

City Profile

- The City Profile
- Major Taxpayers
- Major Employers
- Population Statistics
- City Statistics & Asset Data
- Property Tax Rates
- Market & Assessed Value of Property
- Operating Indicators by Function/Program



CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 BUDGET

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 of 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 622.76 full-time equivalent employees. 444 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)	280	June 30, 2021
Beaverton Police Association	164	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 2020-21 through FY 2029-30). As part of the budget process, FY 2020-21 CIP (Capital Improvements Plan) 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.
- WIFIA (Water Infrastructure Financing Innovation Act) Water Construction Fund for projects that expand Beaverton’s water supply capacity, resilience and redundancy, and are slated to be financed by loan proceeds from the WIFIA program.
- 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.

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 BUDGET

- Capital Development Fund for civic projects such as municipal buildings and projects in the downtown area.
- 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 70 through 72. 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, or by phone at 503-526-2241. The CIP document is also available at <https://www.beavertonoregon.gov/225/Capital-Projects>.

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 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 2018-19 were performed by Talbot, Korvola & Warwick LLP. The latest (2018-19) 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/2341/2019-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.

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 BUDGET

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 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, 2019, population of 98,255 and Washington County is the State's second largest county with an estimated population of 613,410. Both Beaverton and Washington County have experienced a steady rate of growth in recent years. Between 2010 and 2019 Beaverton grew by 9% and the Washington County population grew by 15%. Historical population of the City and Washington County is shown in the following table:

Population
City of Beaverton and Washington County

	<u>City of Beaverton</u>	<u>Washington County</u>
2019-20	98,255	613,410
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

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 named one of the Top 10 Best Places to Raise a Family for 2018 by Livability.com. Beaverton ranked number 3 and was noted for its great schools, public transportation, outdoor natural areas, scenic parks and big area employers such as Nike, Intel and IBM.

Beaverton was 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 or follow us on Facebook at 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.

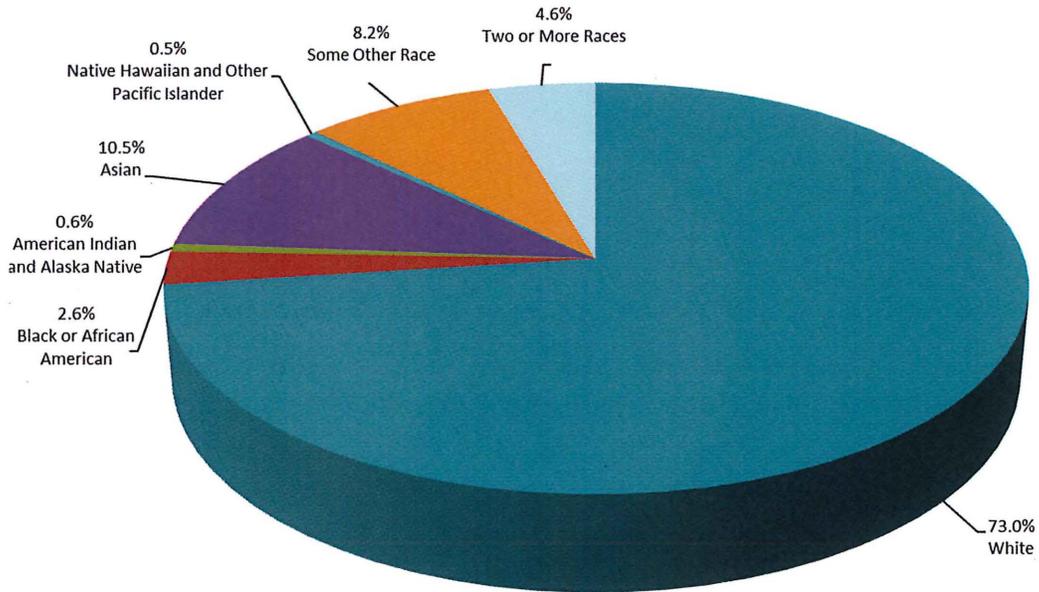
Portland State University (PSU), one of the three large universities in the Oregon State System of Higher Education, is located on a campus encompassing an area of over 28 blocks adjacent to the downtown business and commercial district of Portland.

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 BUDGET

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.

