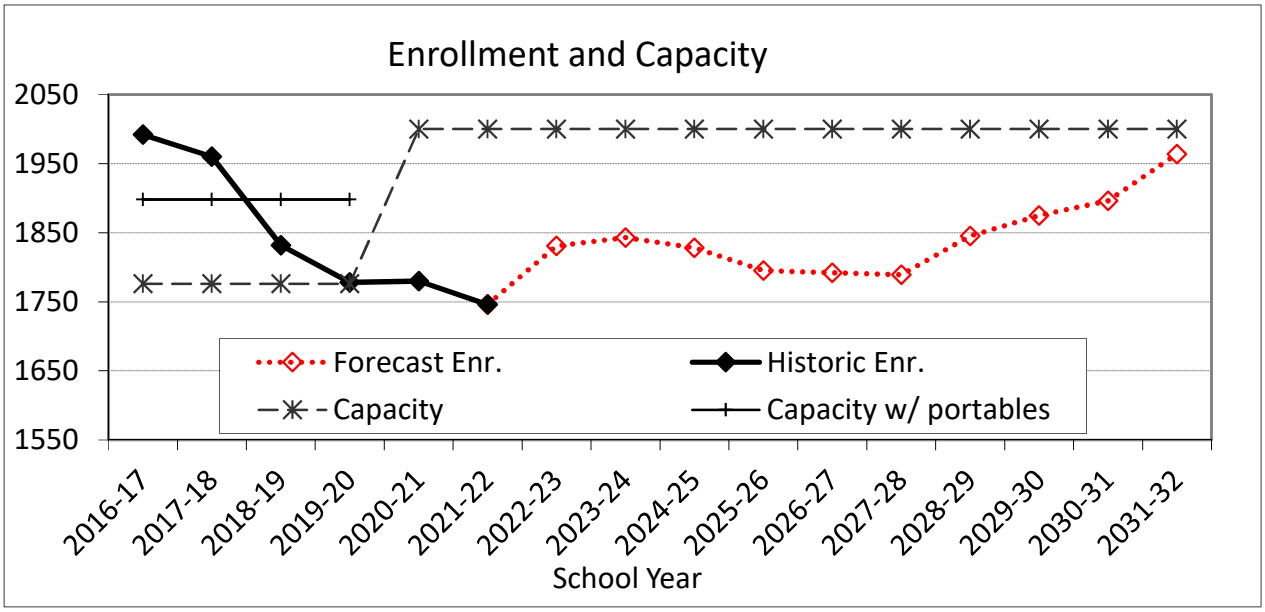
Year	2016-17	2021-22	2022-23	2026-27	2031-32
Enrollment	1026	952	946	988	1033
Change	N/A	-74	-6	42	45

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020	2021 (Jan-Sep)
Single Family Units	179	89	51	77	39	18
Multiple Family Units	0	20	0	350	300	0

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

Tigard High School



Note: 2020-21 and 2021-22 enrollment impacted by distance learning during COVID-19 pandemic. A rebuilt portion of Tigard High School opened in September 2020, bringing capacity to 2,000.

Enrollment History and Forecast

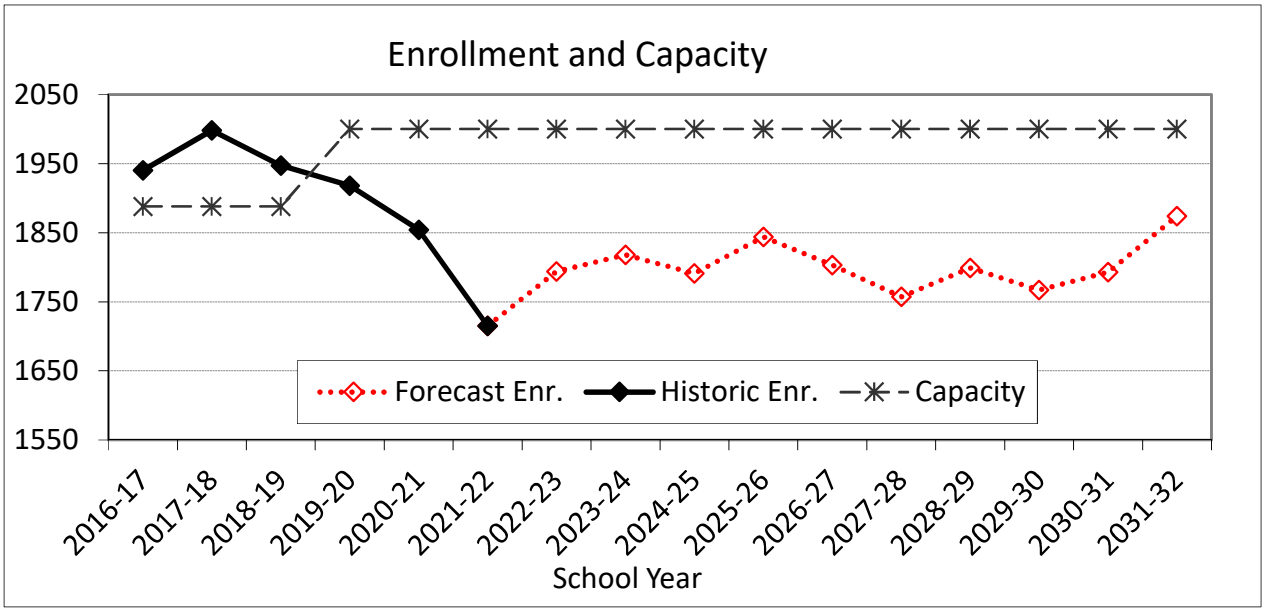
Year	2016-17	2021-22	2022-23	2026-27	2031-32
Enrollment	1992	1746	1831	1792	1964
Change	N/A	-246	85	-39	172

