



# The Calculus of Local Governance in Portland

2026 PNREC

Navigating Restricted Funds and Local Realities

# The Calculus of Local Governance in Portland

Moderator: Jenny Liu, Ph.D.

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Panelists:

- Peter Hulseman | City Economist | City of Portland
- Jeff Renfro | County Economist | Multnomah County
- Josh Harwood | Revenue & Analytics Division (RAD) Director |  
Metro Regional Government

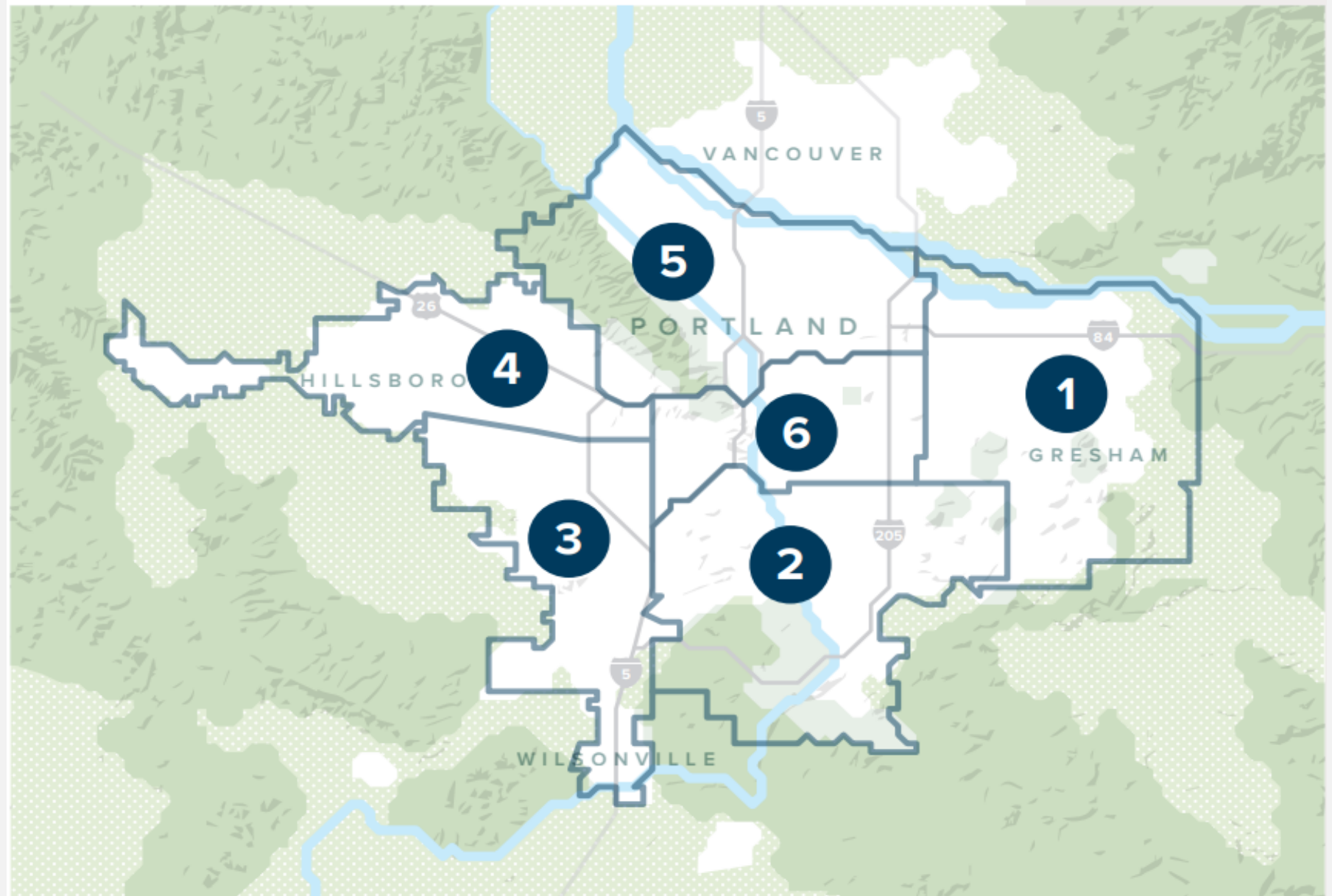
# Oregon Metro

Most of Multnomah,  