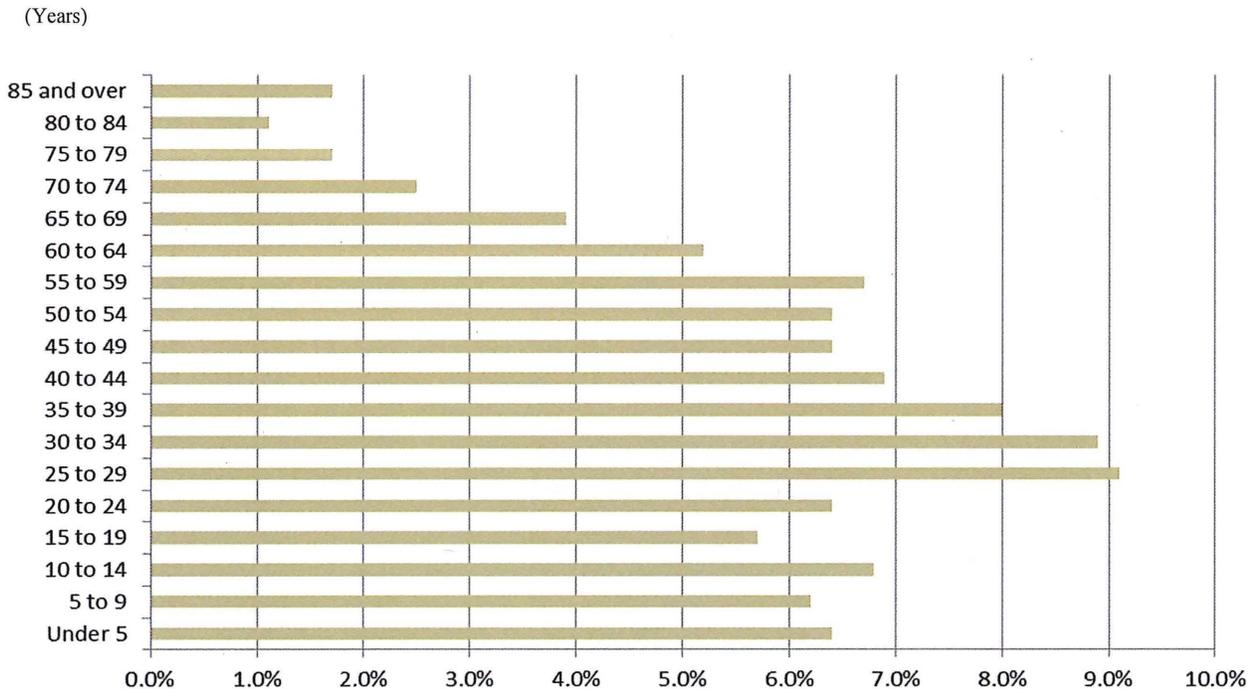
Demographics

Race Distribution in Beaverton



Source: U.S. Census Bureau

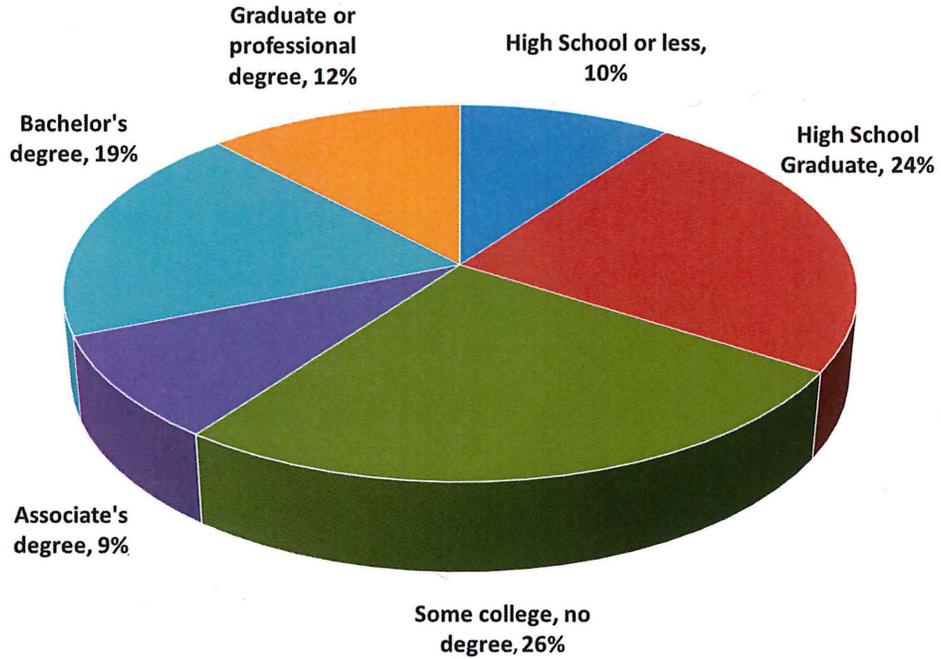
Age Distribution of People in Beaverton



Source: U.S. Census Bureau

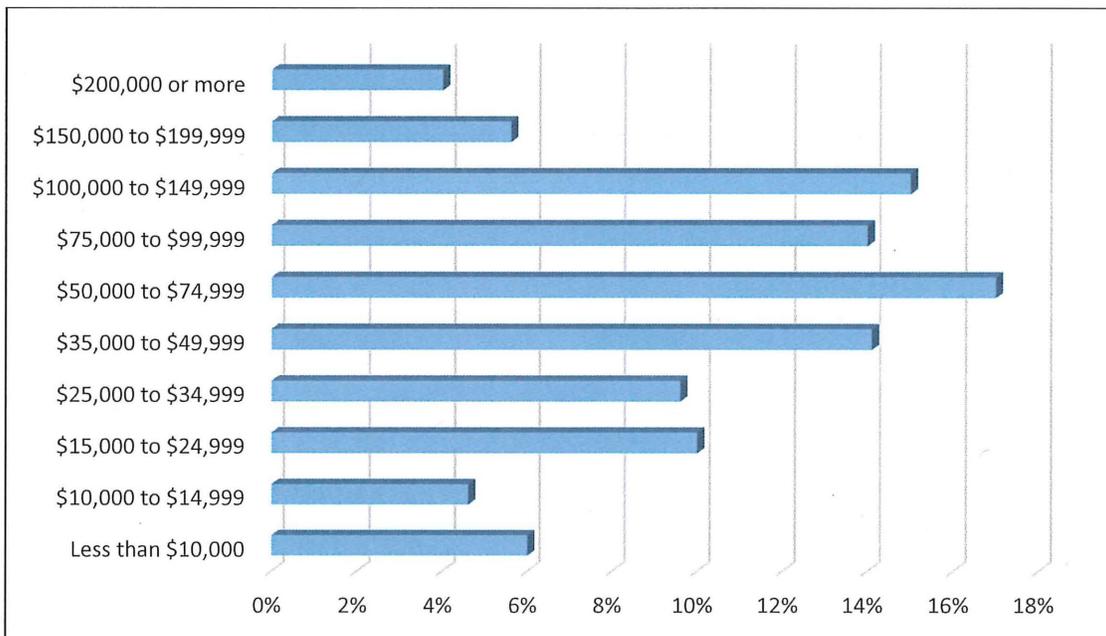
CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 BUDGET

Educational Attainment in Beaverton



Source: city-data.com/city/Beaverton-Oregon.html

Household Income Levels in Beaverton



Source: U.S. Census Bureau

CITY OF BEAVERTON, OREGON FISCAL YEAR 2020-21 BUDGET

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 Beauty, Best Buy, WinCo Foods, New Seasons Market, Office Depot, Powell's Books, and Old Navy are some of the tenants of Cedar Hills Crossing.

Progress Ridge TownSquare is a boutique shopping center located in south Beaverton featuring the AMC Dine-In Theater, New Seasons Market, Ace Hardware, Unleashed by Petco, La Provence Boulangerie & Patisserie, and numerous other smaller retailers and restaurants.

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 1st and 3rd 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,

