MEMORANDUM

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

Date: January 16, 2024

Project No.: F2391.01.002

From: Charles Rynerson
Senior Demographer

Emma Swanson
GIS Technician

Re: 2024–25 to 2033–34 Enrollment Forecasts Report—Tigard-Tualatin School District

---

At the request of Tigard-Tualatin School District (TTSD/District), FLO Analytics (FLO) prepared enrollment forecasts for grades kindergarten (K) through 12 for the 2024–25 to 2033–34 school years. The study was completed through 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.

Demographic and Residential Development Analysis

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

Population Trends

Figure 3 illustrates the 2000 to 2020 population change at the county, city, district, and metropolitan statistical area (MSA) level. Adding nearly 22,000 residents, the District's population grew by 30 percent between 2000 and 2020. In each decade, the District's growth rate was slightly higher than Clackamas County's, but slightly lower than Washington County's. Each jurisdiction within the District added population, but only King City grew significantly as a share of the TTSD total. Tigard, at 47 percent of District population in 2000 and 48 percent in 2020, and Tualatin, at 29 percent in 2000 and 28 percent in 2020, roughly maintained their share, as did Durham, at two percent each decade. King City's share doubled from three percent to six percent of the TTSD total, while the unincorporated area share shrank from 19 percent to 16 percent.

Portland State University Population Research Center (PRC) July 1, 2023, estimates of county and city populations indicate that growth has slowed since 2020. In the 3.25 years following the 2020 Census, PRC estimates that Clackamas County added just 2,642 residents, a 0.2 percent average annual growth rate (AAGR), and Washington County added 9,873 residents, a 0.5 percent AAGR.

One factor hindering school enrollment growth has been slow growth or decline in the number of children. Figure 4 depicts how the proportion of the population under the age of 18 has been changing in relation to the population over the age of 18. The District added nearly 20,000 residents aged 18 and older (37 percent) between 2000 and 2020. In comparison, the population under the age of 18 only increased by 1,798 residents (10 percent) over the same period. The proportion of TTSD's population under the age of 18 was 25 percent in 2000 and 24 percent in 2010, but only 21 percent in 2020.

Housing Types and Student Generation Rates

Housing type is an important indicator of the expected average number of students generated per housing unit. For instance, on average, single-family (SF) housing units generate more students per unit than multifamily (MF) housing units. Factors that contribute to student generation rates (SGR), or yields, include the size of the housing units, the number of bedrooms, housing costs, neighborhood demographics, and family-friendly amenities such as playgrounds.

SGRs vary by geographic location in the district and by housing subtypes (e.g., SF detached, SF attached, MF market rate, MF income-restricted). Generally, we estimate district-wide SGRs for the two most common housing types (i.e., SF and MF). Figure 5 includes the SF and MF SGRs based on new residential construction between 2013 and 2022. Homes built in 2023 are excluded from the analysis, because they may not have been completed and occupied by October 2023. We found 0.33 TTSD students per new SF home, and 0.11 TTSD students per new MF home. Detached SF homes had about twice as many students per home as attached homes, and income-restricted affordable rental apartments had about four times as many students per unit as market-rate rentals.

Planned Residential Construction

FLO gathered data from the planning departments of Washington County and the Cities of Tigard, Tualatin, King City, and Durham to assess residential housing trends within the district. Key development data are presented in Figures 6 and 7. Figure 6 depicts the locations of SF and MF developments that are currently in active construction or in planning stages. Figure 7 includes details of residential development data gathered by FLO such as development name, anticipated number of units, current status, and elementary school attendance area (ES AA).

Homes have not yet been completed in the 36-lot Durham Heights SF subdivision (Map ID D-1) in the City of Durham, but marketing has begun, and site work is underway. In King City, more than 50 homes in three small SF subdivisions and one small condominium development are now under construction or in site development, including Habitat for Humanity's 16 townhome community (Map ID KC-3), which broke ground in September 2023. More extensive development is slated for King City, with annexation of the Main Street/Town Center area of Kingston Terrace (Map ID KC-4) expected in the next one to two years providing capacity for about 1,000 homes, primarily MF. The timeline for additional development of other portions of the 528-acre Kingston Terrace Master Plan area is less certain and will depend on the interests of individual property owners.

Several apartment buildings are under construction or have been permitted in the City of Tigard, including the Dartmouth Crossing Apartments (Map ID Ti-11), an 85-unit affordable development

with 55 family-size (2 or 3 bedroom) units. Site preparation is underway for the 348-unit MF portion of River Terrace Town Center (Map ID Ti-6). Future MF developments that may be home to a significant number of TTSD students include the affordable 63-unit Woodland Hearth (Map ID Ti-21)—expected to be completed in 2025 with 19 3-bedroom and 4 4-bedroom units—and several in the Tigard Triangle (Durham ES). The largest SF subdivisions in the City of Tigard are in the River Terrace neighborhood, where homes have been recently completed and many more are under construction in River Terrace Town Center (Map ID Ti-5), Riverside at Scholls Meadow (Map ID Ti-7), River Terrace Crossing (Map ID Ti-16), and South River Terrace (Map ID Ti-17). River Terrace Park (Map ID Ti-19) has not yet been platted.

Most development currently underway in the City of Tualatin is outside of the TTSD, in the Basalt Creek neighborhood south of Norwood Road. Within TTSD, Tualatin Heights Apartments (Map ID Tu-3) may add 116 units, subject to land use approval.

Enrollment Assessment

To better understand recent enrollment trends, FLO analyzed historical enrollment (October 2018–19 to 2023–24 headcount) based on the enrollment reports and student information system extracts (SIS) provided by the District. Students enrolled in pre-kindergarten, MITCH Charter School, Cordero Residential, 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 8 shows the district-wide enrollment by individual grade. District-wide K–12 enrollment has declined each year since 2018–19, with small to moderate losses of 42, 14, 193, and 58 in four of the five years and a much larger loss of 752 students in 2020–21, largely due to the impacts of COVID-19. K enrollment declined from a high of 919 in 2019–20 to a low of 702 in 2020–21. The lowest enrollments for most other grades during the six-year period shown in the figure have been in the 2022–23 or 2023–24 school years. An exception is 10th grade, which was larger in 2023–24 than in previous years.

Figure 9 tabulates enrollment by grade group and school. The elementary school (ES) enrollment loss of 525 students between 2019–20 and 2020–21 accounted for more than two-thirds of that year's K–12 loss. ES enrollment recovered slightly in 2021–22 with a net gain of 51 students before further declines of 82 in 2022–23 and 38 in 2023–24. Middle school (MS) enrollment fell by 151 students between 2019–20 and 2020–21, followed by smaller losses of 49, 117, and 16 students in 2021–22, 2022–23, and 2023–24, respectively. Following the net loss of 119 students between 2018–19 and 2020–21, high school (HS) enrollment has remained stable for three years, with just 14 fewer students in 2023–24 than in 2020–21.

Residence-Attendance Matrixes

Based on FLO's analysis of district-wide K–12 transfers (Figure 10), a total of 271 students who live outside the district boundary were enrolled in district schools in 2023–24, representing 2.4 percent of enrollment. Overall, 1,180 students residing within the district boundary transferred to a school or program different from their neighborhood school, which is based on the attendance area (AA) in which they live. This amounts to a district-wide intra-district transfer rate of 10.5 percent. The largest

percentage of transfers occurs within the 9—12 grade group, with an intra-district transfer rate total of 11.8 percent attending a different neighborhood school.

As depicted in the residence-attendance matrixes (Figures 11 through 13) by grade group, transfer rates also differ by school. For instance, transfer-out rates for ES AAs range from 2.8 percent of Metzger ES AA K–5 residents to 13.2 percent of Tualatin ES AA K–5 residents (Figure 11). From the perspective of individual school enrollment, ES transfer-in rates range from 3.6 percent at Durham ES to 28.2 percent at Bridgeport ES, which attracts students from other AAs to its Two-Way Immersion program.

Figures 12 and 13 show the MS and HS transfer rates and out-of-district totals. MS transfer-out rates (Figure 12) range from 2.4 percent of Hazelbrook ES AA residents to 6.5 percent of both Fowler and Twality MS AA residents. MS transfer-in rates range from 5.3 percent at Twality MS to 7.1 percent at Fowler MS. HS transfer-out rates (Figure 13) primarily represent students enrolled at Creekside Community HS or TTSD Virtual Academy and include 8.1 percent of Tigard HS AA residents to 11.0 percent of Tualatin HS AA residents. HS transfer-in rates are 4.2 percent at Tualatin HS and 6.3 percent at Tigard HS.

Enrollment Forecasts: Summary

- Figure 14 presents historical and middle scenario forecast births, K enrollment, and K-to-birth ratios.
- Figure 15 includes K forecasts and K-to-birth ratios for the low, middle, and high scenarios.
- Figure 16 presents GPRs.
- Figure 17 is an overview of the annual district-wide low, middle (preferred), and high forecast scenarios. The middle scenario total of 10,802 students in 2033–34 depicts a K–12 decrease of 465 students (four percent), from the 2023–24 total of 11,267. The high forecast anticipates an increase of 168 students (1.5 percent) in the 10-year horizon, while the low forecast shows a decline of 1,236 students (11 percent).
- Figures 18 to 20 focus on the middle scenario, as it represents the most likely enrollment outcomes based on currently available data and the FLO analysis.
  - Figure 18 disaggregates the annual district-wide forecasts by grade group, showing the following 10-year growth from 2023–24 to 2033–34.
    - K–5 enrollment from 4,879 to 4,847 (0.7 percent decrease)
    - 6–8 enrollment from 2,597 to 2,486 (4.3 percent decrease)
    - 9–12 enrollment from 3,791 to 3,469 (8.5 percent decrease)
  - Figure 19 provides annual district-wide enrollment forecasts by individual grade.
  - Figure 20 provides forecasts of students enrolled in each of the District's schools.
- Figures 21 and 22 provide annual district-wide enrollment by individual grade for the low and high forecast scenarios, respectively.