Washington, and  
Clackamas Counties

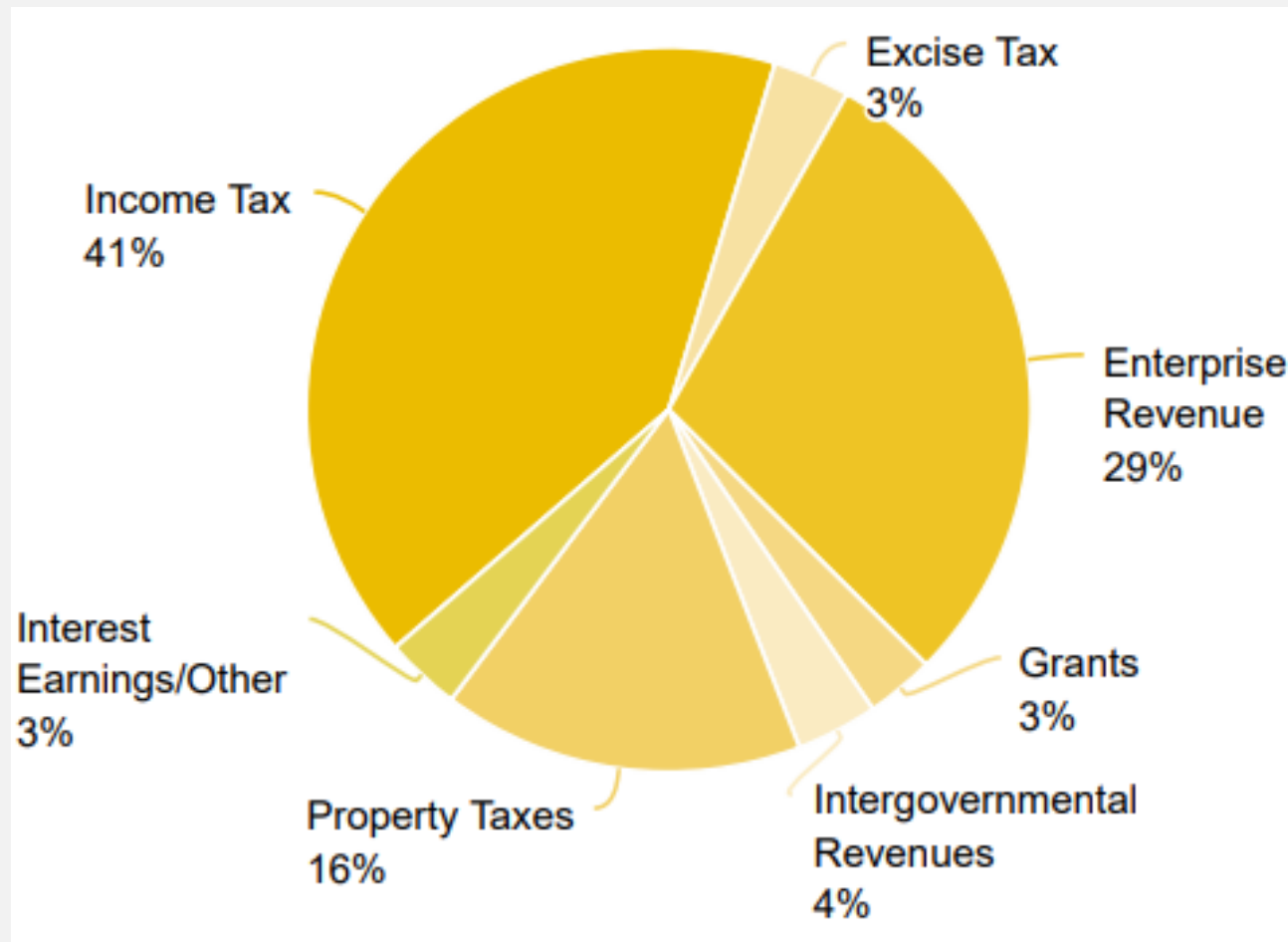
Encompasses 24 cities

Started as land use  
organization, in charge  
of Urban Growth  
Boundary

Also now responsible  
for Oregon Zoo,  
Regional Recycling and  
Disposal, Cemeteries,  
OCC/Venues, Regional  
Parks, Affordable  
Housing



# FY 2025-26 Current-Year Revenues



*Income Tax* = Supportive Housing Services Taxes

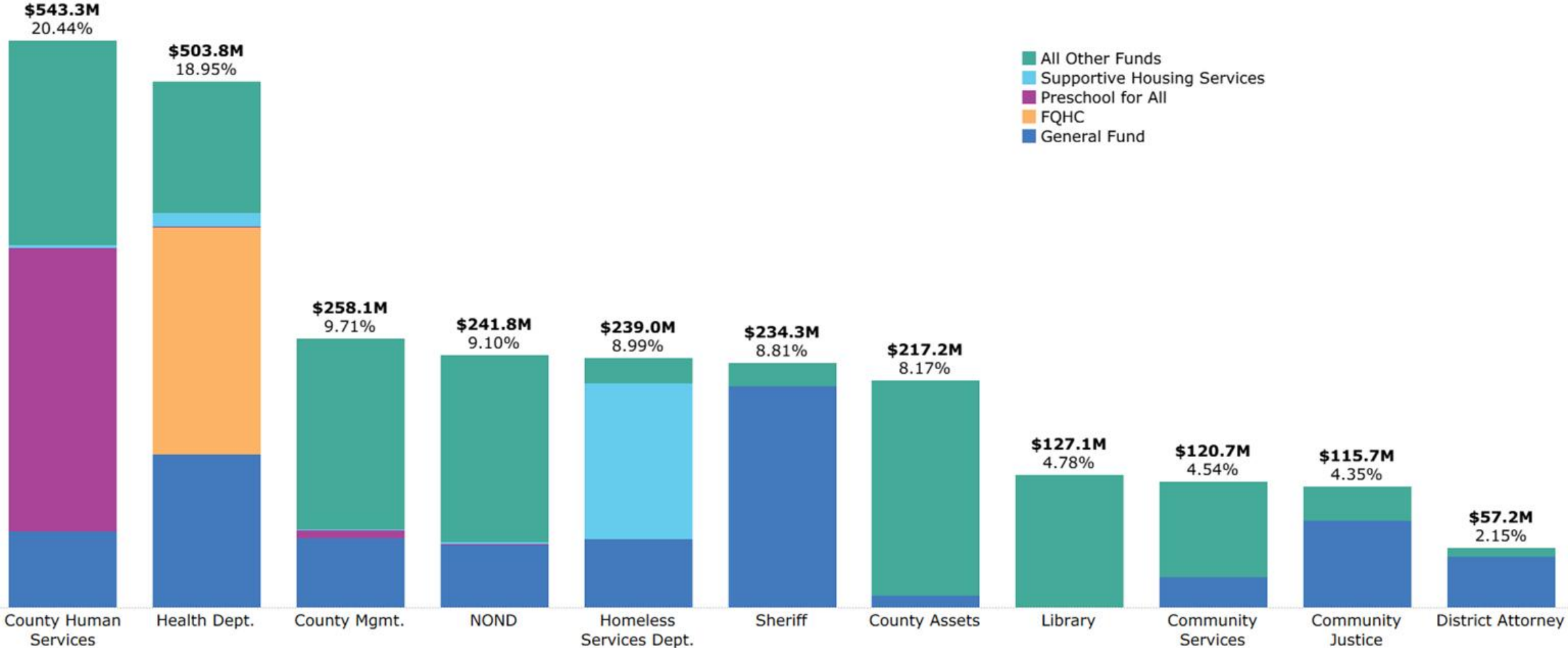
*Enterprise Revenue* = Self-Funded Operations (Zoo, Convention Center, Solid Waste)

