Memorandum

To: Tigard-Tualatin School District
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From: Charles Rynerson
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Re: 2026–27 to 2035–36 Enrollment Forecasts—Tigard-Tualatin School District

Summary

At the request of Tigard-Tualatin School District (TTSD/District), FLO Analytics (FLO) prepared enrollment forecasts for grades kindergarten (K) through 12 for the 2026–27 to 2035–36 school years. The study was completed via three main tasks: (1) demographic and residential development analysis, (2) enrollment assessment, and (3) enrollment forecasting. FLO developed three scenarios—low, middle, and high—of district-wide enrollment forecasts, representing the total number of students living within and outside the district boundary and attending District schools and programs. These forecasts are provided as district-wide totals and by individual grade. FLO also prepared more granular forecasts of the number of students enrolled at each of the District's elementary, middle, and high schools and programs.

Demographic and Residential Development Analysis

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

The school-age population (ages five to 17) grew by 370 between 2010 and 2020—an annual average growth rate (AAGR) of 0.3 percent—much lower than the 1.6 percent AAGR for the adult population age 18 and over. The population under age five declined by 654 during the same period, resulting in an AAGR of -1.2 percent.

There were 914 TTSD K–12 students in October 2025 living in new homes built in the previous 10 years, from 2015 to 2024. The number of students per newly built home ranged from 0.07 per market-rate multifamily (MF) unit to 0.33 per detached single-family (SF) home. Income-restricted MF developments had much higher numbers of students per unit than market-rate developments, with 0.32 students per unit overall, and 0.66 students per unit with two or more bedrooms.

We identified 34 housing developments in the pipeline that may add about 4,000 homes to the district within the next 10 years.

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Enrollment Assessment

District-wide K–12 enrollment decreased by 752 students between 2019–20 and 2020–21, largely due to the impacts of COVID-19. K–12 enrollment stabilized in 2021–22, falling by just 14 students, followed by larger declines each of the following four years. The 380-student decline in 2025–26 was the eighth consecutive yearly enrollment loss and the largest since 2020–21.

The District enrolled 1,546 (12.6 percent) fewer students in 2025–26 than in 2019–20. The largest numeric and percentage decline during the period was among grades K–5, which lost 876 students (16.0 percent). Grades 6–8 lost 398 students (13.6 percent). The smallest numeric and percentage decline was a loss of 272 students (7.0 percent) in grades 9–12.

Enrollment Forecasts

The number of births to TTSD residents fell each year for nine consecutive years, from 1,114 in 2013–14 to a low of 849 in 2022–23. Preliminary birth totals from the Oregon Health Authority (OHA) reveal an increase to 891 in 2024–25, the cohort eligible to enroll in K in 2030–31.

The K-to-birth ratio is a key metric representing a combination of net migration between birth and age five and the share of five-year-old residents enrolled in TTSD K classes. Comparing 2025–26 K enrollment with 2019–20 births, we derived a K-to-birth ratio of 0.74, meaning that, for every 100 children born to district residents, there were 74 children enrolled in TTSD K five years later.

The middle scenario forecast assumes a gradual increase in the K-to-birth ratio over a three-year period, stabilizing at 0.79 in 2028–29 and beyond. Even as the ratio increases, the recent birth decline means that K enrollment increases very little from 2025–26, averaging 700 students over the ten years from 2026–27 to 2035–36.

The low scenario K-to-birth ratio remains at 0.74 in 2026–27 and increases to just 0.76 in 2028–29 and beyond, resulting in an average of 669 K students per year. The high scenario averaging 727 K students per year results from a forecasted K-to-birth ratio reaching 0.82 within the first four forecast years.

The growth or decline in enrollment among cohorts from one year to the next in the middle scenario reflects averages of the most recent three years. For example, enrollment in 3rd grade each year is expected to be about two percent greater than the previous year's 2nd grade enrollment, while little or no net change is expected for cohorts progressing from 5th to 6th grade.

In the middle scenario, K–12 enrollment is expected to decrease from 10,738 in 2025–26 to 9,797 in 2035–36, representing a loss of over 900 students in the ten-year period.

The low forecast scenario anticipates a decrease of about 1,550 students by 2035–36, while the high forecast scenario expects enrollment to decrease by about 250 students in the ten-year period.

In the middle scenario, K–5 enrollment is expected to decrease by 49 students (1.1 percent), from 4,597 in 2025–26 to 4,548 in 2035–36; 6–8 enrollment is expected to decrease by 311 students (12.3 percent), from 2,532 to 2,221; and 9–12 enrollment is expected to decrease by 581 students (16.1 percent), from 3,609 to 3,028.

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Demographic and Residential Development Analysis

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

Population Trends

Figure 3 illustrates the 2000 to 2020 population change at the county, city, district, and metropolitan statistical area (MSA) level. Adding over 21,000 residents, the District's population grew by 30 percent between 2000 and 2020. In each decade, the District's growth rate was slightly higher than Clackamas County's, but slightly lower than Washington County's. Each jurisdiction within the District added population, but only King City grew significantly as a share of the TTSD total. Tigard, at 47 percent of District population in 2000 and 48 percent in 2020, and Tualatin, at 29 percent in 2000 and 28 percent in 2020, roughly maintained their share, as did Durham, at two percent each decade. King City's share doubled from three percent to six percent of the TTSD total, while the unincorporated area share shrank from 18 percent to 16 percent. Since 2020, each city, county, and the MSA has grown at a slower rate than in the 2010s.

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

The declining child population share is not unique to TTSD. Each of the 11 districts featured in Figure 5 had a smaller share of population under age 18 in 2020 than in 2000. TTSD consistently had one of the lowest shares, similar to its neighboring districts Beaverton and Lake Oswego and much lower than Sherwood, which stands out as having the highest share each decade.

Housing Types and Student Generation Rates

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

Figure 6 includes the SGRs for SF and MF housing types, based on October 2025 student locations and new residential construction between 2015 and 2024. The SF detached category includes homes on lots larger than 2,750 square feet, while the SF attached category includes homes that are on smaller lots, many of which are physically attached to adjacent homes but are on individual parcels. MF homes are in buildings with two or more units, mostly rental apartments but also including condos. Homes built in 2025 are excluded from the analysis because they may not have been completed and occupied by October 2025.

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Of the 10,482 students residing in the district, 644 live in the 2,119 SF units that were built between 2015 and 2024, while 270 live in the 1,990 MF units that were built in the same period. On average, each SF unit yields 0.30 K–12 students, while each MF unit yields 0.14 K–12 students. Within the SF category, detached homes average 0.33 TTSD K–12 students per home, while attached homes average just 0.22 students per home. The SGRs are also calculated by grade group; results reveal that new SF housing units yield more elementary students than middle or high school students, because families with younger children often move into new housing.

More than 500 of the new apartment units in TTSD are in affordable housing developments with income limits. These developments have more than four times as many students per unit as the recent market-rate apartments. Income-restricted apartments have an average of 0.32 K–12 students per unit, compared to 0.07 in market-rate apartments. Furthermore, our research has found that studio and one-bedroom apartments are seldom home to school-age children. Assuming that all 172 students residing in affordable housing built between 2015 and 2024 live in the 262 units built with two or more bedrooms results in an SGR of 0.66 TTSD K–12 students per two-or-more bedroom unit.

Planned Residential Construction

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

Based on available information from October 2025, nearly 3,800 housing units are under construction, planned, or proposed in the ten-year period, not including potential redevelopment adjacent to Washington Square or areas yet to be annexed by cities such as River Terrace 2.0 or portions of Kingston Terrace. Of the active developments, about 51 percent are SF units and 49 percent are MF units. Notable projects that are already under construction include Kingston Terrace Town Center, expected to result in 1,168 units, and ongoing subdivisions in River Terrace, where homes have yet to be completed on lots planned for 348 MF units and about 376 SF homes. MF construction now underway includes The Montage, expected to open near the end of the current school year with 183 units, and Woodland Hearth, to be completed near the end of 2026 with 63 affordable units, nearly two-thirds of which will include two or more bedrooms.

The greatest number of new housing units is expected in the Deer Creek Elementary School (ES) AA, followed by the Durham and Art Rutkin ESAAs. Together the three ESAAs account for 88 percent of units in the pipeline. Among the middle school (MS) AAs 83 percent of units are within the Twality MSAA, 12 percent in the Fowler MSAA, and just 5 percent in the Hazelbrook MSAA. The Tualatin High School (HS) AA includes 62 percent of prospective housing units, while the remaining 38 percent are in the Tigard HSAA.

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Enrollment Assessment

To better understand recent enrollment trends, FLO analyzed historical enrollment (October 2019–20 to 2025–26 headcount) based on the enrollment reports and student information system extracts provided by the District. Students enrolled in pre-kindergarten, MITCH Charter School, Cordero Residential, Lifeworks NW, and Transition and Tutorial Programs were not included in our analyses and enrollment forecasts. FLO evaluated historical grade progression ratios (GPRs), participation in special or nontraditional programs, and differences in enrollment by residence compared to individual school attendance (i.e., transfer rates).

Enrollment Trends

Figure 9 shows the district-wide enrollment by individual grade for school years 2019–20 to 2025–26 and the six-year change over the period. District-wide enrollment decreased by 752 students between 2019–20 and 2020–21, largely due to the impacts of COVID-19. K–12 enrollment stabilized in 2021–22, falling by just 14 students, followed by somewhat larger declines each of the following three years for a loss of 400 students between 2021–22 and 2024–25. The 380-student decline in 2025–26 was the eighth consecutive yearly enrollment loss and the largest since 2020–21. During the historical period presented in Figure 9, each grade from K–8 experienced their largest enrollments in 2019–20. Grades K–3, 5, and 7–10 experienced their smallest cohorts in 2025–26.

Figure 10 tabulates enrollment by school and grade group (i.e., K–5, 6–8, 9–12). K–5 enrollment decreased by 525 students from 2019–20 to 2020–21. After increasing by 51 students in 2021–22, K–5 enrollment fell in each of the next three years, by an average of 64 students per year, followed by a much steeper loss of 211 students in 2025–26. Overall, K–5 enrollment fell by 876 students (16.0 percent) in the six years between 2019–20 and 2025–26. Enrollment in grades 6–8 decreased by 151 students between 2019–20 and 2020–21, followed by additional decline in each year through 2025–26. Over the six-year period, 6–8 enrollment decreased by 398 students (13.6 percent). Enrollment in grades 9–12 has also declined, by a lesser amount. After a loss of 76 students from 2019–20 to 2020–21, 9–12 enrollment was relatively stable for three years before decreasing by 55 students between 2023–24 and 2024–25, followed by the biggest loss of the period, 127 students between 2024–25 and 2025–26. Over the six-year period, 6–8 enrollment decreased by 272 students (7.0 percent).

Residence-Attendance Matrices

Transfer rates represent the number of students who enroll in TTSD from outside the district boundary or enroll in a school/program other than their neighborhood school, based on the attendance area in which they live. Analysis of transfer rates can help reveal patterns of student choice or quantify the effects of district policies, because high transfer rates may be due to program offerings, school locations, or individual preferences. Monitoring transfer rates can lead to changes to district policies; for instance, if a particular school with a high transfer-in rate began to reach or exceed capacity, a District may consider limiting transfers or adding program capacity.

Based on FLO's analysis of district-wide K–12 transfers (Figure 11), a total of 256 students living outside the district boundary were enrolled in TTSD schools in 2025–26, representing 2.4 percent of enrollment. Overall, 936 students residing within the district boundary transferred to a school or program different from their neighborhood school, which is based on the AA in which they live. This amounts to a district-wide intra-district transfer rate of 8.9 percent. The largest percentage of transfers occurs within the 9–12 grade group, with an intra-district transfer rate total of 11.4 percent attending a different neighborhood school.

