

# MOODY'S

## INVESTORS SERVICE

### ISSUER COMMENT

2 November 2023

#### RATING

Issuer Rating<sup>1</sup>

Aa2

No Outlook

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## City of West Linn, OR

### Annual comment on West Linn

#### Issuer profile

The City of West Linn is located in Clackamas County in northwestern Oregon, and is part of the greater Portland metro area

#### Key indicators

Exhibit 1

#### West Linn (City of) OR

	2019	2020	2021	2022	Aa Medians
<b>Economy</b>					
Resident income ratio (%)	165.8%	173.2%	170.6%	N/A	115.0%
Full Value (\$000)	\$5,371,815	\$5,695,502	\$5,856,230	\$6,266,756	\$2,649,338
Population	26,656	26,764	27,173	N/A	22,694
Full value per capita (\$)	\$201,524	\$212,805	\$215,517	N/A	\$108,666
Economic growth metric (%)	N/A	1.5%	1.0%	N/A	-0.5%
<b>Financial Performance</b>					
Revenue (\$000)	\$41,140	\$40,314	\$43,987	\$50,262	\$48,404
Available fund balance (\$000)	\$15,727	\$19,155	\$22,507	\$30,625	\$24,069
Net unrestricted cash (\$000)	\$34,066	\$18,517	\$21,127	\$29,763	\$32,092
Available fund balance ratio (%)	38.2%	47.5%	51.2%	60.9%	51.0%
Liquidity ratio (%)	82.8%	45.9%	48.0%	59.2%	69.0%
<b>Leverage</b>					
Debt (\$000)	\$32,435	\$31,851	\$30,111	\$28,963	\$34,496
Adjusted net pension liabilities (\$000)	\$50,190	\$57,467	\$71,099	\$60,550	\$55,543
Adjusted net OPEB liabilities (\$000)	\$923	\$899	\$666	\$574	\$6,316
Other long-term liabilities (\$000)	\$925	\$1,085	\$1,261	\$1,227	\$1,623
Long-term liabilities ratio (%)	205.3%	226.5%	234.5%	181.7%	244.8%
<b>Fixed costs</b>					
Implied debt service (\$000)	\$1,036	\$2,365	\$2,281	\$2,112	\$2,436
Pension tread water contribution (\$000)	\$2,203	\$2,301	\$2,300	\$1,827	\$1,565
OPEB contributions (\$000)	\$139	\$89	\$62	\$29	\$178
Implied cost of other long-term liabilities (\$000)	\$66	\$67	\$78	\$88	\$109
Fixed-costs ratio (%)	8.4%	12.0%	10.7%	8.1%	11.1%

For definitions of the metrics in the table above please refer to the [US Cities and Counties Methodology](#) or see the Glossary in the Appendix below. Metrics represented as N/A indicate the data were not available at the time of publication. The medians come from our most recently published [US Cities and Counties Median Report](#).

The Economic Growth metric cited above compares the five-year CAGR of real GDP for Portland-Vancouver-Hillsboro, OR-WA Metropolitan Statistical Area to the five-year CAGR of real GDP for the US.

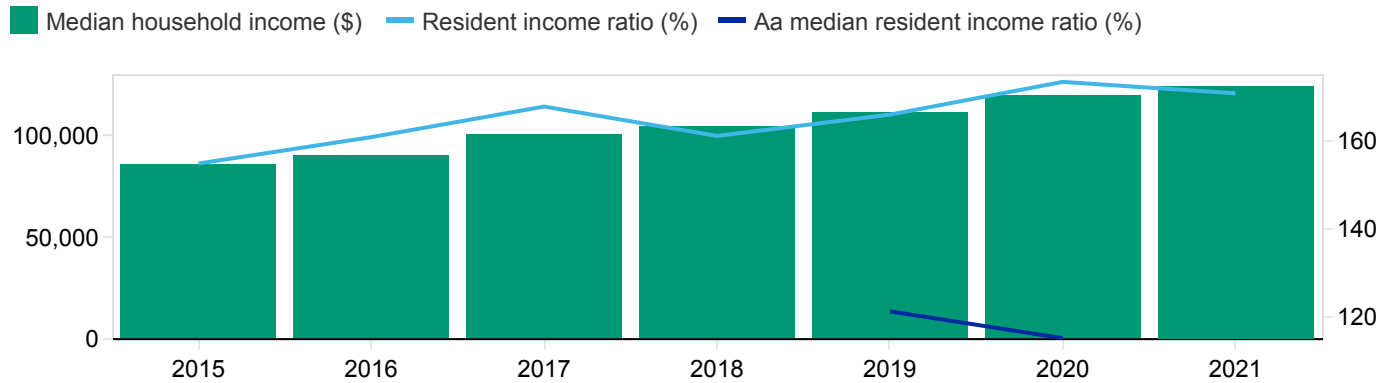
Sources: US Census Bureau, West Linn (City of) OR's financial statements and Moody's Investors Service, US Bureau of Economic Analysis