Enrollment Forecasts: Detailed Results

Historical Births and Kindergarten Enrollment

The number of students enrolled in a district is largely influenced by the number of school-aged children residing in the district. We compared historical birth data (i.e., live births to TTSD residents from the Oregon Health Authority) to historical K class sizes to determine annual K-to-birth ratios (i.e., the number of kindergarteners who enrolled in TTSD in comparison to the number of live births to women residing in the district). These values, in combination with age-group-specific population projections of childbearing-aged 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 14 illustrates how the number of births to district residents through 2017–18 relates to historical K enrollment of district residents through 2023–24, and how the observed and forecasted number of births from 2018–19 to 2027–28 impacts the K forecast. The pre-COVID K enrollment peak in 2019–20 aligned with a peak birth cohort in 2013–14, and the number of births has decreased for eight consecutive years following the peak. There were nearly 20 percent fewer births to TTSD residents in 2021–22 compared with 2013–14. A key metric is the annual K-to-birth ratio, representing a combination of net migration between birth and age five and the share of five-year-old residents enrolled in District K classes, often referred to as a "capture rate." Before the pandemic ratios were often above 0.80. After plunging to 0.64 in 2020–21, which meant that there were just 64 TTSD residents attending district kindergartens for every 100 children born in 2014–15, the ratio quickly rebounded to 0.74 in 2021–22. However, the recovery was not sustained, as the ratio fell to just 0.71 in the two following years.

Figure 15 illustrates how different rates of population growth and K-to-birth ratios may result in divergent scenarios of future K enrollment. The number of future births differs slightly between the low, middle, and high scenarios based on the population of women in child-bearing ages; adjusting the K-to-birth ratios amplifies the differences in K enrollment. In the low scenario the ratio increases slightly to 0.72 in 2024–25, gradually reaching 0.79 in 2028–29 and beyond, never recovering to the pre-COVID peak. The lower ratio results in between 23 and 36 fewer K students each year, compared with the middle scenario K forecast, significantly impacting the K–12 totals over the 10-year forecast horizon. Conversely, the high forecasts of 19 to 29 more K students than in the middle scenario each year result from a forecast ratio of 0.76 in 2024–25 increasing to 0.84 in 2028–29 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 a significant role in FLO's forecasting process. FLO assesses how cohort sizes change over time by calculating GPRs—the ratio of enrollment in a specific grade in a given year to the enrollment of the same age cohort in the previous year. For instance, if 100 kindergarteners in 2017 were to become 105 1st graders in 2018, 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 16 depicts the GPRs for all K–12 students enrolled in the District from 2018–19 to 2023–24. The highest GPRs in each of the most recent three years have been for cohorts entering 1st grade. Most other grade progressions have been closer to 1.00, meaning that there is very little net change in the size of cohorts from year to year. The only grades other than 1st with consistent gains from the previous grade have been 4th and 9th. The final three columns in Figure 16 show our assumptions for future GPRs in the middle scenario enrollment forecast.

District-wide Enrollment Forecasts

As shown in Figures 17 and 19, district-wide enrollment is forecasted to decrease from 11,267 in 2023–24 to 10,802 in 2033–34 under the middle scenario. Forecasts for grade level groups K–5 (ES), 6–8 (MS), and 9–12 (HS) under the middle scenario are presented in the chart and table in Figure 18. A steady ES decline is expected in the first five years of the forecast due to the recent decline in births. By 2028–29, ES enrollment is 223 students less than in 2023–24. In the following five years, from 2028–29 to 2033–34, ES enrollment begins to increase, with 2033–34 finally recovering to near the level observed in 2023–24. An increase of just over 100 MS students is forecasted between 2023–24 and 2027–28, after which several years of decline are expected. HS enrollment has been relatively stable since before the pandemic but may have already peaked. A decline of 149 students is forecasted between 2023–24 and 2028–29, followed by an additional 173-student decline between 2028–29 and 2033–34.

Low and high scenario forecasts are presented by individual grade in Figures 21 and 22. The low scenario could result from a depressed regional economy and lack of demand for housing, while the high scenario could result from accelerated development within the district, for example if River Terrace subdivisions are quickly built out and if much of Kingston Terrace is developed within the 10-year horizon of these forecasts. However, we regard the middle scenario as most likely.

Individual School Enrollment Forecasts

Initial forecasts for individual schools are derived from forecasts of K residents by AA, ratios of K school attendance to AA K residents, and GPRs based on historical observations and adjustments for the expected level of future residential development. The final school forecasts shown in Figure 20 have been adjusted from the initial forecasts so that they are consistent with the district-wide middle scenario forecasts.

Residential development is occurring throughout the district, notably concentrated in River Terrace in the first five years of the forecast and in Kingston Terrace in the last five years. The River Terrace Town Center now being developed is within the Mary Woodward ES AA, but most of River Terrace is in the new Art Rutkin ES AA and Twality MS AA. Consequently, while most schools lose enrollment in the first five years, Mary Woodward ES remains stable, and Art Rutkin ES grows significantly. Kingston Terrace is in the current Deer Creek ES AA, resulting in significant growth at Deer Creek ES after 2028–29. Durham ES also grows, due to the extensive multi-family development underway in the Tigard Triangle. Art Rutkin, Deer Creek, and Durham ES are all in the Twality MS, which is the only MS expected to grow, Fowler MS and Hazelbrook MS include much less future development than Twality MS and are expected to lose enrollment. Both high schools lose enrollment over the 10-year forecast horizon.

Methodology

District-wide Population and Enrollment Forecasts

To prepare the 10-year forecasts from 2024–25 to 2033–34, FLO forecasts births through 2028. The birth forecasts depend on population forecasts by age and sex and age-specific birth rates for women of childbearing age. Birth rates estimated for 2020 resulted in a total fertility rate (TFR) estimate of 1.44 and are held constant in future years.[1] Cohort change ratios (CCRs) based on historical trends are used to forecast 2030 population age 10 and older by five-year age group and sex.[2] Forecasts of population under age 10 in 2030 based on ratios of population to births are added, resulting in 2020 to 2030 population growth of 7,644 in the low scenario, 9,746 in the middle scenario, and 11,804 in the high scenario, compared with 9,815 between 2010 and 2020.

The link between our population forecast and the District's district-wide school enrollment forecast occurs at kindergarten, where we apply the K-to-birth ratios described previously in the Historical Births and Kindergarten Enrollment section (within Enrollment Forecasts – Detailed Results) to historical births through 2022 and those forecasted from 2023 to 2028. Middle scenario forecasts of district residents in grades 1–12 use GPRs based on four-year averages that exclude the pandemic-affected 2020–21 school year and the 2021–22 recovery. GPRs reflect net mobility of families into and out of the district and choices such as transfers between TTSD schools and other options including home schooling, private and charter schools, and neighboring districts. The low and high scenarios shown in Figures 21 and 22 differ from the middle scenario through adjustments to K-to-birth ratios and GPRs.

Forecasts for Individual Schools

Forecasts for each ES start with their base-year (2023–24) enrollment by grade level. New K classes for each forecast year are initially based on five-year average shares of district-wide K adjusted for the number of additional K students expected based on housing growth. Initial forecasts for grades 1–5 use GPRs unique to each school and grade based on historical averages, individually reviewed to minimize the influence of outliers. Initial forecasts for grades 1–5 are also adjusted to account for expected enrollment impacts of housing growth. Final ES forecasts are controlled to match the district-wide K–5 forecasts.

Forecasts for entry grades 6th for MS and 9th for HS 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, Mary Woodward, and Metzger ES. Subsequent grades 7–8 for MS and 10–12 use GPRs specific to each school and grade. Final MS and HS forecasts are controlled to match the middle scenario district-wide forecasts by grade.

[1] TFR is the number of children that would be born to a woman over her child-bearing years, based on age-specific birth rates at a given time.
[2] Baker, Jack, David A. Swanson, Jeff Tayman, and Lucky M. Tedrow. *Cohort change ratios and their applications*. Springer International Publishing, 2017.