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As depicted in the residence-attendance matrices shown in Figures 12 through 14 by grade group, transfer rates also differ by school. For instance, transfer-out rates—representing the number of students who live in a school's ESAA, but enroll in a different school/program—range from 2.8 percent from the Metzger ESAA to 18.0 percent from the Art Rutkin ESAA, although most of the latter group are 5th graders in boundary change areas remaining at their previous school, Deer Creek or Mary Woodward. From the perspective of individual school enrollment, K–5 transfer-in rates—representing the number of students who do not live in a school's ESAA, including students residing outside the district boundary—range from 1.9 percent at Art Rutkin ES to 39.5 percent at the Bridgeport Two-Way Immersion program.

Grades 6–8 transfer-out rates range from 3.5 percent from the Hazelbrook MSAA to 4.2 percent from the Fowler MSAA. Grades 6–8 transfer-in rates range from 4.2 percent at Hazelbrook MS to 5.5 percent at both Fowler and Twality MS. Grades 9–12 transfer-out rates are 11.2 percent from the Tigard HSAA and 11.6 percent from the Tualatin HSAA. Grades 9–12 transfer-in rates are 6.3 percent at Tualatin HS and 8.1 percent at Tigard HS.

Enrollment Forecasts

Historical Births and Kindergarten Enrollment

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

Figure 15 illustrates how the number of births to TTSD residents through 2019–20 relates to historical K enrollment and how the observed and forecasted number of births from 2020–21 to 2029–30 impacts the K forecast. Births are shown in alignment with K cohorts (e.g., births occurring between September 2013 and August 2014 would be eligible to enroll in K in the 2019–20 school year). The number of births to TTSD residents fell each year for nine consecutive years, from 1,114 in 2013–14 to a low of 849 in 2022–23. Preliminary birth totals from OHA reveal an increase to 891 in 2024–25, the cohort eligible to enroll in K in 2030–31.

After enrolling 919 K students in 2019–20, K enrollment fell to an average of 720 students per year from 2020–21 to 2025–26, including a high of 799 in 2021–22 and a low of 665 in 2025–26.

The link between births and K is the K-to-birth ratio, which is a key metric representing a combination of net migration between birth and age five and the share of five-year-old residents enrolled in TTSD K classes, often referred to as a capture rate. For instance, comparing 2025–26 K enrollment with 2019–20 births, we derived a K-to-birth ratio of 0.74, meaning that for every 100 children born to district residents, there were 74 children enrolled in TTSD K five years later. Ratios for TTSD have fluctuated, recovering from the 2020–21 low of 0.66, but have not recovered to pre-pandemic levels.

The middle scenario assumes a K-to-birth ratio of 0.76 in 2026–27, increasing to 0.79 in 2028–29 and beyond. Although mobility of families between a child’s birth and age five means that births are not a perfect indicator of future enrollment, Even as the ratio increases, the recent birth decline means that K enrollment increases very little from the 665 students enrolled in 2025–26, averaging 700 students over the ten years from 2026–27 to 2035–36.

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Figure 16 illustrates future K enrollment under the low, middle, and high scenarios based on different rates of population change and different assumptions of future K-to-birth ratios. In the low scenario, the ratio remains at 0.74 in 2026–27 and increases to just 0.76 in 2028–29 and beyond. The lower ratio results in between 18 and 44 fewer K students each year, averaging 669 K students and having a cumulative impact on the K–12 enrollment totals. Conversely, the high forecasts of 17 to 40 more K students each year and the average of 727 K students result from a forecast ratio of 0.78 in 2026–27 rising to 0.82 in 2029–30 and beyond.

Grade Progression Ratios

The progression of students from one grade to the next is a significant determinant of future enrollment and therefore plays an important role in FLO's forecasting process. FLO assesses how cohort sizes change over time by calculating GPRs—the ratio of enrollment in a specific grade in a given year to the enrollment of the same age cohort in the previous year. For instance, if 100 kindergarteners in 2024–25 were to become 105 1st graders in 2025–26, the GPR would be 1.05. GPRs quantify how cohort sizes change as students progress to subsequent grades by considering that not all students advance to the next grade and that new students join existing cohorts. A GPR value greater than 1.00 indicates that the student cohort increased in size from one grade to the next. Such a result may be due to students moving into the district or students choosing to transfer into the district from other districts or nonpublic schools. Conversely, a GPR value less than 1.00 indicates that the student cohort decreased in size from one grade to the next. This may be due to students moving out of the district, students choosing to transfer to other districts or nonpublic schools, or students not advancing to the next grade.

Figure 17 depicts the GPRs for all District K–12 students from 2019–20 to 2025–26. In most years, GPRs for most grades have been at or above 1.00, indicating that the District often has a net gain of students by cohort. Notable exceptions were 2019–20 to 2020–21, due to the COVID-19 pandemic, and the current school year, 2025–26, when every grade from 5th to 12th experienced net loss from the number of students enrolled in the previous grade in 2024–25. Cohorts progressing from K to 1st and from 8th to 9th grades typically have the highest GPRs, as new students join District schools at 1st and 9th grades. GPRs at other early elementary grades also depict cohort growth. The final three columns in Figure 17 show our assumptions for future GPRs in the middle scenario enrollment forecast, influenced by averages of the most recent three years.

District-Wide Enrollment Forecasts

As shown in Figure 18, district-wide enrollment is forecasted to decrease from 10,738 in 2025–26 to 9,797 in 2035–36, representing a loss of 941 students (8.8 percent) in the ten-year period. Enrollment loss is anticipated in each forecast year, primarily due to small K cohorts entering each year compared and much larger cohorts graduating from high school. The low forecast scenario anticipates a decrease of 1,547 students (14.4 percent) by 2035–36, while the high forecast scenario expects enrollment to decrease by 256 students (2.4 percent) in the ten-year period.

From a grade group perspective as shown in Figure 19, K–5 enrollment is expected to decrease each year from 2025–26 to 2029–30, losing 341 students over the four-year period, then slowly grow due to population growth within the district. Over the ten-year period, K–5 enrollment is expected to experience a net loss of 49 students (1.1 percent). Grades 6–8 enrollment is expected to fall by 182 students between 2025–26 and 2030–31 and an additional 129 students between 2030–31 and 2035–36. Over the ten-year period, grades 6–8 enrollment decreases by 311 students (12.3 percent). Enrollment in grades 9–12 is anticipated to decrease in nearly every year of the forecast period, including potential losses of 185 students from 2025–26 to 2030–31 and 396

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students from 2030–31 to 2035–36. Grades 9–12 enrollment over the ten-year period is expected to decrease by 581 students (16.1 percent). The district-wide forecasts by individual grade are reported annually for the low, middle, and high scenarios in Figures 20, 21, and 22, respectively.

Forecasts by Individual School

Figure 23 shows enrollment forecasts for each of the District's schools and programs for each year from 2026–27 to 2030–31 and for 2035–36. The sum of individual school and program enrollments is consistent with the district-wide middle enrollment forecast scenario.

Different demographics, rates of residential development, and GPRs contribute to differing rates of enrollment decline and growth for each school. Most TTSD elementary schools are expected to see some enrollment loss during the forecast period with the exceptions of Art Rutkin ES, where homebuilding continues in River Terrace, and Deer Creek ES, where Kingston Terrace is now underway. Art Rutkin ES also includes River Terrace 2.0, which is expected to begin development within the forecast period. However, impacts from River Terrace 2.0 are not yet factored into the forecasts. Twality MS includes most of the district's residential development, and is expected to grow slightly, while the two other middle schools lose enrollment. Tigard HS enrollment remains relatively stable through 2030–31 before enrollment falls in the last five years of the forecast horizon, while Tualatin HS enrollment faces significant decline throughout the 10-year forecast. Most of the Tualatin HS area consists of established neighborhoods where enrollments are falling, which will more than counter the growth expected in Kingston Terrace.

Methodology

District-Wide Enrollment Forecasts

To prepare the ten-year forecasts from 2026–27 to 2035–36, FLO forecasts births through 2030. The birth forecasts depend on population forecasts by age and sex and age-specific birth rates for women of childbearing age. Birth rates estimated for 2020 resulted in a total fertility rate estimate of 1.41, which is adjusted down to 1.31 to reflect continued decline in births since 2020.[1] Cohort change ratios based on historical trends are used to forecast 2030 population ages ten and older by five-year age group and sex.[2] Forecasts of populations under age ten in 2030 based on ratios of population to births are added, resulting in a 2020-to-2030 population growth of 6,747 in the low scenario, 8,838 in the middle scenario, and 11,065 in the high scenario, compared with 11,414 between 2000 and 2010 and 10,256 between 2010 and 2020.

The link between our population forecast and the district-wide student enrollment forecast occurs at K, where we use the birth forecasts through 2030 and the expected K-to-birth ratios to forecast future K class sizes. Forecasts for grades 1–12 use GPRs based initially on the average of the most recent three years, adjusted as needed to eliminate outliers and in consideration of expected residential development. GPRs embed implicit assumptions about the level of net migration and school choice. The middle scenario reflects observed trends, while K-to-birth ratios and GPRs are adjusted upward or downward for the high and low forecast scenarios.

[1] TFR is the number of children that would be born to a woman throughout her childbearing years, based on age-specific birth rates at a given time.
[2] Baker, Jack, David A. Swanson, Jeff Tayman, and Lucky M. Tedrow. 2017. *Cohort Change Ratios and Their Applications*. Cham, Switzerland: Springer International Publishing.

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Forecasts for Individual Schools

Forecasts of the number of residents in each AA by individual grade K–12 are prepared before the forecasts of students attending individual schools. New K residents by AA for each forecast year are initially based on three-year average shares of district resident K students adjusted for the number of additional K students expected based on housing growth. Initial forecasts for grades 1–12 use GPRs unique to each AA and grade based on historical averages, individually reviewed to minimize the influence of outliers, and are also adjusted to account for expected enrollment impacts of housing growth. Sums of initial forecasts will likely differ from the forecasts of district-wide enrollment; therefore, final AA forecasts are derived by proportionally adjusting initial forecasts to match the district-wide forecasts by grade, a process referred to as controlling.

Creekside Community HS enrolled nearly 200 students and Tigard-Tualatin Online Academy enrolled about 100 students in October 2025. These are district-wide programs that do not have AAs. Because these schools have relatively stable enrollments, their future enrollments are assumed to remain close to their 2025–26 levels. Forecasts for these schools are prepared before the neighborhood school forecasts and are subtracted from the district-wide forecasts by grade and year, resulting in control totals for neighborhood schools.

Initial forecasts for new K classes at each elementary school use ratios applied to their resident ESAA K population based on averages observed over the most recent three years, except for Bridgeport ES and Durham ES, which use a two-year average because of a 2024 boundary change, and Art Rutkin ES, Deer Creek ES, and Mary Woodward ES, which use their 2025–26 ratios because of the 2025 boundary change. These ratios are applied to forecasts of K residents to derive initial K enrollment forecasts. Initial enrollment forecasts for grades 1–5 use GPRs unique to each school and grade, with students added from the housing adjustment for those areas with new development. Each K share and GPR is reviewed and adjusted if necessary to account for outliers that may influence the average rates. Final elementary school forecasts are controlled to match the middle scenario district-wide neighborhood schools forecasts by grade.

