

# City Profile

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CITY OF BEAVERTON, OREGON  
FISCAL YEAR 2019-20 BUDGET

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**THE CITY**

The City of Beaverton was incorporated in 1893 and operates under the provision of its own charter and applicable State law, with a Mayor-Council form of government. The Mayor is the chief executive of the City and chairs City Council meetings. The Mayor does not vote on items on the Council's Agenda, except in the event a tie. The Mayor may veto an ordinance or other legislative enactment; the Council may override the veto by a four-fifths vote. The City Council (the "Council") is comprised of five members. The Mayor serves a four-year term. The five Council members are part-time elected officials who exercise the legislative powers of the City and determine matters of policy. The City Finance Director and other officers and department directors are appointed by the Mayor.

The City has a total of 599.01 full-time equivalent employees. 451 City employees are eligible under State law to be represented by a labor organization, and they are employed under provisions of negotiated contracts with two major labor organizations. The City enters into written bargaining agreements with each of the bargaining organizations; agreements contain provisions on such matters as salaries, vacation, sick leave, medical and dental insurance, working conditions, and grievance procedures. Labor relations between the City and the bargaining staff are good. The bargaining units which represent City employees, the number of employees represented by each and the date each current contract expires are shown below:

<u>Bargaining Unit</u>	<u>Number of Employees</u>	<u>Contract Expires</u>
Service Employees International Union (SEIU)	291	June 30, 2021
Beaverton Police Association	160	June 30, 2022

**CITY FINANCIAL FACTORS**

**Budgetary Process and Controls**

The City prepares an annual budget in accordance with the Oregon Local Budget Law. Chapter 294 of the Oregon Revised Statutes establishes standard procedures for budget functions for all Oregon local governments. Under the applicable provisions, there must be public participation in the budget process and the adopted budget must be balanced. All of the City's funds are subject to appropriation by the City Council.

The Mayor serves as the City's Budget Officer and evaluates the budget requests of the various departments of the city to determine the funding levels of the operating and capital programs. The budget is presented to the public through public meetings held by a Budget Committee consisting of Council members and five laypersons. Under Oregon Budget law, the Budget Committee determines the maximum amount or rate of property taxes. After giving due consideration to the input received from the committee members and citizens, the City Council holds a public hearing and approves a resolution which adopts the budget, authorizes the levying of taxes and sets appropriations. The budget resolution must be adopted not later than June 30 of the preceding fiscal year. The complete budget process is identified on pages 21 through 23.

The Annual Budget also includes appropriations for Capital Improvements. These capital improvements appear in a separate Ten-Year Capital Improvements Plan (FY 2019-20 through FY 2028-29). As part of the budget process, FY 2019-20 CIP projects were funded based upon priority ranking and on available funding. Those projects selected are appropriated in one of the following funds:

- Capital Projects Fund for projects that rehabilitate or replace existing street infrastructure system or that increase the street infrastructure system's capacity.
- Water Fund for projects that rehabilitate or replace existing water infrastructure.
- Water Construction Fund for projects that increase the water systems' capacity.
- Sewer Fund for projects rehabilitating or replacing existing sewer infrastructure or that increase the sewer system's capacity.
- Storm Drain Fund for projects that rehabilitate or replace existing storm water infrastructure or that increase the storm water system's capacity.
- Capital Development Fund for civic projects such as municipal buildings and projects in the downtown area

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- Capital Projects Fund of the Beaverton Urban Redevelopment Agency (BURA) for projects funded either totally or in part by tax increment financing in the Central City Urban Renewal area.

The summary of the CIP process and projects are identified on pages 67 through 71. To obtain a copy of the separate CIP document, please contact the Finance Department by mail at PO Box 4755, Beaverton, Oregon, 97076-4755, by email at [financemail@beavertonoregon.gov](mailto:financemail@beavertonoregon.gov), or by phone at 503-526-2241.

The budget may be amended during the applicable fiscal year through either a transfer resolution or through the adoption of a supplemental budget. Supplemental budgets are adopted using the same regular budget adoption process, including public hearings.

**Basis of Accounting**

The City budgets Governmental Fund Types primarily following the modified accrual basis of accounting method where expenditures are accrued when the goods or services are received, and revenues are recognized when they become measurable and available. Proprietary Fund Types primarily follow the accrual basis of accounting except some accrual expense items such as depreciation and pension expenses are not included in the budget. In all fund types, the City records the accrued compensated absences when earned on a budgetary basis which results in the difference between the budgetary basis and generally accepted accounting principles (GAAP) basis for Governmental Fund Types. The following are some of other differences between GAAP and the budgetary basis of accounting:

- 1) Capital outlay and payments to joint ventures are shown as expenditures on the budgetary basis, but shown as additions to capital assets and investment to joint ventures on GAAP basis.
- 2) Changes in the fair value of investments are treated as adjustments to revenue on a GAAP basis only.
- 3) The receipts of long-term debt are reported as other financing sources on a budgetary basis, but shown as increase of long-term liability on a GAAP basis. Similarly, principal payments on long-term debt are reported as expenditures on a budgetary basis, but shown as a reduction of a liability on a GAAP basis,
- 4) Depreciation, amortization, and pension expense are recorded on a GAAP basis only.
- 5) Encumbered amounts are treated as budgetary expenditures during the fiscal year, and all encumbered amounts lapse at fiscal year-end.

The Comprehensive Annual Financial Report (CAFR) of the City is prepared in accordance with Generally Accepted Accounting Principles. In addition to presenting the financial position, results of operations, and changes in financial position of the City's funds, the CAFR reconciles differences in reporting activities between the budgetary basis, as presented in the annual approved budget, and the basis according to GAAP as is used in the preparation of the CAFR.

**Independent Audit Requirement**

Each Oregon municipal corporation must obtain an audit and examination of its accounts and financial status at least once each year pursuant to the Oregon Municipal Audit Law, Oregon Revised Statutes 297.405 to 297.555. Public accountants, certified by the State as capable of auditing municipal corporations, perform the audit.

The City audits for the fiscal years 2000-01 through 2017-18 were performed by Talbot, Korvola & Warwick LLP. The latest (2017-18) audit report indicates that financial statements present fairly the City's financial position and are in conformance with generally accepted accounting principles applied on a consistent basis.