Data Sources

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

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

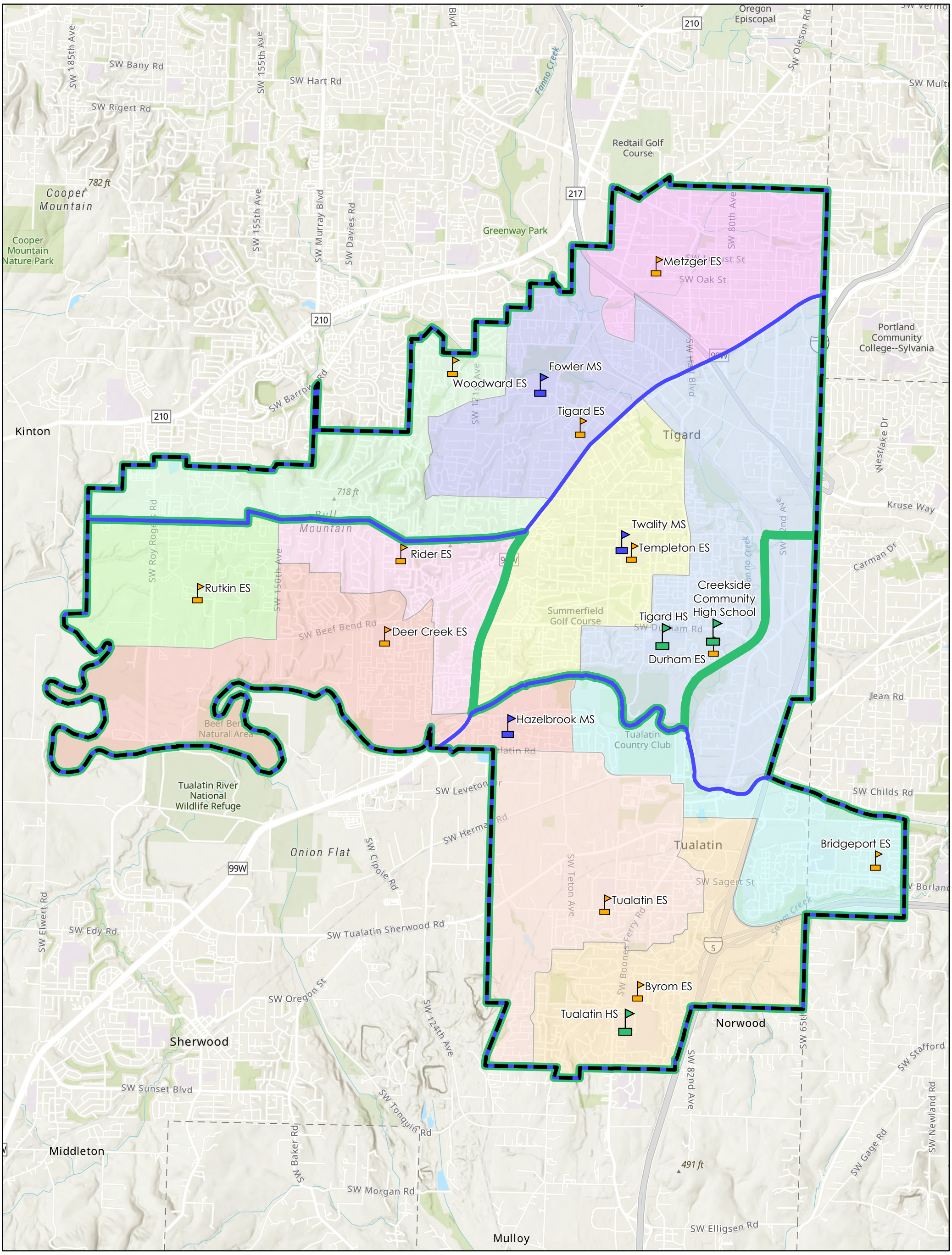
Accuracy

Enrollment projections and forecasts are expected values based on assessment of current and past data, and as such, should be considered as just one of several planning tools, rather than absolute numbers for the allocation of future resources. Unlike measurable data, such as the results of a survey, projections and forecasts do not allow for the estimation of a confidence interval to measure accuracy. The best way to measure error is to compare actual enrollment with previously prepared projections or forecasts that were conducted using similar data and methodologies. Because FLO prepared forecasts last year, we can evaluate the one-year forecasts for the current school year, 2023–24. Figure 23 shows that the middle scenario was the most accurate among the three scenarios, with a K–12 forecast just 19 students (0.2 percent) lower than actual enrollment. However, the largest error in the middle scenario was at K, where FLO predicted 35 more students (4.9 percent) than the 720 who were enrolled in October 2023.

When considering confidence and accuracy, the appropriate use of forecasts must include an understanding that there is likely to be some degree of variation from the anticipated values. It is important that stakeholders monitor and manage the changing conditions that will affect future populations, and that forecasts be updated either at a regular frequency, or when deviation of actual enrollment from the forecasts is significant.

Tigard-Tualatin School District
Educate Every Child

District Overview



FLO Analytics

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

Elementary School Attendance Areas

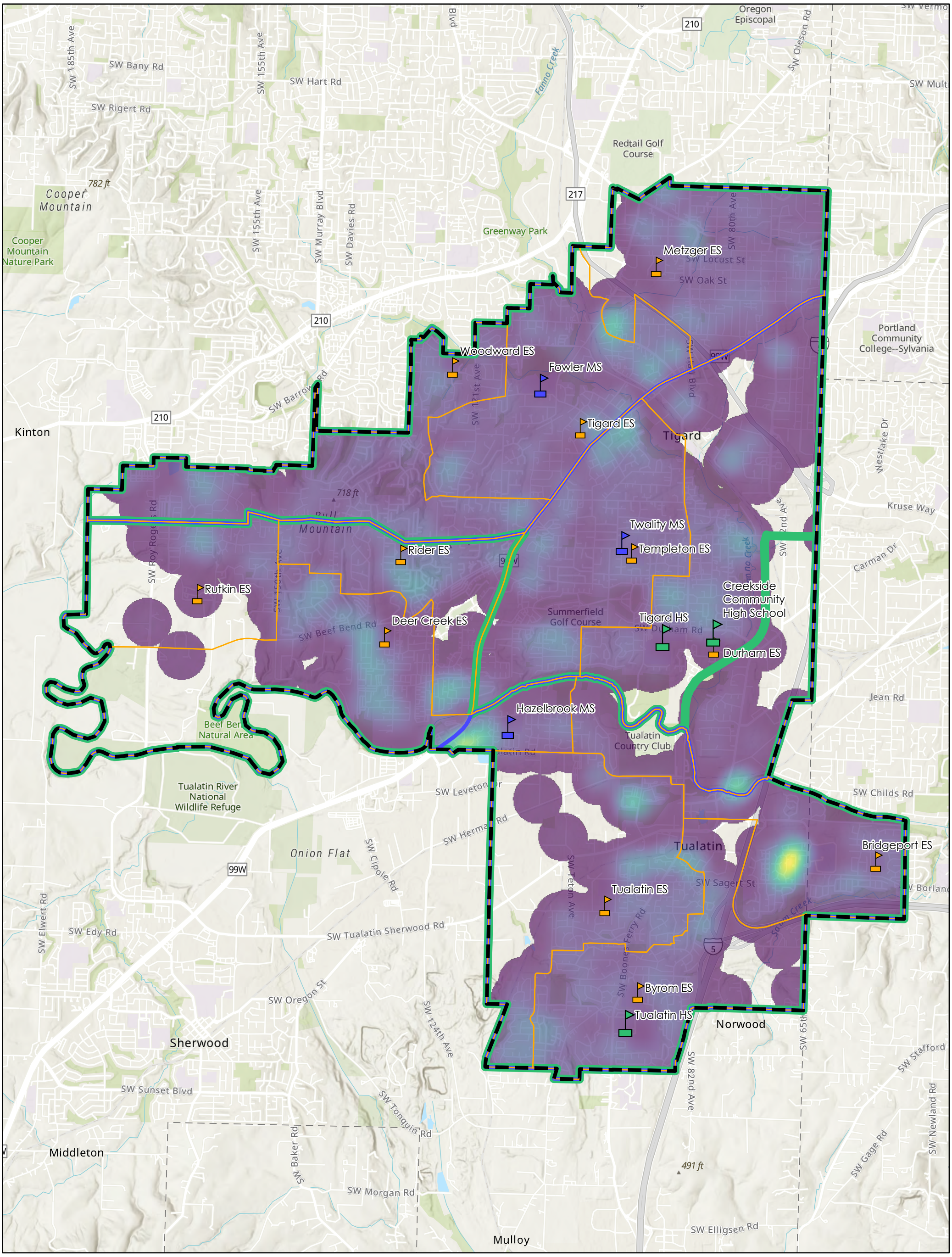
N

0 0.25 0.5 1 Miles

Figure 1

Tigard-Tualatin School District
Educate Every Child

Student Density



FLO Analytics

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

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

Student Density
- Sparse
- Dense

N

0 0.25 0.5 1 Miles

Figure 2

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

	2000	2010	2020	Average Annual Growth 2000-2010	Average Annual Growth 2010-2020
Tigard-Tualatin S.D.	72,164	83,578	93,918	1.5%	1.2%
City of Durham	1,382	1,351	1,944	-0.2%	3.7%
City of King City	1,949	3,111	5,184	4.8%	5.2%
City of Tigard (TTSD part)	34,066	40,756	44,854	1.8%	1.0%
City of Tualatin (TTSD part)	21,074	24,658	26,578	1.6%	0.8%
TTSD Unincorporated Area	13,693	13,702	15,358	0.0%	1.1%
Clackamas County	338,391	375,992	421,401	1.1%	1.1%
Washington County	445,342	529,710	600,372	1.8%	1.3%
Portland-Vancouver-Hillsboro MSA	1,927,881	2,226,009	2,512,859	1.4%	1.2%

Source

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

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

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

Source

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

Figure 5: Student Generation Rates

Summary of 2023–24 TTSD K-12 Students per Housing Unit Built 2013–2022

Housing Type	K–5	6–8	9–12	K–12 Total
Single-family	0.17	0.07	0.09	0.33
Detached	0.20	0.08	0.09	0.37
Attached[a]	0.09	0.04	0.06	0.19
Multifamily[b]	0.05	0.03	0.03	0.11
Market Rate	0.03	0.02	0.02	0.06
Income-restricted	0.14	0.08	0.06	0.28