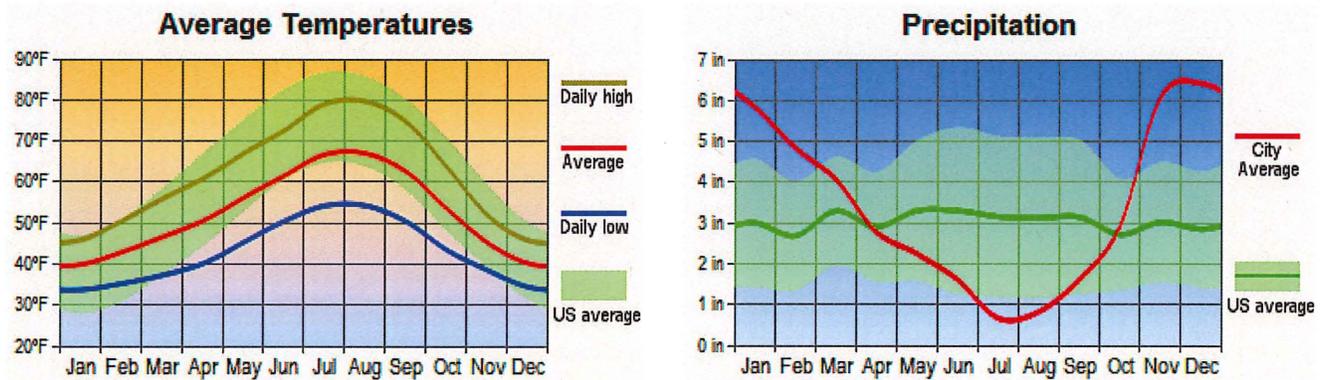
CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 BUDGET

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 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 4,291 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.

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 BUDGET

MAJOR TAXPAYERS

As of June 30, 2020

<u>Taxpayer</u>	<u>Type of Business</u>	<u>2019-20 Taxable Assessed Valuation</u>	<u>% of City Taxable Assessed Valuation*</u>
<i>Non-Utility:</i>			
Nike, Inc.	Footwear & apparel manufacturer	\$156,291,419	1.65%
Portland 2 LLC	Industrial company	69,325,260	0.73%
Lasalle Owner LLC	Commercial property	64,012,130	0.68%
Nimbus Center, LLC	Commercial property	63,228,683	0.67%
Mall 1 LLC	Commercial property	61,145,840	0.64%
Peterkort Residential LLC	Apartments	48,508,850	0.51%
Harsch Investment Properties LLC	Commercial property	47,862,365	0.50%
Sterling Pointe Holding LLC	Apartments	47,626,620	0.50%
Portland 1 LLC	Industrial company	46,085,870	0.49%
DS Progress Ridge LLC	Commercial property	42,027,451	0.44%
J Peterkort & Company	Commercial property	37,377,070	0.39%
Harsch Investment Corp.	Commercial property	34,225,695	0.36%
Cedar Falls Appartments LLC	Apartments	33,874,610	0.36%
King's Court - 460 LLC	Apartments	32,930,440	0.35%
Fred Meyer Stores, Inc	Retail	32,087,086	0.34%
Metropolitan Life Insurance Co.	Insurance company	31,968,950	0.34%
PMI Reflections LLC	Apartments	30,883,460	0.33%
Total		<u>\$879,461,799</u>	<u>9.27%</u>
 <i>Utilities:</i>			
Comcast Corporation	Broadband and telecommunications	\$104,008,000	1.10%
Portland General Electric Co.	Electricity	91,447,393	0.96%
Northwest Natural Gas Co.	Natural Gas	42,245,000	0.45%
Total		<u>\$237,700,393</u>	<u>2.51%</u>

* City of Beaverton's 2019-20 taxable assessed valuation was \$10,623,636,798
City of Beaverton's 2019-20 market assessed valuation was \$17,810,754,608

Information from the Washington County Department of Assessment and Taxation

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 BUDGET

MAJOR EMPLOYERS

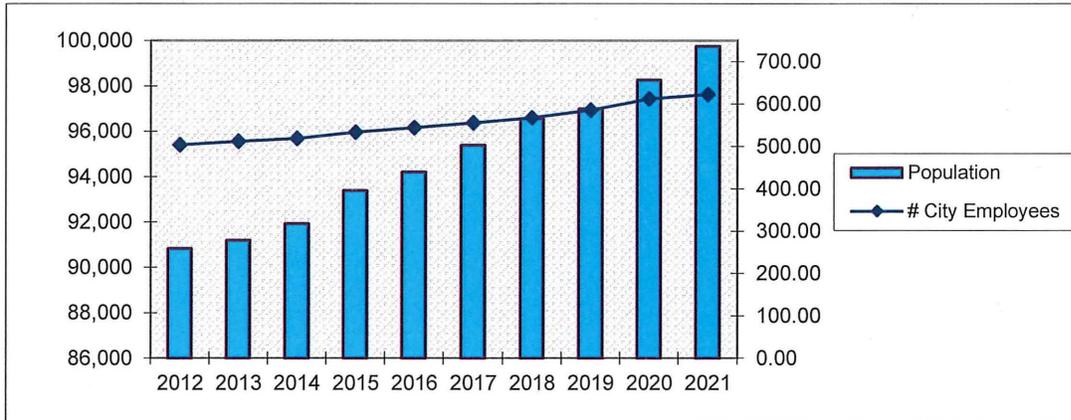
Largest Employers:

