



Annual Report

For the 2022-23 Fiscal Year

The 100th edition of the TSCC Annual Report

Volume 100 - December 2022



**Tax Supervising
and Conservation
Commission**

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December 2022

TO THE COMMUNITY MEMBERS AND TAX PAYERS OF MULTNOMAH COUNTY:

The Tax Supervising and Conservation Commission is pleased to present the 100th Annual Report describing the financial activities of local governments and school districts in Multnomah County. This report has been prepared in compliance with the directives of Chapter 294, Oregon Revised Statutes.

The Commission continues to rely on the cooperation of many local government officials and staff. To all who assisted in the preparation of this report, we express our sincere appreciation.

Respectfully Submitted,

THE TAX SUPERVISING & CONSERVATION COMMISSION

Harmony Quiroz, Chair

James Ofsink, Vice Chair

Dr. Mark Wubbold, Commissioner

Margo Norton, Commissioner

Matt Donahue, Commissioner



2022-23

Annual Report

**Local Government Finance in
Multnomah County**

Volume 100

December 2022

**Multnomah County
Tax Supervising and Conservation Commission**

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December 2022

To the Readers of the TSCC Annual Report,

The Commissioners and staff of the Multnomah County Tax Supervising and Conservation Commission are honored to bring you this 100th edition of our annual report.

About This Report

Oregon local budget law requires TSCC to compile a “complete and comprehensive” report on budgets and bonded debt of taxing districts located in Multnomah County “for the information of the electors and taxpayers.” In this report, we share general information and high-level budget analysis for districts in aggregate. Additionally, we provide individual summary budget data for each Multnomah County taxing district using a standard format so community members can review budget data at a glance.

The TSCC Year in Review

District Membership

We had three districts rejoin TSCC this summer: Riverdale School District, Centennial School District, and Reynolds School District. This brings the total number of TSCC member districts to 36, comprising 84% of the 43 taxing districts in Multnomah County.

Staff and Commission Updates

As was the case for many TSCC districts, this year was one of transition and change for TSCC. In January 2022, Harmony Quiroz was elected TSCC Chair and James Ofsink continued as Vice-Chair. We welcomed a new TSCC commissioner this year, Matt Donahue. This year also marked Allegra Willhite’s first year as Executive Director – as of the writing of this letter, she has been in the role for one year and four months.

The Commission held 12 budget hearings in FY 2021-22 for TSCC member jurisdictions. There were no tax measures on the ballot for member districts last fiscal year, but TSCC held tax measure hearings in fall 2022 for Alto Park Water District, Corbett Fire District, Metro, and Portland Community College.

Annual Report Updates

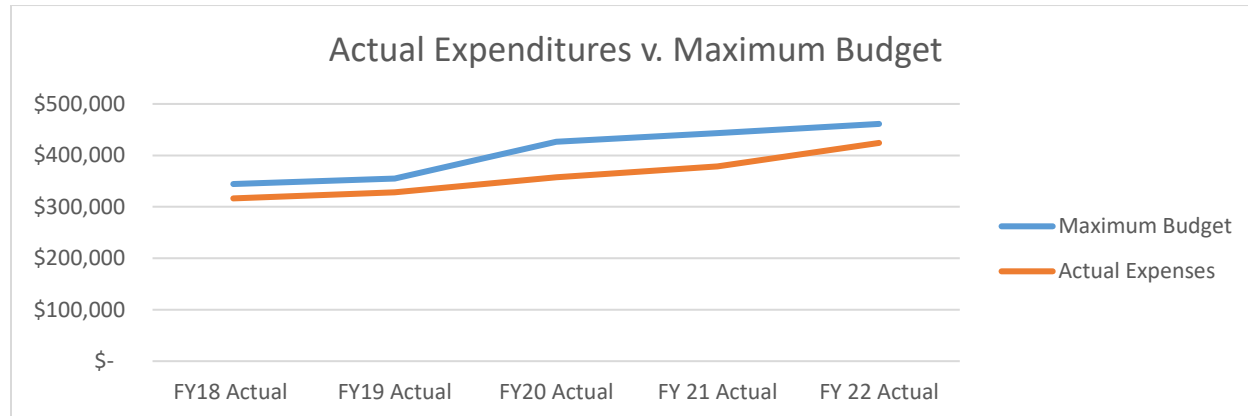
Over the last year we've examined how and when we are communicating with the public and our districts. For the first time, we released the TSCC Annual Report electronically, with the option to request a hard copy. The vast majority of our stakeholders expressed a preference for the electronic format, so we will continue with this as our primary format in the future.

The shift to an electronic report opens up new possibilities, and we are taking this opportunity to update the report design to improve accessibility. We convened a focus group of stakeholders and solicited input on how we can improve the Annual Report. Key takeaways included improving readability, separating out reference data tables, and reducing the amount of information to a more manageable level. As a result, you will notice larger font, streamlined content, improved visuals, and reorganization so reference tables are easy to find in one place.

We plan to continue design improvements in future years, and as always, we would love to hear your feedback on these changes.

TSCC Expenses

The Commission's total FY 2021-22 expenditures were \$424,219. This was 8% under the statutorily authorized maximum budget. The following graph compares the annual TSCC expenditures to the maximum allowable budget over the last four years.



It is our pleasure to serve the public and the TSCC member districts. Thank you, supporters of TSCC, for the opportunity to serve you.

Sincerely,

Harmony Quiroz
TSCC Chair

Allegra Willhite
Executive Director

About the Commission

Mission Statement

The Tax Supervising and Conservation Commission protects and represents the public interest, ensures Multnomah County governments' compliance with Local Budget Law, promotes economy and efficiency within those local governments, and provides advice and assistance to them

The Tax Supervising and Conservation Commission reviews the budgets of most local government districts in Multnomah County, checking to see that budgets are balanced, property tax revenue projections are reasonable, and that the budgets and process used to create them meet state budget law.

Purpose and Authority

The Commission is an independent, impartial panel of citizen volunteers established by the legislature to monitor the financial affairs of local governments in the county. The Oregon Legislature created the Commission in 1919, and it began functioning in 1921. Prior to that time, the Legislature controlled local governments' budgets.

State statutes require all local governments and school districts in Multnomah County serving populations of 200,000 to be TSCC members. There are 13 of these large districts, with the most recently formed district, the Urban Flood Safety and Water Quality District, joining TSCC in FY 2019-20. Those districts serving fewer than 200,000 can volunteer for membership. Twenty-three of the 30 smaller districts in the county are members. Seven small districts are not members, but the Commission still includes those budgets in this annual report.

Governance and Funding

The Commission is governed by state statutes. The statutes empower the Governor to appoint five Commissioners to direct the Commission's affairs. The Commission appoints an executive director, who hires and supervises support staff. The Attorney General serves as legal counsel.

Operating expenses are limited by statute and indexed to 4% annual increases. On average, TSCC's actual annual expenditures have been 90% of the maximum.

Oregon law requires Multnomah County to pay the operating costs of the Commission and to provide it with office space. The county covers these costs out of its General Fund and is reimbursed for one-half of the net operating expenses by the TSCC member districts.

Commission Activities

Operations

Oregon local governments create their budgets annually in the spring. These budgets begin at the start of the fiscal year, July 1. The Tax Supervising and Conservation Commission reviews the budgets of 31 TSCC full membership districts prior to their governing boards' adoption of those budgets (the five remaining TSCC members have limited membership, meaning they access consulting and advisory services but TSCC does not certify their budgets or hold hearings on their tax measures). The reviews are procedural and substantive in nature. Procedural checks establish compliance with the laws governing local finance, particularly local budget law. TSCC also provides a substantive review of program content and reasonableness of estimates.

Commission staff prepares a written review of each member districts' budget. The Commission then holds public hearings for large districts (those serving populations of 200,000 or more) before the district governing bodies adopt the budgets. The Commission's process ends with a budget certification letter. This review and the certification process distinguish the Commission from other regulatory bodies, such as the Oregon Department of Revenue or the county assessor, which do not receive or review copies of the budget documents.

Budget Certification

The Commission reviews each budget and identifies objections and/or recommendations. "Objections" are changes that should be made to the budget before adoption to meet with the local government budget laws. "Recommendations" are suggestions for improving budgeting process. Any objections or recommendations are included in the certification letter issued to each local government under the Commission's jurisdiction. The districts are required by local budget law to address the objections and certifications.

Public Hearings

The Commission holds public hearings to provide an independent and objective forum for community members to get information and express their views on the budgets. Commission members represent the public at these hearings by asking questions representing the community at large. Annual public hearings are mandatory for the 13 large districts and may be requested by the other taxing districts in lieu of the governing body conducting their own public hearings. The Commission also holds public hearings throughout the year on property tax measures placed before the voters. The Commission may also call joint meetings of the levying bodies to discuss tax coordination or other areas of common interest.

Annual Report

Since 1922, the Commission has published this *Annual Report* of all Multnomah County local government budgets, indebtedness, property taxes and other financial information. Copies of this and previous annual reports, local government budgets, and independent audits are available for review by the public at the Commission's office. Recent copies of the Annual Report are also available on the Commission's website at www.tscmultco.com.

TAX SUPERVISING AND CONSERVATION COMMISSION

Established in 1919, began operation in 1921

Current Commission Roster

December 2021

Harmony Quiroz, Chair
(206) 799-7849

James Ofsink, Vice Chair
(503) 901-9032

Margo Norton
(503) 593-5079

Dr. Mark Wubbold
(503) 367-2946

Matt Donahue
(503) 858-5891

Staff

Allegra Willhite, Executive Director
Tunie Betschart, Budget Analyst

Multnomah County Local Governments

Forty-three taxing districts are located primarily within the boundaries of Multnomah County and are included in the financial information in this report. In total, 36 districts are TSCC members. Thirty-one are full members, and five districts have rejoined TSCC under limited membership in order to access the commission's consulting and advisory services. TSCC provides consulting services to those districts, but does not certify their budgets or hold hearings on their tax measures.

Multnomah County	Urban Renewal Agencies	Fire Districts
	Prosper Portland	Multnomah RFPD No. 10
Regional Districts	<i>City of Fairview UR Agency</i>	Riverdale RFPD No 11J
Multnomah County Library	Gresham Redevelopment Comm	Corbett RFPD No. 14
Metro	UR Agency of City of Troutdale	Sauvie Island RFPD No. 30J
Port of Portland	UR Agency City of Wood Village	
TriMet		Water Districts
East Multnomah SWCD	K-12 Schools	Alto Park Water
West Multnomah SWCD	Multnomah Edu Svc District	Burlington Water
Urban Flood Safety & Water Quality	Portland SD No.1J	Corbett Water
	Corbett SD No.39	Lusted Water
Cities	Gresham-Barlow SD No.10J	Palatine Hill Water
<i>City of Fairview</i>	<i>Parkrose SD No.3</i>	<i>Pleasant Home Water</i>
City of Portland	Centennial SD No.28J	Valley View Water
City of Maywood Park	Reynolds SD No.7	
<i>City of Wood Village</i>	David Douglas No. 40	County Service Districts
City of Troutdale	Riverdale SD. No. 51J	Dunthorpe-Riverdale SD
City of Gresham		Mid-County Lighting SD
	Community Colleges	
	Mt. Hood Community College	
	Portland Community College	

Districts in grey have withdrawn from TSCC membership; districts in italics are limited members. TSCC does not certify budgets for either group but does provide consulting services for limited members.

TAX SUPERVISING AND CONSERVATION COMMISSION

Established in 1919, began operation in 1921

Roster of TSCC Commissioners and Dates of Service

J.D. Farrel	1919-1921	Cynthia L. Barrett	1978-1985
I.N. Day	1919-1921	Chet A. McRobert	1980-1993
W.H. Hurlburt	1919-1921	Joseph A. Labadie	1986-1994
Fred W. Mulkey	1921-1924	Lianne Thompson	1989-1994
Louis J. Goldsmith	1921-1926	Robert Brunmeier	1993-1994
R.L. Sabin	1921-1928	Tom Novick	1993-1996
R.T. Cox	1924-1939	Richard Anderson	1994-2005
John C. Veatch	1926-1928	Charles W. Rosenthal	1994-1999
C. Henri Labbe	1928-1931	Clarence E. Parker	1994-1995
G.W. Weatherly	1928-1938	Ann Sherman	1994-1998
Henry F. Cabell	1931-1935	Roger McDowell	1995-1997
Mason L. Bingham	1935-1958	Anthony Jankans	1996-2004
George K. Voss	1938-1942	Nancy Conrath	1998-2000
J.R. Widmer	1939-1953	Carol Samuels	1998-2005
H.W. Bruck	1942-1958	Julie M. Van Noy	2000-2004
Mrs. Marian Copeland	1951-1970	Lynn McNamara	2001-2008
R.L. Fanning	1951-1968	Kirk R. Hall	2004-2007
Kenneth R. Crookham	1953-1966	Elizabeth Hengeveld	2004-2009
L.W. Aylsworth	1958-1959	Carl Farrington	2006-2009
Bernard Shevach	1958-1969	Dr. Roslyn Elms Sutherland	2006-2012
H.W. Bruck	1959-1970	Steven B. Nance	2008-2015
Morton Moss	1966-1967	Terry McCall	2008-2015
Ralph H. Molvar	1967-1968	Javier Fernandez	2010-2014
Robert F. Rinker	1968-1975	Susan Schneider	2010-2014
John B. Altstadt	1968-1973	Brendan Watkins	2013-2019
Samuel B. Stewart	1969-1972	Gülgün Mersereau	2014-2016
Joseph A. Labadie	1970-1978	David Barringer	2014-2021
A.N. Davidson	1970-1973	Margo Norton	2016-
Thomas K. Hatfield	1972-1994	James Ofsink	2016-
Joseph Saunders	1973-1974	Dr. Mark Wubbold	2016-
Oliver I. Norville	1973-1992	Harmony Quiroz	2020-
Richard A. Rocci	1975-1989	Matt Donahue	2021-
William A. Hessel	1976-1979		

Roster of TSCC Executive Directors and Dates of Employment

C.C. Ludwig	1922-1929
R.C. Flanders	1930-1948
George M. Baldwin	1948-1955
Walter L. Smith	1955-1964
W. L. Thompson	1964-1969
Gilbert J. Gutjahr	1969-1992
Margaret M. Bauer	1992-1994
Courtney Wilton	1994-1998
Linda Burtlehaus	1999-2004
Tom Linhares	2004-2013
Craig Gibbons	2013-2021
Allegra Willhite	2021-

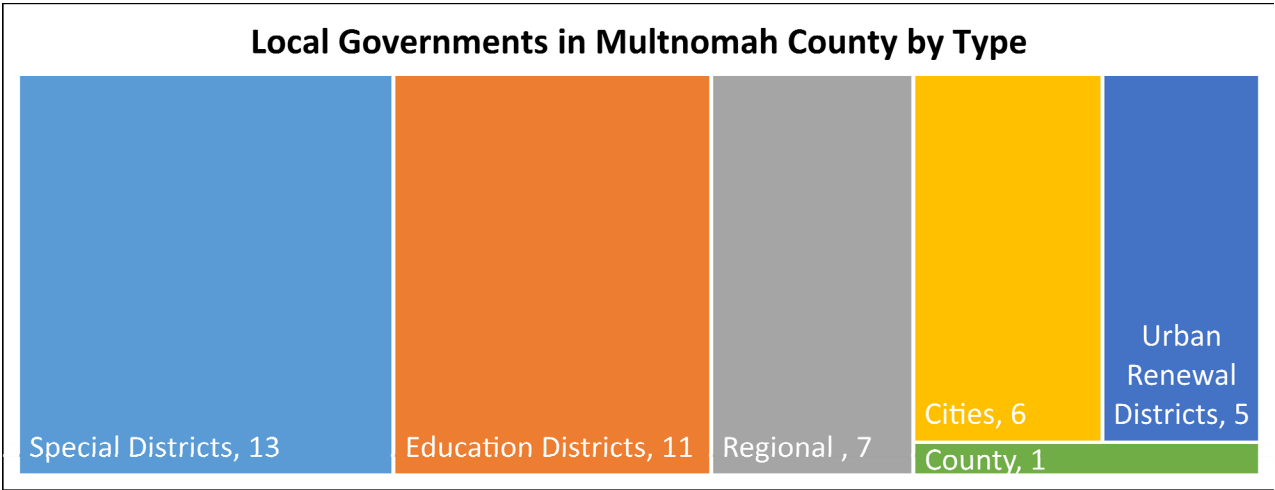
GENERAL INFORMATION

Introduction

This is a comprehensive annual report summarizing budget activity for the taxing districts in Multnomah County. Community member involvement is crucial to successful government, and we hope to encourage community members to learn more about the districts serving them. The Commission has published this report in order to provide financial information about local governments in Multnomah County in a clear, objective, and understandable manner for community members and public officials.

In this report we provide high-level aggregate data. For specifics on an individual district’s budget, we encourage you to review the district’s budget documents. This report is produced for the benefit of its readers and we welcome your ideas about how this Annual Report could better serve you.

Multnomah County local governments provide a wide range of services to community members financed by a variety of revenues. Local governments primarily or exclusively in Multnomah County include special districts (primarily water and fire districts in unincorporated areas), education districts, regional districts (Port, TriMet, library district, and soil and water conservation), cities, urban renewal, and the county itself. The full list of districts is available on pg.ix.



Each year, districts make their best estimates based on the information available to create a spending plan for the coming year – their budget. Actual spending may vary from the planned spending, but reviewing the budgets shows the community the intent of the local governments for spending the money available.

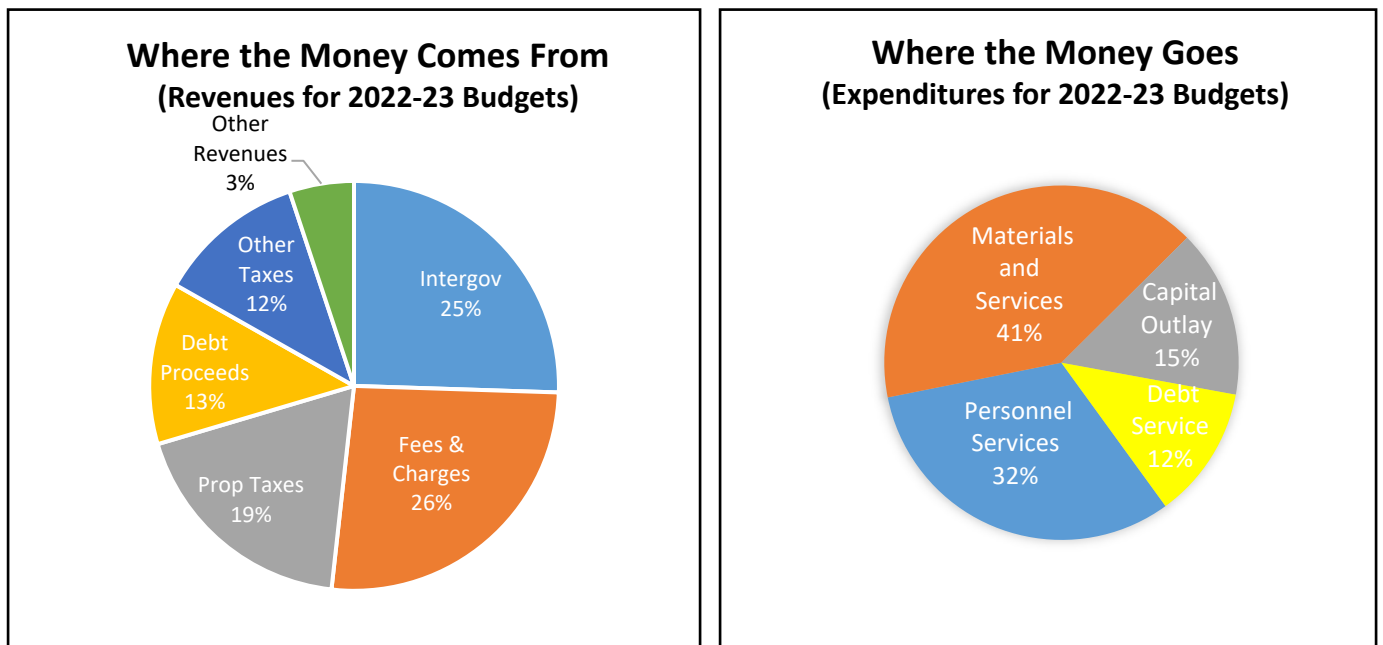
GENERAL INFORMATION

Oregon Budget Law encourages public participation in the budget process. To learn more about these districts, we highly encourage you to visit their websites, review this report, and participate in the budget process through public comment opportunities. Need guidance? TSCC is here to help – [please reach out with any questions](#).

By law, district budgets must balance between resources (the amount of money they have available) and requirements (the amount of money planned for specific purposes):

Resources	Requirements
<ul style="list-style-type: none"> • Beginning Fund Balance • Revenues • Transfers In 	<ul style="list-style-type: none"> • Expenditures • Tranfers Out • Contingencies • Ending Fund Balance

Each fund in a local government budget must have balanced resources and requirements. Resources include all money available, including beginning fund balance (dollars left over from the prior year) and transfers in from other funds. Revenues are the money anticipated to be received in the coming year and come from a number of sources. Requirements include the money expected to be spent in the coming year (expenditures), as well as transfers out to other funds, and contingencies and ending fund balance that are reserved for specific uses.



GENERAL INFORMATION

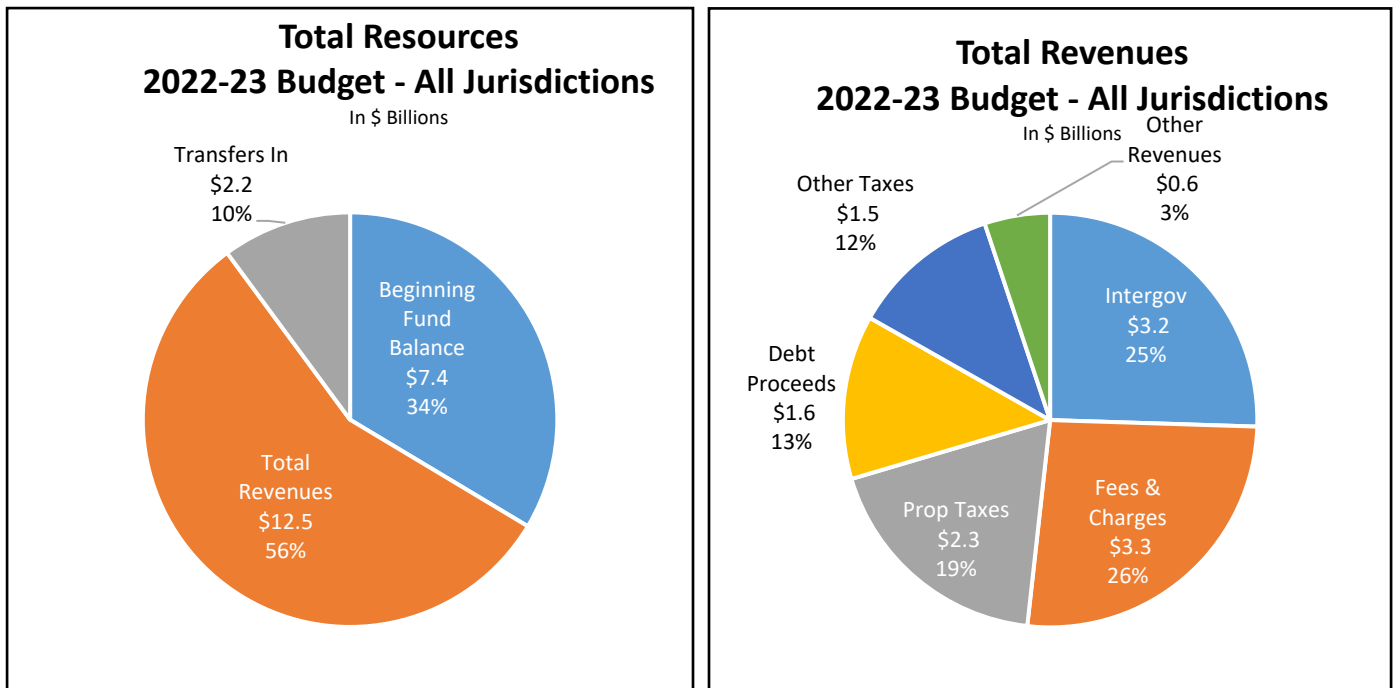
Overall FY 22-23 Adopted budget dollars increased by 1% from FY 21-22 revised budgets. Beginning fund balance, the amount districts expect to have at the beginning of the fiscal year on July 1, 2022 decreased slightly. Ending fund balance, the amount districts expect to have on June 30, 2023, decreased by 17%. Over half of this decrease is due to a budgeted decrease in ending fund balance for Portland Public Schools, one of the largest districts in the Multnomah County.

Total Resources Budgeted - All Districts Combined					
Dollars in Millions					
	2021-22	2022-23	Annual Change		
Beginning Fund Balance	\$ 7,506	\$ 7,441	\$ (65)	-1%	
Revenues	\$ 12,387	\$ 12,465	\$ 77	1%	
Transfers in	\$ 2,065	\$ 2,238	\$ 174	8%	
Total Resources	\$ 21,958	\$ 22,144	\$ 186	1%	

Total Requirements Budgeted - All Districts Combined					
Dollars in Millions					
	2021-22	2022-23	Annual Change		
Expenditures	\$ 13,976	\$ 14,643	\$ 666	5%	
Transfers & Contingencies	\$ 4,959	\$ 4,992	\$ 33	1%	
Ending Fund Balance	\$ 3,023	\$ 2,509	\$ (513)	-17%	
Total Requirements	\$ 21,958	\$ 22,144	\$ 186	1%	

GENERAL INFORMATION

Combined Budget Resources - \$22.1 Billion for 2022-23



The total combined 2022-23 budgeted resources are \$22.1 billion, a 1% increase from last year. Beginning fund balance is \$7.4 billion and transfers are \$2.2 billion, leaving revenues of \$12.5 billion, a 1% increase from last year. Three revenue sources—Property Taxes, Fees and Charges, and Intergovernmental Revenues—account for 70% of the districts’ revenues.

Total Revenues - All Districts Combined				
Dollars in Millions				
	2021-22 Budget	2022-23 Budget	Annual Change	
Intergovernmental Revenue	\$ 3,349	\$ 3,180	\$ (169)	-5%
Fees, Charges, Utilities	3,040	3,272	232	8%
Property Taxes	2,244	2,323	79	4%
Debt Proceeds	1,840	1,595	(245)	-13%
Other Taxes	1,215	1,458	243	20%
Other Income	699	637	(63)	-9%
Total Revenues	\$ 12,387	\$ 12,465	\$ 77	1%

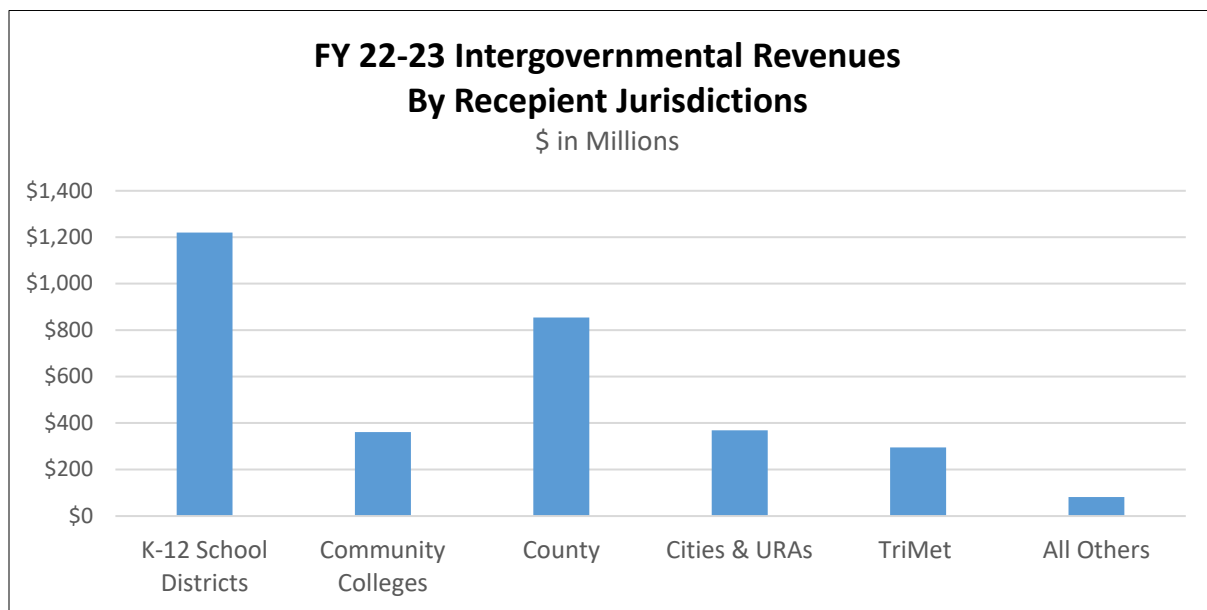
GENERAL INFORMATION

Intergovernmental Revenue - \$3.2 Billion for 2022-23

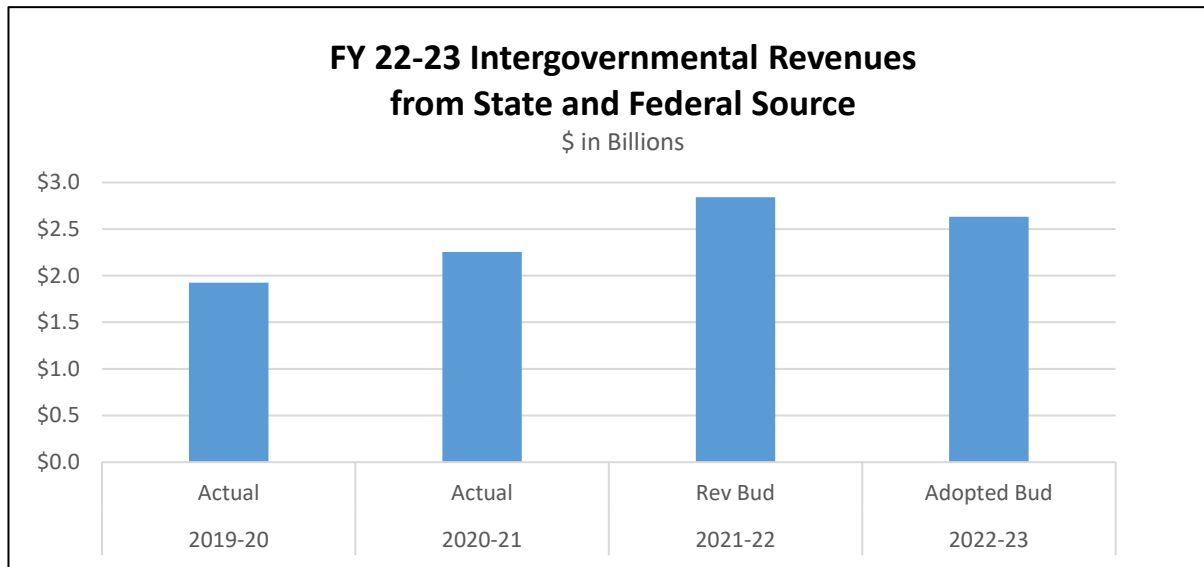
Budgeted Intergovernmental Revenues decreased by 5% from last year's budget. These revenues are 25% of the combined total revenues.