Notes

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

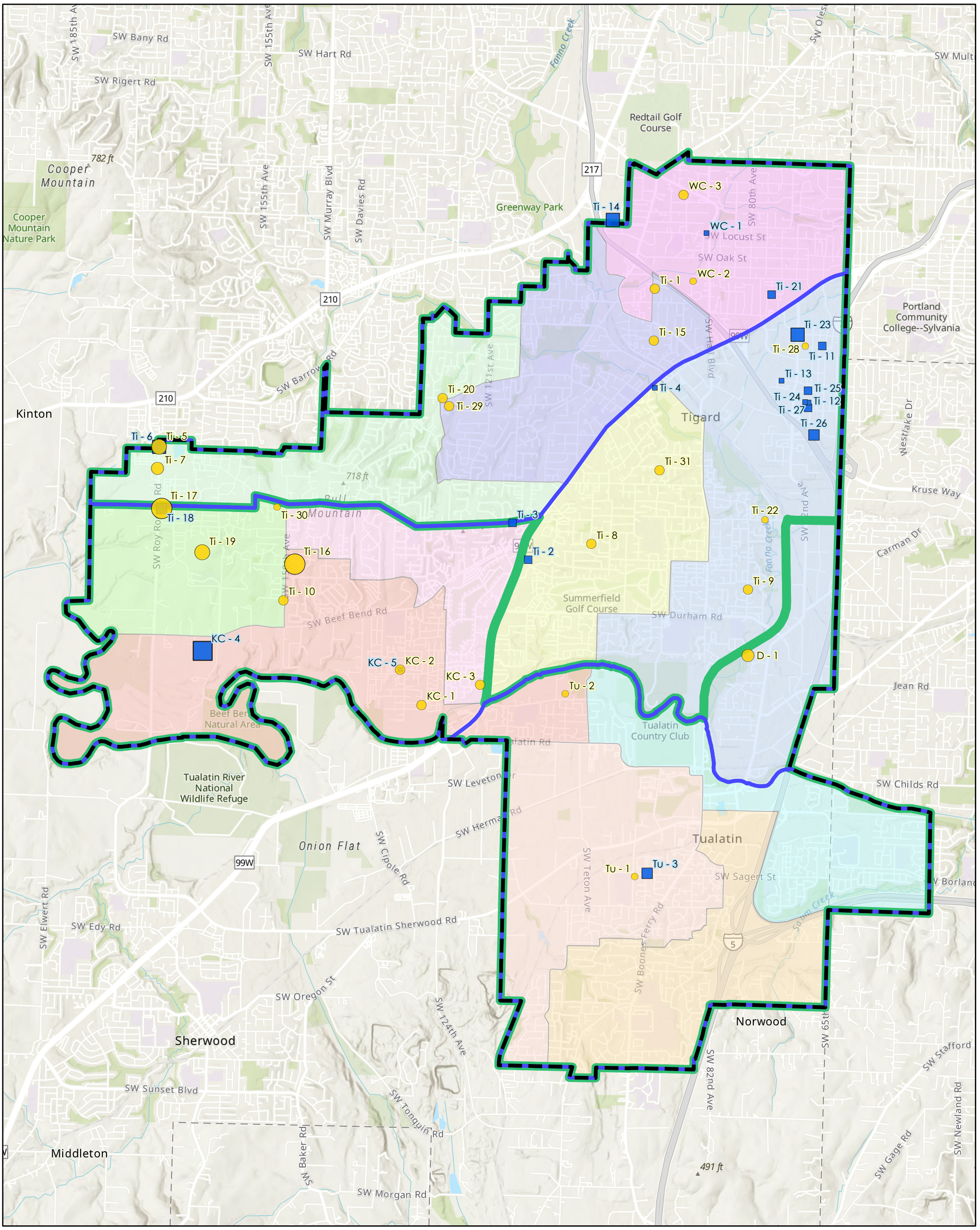
(b) Excludes senior housing.

Source

Metro Regional Land Information System multifamily and single-family housing inventories.

Tigard-Tualatin School District
Educate Every Child

Residential Development



FLO Analytics

District Boundary

Middle School Attendance Area

High School Attendance Area

Elementary School Attendance Areas

Single-family Units

- < 10
- 10 - 35
- 35 - 80
- 80 - 160
- 160 - 235

Multifamily Units

- < 40
- 40 - 85
- 85 - 175
- 175 - 500
- 500 - 1,000

N

0 0.25 0.5 1 Miles

Label
Correspond to Map IDs on Figure 7.

Developments with less than 5 total units are not labeled.

Figure 6

Single-family and multifamily units provided by local planning departments.

Figure 7: Residential Development

Map ID	Jurisdiction	Source	Development Name	Type	Total Units	Oct 2023 Status/ Timeline	Address	Elementary Attendance Area	Notes
D - 1	Durham	City planner	Durham Heights	SF	36	end of 2024 occupied	16575 SW Upper Boones Ferry Rd	Durham ES	Approved in 2021, construction delayed until 2023
KC - 1	King City	City planner & city website	Ponderosa Pines	SF	12	final stages of plat recording	17435 SW 131st Ave	Deer Creek ES	Existing house on 1 lot yielding 11 new units.
KC - 2	King City	City planner & city website	Summa Lodge Homes	SF	16	under construction	16935 SW 131st Ave	Deer Creek ES	
KC - 3	King City	City planner & city website	Habitat for Humanity	SF	16	plat recording	17165 SW Pacific Highway	Alberta Rider ES	townhomes; one six-plex and two five-plexes
KC - 4	King City	City planner & city website	Kingston Terrace Town Center	MF	1000	awaiting annexation within 1-2 years		Deer Creek ES	
KC - 4[(a)]	King City	City planner & city website	Kingston Terrace-Beef Bend, Central & Rural Character Neighborhoods	SF+MF	2431	Some Beef Bend Neighborhood awaiting annexation & remainder later based on property owner preferences.		Deer Creek ES	These figures are minimums and developer could choose to have higher density.
KC - 5	King City	City planner	Summa Lodge Homes	MF	8	under construction	16935 SW 131st Ave	Deer Creek ES	Condos over retail
Ti - 1	Tigard	City website	Ashbrook Villas	SF	23	under construction	10970 SW 95th Ave	Tigard ES	
Ti - 2	Tigard	City website	Pacific Ridge Apartments	MF	76	under construction	11321 SW Naeve St	Templeton ES	one and two bedroom
Ti - 3	Tigard	City website	Array Apartments (formerly Hoodview Terrace)	MF	57	in permitting	11510 SW Bull Mountain Rd	Alberta Rider ES	
Ti - 4	Tigard	City website	AVA Mixed Use	MF	22	under construction	12535 SW Main St	Templeton ES	
Ti - 5	Tigard	City website	River Terrace Town Center	SF	143	first homes under construction	13580 SW Roy Rogers Rd	Mary Woodward ES	93 lots for detached homes, 50 lots for rowhomes
Ti - 6	Tigard	City website	River Terrace Town Center	MF	348	in permitting	13580 SW Roy Rogers Rd	Mary Woodward ES	348 apartment units
Ti - 7	Tigard	City website	Riverside at Scholls Meadow	SF	79	under construction	13921 SW Roy Rogers Rd	Mary Woodward ES	55 lots for detached homes, 24 lots for rowhomes
Ti - 8	Tigard	City website	East Butte Subdivision	SF	12	in permitting	14940 SW 103rd Ave	Templeton ES	
Ti - 9	Tigard	City website	Brookside	SF	19	under construction	15570 SW 79th Ave	Durham ES	11 lots for detached homes, 8 lots for rowhomes
Ti - 10	Tigard	Tigard Planner	Darby Ridge	SF	34	land use approved	15955 SW 150th Avenue	Art Rutkin ES	34 lots for detached houses
Ti - 11	Tigard	City website	Dartmouth Crossing Apartments	MF	85	in permitting	6835 SW Clinton St	Durham ES	Site work for a new four-story, 85-unit, affordable housing apartment building with plaza.
Ti - 12	Tigard	City website	Hampton Street Apartments	MF	55	in permitting	7007 SW Hampton St	Durham ES	Site work for new 5 story multi-family apartment building.

Figure 7: Residential Development

Map ID	Jurisdiction	Source	Development Name	Type	Total Units	Oct 2023 Status/ Timeline	Address	Elementary Attendance Area	Notes
Ti - 13	Tigard	City website	Hermoso Apartments	MF	38	in permitting	7460 SW HERMOSO WAY	Durham ES	
Ti - 14	Tigard	City website	Sears Redevelopment	MF	500	Proposed	9800 SW Washington Square Rd	Out of District	
Ti - 15	Tigard	City website	Weston Oaks	SF	17	platted	east side of SW 95th Ave, 180 ft south of SW Tangela Ct	Tigard ES	
Ti - 16	Tigard	City website	River Terrace Crossing	SF	198	under construction	SW 150th and Hawk Ridge Rd	Art Rutkin ES	
Ti - 17	Tigard	City website	South River Terrace	SF	235	under construction	West of Roy Rogers Road, South of Roshak, includes River Terrace Edge (north part)	Art Rutkin ES	117 lots for detached homes, 118 lots for rowhomes
Ti - 18	Tigard	City website	South River Terrace	MF	108	under construction	West of Roy Rogers Road, South of Roshak, includes River Terrace Edge (north part)	Art Rutkin ES	16 duplex, 102 triplex units
Ti - 19	Tigard	City website	River Terrace Park	SF	158	under construction		Art Rutkin ES	
Ti - 20	Tigard	Tigard Planner	Sevilla Place	SF	11	land use approved in September 2023	South of Walnut St and Sevilla and Parkdale Aves	Tigard ES	
Ti - 21	Tigard	Tigard Planner	Woodland Hearth	MF	63	no permits yet, land use in review, expected completion summer 2025	7595 SW Torchwood St	Metzger ES	63 affordable housing apartments in one five-story building
Ti - 22	Tigard	Tigard Planner	Bonita Cottage Cluster	SF	7	land use approved June 2022, under construction	West of 76th Ave and South of Bonita Rd	Durham ES	7 detached units on one lot
Ti - 23	Tigard	Tigard Planner	Tigard Grove Apartments	MF	440	planned, still being designed	Northeast of 72nd Ave and Baylor, adjacent to OEA site	Durham ES	Tigard Triangle, mixed-use with commercial first floor and approximately 440 apartments
Ti - 24	Tigard	Tigard Planner	Boardwalk Place	MF	9	in permitting	7044 SW Gonzaga	Durham ES	Tigard Triangle, Mixed Use with 9 units and retail
Ti - 25	Tigard	Tigard Planner	Beveland Mixed Use	MF	56	planned, still being designed	7065/7055 SW Beveland	Durham ES	Mixed Use with retail
Ti - 26	Tigard	Tigard Planner	Triangle Pointe Apartments	MF	174	pre-application only	2S101DA02300- No address	Durham ES	Tigard Triangle
Ti - 27	Tigard	Tigard Planner	Gonzaga Mixed Use	MF	26	planned, still being designed	7020 SW Gonazaga	Durham ES	Tigard Triangle
Ti - 28	Tigard	Tigard Planner	Clinton Street Townhomes	SF	8	planned	7105 SW Clinton	Durham ES	Tigard Triangle, 8 townhouses
Ti - 29	Washington County	County land use file	Mission Homes NW (Sevilla Place Subdivision)	SF	11	neighborhood hearing as of July 2023	W Sevilla Ave & SW Parkdale Ave	Tigard ES	
Ti - 30	Washington County	County land use file	Bull Mountain	SF	6	application as of May 2022	15210 SW Bull Mountain Rd	Art Rutkin ES	
Ti - 31	Washington County	County land use file	Cross Water Development Cottages	SF	21	neighborhood hearing as of July 2023	9270 SW Edgewood St	Templeton ES	
Tu - 1	Tualatin	City website	Sagert Grove	SF	5	five lots remain available in 7-lot subdivision plat recorded in 2022	9440 SW Sagert Street	Tualatin ES	