Forecasts for entry grades 6 for neighborhood middle schools and 9 for neighborhood high schools initially use GPRs based on the historical relationship between the entry grade and each secondary school's 5th grade and 8th grade feeders—for example, the ratio of 6th grade at Fowler MS to the previous year's 5th grade at C.F. Tigard ES, Mary Woodward ES, and Metzger ES. As a check on the feeder-based forecasts, ratios of entry grade enrollment to the number of AA residents are calculated for historical and forecasted years to ensure consistency between the residing and attending forecasts. Grades 7–8 for middle school and 10–12 for high school use GPRs specific to each school and grade. Final middle school and high school forecasts are controlled to match the middle scenario district-wide neighborhood schools forecasts by grade.

Data Sources

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

- Decennial Census and American Community Survey, U.S. Census Bureau
- Birth data, Oregon Health Authority
- Population estimates and forecasts, Portland State University Population Research Center
- Enrollment data, Tigard-Tualatin School District
- Land use data, Washington County and cities of Durham, King City, Tigard, and Tualatin

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- Property characteristics, Metro Regional Land Information System (RLIS)
- Email correspondence, Agnes Lindor, City of Tigard, Erin Engman, City of Tualatin, Max Carter, City of King City
- Kingston Terrace Master Plan, City of King City
- Spatial data, Metro RLIS and City of Tigard

Accuracy

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

The District's steeper than expected enrollment decline in 2025–26 resulted in actual K–12 enrollment lower than the low scenario that FLO prepared based on 2024–25 enrollment. Figure 24 also shows that the number of students in every grade fell below the middle scenario forecast, which predicted K–12 enrollment 2.7 percent higher than actual enrollment.

FLO prepared long-range enrollment forecasts for TTSD during each of the past three school years. Figure 25 compares the middle scenarios from each set of forecasts to actual October 2025 enrollment. The K–12 forecasts based on 2022–23 and 2023–24 enrollments were 489 (4.4 percent) and 364 (3.3 percent) students greater than actual enrollment, respectively

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Limitations

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

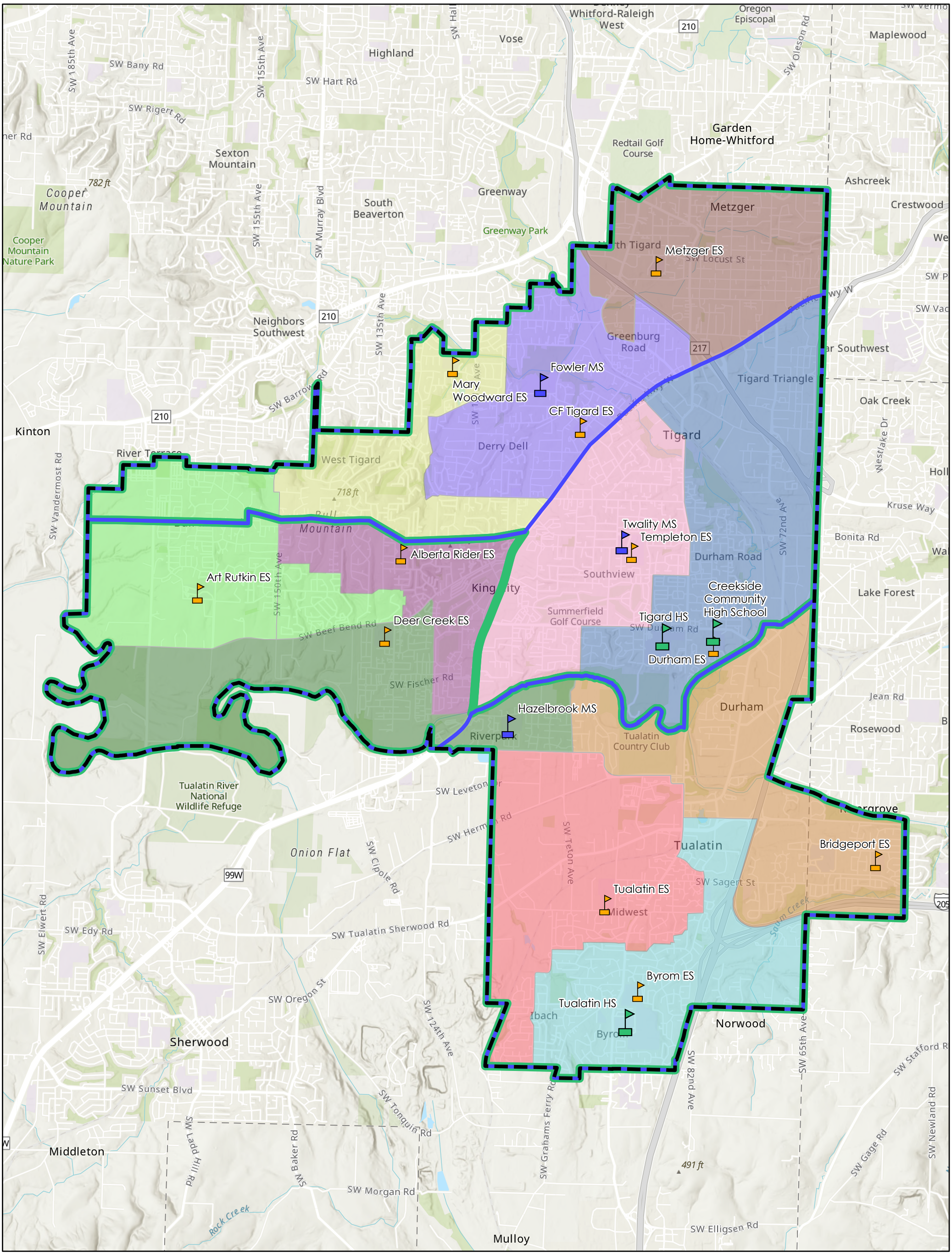
Opinions and recommendations contained in this memorandum apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We do not warrant the accuracy of information supplied by others, or the use of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

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Figures

Tigard-Tualatin School District
Educate Every Child

District Overview



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N

0 0.25 0.5 1 Miles

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

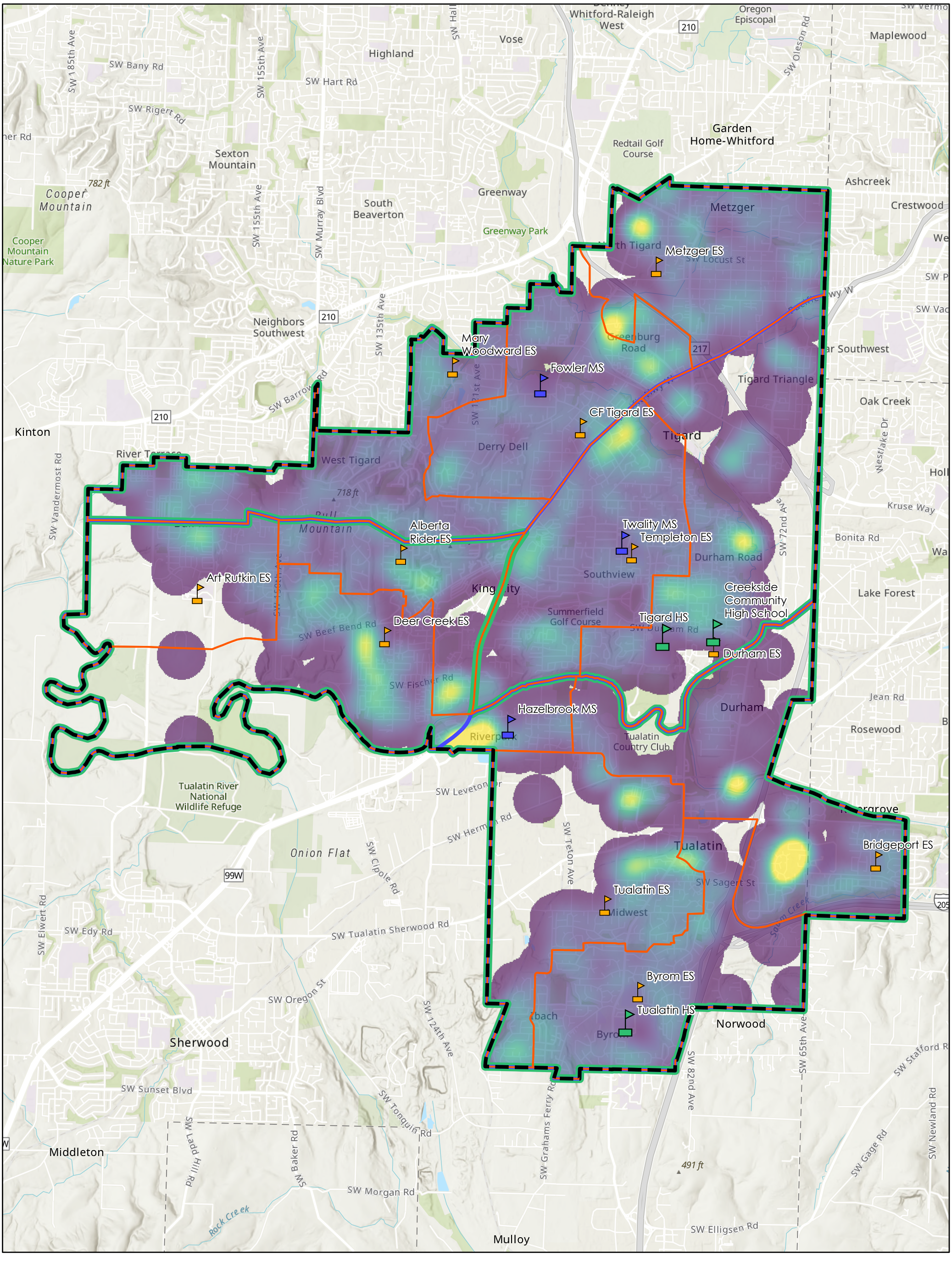
- Middle School Attendance Area
- High School Attendance Area

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

Figure 1

Tigard-Tualatin School District
Educate Every Child

Student Density



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

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

Student Density
- Sparse
- Dense

N

0 0.25 0.5 1 Miles

Figure 2

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

	2000 Census	2010 Census	2020 Census	2025 Estimate*	Average Annual Growth		
					2000–10	2010–20	2020–25
Tigard-Tualatin S.D.	71,723	83,137	93,393	--	1.5%	1.2%	--
City of Durham	1,382	1,351	1,944	1,964	-0.2%	3.7%	0.2%
City of King City	1,949	3,111	5,184	5,183	4.8%	5.2%	0.0%
City of Portland (TTSD part)	104	111	105	--	0.7%	-0.6%	--
City of Tigard	41,223	48,035	54,539	57,091	1.5%	1.3%	0.9%
City of Tigard (TTSD part)	34,066	40,641	44,854	--	1.8%	1.0%	--
City of Tualatin	22,791	26,054	27,942	28,318	1.3%	0.7%	0.3%
City of Tualatin (TTSD part)	21,074	24,373	26,236	--	1.5%	0.7%	--
TTSD Unincorporated Area	13,148	13,550	15,070	--	0.3%	1.1%	--
Clackamas County	338,391	375,992	421,401	432,473	1.1%	1.1%	0.5%
Washington County	445,342	529,710	600,372	618,037	1.8%	1.3%	0.6%
Portland-Vancouver-Hillsboro MSA	1,927,881	2,226,009	2,512,859	2,575,802	1.4%	1.2%	0.5%

Notes

* July 2025 population estimates are only available for counties and cities.

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

Sources

U.S. Census Bureau, 2000, 2010, and 2020 Censuses (April 1); Population Research Center, Portland State University, July 1, 2025 preliminary population estimates; State of Washington, Office of Financial Management, April 1, 2025 estimates.

