

A History and Comparison of the City of Beavercreek

In Ohio, there are only four cities without an income tax. As the comparison chart shows, the City of Beavercreek has very little in common with the other three cities.

A Brief History

When the City was created in 1980, residents could not have imagined the growth in population, housing and business as it stands today. When the City was created, it was primarily for self-preservation. Other cities were looking to annex Beavercreek Township and by creating the City of Beavercreek, it was able to stop the annexation threats. Although they created the City, they didn't want too much to change, this included taxes.

In the Ohio Revised Code, it permits City Councils to impose up to 1% income tax by vote of City Councils, but when the City of Beavercreek Charter was created, one simple line eliminated that as a possibility. In the Charter 10.05, it says that City Council cannot adopt or levy an income tax "...without a majority vote of the electors voting on such levy. " This is how Beavercreek is one of only four cities without an income tax.

Now Today

Today, the City is the 3rd largest City by population in the region, 3rd to only Dayton and Kettering. Beavercreek is also now the 22nd largest City by population in Ohio. By land size, Beavercreek is the 2nd largest city in the region with 27 square miles, second only to Dayton. With our fast growth due to I-675 and WPAFB, and with two of the areas three major shopping malls/centers, the City has been unable to keep up with infrastructure and property owners have also seen large increases in property taxes from other taxing authorities.

How Do We Compare?

Being that there are only three other cities without an income tax, how is Beavercreek different from the other three?

- Beavercreek is significantly larger in population
- Beavercreek is significantly larger in square miles, meaning the amount of infrastructure
- Beavercreek has a much larger business sector

Ohio Cities with No Income Tax	2017 Population	Tax Rate	Sq Miles	Pop Sq Miles	Housing Units	Households	Companies	Poverty	Median household income	% Rental
Beavercreek city, Ohio	46,948	0.00%	27	1,712	19,449	18,195	3,590	5.10%	88,456	28.5%
Bellbrook city, Ohio	7,218	0.00%	3.13	2,218	2,914	2,767	722	3.70%	78,496	14.5%
Cortland city, Ohio	6,800	0.00%	4.25	1,672	3,211	3,010	634	12.70%	63,728	28.3%
Jackson city, Ohio	6,252	0.00%	8.49	771	3,192	2,734	686	19.20%	38,164	45.8%

2010 Census Data and 2017 Census data/estimates

The three other cities are much smaller in size and population. They also are primarily bedroom communities with small a business and industry sectors.

A History and Comparison of the City of Beavercreek

Why is this important?

- Beavercreek has 27 square miles of infrastructure including over 500 centerline miles of streets, which is currently being supported by 100% of the City property taxes.
- With a large business sector, Beavercreek has a large influx of daily workers (Non-Residents) coming into the city utilizing City services. About 75% of the workforce in the City of Beavercreek are non-residents. Through the income tax method for which most cities utilize, this means that most of the 75% of the workforce in the City, still pay the income tax, but not the Beavercreek, but to their home city. If the income tax is passed, those dollars would be captured by Beavercreek to help fund City services and immediately reduce current City property taxes and help to avoid the need for future levies.