*Discretionary Revenues* are less than 5% of all current year revenues

# Key Revenue Takeaways

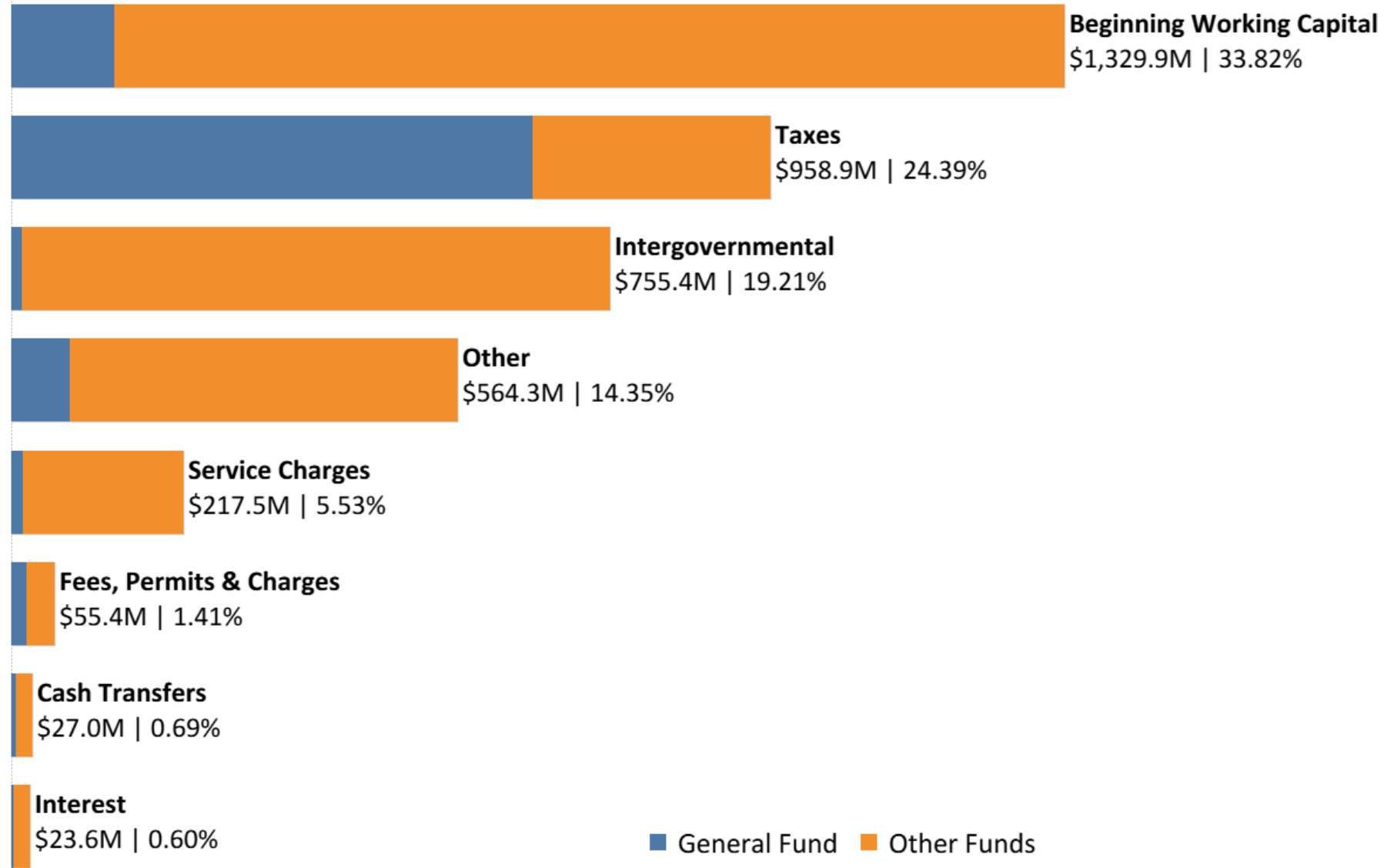
- ☑ Metro Receives Very Little General Tax Dollars
- ☑ Small Property/Excise Taxes, largely Enterprise Funded
- ☑ Biggest Revenues are pass-throughs or directly fund consumer-facing operations