A complete audit report is available on the City's website at: <https://www.beavertonoregon.gov/2266/2018-Financial-Audit>

**GENERAL AND ECONOMIC INFORMATION**

Beaverton is the second largest city in Washington County and is located immediately west of the City of Portland. The early economy of the Washington County area grew as a result of fertile agricultural and timber lands and its access to the Willamette and Columbia rivers. The area then began developing as a suburb of Portland, but over the past two decades has developed its own economic base which includes high technology firms and retail trade and distribution. Despite its rapid development, however, the County still contains prime agricultural land and a strong agricultural economy.

Rapid growth between 1970 and 1990 changed the complexion of the area from a rural community to a growing suburban community and created a rapidly expanding demand of goods and services. This growth continued on into the 2000's and has

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been impacted by the influx of high technology companies throughout Washington County. Trade patterns and growth have followed the major highways through the City, developing commercial zones along the highways and other arterial streets. Job growth in Washington County contributes significantly to all net regional job growth through current decade.

Beaverton is Oregon's sixth largest city with a July 1, 2018, population of 97,000 and Washington County is the State's second largest county with an estimated population of 597,695. Both Beaverton and Washington County have experienced a steady rate of growth in recent years. Between 2009 and 2018 Beaverton grew by 12% and the Washington County population grew by 13%. Historical population of the City and Washington County is shown in the following table:

	<b>Population</b>	
	<b>City of Beaverton and Washington County</b>	
	<u>City of Beaverton</u>	<u>Washington County</u>
2018-19	97,000	597,695
2017-18	96,565	589,562
2016-17	95,385	582,779
2015-16	94,215	572,759
2014-15	93,395	562,176
2013-14	91,935	555,089
2012-13	91,205	547,639
2011-12	90,835	539,649
2010-11	89,925	531,662
2009-10	86,860	529,872

*Source: U.S. Census and Portland State University, Center for Population Research*

**Livability**

While the many numbers and trends of the budget represent services for our citizens, Beaverton is the “Best of Oregon” and receives numerous awards and recognition among its peers. Based on data collected from a number of sources, people know Beaverton for its low crime rate, high quality of schools, diverse population, access to arts and leisure, the fiscal strength of our government and proximity to some of the best places to work in the country. Beaverton has a myriad of athletic opportunities, proximity to the ocean and mountains, parkland and local shopping, including the well-regarded Beaverton Farmers Market.

Beaverton was recently selected by Money Magazine as the 9th best city to live in America. The staff at Money Magazine visited during one of our International Night Markets and their observations of the diversity of Beaverton confirmed all the statistical reviews they conducted. Beaverton received the “Oregon Urban and Community Forestry Award” for outstanding accomplishment and leadership in promoting and protecting our community forest and improving the quality of life in Oregon in 2016. Beaverton was the only city in the State of Oregon to receive this distinguished award.

To that end, please visit [www.Beavertonoregon.gov](http://www.Beavertonoregon.gov) or follow us on Facebook at [www.Facebook.com/CityofBeaverton](http://www.Facebook.com/CityofBeaverton).

**Education**

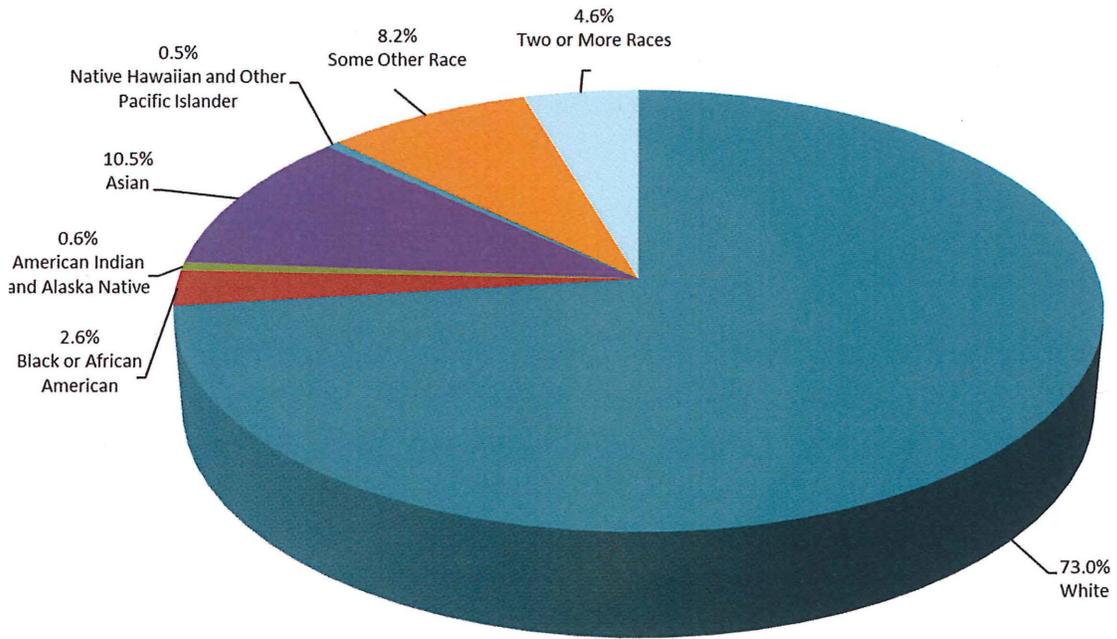
There are over 40,860 students in 53 schools from grades K-12 in the Beaverton School District. Nationally acclaimed for students' high SAT scores, Beaverton schools have formed strong partnerships with area businesses. Several highly regarded private schools as well as some of the region's best state and private universities and community colleges are located within 30 miles of Beaverton.

Portland State University (PSU), one of the three large universities in the Oregon State System of Higher Education, is located on a campus encompassing an area of over 28 blocks adjacent to the downtown business and commercial district of Portland. PSU's Evening and Weekend Degree Program offers junior- and senior-level coursework toward a PSU bachelor's degree. Oregon State University (OS) and the University of Oregon (UO) offer some programs in Portland. Oregon Health Sciences University (OHSU) is also located in Portland.