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

	2000 Census	2010 Census	2020 Census	Average Annual Growth	
				2000–10	2010–20
Total Population	71,723	83,137	93,393	1.5%	1.2%
Age 18 and over	53,525	62,820	73,360	1.6%	1.6%
Ages 5 to 17	13,094	14,592	14,962	1.1%	0.3%
Under age 5	5,104	5,725	5,071	1.2%	-1.2%
Under 18 share of total	25.4%	24.4%	21.5%	--	--

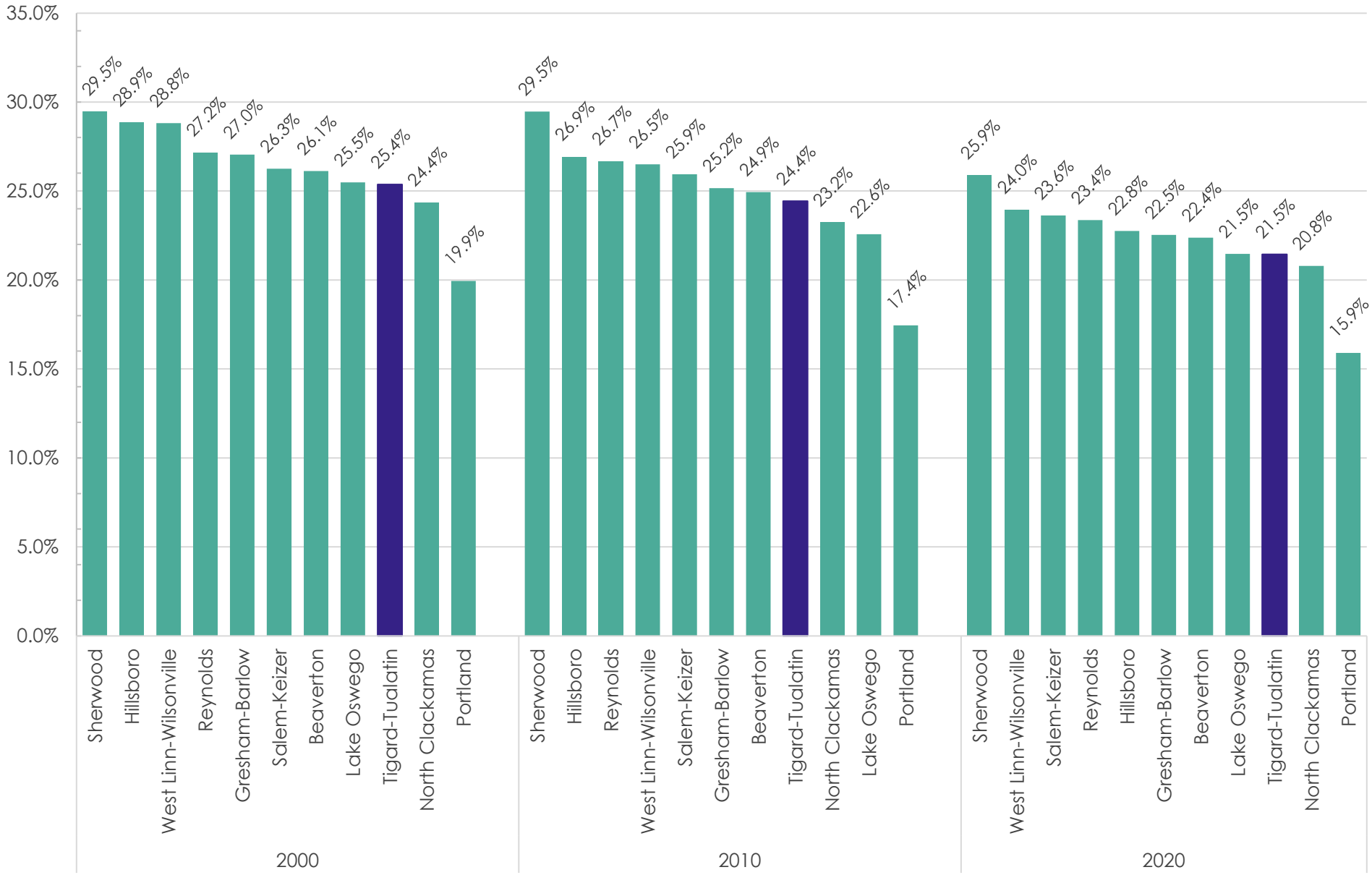
Notes

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

Sources

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

Figure 5: School District Percent of Population Under Age 18 – 2000 to 2020



Sources

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

Figure 6: Student Generation Rates

K–12 Students per Housing Unit Built 2015–2024

Housing Type	Housing Units	Students				TTSD Students per unit			
		K–5	6–8	9–12	K–12	K–5	6–8	9–12	K–12
Single-family	2,119	353	126	165	644	0.17	0.06	0.08	0.30
Detached	1,603	292	102	139	533	0.18	0.06	0.09	0.33
Attached [a]	516	61	24	26	111	0.12	0.05	0.05	0.22
Multifamily [b]	1,990	137	56	77	270	0.07	0.03	0.04	0.14
Market-rate	1,453	43	20	35	98	0.03	0.01	0.02	0.07
Income-restricted	537	94	36	42	172	0.18	0.07	0.08	0.32
Students per 2+ bedroom income-restricted unit						0.36	0.14	0.16	0.66

Notes

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

Units built in 2025 are excluded, because they may not have been completed and occupied by October 2025.

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

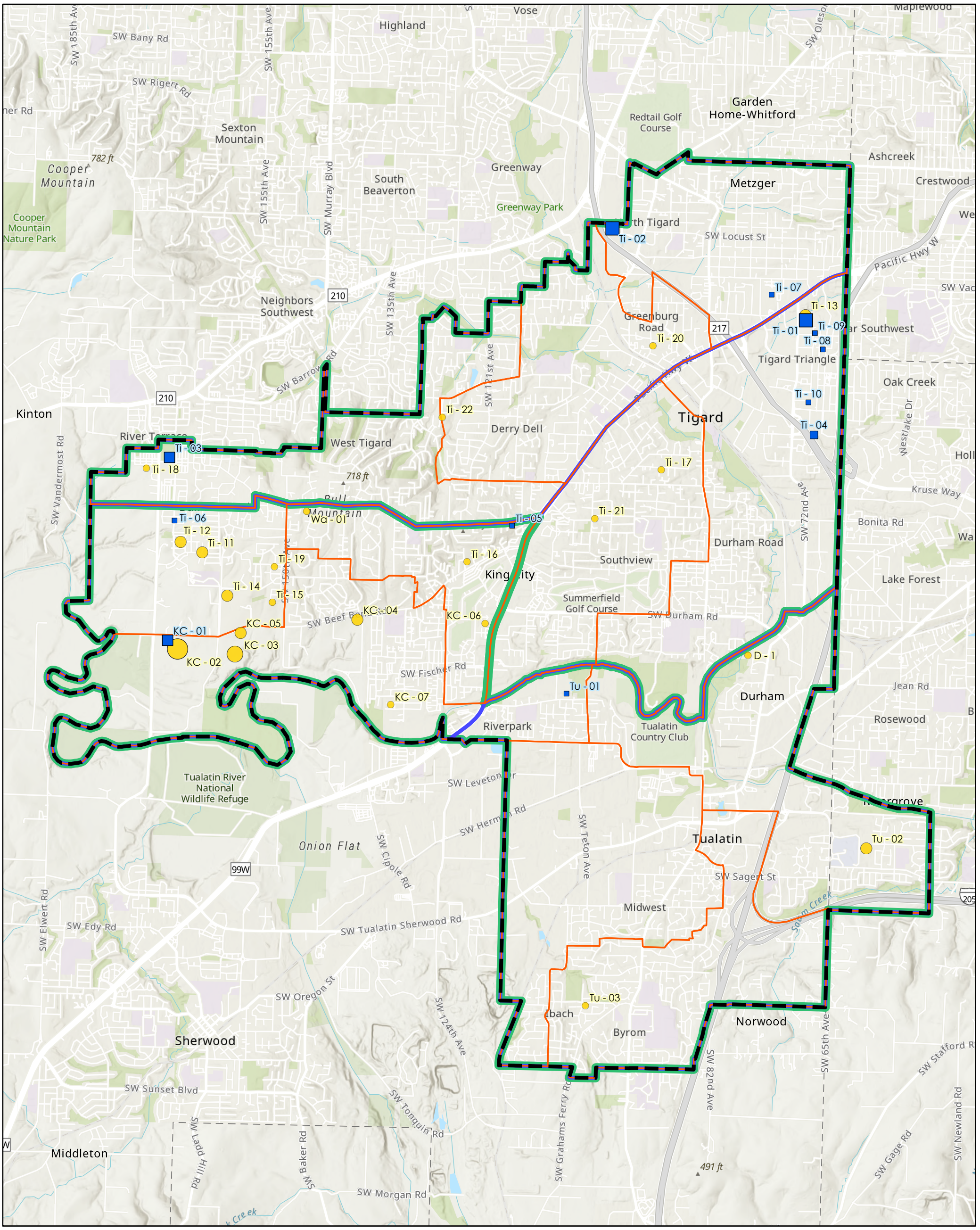
(b) Excludes senior housing.

Source

FLO Analytics spatial analysis based on Tigard-Tualatin School District 2025–26 headcount enrollment and Metro Regional Land Information System housing inventory.

Tigard-Tualatin School District
Educate Every Child

Residential Development



FLO Analytics

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

Single-family Units
- 9 - 50
- 51 - 150
- 151 - 225
- 226 - 786

Multifamily Units
- 16 - 75
- 76 - 200
- 201 - 400
- 401 - 565

Label
Correspond to Map IDs on Figure 8.

N

0 0.25 0.5 1 Miles

Figure 7

Figure 8: Residential Development Details

Map ID	Jurisdiction	Development Name	Type	Units[a]	Oct 2025 Status/ Timeline	Address	Elementary School Area	Middle School Area	High School Area	Notes
D - 1	Durham	Durham Heights	SF	12	Nearing completion	16575 SW Upper Boones Ferry Rd	Bridgeport	Hazelbrook	Tualatin	Most homes have been completed and sold; about 12 of the 36 total homes remain available.
KC - 01	King City	Kingston Terrace Town Center	MF	400	Under construction	SW Beef Bend Rd and SW Roy Rogers Rd	Deer Creek	Twality	Tualatin	To be completed in 5 phases over the next 5 years.
KC - 02	King City	Kingston Terrace Town Center	SF	786	Under construction	SW Beef Bend Rd and SW Roy Rogers Rd	Deer Creek	Twality	Tualatin	508 SF detached homes, 80 cottage style, 198 SF attached; to be completed in 5 phases over the next 5 years.
KC - 03	King City	Sharlin Woods	SF	223	Approved	15822 SW Beef Bend Rd	Deer Creek	Twality	Tualatin	Expected to begin buildout in 2027
KC - 04	King City	Kensington Square	SF	87	Approved; site work underway	SW Beef Bend Road and SW 137th Avenue	Deer Creek	Twality	Tualatin	Site work underway
KC - 05	King City	Sharlin Woods No. 2	SF	56	Approved	15800 SW Beef Bend Rd	Deer Creek	Twality	Tualatin	Expected to begin buildout in 2027
KC - 06	King City	Randall property	SF	42	Pre-application	16165 SW Pacific Hwy.	Alberta Rider	Twality	Tualatin	Townhomes
KC - 07	King City	Ponderosa Pines	SF	9	Homes under construction	17435 SW 131st Ave	Deer Creek	Twality	Tualatin	Two of the 11 total homes have been completed and sold
(b)	King City	Kingston Terrace-Beef Bend, Central & Rural Character Neighborhoods	SF+MF	2,000-2,500	Long-range development pending annexations and property owner preferences.	Kingston Terrace	Deer Creek	Twality	Tualatin	Approximate number of additional units based on projected growth
Ti - 01	Tigard	The Grove	MF	565	Early assistance	Northeast of SW 72nd Ave and SW Baylor ST	Durham	Twality	Tigard	
Ti - 02	Tigard	Sears Redevelopment	MF	500	Proposed	9800 SW Washington Square Rd	Metzger	Fowler	Tigard	
Ti - 03	Tigard	River Terrace Town Center	MF	348	Permitted	13580 SW Roy Rogers Rd	Art Rutkin	Fowler	Tigard	
Ti - 04	Tigard	Montage Apartments	MF	183	Opening Spring 2026	SW 68th Parkway, south of SW Hampton Street	Durham	Twality	Tigard	
Ti - 05	Tigard	Bull Mountain Apartments	MF	74	Land use application in process	11544 SW Bull Mountain Road	Alberta Rider	Twality	Tualatin	Affordable housing
Ti - 06	Tigard	South River Terrace	MF	71	Homes completed and under construction	SW Bull Mountain Rd and SW River Terrace Blvd	Art Rutkin	Twality	Tualatin	About 47 of 118 total homes have been completed and sold
Ti - 07	Tigard	Woodland Hearth	MF	63	Under construction	7595 SW Torchwood St	Metzger	Fowler	Tigard	Income-restricted. 16 2-BR, 19 3-BR, 5 4-BR.
Ti - 08	Tigard	Dartmouth Crossing Apartments Phase 2	MF	50	Pre-application	6840 SW Clinton St	Durham	Twality	Tigard	
Ti - 09	Tigard	Baylor Apartments	MF	42	In permitting	11597 SW 70th Ave	Durham	Twality	Tigard	
Ti - 10	Tigard	Gonzaga Mixed Use	MF	22	Approved	SW Borland Rd and SW 57th Ave	Durham	Twality	Tigard	