Intergovernmental Revenue consists of funds transferred from the federal and state governments and funds transferred within local governments. The funds are transferred as grants and shared revenue. This category does not include intergovernmental payments for services (see Fees and Charges, next page).

The largest portion of intergovernmental revenue are in education districts, and that funding is primarily from federal and state sources. The chart on the next page shows the annual amount of just the federal and state revenues, which decreased slightly from last year as budgeted federal dollars decreased from a high in FY 21-22 related to covid relief funds from the federal government.

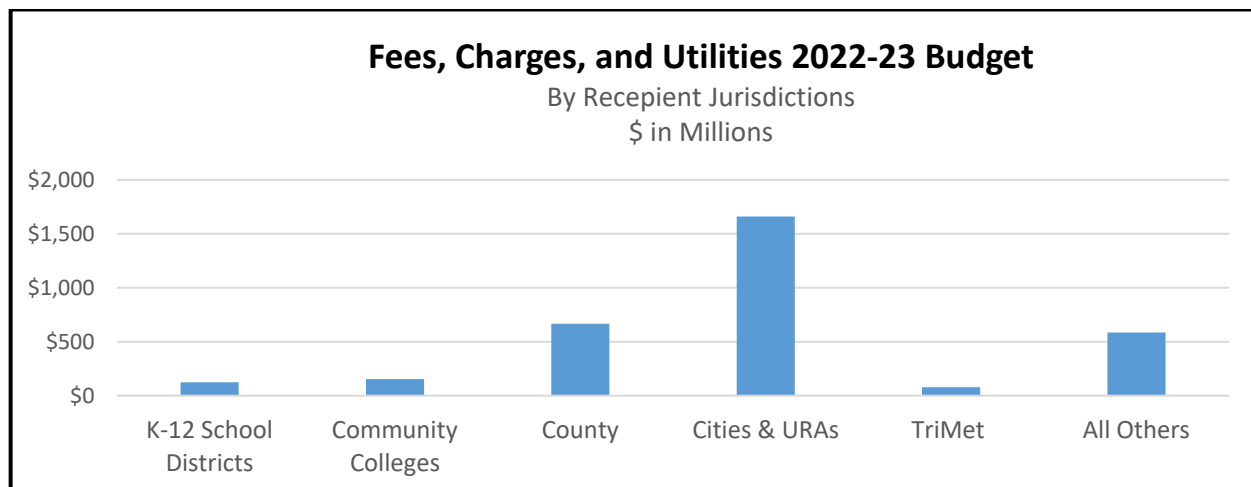


GENERAL INFORMATION



Fees, Charges and Utilities - \$3.3 Billion for 2022-23

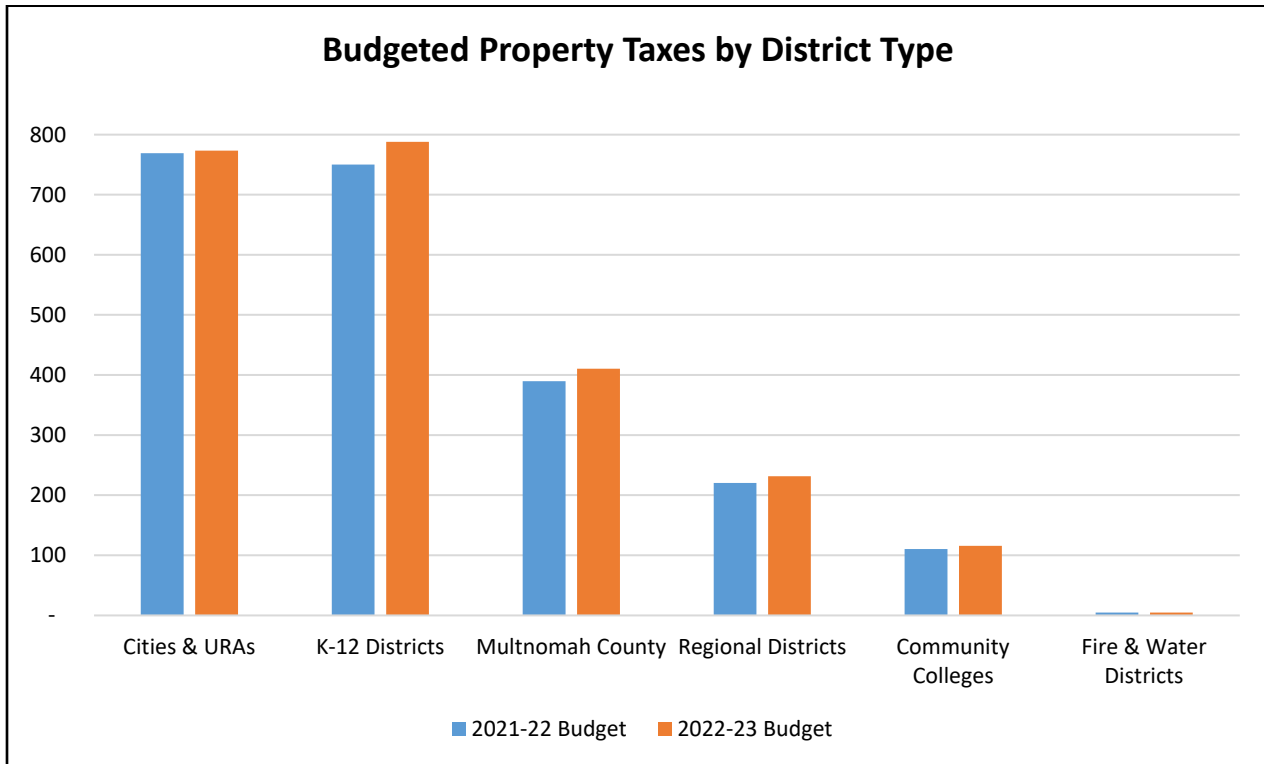
Fees, Charges and Utility Charges comprise 26% of total budgeted revenue for districts. Sources of this category vary widely from district to district and includes items such as system development charges, school tuition and fees, franchise fees, licenses, permits and fines, utility revenues, service reimbursements, and other charges for services. Cities receive the most revenue from this category compared to other districts due to the utilities they provide (e.g., water, wastewater, etc.). This category of revenues increased by 8% over last year's budget, primarily due to increases in the City of Portland's utility revenue budget. Water and wastewater fees increase on July 1, 202 for City of Portland customers.



GENERAL INFORMATION

Property Taxes - \$2.3 Billion for 2022-23

Property tax receipts are budgeted to increase by 4% in 2022-23. Property taxes are 19% of FY 22-23 district budgeted revenue. Schools and cities have the largest share of property taxes budgeted.



GENERAL INFORMATION

Debt Proceeds - \$1.6 Billion for 2022-23

The districts have budgeted \$1.6 billion in debt proceeds for 2022-23, a 13% decrease from last fiscal year's budget. These debt obligations (loans and bonds) will be paid back in future years through one of four methods:

1. *Revenue Bonds* are paid back by existing dedicated revenues such as water utility revenue or gas tax revenue.
2. *General Obligation Bonds* are paid back with dedicated voter-approved property tax revenue.
3. *Tax Increment Bonds* are paid back with urban renewal property tax revenue.
4. *Full Faith and Credit* obligations are paid back by a taxing jurisdiction's general operating revenues.

Debt Proceeds	
	2022-23 Budget
Multnomah County	28,453,741
Port Of Portland	634,480,000
Urban Flood Safety & Water Qual	1,200,000
Prosper Portland	66,165,398
Fairview URA	600,000
Gresham Redevelopment Comm.	5,591,900
Troutdale URA	4,300,000
City of Fairview	1,300,000
City of Gresham	17,482,000
City of Portland	824,764,277
Portland Public Schools	2,300,000
Parkrose School District	4,035,000
Corbett School District	115,000
Lusted Water District	3,876,350
Total	\$1,594,663,666

Other Taxes - \$1.5 Billion for 2022-23

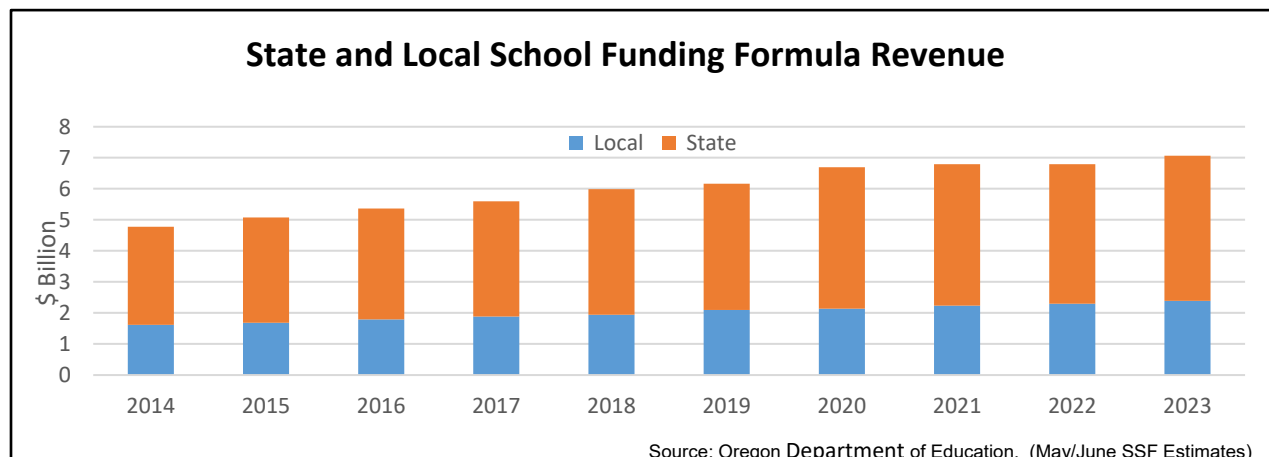
Local governments in Multnomah County levy taxes other than property tax. In total, these taxes account for 12% of local government revenues in the county and have increased in recent years with the passage of income taxes to fund clean energy (City of Portland), supportive housing (Metro) and preschool for all (Multnomah County).

Other Taxes Collected					
	2019-20	2020-21	2021-22	2022-23	% Change
TriMet Payroll Tax	\$398	\$416	\$438	\$470	7.4%
Business Income Tax	\$278	\$319	\$310	\$428	38.2%
Personal Income Tax	\$0	\$0	\$222	\$225	1.1%
Transient Lodging Tax	\$106	\$36	\$72	\$94	30.1%
Clean Energy Tax	\$63	\$116	\$52	\$91	74.1%
Excise Tax*	\$40	\$40	\$38	\$39	2.8%
Rental Car Tax	\$28	\$20	\$29	\$39	34.6%
LID/Svc Dist. Asstmts.	\$14	\$15	\$12	\$31	150.3%
Local Gas Tax**	\$26	\$26	\$28	\$28	1.6%
Arts Tax	\$11	\$13	\$14	\$14	0.0%
Total Other Taxes	\$964	\$1,001	\$1,215	\$1,458	20.0%
*Includes Metro 7.5% charge on users of Metro facilities and various construction taxes.					
**Includes City of Portland (\$0.10), Mult. County, and City of Troutdale (both at \$0.03).					

GENERAL INFORMATION

State School Funding

With the introduction of property tax limitations and the demand for school funding equalization, the State of Oregon took over primary responsibility for funding schools in 1991. The chart below shows the ratio of local funding (property tax) to state funding (income tax) has been about 33/67%. Prior to 1991, the ratio was the opposite. The Legislature determines how much money is available statewide from both local and state sources and allocates that money to districts on a per-student basis. That allocation is each district's General Purpose grant. The per-student amount is the same for all districts, equalizing school funding generally. The state deducts permanent rate property taxes from each school districts' General Purpose grant to determine how much the school district will receive from the State School Fund Grant. Local option levies are excluded from the reduction.



Funding Allocation

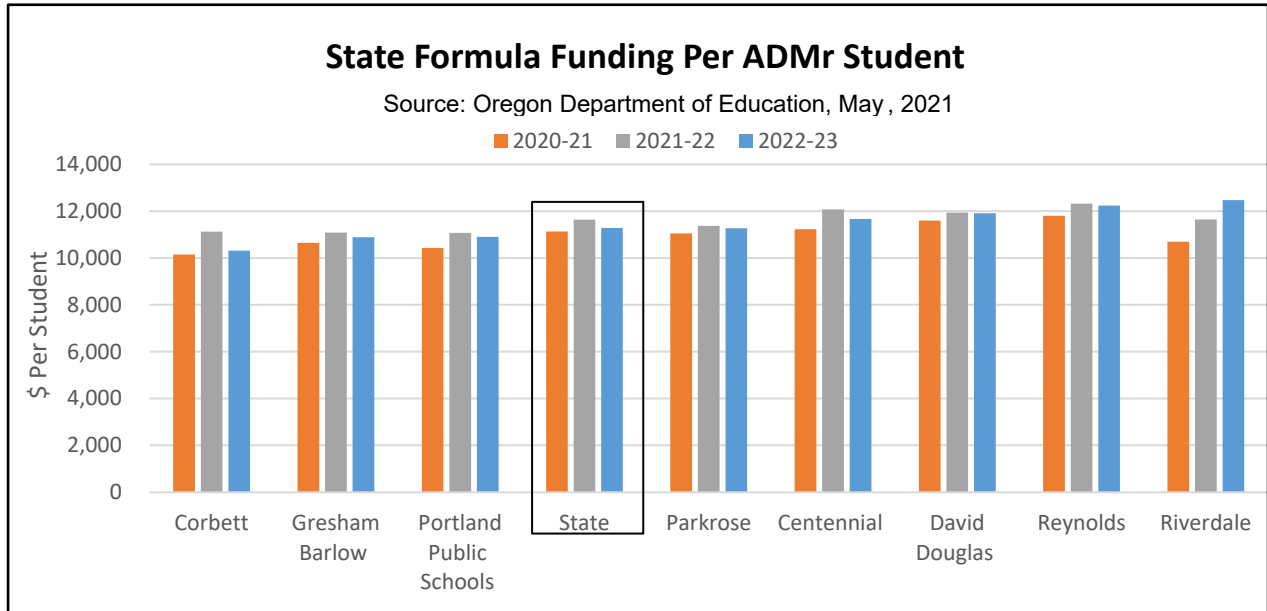
The state school funding formula allocates funds based on student enrollment. *Average Daily Membership, resident* (ADMr) is the average number of students enrolled in a district on a daily basis. The variance in funding per ADMr is due to adjustments within the allocation formula. ADMr does not recognize that some categories of students require more assistance than others, increasing a school district's workload.

A second enrollment number, *Average Daily Membership, weighted* (ADMw) (see following table) recognizes that and is used to adjust the allocation formula for the higher resource needs of those student groups.

ADMw Weighting Factors	
Each Student Who Is:	Is Counted As:
In a family at or below poverty level	1.25 Students
In foster care	1.25 Students
Learning English as a second language	1.50 Students
On an individualized Education Program	2.00 Students
Pregnant or parenting	2.00 Students

GENERAL INFORMATION

Up to date information on the factors impacting weighted categories, such as English language learners and students in poverty, can be found in the Statewide Report Card: [Oregon Department of Education : Statewide Annual Report Card : State of Oregon](#).



Student Population Trends

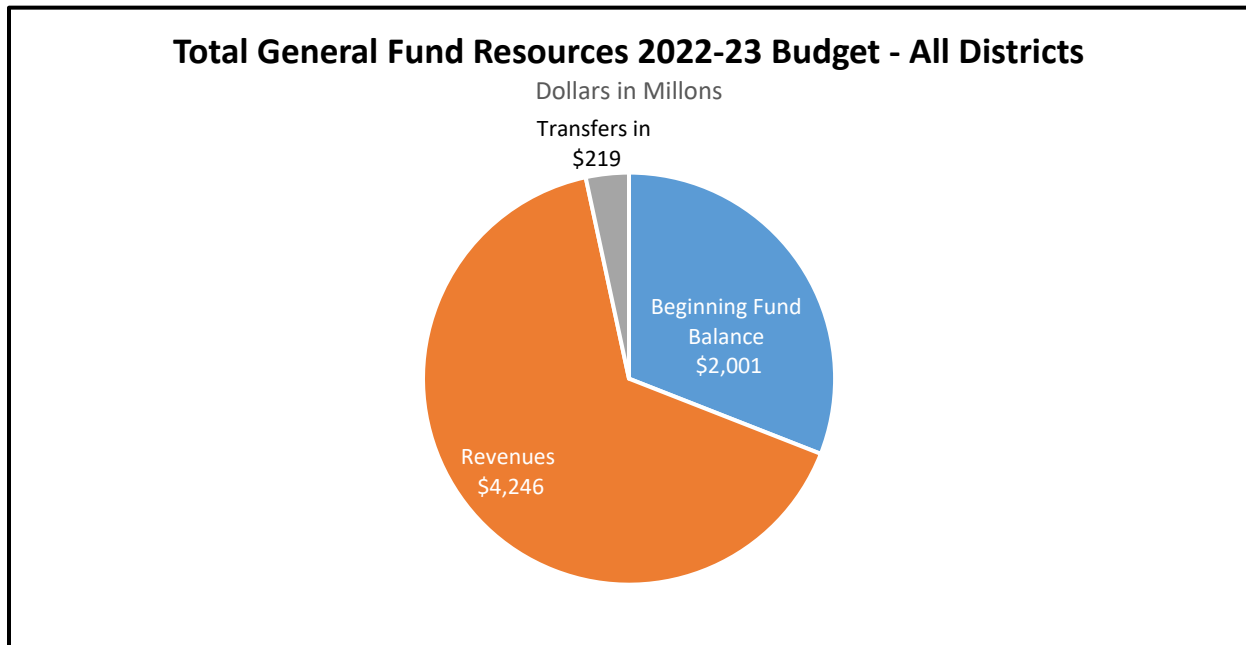
Using the enrollment measure that best reflects workload level (ADMw), the county's total student enrollment population is projected to decrease by 7% according to projections by the state (numbers as of May 2022).

Change in District Student Population				
ADMw				
	2021-22 Reported	2022-23 Forecast	Change	
			#	Percent
Portland Public Schools	57,554	53,022	(4,533)	-7.9%
Parkrose	3,756	3,480	(276)	-7.3%
Reynolds	14,138	13,407	(731)	-5.2%
Gresham Barlow	13,944	13,374	(570)	-4.1%
Centennial	7,487	7,001	(486)	-6.5%
Corbett	1,253	1,223	(31)	-2.4%
David Douglas	11,493	10,525	(968)	-8.4%
Riverdale	656	669	13	2.0%
Total	110,281	102,700	(7,581)	-6.9%

GENERAL INFORMATION

General Fund Resources

Each district's General Fund warrants special attention because they are the depositories for most property tax funds. Total General Fund budgets for 2022-23 are \$6.5 billion, a 5% increase.



General Fund Reserves

Local governments use Beginning Fund Balance as a depository for money not spent in the prior years as of the first day of the new fiscal year. Money in the Beginning Fund Balance is segregated by its planned or committed future use: dedicated reserves, rainy day reserves, funds carried over from unfinished capital projects, and funds with no assigned purpose, to name a few.

The chart on the next page details the Beginning Fund Balance for each district's General Fund for the last four years.

Beginning Fund Balance is a measure of the financial health of a local government. The ratio of Beginning Fund Balance to the total budget of the fund (last column) can be a key indicator of financial health.

GENERAL INFORMATION

General Fund Beginning Balance					
	19-20 Actual	20-21 Actual	21-22 Budget	22-23 Budget	BFB/GF Bdgt
Multnomah County	124,899,971	128,565,416	124,092,031	173,696,669	22%
Multnomah County Library	16,964,781	12,572,699	9,851,836	28,121,243	22%
East Multnomah Soil & Water	2,240,060	2,875,535	3,179,707	3,432,540	37%
West Multnomah Soil & Water	1,151,319	1,060,349	1,286,000	1,556,000	40%
Port Of Portland	238,467,733	208,664,341	206,643,289	200,937,555	55%
Metro	57,091,918	57,526,276	50,648,237	69,034,607	37%
TriMet	535,318,920	673,306,610	726,497,732	1,064,741,634	55%
Urban Flood Soil & Water Quality	0	0	136,076	800,000	40%
Prosper Portland	1,371,883	1,225,521	1,336,514	1,167,834	3%
Fairview URA	534,253	3,421,012	1,668,421	2,637,967	64%
Gresham Redevel Comm	90,822	2,599,568	887,000	446,800	7%
Troutdale URA	404,077	(74,022)	27,877	171,112	3%
Wood Village URA	805,422	3,860,847	1,800,000	1,940,000	77%
City of Fairview	2,964,156	2,554,016	2,249,890	3,110,119	32%
City of Gresham	17,250,565	12,947,719	12,021,450	23,300,000	22%
City of Maywood Park	65,613	65,923	102,000	146,000	37%
City of Portland	77,249,974	70,766,904	102,632,470	102,204,592	11%
City of Troutdale	6,359,366	4,755,397	7,374,584	6,888,114	30%
City of Wood Village	2,779,983	2,281,367	2,600,000	3,500,000	51%
Mt. Hood Community College	9,027,630	9,666,312	10,254,233	19,535,549	22%
Portland Community College	42,082,929	62,851,749	85,968,102	61,925,295	20%
Multnomah ESD	7,950,866	8,325,729	8,683,957	9,300,000	16%
Portland Public Schools	39,887,000	64,474,000	84,845,000	99,978,000	12%
Parkrose School District	2,399,372	823,322	1,800,000	3,757,090	10%
Reynolds School District	17,832,461	18,958,789	11,099,637	34,006,549	20%
Gresham-Barlow School District	18,172,677	21,393,671	21,000,000	26,085,240	16%
Centennial School District	176,827	1,420,478	3,250,000	21,100,000	22%
Corbett School District	2,069,238	4,689,570	2,790,757	4,207,289	24%
David Douglas School District	16,391,409	15,338,222	17,500,000	23,245,445	17%
Riverdale School District	874,478	1,482,071	1,500,000	1,000,000	9%
Multnomah RFPD District 10	491,054	523,353	499,345	389,849	16%
Riverdale RFPD District 11J	1,286,453	1,349,574	1,279,500	1,410,000	53%
Corbett RFPD District 14	112,609	262,500	239,000	213,000	26%
Sauvie Island RFPD 30J	243,357	208,417	91,185	162,037	41%
Alto Park Water District	25,110	25,167	27,862	28,733	30%
Burlington Water District	136,577	161,168	150,000	175,000	29%
Corbett Water District	901,800	997,529	260,122	380,323	29%
Lusted Water District	260,807	301,085	350,000	380,000	39%
Palatine Hill Water District	986,316	884,095	1,151,377	1,624,986	53%
Pleasant Home Water District	227,527	179,763	179,763	170,053	33%
Valley View Water District	1,020,995	1,143,906	1,171,563	1,394,424	63%
Dunthorpe-Riverdale Sewer	907,517	1,259,766	1,744,000	2,240,000	63%
Mid-County Lighting	256,138	379,235	508,000	600,000	52%

GENERAL INFORMATION

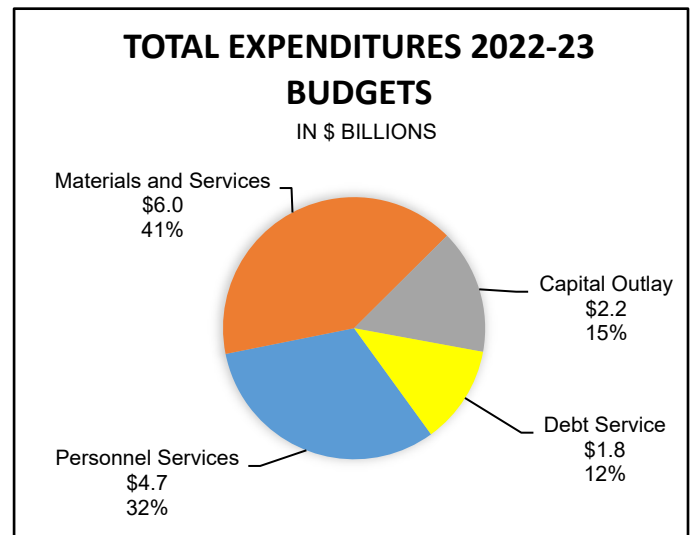
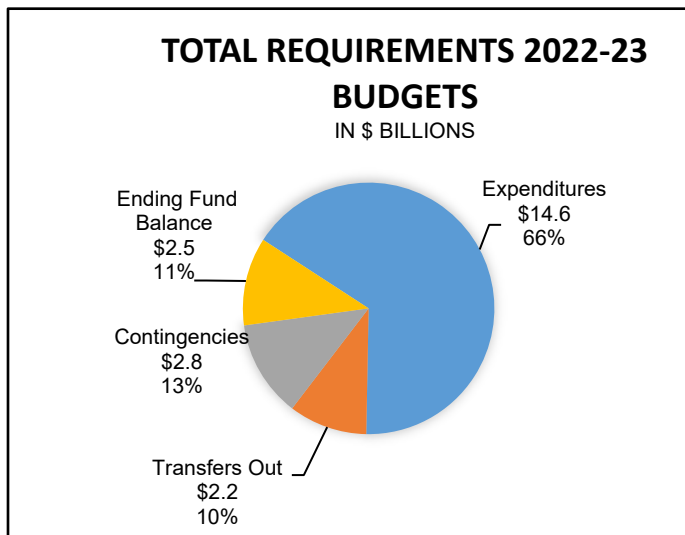
Combined Budget Requirements and Expenditures

Budgets are made up of requirements, meaning the money a district may require for spending in the coming year. Requirements are made up of expenditures, reserves, and transfers. The expenditure budget is a better measure when looking to understand the amount of money districts expect to spend in a fiscal year since items like contingency, reserves, or transfers may or may not be spent depending on need. Overall expenditures for all districts combined are budgeted to increase 5%.

What is an expenditure?

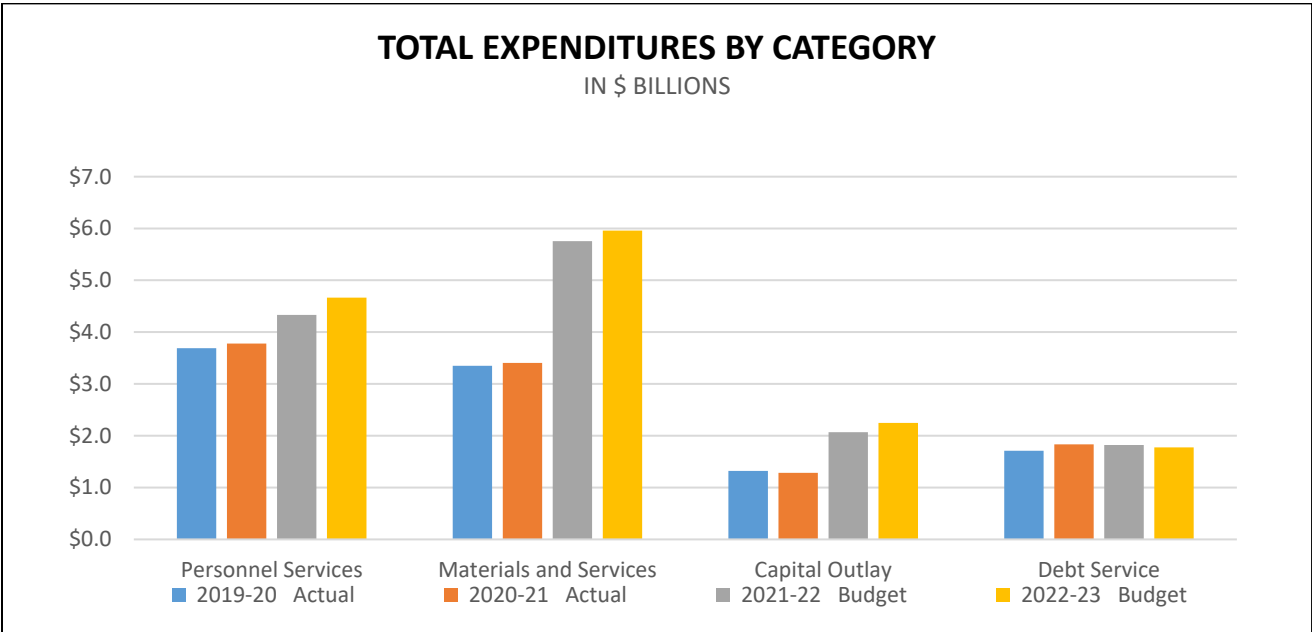
Budget law defines expenditures as Personnel Services, Materials & Services, Capital Outlay, and Debt Service. It excludes the other requirements: Fund Balance, Fund Transfers, and Contingencies (*Oregon Administrative Rule 150-294.550*).

Total combined 2022-23 requirements for all districts in Multnomah County are \$22.1 billion. The 2022-23 net budget (expenditures only) is \$14.6 billion, an increase of 5% over the 2021-22 budget.