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Demographics

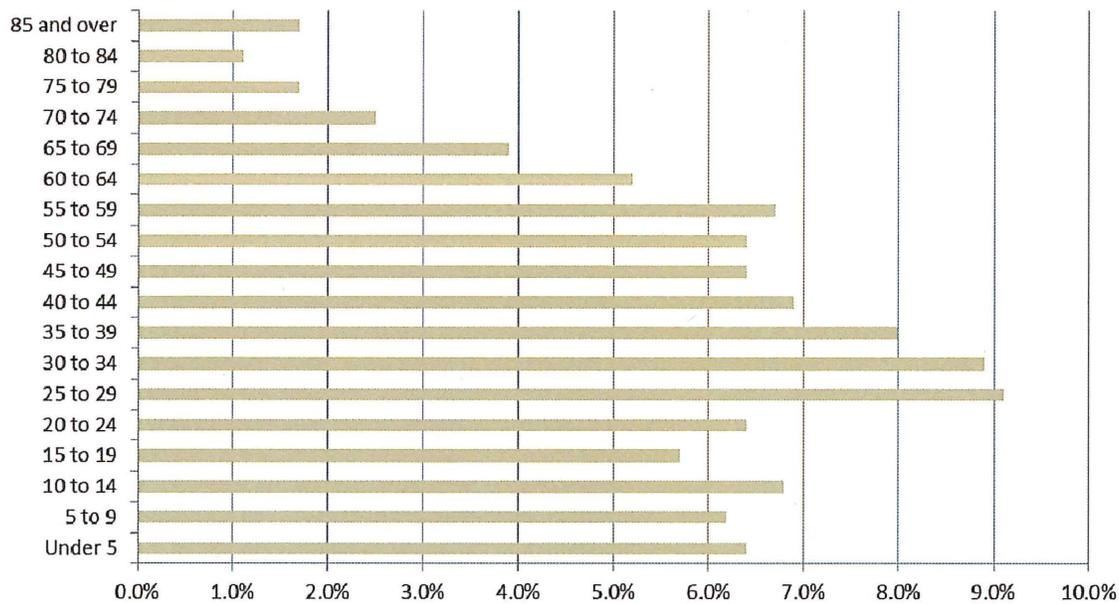
Race Distribution in Beaverton



Source: U.S. Census Bureau

Age Distribution of People in Beaverton

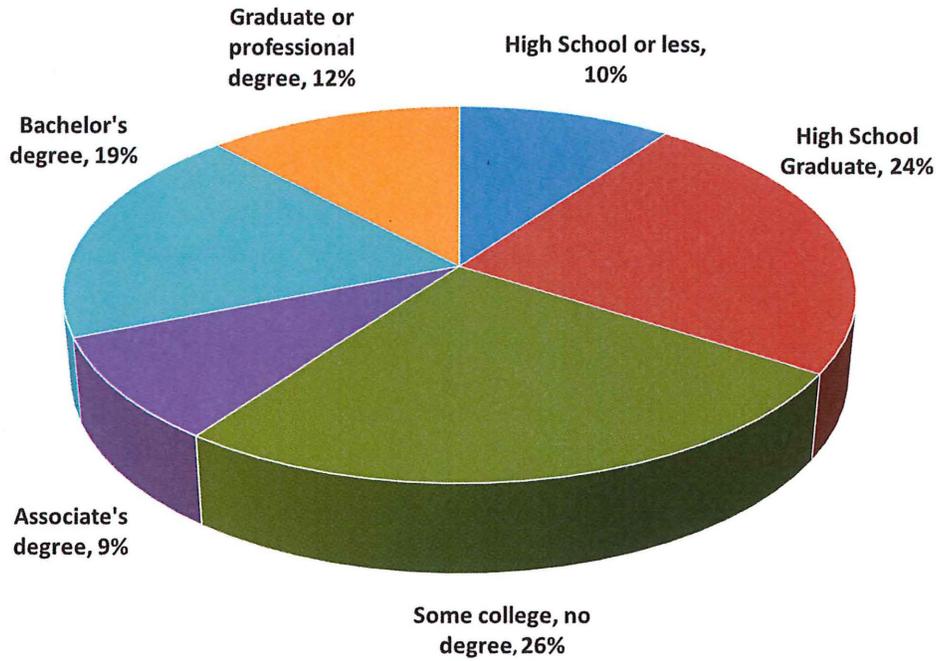
(Years)



Source: U.S. Census Bureau

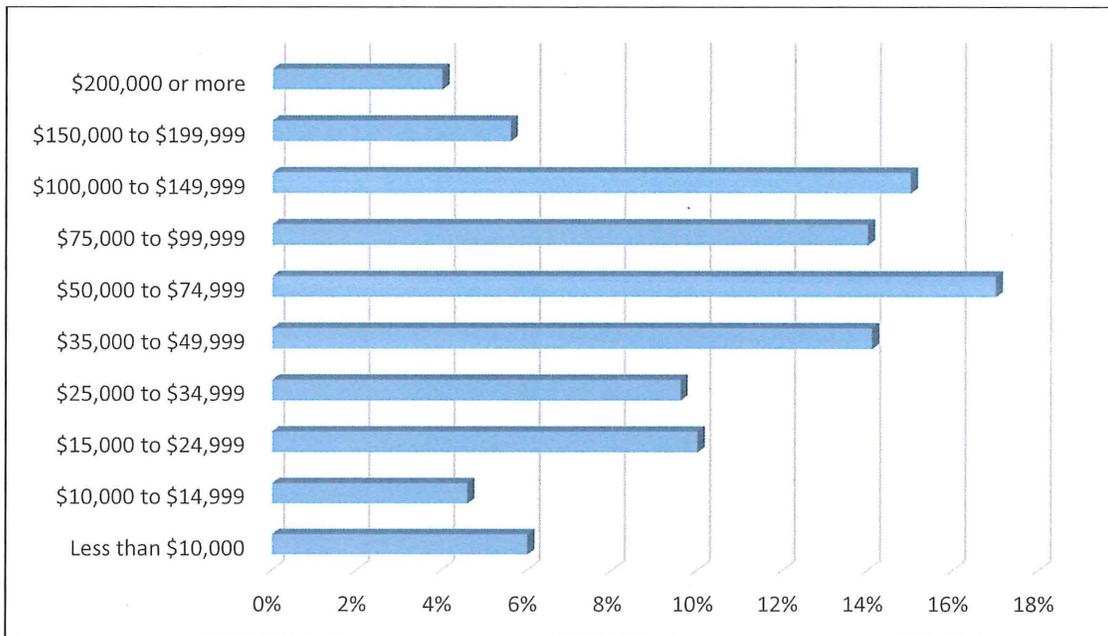
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Educational Attainment in Beaverton