	<u>Employer</u>	<u>Product or Service</u>	<u>Estimated Employment within City</u>
Manufacturing	Nike	Athletic footwear, apparel, accessories	3,604
	TEKsystems	Information technology	403
	Formfactor Beaverton, Inc.	Manufacturing	284
	Columbia Sportswear	Outdoor clothing and footwear	250
	Vanguard EMS, Inc.	Manufacturing	230
	Reser's Fine Foods	Food products	203
	Digimarc Corporation	Information technology	184
	Graphic Products, Inc.	Safety and visual communications	165
	Bimbo Bakeries	Wholesale bakery	158
Nonmanufacturing	Beaverton School District	Schools	4,606
	Comcast Cable	Cable television	779
	City of Beaverton	Municipality	703*
	Fred Meyer Stores, Inc.	Retail merchandise	525
	Pacific Office Automation	Retail - office products	415
	Home Depot	Retail merchandise	353
	New Seasons Market	Retail merchandise	351
	Costco Wholesale	Retail merchandise	339
	Nationstar Mortgage, LLC	Lending company	330
	DAT Solutions, LLC	Freight load board	261
	Lanphere Enterprises	Automobile dealership	260
	Checkfree Services Corporation	Electronic payment processing	256
	Kaiser Foundation	Health systems	252
	CBRE, Inc.	Commercial real estate services	247
	Russ Auto, Inc.	Automobile dealership	225
	Aerotek, Inc.	Staffing agency	199
	Rivermark Community Credit Union	Financial services	190
	OPUS Solutions, LLC	Global event agency	172
	Sunset Imports	Automobile dealership	168
	Women's Healthcare Associates, LLC	Healthcare	160

* Includes permanent and temporary employees

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 BUDGET

POPULATION GROWTH
Last Ten Fiscal Years



Fiscal Year	Population	Number of City Employees	City Employees Per Capita
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	98,255	612	0.0062
2021	99,750	623	0.0062

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

FY 2020 reflects a net increase of 25.80 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 HR Assistant; 1 FTE Assistant Community Development (CDD) Director; 1 FTE Program Coordinator in CDD; 1 FTE Planning Tech in CDD (2-year limited duration); 1 FTE Program Coordinator for Equity Procurement coordinating; 3 FTE Court Clerk positions; 1 FTE Associate Judge; 1 FTE Community Services Officer; 1 FTE Traffic Safety Program Specialist; 2.25 FTE Retired Officers - Intersection Speed; 1 FTE Code Compliance Officer; 1 FTE Project Manager 2 position in Transportation Planning Division; 2-year limited duration 1 FTE Applications Development Manager (.25 FTE is funded in the Building Fund); 1 FTE Development Project Manager; a reduction of 0.5 FTE in Assistant Finance Director positions; a reallocation of an Engineering Associate position from the General Fund to Sewer and Storm Drain Funds; and a reallocation of Engineering Tech 2 position from General Fund to Water, Sewer, and Storm Drain Funds. Changes in FTE in other funds are as follows: 0.05 FTE Library Reference Assistant; 1 FTE Program Coordinator - Street Fund; 1 FTE Project Engineer -Water Fund; 2 FTE Public Works Techs (Sewer Fund and Storm Utility Fund); 1 FTE Public Works Lead (split between the Sewer Fund and the Storm Utility); 0.5 FTE Web Analyst position; and 1 FTE Assistant Public Works Director.

FY 2021 reflects a net increase of 10.50 FTE positions. Added to the General Fund are as follows: The Web Management Program (3 FTE) moved from the Information Systems Fund to the General Fund; a Maintenance Tech transferred from the General Fund to the Library's new Building Maintenance Program; .50 FTE Human Resources Assistant added to an existing .50 FTE to create a fulltime position; 1 FTE HR Specialist; elimination of .20 FTE of an Assistant Finance Director position due to retirement; .20 FTE Support Specialist in the City Attorney's Office added to an existing .50 FTE position; and 1 FTE Senior Development Project Manager and 1 FTE Development Project Coordinator added in CDD's Development program and Urban Renewal administration program. Changes in FTE in other funds are as follows: 1 FTE Public Works Supervisor in the Street, Sewer and Storm Drain Funds; the PRCA General Manager and Capital Campaign Manager are no longer employed by the City; 1 FTE Utility Worker position in the Water Fund; 1 FTE Help Desk Supervisor; 1 FTE Information Services Specialist; a Systems Analyst, two Business Analysts, and a Computer Services Technician to support the implementation of the CDD's Development Review Process software; and 1 FTE Mechanic 1 position.