Figure 7: Residential Development

Map ID	Jurisdiction	Source	Development Name	Type	Total Units	Oct 2023 Status/ Timeline	Address	Elementary Attendance Area	Notes
Tu - 2	Tualatin	City website	Hazelbrook Estates	SF	5	platted; working on obtaining engineering permits	10605 SW Hazelbrook Road	Deer Creek ES	https://www.tualatinoregon.gov/communitydevelopment/sb17-0001-hazelbrook-estates
Tu - 3	Tualatin	City website	Tualatin Heights Apartments	MF	116	A Plan Map Amendment approved in February 2022 rezoned the land to Medium High Residential. A Type III Architectural Review application would be required to approve the additional units.	9301 SW Sagert Street	Tualatin ES	Adding 116 units to existing 220 unit MFR, https://www.tualatinoregon.gov/planning/pma-21-0001-tualatin-heights-apartments
WC - 1	Washington County	County land use file	Metzger Square	MF	19	approved with conditions as of September 2023	10125 SW Hall Blvd	Metzger ES	Two mixed use (MF & commercial) buildings in 2 phases, 15-19 units
WC - 2	Washington County	County land use file	Buran Estates Subdivision	SF	8	application as of October 2022	10860 SW 89th Ave	Metzger ES	Lots 1-2 are for SF detatched, lots 3-8 or rowhouse development
WC - 3	Washington County	County land use file	SW 90th Cottages	SF	12	application as of October 2023	9515 SW 90th Ave	Metzger ES	

Note

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

Sources

Durham, King City, Tigard, and Tualatin city planners and Planning Commission packets. Washington County land use notices.

Figure 8: Historical Enrollment by Grade

Grade	2018–19	2019–20	2020–21	2021–22	2022–23	2023–24	2018–19 to 2023–24
K	862	919	702	799	729	720	-142
1	930	870	870	770	846	763	-167
2	922	899	819	881	795	837	-85
3	912	939	835	819	861	820	-92
4	934	885	880	850	839	884	-50
5	978	961	842	880	847	855	-123
6	967	993	913	861	865	847	-120
7	967	961	946	908	849	885	-82
8	930	976	920	961	899	865	-65
9	963	971	969	947	982	919	-44
10	985	973	933	973	942	1,004	19
11	957	968	926	921	950	917	-40
12	1,019	969	977	948	921	951	-68
District-wide Total	**12,326**	**12,284**	**11,532**	**11,518**	**11,325**	**11,267**	**-1,059**

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.

Source

Tigard-Tualatin School District October 2018–19 to 2023–24 enrollment (headcount) by grade.

Figure 9: Historical Enrollment by School and Grade Group

School Name	2018–19	2019–20	2020–21	2021–22	2022–23	2023–24	2018–19 to 2023–24
Alberta Rider ES	558	536	500	489	504	387	-171
Art Rutkin ES	--	--	--	--	--	110	110
Bridgeport ES	549	261	228	206	195	196	-66
Bridgeport ES TWI	(a)	308	299	285	277	287	
Byrom ES	557	535	426	400	417	403	-154
C.F.Tigard ES	478	482	459	426	476	455	-23
Deer Creek ES	605	569	537	534	566	538	-67
Durham ES	560	559	527	508	564	552	-8
Mary Woodward ES	569	583	522	472	481	451	-118
Metzger ES	618	313	267	248	276	294	-74
Metzger ES TWI	(a)	300	272	270	244	250	
Templeton ES	556	545	504	479	522	543	-13
Tualatin ES	488	482	407	369	395	413	-75
TTVA (K-5)	--	--	--	313	(b)	(b)	--
K–5 Total	**5,538**	**5,473**	**4,948**	**4,999**	**4,917**	**4,879**	**-659**
Fowler MS	835	855	836	763	775	742	-93
Hazelbrook MS	995	992	925	873	877	837	-158
Twality MS	1,034	1,083	1,018	952	920	982	-52
TTVA (6-8)	--	--	--	142	41	36	36
6–8 Total	**2,864**	**2,930**	**2,779**	**2,730**	**2,613**	**2,597**	**-267**
Tigard HS	1,832	1,778	1,780	1,746	1,805	1,781	-51
Tualatin HS	1,947	1,918	1,854	1,715	1,741	1,749	-198
Creekside Community HS	0	185	171	168	167	174	174
Durham Center (9-12)	52	--	--	--	--	--	-52
Tigard-Tualatin Online Academy (9-12)	93	--	--	--	--	--	-93
TTVA (9-12)	0	0	0	160	82	87	87
9–12 Total	**3,924**	**3,881**	**3,805**	**3,789**	**3,795**	**3,791**	**-133**
District-wide Total	**12,326**	**12,284**	**11,532**	**11,518**	**11,325**	**11,267**	**-1,059**

Notes

(a) Two-way Immersion enrollment is included in Bridgeport and Metzger counts in 2018–19.

(b) Tigard-Tualatin Virtual Academy students are counted at elementary schools in 2022–23 and 2023–24.

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.

Source

Tigard-Tualatin School District October 2018–19 to 2023–24 enrollment (headcount) by school and grade group.

Figure 10: District-wide Transfer Rates

Grade Group	Enrollment Total	Enrollment from Within District	Enrollment from Out-of-District	Transfers Intra-district	Transfers Total	Transfer Rate from Out-of-District	Transfer Rate Intra-district	Transfer Rate Total
K–5	4,879	4,761	118	542	660	2.4%	11.1%	13.5%
6–8	2,597	2,538	59	190	249	2.3%	7.3%	9.6%
9–12	3,791	3,697	94	448	542	2.5%	11.8%	14.3%
District-wide	**11,267**	**10,996**	**271**	**1,180**	**1,451**	**2.4%**	**10.5%**	**12.9%**

Notes

Students enrolled in pre-kindergarten, MITCH Charter School, Cordero Residential, Lifeworks NW, and Transition and Tutorial Programs are excluded from analysis. Enrollment from within the district are students that reside within the district boundary, whereas out-of-district enrollment are students that reside outside the district boundary. Intra-district transfers are students that enroll in a school other than their neighborhood school based on the attendance area that they reside in. Total transfers are the sum of out-of-district enrollment and intra-district transfers.

Source

Tigard-Tualatin School District 2023–24 attendance areas and October 2023–24 enrollment.

Figure 11: Grade K–5 Residence-Attendance Matrix

School of Attendance / Attendance Area	Residence Count	Alberta Rider ES	Art Rutkin ES	Bridgeport ES[a]	Byrom ES	CF Tigard ES	Deer Creek ES	Durham ES	Mary Woodward ES	Metzger ES[a]	Templeton ES	Tualatin ES	Capture Rate	Transfer Out Student Total	Transfer Out Rate
Alberta Rider ES	366	339	0	4	0	2	11	2	1	2	4	1	92.6%	27	7.4%
Art Rutkin ES	104	12	91	0	0	0	0	0	1	0	0	0	87.5%	13	12.5%
Bridgeport ES	365	0	0	347	5	0	2	1	0	0	0	10	95.1%	18	4.9%
Byrom ES	414	0	0	43	360	0	0	0	0	0	0	11	87.0%	54	13.0%
CF Tigard ES	476	0	0	3	1	422	0	2	6	32	10	0	88.7%	54	11.3%
Deer Creek ES	557	10	6	12	0	0	506	1	2	4	3	13	90.8%	51	9.2%
Durham ES	571	1	0	12	1	2	0	532	0	4	14	5	93.2%	39	6.8%
Mary Woodward ES	467	9	11	2	0	7	7	0	424	3	4	0	90.8%	43	9.2%
Metzger ES	497	3	0	3	0	3	0	0	3	483	2	0	97.2%	14	2.8%
Templeton ES	528	2	0	7	1	7	0	11	3	5	492	0	93.2%	36	6.8%
Tualatin ES	416	1	0	22	26	0	1	2	0	1	2	361	86.8%	55	13.2%
K–5 Subtotals	4,761	377	108	455	394	443	527	551	440	534	531	401	--	--	--
Out of District	118	10	2	28	9	12	11	1	11	10	12	12	--	--	--
K–5 Totals	4,879	387	110	483	403	455	538	552	451	544	543	413	--	--	--
Transfer In Student Total	522	48	19	136	43	33	32	20	27	61	51	52	--	--	--
Transfer In Rate	10.7%	12.4%	17.3%	28.2%	10.7%	7.3%	5.9%	3.6%	6.0%	11.2%	9.4%	12.6%	--	--	--

Notes

(a) Includes both neighborhood program and two-way immersion students.

Students enrolled in pre-kindergarten, MITCH Charter School, Cordero Residential, Lifeworks NW, and Transition and Tutorial Programs are excluded from analysis. Residence counts are based on 2023–24 attendance areas.

Source

Tigard-Tualatin School District 2023–24 attendance areas and October 2023–24 enrollment.

Figure 12: Grade 6–8 Residence-Attendance Matrix

Attendance Area \ School of Attendance	Residence Count	Fowler MS	Hazelbrook MS	Twality MS	TTSD Virtual Academy	Capture Rate	Transfer Out Student Total	Transfer Out Rate
Fowler MS	737	689	4	33	11	93.5%	48	6.5%
Hazelbrook MS	806	3	787	4	12	97.6%	19	2.4%
Twality MS	995	30	24	930	11	93.5%	65	6.5%
6–8 Subtotals	2,538	722	815	967	34	--	--	--
Out of District	59	20	22	15	2	--	--	--
6–8 Totals	2,597	742	837	982	36	--	--	--
Transfer In Student Total	191	53	50	52	36	--	--	--
Transfer In Rate	7.4%	7.1%	6.0%	5.3%	100.0%	--	--	--

Notes

Students enrolled in pre-kindergarten, MITCH Charter School, Cordero Residential, Lifeworks NW, and Transition and Tutorial Programs are excluded from analysis. Residence counts are based on 2023–24 attendance areas.