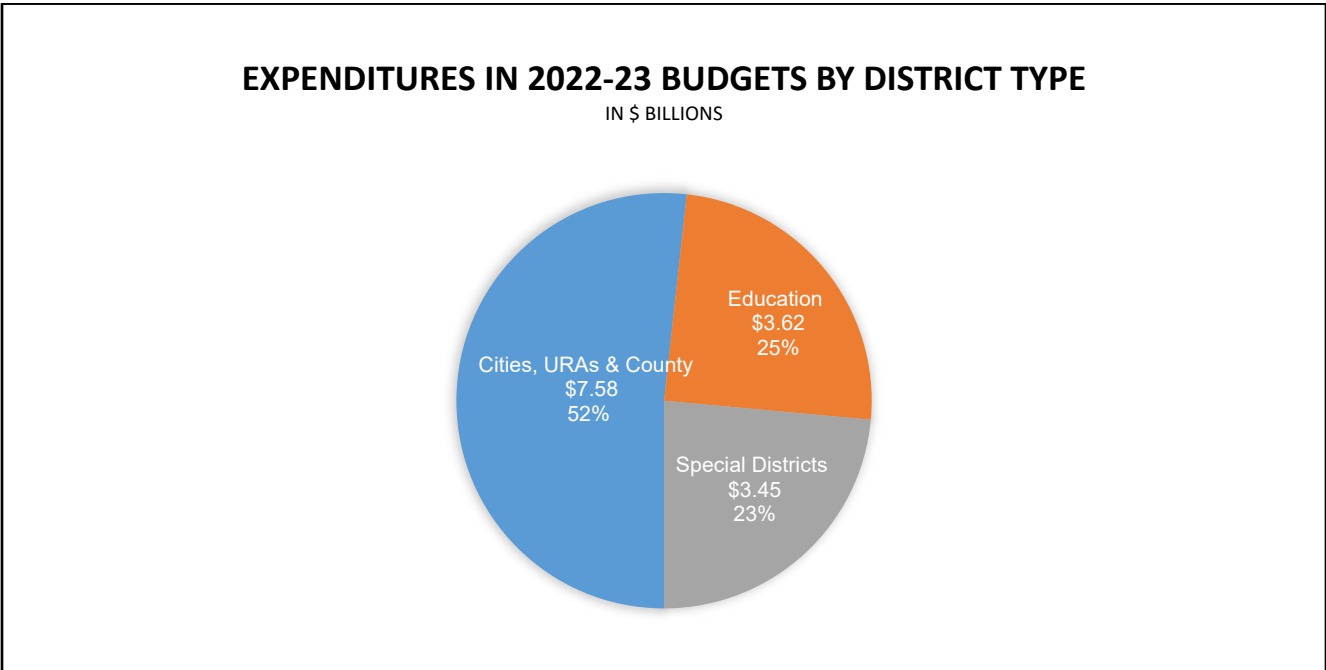
The following chart shows the year-by-year changes for the four main expenditure categories. The numbers for 2019-20 and 2020-21 are the actual expenditures for the year, which usually are lower than the budget. But the graph does show a trend of increasing Personal Services and Materials and Services costs, while Capital Outlay and Debt Service fluctuate over time.

GENERAL INFORMATION



Combined Budget Expenditures by Entity

As shown below, the cities, urban renewal agencies, and the county account for \$7.6 billion in 2022-23 budgeted expenditures (52% of the total).



GENERAL INFORMATION

Districts by Total Budgeted Expenditures	
District	Total Budgeted Expenditures (in billions)
City of Portland	\$ 3.99
Multnomah County	\$ 2.83
Portland School District 1J	\$ 1.78
TriMet	\$ 1.08
Port of Portland	\$ 1.20
Portland Community College	\$ 0.57
Metro	\$ 1.03
All Others	\$ 2.17
	<u>\$ 14.64</u>

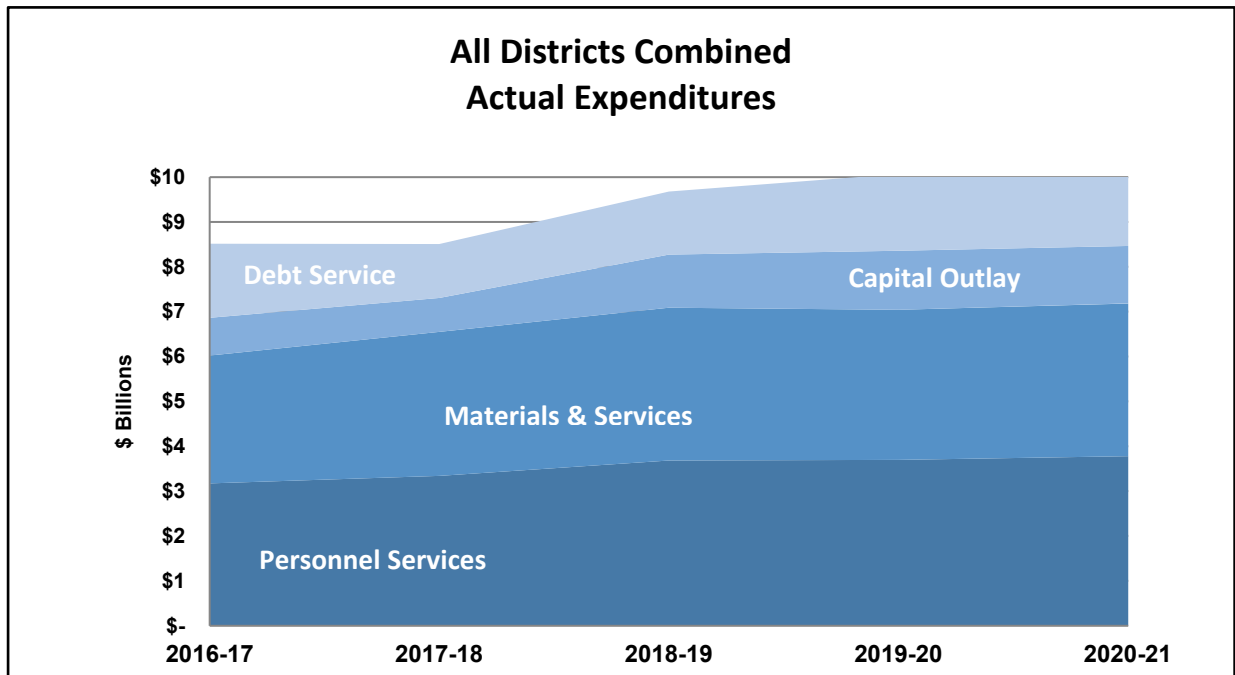
Audited Expenditures

As mentioned, the budget is a district's spending plan for the coming year. In contrast, audited numbers represent actual historical spending. The majority of districts are required to conduct an annual audit of their spending. Total audited 2020-21 expenditures (the most recent audited fiscal year) for TSCC districts combined were \$10.3 billion, a 2.3% increase over the prior year. Since 2016-17, the average annual expenditure increase has been roughly 4%.

All Districts Combined Requirements - Actuals						
(\$ Millions)						
	2016-17	2017-18	2018-19	2019-20	2020-21	Avg. Annual Change
Personnel Services	3,171	3,337	3,509	3,697	3,778	4%
Materials & Services	2,851	3,211	3,408	3,342	3,404	4%
Capital Outlay	841	757	1,184	1,317	1,283	9%
Debt Service	1,652	1,202	1,578	1,710	1,832	2%
Sub-Total Expenses	<u>8,515</u>	<u>8,507</u>	<u>9,679</u>	<u>10,067</u>	<u>10,297</u>	4%
Interfund Transfers	1,080	1,067	1,195	1,383	1,399	2%
Ending Fund Balance	<u>4,539</u>	<u>5,729</u>	<u>6,184</u>	<u>6,695</u>	<u>7,691</u>	17%
Total Requirements	\$ 14,134	\$ 15,303	\$ 17,058	\$ 18,145	\$ 19,387	12%
EFB as a % of Expenses	53%	67%	64%	67%	75%	

GENERAL INFORMATION

The figure below stacks the expenditure actuals by category to give a picture of spending trends over the five-year period from 2016-17 through 2020-21. Personnel Services, and Materials and Services costs have tended to increase uniformly over the years. Debt Service and Capital Outlay costs are more likely to fluctuate annually as projects are started and completed.



Expenditures are one piece of total requirements. Audited numbers also include actual amounts for other requirements, such as ending fund balance and transfer out. The actual combined ending fund balances for the districts was \$7.7 billion in 2020-21. Fund balance as a percent of expenditures increased by 8 percentage points to 75% over the prior year. One of the primary drivers of fund balance fluctuations is capital project financing from bond sales. The fund balance increases with new bond issues and decreases as the proceeds are used for capital projects.

GENERAL INFORMATION

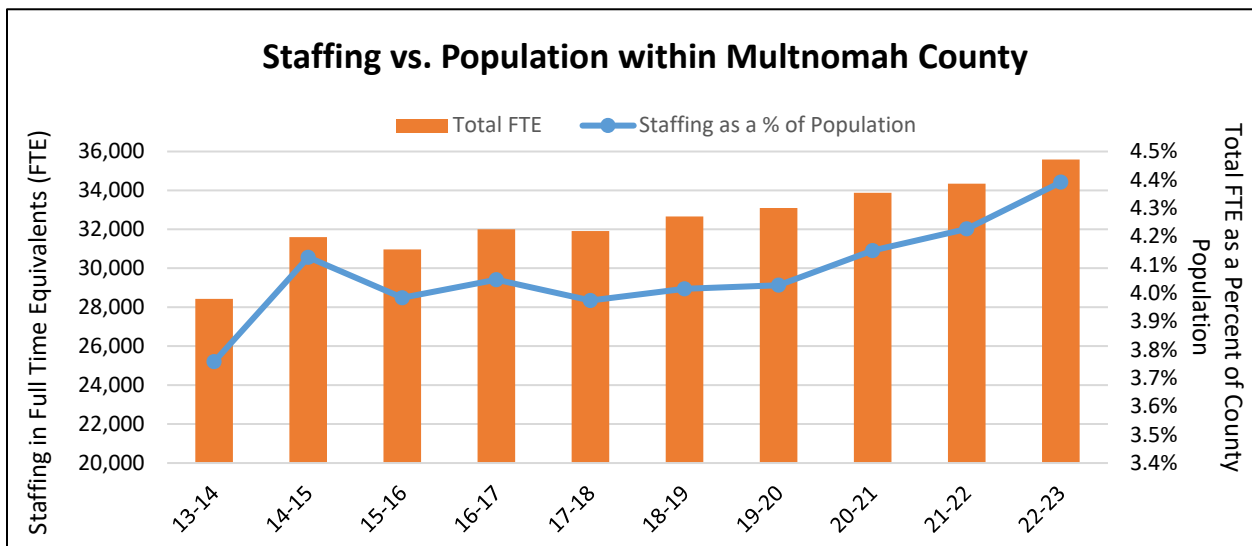
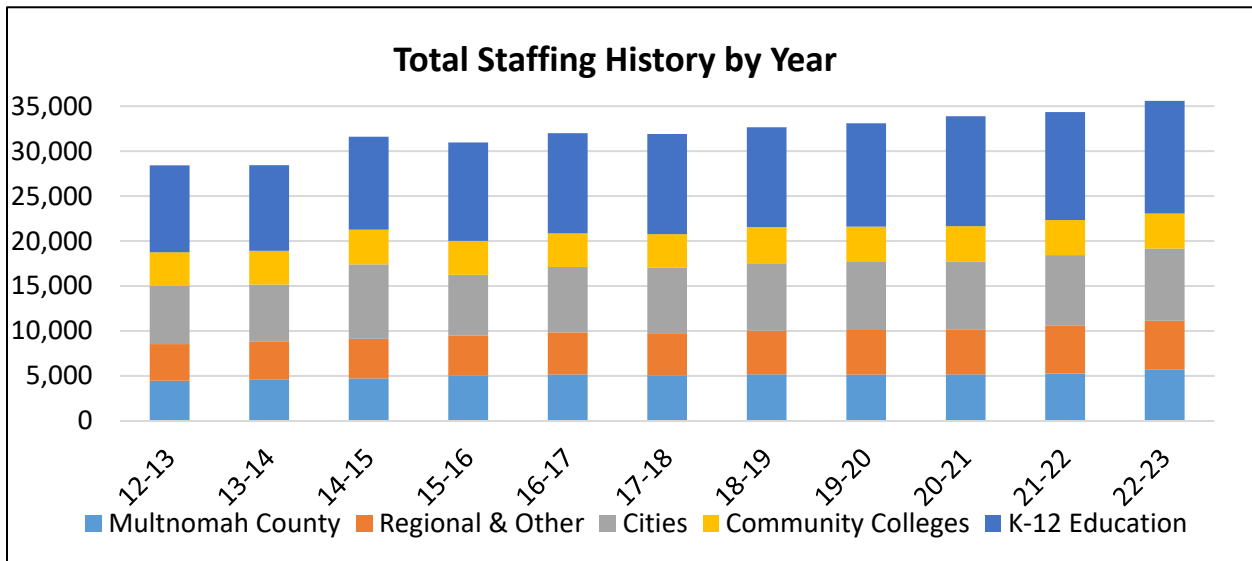
Staffing Levels

Entity	Total Number of Staff Positions (Full Time Equivalents)				Change From FY22 to FY23	
	FY20	FY21	FY22	FY23	#	%
Multnomah County	5,152	5,185	5,279	5,732	453	9%
Regional Districts						
Metro	1,000	967	1,027	1,074	47	5%
Port	754	755	795	866	71	9%
TriMet	3,165	3,188	3,486	3,428	-58	-2%
East Multnomah SWCD	21	22	23	29	6	24%
West Multnomah SWCD	11	11	11	11	0	0%
Subtotal Regional	4,951	4,943	5,342	5,407	65	1.2%
Cities						
Prosper Portland	90	87	90	93	3	3%
City of Fairview	25	25	25	25	0	0%
City of Gresham	601	589	613	638	25	4%
City of Maywood Park	1	1	1	1	0	0%
City of Portland	6,787	6,781	7,011	7,201	190	3%
City of Troutdale	56	57	58	60	2	3%
City of Wood Village	16	16	15	15	0	0%
Subtotal Cities	7,576	7,556	7,813	8,033	220	3%
Community Colleges						
Mt. Hood CC	941	992	1,030	1,018	-12	-1%
Portland CC	2,987	2,987	2,876	2,876	0	0%
Subtotal CC's	3,928	3,979	3,906	3,894	-12	0%
K-12 Education						
Education Service District	662	728	712	746	34	5%
Portland SD 1J	5,991	6,627	6,212	6,530	318	5%
Parkrose SD 3	338	365	355	363	8	2%
Reynolds SD 7	1,209	1,204	1,250	1,286	36	3%
Gresham Barlow SD 10J	1,038	1,019	1,129	1,126	-3	0%
Centennial SD 28J	678	664	641	707	66	10%
Corbett SD 39	98	104	107	107	0	0%
David Douglas SD 40	1,404	1,433	1,520	1,577	57	4%
Riverdale SD 51J	69	68	75	74	-1	-1%
Subtotal K-12	11,487	12,212	12,001	12,516	515	4.3%
Various Other	9	9	10	10	0	0.0%
Total	33,103	33,884	34,351	35,592	1,241	3.6%

GENERAL INFORMATION

The chart to the right shows staffing levels by type of taxing district since 2012-13. Regional governments and schools have seen the greatest growth in personnel. Many districts have added staff in recent years due to the influx of pandemic relief funds from the federal and state government.

Ten Year Change in Staffing Levels				
Full Time Equivalent Employees				
	12-13	22-23	Change	
			#	%
Multnomah County	4,473	5,732	1,259	28%
Regional & Other	4,069	5,407	1,338	33%
Cities	6,474	8,033	1,559	24%
Community Colleges	3,746	3,894	148	4%
K-12 Education	9,654	12,516	2,862	30%
Totals	28,416	35,582	7,166	25%



GENERAL INFORMATION

Budget Related Trends

Each year, the annual report includes analysis and details on areas related to budgets for local governments. The following covers PERS, population, building permits, and transportation.

Public Employee Retirement System (PERS)

State agencies and many local governments provide retirement benefits to their employees through the Oregon Public Employee Retirement System (PERS).

The Oregon Legislature created PERS in 1945 and is the plan sponsor. Current and future pension benefits are set by the Legislature. From 1945 to 1996, the benefit structure was generally consistent. In 1996, the Legislature modified the benefit structure, creating a reduced benefit program for employees hired after the effective date. In 2003, the Legislature overhauled the benefit structure and created a new program, the Public Service Retirement Program (OPSRP), for employees that started work after August 28, 2003. The system now has three membership categories, Tier 1, Tier 2, and OPSRP, and benefit costs have been reduced in each tier.

In Multnomah County, most districts that have employees are in PERS. Two districts, TriMet and East Multnomah Soil & Water Conservation District, provide non-PERS retirement plans for their employees. The City of Portland has a special property tax levy that funds a separate pension program for sworn police officers and firefighters hired before January 2007 while all other Portland employees are members of PERS.

System Financial Status

The Legislature has created a system in which some benefits are *defined* (guaranteed in statute) and some are *contribution-based* (the retiree receives the amount contributed plus interest). The *defined benefit* plan drives system costs, because the contributions and the investment income must be sufficient to pay the promised benefits. Actuarial studies of employee groups are required to determine cost of future benefits—thus future benefits are called “actuarial liabilities”. PERS is funded using the following equation:

The PERS funding equation

At the end of each calendar year, the PERS actuaries calculate the system’s funded status using the following basic equation:

$$\begin{array}{ccccc} \mathbf{B} & = & \mathbf{C} & + & \mathbf{E} \\ \mathbf{BENEFITS} & & \mathbf{CONTRIBUTIONS} & & \mathbf{EARNINGS} \\ \textit{Present value} & & \textit{Employer and member funds} & & \textit{Future returns on invested funds} \\ \textit{of earned benefits} & & \textit{to pay pension benefits} & & \textit{(managed by Oregon Investment} \\ \textit{(set by Oregon Legislature)} & & \textit{(set by PERS Board)} & & \textit{Council and Oregon State Treasury)} \end{array}$$

GENERAL INFORMATION

At the end of each calendar year, PERS publishes a “PERS by the Numbers” report with details on the system. The most recently available report was published in December 2022 and is available here: [PERS by the Numbers 2022 \(oregon.gov\)](https://www.oregon.gov/pers/PERSbytheNumbers/PERSbytheNumbers2022.pdf). Per the report, PERS was 80% funded as of December 2021, a 9% increase over the prior year.

Employer Rates

PERS performs actuarial studies for all member governments. These studies evaluate the employee demographics of each government (employer) and determine a payroll rate that is sufficient to pay the retirement benefits of those employees. The rates are employer-specific and in effect for two years corresponding to the State of Oregon’s biennia (which start on July 1 of each odd numbered year).

In October 2022, PERS released the new system-wide rates for the 2023-25 biennium: <https://www.oregon.gov/pers/EMP/Pages/Contribution-Rates.aspx>. These rates are based on system financial status as of December 31, 2021. These rates will be effective July 1, 2023.

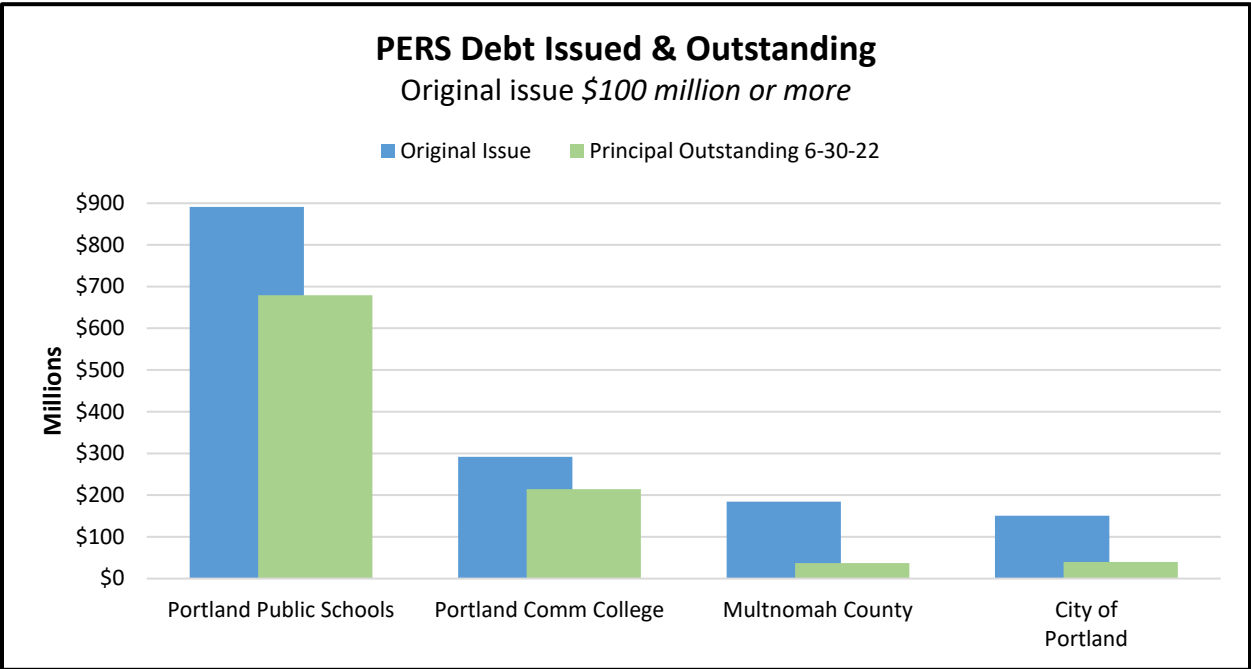
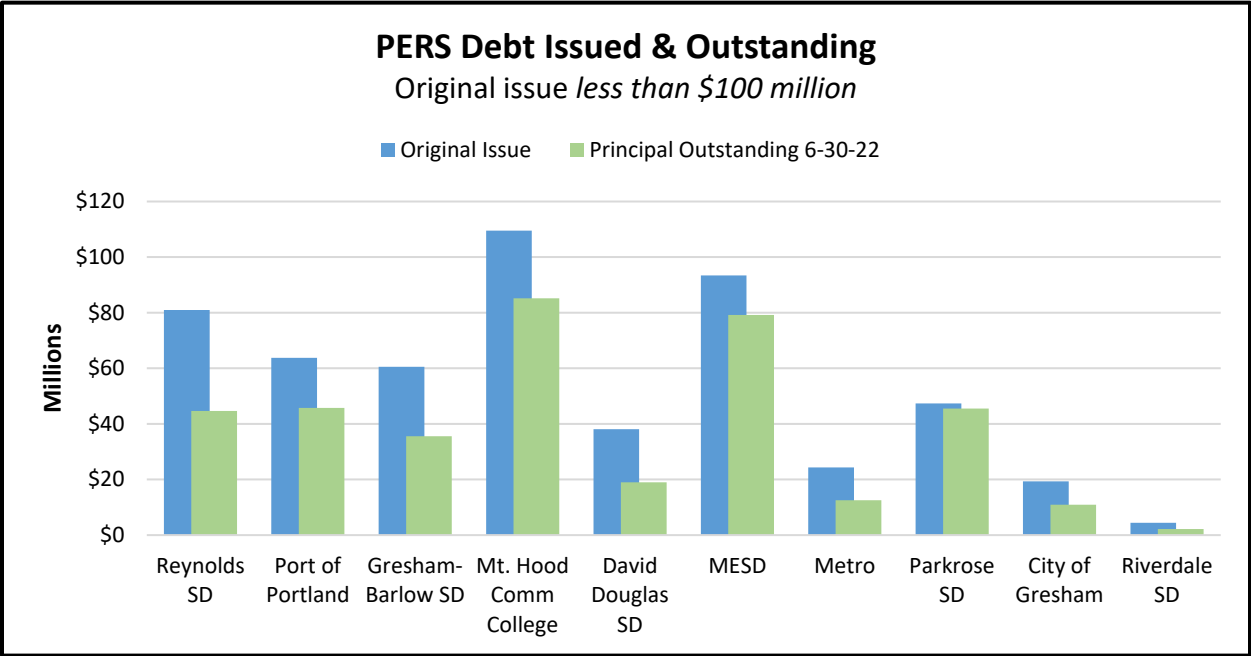
Employers can use side accounts to reduce their PERS contributions. PERS describes the side accounts this way:

When an employer makes a lump-sum payment to prepay part or all of its pension unfunded actuarial liability (UAL), the money is placed in a special account called a "side account."

This account is attributed solely to the employer making the payment and is held separate from other employer reserves. Most employers with side accounts issued pension obligation bonds and deposited the bond proceeds with PERS as a UAL lump-sum payment. A few employers funded their UAL lump-sum payments from other sources, such as savings from internal operations.

Fourteen Multnomah County PERS employers have sold bonds and maintain side accounts. These bonds were issued between 1999 and 2022 with four new issuances in 2021 and 2022. The total of the original issues is \$2 billion and \$1.4 billion will be outstanding at the end of FY 2022-23, roughly 70% of the original issues. The following charts show debt issued compared to debt outstanding for PERS debt.

GENERAL INFORMATION

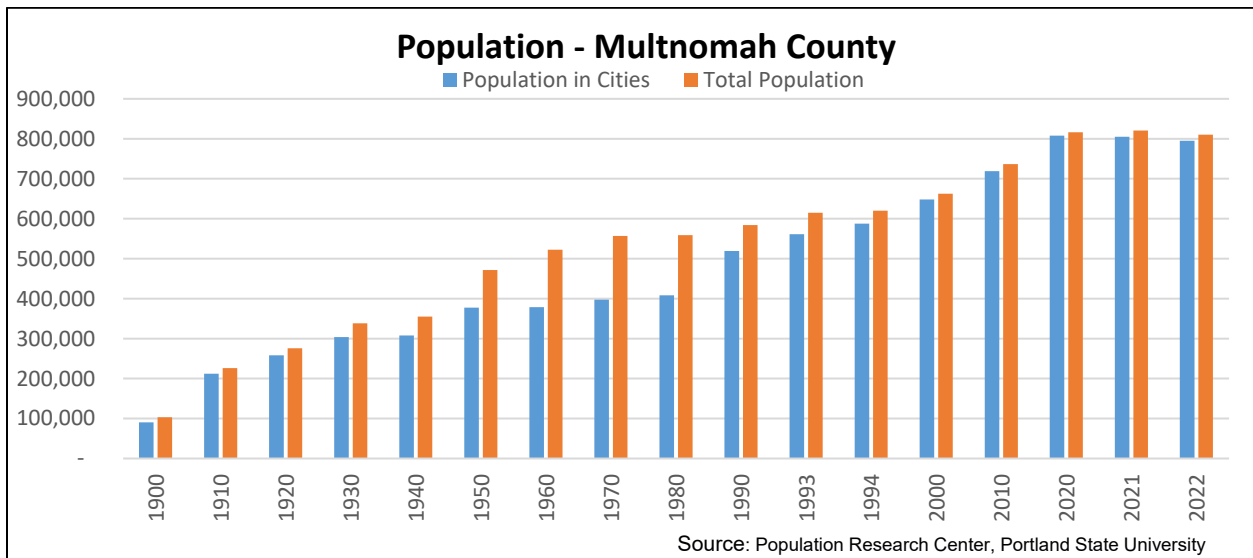


GENERAL INFORMATION

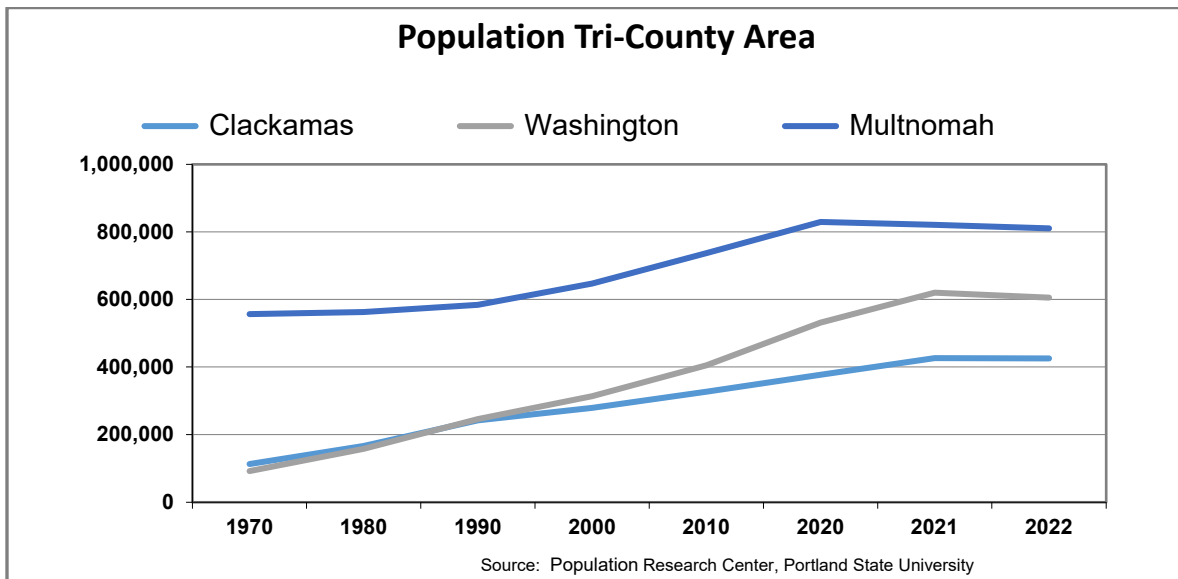
Population

The following figure shows the population growth in Multnomah County as a whole and the growth of population in the cities of Portland, Gresham, Troutdale, Wood Village, Maywood Park and Fairview.

The Population Research Center at Portland State University releases preliminary population numbers in November of each year. In recent years, population has started to flatten, and 2021 to 2022 saw a slight decline.



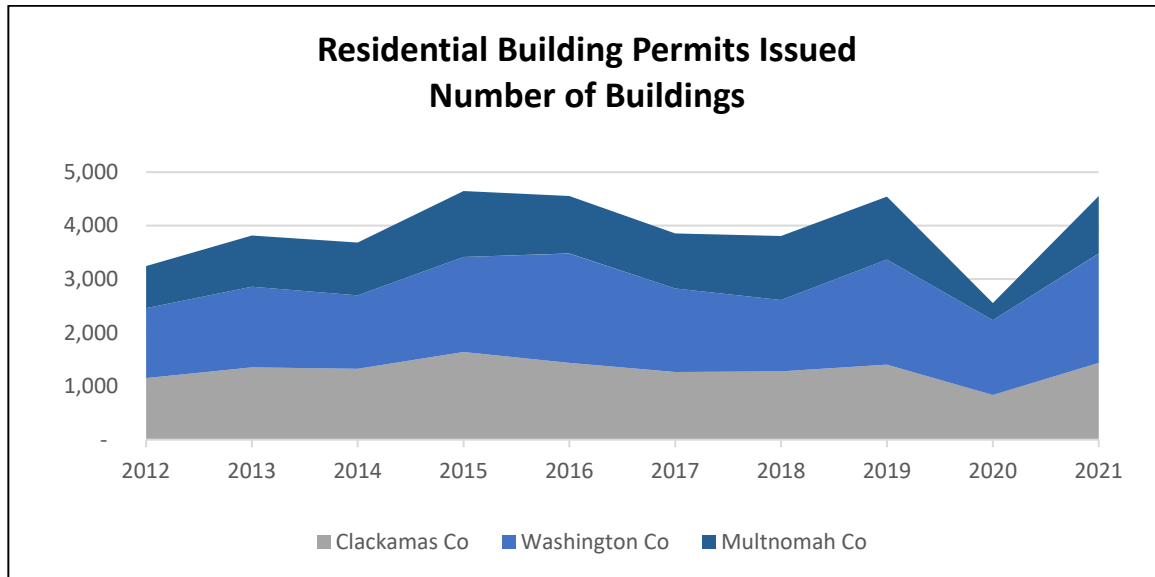
Population growth in Clackamas and Washington county has similarly leveled off, seeing only slight increases from 2021 to 2022.