Source: [city-data.com/city/Beaverton-Oregon.html](http://city-data.com/city/Beaverton-Oregon.html)

Household Income Levels in Beaverton



Source: U.S. Census Bureau

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**Retail**

Washington Square, a 1.35-million-square-foot regional shopping mall with more than 166 retailers and restaurants, is located along Highway 217 in the eastern part of the County. Major tenants include Nordstrom, Macy's, J.C. Penney, and Dick's Sporting Goods along with 137 other smaller retailers and 24 restaurants and food court vendors. Adjacent to Washington Square are several class A office buildings and the Embassy Suites, a 253-unit hotel.

Cascade Plaza, originally developed in 1998 and redeveloped in 2008, is located west of Washington Square and has five major retailers along with four other smaller retailers and restaurants, and space for an additional 10 retail shops.

Cedar Hills Crossing is a 750,000 square foot shopping center in the City of Beaverton, with 70 retailers, restaurants and entertainment establishments. On site is a 16-screen Century Theaters cinema complex. Ulta Cosmetics, Cold Stone Creamery, Best Buy, WinCo Foods, New Season's Market, Office Depot, Powell's Books, Old Navy, and McGrath's Fish House are some of the tenants of Cedar Hills Crossing.

**Transportation**

An extensive transportation network and easy access to the entire metropolitan area contribute to Beaverton's popularity as a great place to live and do business. Beaverton is served by US 26 (the Sunset Highway), Oregon 217, Oregon 8, Oregon 10 and Interstate 5 and by the Portland & Western Railroad.

The Major Streets Transportation Improvement Program (MSTIP) has been improving Washington County streets for 20 years. MSTIP 3, the property tax levy first passed by Washington County voters in 1995, continues the work begun by MSTIP 1 and 2, approved by Washington County voters in 1986 and 1989. Together those programs have built more than 125 multi-modal transportation projects that are used by County residents and businesses daily.

The City is served by the TriMet bus and light rail system. MAX, a 60-mile light rail system, runs from a hub in Portland and connects the communities of Gresham, Clackamas, Milwaukie, Beaverton and Hillsboro. MAX is part of an integrated regional transit system that also includes 85 bus routes in the urbanized portion of the three counties in the greater Portland metro area. TriMet's Washington County Commuter Rail (WES) runs from Beaverton to Wilsonville.

The Port of Portland is a port district encompassing Multnomah, Clackamas and Washington counties. The Port owns and maintains four marine terminals, four airports, and seven business parks. In tonnage of total waterborne commerce, the Port is currently ranked as the third largest volume port on the West Coast, after Long Beach and Los Angeles. Exports include wheat and barley, potash, beef pulp pellets, baled hay, forest products (logs, lumber, plywood and wood chips), paper and newsprint, scrap metal, soda ash and aluminum products. Total maritime tonnage in 2017 was 11.5 million short tons. Portland International Airport (PDX) handles approximately 19 million passengers annually. The Portland-Beaverton-Vancouver MSA (Metropolitan Statistical Area) is served by 17 passenger carriers providing about 500 flights daily to over 100 cities in the US, Canada and other countries. The airports provide significant amounts of cargo service for the high-tech industries in the Beaverton area also.

**Fun and Leisure**

A 90-minute drive from Beaverton in almost any direction provides access to numerous recreational, educational and leisure activities. The Pacific Ocean and the Oregon Coast to the west, the Columbia Gorge, Mt. St. Helens and Mt. Hood in the Cascade Range to the east, and the fertile Willamette Valley to the south, offer opportunities for hiking, camping, swimming, biking, fishing, sailboarding, skiing, wildlife watching and numerous other outdoor activities. In addition, there are numerous special events, entertainment activities and visual and performing arts events in Beaverton which area residents may enjoy. Other attractions include the International Night Market and the Beaverton Farmers Market which brings nature's bounty from local farms to Beaverton's sidewalks, and is held Saturday mornings from May through November, Wednesday afternoons July through August and on the 1<sup>st</sup> and 3<sup>rd</sup> Saturdays of the month during February through April.

Parks and recreation services are provided by the Tualatin Hills Park and Recreation District, which serves Beaverton and the surrounding area. The district operates five recreation centers, eight aquatic centers and numerous other community services.

As part of the greater Portland metropolitan area, Beaverton has easy access to cultural facilities. These include the Oregon Symphony and associated musical organizations, Portland Center for the Performing Arts, Oregon Ballet, Portland Opera, Portland Art Museum, Oregon Historical Society Museum, Children's Museum, Oregon Museum of Science and Industry (OMSI), Western Forestry Center, Japanese Gardens, International Rose Test Gardens, the Classical Chinese Gardens and the Oregon Zoo. The metropolitan area includes more than 40 other local theater and performance art companies and ten additional

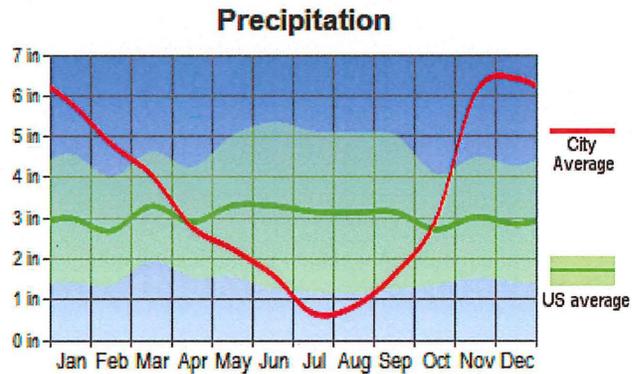
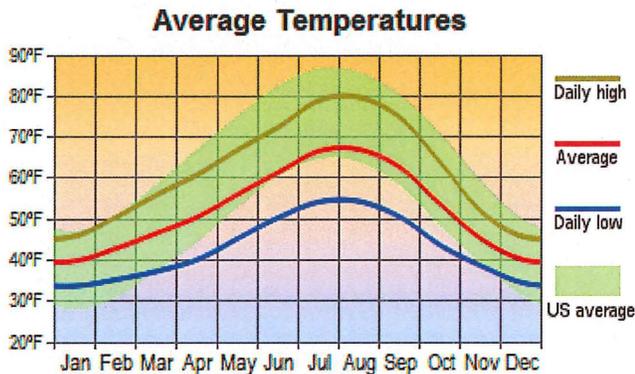
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gardens of special interest. Professional sports teams, the National Basketball Association Portland Trail Blazers and the Western Hockey League Portland Winterhawks, play at the MODA Center and the Memorial Coliseum. Providence Park is home to the Portland Timbers (Major League Soccer), Portland Thorns (National Women's Soccer League) and the Portland State Vikings (NCAA Division I college football).