# Operating Expenses Non Capital Funds - \$2.6 billion



# Revenue: All Funds Overview

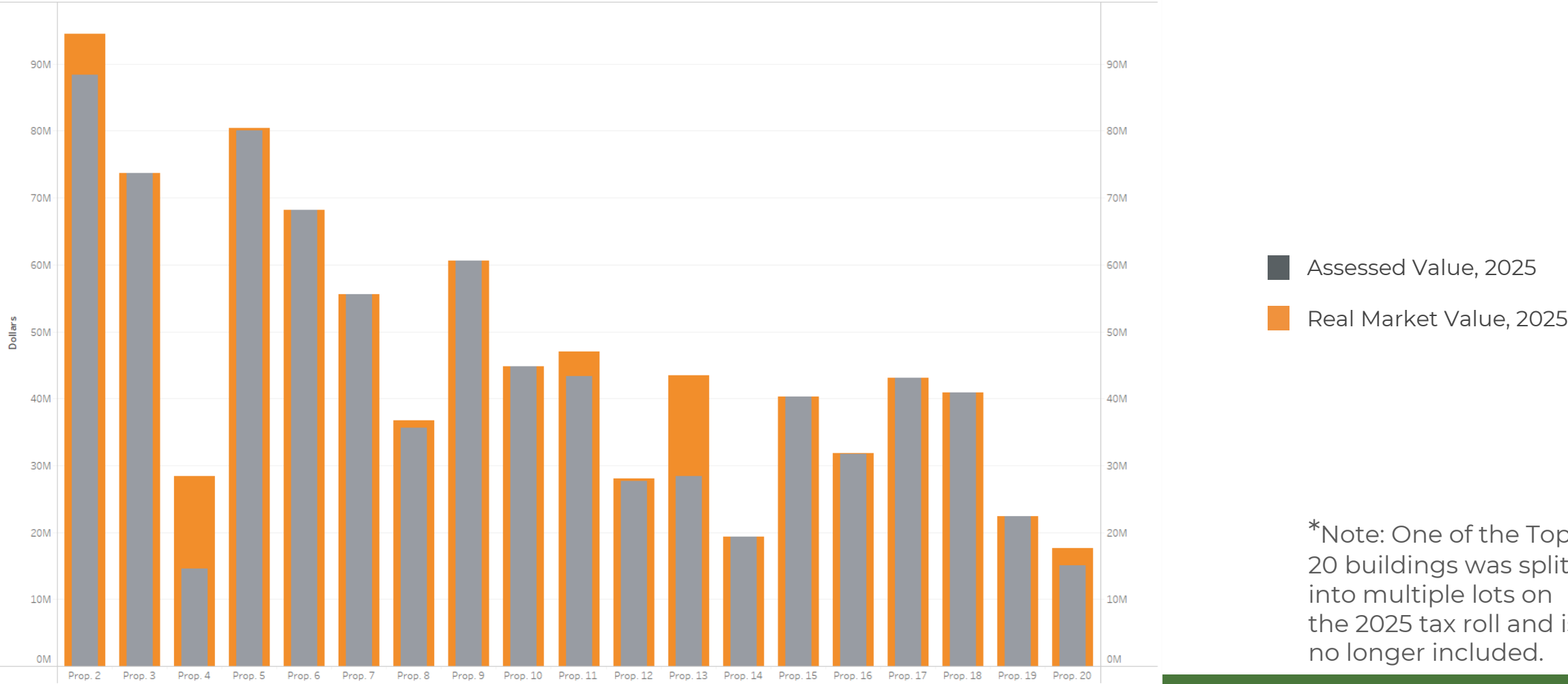
\$3.9 billion



# Property Tax

For many offices, Real Market Value is near or equal to Assessed Value in 2025

Top 20 2019 AV Group - Current AV and RMV

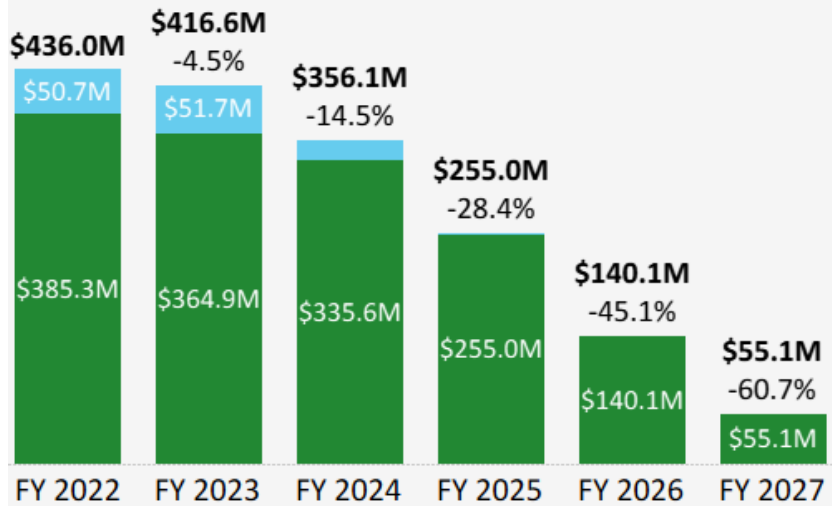


\*Note: One of the Top 20 buildings was split into multiple lots on the 2025 tax roll and is no longer included.

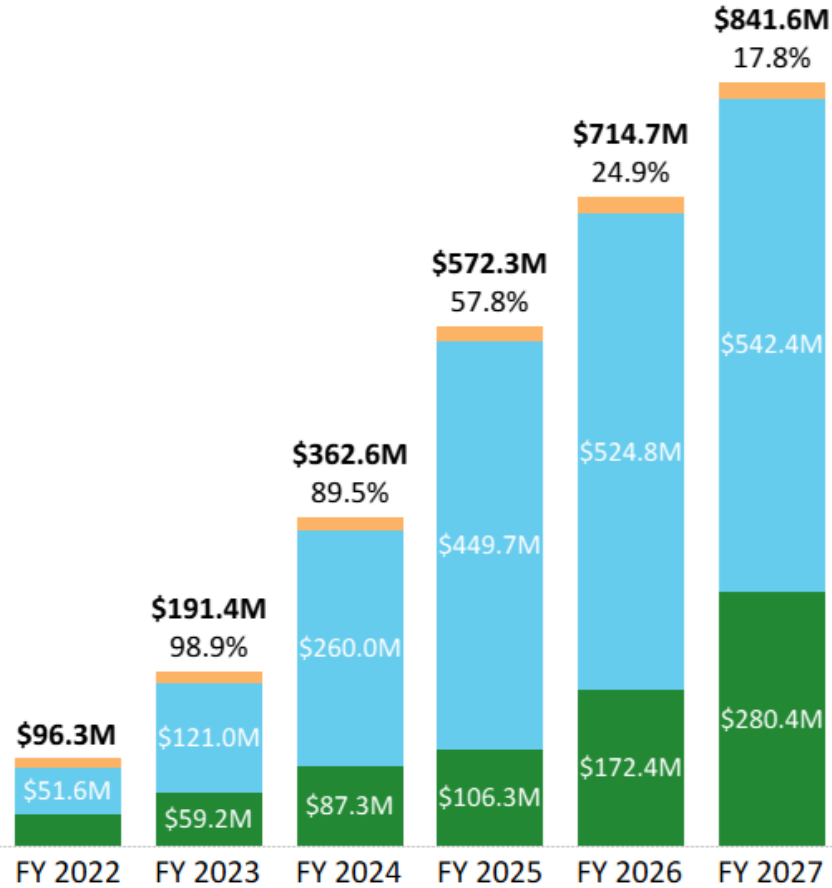
# FY 2022-2027 Voter Initiatives

## Library Capital Construction (GO Bond) Fund

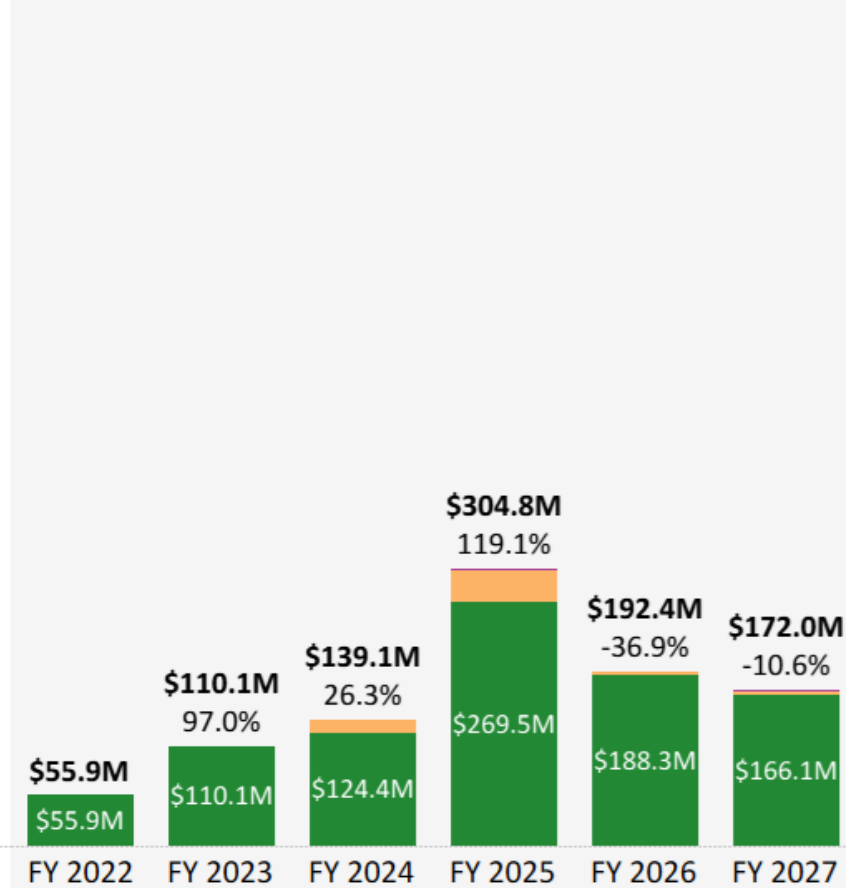
- Cash Transfers
- Contingency
- Unappropriated Balance
- Operating Expenses