## Credit overview

### Economy

Exhibit 2

#### Resident Income

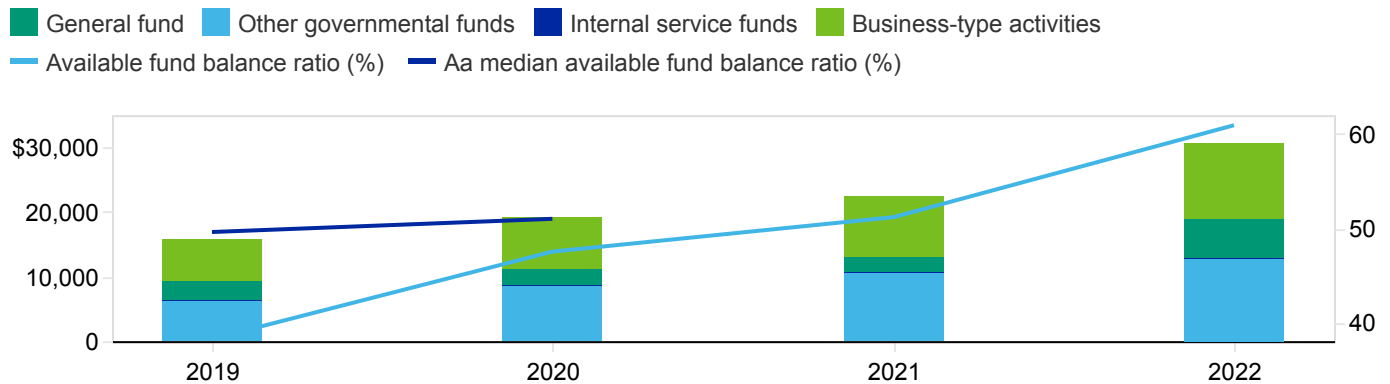


Source: Moody's Investors Service

### Financial performance

Exhibit 3

#### Fund Balance



Source: Moody's Investors Service

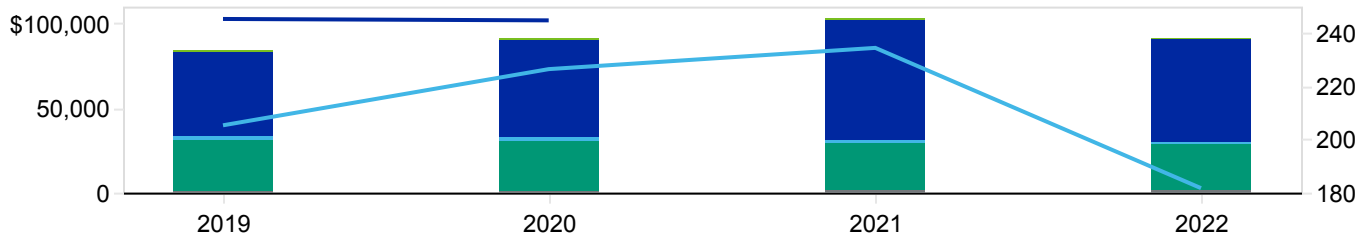
This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the issuer/deal page on <https://ratings.moody.com> for the most updated credit rating action information and rating history.