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 BUDGET

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
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	55,017	40,725	5.2	59,637,237	57,378,682
2017	95,385	57,787	40,806	3.9	64,392,280	63,022,283
2018	96,565	60,971	40,868	3.7	64,148,279	63,848,786
2019	97,000	N/A	40,860	3.7	68,141,408	67,435,994

Sources of information:

(1) Portland State University, Population Research & Census Center

(2) 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



CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 BUDGET

City of Beaverton Statistics

Category	Totals
Addresses in City Limits	46,531
City Limits Area	19.66 Square Miles
Sidewalk Ramps (Total in City)	6,024
Sidewalks (Total in City)	446.65 Miles

City of Beaverton Asset Data

Category	Asset Type	City Owned	City Maintained
<i>Traffic/Streets</i>	Bike Lanes	21.46 Miles	21.46 Miles
	Bridges	42	42
	City Signals	66	129
	City Street Signs	17,154	17,158
	City Streetlights	5,050	4,858
	Streets Paved in 2019	5.25 Miles	5.25 Miles
	City Maintained Streets	225.54 Miles	225.54 Miles
	Pedestrian Paths	5.58 Miles	5.58 Miles
<i>Sanitary Sewer</i>	Sewer Cleanouts	483	483
	Sewer Fittings	30	30
	Sewer Mains	278.18 Miles	278.18 Miles
	Sewer Structures	5	5
	Sewer Manholes	7,889	7,892
	Sewer Taps	22,157	22,157
<i>Stormwater</i>	Stormwater Cleanouts	116	116
	Stormwater Detention Ponds	324	325
	Stormwater Discharge Points	1,316	1,317
	Stormwater Fittings	780	780
	Stormwater Mains	251.30 Miles	251.30 Miles
	Stormwater Inlets	9,348	9,347
	Stormwater Manholes	5,724	5,723
	Stormwater Open Drain	29,386	29,733
<i>Water</i>	Water Control Valves	462	409
	Water Fittings	29,722	29,557
	Water Hydrants	3,057	2,621
	Water Mains	331.62 Miles	331.62 Miles
	Water Structures (Reservoirs, Wells)	475	472
	Water Meters	23,118	23,102
	Water System Valves	12,178	10,458
	Water Quality Test Stations	94	89

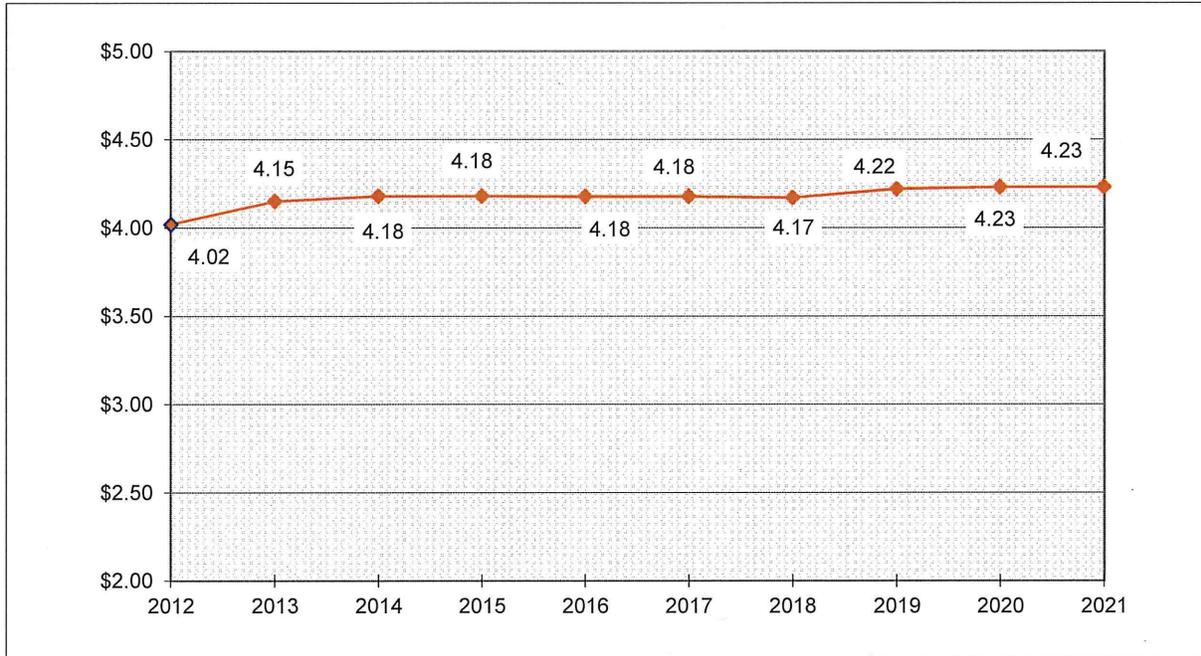
CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 BUDGET