## Preschool for All



## Supportive Housing Services

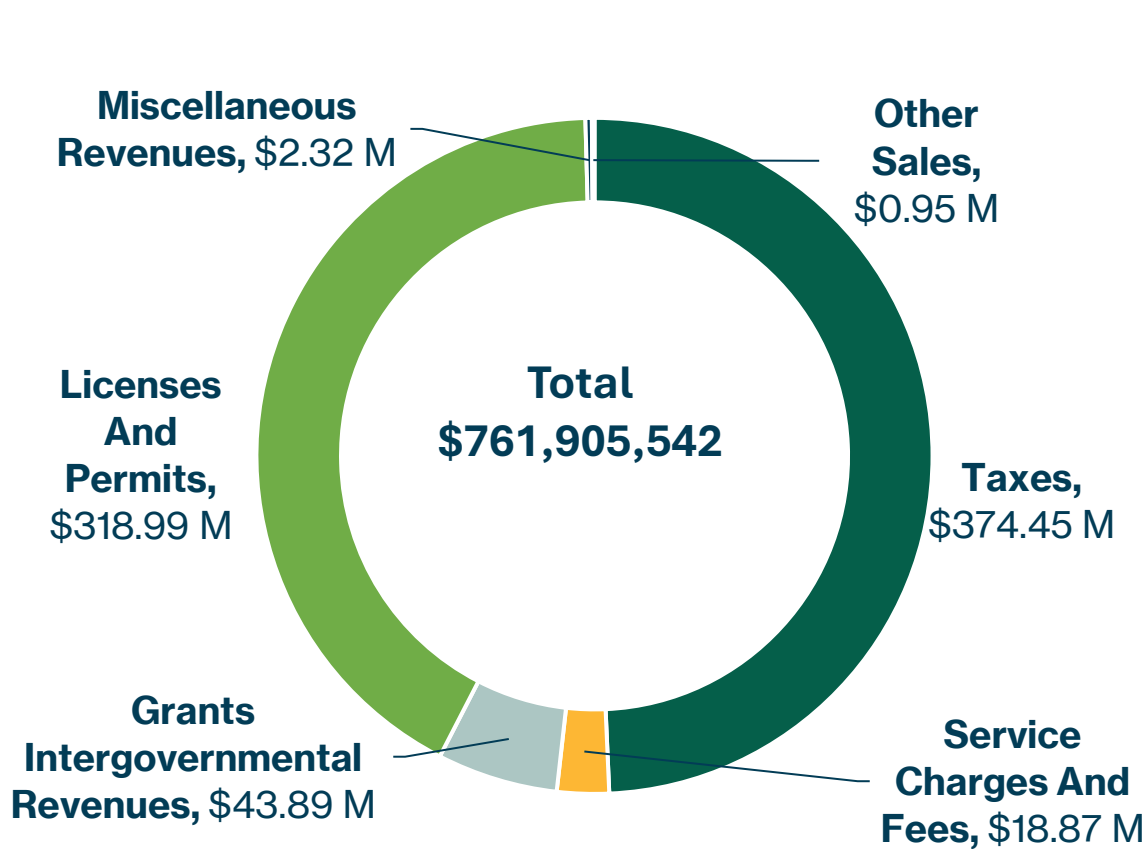




# Citywide Revenues

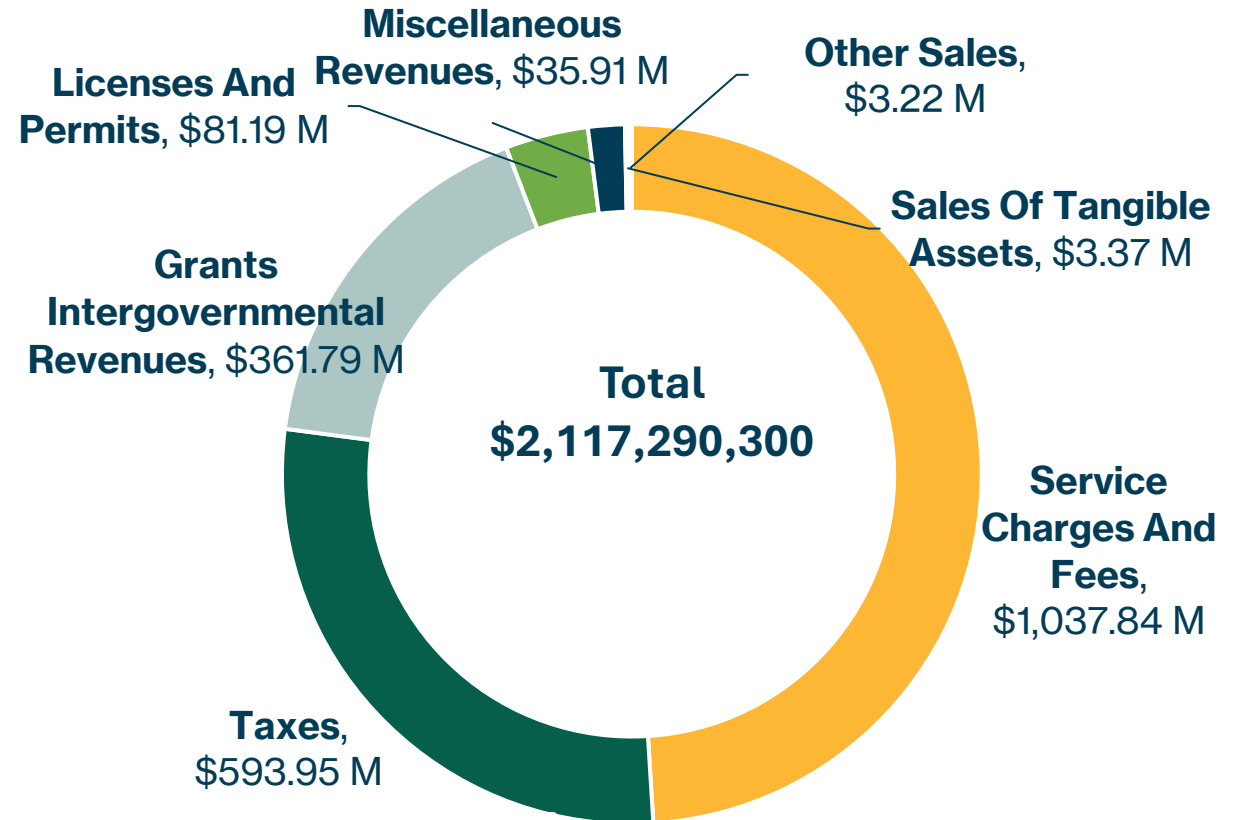
### General Fund External Revenue

Fiscal Year 2024-25 Actuals