### Weather and Climate

Beaverton enjoys a mild climate year-round, with average winter temperatures of 40.5 degrees Fahrenheit, and average summer temperatures around 78 degrees. Although western Oregon is often considered wet and rainy, Beaverton averages only 37.8" of rainfall per year.

Average climate in Beaverton, Oregon:



Source: <http://www.city-data.com/city/Beaverton-Oregon.html>

### Businesses

Beaverton's early economy was centered around agricultural and timber lands, but over the past three decades has developed its economic base to include high technology, retail and distribution. The City is at the heart of Oregon's "Silicon Forest" and is home to high tech and clothing manufacturing giants such as Intel, Tektronix, Columbia Sportswear, and Nike. Employment growth continues to be strong and steady in the Beaverton area, largely because of the extensive network of business resources and the strong support the business community receives from local, regional and state government.

Like Washington County, Beaverton is a distinctive economic presence as well as an integral part of the Portland Metropolitan area. More than 4,761 businesses hold Beaverton business licenses. Beaverton maintains an identity as a place of natural beauty, where the business and residential communities coexist in a spirit of harmony and prosperity.

The following two tables detail Beaverton's major taxpayers and major employers. The tables reflect Beaverton's diversity in its economic base.

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**MAJOR TAXPAYERS**

As of June 30, 2019

<u>Taxpayer</u>	<u>Type of Business</u>	<u>2018-19 Taxable Assessed Valuation</u>	<u>% of City Taxable Assessed Valuation*</u>
<i>Non-Utility:</i>			
Nike, Inc.	Footwear & apparel manufacturer	\$160,708,572	1.69%
Portland 2 LLC	Industrial company	67,306,110	0.71%
Lasalle Owner LLC	Commercial Property	62,147,700	0.66%
Nimbus Center, LLC	Commercial Property	61,388,989	0.65%
Mall 1 LLC	Commercial Property	55,870,640	0.59%
Peterkort Residential LLC	Apartments	47,095,990	0.50%
Harsch Investment Properties LLC	Commercial Property	46,958,623	0.50%
Sterling Pointe Holding LLC	Apartments	46,239,470	0.49%
Portland 1 LLC	Industrial company	44,743,610	0.47%
DS Progress Ridge LLC	Commercial Property	44,613,490	0.47%
Harsch Investment Corp.	Commercial Property	33,212,011	0.35%
Cedar Falls Appartments LLC	Apartments	32,887,980	0.35%
J Peterkort & Company	Commercial Property	32,487,780	0.34%
King's Court - 460 LLC	Apartments	31,971,310	0.34%
Fred Meyer Stores, Inc	Retail	30,851,479	0.33%
PMI Reflections LLC	Apartments	29,983,970	0.32%
Regency Centers LP	Shopping center owner/developer	29,405,900	0.31%
Total		<u>\$857,873,624</u>	<u>9.05%</u>
 <i>Utilities:</i>			
Comcast Corporation	Broadband and telecommunications	\$105,750,700	1.12%
Portland General Electric Co.	Electricity	83,989,403	0.89%
Northwest Natural Gas Co.	Natural Gas	40,471,000	0.43%
Total		<u>\$230,211,103</u>	<u>2.43%</u>

\* City of Beaverton's 2018-19 taxable assessed valuation was \$10,226,902,730  
City of Beaverton's 2018-19 market assessed valuation was \$17,295,668,055