GENERAL INFORMATION

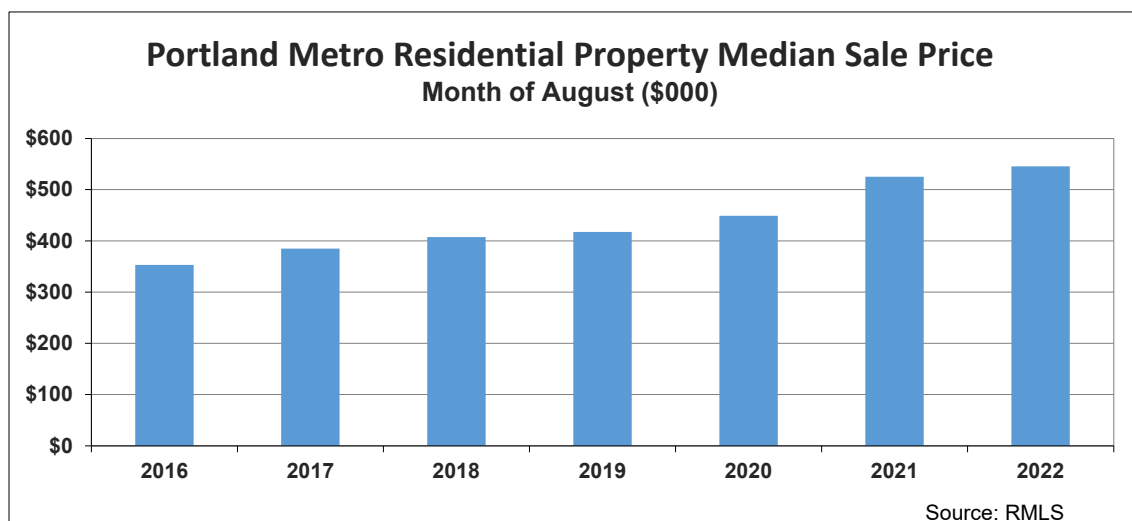
Residential Building Permits

The most recent data is for 2021. After a dip in 2020, residential building permits rebounded, with 2021 total number of buildings permitted coming in 70% higher than the year prior. Permits have almost returned to pre-pandemic levels.



Residential Property Sale Prices

Residential property sale prices have been on a steady increase since 2011. This data, from the Regional Multiple Listing Service (RMLS) includes Multnomah, Yamhill, Washington and Columbia counties as well as the cities of Oregon City and Lake Oswego. The chart below compares the median sales price in August (year-to-date) since 2016.

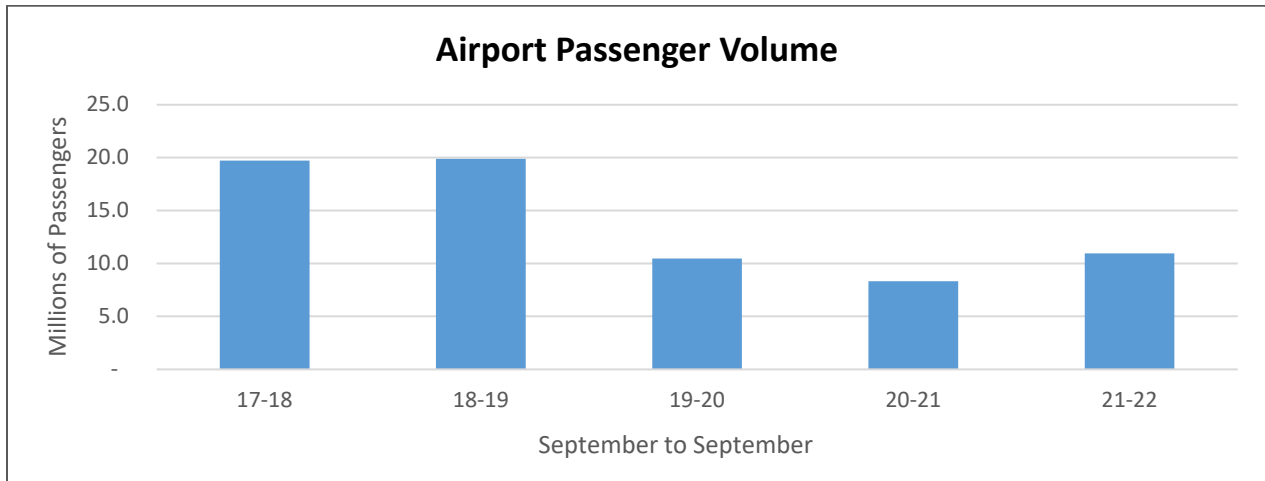


GENERAL INFORMATION

Transportation

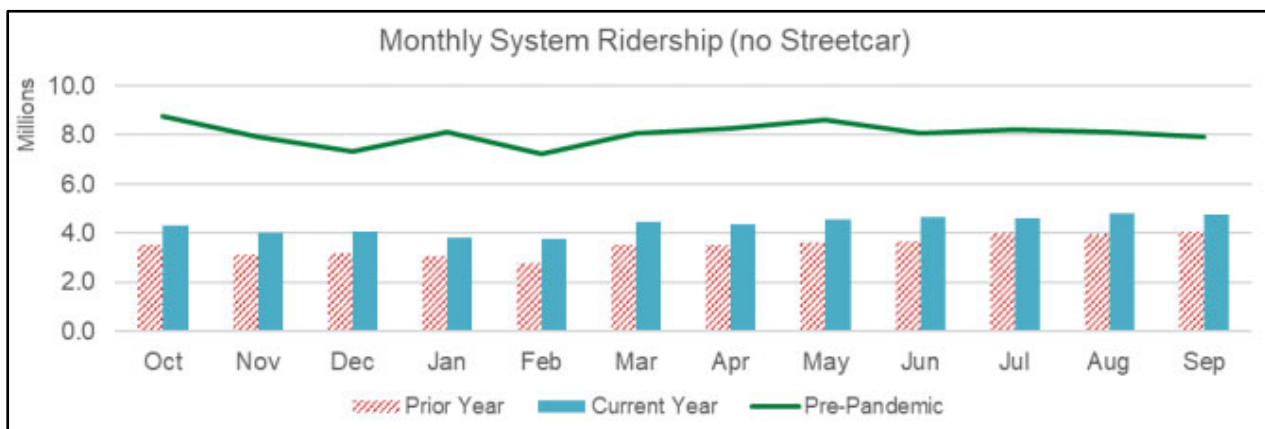
Airport Passenger Volume

As of September 2022, annual passenger counts at Portland International Airport had improved but have not yet returned to pre-pandemic levels. The most recent statistical information available at <https://www.portofportland.com/FinanceAndStatistics>.



TriMet Ridership

TriMet ridership levels have increased over last year, but have yet to reach pre-pandemic levels (see graph from TriMet below). Check out the TriMet website for additional ridership statistics: <https://trimet.org/about/performance.htm>.



PROPERTY TAX

Oregon's Property Tax System Overview

The three major local government tax methods are income tax, sales tax, and property tax. In Oregon we have two of these: property taxes (administered locally) and income taxes (administered by the state for the benefit of the schools). Nationally, property tax is used in all 50 states, but income tax and sales tax are used inconsistently.

The property tax system is well-suited to fund local government for two reasons: 1) it can be administered easily at the local level and 2) of the three bases for generating taxes, property values are more stable than either incomes or sales.

What is Real Market Value?

The price your property would sell for in a transaction between a willing buyer and a willing seller on January 1, the assessment date for the tax year.

What is Assessed Value?

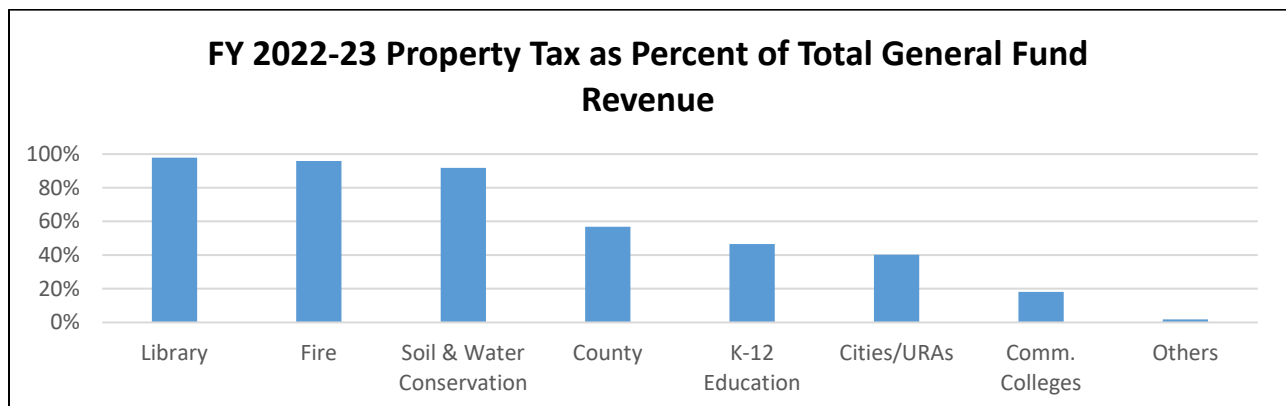
The value of your property as calculated based on historical values and capped annual increases as outlined in Oregon law. This value provides the baseline for your tax bill calculation.

Oregon real property taxes are, for the most part, not based directly on the real market value of property. They are based on an artificial assessed value which is derived from historical values and statutorily capped annual increases.

Oregon's primary property tax rates (known as permanent rates) are also set at a historical level, from which they cannot be increased. Oregon local governments can increase taxes upon voter approval using two methods: local option levies and general obligation bond levies. These two options generate levy rates and those rates are

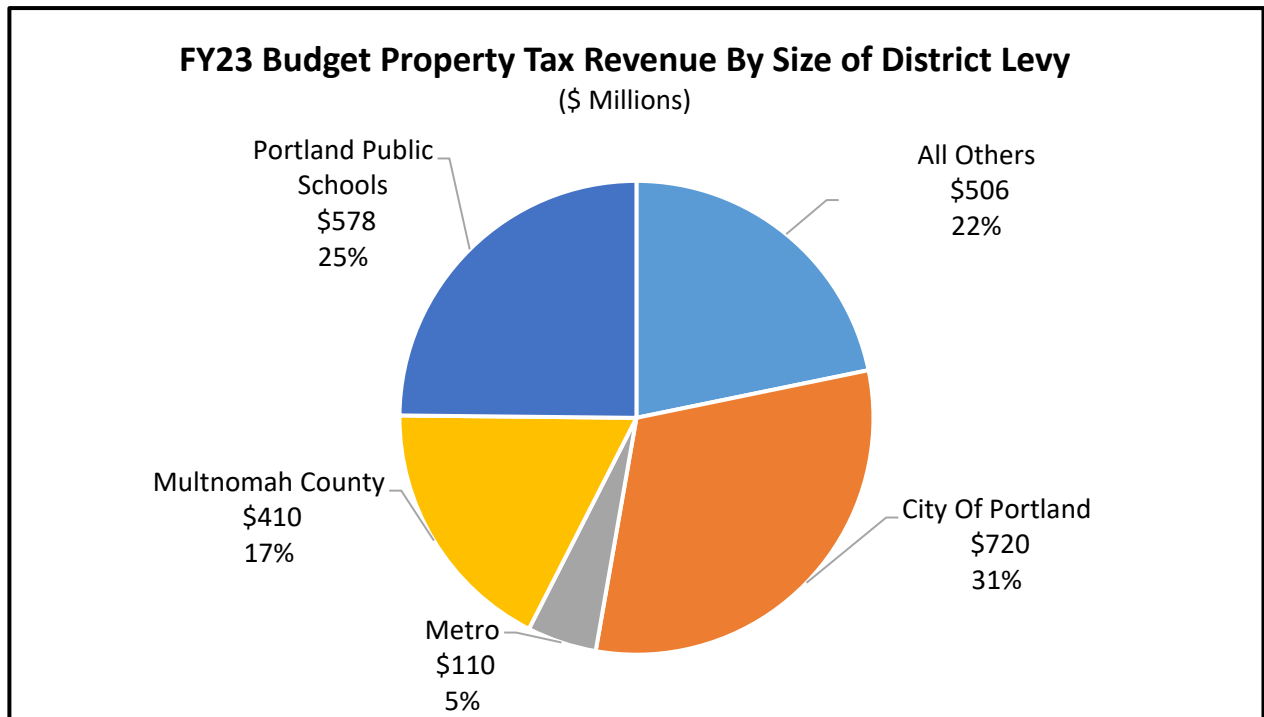
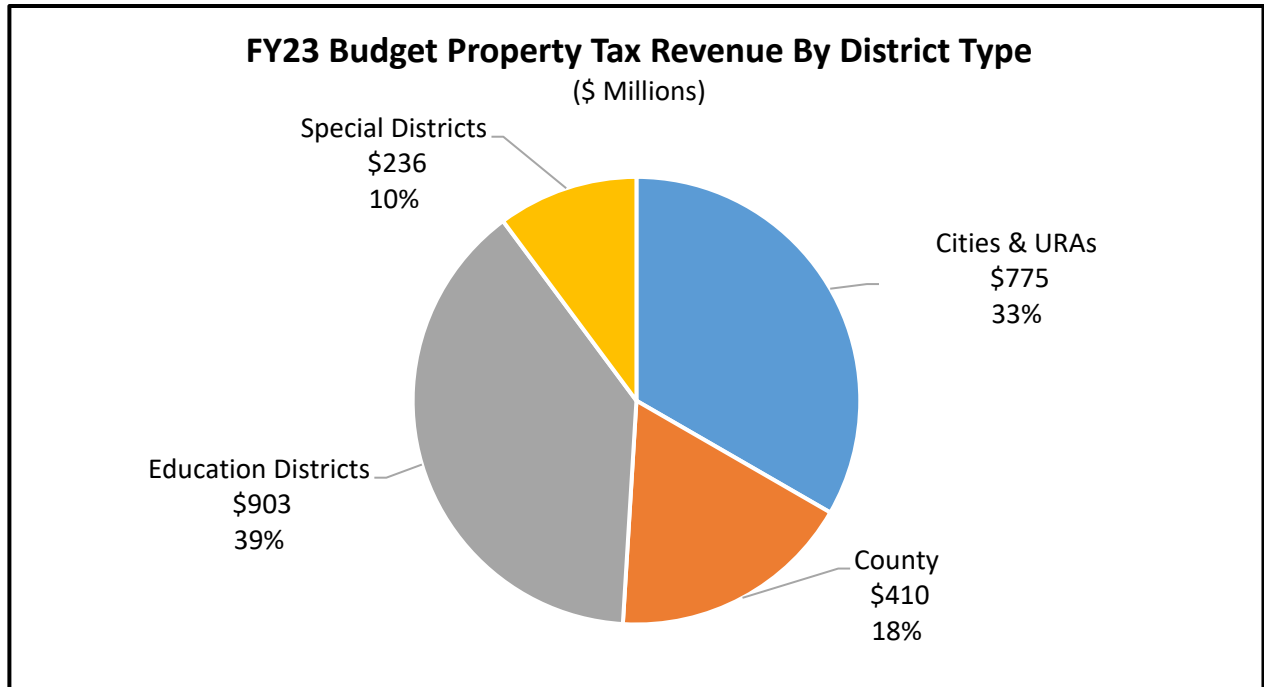
applied to the same assessed value as the permanent rate. You can view a history of property tax ballot measures starting on page E-14 (Section 2 of report). In the last 20 years, roughly 63% of the nearly 100 measures brought to voters have passed.

Local Government Dependence on Property Taxes



PROPERTY TAX

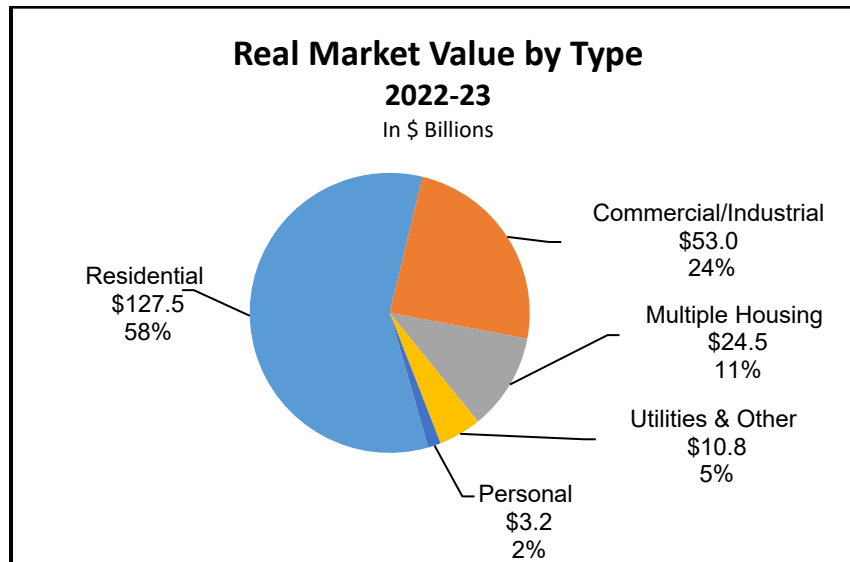
Library, Fire, and Soil & Water Conservation districts are almost completely reliant on property taxes for General Fund revenue. Of the total \$2.3 billion budgeted in property taxes for 2022-23, over one third is for education, a third for cities and urban renewal districts, and less than a third for the county and special districts. City of Portland and Portland Public Schools receive the largest dollar share of property taxes.



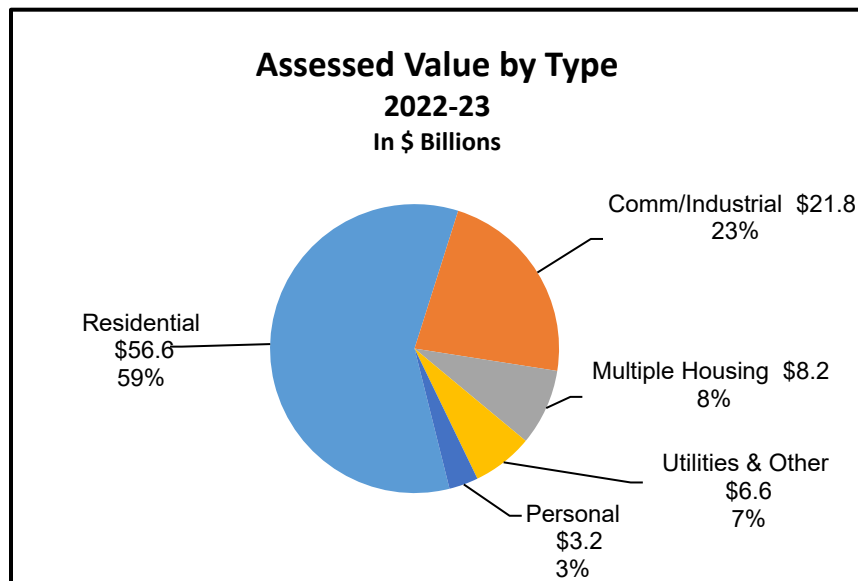
PROPERTY TAX

Taxable Property Types & Values

Real Market Value (RMV) is determined by a professional appraisal of the property. The chart below shows the RMV for properties in Multnomah County, differentiated by property type. Total values for each type are shown, as is the percentage of the total RMV.



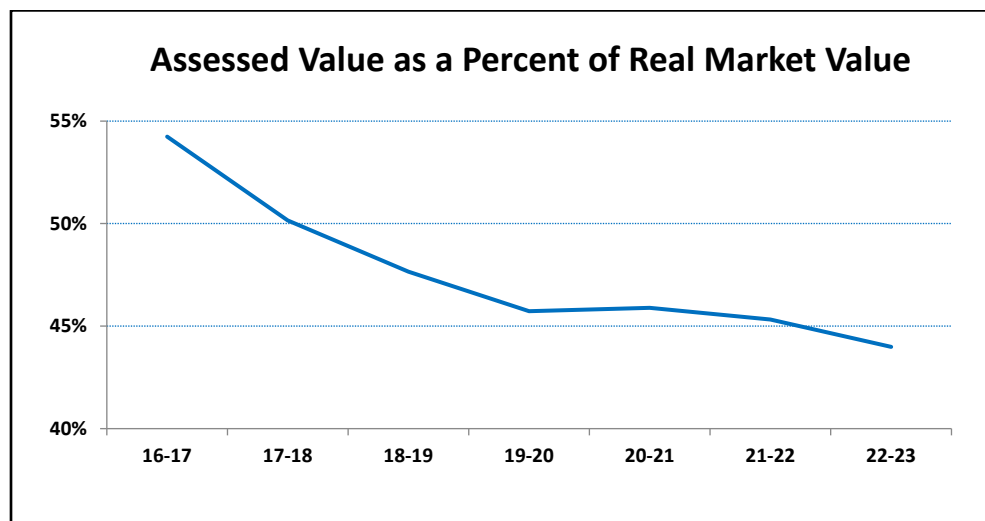
The chart below shows the Assessed Value (AV) by property type. AV rarely relates to RMV. AV was locked in place by property tax control measures in the 1990s and is generally allowed to increase at a rate of 3% per year.



PROPERTY TAX

In certain circumstances AV may not increase by the allowed 3%: if RMV drops below AV, then the RMV becomes the new, lower AV. Conversely, new construction, rezoning, disqualification from an exemption, or a property division can cause an AV increase in excess of 3%.

The gap between RMV and AV is one aspect of the property tax limitations adopted by Oregon voters in the 1990s. Measure 50, which locked AV in place and set the 3% increase limit, also created a new permanent rate for taxing districts based on their existing operating levy authority at the time of Measure 50's passage. Five years ago (2018-19) AV was 48% of RMV. This year, AV is 44% of RMV. This gap continues to grow as RMV increases faster than AV – RMV has grown an average 7% in the last five years while AV has grown an average 4%.



In combination with Measure 5 (p. B-14), these limitations have moderated property tax increases. The total reduction from RMV to AV is 56%. The largest reductions from RMV are in the multiple housing (66%) and commercial/industrial (59%) sectors.

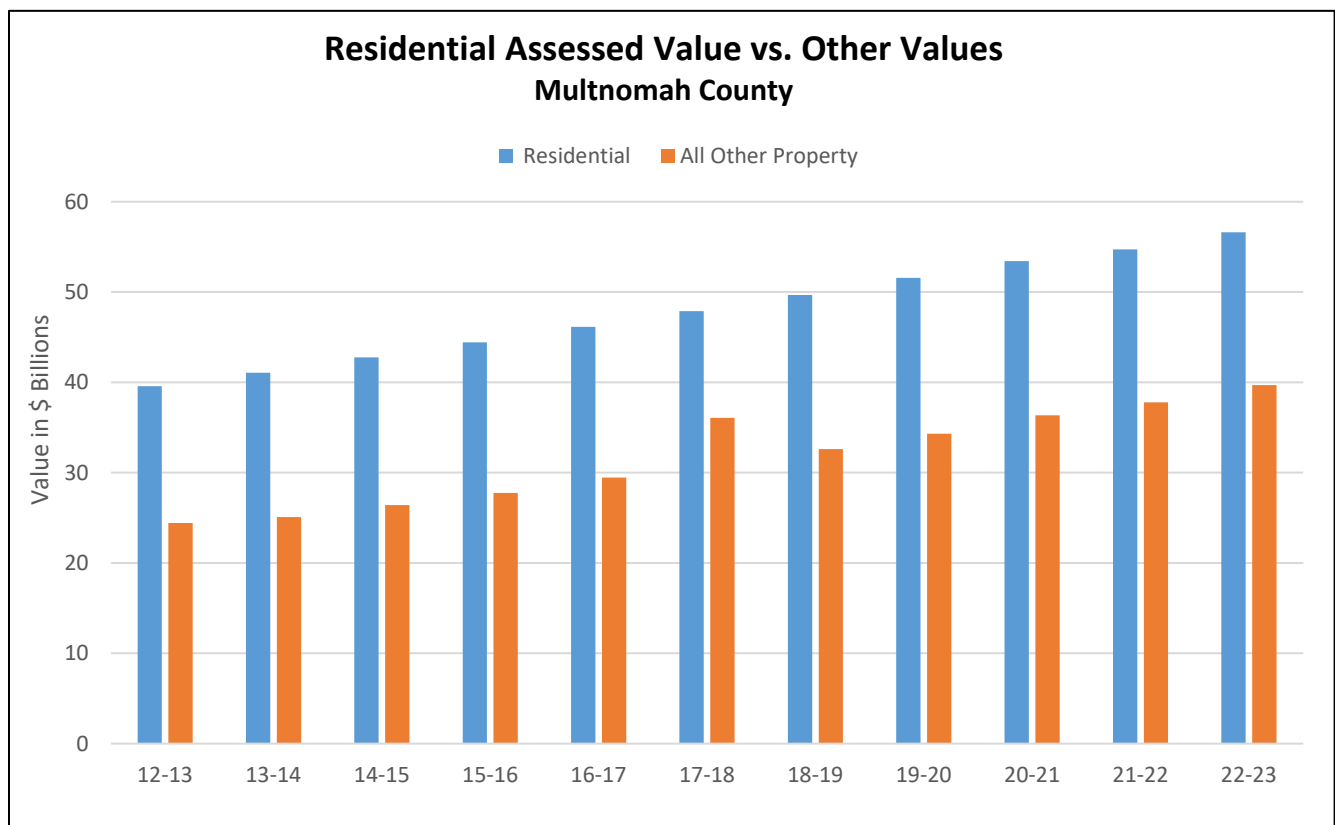
Real Market Values Compared to Assessed Values				
2022-23				
Dollars in Millions				
	RMV	AV	Value Reduction	
			Amount	Percent
Residential	\$ 127,468	\$ 56,611	\$ 70,857	56%
Comm/Indust	53,011	21,756	31,256	59%
Multiple Housing	24,462	8,227	16,235	66%
Utilities & Other	10,791	6,558	4,233	39%
Personal	3,239	3,158	81	3%
Totals	\$ 218,971	\$ 96,309	\$ 122,662	56%

PROPERTY TAX

All property is subject to property tax unless exempted by state law. Exemptions include personal property used by individuals, public property, religious property and non-profit, charitable use property. Property subject to taxation includes real property (land, buildings and fixed machinery), personal property that is used in business (machinery, equipment and office furniture), and public utility property (electric, communications and gas utilities as well as transportation companies such as railroads and airlines).

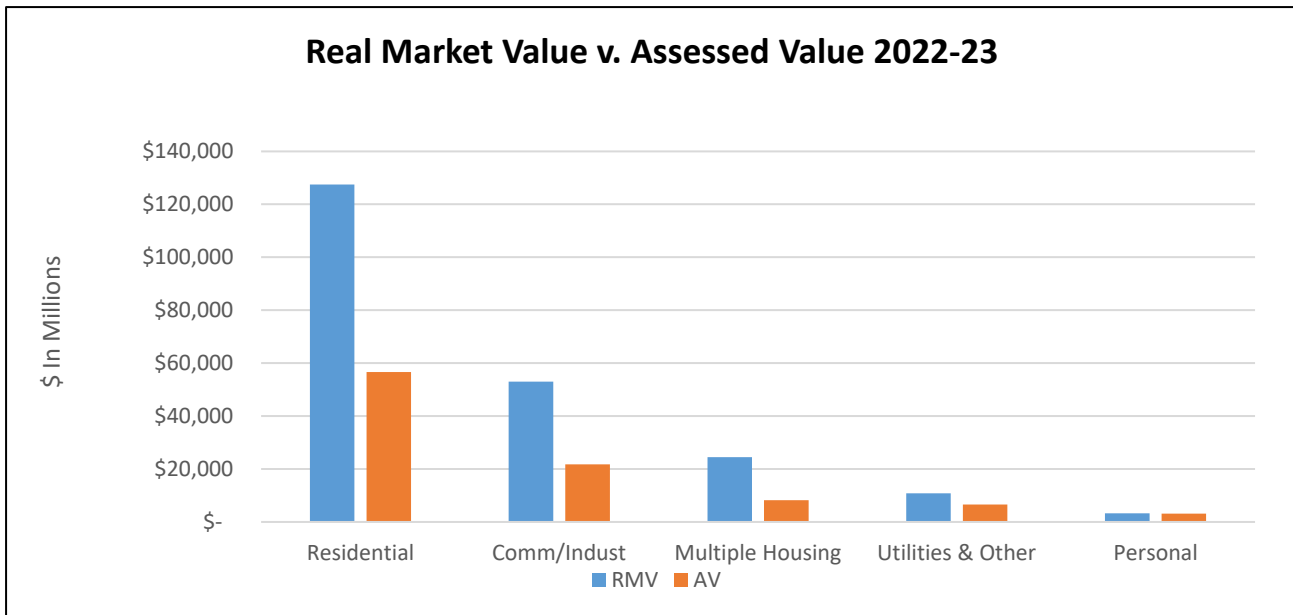
Value Growth

The chart below shows the growth of assessed value (AV) in the county by residential AV vs. all other property categories. The “All Other Property” category consolidates the commercial/industrial, personal property, and multi-family property categories (see next page for a breakout of these categories for FY 2022-23).



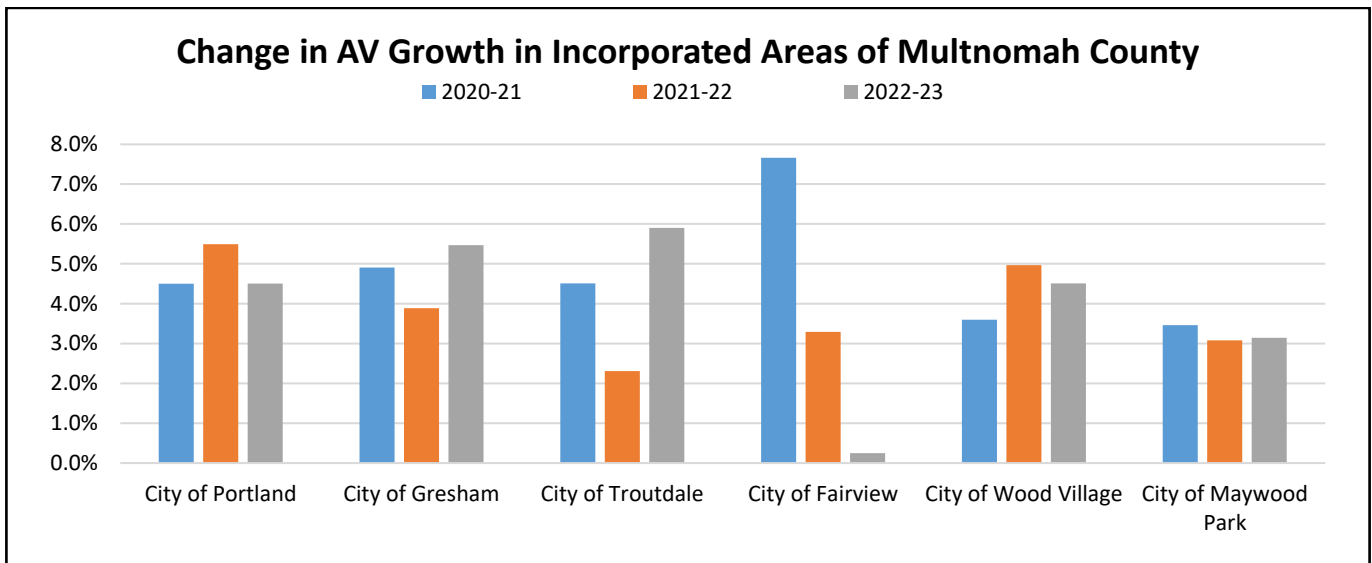
Over the past 10 years, residential assessed value has made up approximately 60% of total assessed value, with all other property making up the remaining 40%.