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	105.1	1%
Neighborhood Residential - High Density	596.9	5%
Neighborhood Residential - Low Density	87.1	1%
Neighborhood Residential - Medium Density	1,317.0	10%
Neighborhood Residential - Standard Density	6,006.4	48%
Regional Commercial	382.2	3%
Unzoned-ROW	74.3	1%
Station Community	721.1	6%
Town Center	346.3	3%
Interim Washington County	615.0	5%
Totals	12,581.6	100%

Housing Stock Data	Count	Percentage
Apartment	17,693	42%
Condominium	3,688	9%
Mobile Home	337	1%
Plex	1,034	2%
Single Family	16,920	40%
Townhome	2,333	6%
Totals	42,005	100%

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 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 2019-20, 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 2020-21 of \$4.23 is \$0.39 and when applied to our taxable assessed value of \$10.6 billion, it would yield an additional \$4.2 million in property taxes that the City does not currently need to meet its operations.

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 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
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
2020	3.74	0.36	0.20	4.30	2.90	8.59	4.10	0.07	0.66	0.00	\$20.62

Information from Washington County, Assessment and Taxation Department

CITY OF BEAVERTON, OREGON
FISCAL YEAR 2020-21 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>
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
2020	M	17,039,598,370	420,647,058	6,116,000	344,393,180	17,810,754,608
	A	9,857,830,820	420,647,058	1,005,220	344,153,700	10,623,636,798

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 2020-21 BUDGET

OPERATING INDICATORS BY FUNCTION/PROGRAM
Last Five Fiscal Years

Function/Program	Fiscal Year				
	2015	2016	2017	2018	2019
Governmental Activities:					
General government					
Number of cases filed in Municipal Court	28,438	31,206	30,820	26,981	28,312
Number of land use applications processed	500	525	552	775	739
Number of building inspections (99% completed within 24 hours of request)	27,536	27,450	25,700	24,300	25,600
Public Safety					
Number of arrests by patrol officers	3,351	3,755	3,229	3,700	3887
Citations (1)	12,825	11,204	10,188	11,309	
Traffic violations					7,827
Photo radar					1,686
Photo red light					2,449
Right turn on red					4,115
Intersection speed					12,687
Calls for service response time (minutes)	6.17	6.57	6.45	6.87	7.5
Highways and streets					
Overall Average Pavement Condition Index 70-100=good	83	76	76	76	77
Education					
Main Library - number of items in collection	345,909	331,344	301,103	298,225	282,190
Branch Library - number of items in collection	61,994	61,373	64,715	67,700	70,829
Number of direct customer transactions	3,800,000	3,700,000	3,200,000	2,824,604	2,625,000
Number of annual circulation	2,658,662	2,479,858	2,400,000	2,625,000	2,635,000
Cultural and recreation					
Number of arts & cultural events presented	69	60	42	20	19
Number of participating artists and performers	450	400	600	407	407
Business-type activities:					
Water					
Number of City accounts	18,068	18,134	18,153	18,295	22,276
Average daily consumption (in millions of gallons)	6.73	7.45	6.89	7.15	7.59
Sanitary Sewer and Storm:					
Number of accounts	22,819	22,895	22,960	23,054	23,225

Sources: Various City of Beaverton departments.

(1) Information is obtained from the Municipal Court citation issuance report and is presented in detail beginning FY 2019.