*Information from the Washington County Department of Assessment and Taxation*

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**MAJOR EMPLOYERS**

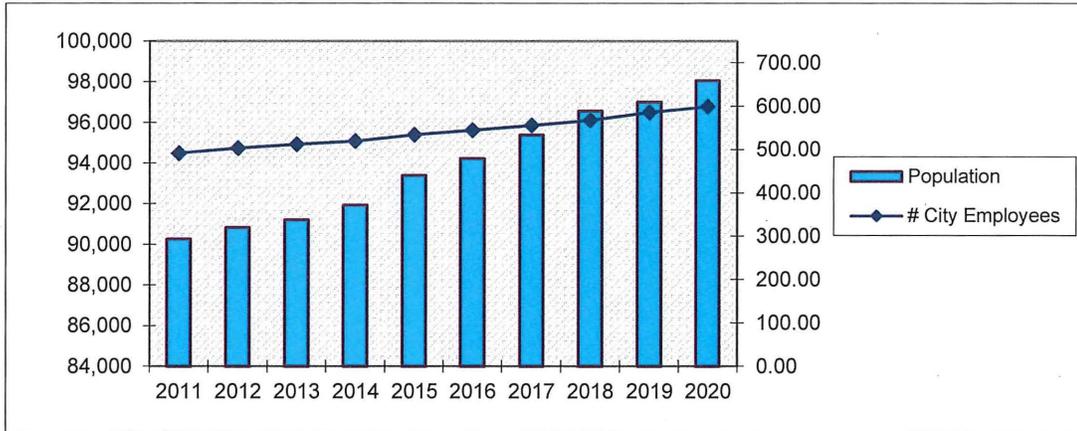
**Largest Employers:**

	<u>Employer</u>	<u>Product or Service</u>	<u>Estimated Employment within City</u>
Manufacturing	Nike	Athletic footwear, apparel, accessories	3,544
	IBM Corporation	Information technology	562
	TEKsystems	Information technology	334
	Formfactor Beaverton, Inc.	Manufacturing	291
	Columbia Sportswear	Outdoor clothing and footwear	250
	Vanguard EMS, Inc.	Manufacturing	209
	Digimarc Corporation	Information technology	186
	Reser's Fine Foods	Food products	186
	Bimbo Bakeries	Wholesale bakery	171
	Standard Multiwall Bag Manufacturing Co.	Manufacturing	131
Nonmanufacturing	Beaverton School District	Schools	4,606
	Providence Health Systems	Health systems	2,028
	Comcast Cable	Cable television	926
	City of Beaverton	Municipality	649*
	Seterus, Inc.	Loan servicing	575
	Nationstar Mortgage, LLC	Lending company	500
	Fred Meyer Stores, Inc.	Retail merchandise	478
	Pacific Office Automation	Retail - office products	402
	New Seasons Market	Retail merchandise	351
	Costco Wholesale	Retail merchandise	335
	EPiQ Class Action & Mass Tort Solutions	Complex claims administration	335
	Checkfree Services Corporation	Electronic payment processing	297
	Kaiser Foundation	Health systems	275
	Lanphere Enterprises	Automobile dealership	260
	DAT Solutions, LLC	Freight load board	243
	Genesis Financial Solutions, Inc.	Financial services	242
	Russ Auto, Inc.	Automobile dealership	235
	Aerotek, Inc.	Staffing agency	189
	CBRE, Inc.	Commercial real estate services	189
	Villasport Athletic Club and Spa	Athletic club	188

\* Includes permanent and temporary employees

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**POPULATION GROWTH**  
Last Ten Fiscal Years



Fiscal Year	Population	Number of City Employees	City Employees Per Capita
2011	90,267	492	0.0055
2012	90,835	504	0.0055
2013	91,205	512	0.0056
2014	91,935	519	0.0056
2015	93,395	534	0.0057
2016	94,215	544	0.0058
2017	95,385	556	0.0058
2018	96,565	568	0.0059
2019	97,000	586	0.0060
2020	98,050	599	0.0061

The number of City employees is comprised of full time equivalent (FTE) positions and does not include temporary and seasonal employees.

FY 2019 reflects a net increase of 4.30 FTE positions added to the General Fund: 2.0 sworn officers in the Police Department; 1 FTE Senior Development Project Manager (Housing Manager) position added to the Community Development Department (CDD); reallocation of a Development Project Coordinator position in the CDBG Fund which transferred .15 FTE of the position from CDBG Fund to the General Fund - CDD; 2 new positions were established in the Mayor's Office - 1 FTE Government Relations Manager and 1 FTE Mayor's Office Director, and the following two positions were eliminated in the Mayor's Office - 1 FTE Chief Administrative Officer and 1 FTE Program Manager; a .70 FTE Assistant Finance Director was added to assist during the transition of the current Assistant Finance Director retiring; 30% of one Senior Accountant position was reallocated from the General Fund to 10% each in Water, Sewer, and Storm Drain Funds; a new 1 FTE Court Clerk position; an Inventory Control Technician position that was allocated .25 FTE in the General Fund and the remaining FTE allocated in the Street, Water, Sewer and Storm Drain Funds transferred 100% to the Garage Fund. Changes in FTE in other funds are as follows: two new Project Engineer positions - one in the Street Fund and the other in the Water Fund; also added in the Water Fund were a new Water Quality Tech position, and two new Water Distribution Equipment Operator positions; added to the Library Fund were two .50 FTE Library Safety Monitor positions, and a net increase of 1.03 FTE to various library positions which is associated with an increase in library hours; a new 1 FTE Accounting Assistant position in the Utility Billing Program that is allocated between the Water, Sewer, and Storm Drain Funds.

FY 2020 reflects a net increase of 12.55 FTE positions. Added to the General Fund are as follows: 1 FTE Judicial Assistant in the Court; 1 FTE Facilities Maintenance Technician for the new Public Safety Building; 1 FTE Support Specialist in the Events Program; 0.5 FTE Human Resources Assistant; 1 FTE Assistant Community Development (CDD) Director; 1 FTE Program Coordinator in CDD; 1 FTE Planning Technician in CDD (2-year limited duration); and a reduction of 0.5 FTE in Assistant Finance Director positions. Changes in FTE in other funds are as follows: 0.05 FTE Library Reference Assistant; 1 FTE Program Coordinator in the Street Fund; 1 FTE Project Engineer in the Water Fund; 2 FTE Public Works Technicians (one in the Sewer Fund and one in the Storm Utility Fund); 1 FTE Public Works Lead (split between the Sewer Fund and the Storm Utility); 0.5 FTE Web Analyst position (to create a fulltime position); and 1 FTE Assistant Public Works Director.

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**POPULATION STATISTICS**  
**Last Ten Fiscal Years**

Fiscal Year	(1) Population	(2) Per Capita Income (Washington County)	(3) School Enrollment	(4) Unemployment Rate (%) (Portland Metro. Area)	(5) General Fund Revenues	General Fund Expenditures
2009	86,205	39,465	37,552	11.8	43,018,840	41,751,489
2010	86,860	40,606	37,706	10.9	45,454,008	44,568,185
2011	90,267	42,777	38,571	9.7	47,525,105	48,592,947
2012	90,835	44,396	39,054	8.1	51,328,309	58,710,286
2013	91,205	44,757	39,427	7.6	52,344,387	52,803,779
2014	91,350	46,713	39,509	6.1	54,988,132	53,595,303
2015	93,395	51,909	39,910	5.5	56,396,570	55,436,641
2016	94,215	54,203	40,725	5.2	59,637,237	57,378,682
2017	95,385	N/A	40,806	3.9	64,392,280	63,022,283
2018	95,685	N/A	40,868	4.1	64,148,279	63,848,786

**Sources of information:**

- (1) Portland State University, Population Research & Census Center
- (2) U.S. Department of Commerce, Bureau of Economic Analysis (BEA)
- (3) Beaverton School District #48
- (4) Bureau of Labor Statistics
- (5) Does not include Beginning Working Capital

N/A = Not Available



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**City of Beaverton Statistics**