PROPERTY TAX



Assessed Value Growth by Area

Assessed value grew by 4% countywide in 2022-23. Growth varied throughout the county. The chart below shows the differences for the six cities in the county.

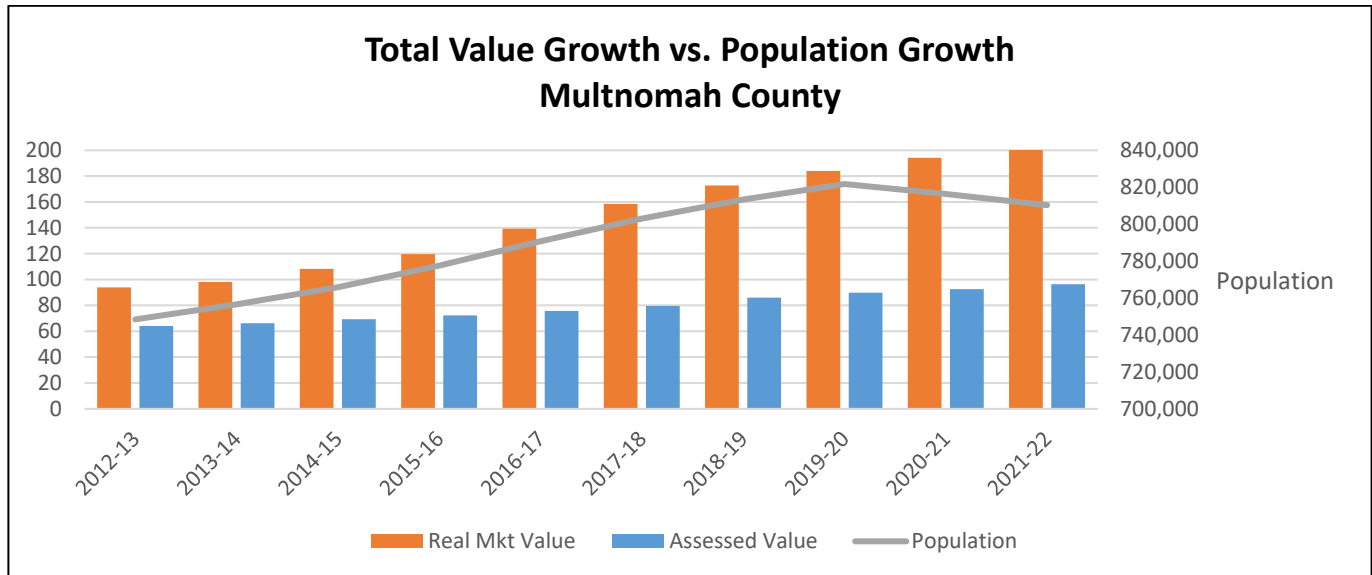


The bar chart illustrates the inconsistency of AV increases and the challenge of forecasting AV. AV for the cities of Portland and Wood Village increased around 4%, while Maywood Park was closer to 3%. Fairview saw very little change in AV this year, while in prior years, Fairview has increased by as much as 7.7%.

PROPERTY TAX

Value Growth Compared to Population Growth

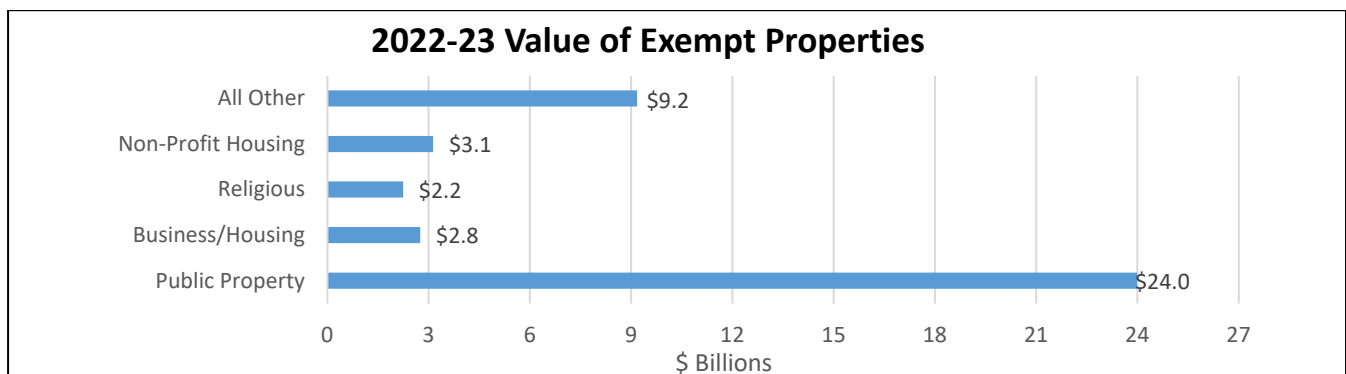
The chart below displays the history of values and population within Multnomah County. The current assessed value is \$96 billion, a 4.1% increase over 2021-22. Real market value increased by 7.6% to \$209 billion.



Exempt Property

Exemptions are used to encourage social welfare issues, promote economic growth and preserve natural resources. There are over 100 property tax exemptions in Oregon. Exemptions include:

- total exemptions (property used exclusively for religious, fraternal, or governmental purposes, and personal property such as farm equipment),
- partial exemptions (for disabled war veterans and some commercial properties); and
- special exemptions (assigning a lower assessed value for taxation purposes to promote uses such as farmland, forestland, and open spaces.



PROPERTY TAX

Tax Rates

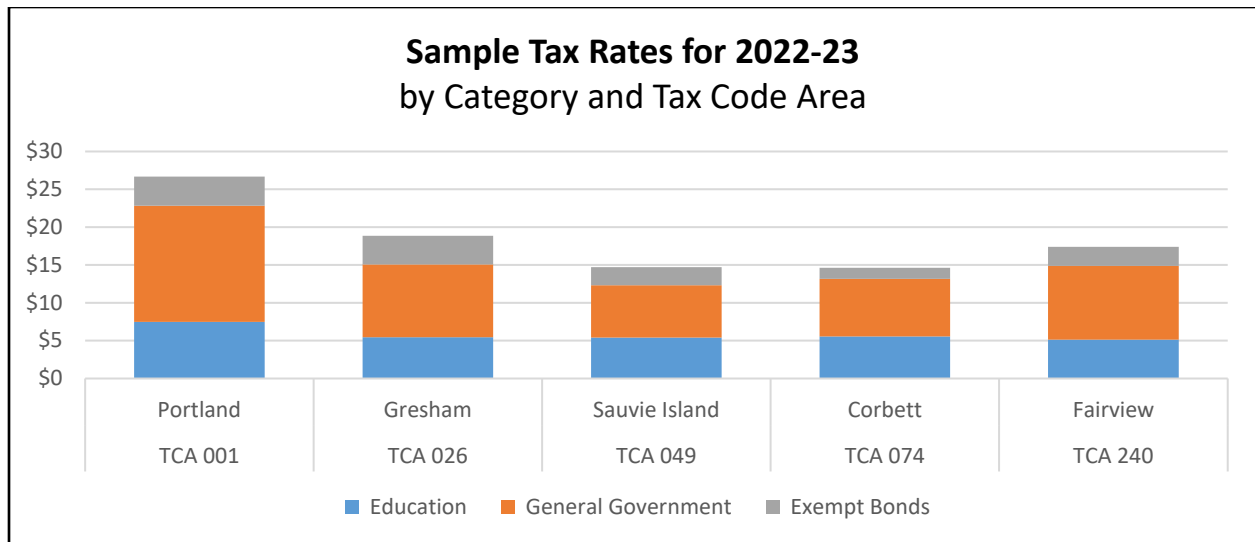
PERMANENT RATES Multnomah County			
MULTNOMAH COUNTY		4.3434	
REGIONAL DISTRICTS:		EDUCATION DISTRICTS:	
Multnomah County Library	1.2400	Mt. Hood Community College	0.4917
Metro	0.0966	Portland Community College	0.2828
Port of Portland	0.0701	Multnomah Education Service Dist.	0.4576
TriMet	none	Portland SD No. 1J	5.2781
East Multnomah SWCD	0.1000	Parkrose SD No. 3	4.8906
West Multnomah SWCD	0.0750	Reynolds SD No. 7	4.4626
		Gresham-Barlow SD No. 10J	4.5268
		Centennial SD No. 28J	4.7448
CITIES:		Corbett SD No. 39	4.5941
Fairview	3.4902	David Douglas SD No. 40	4.6394
Gresham	3.6129	Riverdale SD No. 51J	3.8149
Maywood Park	1.9500		
Portland	4.5770	WATER DISTRICTS:	
Troutdale	3.7652	Alto Park	1.5985
Wood Village	3.1262	Burlington	3.4269
		Corbett	0.5781
RURAL FIRE PROTECTION DISTRICTS:		Lusted	0.2423
Multnomah RFPD No. 10	2.8527	Palatine Hill	0.0038
Riverdale RFPD No. 11J	1.2361	Pleasant Home	none
Multnomah RFPD No. 14	1.2624	Valley View	1.7389
Sauvie Island RFPD No. 30J	0.7894		

Any local government with the power to levy property taxes is called a taxing district and all real property in the county is served by six or more taxing districts. The County assessor calculates tax for an individual property by applying the rates for the tax code area (TCA) for that property. Each year the assessor publishes the TCA rates.

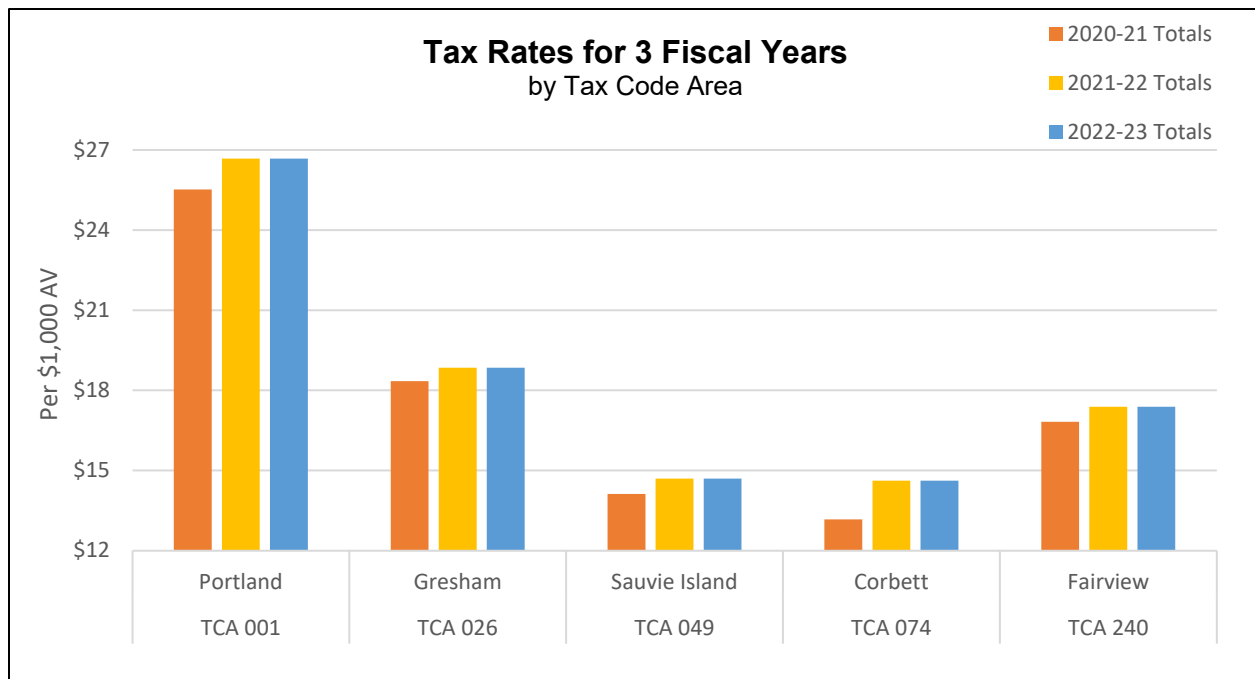
What is a Tax Code Area?

Each property sits in multiple taxing districts. A geographic group of tax parcels that are served by the same taxing districts is called a tax code area (TCA). Each TCA has a unique set of taxing districts.

PROPERTY TAX



Each TCA has a unique set of taxing districts. For instance, all the properties in TCAs 160 and 161 are in the same nine taxing districts except that 160 is in Parkrose School District and 161 is in David Douglas. Portland, alone, has over 30 TCAs. Several sample TCAs are shown above.

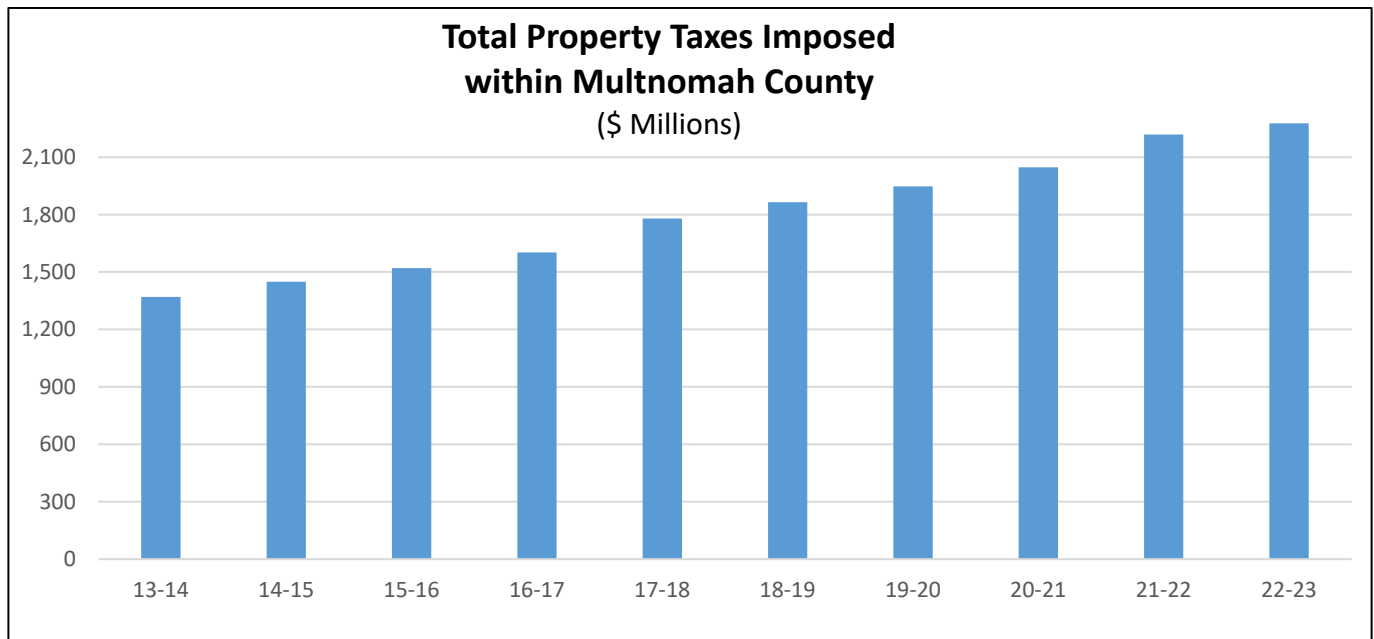


Rates can change from year-to-year based on changes to bonds, urban renewal, and local option levies. Permanent rates stay the same from year to year.

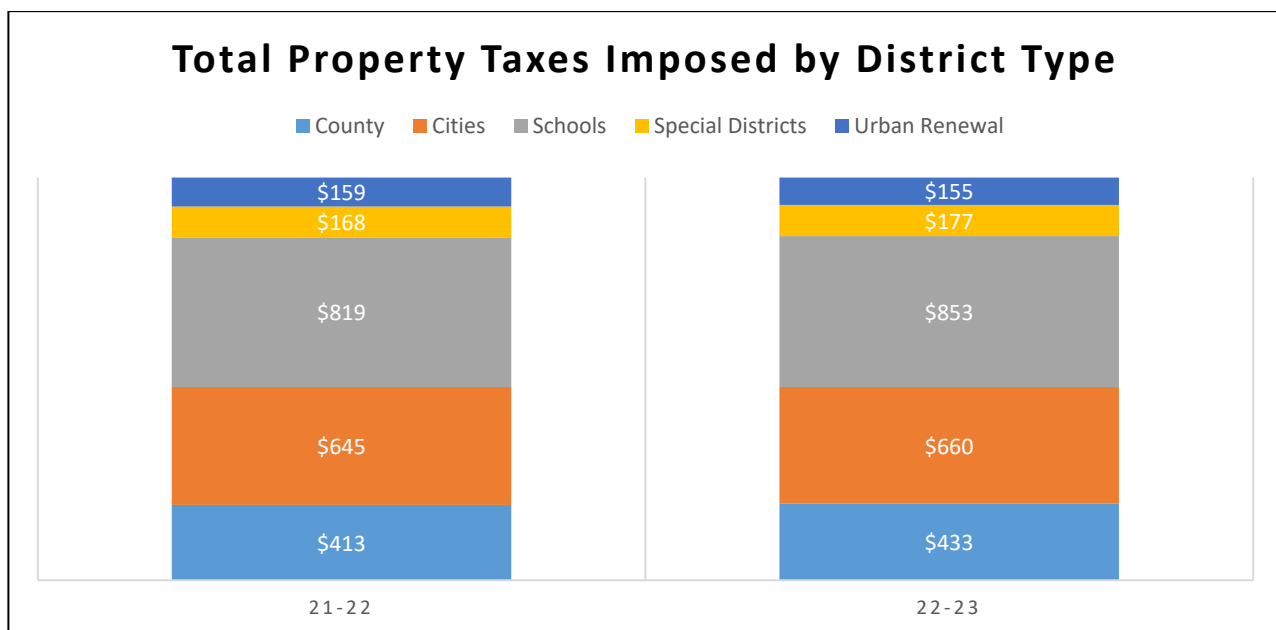
PROPERTY TAX

Total Property Taxes Imposed

A total of \$2.3 billion in property taxes were imposed by Multnomah County districts in FY 2022-23, an increase of \$58 million (3%) over 2021-22. The chart below shows the total amount of taxes imposed since 2013-14.



Taxes imposed include permanent rate, local option levy, and bond levies.

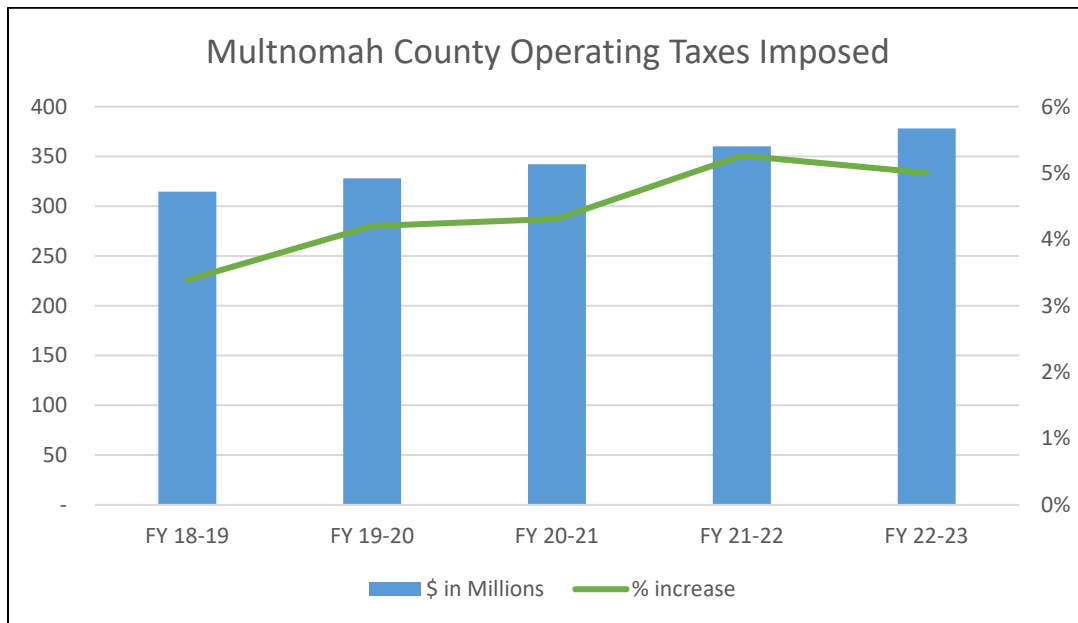


PROPERTY TAX

Property Taxes Imposed by Type (2021-22 and 2022-23)												
within Multnomah County (\$ in Millions)												
Type of District	Perm Rate & Gap Levies			Local Option Levies			Bond Levies			Total Taxes Imposed		
	21-22	22-23	Change	21-22	22-23	Change	21-22	22-23	Change	21-22	22-23	Change
County	\$356	\$374	5%	\$4	\$4	8%	\$53	\$55	4%	\$413	\$433	5%
Cities	\$548	\$556	1%	\$69	\$75	8%	\$28	\$28	1%	\$645	\$660	2%
Schools	\$496	\$518	5%	\$109	\$115	5%	\$214	\$221	3%	\$819	\$853	4%
Special Districts	\$127	\$134	5%	\$8	\$8	7%	\$33	\$35	4%	\$168	\$177	5%
Urban Renewal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$159	\$155	-3%
Total Taxes	\$1,527	\$1,582	4%	\$190	\$202	6%	\$329	\$339	3%	\$2,205	\$2,277	3%

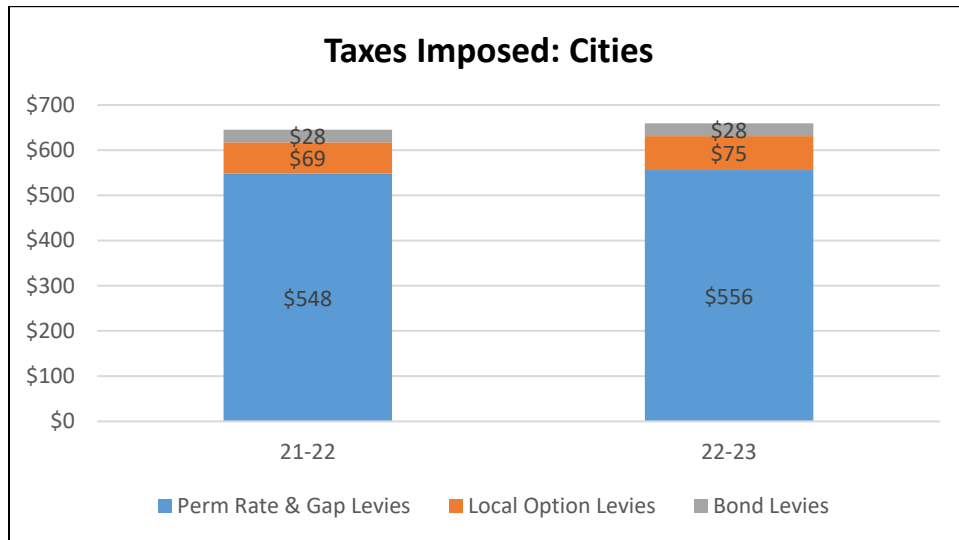
Operating Taxes Imposed in Multnomah County

The chart below displays the operating taxes (permanent rate and local option levies) imposed by Multnomah County: \$378 million in property taxes in 2022-23, a 5% increase from the prior year. Operating taxes have increased by an annual average of 5%.



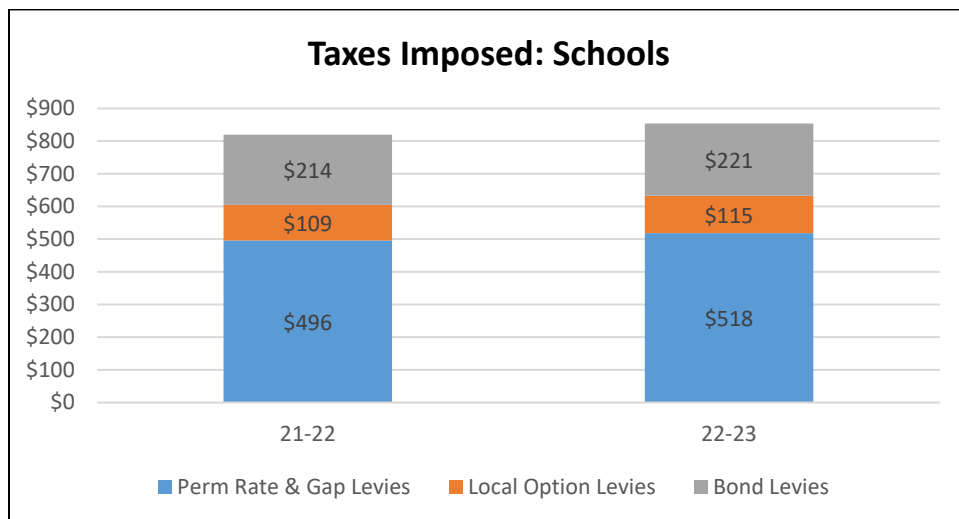
PROPERTY TAX

City Taxes Imposed



For 2022-23, cities are imposing \$660 million in property taxes, \$15 million (2%) more than last year. The majority of these taxes are operating taxes (permanent rate and local option levies). The City of Portland makes up 93% (\$583 million) of operating taxes imposed for cities in Multnomah County. The City of Gresham will impose \$35 million in property taxes in 2021-22, Troutdale will impose \$6.5 million and together, Fairview, Maywood Park, and Wood Village will impose \$4.2 million. Two cities, Lake Oswego and Milwaukie, are partially in Multnomah County and impose about \$2.3 million in property taxes in Multnomah County.

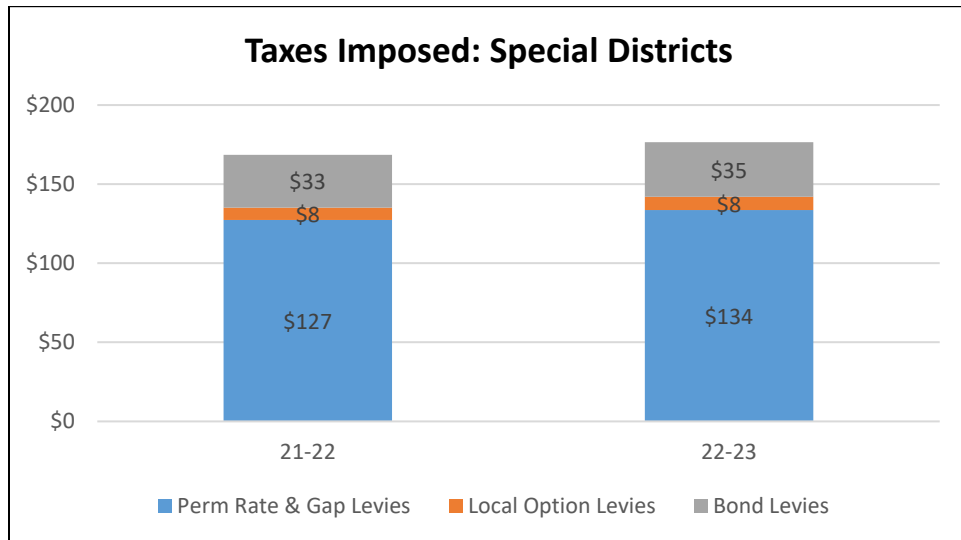
Education District Taxes Imposed



Education districts (K-12, education service districts, and community colleges) saw operating tax increases of \$28 million (5%) in 2022-23. Bond levies increased by 4% (\$34 million).

PROPERTY TAX

Special District Taxes Imposed



Special districts include the large regional districts (Tri-Met, the Port of Portland, and Metro) as well as rural fire districts, water districts, and the two soil and water conservation districts (SWCDs). Combined, these districts levied \$142 million in taxes in 2022-23, a 5% increase.

PROPERTY TAX

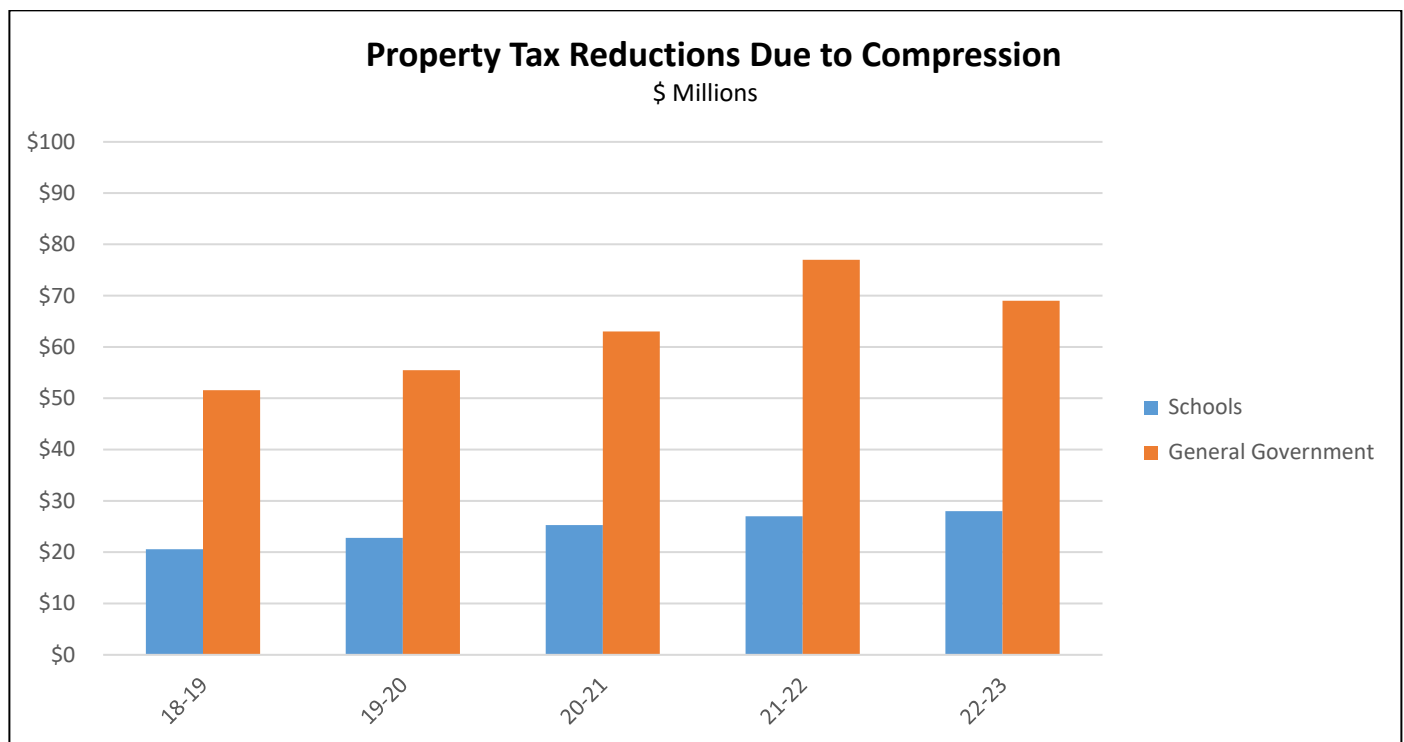
Measure 5 Reductions

Compression is the reduction of taxes required by Measure 5's property tax limits. Conceptually, if the total property tax rates levied against a property exceed \$10 of real market value (RMV) for local governments or \$5 for education, then the rates are reduced to these limits and the taxes are reduced.