Source

Tigard-Tualatin School District 2023–24 attendance areas and October 2023–24 enrollment.

Figure 13: Grade 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	Transfer Out Rate
Tigard HS	1,815	1,668	25	77	45	91.9%	147	8.1%
Tualatin HS	1,882	86	1,675	84	37	89.0%	207	11.0%
9–12 Subtotals	3,697	1,754	1,700	161	82	--	--	--
Out of District	94	27	49	13	5	--	--	--
9–12 Totals	3,791	1,781	1,749	174	87	--	--	--
Transfer In Student Total	448	113	74	174	87	--	--	--
Transfer In Rate	11.8%	6.3%	4.2%	100%	100%	--	--	--

Notes

Students enrolled in pre-kindergarten, MITCH Charter School, Cordero Residential, Lifeworks NW, and Transition and Tutorial Programs are excluded from analysis. Residence counts are based on 2023–24 attendance areas.

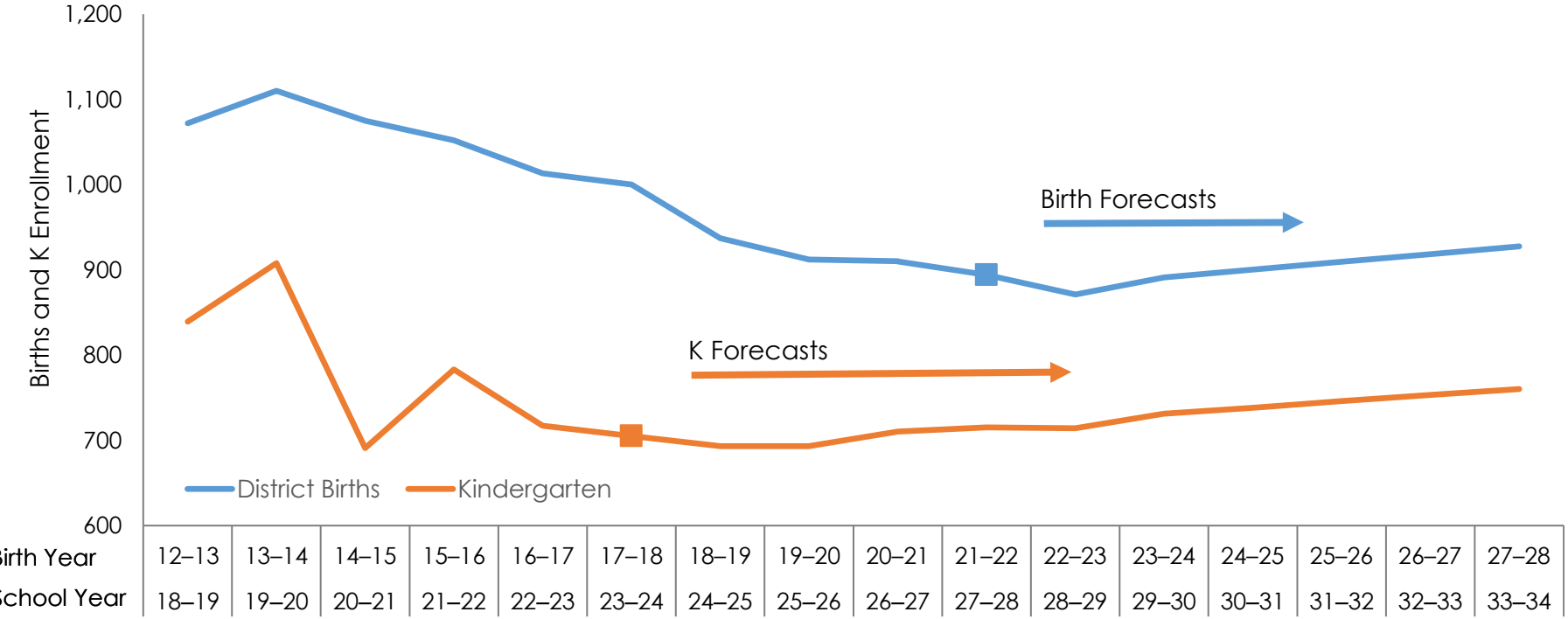
Source

Tigard-Tualatin School District 2023–24 attendance areas and October 2023–24 enrollment.

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

Birth Year	12–13	13–14	14–15	15–16	16–17	17–18	18–19	19–20	20–21	21–22	Forecasts → 22–23	23–24	24–25	25–26	26–27	27–28
Births	1,072	1,110	1,075	1,052	1,013	1,000	937	912	910	894	871	891	900	909	918	927

School Year	18–19	19–20	20–21	21–22	22–23	23–24	Forecasts → 24–25	25–26	26–27	27–28	28–29	29–30	30–31	31–32	32–33	33–34
Kindergarten	839	908	691	783	717	705	693	693	710	715	714	731	738	746	753	760
Ratio to Births	0.78	0.82	0.64	0.74	0.71	0.71	0.74	0.76	0.78	0.80	0.82	0.82	0.82	0.82	0.82	0.82



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

Notes

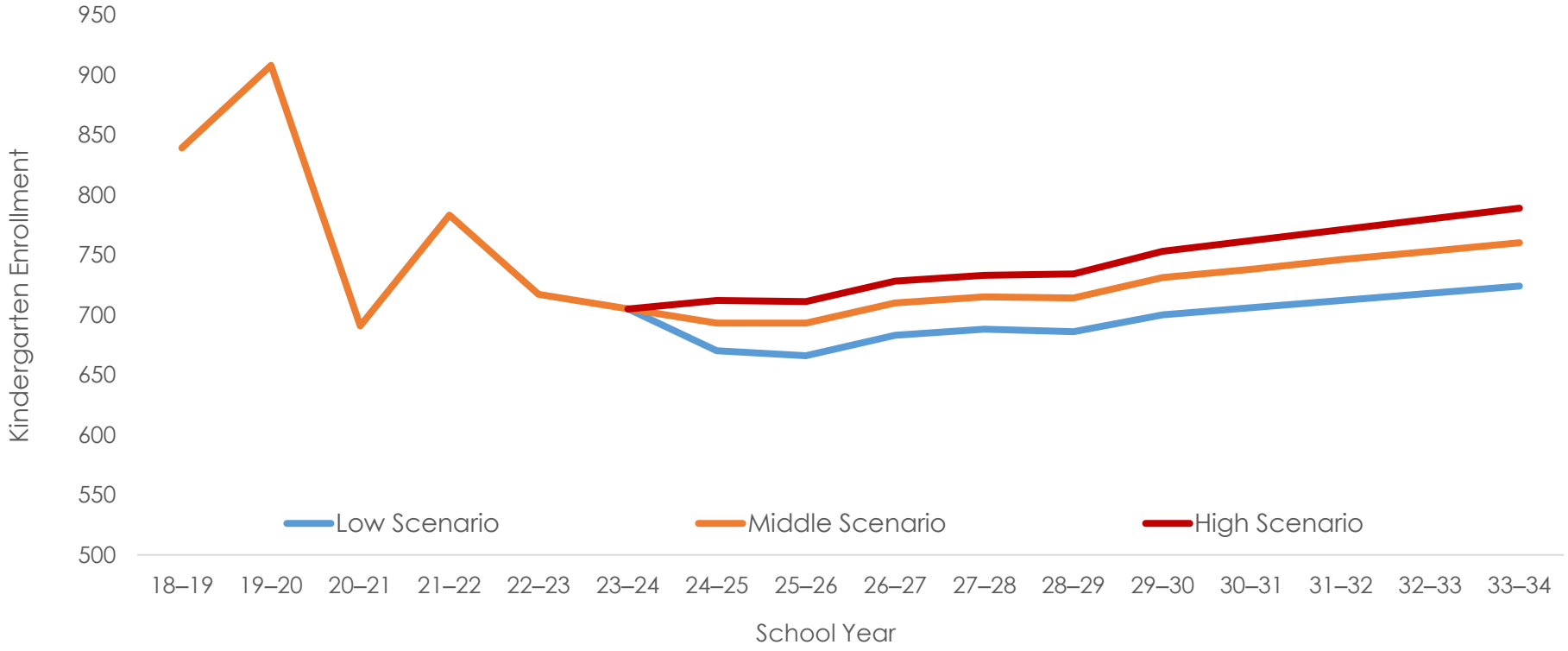
Enrollment excludes students residing outside of the district boundary. Birth cohorts are aligned with K cohorts (e.g., the 17–18 birth year represents births from September 2017 to August 2018, which is the 23–24 K year). The ratio is calculated by dividing resident K enrollment by the births five years earlier (e.g., 23–24 K divided by 17–18 births). Births from 2023 to 2028, which inform K classes beginning with the 2028–29 school year, were forecasted based on projections of women of childbearing age and estimated age-specific birth rates.

Sources

Oregon Health Authority 2012 to 2022 births to mothers residing within census tracts that closely approximate the district boundary. Tigard-Tualatin S.D. October 2018–19 to 2023–24 enrollment and FLO October 2024–25 to 2033–34 enrollment forecasts (middle scenario).

Figure 15: Resident Kindergarten Enrollment and Ratio to Births

	K Enrollment						*Forecasts* →									
Scenario	**18–19**	**19–20**	**20–21**	**21–22**	**22–23**	**23–24**	**24–25**	**25–26**	**26–27**	**27–28**	**28–29**	**29–30**	**30–31**	**31–32**	**32–33**	**33–34**
Low						705	670	666	683	688	686	700	706	712	718	724
Ratio to Births						0.71	0.72	0.73	0.75	0.77	0.79	0.79	0.79	0.79	0.79	0.79
Middle	839	908	691	783	717	705	693	693	710	715	714	731	738	746	753	760
Ratio to Births	0.78	0.82	0.64	0.74	0.71	0.71	0.74	0.76	0.78	0.80	0.82	0.82	0.82	0.82	0.82	0.82
High						705	712	711	728	733	734	753	762	771	780	789
Ratio to Births						0.71	0.76	0.78	0.80	0.82	0.84	0.84	0.84	0.84	0.84	0.84



Notes

Enrollment excludes students residing outside of the district boundary. The ratios are calculated by dividing each K enrollment by the birth five years earlier (e.g., October 2023–24 K divided by 2017–18 births).