Category		Totals		
Addresses in City Limits		46,352		
City Limits Area		19.66 Square Miles		
Sidewalk Ramps (Total in City)		5,884		
Sidewalks (Total in City)		443.30 Miles		
Category	Asset Type	City Owned	City Maintained	
<b>Traffic/Streets</b>	Bike Lanes	21.46 Miles	21.46 Miles	
	Bridges	42	42	
	City Signals	66	129	
	City Street Signs	16,453	16,457	
	City Streetlights	4,986	4,779	
	Streets Paved in 2018	5.58 Miles	5.58 Miles	
	City Maintained Streets	223.73 Miles	223.73 Miles	
	Pedestrian Paths	5.58 Miles	5.58 Miles	
<b>Sanitary Sewer</b>	Sewer Cleanouts	467	467	
	Sewer Mains	276.65 Miles	276.65 Miles	
	Sewer Structures	6	6	
	Sewer Manholes	7,834	7,834	
	Sewer Taps	21,750	21,750	
	Stormwater Cleanouts	118	118	
<b>Stormwater</b>	Stormwater Detention Ponds	279	281	
	Stormwater Discharge Points	1,306	1,307	
	Stormwater Mains	249.53 Miles	249.53 Miles	
	Stormwater Inlets	9,304	9,303	
	Stormwater Manholes	5,563	5,562	
	Stormwater Open Drain	28,445	28,875	
	Water Control Valves	427	373	
	Water Hydrants	3,019	2,589	
	<b>Water</b>	Water Mains	327.41 Miles	327.41 Miles
		Water Structures (Reservoirs, Wells)	467	464
Water Meters		22,638	22,632	
Water System Valves		11,892	10,182	
Water Quality Test Stations		92	87	

Source: City of Beaverton, Public Works Department - Engineering

CITY OF BEAVERTON, OREGON  
FISCAL YEAR 2019-20 BUDGET

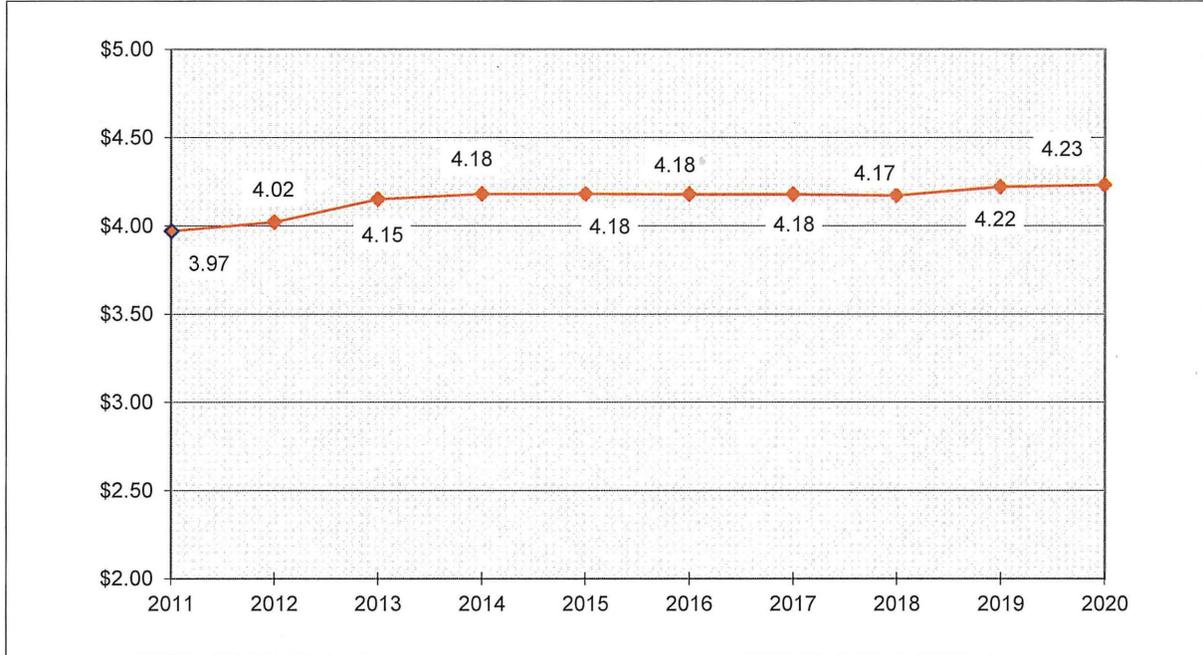
Land Use Designation	Acres	Percent of Total Acres
Community Commercial	450.8	4%
Downtown Regional Center	462.4	4%
Employment Area	764.7	6%
Industrial Area	533.8	4%
Mixed Use Corridor	118.5	1%
Neighborhood Center	104.2	1%
NR-High Density	595.2	5%
NR-Low Density	87.1	1%
NR Medium Density	1317.4	10%
NR-Standard Density	6004.9	47%
Regional Commercial	382.2	3%
Unzoned-ROW	74.3	1%
Station Community	721.3	5%
Town Center	345.4	3%
Interim Washington County	617.7	5%
<b>Totals</b>	<b>12,579.9</b>	<b>100%</b>

Housing Stock Data	Count	Percentage
Apartment	17677	42%
Condominium	3690	9%
Mobile Home	337	1%
Plex	1030	2%
Single Family	16823	40%
Townhome	2302	6%
<b>Totals</b>	<b>41,859</b>	<b>100%</b>

Source: City of Beaverton, ISD-GIS

CITY OF BEAVERTON, OREGON  
FISCAL YEAR 2019-20 BUDGET

**PROPERTY TAX RATES  
PER \$1,000 OF ASSESSED VALUE  
LAST TEN FISCAL YEARS**



(Tax rates exclude the levy for bonded debt)

In May, 1997, Oregon voters approved Measure 50 that revised the property tax system state-wide effective July 1, 1997. Tax levies were changed from a 'dollar levy amount' to a 'permanent tax rate'. Beaverton was assigned a permanent rate levy of \$4.62.

A taxing district's permanent tax rate is applied to the taxable assessed valuation of the property within the taxing district's boundary. A property's taxable assessed value can increase by 3% per year plus the value of new construction; however, a property's taxable assessed value cannot exceed its market value. As of FY 2018-19, a residential property's assessed value for tax purposes was approximately 62% of its real market value, on average.