Figure 8: Residential Development Details (continued)

Map ID	Jurisdiction	Development Name	Type	Units[a]	Oct 2025 Status/ Timeline	Address	Elementary School Area	Middle School Area	High School Area	Notes
Ti - 11	Tigard	River Terrace Park	SF	138	Homes completed and under construction	SW 163rd Ave and SW Perth Ln	Art Rutkin	Twality	Tualatin	About 20 of 158 total homes have been completed and sold
Ti - 12	Tigard	South River Terrace	SF	105	Homes completed and under construction	SW Bull Mountain Rd and SW River Terrace Blvd	Art Rutkin	Twality	Tualatin	About 130 of 235 total homes have been completed and sold
Ti - 13	Tigard	The Grove	SF	83	Early assistance	Northeast of SW 72nd Ave and SW Baylor ST	Durham	Twality	Tigard	
Ti - 14	Tigard	Overlook at River Terrace	SF	81	Approved	15540 SW April Ln	Art Rutkin	Twality	Tualatin	
Ti - 15	Tigard	Darby Ridge	SF	34	Homes under construction	15955 SW 150th Ave	Art Rutkin	Twality	Tualatin	
Ti - 16	Tigard	Heights at Bull Mountain Phase 2	SF	33	Homes under construction	SW Beef Bend Rd and SW 122nd Ave	Alberta Rider	Twality	Tualatin	
Ti - 17	Tigard	Edgewood Cottages	SF	21	Approved; property for sale	9270 SW Edgewood St	Templeton	Twality	Tigard	
Ti - 18	Tigard	Riverside at Scholls Meadow	SF	19	Homes completed and under construction	13921 SW Roy Rogers Rd	Art Rutkin	Fowler	Tigard	About 60 of 79 total homes have been completed and sold
Ti - 19	Tigard	River Terrace Crossing	SF	18	Homes completed and under construction	SW 150th and Hawk Ridge Rd	Art Rutkin	Twality	Tualatin	About 180 of 198 total homes have been completed and sold
Ti - 20	Tigard	Weston Oaks	SF	17	New homes for rent; some occupied	East side of SW 95th Ave, 180 ft south of SW Tangela Ct	C.F. Tigard	Fowler	Tigard	
Ti - 21	Tigard	Tigard Cottage Homes	SF	14	Pre-application	14530 SW 103rd Ave	Templeton	Twality	Tigard	
Ti - 22	Tigard	Sevilla Place	SF	11	Approved	South of Walnut St and Sevilla and Parkdale Aves	C.F. Tigard	Fowler	Tigard	
(b)	Tigard	River Terrace 2.0	SF+MF	3,000-4,500	Planned	West and south of the current River Terrace neighborhood	Art Rutkin	Fowler & Twality	Tigard & Tualatin	A small portion is outside of TTSD
Tu - 01	Tualatin	Hazelbrook Residential	MF	16	Pre-application	10601-10609 SW Hazelbrook Rd	Deer Creek	Hazelbrook	Tualatin	
Tu - 02	Tualatin	Borland Subdivision	SF	116	Pre-application	6001-6031 SW Borland Rd	Bridgeport	Hazelbrook	Tualatin	
Tu - 03	Tualatin	Ibach Subdivision	SF	27	Subdivision application submitted	10150 SW Ibach St	Byrom	Hazelbrook	Tualatin	
Wa - 01	Washington County	Goodrich Gardens	SF	18	Pending appeal	14545 SW Chardonnay Ave	Alberta Rider	Twality	Tualatin	

Note

(a) Number of units excludes homes completed and sold. See notes column for additional information.

(b) Estimated number of units based on concept plans; not included on map.

Sources

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

Figure 9: Historical Enrollment by Grade

Grade	2019–20	2020–21	2021–22	2022–23	2023–24	2024–25	2025–26	2019–20 to 2025–26
K	919	702	799	729	720	702	665	-254
1	870	870	770	846	763	729	701	-169
2	899	819	881	795	837	798	734	-165
3	939	835	819	861	820	850	815	-124
4	885	880	850	839	884	836	866	-19
5	961	842	880	847	855	893	816	-145
6	993	913	861	865	847	858	864	-129
7	961	946	908	849	885	845	839	-122
8	976	920	961	899	865	871	829	-147
9	971	969	947	982	919	893	863	-108
10	973	933	973	942	1,004	947	869	-104
11	968	926	921	950	917	974	920	-48
12	969	977	948	921	951	922	957	-12
K–12 Total	**12,284**	**11,532**	**11,518**	**11,325**	**11,267**	**11,118**	**10,738**	**-1,546**

Notes

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

Sources

Tigard-Tualatin School District October 2019–20 to 2025–26 headcount enrollment.

Figure 10: Historical K–12 Enrollment by School

School Name	2019–20	2020–21	2021–22	2022–23	2023–24	2024–25	2025–26	2019–20 to 2025–26
Alberta Rider	536	500	489	504	387	368	318	-218
Art Rutkin	--	--	--	--	110	131	363	363
Bridgeport	261	228	206	195	196	235	230	-31
Bridgeport TWI	308	299	285	277	287	296	276	-32
Byrom	535	426	400	417	403	367	333	-202
C.F.Tigard	482	459	426	476	455	460	441	-41
Deer Creek	569	537	534	566	538	534	401	-168
Durham	559	527	508	564	552	470	464	-95
Mary Woodward	583	522	472	481	451	418	310	-273
Metzger	313	267	248	276	294	303	292	-21
Metzger TWI	300	272	270	244	250	265	261	-39
Templeton	545	504	479	522	543	545	530	-15
Tualatin ES	482	407	369	395	413	416	378	-104
TTVA (K–5)	--	--	313	(a)	(a)	(a)	(a)	0
K–5 Total	**5,473**	**4,948**	**4,999**	**4,917**	**4,879**	**4,808**	**4,597**	**-876**
Fowler	855	836	763	775	742	744	776	-79
Hazelbrook	992	925	873	877	837	795	788	-204
Twality	1,083	1,018	952	920	982	1,008	956	-127
Creekside Community MS	--	--	--	--	--	--	12	12
TTVA (6–8)	--	--	142	41	36	27	(a)	0
6–8 Total	**2,930**	**2,779**	**2,730**	**2,613**	**2,597**	**2,574**	**2,532**	**-398**
Tigard HS	1,778	1,780	1,746	1,805	1,781	1,766	1,663	-115
Tualatin HS	1,918	1,854	1,715	1,741	1,749	1,694	1,665	-253
Creekside Community HS	185	171	168	167	174	188	180	-5
TTVA (9–12)	--	--	160	82	87	88	101	101
9–12 Total	**3,881**	**3,805**	**3,789**	**3,795**	**3,791**	**3,736**	**3,609**	**-272**
District-wide Total	**12,284**	**11,532**	**11,518**	**11,325**	**11,267**	**11,118**	**10,738**	**-1,546**

Notes

(a) Tigard-Tualatin Virtual Academy students are counted at elementary schools beginning in 2022–23 and middle schools beginning in 2025–26.

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

Sources

Tigard-Tualatin School District October 2019–20 to 2025–26 headcount enrollment.

Figure 11: District-wide Transfer Rates

Grade Group	Total Enrollment	Enrollment from Within District [a]	Enrollment from Out-of-District [b]	Intra-district Transfers [c]	Total Transfers [d]	Transfer Rate from Out-of-District	Intra-district Transfer Rate	Total Transfer Rate
K-5	4,597	4,510	87	444	531	1.9%	9.8%	11.6%
6-8	2,532	2,485	47	94	141	1.9%	3.8%	5.6%
9-12	3,609	3,487	122	398	520	3.4%	11.4%	14.4%
District-wide	**10,738**	**10,482**	**256**	**936**	**1,192**	**2.4%**	**8.9%**	**11.1%**

Notes

Students enrolled in preschool are excluded from analysis.

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

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

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

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

Sources

Tigard-Tualatin School District 2025–26 attendance areas and October 2025–26 headcount enrollment.

Figure 12: Grades K–5 Residence-Attendance Matrix

School of Attendance / Attendance Area	Residence Count	Alberta Rider ES	Art Rutkin ES	Bridgeport ES	Bridgeport TWI	Byrom ES	CF Tigard ES	Deer Creek ES	Durham ES	Mary Woodward ES	Metzger ES	Metzger TWI	Templeton ES	Tualatin ES	Capture Rate	Transfer-Out Student Total [c]	Transfer-Out Rate
Alberta Rider ES	306	283	0	0	0	0	0	6	2	4	0	4	6	1	92.5%	23	7.5%
Art Rutkin ES	434	13	356	1	3	0	0	26	0	31	0	2	2	0	82.0%	78	18.0%
Bridgeport ES	401	0	0	205	167	8	0	1	4	0	0	0	3	13	92.8%	29	7.2%
Byrom ES	341	0	0	3	31	297	0	0	0	0	0	0	0	10	87.1%	44	12.9%
CF Tigard ES	456	0	0	1	2	0	412	3	1	2	6	25	4	0	90.4%	44	9.6%
Deer Creek ES	394	2	2	6	12	1	0	349	0	1	0	2	1	18	88.6%	45	11.4%
Durham ES	495	0	0	1	10	1	3	0	448	2	3	10	17	0	90.5%	47	9.5%
Mary Woodward ES	282	5	4	0	1	0	5	2	0	259	0	2	4	0	91.8%	23	8.2%
Metzger ES	494	0	0	0	0	1	6	0	0	1	280	200	3	3	97.2%	14	2.8%
Templeton ES	526	4	0	1	6	0	6	6	8	3	0	8	484	0	92.0%	42	8.0%
Tualatin ES	381	1	0	1	31	20	0	1	0	0	0	1	0	326	85.6%	55	14.4%
K–5 Subtotals	4,510	308	362	219	263	328	432	394	463	303	289	254	524	371	90.2%	444	9.8%
From Out-of-District [a]	87	10	1	11	13	5	9	7	1	7	3	7	6	7	--	--	--
K–5 Totals	4,597	318	363	230	276	333	441	401	464	310	292	261	530	378	--	--	--
Transfer-In Student Total [b]	531	35	7	25	109	36	29	52	16	51	12	61	46	52	--	--	--
Transfer-In Rate	11.6%	11.0%	1.9%	10.9%	39.5%	10.8%	6.6%	13.0%	3.4%	16.5%	4.1%	23.4%	8.7%	13.8%	--	--	--

Notes

Students enrolled in preschool are excluded from analysis.