Sources

Oregon Health Authority 2012 to 2022 births to mothers residing within census tracts that closely approximate the district boundary. Tigard-Tualatin S.D. October 2018–19 to 2023–24 enrollment and FLO October 2024–25 to 2033–34 enrollment forecasts (low, middle, and high scenarios).

Figure 16: Middle Scenario Grade Progression Ratios

Grade Progression Ratios	2018–19 to 2019–20	2019–20 to 2020–21	2020–21 to 2021–22	2021–22 to 2022–23	2022–23 to 2023–24	2023–24 to 2024–25	2024–25 to 2025–26	2025–26 to 2033–34
K–1	1.01	0.94	1.09	1.06	1.04	1.05	1.06	1.05
1–2	0.97	0.94	1.01	1.03	0.98	1.01	1.02	1.01
2–3	1.01	0.92	0.99	0.97	1.03	1.02	1.03	1.02
3–4	0.97	0.94	1.02	1.03	1.02	1.02	1.02	1.02
4–5	1.03	0.94	1.00	0.99	1.02	1.02	1.02	1.02
5–6	1.01	0.96	1.03	0.99	1.01	1.01	1.01	1.01
6–7	0.99	0.94	1.00	0.99	1.02	1.02	1.02	1.01
7–8	1.00	0.96	1.02	0.99	1.02	1.01	1.02	1.01
8–9	1.03	1.00	1.03	1.02	1.02	1.02	1.02	1.02
9–10	1.01	0.96	1.00	0.98	1.02	1.00	1.00	1.00
10–11	0.97	0.94	0.99	0.97	0.97	0.98	0.98	0.98
11–12	0.99	1.00	1.01	0.99	1.00	1.00	1.00	1.00

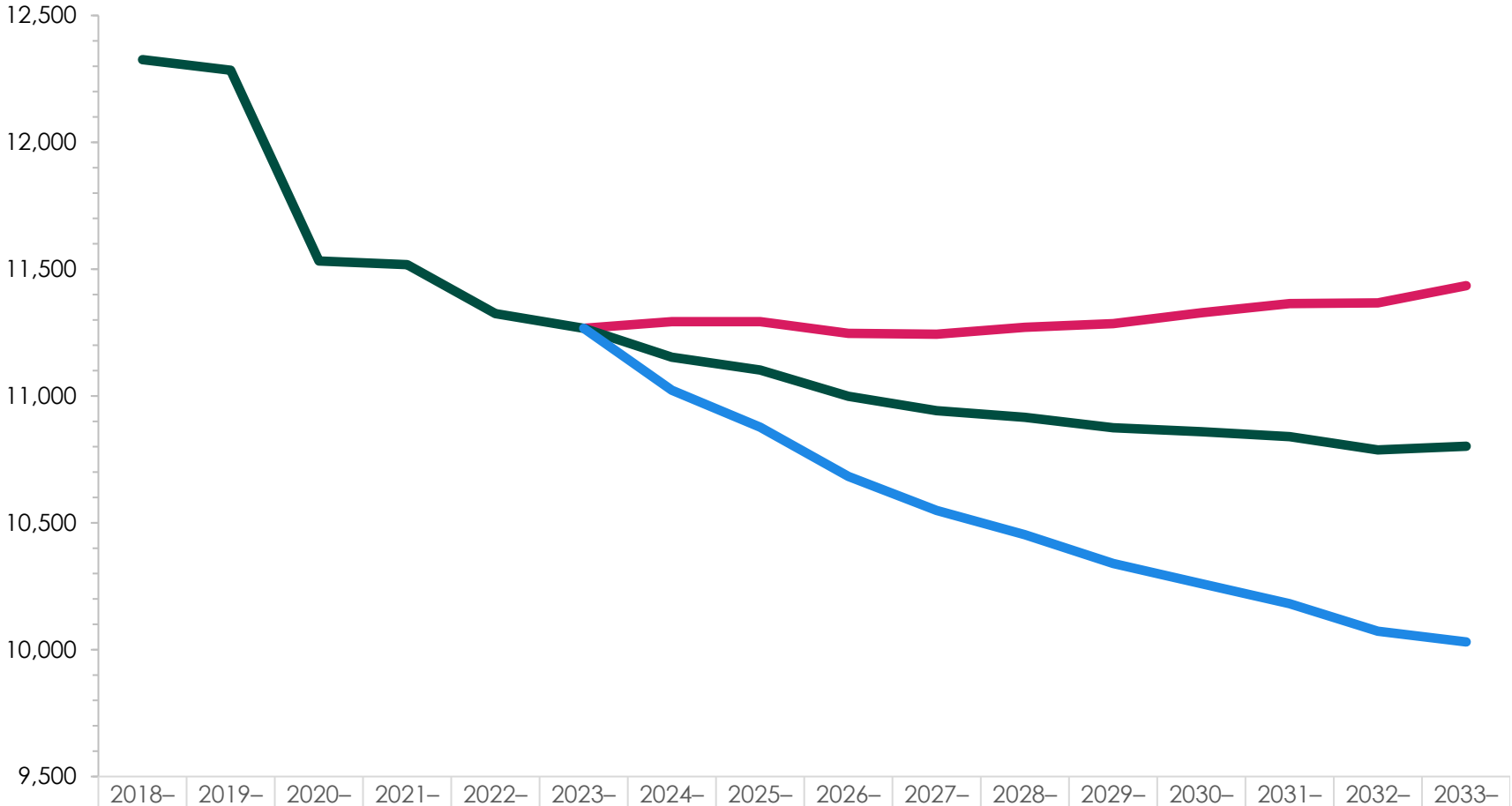
Notes

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, 150 kindergarteners in 2018–19 becoming 140 first graders in 2019–20 yields a K–1 GPR of 0.93. A GPR value greater than 1.00 indicates that the student cohort increased in size from one grade to the next. Conversely, a GPR value less than 1.00 indicates that the student cohort decreased in size from one grade to the next.

Sources

Tigard-Tualatin School District October 2018–19 to 2023–24 enrollment and FLO October 2024–25 to 2033–34 enrollment forecasts (middle scenario).

Figure 17: District-wide Enrollment Forecasts: Low, Middle, and High Scenarios



	2018–19	2019–20	2020–21	2021–22	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
High						11,267	11,293	11,293	11,247	11,244	11,271	11,285	11,328	11,364	11,367	11,435
Middle	12,326	12,284	11,532	11,518	11,325	11,267	11,153	11,102	10,999	10,942	10,916	10,875	10,859	10,840	10,788	10,802
Low						11,267	11,023	10,877	10,683	10,549	10,453	10,340	10,260	10,181	10,073	10,031

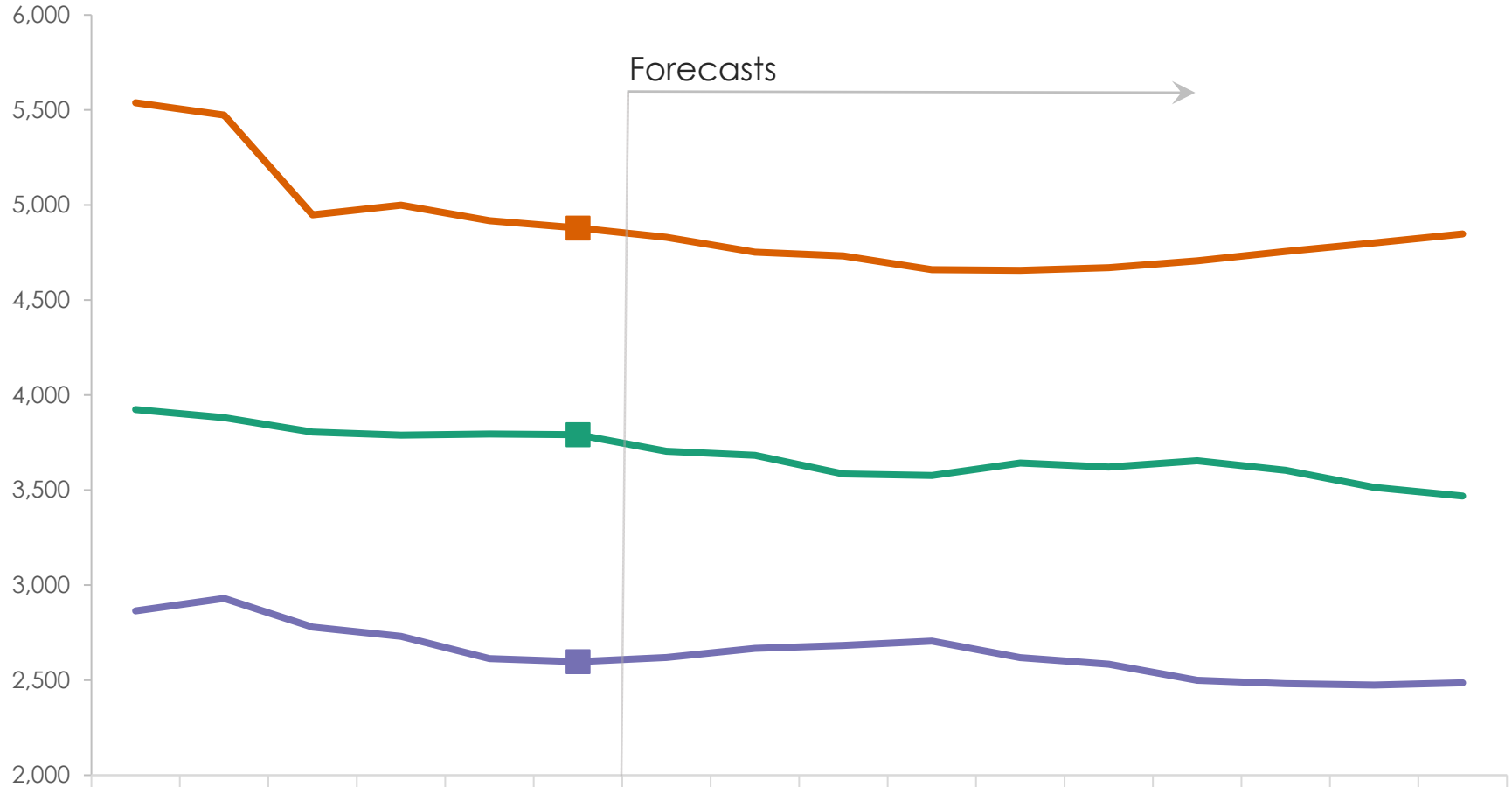
Notes

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 2023–24 enrollment and FLO 2024–25 to 2033–34 enrollment forecasts (low, middle, and high scenarios).