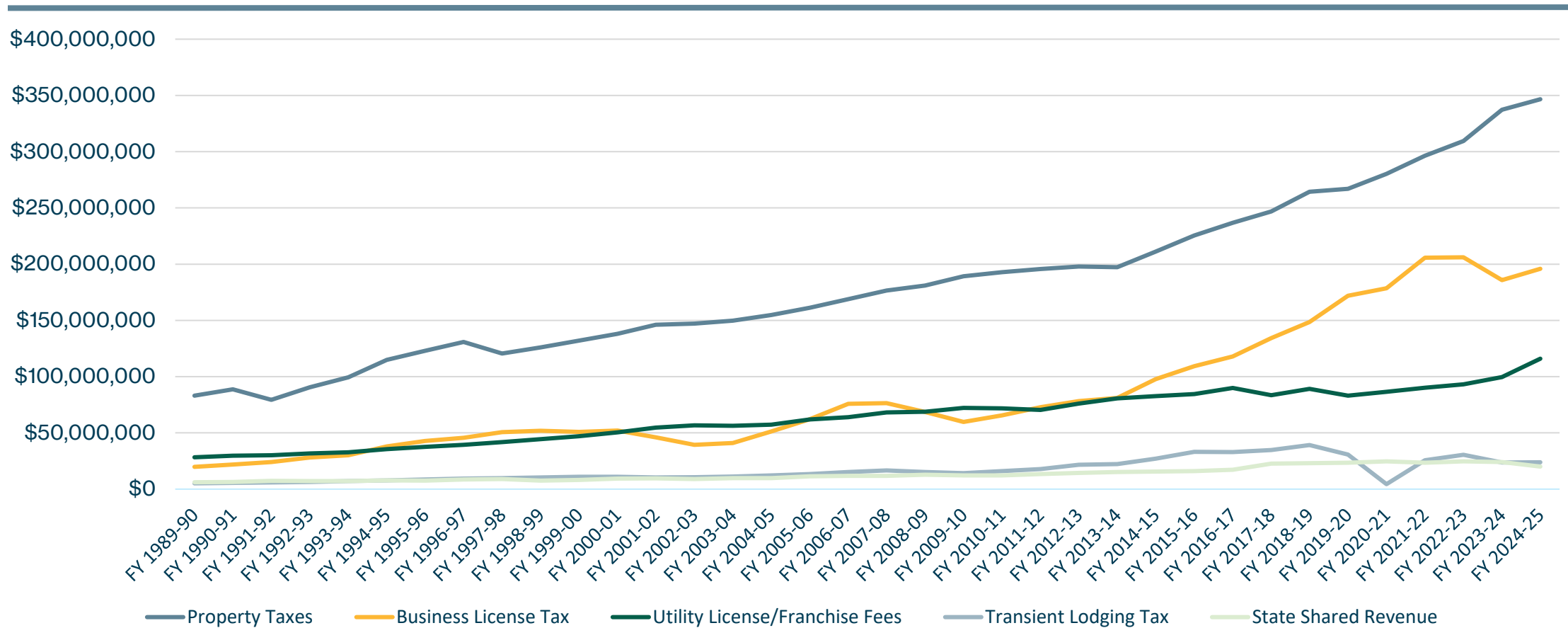
### Non-General Fund External Revenue

Fiscal Year 2024-25 Actuals

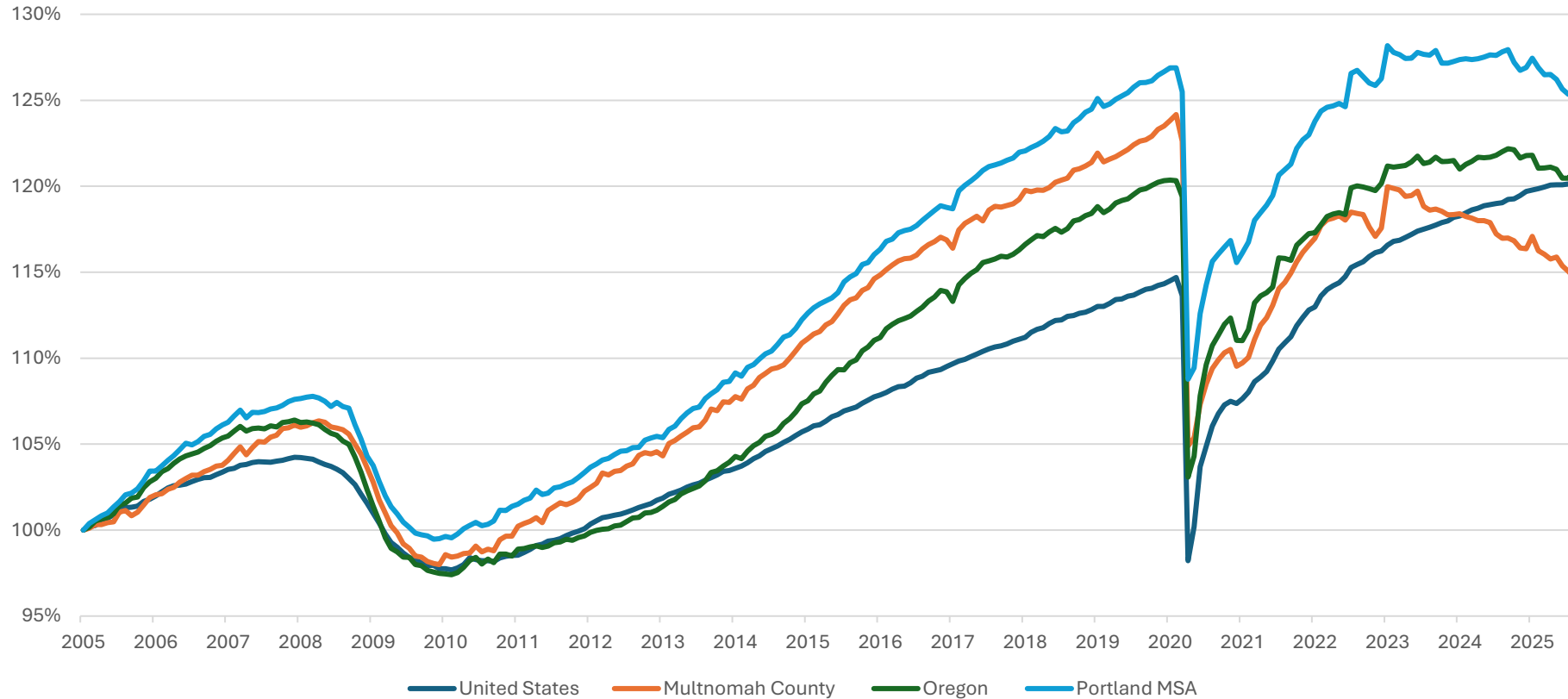




# General Fund Revenue – The Big 5



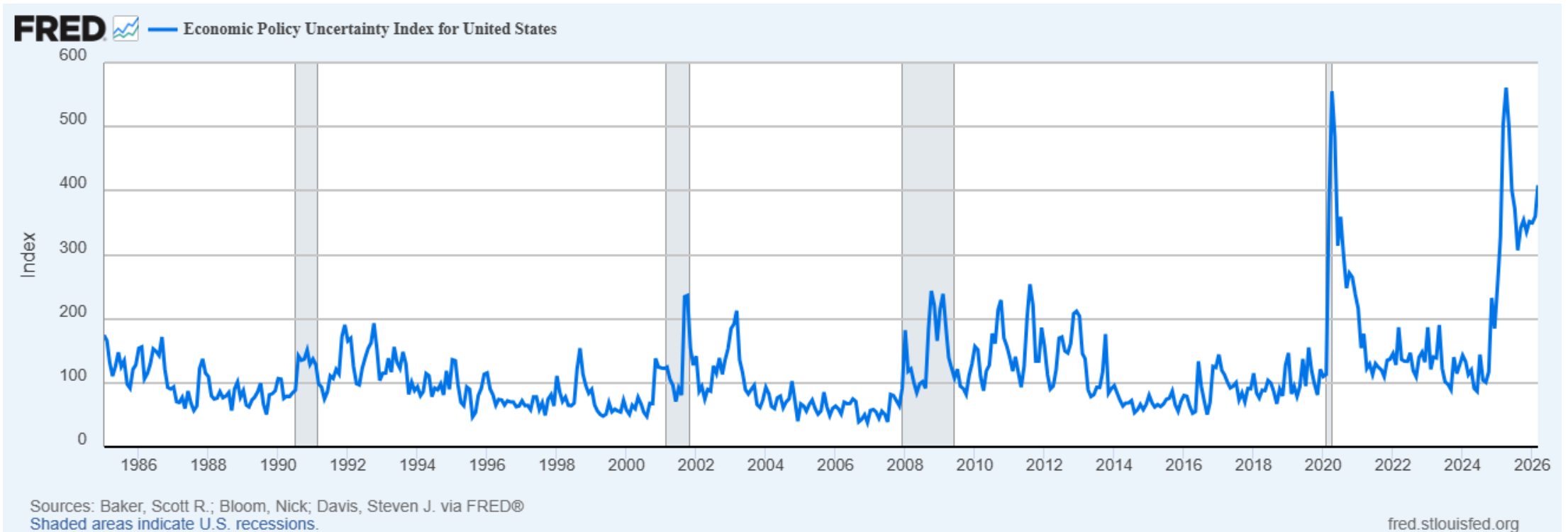