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020	2021 (Jan-Sep)
Single Family Units	222	58	33	180	111	130
Multiple Family Units	61	247	0	350	303	144

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

Tualatin High School



Note: 2020-21 and 2021-22 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

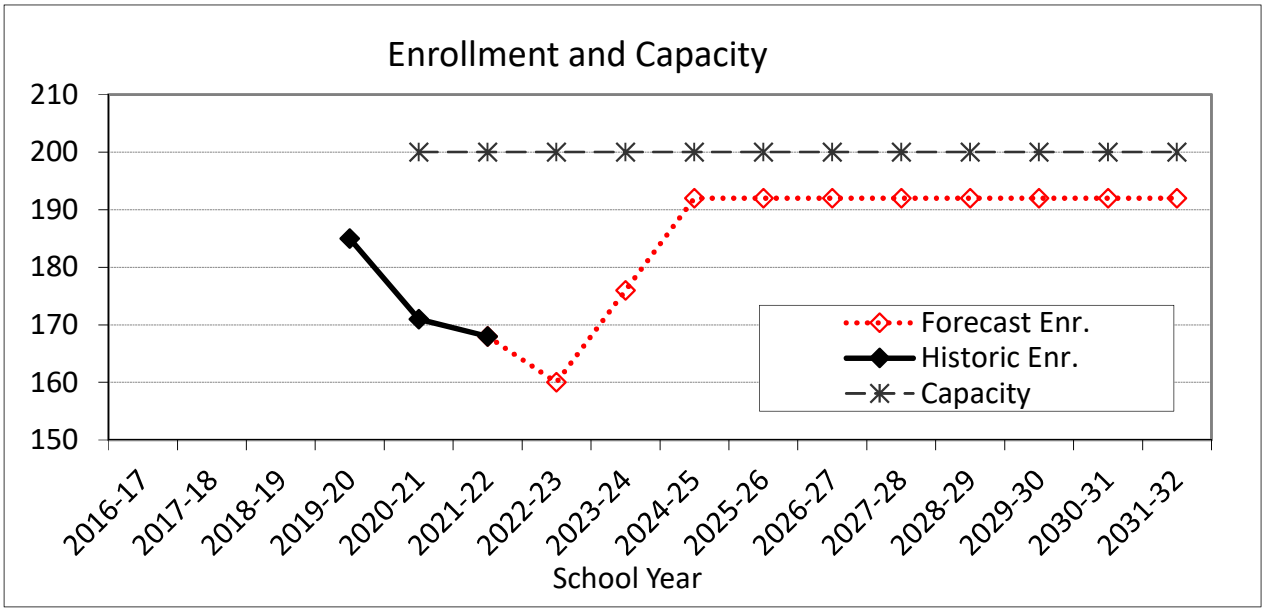
Year	2016-17	2021-22	2022-23	2026-27	2031-32
Enrollment	1940	1715	1794	1803	1874
Change	N/A	-225	79	9	71

New Housing Units Authorized by Building Permits

Year	2016	2017	2018	2019	2020	2021 (Jan-Sep)
Single Family Units	197	82	129	21	16	6
Multiple Family Units	0	20	0	0	0	0

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

Creekside Community H.S.



Note: 2020-21 and 2021-22 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	2016-17	2021-22	2022-23	2026-27	2031-32
Enrollment	0	168	160	192	192
Change	N/A	168	-8	32	0