As shown in the above chart, Beaverton has not levied its full permanent rate levy of \$4.62. The difference between the permanent rate and the rate levied for FY 2019-20 of \$4.23 is \$0.39 and when applied to our taxable assessed value of \$10.5 billion, it would yield an additional \$4 million in property taxes that the City does not currently need to meet its operations.

CITY OF BEAVERTON, OREGON  
FISCAL YEAR 2019-20 BUDGET

**PROPERTY TAX RATES  
ALL OVERLAPPING GOVERNMENTS  
(Per \$1,000 of Assessed Value)  
Last Ten Fiscal Years**

<u>City of Beaverton</u>											
Fiscal Year	General Fund	Special Revenue Funds	Debt Service Fund	Total	Washington County	Schools	Special Districts, Parks & Fire	Port of Portland	Metro Service District	TriMet	Total
2010	3.54	0.42	0.24	4.20	2.98	7.67	3.63	0.07	0.44	0.09	\$19.08
2011	3.58	0.39	0.23	4.20	2.98	7.57	3.63	0.07	0.41	0.09	\$18.95
2012	3.56	0.41	0.21	4.18	2.97	7.61	3.67	0.07	0.32	0.06	\$18.88
2013	3.61	0.41	0.22	4.24	2.97	7.59	3.64	0.07	0.40	0.00	\$18.92
2014	3.65	0.50	0.23	4.38	2.97	8.94	3.63	0.07	0.47	0.00	\$20.46
2015	3.70	0.48	0.20	4.38	2.84	8.91	3.61	0.07	0.46	0.00	\$20.27
2016	3.72	0.46	0.20	4.38	2.84	8.70	3.73	0.07	0.39	0.00	\$20.11
2017	3.73	0.46	0.19	4.38	2.93	8.67	3.68	0.07	0.40	0.00	\$20.12
2018	3.71	0.46	0.21	4.38	2.96	8.81	3.77	0.07	0.41	0.00	\$20.40
2019	3.74	0.48	0.21	4.43	2.96	8.86	3.78	0.07	0.47	0.00	\$20.57

Information from Washington County, Assessment and Taxation Department

CITY OF BEAVERTON, OREGON  
FISCAL YEAR 2019-20 BUDGET

**ACTUAL MARKET AND ASSESSED VALUE OF TAXABLE PROPERTY**  
Last Ten Fiscal Years

<u>Year</u>		<u>Real Property Value</u>	<u>Personal Property Value</u>	<u>Manufactured Homes Value</u>	<u>Public Utilities Value</u>	<u>Total Assessed Value</u>
2010	M	10,811,105,190	311,786,849	1,914,710	288,752,592	11,413,559,341
	A	6,790,282,430	311,786,849	1,833,810	288,720,680	7,392,623,769
2011	M	10,233,357,680	312,392,404	1,928,250	302,920,652	10,850,598,986
	A	7,023,474,360	312,392,404	652,840	302,172,400	7,638,692,004
2012	M	9,743,437,720	330,453,483	2,237,600	299,612,594	10,375,741,397
	A	7,250,032,210	330,453,483	728,440	290,942,140	7,872,156,273
2013	M	9,551,341,040	345,488,918	2,187,330	288,627,249	10,187,644,537
	A	7,469,917,480	345,488,918	694,190	264,560,700	8,080,661,288
2014	M	10,057,285,180	332,317,874	2,255,590	289,621,139	10,681,479,783
	A	7,716,459,770	332,317,874	766,780	263,270,040	8,312,814,464
2015	M	11,151,606,480	332,476,805	2,540,420	297,490,607	11,784,114,312
	A	8,072,477,610	332,476,805	869,840	277,110,900	8,682,935,155
2016	M	11,920,010,770	354,702,068	3,308,510	295,095,259	12,573,116,607
	A	8,426,894,940	354,702,068	905,440	257,449,100	9,039,951,548
2017	M	13,351,953,160	375,098,668	3,745,310	378,989,987	14,109,787,125
	A	8,738,563,430	375,098,668	1,179,190	368,362,500	9,483,203,788
2018	M	14,950,729,020	395,641,228	4,069,680	403,775,728	15,754,215,656
	A	9,074,648,210	395,641,228	573,410	387,902,923	9,858,765,771
2019	M	16,537,837,240	404,523,851	6,111,000	347,195,964	17,295,668,055
	A	9,474,188,030	404,523,851	1,204,490	346,986,359	10,226,902,730

M = Market Assessed Value

A = Assessed Value for Tax Purposes

**Information from the Washington County, Assessment and Taxation Department**

CITY OF BEAVERTON, OREGON  
FISCAL YEAR 2019-20 BUDGET

**OPERATING INDICATORS BY FUNCTION/PROGRAM**  
**Last Five Fiscal Years**

<b>Function/Program</b>	Fiscal Year				
	2014	2015	2016	2017	2018
<b>Governmental Activities:</b>					
General government					
Number of cases filed in Municipal Court	33,948	28,438	31,206	30,820	26,981
Number of land use applications processed	550	500	525	552	775
Number of building inspections (99% completed within 24 hours of request)	24,900	27,536	27,450	25,700	24,300
Public Safety					
Number of arrests by patrol officers	3,589	3,351	3,755	3,229	3,700
Number of traffic citations issued	16,612	12,825	11,204	10,188	11,309
Calls for service response time (minutes)	5.67	6.17	6.57	6.45	6.87
Highways and streets					
Overall Average Pavement Condition Index 70-100=good	84	83	76	76	76
Education					
Main Library - number of items in collection	381,909	345,909	331,344	301,103	298,225
Branch Library - number of items in collection	57,294	61,994	61,373	64,715	67,700
Number of direct customer transactions	3,800,000	3,800,000	3,700,000	3,200,000	2,824,604
Number of annual circulation	2,824,432	2,658,662	2,479,858	2,400,000	2,625,000
Cultural and recreation					
Number of arts & cultural events presented	69	69	60	42	20
Number of participating artists and performers	475	450	400	600	407
<b>Business-type activities:</b>					
Water					
Number of City accounts	18,051	18,068	18,134	18,153	18,295
Average daily consumption (in millions of gallons)	6.77	6.73	7.45	6.89	7.15
Sanitary Sewer and Storm:					
Number of accounts	22,647	22,819	22,895	22,960	23,054

Sources: Various City of Beaverton departments.