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

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

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

Sources

Tigard-Tualatin School District 2025–26 attendance areas and October 2025–26 headcount enrollment.

Figure 13: Grades 6–8 Residence-Attendance Matrix

School of Attendance / Attendance Area	Residence Count	Fowler MS	Hazelbrook MS	Twality MS	Creekside Community HS	Capture Rate	Transfer-Out Student Total [c]	Transfer-Out Rate
Fowler MS	765	733	4	22	6	95.8%	32	4.2%
Hazelbrook MS	782	6	755	19	2	96.5%	27	3.5%
Twality MS	938	28	4	903	3	96.3%	35	3.7%
6-8 Subtotals	2,485	767	763	944	11	96.2%	94	3.8%
From Out-of-District [a]	47	9	25	12	1	--	--	--
6-8 Totals	2,532	776	788	956	12	--	--	--
Transfer-In Student Total [b]	141	43	33	53	12	--	--	--
Transfer In Rate	5.6%	5.5%	4.2%	5.5%	100%	--	--	--

Notes

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

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

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

Sources

Tigard-Tualatin School District 2025–26 attendance areas and October 2025–26 headcount enrollment.

Figure 14: Grades 9–12 Residence-Attendance Matrix

School of Attendance / Attendance Area	Residence Count	Tigard HS	Tualatin HS	Creekside Community HS	TTSD Virtual Academy	Capture Rate	Transfer-Out Student Total [c]	Transfer-Out Rate
Tigard HS	1,722	1,529	44	96	53	88.8%	193	11.2%
Tualatin HS	1,765	89	1,560	75	41	88.4%	205	11.6%
9-12 Subtotals	3,487	1,618	1,604	171	94	88.6%	398	11.4%
From Out-of-District [a]	122	45	61	9	7	--	--	--
9-12 Totals	3,609	1,663	1,665	180	101	--	--	--
Transfer-In Student Total [b]	520	134	105	180	101	--	--	--
Transfer In Rate	14.4%	8.1%	6.3%	100%	100%	--	--	--

Notes

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

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

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

Sources

Tigard-Tualatin School District 2025–26 attendance areas and October 2025–26 headcount enrollment.

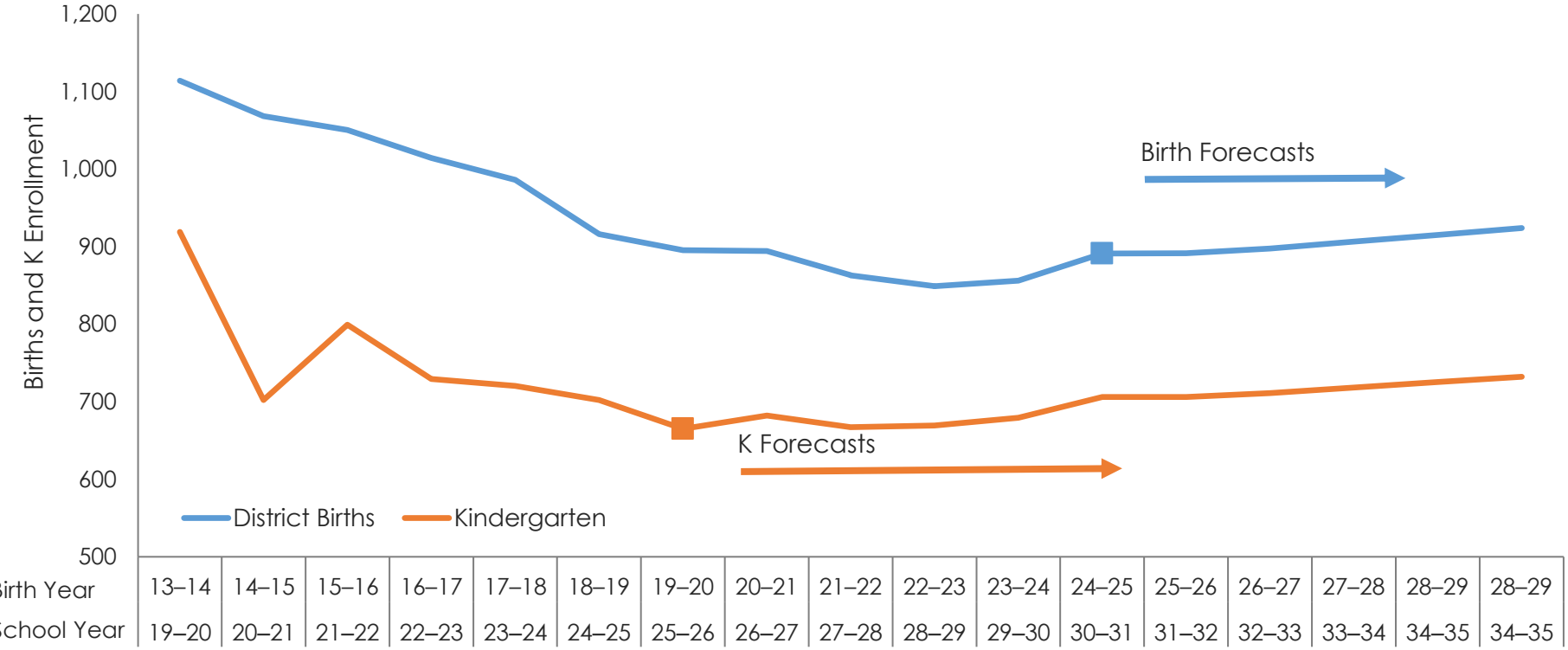
Figure 15: District Births and Kindergarten Enrollment – Middle Scenario

Birth Year	13–14	14–15	15–16	16–17	17–18	18–19	19–20	20–21	21–22	22–23	23–24	24–25	25–26	26–27	27–28	28–29	29–30
Births	1,114	1,068	1,050	1,014	986	916	895	894	863	849	856	891	891	897	906	915	924

Forecasts →

School Year	19–20	20–21	21–22	22–23	23–24	24–25	25–26	26–27	27–28	28–29	29–30	30–31	31–32	32–33	33–34	34–35	35–36
Kindergarten	919	702	799	729	720	702	665	682	667	669	679	706	706	711	718	725	732
Ratio to Births	0.82	0.66	0.76	0.72	0.73	0.77	0.74	0.76	0.77	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79

Forecasts →



Notes

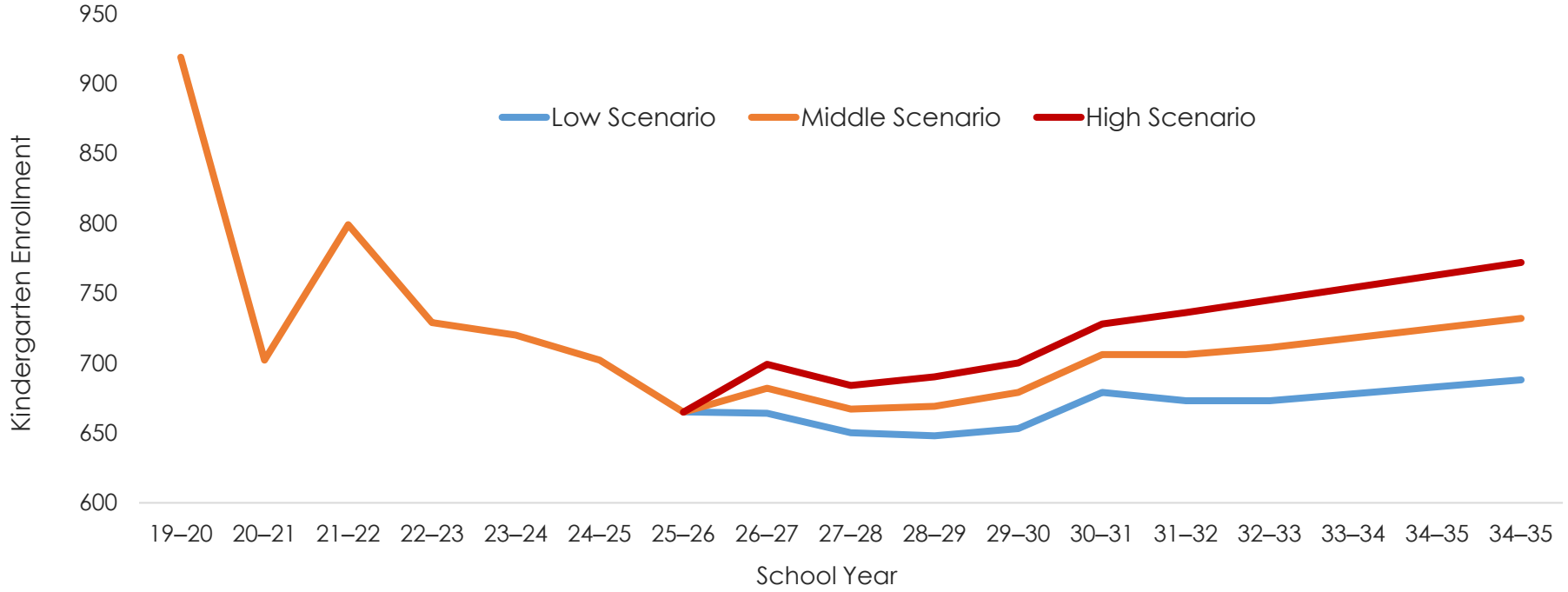
Enrollment includes students residing outside of the district boundary. Birth cohorts are aligned with K cohorts (e.g., the 19–20 birth year includes births from September 2019 to August 2020, which is the 25–26 K year). The ratio is calculated by dividing K enrollment by the births five years earlier (e.g., 25–26 K divided by 19–20 births). Births from September 2025 to August 2030, which inform K classes beginning with the 2031–32 school year, were forecasted based on projections of women of childbearing age and estimated age-specific birth rates. Darker shading represents higher values and lighter shading represents lower values.

Sources

Oregon Health Authority September 2013 to August 2025 births to mothers residing within the district boundary and FLO September 2025 to 2030 birth forecasts. Tigard-Tualatin S.D. October 2019–20 to 2025–26 enrollment and FLO October 2026–27 to 2035–36 enrollment forecasts (middle scenario).

Figure 16: Kindergarten Enrollment and Ratio to Births

	K Enrollment							*Forecasts* →									
Scenario	**19–20**	**20–21**	**21–22**	**22–23**	**23–24**	**24–25**	**25–26**	**26–27**	**27–28**	**28–29**	**29–30**	**30–31**	**31–32**	**32–33**	**33–34**	**34–35**	**35–36**
Low							665	664	650	648	653	679	673	673	678	683	688
Ratio to Births							0.74	0.74	0.75	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76
Middle	919	702	799	729	720	702	665	682	667	669	679	706	706	711	718	725	732
Ratio to Births	0.82	0.66	0.76	0.72	0.73	0.77	0.74	0.76	0.77	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79
High							665	699	684	690	700	728	736	745	754	763	772
Ratio to Births							0.74	0.78	0.79	0.81	0.82	0.82	0.82	0.82	0.82	0.82	0.82



Notes

Enrollment includes students residing outside of the district boundary. Birth cohorts are aligned with K cohorts (e.g., the 19–20 birth year includes births from September 2019 to August 2020, which is the 25–26 K year). The ratio is calculated by dividing K enrollment by the births five years earlier (e.g., 25–26 K divided by 19–20 births). Births from 2026 to 2030, which inform K classes beginning with the 2031–32 school year, were forecasted based on projections of women of childbearing age and estimated age-specific birth rates. Darker shading represents higher values and lighter shading represents lower values.