Figure 18: District-wide Enrollment Forecasts by Grade Group: Middle Scenario



	2018–19	2019–20	2020–21	2021–22	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
K–5	5,538	5,473	4,948	4,999	4,917	4,879	4,830	4,752	4,732	4,660	4,656	4,670	4,706	4,755	4,800	4,847
6–8	2,864	2,930	2,779	2,730	2,613	2,597	2,619	2,667	2,682	2,705	2,618	2,584	2,499	2,481	2,474	2,486
9–12	3,924	3,881	3,805	3,789	3,795	3,791	3,704	3,683	3,585	3,577	3,642	3,621	3,654	3,604	3,514	3,469

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 2023–24 enrollment and FLO 2024–25 to 2033–34 enrollment forecasts (middle scenario).

Figure 19: Enrollment Forecasts by Individual Grade: Middle Scenario

Grade	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
K	720	708	708	725	730	729	746	753	761	768	775
1	763	757	748	748	759	764	763	781	788	796	803
2	837	773	772	763	758	769	774	773	791	798	806
3	820	856	794	793	780	775	786	792	791	809	816
4	884	837	874	810	809	796	791	802	808	807	826
5	855	899	856	893	824	823	810	805	816	822	821
6	847	862	907	863	901	831	830	817	812	823	829
7	885	864	879	925	872	909	838	838	825	820	831
8	865	893	881	894	932	878	916	844	844	831	826
9	919	884	913	901	914	953	898	937	863	863	850
10	1,004	917	887	916	899	912	951	895	935	861	861
11	917	984	899	868	896	880	892	930	876	915	842
12	951	919	984	900	868	897	880	892	930	875	916
K–5	4,879	4,830	4,752	4,732	4,660	4,656	4,670	4,706	4,755	4,800	4,847
6–8	2,597	2,619	2,667	2,682	2,705	2,618	2,584	2,499	2,481	2,474	2,486
9–12	3,791	3,704	3,683	3,585	3,577	3,642	3,621	3,654	3,604	3,514	3,469
Total	11,267	11,153	11,102	10,999	10,942	10,916	10,875	10,859	10,840	10,788	10,802

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 2023–24 enrollment and FLO 2024–25 to 2033–34 enrollment forecasts (middle scenario).

Figure 20: Enrollment Forecasts by School/Program

School Name	2023–24	2024–25	2025–26	2026–27	2027–28	2028-29	2033-34
Alberta Rider ES	387	371	349	329	330	325	331
Art Rutkin ES	110	140	182	223	236	247	274
Bridgeport ES	196	186	181	179	177	177	177
Bridgeport ES TWI	287	292	289	295	292	307	309
Byrom ES	403	397	373	369	348	350	359
C.F.Tigard ES	455	452	437	418	413	409	422
Deer Creek ES	538	526	513	497	479	477	543
Durham ES	552	548	550	561	560	560	586
Mary Woodward ES	451	434	436	443	439	441	451
Metzger ES	294	294	279	265	255	251	257
Metzger ES TWI	250	243	232	233	229	228	240
Templeton ES	543	540	540	525	503	503	506
Tualatin ES	413	407	391	395	399	381	392
K–5 Total	**4,879**	**4,830**	**4,752**	**4,732**	**4,660**	**4,656**	**4,847**
Fowler MS	742	735	754	763	767	730	657
Hazelbrook MS	837	821	822	787	790	750	736
Twality MS	982	1,027	1,055	1,096	1,112	1,102	1,057
Tigard-Tualatin Virtual Academy (6-8)	36	36	36	36	36	36	36
6–8 Total	**2,597**	**2,619**	**2,667**	**2,682**	**2,705**	**2,618**	**2,486**
Tigard HS	1,781	1,738	1,693	1,655	1,665	1,689	1,611
Tualatin HS	1,749	1,705	1,729	1,669	1,651	1,692	1,597
Creekside Community HS	174	174	174	174	174	174	174
Tigard-Tualatin Virtual Academy (9-12)	87	87	87	87	87	87	87
9-12 Total	**3,791**	**3,704**	**3,683**	**3,585**	**3,577**	**3,642**	**3,469**
District-wide Total	**11,267**	**11,153**	**11,102**	**10,999**	**10,942**	**10,916**	**10,802**

Note

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

Source

TTSD October 2023–24 enrollment and FLO 2024–25 to 2033–34 enrollment forecasts, consistent with the district-wide middle, or preferred, scenario.

Figure 21: Enrollment Forecasts by Individual Grade: Low Scenario

Grade	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
K	720	685	681	698	703	701	715	721	727	733	739
1	763	745	716	711	724	730	727	742	748	754	760
2	837	762	751	722	712	725	731	728	743	749	755
3	820	848	777	766	733	723	736	742	739	754	760
4	884	829	859	787	776	743	732	746	752	749	764
5	855	891	841	871	795	784	750	739	753	760	756
6	847	854	894	844	874	798	787	753	741	756	763
7	885	856	863	903	848	878	801	791	757	745	760
8	865	885	864	869	905	850	880	803	793	759	747
9	919	876	901	879	884	921	865	895	817	807	772
10	1,004	908	874	899	873	878	915	858	889	812	802
11	917	974	886	851	875	850	855	891	835	865	791
12	951	910	970	883	847	872	846	851	887	830	862
K–5	4,879	4,760	4,625	4,555	4,443	4,406	4,391	4,418	4,462	4,499	4,534
6–8	2,597	2,595	2,621	2,616	2,627	2,526	2,468	2,347	2,291	2,260	2,270
9–12	3,791	3,668	3,631	3,512	3,479	3,521	3,481	3,495	3,428	3,314	3,227
Total	11,267	11,023	10,877	10,683	10,549	10,453	10,340	10,260	10,181	10,073	10,031

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 2023–24 enrollment and FLO 2024–25 to 2033–34 enrollment forecasts (low scenario).

Figure 22: Enrollment Forecasts by Individual Grade: High Scenario

Grade	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
K	720	727	726	743	748	749	768	777	786	795	804
1	763	770	770	770	784	789	790	810	820	829	839
2	837	784	791	793	788	802	807	808	829	839	848
3	820	864	809	817	815	810	824	829	830	852	862
4	884	845	890	834	842	841	836	850	855	856	879
5	855	908	868	914	853	861	860	855	869	874	875
6	847	871	920	880	926	864	873	872	866	881	886
7	885	872	890	940	891	936	873	884	882	875	891
8	865	902	891	909	951	901	947	883	894	892	885
9	919	897	927	915	930	972	921	968	903	914	912
10	1,004	931	904	934	918	933	975	924	971	906	917
11	917	994	913	884	914	898	913	954	904	950	886
12	951	928	994	914	884	915	898	914	955	904	951
K–5	4,879	4,898	4,854	4,871	4,830	4,852	4,885	4,929	4,989	5,045	5,107
6–8	2,597	2,645	2,701	2,729	2,768	2,701	2,693	2,639	2,642	2,648	2,662
9–12	3,791	3,750	3,738	3,647	3,646	3,718	3,707	3,760	3,733	3,674	3,666
Total	11,267	11,293	11,293	11,247	11,244	11,271	11,285	11,328	11,364	11,367	11,435

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 2023–24 enrollment and FLO 2024–25 to 2033–34 enrollment forecasts (high scenario).

Figure 23: TTSD District-wide Forecast Accuracy by Grade

Grade	2023–24 Actual Enrollment	One Year Forecasts (Base Year 2022–23)								
		Low			Middle			High		
		Forecast	Diff.	Error	Forecast	Diff.	Error	Forecast	Diff.	Error
K	720	725	5	0.7%	755	35	4.9%	774	54	7.5%
1	763	752	-11	-1.4%	771	8	1.0%	781	18	2.4%
2	837	837	0	0.0%	853	16	1.9%	862	25	3.0%
3	820	791	-29	-3.5%	803	-17	-2.1%	812	-8	-1.0%
4	884	852	-32	-3.6%	871	-13	-1.5%	879	-5	-0.6%
5	855	832	-23	-2.7%	844	-11	-1.3%	855	0	0.0%
6	847	831	-16	-1.9%	843	-4	-0.5%	855	8	0.9%
7	885	855	-30	-3.4%	868	-17	-1.9%	877	-8	-0.9%
8	865	835	-30	-3.5%	851	-14	-1.6%	860	-5	-0.6%
9	919	918	-1	-0.1%	931	12	1.3%	942	23	2.5%
10	1,004	955	-49	-4.9%	974	-30	-3.0%	984	-20	-2.0%
11	917	908	-9	-1.0%	927	10	1.1%	936	19	2.1%
12	951	939	-12	-1.3%	957	6	0.6%	967	16	1.7%
Total	**11,267**	**11,030**	**-237**	**-2.1%**	**11,248**	**-19**	**-0.2%**	**11,384**	**117**	**1.0%**
K–5	4,879	4,789	-90	-1.8%	4,897	18	0.4%	4,963	84	1.7%
6–8	2,597	2,521	-76	-2.9%	2,562	-35	-1.3%	2,592	-5	-0.2%
9–12	3,791	3,720	-71	-1.9%	3,789	-2	-0.1%	3,829	38	1.0%
MAPE (a)		**-**	**-**	**2.2%**	**-**	**-**	**1.7%**	**-**	**-**	**1.9%**

Note

(a) Mean absolute percent error for individual grades.

Source

Source: TTSD 2023–24 Enrollment Summary and FLO Analytics forecasts published January 2023.