# Local Economy—Employment



Note: Employment data is indexed to 2005

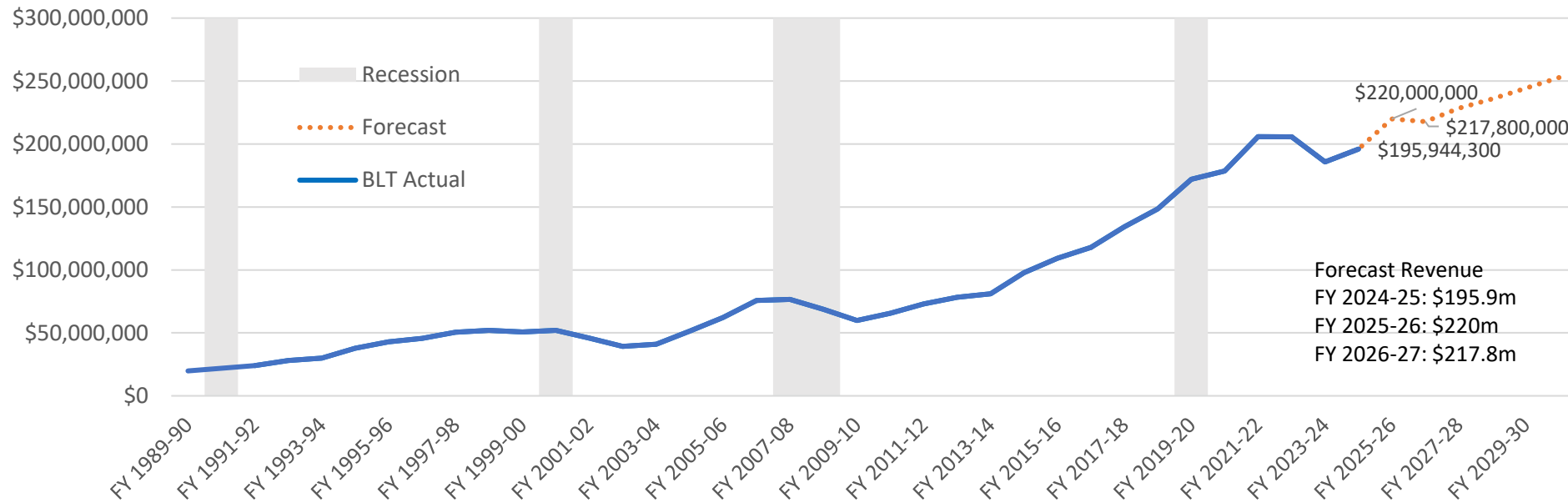
Sources: Qualityinfo.org (Oregon Employment Department), BLS, St. Louis FRED