Did You Know?

Measure 5 limits of \$5 per \$1,000 for education and \$10 per \$1,000 are calculated using the M-5 (Measure 5) Value. For most properties this is the same as Real Market Value. For properties under special assessment (e.g., farm or forestland) or under partial exemption the M-5 value is less.

The figure below shows the reduction in taxes due to compression for both education districts and general government. For the last five years, approximately 4% of operating taxes have been lost to compression. Compression loss for FY 2022-23 is lower this year than last year, in part due to increasing RMV which moves the Measure 5 limits higher. Properties could see less compression if the gap between RMV and assessed value (AV) continues to grow (more detail on p.B-4).



PROPERTY TAX

Local Option Levies

When levy rates are compressed, local option levies are reduced first. Only after local option levies are reduced to zero on a specific property are permanent levies on that property reduced.

Nearly half of the compression in Multnomah County is from local option levies.

Impact of Compression on MultCo Local Option Levies in FY 2022-23						
Taxing District	Levy Purpose	Taxes			Levy Rate	
		Extended	Comp Loss	% Reduced	Levied	Effective
Portland Public Schools	General Operations	135,196,300	21,696,186	16%	\$1.9900	\$1.1780
City of Portland	Parks & Children's Prgms	95,184,252	19,982,621	21%	\$1.2026	\$0.9501
Metro	Parks & Natural Areas	9,147,033	1,689,919	18%	\$0.0960	\$0.0385
Multnomah County	OR Historical Society	4,817,392	880,181	18%	\$0.0500	\$0.0580
Riverdale School	General Operations	1,055,781	66,697	6%	\$1.3700	\$1.2835
Riverdale Fire	General Operations	182,249	672	0%	\$0.2500	\$0.2491
Sauvie Island Fire	General Operations	69,186	0	0%	\$0.3500	\$0.3500
Alto Park Water	General Operations	19,022	0	0%	\$0.6000	\$0.6000
Total		\$245,671,215	\$ 44,316,276	18%		
FY 2021-22 Totals		\$236,038,603	\$ 46,688,330	20%		

*City of Portland has two Local Option Levies: one for children's programs (\$0.4026) and one for Parks maintenance and operations (\$0.8000). Riverdale Fire District authorized a rate of \$0.5000, but the district only levies half that.

The table above shows compression for local option levy taxes levied in Multnomah County. The percentage of local option levy taxes extended lost due to compression decreased slightly from last year, likely due to increases in real market value, which raises the Measure 5 limit. As a result of increased limits, some properties experiencing compression in the past are experiencing less in this year's tax bill.

PROPERTY TAX

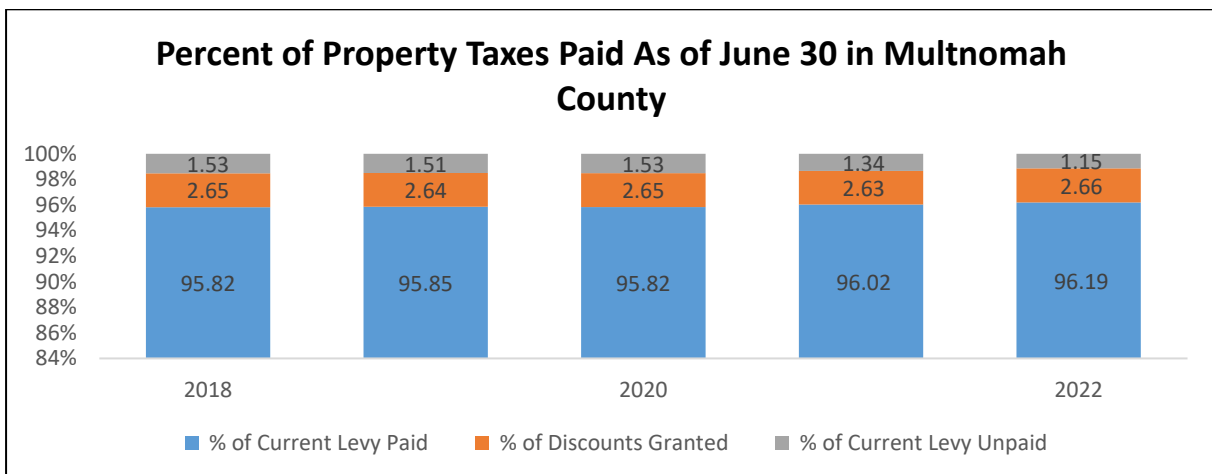
Tax Collections

Property is valued as of January 1 annually. The taxes become a lien on July 1. Tax statements are mailed in October. One-third payments are due November 15th, February 15th and May 15th. A 3% discount is given if full payment is made in November. A 2% discount is given for a two-thirds payment. Interest accrues at a rate of 1.33% per month for late payments and is roughly \$8 to \$9 million per year. The majority of interest on past-due taxes are transferred to the state to be used as part of an Assessment and Taxation Grant Program. Approximately 9% is distributed to districts.

Real property taxes, if unpaid, become delinquent on May 16. Foreclosure proceedings are initiated three years after delinquency. Personal property taxes become delinquent with any unpaid installment. Warrants for unpaid personal property taxes are issued 30 days after the taxes are due.

The combined effects of the discounts taken and the taxes unpaid require taxing districts to apply an uncollected rate to their tax levy. That rate varies annually. The discount portion of taxes has stayed stable in recent years at around 2.65% of taxes paid. The unpaid portion has decreased, with FY 2021-22 seeing smaller portion of unpaid taxes. The average uncollected rate is 4.5% for the last 10 years.

Every dollar collected is proportionately distributed to all taxing districts in the county. This allows districts to budget knowing they will receive approximately 95% of the amount that is due to them rather than being dependent on how the individual taxpayers in the district pay their taxes.



PROPERTY TAX

Historical Comparison of Taxable Values & Property Taxes Levied

Property taxes have been used to fund government services since at least 1900, when Multnomah County collected total taxes of \$1.1 million dollars on a value of \$45 million in taxable property. A portion of those taxes were levied by the State of Oregon. As taxable value continues to grow, so do total taxes.

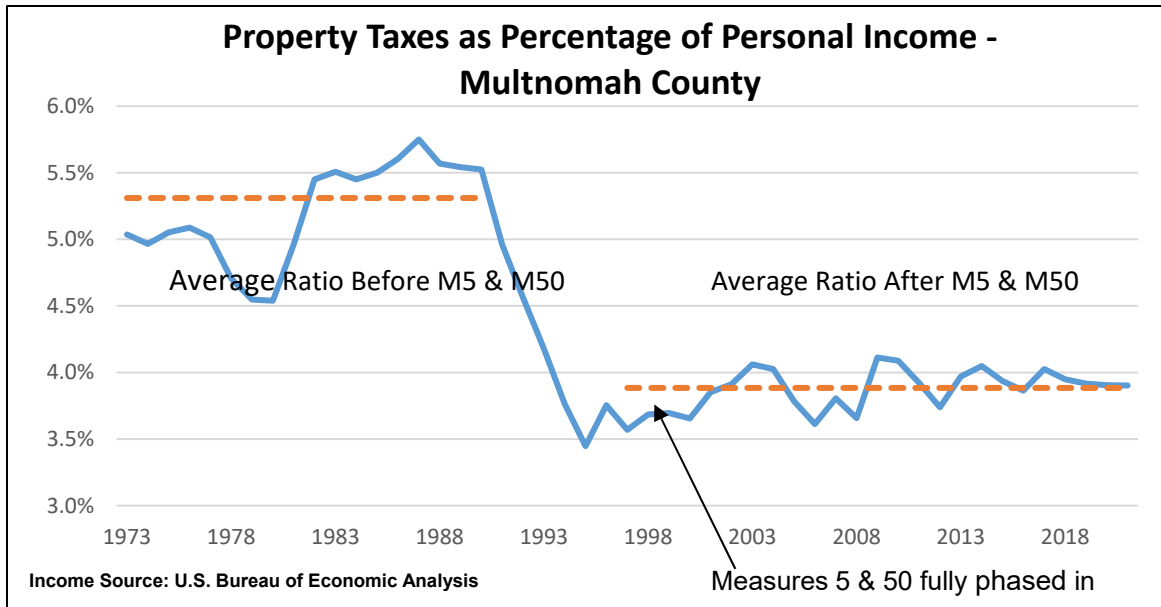
Year	County Population	County Taxable Value (AV)	Per Capita Property Value	Total Tax	Per Capita Tax
1900	103,167	\$45,228,244	\$438	\$1,114,990	\$11
1950-51	471,537	\$997,624,394	\$2,116	\$32,207,179	\$68
1960-61	522,813	\$2,612,178,726	\$4,996	\$71,126,380	\$136
1970-71	556,667	\$4,643,244,365	\$8,341	\$137,598,136	\$247
1980-81	562,640	\$16,351,057,369	\$29,061	\$290,379,549	\$516
1990-91	583,887	\$20,849,827,083	\$35,709	\$675,322,761	\$1,157
2000-01*	662,400	\$41,133,501,000	\$62,098	\$800,298,594	\$1,208
2005-06	692,825	\$49,193,195,419	\$71,004	\$932,428,285	\$1,346
2010-11	736,785	\$61,027,180,083	\$82,829	\$1,216,561,720	\$1,651
2015-16	777,490	\$72,222,759,453	\$92,892	\$1,520,142,205	\$1,955
2020-21	816,310	\$89,815,140,110	\$108,268	\$2,047,080,719	\$2,468
2021-22	820,672	\$92,536,448,190	\$108,268	\$2,218,661,739	\$2,468
2022-23	810,242	\$96,309,081,010	\$118,864	\$2,292,168,650	\$2,829

*Measure 50 was passed in 1996-97, which cut and capped assessed value. The levy based system was shifted to a primarily rate based system (see Appendix A - History of Oregon's Property Tax System for more detail).

PROPERTY TAX

Property Tax as a Percentage of Personal Income

How have property tax increases compared to increases in personal income? The figure below shows that Measures 5 and 50 put a significant dent in the amount of personal income that was used to pay ad valorem property taxes. In the 21 years before Measure 5, on average, property taxes were 5.3% of personal income. Since the measures were fully enacted, that average has decreased to 3.9% and has been less volatile.



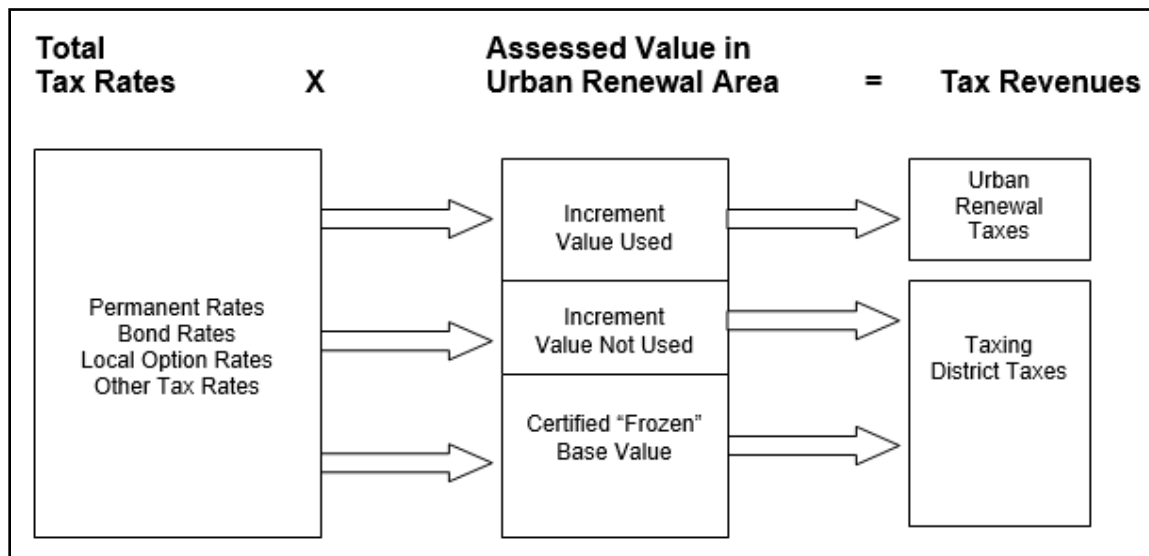
URBAN RENEWAL

Urban Renewal Background

In theory, urban renewal is simple.

- Identify a geographic area (not necessarily contiguous) - the Plan Area.
- Document the value of the properties in the plan area at the time it is created (the Frozen Value).
- Continue sending taxes generated by the frozen value to the taxing districts that touch the plan area.
- Allow the urban renewal agency to capture taxes generated by growth in value (Increment or Excess Value).
- Use the excess value tax revenue to pay debt issued to pay for the improvements to blighted areas.

Some of the excess value (or increment value as labelled below) may be unused by the urban renewal district and allocated back to the plan area taxing districts as shown in this chart.



All this governmental activity, along with increased private investment in the area, is expected to accelerate the increase in property values, “renewing” the area’s economy. At the end of the urban renewal area’s life span, the increased property value reverts to the taxing districts, increasing their assessed values.

URBAN RENEWAL

There are five urban renewal agencies in Multnomah County.

1. City of Gresham's Redevelopment Commission
2. Prosper Portland, acting on behalf of the City of Portland
3. The Urban Renewal Agency of the City of Troutdale
4. The Urban Renewal Agency of the City of Wood Village
5. The Fairview Urban Renewal Agency

With the exception of Portland, each district has one urban renewal area. Portland has 16. In addition, portions of Lake Oswego and Milwaukie are in Multnomah County, so those cities' urban renewal taxes appear on some Multnomah County tax bills. Conversely, since the City of Portland extends into Clackamas and Washington counties, urban renewal taxes for the City of Portland come from those other counties, too.

Impact of Urban Renewal on Property Owners

There is little to no direct impact to property owners from urban renewal. The taxes for permanent levies will be the same with or without the urban renewal agency. The urban renewal agency simply captures a portion of the taxes that would otherwise go to the other taxing districts. The total taxpayer bill for permanent (operating) taxes is unchanged, but the taxing district receives less tax revenue because of the urban renewal district capture of taxes.

If a property owner pays taxes for general obligation bond levies, there is probably a small increase in the taxes. The taxing districts size their general obligation debt levies to meet the debt service payments for the capital improvements paid for by the general obligation bonds. Because the urban renewal districts also capture some of those levies, the districts generally increase the size of the levy to compensate for the urban renewal capture of the taxes.

A third type of levy, a local option levy, used to also be subject to urban renewal tax capture, but the legislature changed the statutes in 2013 to exempt those levies from the capture.

Five (5) Different Types of Urban Renewal Plan Areas

There are five different types of urban renewal plan areas. Three types are referred to as "existing plans" because they were in effect on December 6, 1996, the effective date of Measure 47 (the predecessor to Measure 50). Provisions in the bill to implement Measure 50 allow these plans to certify a "special levy". These levies were created because Measure 50 limited assessed values, including increment

URBAN RENEWAL

values relied on by urban renewal agencies to pay off debt. If these revenues were reduced some agencies may have defaulted on debt payments. To protect agencies from this, Measure 50 provided that if the division of tax revenue was less than what the agency would have collected prior to Measure 50, the agency could impose a special levy to make up the difference. Agencies were required to adopt rules on how they planned to collect urban renewal revenues. Thus, plan areas are known by one of the three options that the bill provided, Option 1, Option 2 and Option 3. Each collects urban renewal revenues in slightly different ways. Of the 38 remaining existing plan areas statewide, 31 are Option 1 plans and seven are Option 3 plans. Plan areas adopted after December 6, 1996 are referred to as “Other” plans.

House Bill 3215 established that for some types of urban renewal plan areas, new levies are collected on the total assessed value, without any reduction for excess value. These plan areas are existing Option 1 and 2 plans and any plan areas adopted after October 6, 2001 (the effective date of HB 3215). If an Option 1 plan area is substantially amended after October 6, 2001 it retains its status as a reduced rate plan even though it would no longer be considered an existing plan. This is significant for taxing districts since local option levies and bonded debt levies approved by voters after October 6, 2001 use the full amount of assessed value. For dollar levies, this will result in a lower tax rate and for rate-based levies it will bring in more property tax revenue to the districts. This change resulted in two new types of urban renewal plan areas: those that were adopted between December 6, 1996 and October 6, 2001 are referred to as “Other Standard Rate Plans” and plan areas adopted after October 6, 2001 are referred to as “Other Reduced Rate Plans”. The following chart indicates, for each of the 20 Multnomah County plan areas, what type of plan area it is.

URBAN RENEWAL

Urban Renewal Plan Areas: Differences Between 5 Different Types of Plans				
EXISTING PLANS			OTHER PLANS	
Option 1	Option 2	Option 3	Standard Rate Plans	Reduced Rate Plans
Reduced Rate Plan *	Reduced Rate Plan *	Standard Plan **	Standard Plan **	Reduced Rate Plan *
Maximum Authority	Maximum Authority	Maximum Authority	No Maximum Authority	No Maximum Authority
Full TIF	No TIF	Limit On TIF	Full TIF	Full TIF
Special Levy	All from Special Levy	Special Levy	No Special Levy	No Special Levy
Current Multnomah County Plan Areas				
NONE	NONE	Airport Way Downtown Waterfront South Park Blocks Convention Center	Lents Town Center River District North Macadam Interstate Corridor Gateway Regional	Central Eastside *** Six (6) NPI Districts Rockwood/W.Gresham Troutdale Riverfront Wood Village Fairview
* Bonds and Local Option Levies approved after 10/06/2001 ARE NOT divided for UR ** All levies ARE divided for UR *** Central Eastside was amended in 2006, losing its Option 1 status but remains a Reduced Rate plan				

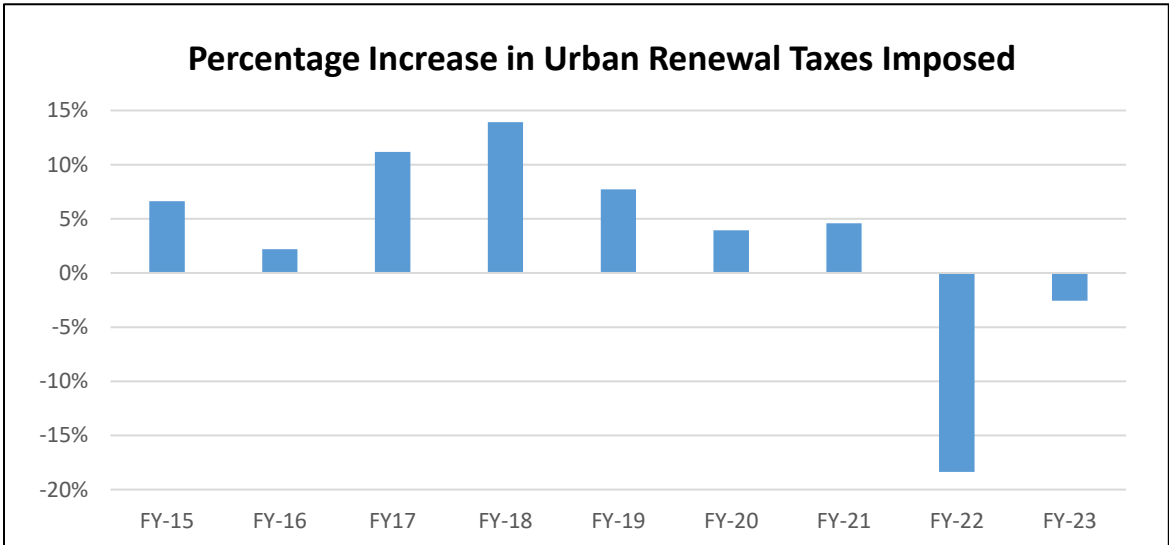
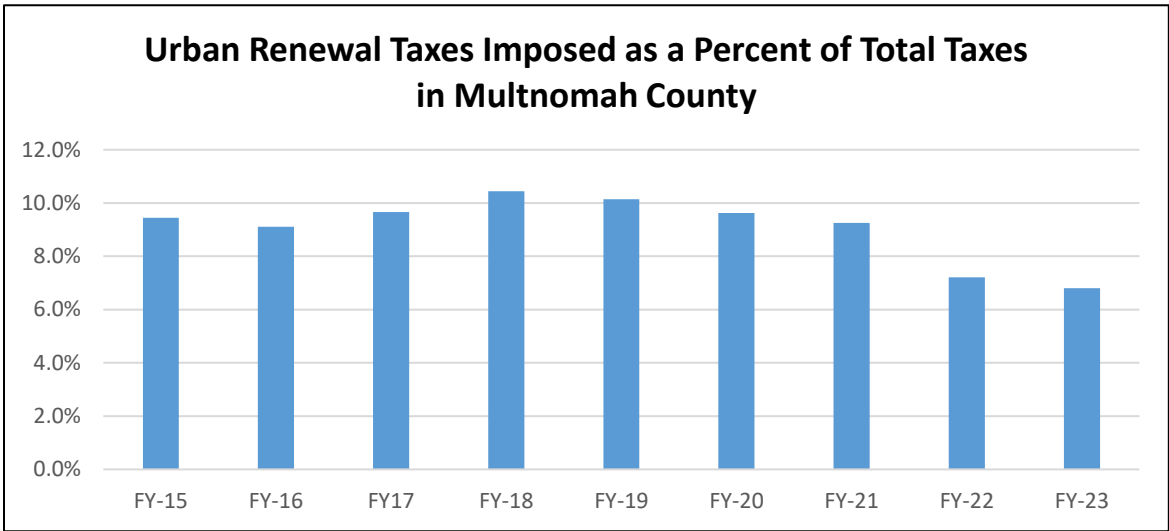
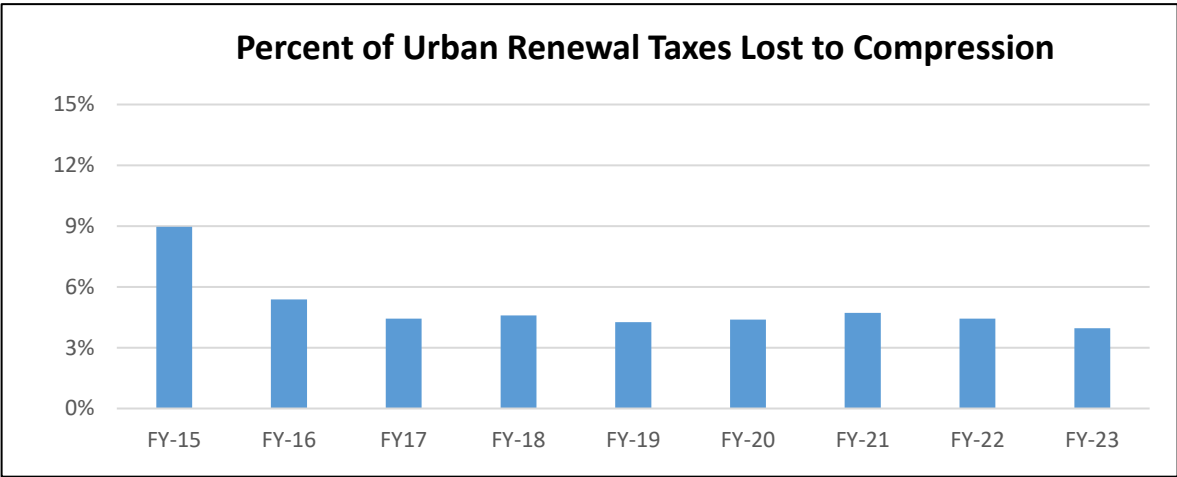
Urban Renewal Taxes Imposed

The 21 urban renewal plan areas in Multnomah County are capturing \$154.8 million in property tax revenue in FY 2022-23, as shown in the table below.

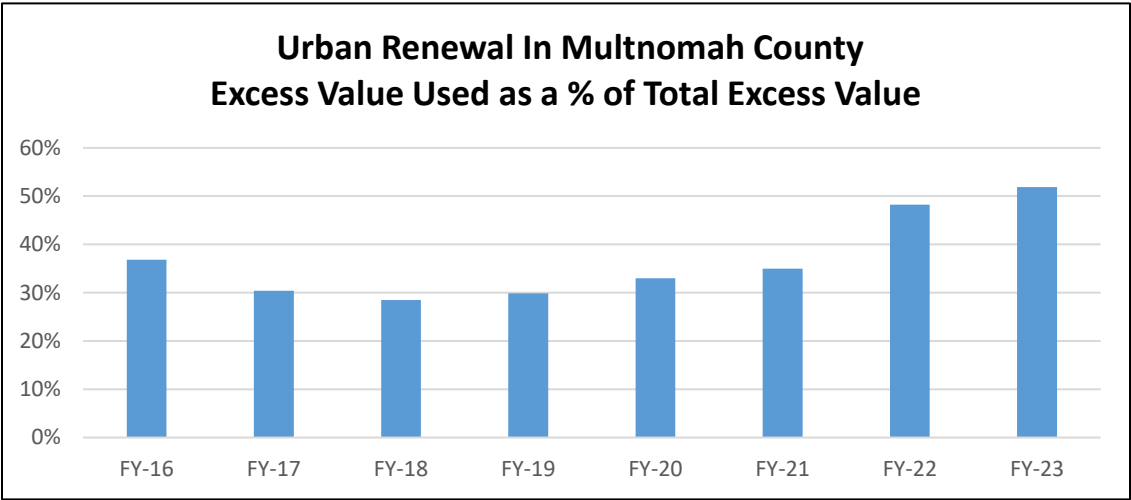
Urban Renewal Taxes in Multnomah County (\$ Millions)					
Imposed Property Taxes					
Fiscal Year	Urban Renewal	Total County	UR as a % of County	Loss to Compression	
2015-16	\$131.3	\$1,440.6	9%	\$7.5	6%
2016-17	\$146.0	\$1,510.2	10%	\$6.8	5%
2017-18	\$166.3	\$1,591.5	10%	\$8.0	5%
2018-19	\$179.1	\$1,766.5	10%	\$8.0	4%
2019-20	\$186.2	\$1,935.0	10%	\$8.5	5%
2020-21	\$194.7	\$2,103.0	9%	\$9.7	5%
2021-22	\$158.9	\$2,204.8	7%	\$7.4	4%
2022-23	\$154.8	\$2,277.1	7%	\$6.4	4%

Urban renewal taxes made up 7% of total taxes imposed in Multnomah County. There was a \$4.1 million decrease in urban renewal taxes imposed in 2022-23 as shown in graph below. As Prosper Portland continues to close urban renewal areas, this downward trend is expected to continue. The closure of urban renewal districts releases dollars back to other taxing districts in the region.

URBAN RENEWAL



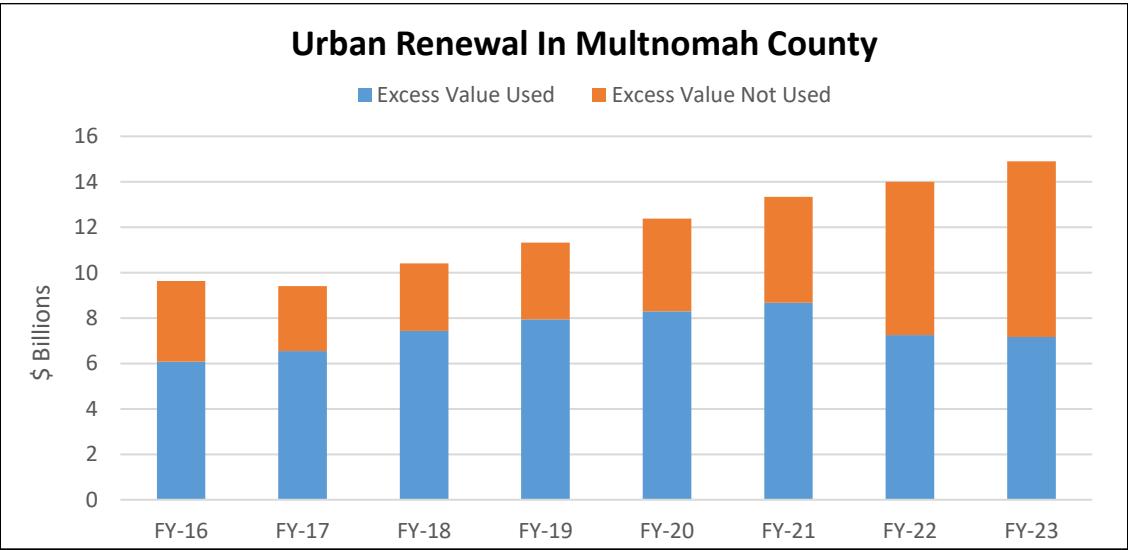
URBAN RENEWAL



Excess Value Used and Unused

Excess value is the total assessed value of property in urban renewal plan areas that is “in excess” of the frozen base. Districts may choose to not use all the excess value. Thus, there is “excess value used” (assessed value diverted from the districts to the urban renewal district) and “excess value not used” (assessed value that stays with the taxing districts).

The graph below shows eight years of history of those used and unused values. For FY 2022-23, \$7.7 billion in excess value (52%) was not used, resulting in an estimated \$7.7 billion in property tax revenue that remains with schools and local governments in Multnomah County.



URBAN RENEWAL

The Fairview Urban Renewal Agency

The City Council established the Fairview Urban Renewal Agency on May 16, 2018 by Ordinance Number 5-2018. The City Council appointed themselves as the board of the urban renewal agency. The Fairview City Administrator is the Executive Director of the Agency. The Council has the option of having the Agency reimburse the city for any staff time spent on agency activities.