Sources

Oregon Health Authority 2012 to August 2025 births to mothers residing within the district boundary and FLO September 2025 to 2030 birth forecasts. Tigard-Tualatin S.D. October 2019–20 to 2025–26 enrollment and FLO October 2026–27 to 2035–36 enrollment forecasts (low, middle, and high scenarios).

Figure 17: Grade Progression Ratios

Grade Progression Ratios	2019–20 to 2020–21	2020–21 to 2021–22	2021–22 to 2022–23	2022–23 to 2023–24	2023–24 to 2024–25	2024–25 to 2025–26	2025–26 to 2026–27	2026–27 to 2027–28	2027–28 to 2035–36
K–1	0.95	1.10	1.06	1.05	1.01	1.00	1.02	1.02	1.03
1–2	0.94	1.01	1.03	0.99	1.05	1.01	1.01	1.01	1.02
2–3	0.93	1.00	0.98	1.03	1.02	1.02	1.02	1.02	1.02
3–4	0.94	1.02	1.02	1.03	1.02	1.02	1.02	1.02	1.02
4–5	0.95	1.00	1.00	1.02	1.01	0.98	1.00	1.00	1.01
5–6	0.95	1.02	0.98	1.00	1.00	0.97	1.00	1.00	1.00
6–7	0.95	0.99	0.99	1.02	1.00	0.98	1.00	1.00	1.00
7–8	0.96	1.02	0.99	1.02	0.98	0.98	1.00	1.00	1.00
8–9	0.99	1.03	1.02	1.02	1.03	0.99	1.02	1.02	1.02
9–10	0.96	1.00	0.99	1.02	1.03	0.97	1.01	1.01	1.01
10–11	0.95	0.99	0.98	0.97	0.97	0.97	0.97	0.97	0.97
11–12	1.01	1.02	1.00	1.00	1.01	0.98	1.00	1.00	1.00

Notes

Grade progression ratios (GPRs) are calculated as the ratio of enrollment in a specific grade in a given year to the enrollment of the same age cohort in the previous year. GPRs quantify how cohort sizes change as students progress from one grade to the next, accounting for new students that join an existing cohort and for students that do not advance to the next grade. For instance, 100 kindergarteners in 2019–20 becoming 105 first graders in 2020–21 would yield a K–1 GPR of 1.05.

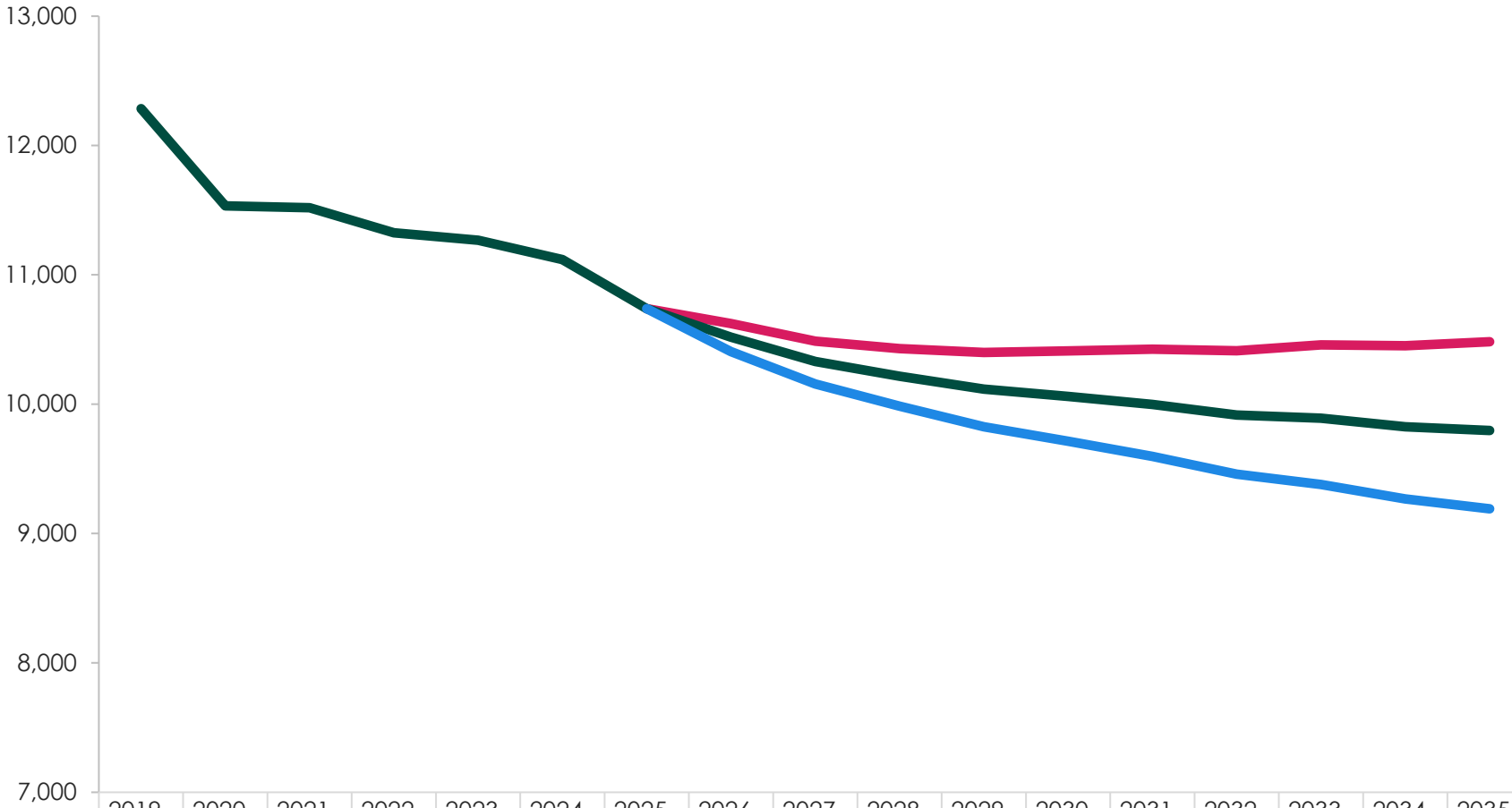
A GPR value greater than 1.00 (green color) indicates that the student cohort increased in size from one grade to the next. Conversely, a GPR value less than 1.00 (blue color) indicates that the student cohort decreased in size from one grade to the next.

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

Sources

Tigard-Tualatin School District October 2019–20 to 2025–26 enrollment and FLO October 2026–27 to 2035–36 enrollment forecasts (middle scenario).

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



	2019–20	2020–21	2021–22	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34	2034–35	2035–36
High							10,738	10,623	10,487	10,429	10,400	10,411	10,425	10,413	10,458	10,451	10,482
Middle	12,284	11,532	11,518	11,325	11,267	11,118	10,738	10,518	10,330	10,216	10,116	10,059	9,998	9,916	9,891	9,825	9,797
Low							10,738	10,406	10,156	9,984	9,825	9,713	9,596	9,459	9,379	9,267	9,191

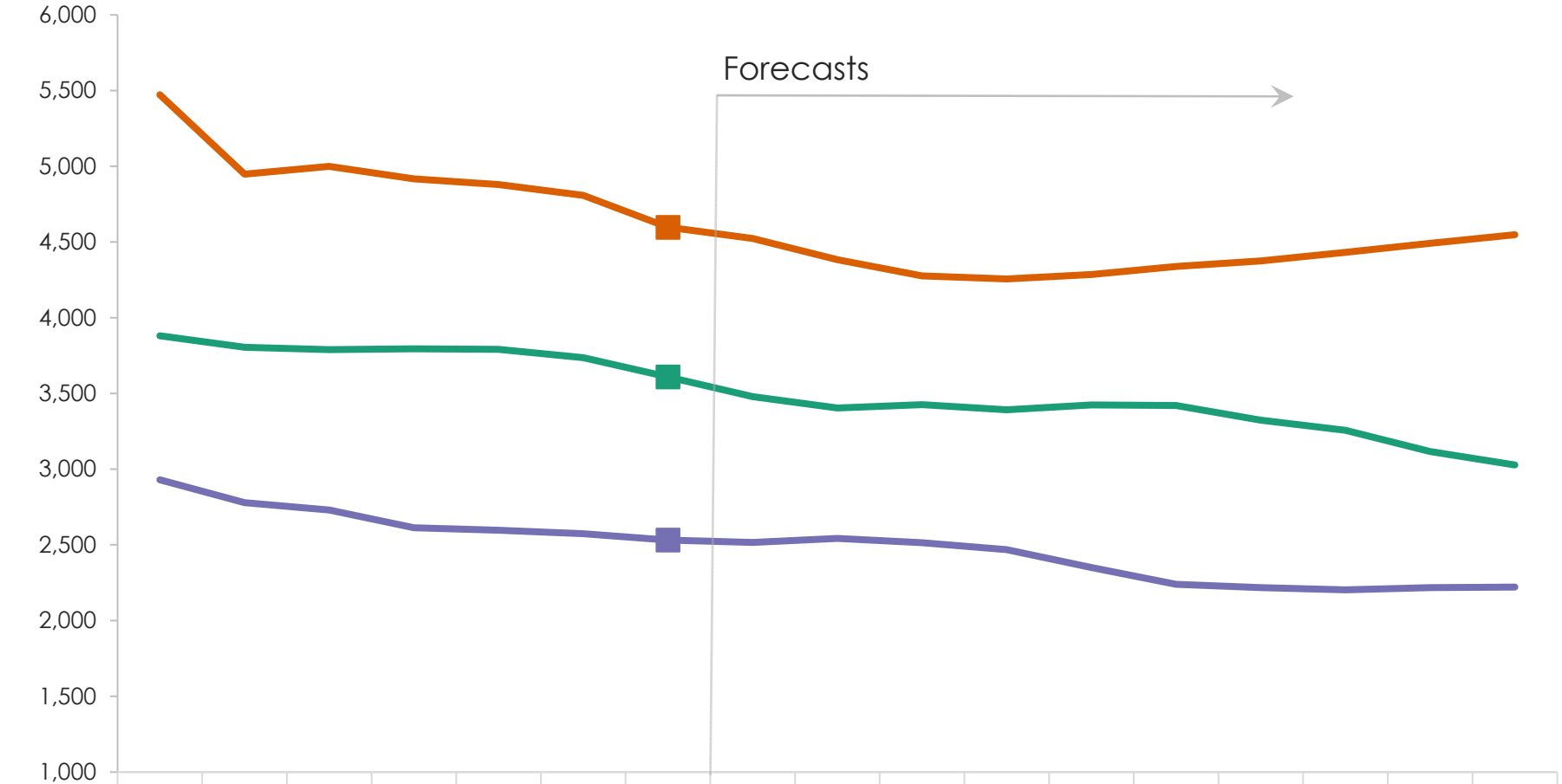
Notes

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

Sources

Tigard-Tualatin School District October 2019–20 to 2025–26 headcount enrollment and FLO October 2026–27 to 2035–36 enrollment forecasts (low, middle, and high scenarios).