# Economic Uncertainty



Baker, Scott R., Bloom, Nick and Davis, Steven J., Economic Policy Uncertainty Index for United States [USEPUINDXD], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/USEPUINDXD>, April 1, 2026.

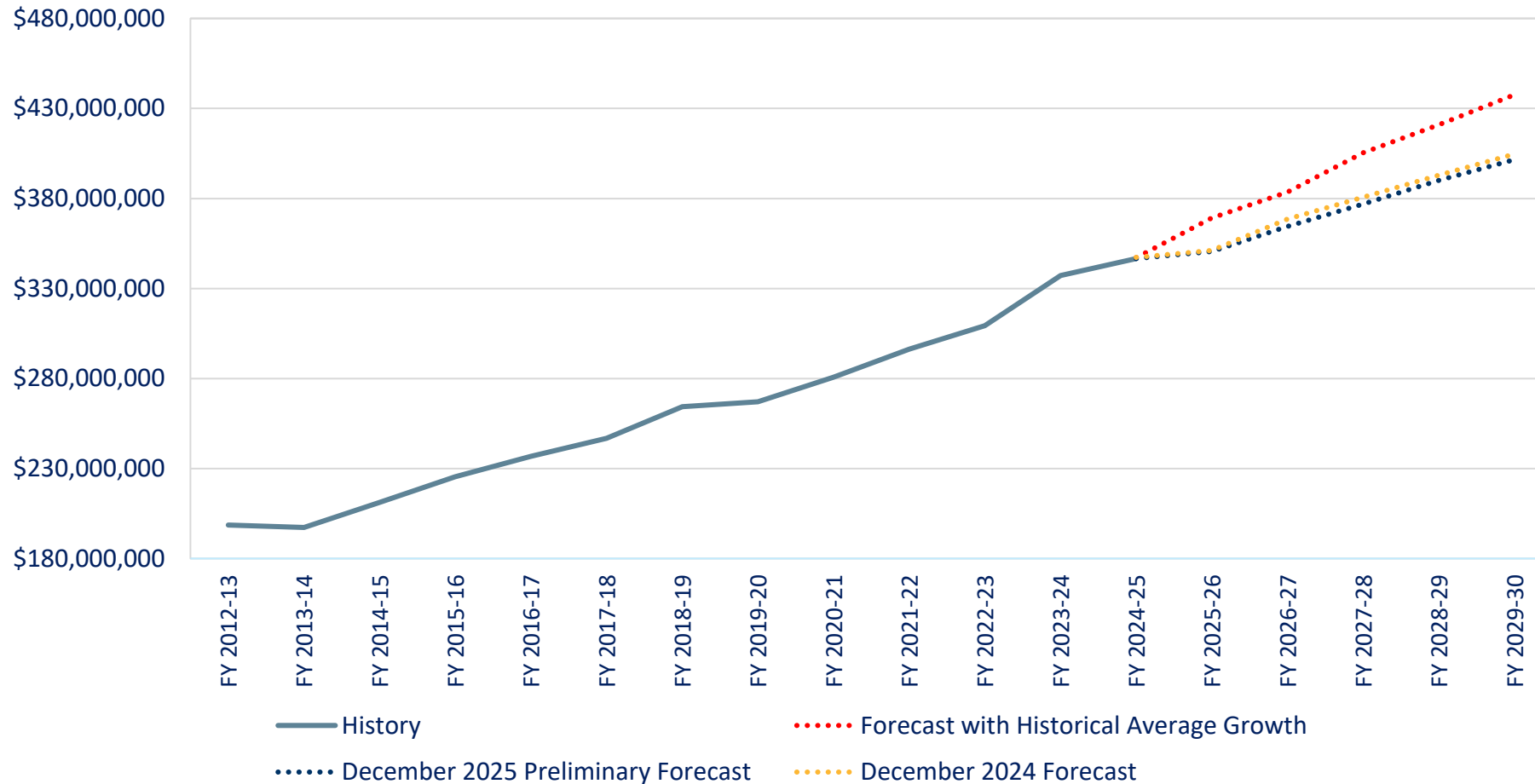
# Business License Taxes, and H.R. 1



	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31
<b>April 2025 Baseline</b>	<b>\$220.0</b>	<b>\$232.5</b>	<b>\$246.0</b>	<b>\$258.0</b>	<b>\$270.0</b>	<b>\$283.0</b>
Reduced Underlying Tax Liability	-\$5.6	-\$8.8	-\$13.4	-\$16.1	-\$18.4	-\$21.4
Impact of H.R. 1	-\$21.4	-\$11.2	-\$7.0	-\$4.8	-\$2.5	\$0.0
Prior Year Taxes	\$27.0					
<b>December 2025 Forecast</b>	<b>\$220.0</b>	<b>\$212.5</b>	<b>\$225.6</b>	<b>\$237.1</b>	<b>\$249.1</b>	<b>\$261.6</b>
Partial Federal Disconnect		\$5.3	\$4.3	\$3.0	\$1.7	\$0.0
Further Reduced Underlying Tax Liability			-\$1.7	-\$4.3	-\$6.5	-\$8.8
<b>March 2026 Forecast</b>	<b>\$220.0</b>	<b>\$217.8</b>	<b>\$228.3</b>	<b>\$235.8</b>	<b>\$244.2</b>	<b>\$252.8</b>



# Property Taxes—History and Outlook



**Historical:**  
 AV: 4.1%  
 Compression: 4.0%  
 Discount/Delinquency: 4.0%

**Current:**  
 AV: 2-3%  
 Compression: 5.0%-5.5%  
 Discount/Delinquency: 4.5-5.2%