The plan area consists of 459 acres: 404 acres of land in tax lots and 55 acres of public rights-of-way. The city anticipates that the plan will take 25 years of tax increment collections to implement. The maximum amount of indebtedness that may be issued for the plan is \$51 million.

Fairview Plan Area	Maximum Indebtedness	Debt Issued 6/30/2022	Expiration Date	Acres
Fairview	\$51,000,000	\$9,165,000	Nov., 2044	459
Total Acres in City of Fairview				2,258
Percentage of Acres in Urban Renewal Plan Areas (Maximum Allowed = 25%)				20%
Total Assessed Value in City of Fairview (less Excess Value, Used and Not Used)				\$847,976,467
Percentage of Frozen Value in Urban Renewal Plan Areas (Maximum Allowed = 25%)				18%

FAIRVIEW URBAN RENEWAL AGENCY URBAN RENEWAL PROPERTY VALUES AND TAXES							
Tax Year	Base Frozen Value	Excess Value Used	Excess Value Not Used	Total Plan Area Value	Maximum Authority	Actual Taxes Imposed	Measure 5 Loss
2018-19	153,649,777	0	0	153,649,777	N/A	0	0
2019-20	153,649,777	7,433,443	0	161,083,220	N/A	114,253	162
2020-21	153,649,777	25,188,343	0	178,838,120	N/A	370,024	582
2021-22	153,649,777	35,231,423	0	188,881,200	N/A	518,380	240
2022-23	153,649,777	47,526,103	0	201,175,880		699,541	224
				Total Fairview		1,702,198	

Fairview Urban Renewal Agency—Division of Tax

The following chart shows the division of tax calculations for each taxing district that includes territory within the plan area. None of the taxing districts' boundaries encompass only a portion of the plan area and so the excess value is the same for all of the overlapping districts.

URBAN RENEWAL

ALLOCATION OF URBAN RENEWAL TIF REVENUES, BY TAXING DISTRICT FAIRVIEW URBAN RENEWAL DISTRICT 2022-23				
	Increment Value Used	Permanent Rate		Total Tax Imposed
		Rate	Tax Imposed	
PORT OF PORTLAND	47,526,103	0.0701	\$3,320.03	\$3,320.03
CITY OF FAIRVIEW	47,526,103	3.4902	\$165,822.46	\$165,822.46
METRO	47,526,103	0.0966	\$4,576.27	\$4,576.27
EAST MULT SOIL/WATER - GOV	47,526,103	0.1000	\$4,666.00	\$4,666.00
MULTNOMAH COUNTY	47,526,103	4.3434	\$206,291.03	\$206,291.03
MULTNOMAH COUNTY LIBRARY	47,526,103	1.2200	\$57,876.34	\$57,876.34
MULTNOMAH ESD	47,526,103	0.4576	\$21,714.84	\$21,714.84
MT HOOD COMM COLLEGE	47,526,103	0.4917	\$23,329.99	\$23,329.99
REYNOLDS SCHOOL DIST	47,526,103	4.4626	\$211,944.11	\$211,944.11
TOTALS			\$699,541.07	\$699,541.07
Adjustments:		Truncation:	(\$399.10)	Fractional: \$0.04 Compression: (\$223.84)

URBAN RENEWAL

Gresham Redevelopment Commission

The City of Gresham established its urban renewal agency, the Gresham Redevelopment Commission (GRDC), in 2003. The commission has one plan area: the Rockwood-West Gresham Urban Renewal Plan Area. It contains approximately 1,212 acres, 8% of the total area of the city. The assessed value within the plan area was frozen as of the 2003-04 assessment roll at \$437,507,294. This represents 5% of the city's net assessed value (assessed value less urban renewal excess value).

The plan for Rockwood-West Gresham calls for a maximum debt to be issued of \$92 million. No projects can be started nor can debt be issued after 20 years. The area, referred to as Gresham's "front door", is a mix of industrial, commercial and residential.

Gresham Plan Area	Maximum Indebtedness	Debt Issued 6/30/2022	Expiration Date	Acres
Rockwood/West Gresham	\$92,000,000	\$41,617,905	Aug., 2023	1,212
Total Acres in City of Gresham				14,331
Percentage of Acres in Urban Renewal Plan Areas (Maximum Allowed = 15%)				8%
Total Assessed Value in City of Gresham (less Excess Value, Used and Not Used)				\$9,304,103,594
Percentage of Frozen Value in Urban Renewal Plan Areas (Maximum Allowed = 15%)				5%

GRESHAM REDEVELOPMENT COMMISSION URBAN RENEWAL PROPERTY VALUES AND TAXES							
Tax Year	Base Frozen Value	Excess Value		Total Plan Area Value	Maximum Authority	Actual Taxes Imposed	Measure 5 Loss
		Used	Not Used				
ROCKWOOD - WEST GRESHAM							
2004-05	437,507,294	42,372,201	N/A	479,879,495	N/A	703,604	39
2005-06	437,507,294	57,080,950	N/A	494,588,244	N/A	900,537	48
2006-07	437,507,294	79,147,409	N/A	516,654,703	N/A	1,240,316	62
2007-08	437,507,294	96,960,133	N/A	534,467,427	N/A	1,500,486	74
2008-09	437,507,294	136,186,345	N/A	573,693,639	N/A	2,097,633	108
2009-10	437,507,294	159,067,818	N/A	596,575,112	N/A	2,411,567	124
2010-11	437,507,294	182,889,752	N/A	620,397,046	N/A	2,768,727	147
2011-12	437,507,294	184,731,016	N/A	622,238,310	N/A	2,821,967	161
2012-13	437,507,294	195,621,085	N/A	633,128,379	N/A	3,021,085	386
2013-14	437,507,294	207,260,079	N/A	644,767,373	N/A	3,427,274	6,328
2014-15	437,507,294	225,995,571	N/A	663,502,865	N/A	3,688,006	4,487
2015-16	437,507,294	250,742,002	N/A	688,249,296	N/A	3,947,617	3,501
2016-17	437,507,294	294,416,648	N/A	731,923,942	N/A	4,609,760	10,007
2017-18	437,507,294	314,753,863	N/A	752,261,157	N/A	4,922,223	10,774
2018-19	437,507,294	346,830,746	N/A	784,338,040	N/A	5,425,953	16,210
2019-20	437,507,294	397,547,026	N/A	835,054,320	N/A	6,162,826	23,965
2020-21	437,507,294	437,507,294	N/A	875,014,588	N/A	6,035,151	13,211
2021-22	437,507,294	437,507,294	N/A	898,574,600	N/A	6,825,884	20,238
2022-23	437,507,294	475,091,896	N/A	912,599,190	N/A	7,033,893	20,266
Total Rockwood / West Gresham						69,544,508	

URBAN RENEWAL

Gresham Redevelopment Commission — Division of Tax

ALLOCATION OF URBAN RENEWAL TIF REVENUES, BY TAXING DISTRICT GRESHAM REDEVELOPMENT COMMISSION 2022-23				
	Increment Value Used	Permanent Rate		Total Tax Imposed
		Rate	Tax Imposed	
PORT OF PORTLAND	475,091,896	0.0701	\$32,866.92	\$32,866.92
CITY OF GRESHAM	475,091,896	3.6129	\$1,713,188.39	\$1,713,188.39
METRO	475,091,896	0.0966	\$45,192.02	\$45,192.02
EAST MULT SOIL/WATER - GOV	475,091,896	0.1000	\$47,246.23	\$47,246.23
MULTNOMAH COUNTY	475,091,896	4.3434	\$2,059,318.13	\$2,059,318.13
MULTNOMAH COUNTY LIBRARY	475,091,896	1.2200	\$578,252.44	\$578,252.44
MULTNOMAH ESD	475,091,896	0.4576	\$216,716.28	\$216,716.28
MT HOOD COMM COLLEGE	475,091,896	0.4917	\$233,149.74	\$233,149.74
GRESHAM-BARLOW SCHL DIST	475,091,896	4.5268	\$0.00	\$0.00
REYNOLDS SCHOOL DIST	475,091,896	4.4626	\$2,099,408.81	\$2,099,408.81
CENTENNIAL SCHOOL DIST	475,091,896	4.7448	\$8,553.70	\$8,553.70
TOTALS			\$7,033,892.66	\$7,033,892.66
Adjustments:				
	Truncation:	(\$3,803.97)	Fractional: \$0.10	Compression: (\$20,266)

URBAN RENEWAL

Urban Renewal Agency of the City of Troutdale

The Troutdale City Council activated The Urban Renewal Agency of the City of Troutdale in 2006 to implement the Troutdale Riverfront Plan Area. In accordance with the City Charter, the plan area was submitted to voters, who approved the plan in May 2006. The area to be redeveloped includes 48 acres of the city's 3,189 acres, or 2%. This is well below the 25% limit imposed on cities of under 50,000 population. The frozen value of the plan area, as certified by the county assessor as of the 2005-06 assessment roll, is \$19 million or 1% of the city's net assessed value (assessed value less urban renewal excess value) of \$1.5 billion.

The agency plan calls for redeveloping the city's former sewage treatment plant and adjacent properties into a public area adjacent to the Sandy River, including providing access to the site that is currently not available. Private development may also occur with the expansion of the adjacent retail outlet mall.

Troutdale Plan Area	Maximum Indebtedness	Debt Issued 6/30/2022	Expiration Date	Acres
Troutdale Riverfront	\$7,000,000	\$6,500,000	Feb., 2026	48
Total Acres in City of Troutdale				3,189
Percentage of Acres in Urban Renewal Plan Areas (Maximum Allowed = 25%)				2%
Total Assessed Value in City of Troutdale (less Excess Value, Used and Not Used)				\$1,623,024,570
Percentage of Frozen Value in Urban Renewal Plan Areas (Maximum Allowed = 25%)				1%

URBAN RENEWAL AGENCY OF CITY OF TROUTDALE URBAN RENEWAL PROPERTY VALUES AND TAXES							
Tax Year	Base Frozen Value	Excess Value		Total Plan Area Value	Maximum Authority	Actual Taxes Imposed	Measure 5 Loss
		Used	Not Used				
2007-08	19,177,950	1,446,189	N/A	20,624,139	N/A	22,970	0
2008-09	19,177,950	2,096,130	N/A	21,274,080	N/A	33,082	1
2009-10	19,177,950	2,450,480	N/A	21,628,430	N/A	38,494	1
2010-11	19,177,950	3,132,190	N/A	22,310,140	N/A	49,180	1
2011-12	19,177,950	4,927,204	N/A	24,105,154	N/A	79,015	4
2012-13	19,177,950	6,981,004	N/A	26,158,954	N/A	115,246	8
2013-14	19,177,950	8,570,290	N/A	27,748,240	N/A	150,653	119
2014-15	19,177,950	10,515,210	N/A	29,693,160	N/A	181,425	83
2015-16	19,177,950	8,308,240	N/A	27,486,190	N/A	137,301	28
2016-17	19,177,950	7,915,080	N/A	27,093,030	N/A	129,811	6
2017-18	19,177,950	8,884,550	N/A	28,062,500	N/A	144,842	5
2018-19	19,177,950	10,137,200	N/A	29,315,150	N/A	159,909	9
2019-20	19,177,950	16,060,250	N/A	35,238,200	N/A	251,897	14
2020-21	19,177,950	10,672,000	N/A	29,849,950	N/A	159,295	7
2021-22	19,177,950	11,819,750	N/A	30,997,700	N/A	176,848	4
2022-23	19,177,950	10,951,160	N/A	30,129,110	N/A	163,629	3
Total Troutdale Riverfront						1,993,597	

URBAN RENEWAL

Urban Renewal Agency of the City of Troutdale — Division of Tax

ALLOCATION OF URBAN RENEWAL TIF REVENUES, BY TAXING DISTRICT TROUTDALE URBAN RENEWAL AGENCY 2022-23				
	Increment Value Used	Permanent Rate		Total Tax Imposed
		Rate	Tax Imposed	
PORT OF PORTLAND	10,951,160	0.0701	691.91	691.91
CITY OF TROUTDALE	10,951,160	3.7652	41,168.01	41,168.01
METRO	10,951,160	0.0966	1,037.85	1,037.85
EAST MULT SOIL/WATER - GOV	10,951,160	0.1000	1,037.85	1,037.85
MULTNOMAH COUNTY	10,951,160	4.3434	47,395.12	47,395.12
MULTNOMAH COUNTY LIBRARY	10,951,160	1.2200	13,319.06	13,319.06
MULTNOMAH ESD	10,951,160	0.4576	4,843.29	4,843.29
MT HOOD COMM COLLEGE	10,951,160	0.4917	5,362.21	5,362.21
REYNOLDS SCHOOL DIST	10,951,160	4.4626	48,773.81	48,773.81
TOTALS			163,629.11	163,629.11
Adjustments: Truncation: (\$714.07) Fractional: \$0.20 Compression: (\$3.29)				

URBAN RENEWAL

Urban Renewal Agency of the City of Wood Village

The Wood Village City Council activated The Urban Renewal Agency of the City of Wood Village in January 2010. Four city council members and three citizens serve as the agency's governing body.

The area to be redeveloped includes 128 acres of the city's total area of 608 acres (21%). This is below the 25% limit imposed on cities of under 50,000 population. The frozen value of the plan area, as certified by the county assessor as of the 2010-11 assessment roll, is \$38 million (13%) of the city's net assessed value (assessed value less urban renewal excess value) of \$295 million. The agency is authorized to incur \$11,750,000 in debt.

Wood Village Plan Area	Maximum Indebtedness	Debt Issued 6/30/2022	Expiration Date	Acres
Wood Village	\$11,750,000	\$4,635,000	Feb., 2031	129
		Total Acres in City of Wood Village		608
		Percentage of Acres in Urban Renewal Plan Areas (Maximum Allowed = 25%)		21%
		Total Assessed Value in City of Wood Village (less Excess Value, Used and Not Used)		\$326,823,580
		Percentage of Frozen Value in Urban Renewal Plan Areas (Maximum Allowed = 25%)		12%

URBAN RENEWAL AGENCY OF CITY OF WOOD VILLAGE URBAN RENEWAL PROPERTY VALUES AND TAXES							
Tax Year	Base Frozen Value	Excess Value Used	Excess Value Not Used	Total Plan Area Value	Maximum Authority	Actual Taxes Imposed	Measure 5 Loss
2011-12	38,346,200	1,564,688	N/A	39,910,888	N/A	23,016	0
2012-13	38,346,200	914,867	N/A	39,261,067	N/A	13,580	0
2013-14	38,346,200	2,735,650	N/A	41,081,850	N/A	43,846	0
2014-15	38,346,200	3,900,960	N/A	42,247,160	N/A	61,733	0
2015-16	38,346,200	6,402,150	N/A	44,748,350	N/A	97,676	0
2016-17	38,346,200	7,434,630	N/A	45,780,830	N/A	112,990	0
2017-18	38,346,200	7,843,350	N/A	46,189,550	N/A	118,977	0
2018-19	38,346,200	7,713,930	N/A	46,060,130	N/A	117,189	0
2019-20	38,346,200	16,905,410	N/A	55,251,610	N/A	254,856	0
2020-21	38,346,200	23,500,520	N/A	61,846,720	N/A	337,540	0
2021-22	38,346,200	24,546,060	N/A	62,892,260	N/A	352,494	0
2022-23	38,346,200	41,507,970	N/A	79,854,170	N/A	596,167	0
				Total Wood Village		2,130,062	

URBAN RENEWAL

Urban Renewal Agency of the City of Wood Village—Division of Tax

ALLOCATION OF URBAN RENEWAL TIF REVENUES, BY TAXING DISTRICT				
WOOD VILLAGE URBAN RENEWAL AGENCY				
2022-23				
	Increment Value Used	Permanent Rate		Total Tax Imposed
		Rate	Tax Imposed	
PORT OF PORTLAND	41,507,970	0.0701	\$2,873.01	\$2,873.01
CITY OF WOOD VILLAGE	41,507,970	3.1262	\$129,744.78	\$129,744.78
METRO	41,507,970	0.0966	\$3,983.89	\$3,983.89
EAST MULT SOIL/WATER - GOV	41,507,970	0.1000	\$4,137.13	\$4,137.13
MULTNOMAH COUNTY	41,507,970	4.3434	\$180,271.31	\$180,271.31
MULTNOMAH COUNTY LIBRARY	41,507,970	1.2200	\$50,603.14	\$50,603.14
MULTNOMAH ESD	41,507,970	0.4576	\$18,961.81	\$18,961.81
MT HOOD COMM COLLEGE	41,507,970	0.4917	\$20,379.16	\$20,379.16
REYNOLDS SCHOOL DIST	41,507,970	4.4626	\$185,212.87	\$185,212.87
TOTALS			\$596,167.10	\$596,167.10
Adjustments:	Truncation:	(\$227.67)	Fractional: \$0.06	Compression: \$0.0

URBAN RENEWAL

Prosper Portland

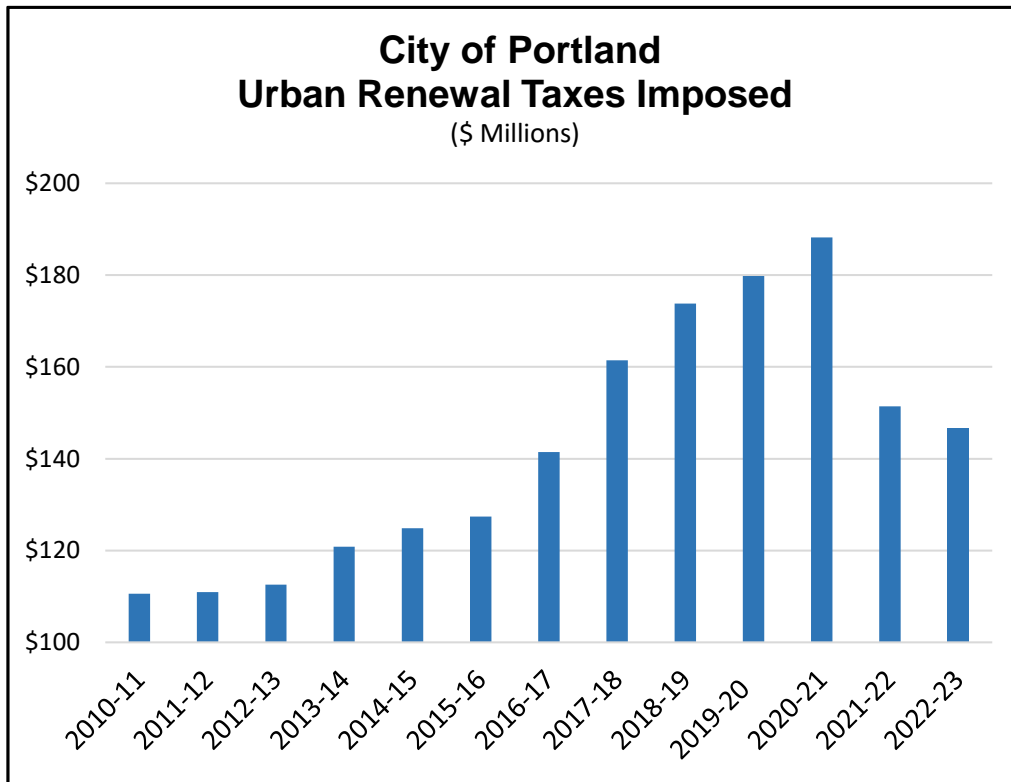
The organization now called Prosper Portland was created by a vote of Portland citizens in 1958, in part due to the leadership of newly elected Mayor Terry Shrink. The Oregon Legislature had just established laws allowing urban renewal agencies in 1957 and tax increment financing was approved by a statewide vote in November 1960.

Prosper Portland is governed by a volunteer Board of Commissioners appointed by the City Council. The board reports directly to Portland's Mayor and is authorized by the City Charter to administer the business activities of the agency.

- There are 8 plan areas (URA's) still collecting tax increment to pay off debt (see page C-18).
- Six plan areas (Central Eastside, Downtown Waterfront, Oregon Convention Center, River District, Rosewood and 82nd and Division) have reached their maximum indebtedness. The River District, Rosewood, and 82nd and Division NPI have paid off all debt.
- Four other plan areas have been closed. In addition, four other areas (Albina Neighborhood Improvement Plan, Portland State, Emanuel Hospital Urban Renewal and Model Cities/Neighborhood Development Program) were formed but never utilized tax increment financing.
- Downtown Waterfront URA has issued all of the debt allowed by the plan documents but will continue until all of the debt is repaid in 2024.
- The South Park Blocks URA has not issued all of its maximum debt, however it has reached the expiration date so no new debt can be issued.

The city is imposing \$146.6 million in URA property taxes in 2022-23. That is a 3% decrease over the prior year, due to the River District and Neighborhood Prosperity Initiative (NPI) plan areas not imposing any taxes. The total taxes extended were \$153.0 million, and the city lost \$6.3 million of that to compression.

URBAN RENEWAL



City of Portland		
Urban Renewal Taxes Imposed		
Year	UR Taxes Imposed (\$ Million)	Percent Change from Prior Year
2010-11	\$ 110.6	
2011-12	\$ 111.0	0.3%
2012-13	\$ 112.6	1.5%
2013-14	\$ 120.8	7.3%
2014-15	\$ 124.8	3.3%
2015-16	\$ 127.4	2.1%
2016-17	\$ 141.4	11.0%
2017-18	\$ 161.4	14.1%
2018-19	\$ 173.8	7.7%
2019-20	\$ 179.8	3.4%
2020-21	\$ 188.2	4.7%
2021-22	\$ 151.4	-15.8%
2022-23	\$ 146.6	-3.2%

URBAN RENEWAL

City of Portland Plan Areas	Maximum Indebtedness (MI)	Debt Issued 6/30/2022	Expiration Date	Acres
Central Eastside	125,974,800	125,974,272	At MI	709
Downtown Waterfront	165,000,000	165,000,000	At MI	233
Gateway Regional Center	164,240,000	113,796,099	June 2022	659
Interstate Corridor	402,000,000	346,165,131	N/A	3,992
Lents Town Center	245,000,000	227,762,926	June, 2024	2,846
North Macadam	288,562,000	228,406,482	June, 2025	447
Oregon Convention	167,511,000	167,510,000	At MI	410
River District	489,500,000	489,499,473	At MI	315
South Park Blocks	143,619,000	113,498,679	July, 2008	98
Rosewood NPI	1,250,000	1,249,990	At MI	135
82nd & Division NPI	1,250,000	1,234,298	At MI	109
Totals	2,193,906,800	1,980,097,350		9,952
Total Acres in City of Portland				92,773
Percentage of Acres in Urban Renewal Plan Areas (Maximum Allowed = 15%)				10.7%
Total Assessed Value in City of Portland (less Excess Value, Used and Not Used)				63,839,421,672
Percentage of Frozen Value in Urban Renewal Plan Areas (Maximum Allowed = 15%)				7.5%

URBAN RENEWAL

City of Portland Urban Renewal Property Values and Taxes									
Tax Year 2022-23									
	Base Frozen	Excess Value		Total Plan	Maximum	Taxes	Measure 5	Special Levy	
	Value	Used	Not Used	Area Value	Authority	Imposed	Loss	Taxes Imposed	Measure 5 Loss
Airport Way	73,942,075		915,685,735	989,627,810	27,095,869	0	0	0	0
Central Eastside	230,541,190	541,034,423	425,303,057	1,196,878,670		9,610,212	421,240	0	0
Downtown Waterfront	55,674,313	333,045,356	1,214,717,291	1,603,436,960	51,669,521	7,322,550	319,478	5,719,303	224,360
Gateway	307,174,681	348,875,119	0	656,049,800		7,107,826	298,784	0	0
Interstate Corridor	1,293,460,097	2,613,136,968	63,890,545	3,970,487,610		47,798,587	2,092,739	0	0
Lents Town Center	736,224,033	1,103,739,857	0	1,839,963,890		23,848,091	1,015,752	0	0
North Macadam	628,094,444	1,154,713,806	0	1,782,808,250		25,495,768	1,112,504	0	0
Oregon Convention Center	214,100,689	247,680,690	1,014,207,341	1,475,988,720	40,770,710	5,427,586	236,734	4,766,086	206,660
River District	432,292,135	0	2,844,650,565	3,276,942,700		0	0	0	0
South Park Blocks	305,692,884	244,492,441	1,035,695,775	1,585,881,100	40,971,801	5,351,874	233,514	3,812,869	206,061
42ND Avenue	83,203,598	0	45,527,292	128,730,890		0	0	0	0
Cully Blvd.	83,187,490	0	42,422,660	125,610,150		0	0	0	0
Parkrose	85,053,706	0	35,625,824	120,679,530		0	0	0	0
Rosewood	81,232,730	0	29,401,630	110,634,360		0	0	0	0
Division-Midway	82,343,462		35,081,868	117,425,330		0	0	0	0
82nd Ave & Division	83,686,505	3,400,000	30,584,405	117,670,910		0	0	0	0
Multnomah Co Totals	4,775,904,032	6,590,118,660	7,732,793,988	18,109,188,870	160,507,900	131,962,494	5,730,745	14,298,257	637,081
				Clackamas Co Totals:		113,827	991	25,430	281
				Washington Co Totals:		182,305	1,063	36,234	283
				Portland Urban Renewal Totals:		132,258,626	5,732,799	14,359,921	637,645
				Total Urban Renewal Tax Levies Imposed: \$					
				146,618,547					

URBAN RENEWAL

ALLOCATION OF URBAN RENEWAL TIF REVENUES, BY TAXING DISTRICT

City of Portland (All URAs Combined) - 2022-23

	Mult. Co. Increment Value Used	Mult. Co. District Billing Rates and Taxes Imposed				Other Counties (Prorated)	Grand Total Taxes Imposed	
		Permanent Rate		Bonds				Total
CITY OF PORTLAND	6,586,718,660	7.3051	45,596,427			45,596,427	101,897	45,698,324
CITY OF PORTLAND BONDS	3,973,581,692			0.0277	79,149	79,149		
CITY OF PORTLAND NEW BONDS	10,352,311,285			0.3421	1,147,656	1,147,656		
DAVID DOUGLAS SCHOOL DIST #40	648,426,175	4.6394	2,908,311		-	2,908,311	6,499	2,914,810
DAVID DOUGLAS SCHOOL DIST NEW BONDS	648,426,175		-	1.3515	875,885	875,885	1,957	877,842
EAST MULT SOIL/WATER	9,708,934,114	0.1000	450,038			450,038	1,006	451,044
METRO	6,586,718,660	0.0966	580,992			580,992	1,298	582,290
METRO - NEW BONDS	6,045,684,237			0.3735	1,250,543	1,250,543	2,795	1,253,338
MT HOOD COMM COLLEGE	678,658,878	0.4917	312,219			312,219	698	312,917
MULTNOMAH COUNTY	6,586,718,660	4.3434	27,855,511			27,855,511	62,250	27,917,761
MULTNOMAH COUNTY NEW BONDS	3,432,547,269			0.5913	2,010,377	2,010,377	4,493	2,014,870
MULTNOMAH COUNTY LIBRARY	6,586,718,660	1.2200	7,628,353			7,628,353	17,048	7,645,401
MULTNOMAH ESD	6,586,718,660	0.4576	2,846,126			2,846,126	6,360	2,852,486
PARKROSE SCHOOL DIST #3	30,920,093	4.8906	133,504		-	133,504	298	133,802
PARKROSE SCHOOL DIST BONDS-NEW	30,920,093			0.7041	21,598	21,598	48	21,646
PORT OF PORTLAND	5,432,004,854	0.0701	339,933			339,933	760	340,693
PORTLAND COMM COLLEGE	5,908,059,782	0.2828	1,565,592			1,565,592	3,499	1,569,091
PORTLAND COMM COLLEGE BONDS-NEW	5,367,025,359			0.3837	1,045,760	1,045,760	2,337	1,048,097
PORTLAND SCHOOL DIST - NEW BONDS	5,366,337,969			2.3000	6,308,283	6,308,283	14,097	6,322,380
PORTLAND SCHOOL DIST PERM	5,366,337,969	0.5038	2,556,489			2,556,489		
PORTLAND SCHOOL DIST #1	5,907,372,392	4.7743	26,882,659			26,882,659	60,076	26,942,735
WEST MULT SOIL/WATER	1,732,251,603	0.0750	116,422			116,422	260	116,682
	103,563,393,239		119,772,576		12,739,251	132,511,827	287,677	129,016,210

Adjustments: Truncation Loss -

(\$436,924)

Fractional Gain -

\$32

Compression Loss -

\$5,735,695

This chart does not include City of Portland urban renewal special levies which are about \$14 million annually.

OUTSTANDING DEBT

Types of Debt - Descriptions

Governments utilize different debt instruments to fund a variety of activities. The choice of the debt instrument depends largely on the available pledge of credit revenue flow and what is best suited for a particular project. As a general rule of financing, the cost of debt or interest rate is determined by the scope and dependability of revenue sources that back the issuance of debt, the credit history and debt load of the issuer, the value of the assets being financed, and the term of the issue. Multiple sources of highly dependable revenues combined with an issuer's responsible financial management history will secure high credit ratings and lower interest rates. Interest rates also depend on the current state of the market when debt is issued. Over the last several years, interest rates have generally trended downward providing incentive to refinance outstanding issues.

General Obligation Bonds

General Obligation bonds (GO bonds) are secured by a pledge of the issuer's full faith and credit and unlimited taxing power. Repayment generally occurs through a separate, additional property tax levy not subject to Measure 5.

- Must be approved by the voters. Since Measure 50, General Obligation bonds must meet the double majority election test to be approved: 50% of registered voters must vote and a majority of those voting must cast a yes vote. Since the passage of Ballot Measure 56 in November 2008 the double majority standard does not apply to elections held in May or November.
- Subject to debt limitation statutes.
- Lowest interest rates. Unlimited taxing power provides the district with the ability to levy whatever amount is needed for repayment resulting in minimal risk to the lender.
- Restrictions on use. Measure 50 placed tighter restrictions on the use of unlimited tax general obligation bond proceeds. Measure 68 (May 2010) expanded the use to capital construction, improvements, and other assets having a useful life of more than one year.

Revenue Bonds

Revenue bonds are limited liability obligations secured by a specific revenue pledge and/or a security interest in certain property. Revenue bonds may be secured by a single revenue source (project bonds) or revenues from an entire system (system bonds). Revenue bonds are frequently used by government enterprises, such as utilities and

OUTSTANDING DEBT

airports, whose operations are self-supporting and not reliant on property tax subsidies.

- Does not require voter approval (unless referred by voters during a 60 day remonstrance period).
- Not subject to debt limitation statutes.
- Debt repayment from identified revenues. The bonds are not supported by a full faith and credit pledge.