## Leverage

Exhibit 4

### Total Primary Government - Long Term Liabilities

■ Governmental Debt 
 ■ Business-Type Activity Debt 
 ■ Adjusted net pension liabilities  
■ Adjusted net other post-employment liabilities 
 ■ Other long-term liabilities 
 — Long-term liabilities ratio (%)  
— Aa median long-term liabilities ratio (%)



Source: Moody's Investors Service

## Appendix

Exhibit 5

### Key Indicators Glossary

	Definition	Typical Source*
<b>Economy</b>		
Resident income ratio	Median Household Income (MHI) for the city or county, adjusted for Regional Price Parity (RPP), as a % of the US MHI	MHI: US Census Bureau - American Community Survey 5-Year Estimates RPP: US Bureau of Economic Analysis
Full value	Estimated market value of taxable property in the city or county	State repositories; audited financial statements; continuing disclosures
Population	Population of the city or county	US Census Bureau - American Community Survey 5-Year Estimates
Full value per capita	Full value / population	
Economic growth metric	Five year CAGR of real GDP for Metropolitan Statistical Area or county minus the five-year CAGR of real GDP for the US	Real GDP: US Bureau of Economic Analysis
<b>Financial performance</b>		
Revenue	Sum of revenue from total governmental funds, operating and non-operating revenue from total business-type activities, and non-operating revenue from internal services funds, excluding transfers and one-time revenue, e.g., bond proceeds or capital contributions	Audited financial statements
Available fund balance	Sum of all fund balances that are classified as unassigned, assigned or committed in the total governmental funds, plus unrestricted current assets minus current liabilities from the city's or county's business-type activities and internal services funds	Audited financial statements
Net unrestricted cash	Sum of unrestricted cash in governmental activities, business type activities and internal services fund, net of short-term debt	Audited financial statements
Available fund balance ratio	Available fund balance (including net current assets from business-type activities and internal services funds) / Revenue	
Liquidity ratio	Net unrestricted cash / Revenue	
<b>Leverage</b>		
Debt	Outstanding long-term bonds and all other forms of long-term debt across the governmental and business-type activities, including debt of another entity for which it has provided a guarantee disclosed in its financial statements	Audited financial statements; official statements
Adjusted net pension liabilities (ANPL)	Total primary government's pension liabilities adjusted by Moody's to standardize the discount rate used to compute the present value of accrued benefits	Audited financial statements; Moody's Investors Service
Adjusted net OPEB liabilities (ANOL)	Total primary government's net other post-employment benefit (OPEB) liabilities adjusted by Moody's to standardize the discount rate used to compute the present value of accrued benefits	Audited financial statements; Moody's Investors Service
Other long-term liabilities (OLTL)	Miscellaneous long-term liabilities reported under the governmental and business-type activities entries	Audited financial statements
Long-term liabilities ratio	Debt + ANPL + ANOL + OLTL / Revenue	
<b>Fixed costs</b>		
Implied debt service	Annual cost to amortize city or county's long-term debt over 20 years with level payments	Audited financial statements; official statements; Moody's Investors Service
Pension tread water contribution	Pension contribution necessary to prevent reported unfunded pension liabilities from growing, year over year, in nominal dollars, if all actuarial assumptions are met	Audited financial statements; Moody's Investors Service
OPEB contribution	City or county's actual contribution in a given period	Audited financial statements
Implied cost of OLTL	Annual cost to amortize city or county's other long-term liabilities over 20 years with level payments	Audited financial statements; Moody's Investors Service
Fixed-costs ratio	Implied debt service + Pension tread water + OPEB contributions + Implied cost of OLTL / Revenue	

\*Note: If typical data source is not available then alternative sources or proxy data may be considered. For more detailed definitions of the metrics listed above please refer to the [US City and Counties Methodology](#).

Source: Moody's Investors Service

## Endnotes

- <sup>1</sup> Issuer Rating reflects the government's ability to repay debt and debt-like obligations without consideration of any pledge, security or structural features. In some circumstances, credit characteristics are sufficient to result in a GO bond rating that is higher than the Issuer Rating. Local governments with Moody's rated debt outstanding will have separate ratings detailed by security pledge on their Moody's.com issuer page and credit opinions explaining our credit view for each rating.

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