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



	2019–20	2020–21	2021–22	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34	2034–35	2035–36
K–5	5,473	4,948	4,999	4,917	4,879	4,808	4,597	4,523	4,383	4,276	4,256	4,285	4,338	4,375	4,432	4,491	4,548
6–8	2,930	2,779	2,730	2,613	2,597	2,574	2,532	2,516	2,543	2,514	2,468	2,350	2,240	2,218	2,203	2,218	2,221
9–12	3,881	3,805	3,789	3,795	3,791	3,736	3,609	3,479	3,404	3,426	3,392	3,424	3,420	3,323	3,256	3,116	3,028

Notes

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

Sources

Tigard-Tualatin School District October 2019–20 to 2025–26 headcount enrollment and FLO October 2026–27 to 2035–36 enrollment forecasts (middle scenario).

Figure 20: Enrollment Forecasts by Individual Grade – Low Scenario

Grade	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34	2034–35	2035–36
K	665	664	650	648	653	679	673	673	678	683	688
1	701	672	677	663	664	669	696	689	689	695	700
2	734	704	678	683	672	673	678	706	699	699	705
3	815	744	716	690	695	684	685	690	718	711	711
4	866	825	756	729	702	707	696	697	702	731	723
5	816	860	823	755	730	704	709	698	699	704	733
6	864	806	853	818	751	727	700	705	694	695	700
7	839	855	802	849	814	748	724	697	702	691	692
8	829	831	851	798	845	810	744	720	693	698	687
9	863	835	840	860	806	854	820	754	727	702	707
10	869	863	839	843	863	808	857	823	757	730	706
11	920	838	836	813	816	835	782	829	796	733	706
12	957	909	835	835	814	815	832	778	825	795	733
K–5	4,597	4,469	4,300	4,168	4,116	4,116	4,137	4,153	4,185	4,223	4,260
6–8	2,532	2,492	2,506	2,465	2,410	2,285	2,168	2,122	2,089	2,084	2,079
9–12	3,609	3,445	3,350	3,351	3,299	3,312	3,291	3,184	3,105	2,960	2,852
K–12	10,738	10,406	10,156	9,984	9,825	9,713	9,596	9,459	9,379	9,267	9,191

Notes

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

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

Sources

Tigard-Tualatin School District October 2025–26 enrollment and FLO 2026–27 to 2035–36 enrollment forecasts (low scenario).

Figure 21: Enrollment Forecasts by Individual Grade – Middle Scenario

Grade	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34	2034–35	2035–36
K	665	682	667	669	679	706	706	711	718	725	732
1	701	678	699	683	689	699	727	727	732	739	746
2	734	711	688	709	696	702	712	741	741	746	753
3	815	751	727	703	725	712	718	728	757	757	763
4	866	833	767	743	719	741	728	734	744	774	774
5	816	868	835	769	748	725	747	734	740	750	780
6	864	814	866	834	768	748	724	746	733	739	749
7	839	863	814	866	834	768	748	724	746	733	739
8	829	839	863	814	866	834	768	748	724	746	733
9	863	843	856	880	830	883	852	785	762	740	762
10	869	872	852	864	888	836	891	860	792	768	747
11	920	846	849	830	840	863	813	866	836	770	746
12	957	918	847	852	834	842	864	812	866	838	773
K–5	4,597	4,523	4,383	4,276	4,256	4,285	4,338	4,375	4,432	4,491	4,548
6–8	2,532	2,516	2,543	2,514	2,468	2,350	2,240	2,218	2,203	2,218	2,221
9–12	3,609	3,479	3,404	3,426	3,392	3,424	3,420	3,323	3,256	3,116	3,028
K–12	10,738	10,518	10,330	10,216	10,116	10,059	9,998	9,916	9,891	9,825	9,797

Notes

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

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

Sources

Tigard-Tualatin School District October 2025–26 enrollment and FLO 2026–27 to 2035–36 enrollment forecasts (middle scenario).

Figure 22: Enrollment Forecasts by Individual Grade – High Scenario

Grade	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34	2034–35	2035–36
K	665	699	684	690	700	728	736	745	754	763	772
1	701	685	723	707	717	727	756	765	774	783	793
2	734	718	701	740	727	738	748	778	787	796	805
3	815	758	741	723	764	750	762	772	803	812	821
4	866	841	778	761	743	785	771	783	793	825	835
5	816	877	847	784	770	753	795	781	793	803	835
6	864	818	875	847	783	770	752	794	780	792	802
7	839	872	822	880	851	787	774	756	798	784	796
8	829	843	872	822	884	855	791	778	760	802	788
9	863	851	860	890	842	906	878	813	796	780	823
10	869	880	864	872	906	857	923	894	828	810	795
11	920	854	861	845	856	889	841	906	878	813	794
12	957	927	859	868	857	866	898	848	914	888	823
K–5	4,597	4,578	4,474	4,405	4,421	4,481	4,568	4,624	4,704	4,782	4,861
6–8	2,532	2,533	2,569	2,549	2,518	2,412	2,317	2,328	2,338	2,378	2,386
9–12	3,609	3,512	3,444	3,475	3,461	3,518	3,540	3,461	3,416	3,291	3,235
K–12	10,738	10,623	10,487	10,429	10,400	10,411	10,425	10,413	10,458	10,451	10,482

Notes

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

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

Sources

Tigard-Tualatin School District October 2025–26 enrollment and FLO 2026–27 to 2035–36 enrollment forecasts (high scenario).

Figure 23: Enrollment Forecasts by School/Program

School Name	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2035–36	2025–26 to 2035–36
Alberta Rider ES	318	295	284	284	280	287	307	-11
Art Rutkin ES	363	399	405	400	400	395	395	32
Bridgeport ES	230	227	218	202	196	207	219	-11
Bridgeport ES TWI	276	268	259	259	252	253	264	-12
Byrom ES	333	322	293	282	280	283	295	-38
C.F.Tigard ES	441	427	406	393	388	394	405	-36
Deer Creek ES	401	394	388	404	435	457	543	142
Durham ES	464	454	442	428	411	414	452	-12
Mary Woodward ES	310	283	272	262	259	262	279	-31
Metzger ES	292	287	289	274	278	267	275	-17
Metzger ES TWI	261	265	257	253	250	247	262	1
Templeton ES	530	519	490	484	486	487	501	-29
Tualatin ES	378	383	380	351	341	332	351	-27
K–5 Total	**4,597**	**4,523**	**4,383**	**4,276**	**4,256**	**4,285**	**4,548**	**-49**
Fowler MS	776	803	787	735	684	660	621	-155
Hazelbrook MS	788	765	762	732	725	678	619	-169
Twality MS	956	936	982	1,035	1,047	1,000	969	13
Creekside Community HS (7–8)	12	12	12	12	12	12	12	0
6–8 Total	**2,532**	**2,516**	**2,543**	**2,514**	**2,468**	**2,350**	**2,221**	**-311**
Tigard HS	1,663	1,605	1,593	1,613	1,650	1,669	1,475	-188
Tualatin HS	1,665	1,582	1,522	1,522	1,451	1,464	1,262	-403
Creekside Community HS	180	191	188	190	190	190	190	10
Tigard-Tualatin Virtual Academy (9–12)	101	101	101	101	101	101	101	0
9-12 Total	**3,609**	**3,479**	**3,404**	**3,426**	**3,392**	**3,424**	**3,028**	**-581**
District-wide Total	**10,738**	**10,518**	**10,330**	**10,216**	**10,116**	**10,059**	**9,797**	**-941**

Note

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

Source

Tigard-Tualatin School District October 2025–26 enrollment and FLO 2026–27 to 2030–31 and 2035–36 enrollment forecasts (consistent with the district-wide middle scenario).

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

Grade	2025–26 Actual Enrollment	One Year Forecasts (Base Year 2024–25)								
		Low Scenario			Middle Scenario			High Scenario		
		Forecast	Difference	Error	Forecast	Difference	Error	Forecast	Difference	Error
K	665	682	17	2.6%	705	40	6.0%	728	63	9.5%
1	701	723	22	3.1%	729	28	4.0%	736	35	5.0%
2	734	742	8	1.1%	749	15	2.0%	756	22	3.0%
3	815	809	-6	-0.7%	817	2	0.2%	825	10	1.2%
4	866	862	-4	-0.5%	870	4	0.5%	876	10	1.2%
5	816	839	23	2.8%	847	31	3.8%	854	38	4.7%
6	864	886	22	2.5%	894	30	3.5%	901	37	4.3%
7	839	853	14	1.7%	861	22	2.6%	869	30	3.6%
8	829	835	6	0.7%	843	14	1.7%	852	23	2.8%
9	863	885	22	2.5%	894	31	3.6%	902	39	4.5%
10	869	897	28	3.2%	906	37	4.3%	914	45	5.2%
11	920	918	-2	-0.2%	923	3	0.3%	932	12	1.3%
12	957	982	25	2.6%	987	30	3.1%	991	34	3.6%
K–12	**10,738**	**10,913**	**175**	**1.6%**	**11,025**	**287**	**2.7%**	**11,136**	**398**	**3.7%**
K–5	4,597	4,657	60	1.3%	4,717	120	2.6%	4,775	178	3.9%
6–8	2,532	2,574	42	1.7%	2,598	66	2.6%	2,622	90	3.6%
9–12	3,609	3,682	73	2.0%	3,710	101	2.8%	3,739	130	3.6%
MAPE †		**--**	**--**	**1.9%**	**--**	**--**	**2.7%**	**--**	**--**	**3.8%**

Notes

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

† Mean absolute percent error for individual grades.

Sources

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

Figure 25: TTSD District-wide Forecast Accuracy

Grade	2025–26 Actual Enrollment	Middle Scenario Forecasts by Base Year								
		2024–25 (1 year)			2023–24 (2 year)			2022–23 (3 year)		
		Forecast	Difference	Error	Forecast	Difference	Error	Forecast	Difference	Error
K	665	705	40	6.0%	708	43	6.5%	752	87	13.1%
1	701	729	28	4.0%	748	47	6.7%	804	103	14.7%
2	734	749	15	2.0%	772	38	5.2%	818	84	11.4%
3	815	817	2	0.2%	794	-21	-2.6%	801	-14	-1.7%
4	866	870	4	0.5%	874	8	0.9%	887	21	2.4%
5	816	847	31	3.8%	856	40	4.9%	831	15	1.8%
6	864	894	30	3.5%	907	43	5.0%	888	24	2.8%
7	839	861	22	2.6%	879	40	4.8%	859	20	2.4%
8	829	843	14	1.7%	881	52	6.3%	864	35	4.2%
9	863	894	31	3.6%	913	50	5.8%	919	56	6.5%
10	869	906	37	4.3%	887	18	2.1%	894	25	2.9%
11	920	923	3	0.3%	899	-21	-2.3%	926	6	0.7%
12	957	987	30	3.1%	984	27	2.8%	984	27	2.8%
K–5	4,597	4,717	120	2.6%	4,752	155	3.4%	4,893	296	6.4%
6–8	2,532	2,598	66	2.6%	2,667	135	5.3%	2,611	79	3.1%
9–12	3,609	3,710	101	2.8%	3,683	74	2.1%	3,723	114	3.2%
K–12	**10,738**	**11,025**	**287**	**2.6%**	**11,102**	**364**	**3.3%**	**11,227**	**489**	**4.4%**
MAPE †		**--**	**--**	**2.7%**	**--**	**--**	**4.3%**	**--**	**--**	**5.2%**

Notes

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

† Mean absolute percent error for individual grades.

Sources

TTSD October 2025–26 headcount enrollment and FLO 2024–25, 2023–24, and 2022–23 base year enrollment forecasts (middle scenario).