Due to limited revenue streams for debt service payments, revenue bonds may have higher interest rates than General Obligation bonds. The interest rate depends upon the quality and quantity of revenue streams used for repayment. Utility system revenue bonds typically have lower interest costs than project revenue bonds because of multiple revenue streams.

Conduit Revenue Bonds

Conduit revenue bonds are similar to revenue bonds except that they are issued for the benefit of a private party. They are a means of making a loan to a private party. The government issuing the debt assumes no direct or contingent liability for this type bond.

Limited Tax Bonds / Full Faith and Credit

Limited tax obligation / full faith and credit bonds are secured by a pledge of the issuer's full faith and credit. No additional taxing authority is provided for repayment. Obligations are secured by available general fund revenues and whatever taxing authority the local government has within the limits of Measure 5 and Measure 50.

- Does not require voter approval.
- Cities may be subject to charter limitations.
- Not subject to debt limitation statutes.
- Higher interest rates. Interest rates are dependent upon the financial condition of the issuer, the revenue stream used for repayment and the long-term value of assets being financed.

Pension Bonds

Many districts have sold bonds to cover all or a portion of their unfunded actuarial liability (UAL) as part of their participation in the Public Employees Retirement System (PERS).

OUTSTANDING DEBT

Selling bonds could reduce the rate the district must pay on each employee's salary. Principal and interest on bonds, combined with the lower rates, is often less than what the district would have to pay in PERS rates without bonding the UAL. Over the long term, the district saves money if the interest earned by PERS from investing the bond proceeds exceeds the interest rate on the bonds.

Certificate of Participation / Lease Obligations

A certificate of participation (COP) is a certified interest in a lease purchase or installment sale agreement between a municipal government and a lessor/escrow agent. Essentially, financing proceeds are received in exchange for a commitment of future "lease" payments. Ownership of the financed facility is sometimes assigned to the escrow agent to whom the municipality makes the lease payments. Sources of revenues to pay for the COP depend on the type of project being financed but are often backed by a limited tax full faith and credit pledge.

- Does not require voter approval.
- Generally not subject to debt limitation statutes, or charter limits.
- Higher interest rates than GO bonds but usually lower than revenue bonds.
- County and some city lease purchase agreements are subject to annual appropriation.
- Leasing concept limits type of eligible projects.

In Oregon, lease-purchase transactions that carry the unconditional promise to pay from the general fund are now typically marketed under the term of "full faith and credit obligations".

Special Assessment Improvement Bonds

Special assessment bonds, also known as Bancroft Bonds, are payable from special assessments and limited tax pledges upon property owners who benefit from the project. These bonds are used to finance local capital improvements such as streets, sewer and water projects. To collect charges for capital improvements, local improvement districts (LID's) are formed within which assessments are apportioned to all properties.

- Risk and resulting interest rate determined by the number and size of properties within the district, financial situation of the property owners, and strength of the backup pledge of the issuer.

OUTSTANDING DEBT

- Property taxes levied by the local government to cover assessment shortfalls would be subject to Measure 5 and 50 limits.

Urban Renewal Tax Increment Bonds

Urban renewal tax increment bonds are used to finance improvements such as streets, utilities, property acquisition, development and housing within an urban renewal plan area (URA). At the time the URA is created, property values within the district are frozen. As the plan area properties are developed and their assessed values increase, the urban renewal agency collects tax revenues attributable to the growth over the frozen base value. This growth is known as the increment. Tax increment bonds are secured by the (potential) property tax revenue derived from this method.

- Does not require voter approval.
- Not subject to debt limitation statutes.
- Higher interest rates. Revenue streams are riskier since the plan area's value growth is not certain.
- Restrictions on use. Revenues collected within a plan area can generally only be spent on debt for improvements within the plan area boundaries.
- More flexible use of proceeds for private activities.

Short Term Obligations

Types of short-term obligations include BANS (Bond Anticipation Notes), TANS/TRANS (Tax and Revenue Anticipation Notes), GANS (Grant Anticipation Notes), and Commercial Paper. These types of instruments are generally used only for interim purposes, to bridge the gap between seasonal or project related cash flow deficits, such as between July and November before property taxes are received. In periods of market instability, issuing some form of anticipation notes allows an issuer to delay a long-term debt issue until the market climate is more favorable, thereby potentially saving on interest costs.

Some districts, especially school districts, have statutory limitations on the amount of short term debt that can be issued. These limitations are typically based on a percentage of General Fund revenue.

Loans

Loans are borrowings that are generally secured outside public finance markets.

OUTSTANDING DEBT

Typically, a local government enters into a contract with a private party, such as a commercial bank, or state or federal agency. The loan contract dictates terms and conditions of borrowing. Not all local governments are allowed to enter into loan agreements.

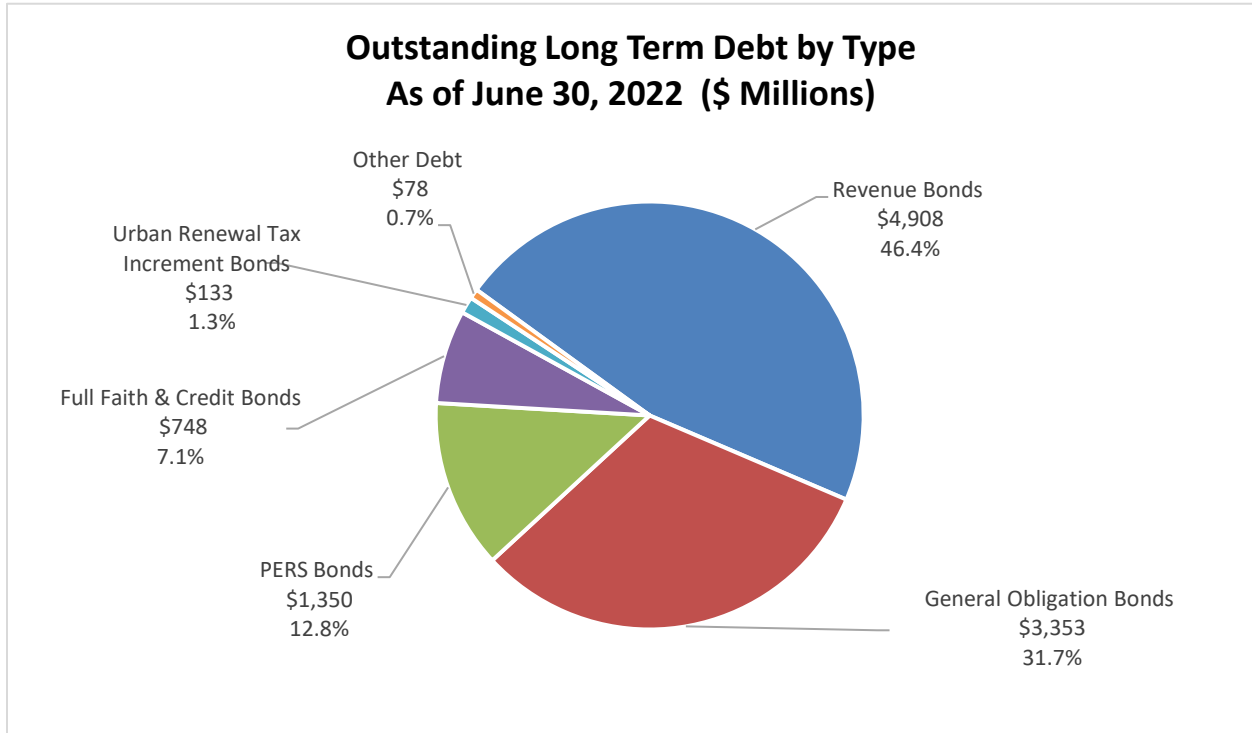
Refunding Bonds

Refunding bonds are obligations issued to replace or defease other outstanding debt, typically for the purpose of realizing savings via the substitution of bonds with a lower interest rates. The proceeds from refunding bonds can be used to pay off existing debt balances (current refunding) or can be placed into escrow and used to extinguish the old debt at a future date (advance refunding) depending on the timing of the applicable redemption dates.

OUTSTANDING DEBT

Overview of Outstanding Debt for Multnomah County Districts

The types of long-term debt outstanding as of June 30, 2022 in Multnomah County are shown below. Outstanding debt for districts in the county decreased by less than 1% FY in 2021-22. For a list of significant FY 2021-22 new issues, see chart on page D-9.

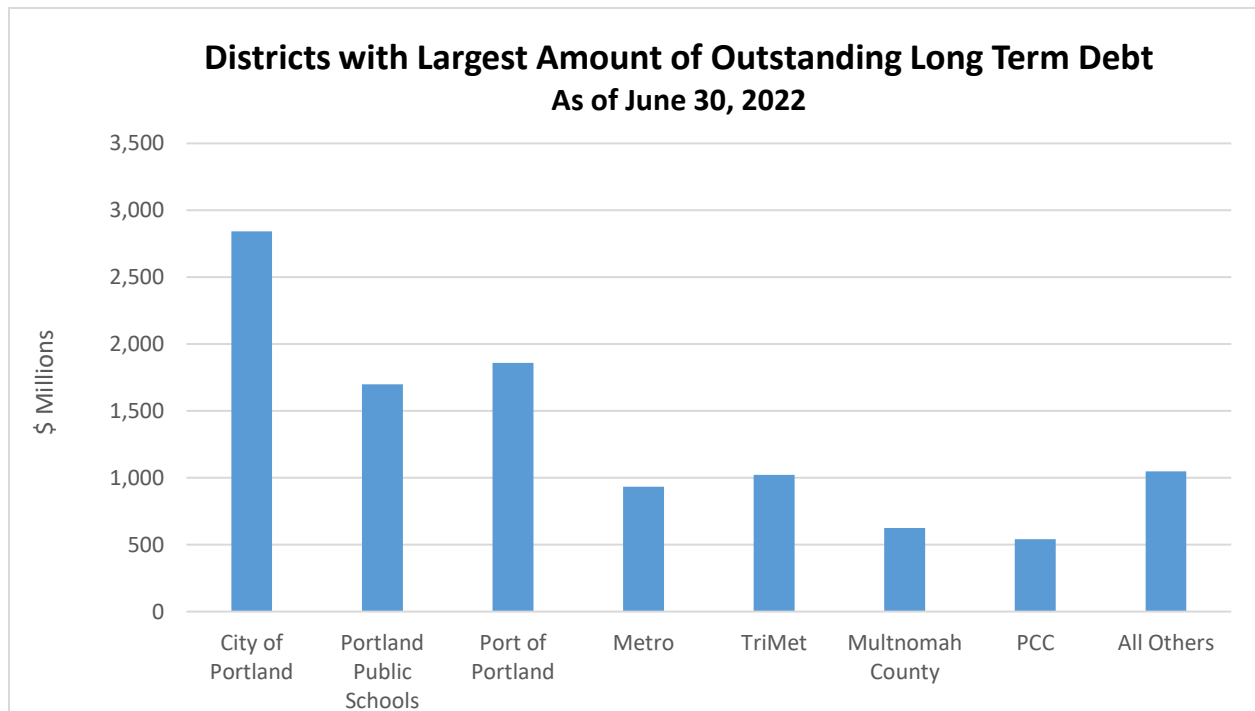
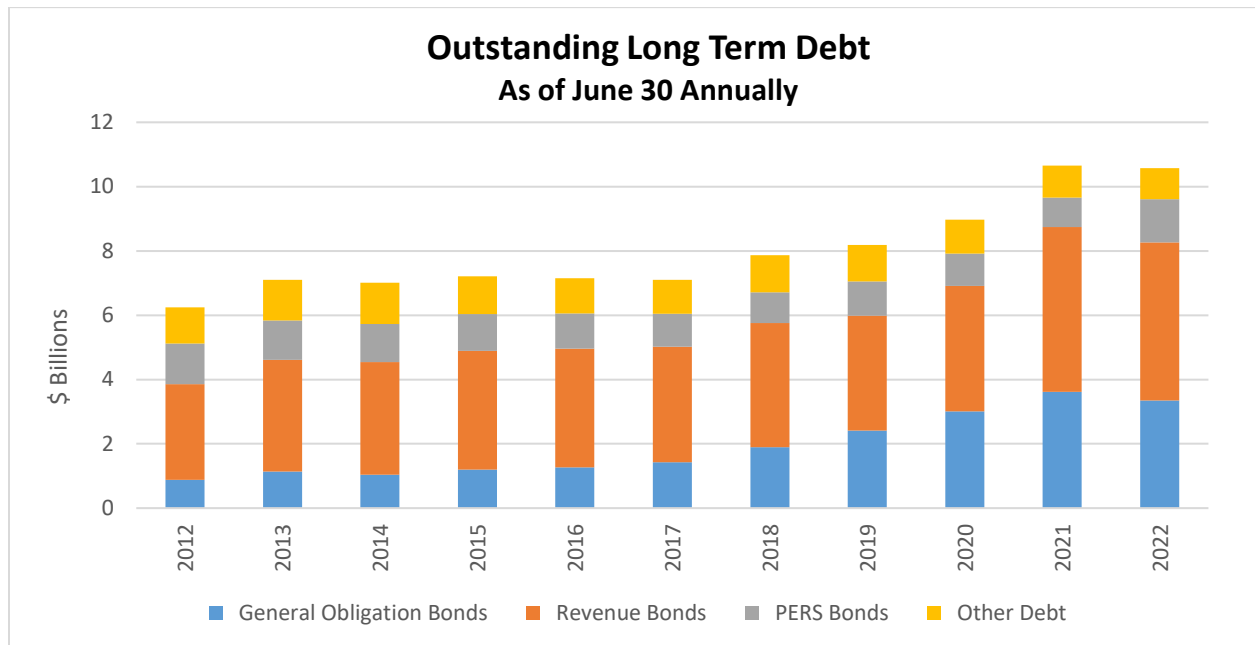


Outstanding Long Term Debt by Type Multnomah County Taxing Districts (\$ Millions)				
	6/30/2021	6/30/2022	Change	
			\$	%
Revenue Bonds	5,122	4,908	(214)	-4%
General Obligation Bonds	3,622	3,353	(269)	-7%
PERS Bonds	914	1,350	436	48%
Full Faith & Credit Bonds	710	748	38	5%
Urban Renewal Tax Increment Bonds	170	133	(37)	-22%
Other Debt	117	78	(40)	-34%
Totals	\$10,655	\$10,570	(86)	-1%

The chart on the next page shows the outstanding debt in total for the county taxing districts subdivided by type of debt. In FY 2021-22, revenue bonds made up the largest

OUTSTANDING DEBT

share of district debt. This is driven in large part by new revenue bonds issued by the Port of Portland and TriMet (see Significant Debt chart p.D-9).



OUTSTANDING DEBT

Change in Outstanding Long Term Debt					
Entity	\$ Millions			One Year Change 6/30/21 to 6/30/22	Ten Year Change 6/30/12 to 6/30/22
	6/30/2012	6/30/2021	6/30/2022		
City of Portland	3,177	3,779	2,842	-25%	-11%
Portland Public Schools	460	1,428	1,698	19%	269%
Port of Portland	677	1,398	1,859	33%	175%
Metro	323	984	934	-5%	189%
TriMet	326	830	1,023	23%	214%
Multnomah County	235	683	626	-8%	166%
PCC	367	598	540	-10%	47%
All Others	616	956	1,048	10%	70%
Totals	\$6,181	\$10,656	\$10,570	-1%	71%

History of Outstanding Long Term Debt Payments					
	2002-2003	2012-2013	2022-2023	20-yr Change	10-yr Change
	\$6.8 Billion	\$10.7 Billion	\$22.1 Billion		
Combined Budget Requirements					
Combined Long Term Debt Payments					
General Obligation Bonds	\$134,284,735	\$142,167,483	\$405,599,335	202%	185%
Urban Renewal Tax Increment Bonds	24,492,568	52,232,917	47,749,054	95%	-9%
Improvement Bonds/Bancroft Bonds	1,786,979	4,007,811	2,670,609	49%	-33%
Full Faith & Credit Obligations	53,372,712	69,585,631	102,623,463	92%	47%
PERS Bonds	0	108,987,401	226,791,462	0%	108%
Long Term Loans (State & Other)	13,119,726	7,438,739	7,820,082	-40%	5%
Lease Purchase (COPs & Other)	16,190,505	1,844,309	768,137	-95%	-58%
Revenue Bonds - Public	182,820,204	265,830,841	412,837,659	126%	55%
Total Long Term Debt Payments	\$426,067,429	\$652,095,132	\$1,206,859,801	183%	85%
Debt Svc as a % of Budgeted Requirements	6.3%	6.1%	5.5%		

OUTSTANDING DEBT

Significant New Debt Issued During Fiscal Year 2021-2022					
District	Type of Debt	Date Issued	Original Amount (in millions)	Authorization and Purpose	Impact to Taxpayers
Port of Portland	Revenue	Feb-22	\$578.6	The Series Twenty-Eight Bonds are being issued to pay, or reimburse the Port for the payment of, costs of the design, construction, renovation, acquisition, equipping and installation of capital improvements at the Portland International Airport.	Continues the district's facilities improvement bond series. This measure maintains the district's bond rate at existing levels.
TriMet	Revenue	Sep-21	\$409.6	The Series 2021 Bonds are being issued to refund certain outstanding Senior Lien Bonds and pay costs of issuing Services 2021 Bonds. The Series 2021 Bonds have been designated as "Sustainability Bonds" by TriMet.	Payable from payroll and self-employment taxes imposed by TriMet and collected by the Oregon Department of Revenue.
Portland Public Schools	PERS	Jul-21	\$399.4	Funds PERS liability for retirement.	Selling bonds could reduce the PERS rate the district pays.
Multnomah Education Service District	PERS	Jun-22	\$60.2	Funds PERS liability for retirement.	Selling bonds could reduce the PERS rate the district pays.
Mt Hood CC	PERS	Aug-21	\$58.9	Funds PERS liability for retirement.	Selling bonds could reduce the PERS rate the district pays.
City of Portland	LTO/FF&C	Jan-22	\$51.2	Proceeds of the 2022 Series A Bonds will be used to finance a variety of transportation projects throughout the city, including local improvement projects, system development charge projects and sidewalk repair projects.	Continues the district's facilities improvement bond series. This measure maintains the district's bond rate at existing levels.
City of Portland	Tax Increment - Urban Renewal	May-22	\$47.4	The 2022 Series A Bonds are being issued to finance projects in the Gateway Regional Center Urban Renewal Area, refinance projects in the area finances with lines of credit, and fund the 2022 Reserve Subaccount.	The 2022 Series A Bonds are special, limited obligations of the city secured solely by and payable solely from the Gateway Regional Center Tax Increment Revenues.
City of Portland	Revenue	Mar-22	\$42.7	The 2022 Series A Bonds are being issued to refund all of the City's outstanding First Lien Water System Revenue Bonds 2012 Series A.	To be paid for through utility rate payer charges.
City of Gresham	Revenue	Dec-21	\$41.5	The 2021 Bonds are being issued to finance capital improvements to the City's Water System.	To be paid for through utility rate payer charges.

OUTSTANDING DEBT

Significant New Debt Issued During Fiscal Year 2021-2022					
District	Type of Debt	Date Issued	Original Amount (in millions)	Authorization and Purpose	Impact to Taxpayers
City of Gresham	LTO/FF&C	Apr-22	\$30	Proceeds of the 2022 Series Bonds will be used to finance transportation projects within the city.	Continues the district's facilities improvement bond series. This measure maintains the district's bond rate at existing levels.
City of Portland	LTO/FF&C	May-22	\$29.8	Proceeds of the 2022 Series C Bonds will be used to finance the ITS project and Portland/Milwaukie Light Rail project.	Continues the district's facilities improvement bond series. This measure maintains the district's bond rate at existing levels.
Parkrose School District	PERS	Jun-22	\$27.2	Funds PERS liability for retirement.	Selling bonds could reduce the PERS rate the district pays.
Fairview Urban Renewal Agency	Full Faith & Credit Borrowing	Mar-22	\$5.71	The Full Faith and Credit Obligations, Series 2022A and Series 2022B are being issued to finance projects for the Fairview Urban Renewal Agency.	Continues the district's facilities improvement bond series. This measure maintains the district's bond rate at existing levels.
City of Troutdale	General Obligation, Refunding	Jul-21	\$4.6	The General Obligation Refunding Bonds, Series 2021 are being issued to refinance certain outstanding General Obligation Bonds, Series 2011 that financed capital projects.	Reduces remaining debt service, saving taxpayer dollars over the remaining life of the debt.
Reynolds School District	General Obligation, Refunding	Jun-22	\$4	The General Obligation Refunding Bonds, Series 2022 are being issued to refinance certain outstanding General Obligation Bonds, Series 2015 that financed capital projects.	Reduces remaining debt service, saving taxpayer dollars over the remaining life of the debt.
Centennial School District	Lease/ Purchase	Jun-22	\$1.1	Purchase of 8 school buses.	Allows lease payments to be applied to purchase price for eight new school buses.

OUTSTANDING DEBT

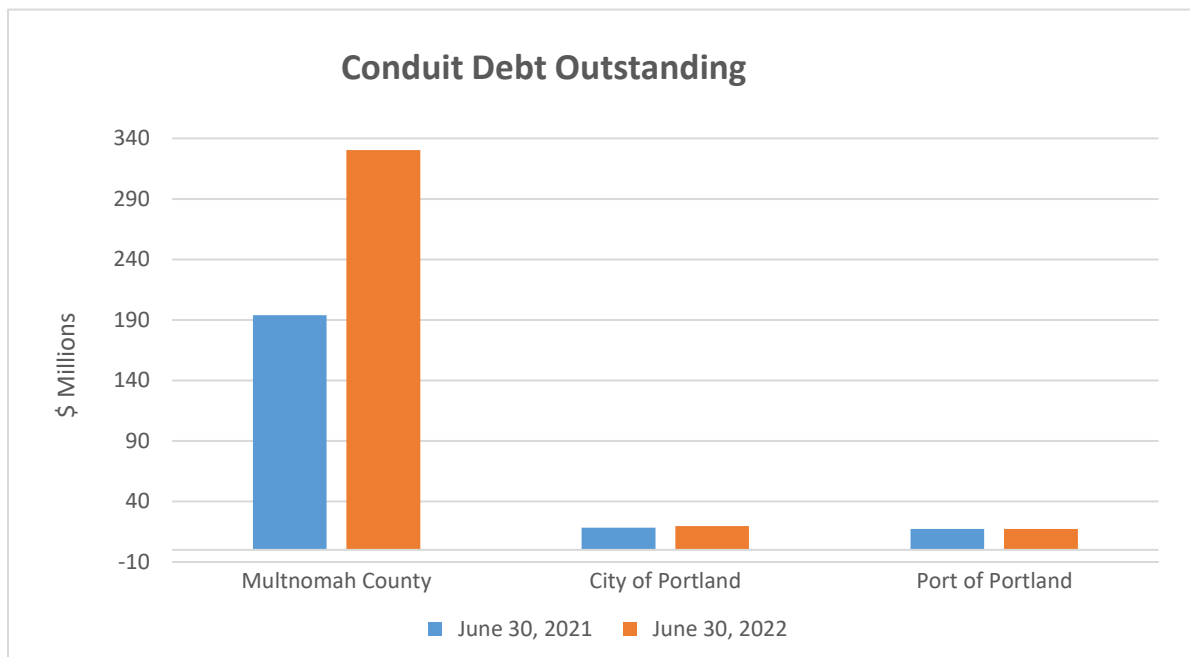
Summary of General Obligation Bond Elections

There were no bond elections in FY 2021-22. The table below includes the last five years of GO bond election results. See Data Table & References pages E-14-18 for details and history back for all property tax elections going back to 2002. Since 2002, voters have approved 22 out of 47 GO bonds (47%).

Local Government	Date	\$ Amount	Purpose / Levy Type	% Yes Votes	Pass/Fail
Multnomah County	Nov-20	387 million	Library Facilities	60%	P
Corbett SD	Nov-20	4 million	Facilities Improvement Bond	56%	P
Portland SD	Nov-20	1.2 billion	Facilities Improvement Bond	75%	P
Centennial SD	May-20	65 million	Facilities Improvement Bond	53%	P
City of Troutdale	Nov-19	7.3 million	Reconstruction of Old City Hall	27%	F
Metro	Nov-19	475 million	Parks & Nature	66%	P
Metro	Nov-18	652 million	Housing /Bond	59%	P

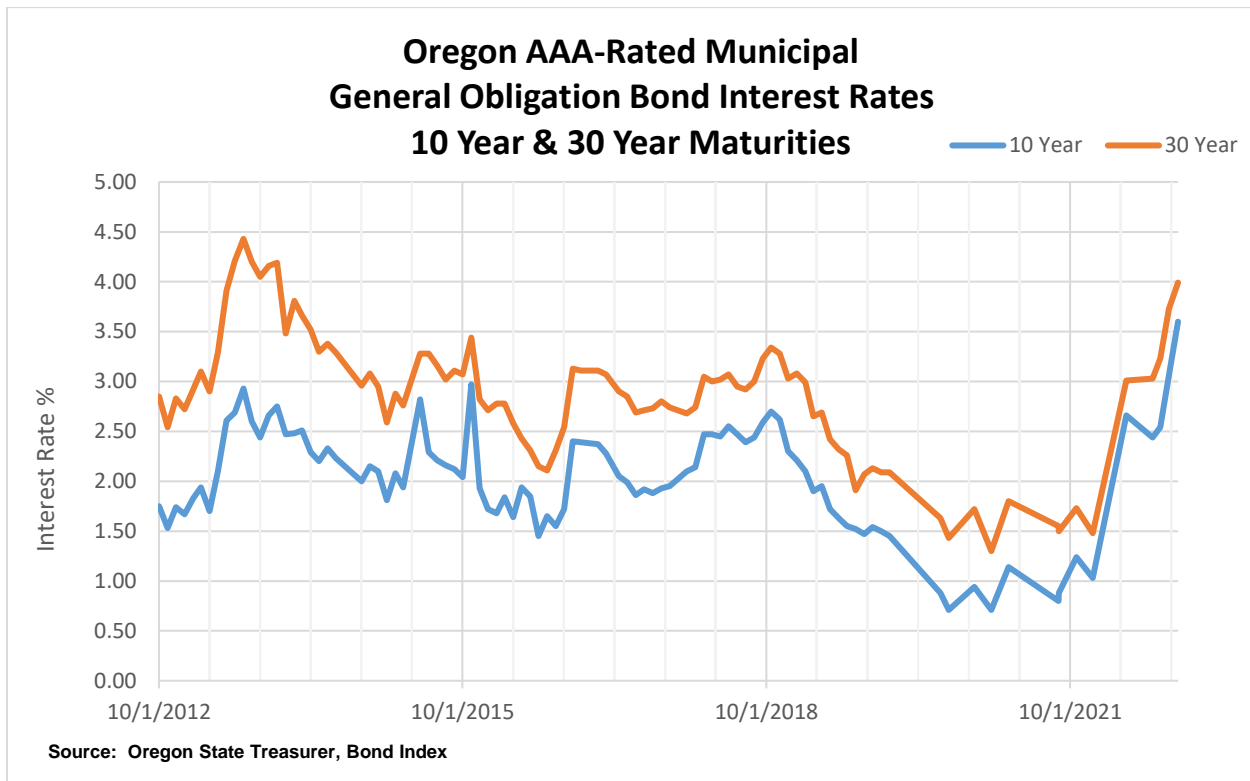
Conduit Debt

Conduit debt is issued by taxing districts for private activity. It is a liability of the private entity for whom it is issued and not a direct or contingent liability of the issuing district. For that reason, conduit debt is not included in the total outstanding debt for each district, but rather is shown as additional information in this section. Conduit debt outstanding as of June 30 in 2021 and 2022 is shown below.



OUTSTANDING DEBT

Bond Interest Rates



The use of debt is a routine way of funding significant capital items. Issuing debt is more expensive than pay-as-you-go financing; however, issuing debt matches funding responsibility with the future beneficiaries of the project.

Interest rates last peaked in 2008 due to the crisis in the credit markets. In October 2008 the 10-year and 30-year rates reached 4.31% and 5.36%, respectively. Since then, rates have fallen overall. In the past year, rates have been on an upward trend, with highs reaching 3.60% and 3.99% in October 2022.

OUTSTANDING DEBT

Debt Status Summary

(Unaudited)

DEBT SUMMARY BY DEBT TYPE	Amount of Original Issue	Amount Outstanding 6/30/2021	Amount Outstanding 6/30/2022	2022-23 Principal	2022-23 Interest
SPECIFIC AUTHORITY					
General Obligation Bonds	4,389,895,700	3,622,220,260	3,353,263,916	295,172,284	110,427,051
Urban Renewal Tax Increment Bonds	365,710,365	170,013,175	133,168,319	41,837,846	5,911,208
Improvement Bonds/Bancroft Bonds	95,140,000	24,960,000	28,280,000	1,210,000	1,460,609
FULL FAITH AND CREDIT					
Limited Tax Obligation Bonds/ Full Faith & Credit Obligations	1,060,876,092	709,994,339	747,685,817	74,386,755	28,236,708
PERS Bonds	2,059,449,509	914,328,208	1,350,393,441	89,342,615	137,448,848
Certificates of Participation	650,000	395,000	365,000	30,000	13,600
Long Term Loans - State & Other	123,073,768	88,744,962	45,986,430	6,914,446	905,636
Lease/Purchase Obligations	6,301,546	2,743,807	2,984,902	604,051	120,486
REVENUE					
Revenue Bonds - Public	7,276,765,000	5,104,020,000	4,887,875,000	227,545,000	185,292,659
Industrial Revenue Bonds - Private	29,695,000	18,305,000	19,655,000	0	0
GRAND TOTAL BY TYPE OF DEBT	15,407,556,979	10,655,724,750	10,569,657,825	737,042,997	469,816,804

OUTSTANDING DEBT

DEBT TYPE BY LOCAL UNITS	Amount of	Amount	Amount	2022-23	2022-23
	Original Issue	Outstanding 6/30/2021	Outstanding 6/30/2022	Principal	Interest
Multnomah County	863,212,526	682,598,304	625,906,190	68,812,554	40,802,062
Metro	1,168,230,000	983,610,000	933,885,000	65,580,000	31,882,889
Port of Portland	2,162,112,890	1,397,971,818	1,858,758,613	57,335,822	67,114,930
TriMet	1,577,655,000	829,575,000	1,023,090,000	27,060,000	35,437,727
Cities (including Urban Renewal Districts)	5,304,769,858	3,940,507,947	2,995,517,550	260,566,377	151,267,355
Education Districts	4,315,656,476	2,815,197,562	3,126,836,727	256,875,123	143,151,971
Fire Districts	3,730,279	1,419,611	1,026,036	362,447	34,788
Water Districts	12,189,950	4,844,509	4,637,710	450,675	125,082
GRAND TOTAL	15,407,556,979	10,655,724,750	10,569,657,825	737,042,997	469,816,804