2008-09 ADOPTED BUDGET
COUNTY PROFILE

Washington County Profile

General

Washington County forms the western portion of the Portland metropolitan area. Its developed regions are home to traditional suburban and new mixed-use neighborhoods, business leaders such as Intel, IBM and Tektronix, Genentech and Nike's world headquarters. Outside the nationally acclaimed urban growth boundary, the county transitions to nurseries, wineries, farmland and miles of evergreen forest that blanket the eastern flank of the Coast Range Mountains.

Size

Total Area	727 square miles
Area within the Urban Growth Boundary *(includes rural cities North Plains, Banks and Gaston)*	122 square miles
Area outside the Urban Growth Boundary	605 square miles

Population *(as of July 1, 2007)*

Washington County's population is the second largest of Oregon's 36 counties. It is included in the Portland-Vancouver-Beaverton, OR-WA Metropolitan Statistical Area (MSA), which is comprised of six counties: Washington, Multnomah, Clackamas, Yamhill and Columbia Counties in Oregon, and Clark and Skamania Counties in Washington.

	Population
State of Oregon	3.7 million
Portland-Vancouver-Beaverton MSA	2.2 million
Washington County:	
Total	511,075
Unincorporated	208,210
Incorporated	302,865

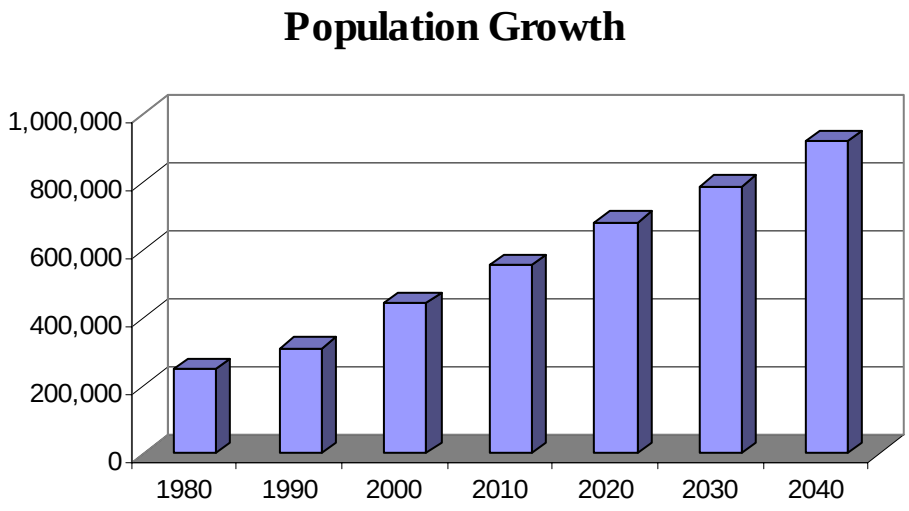
Washington County's incorporated area includes the following twelve cities:

City	*Population*	*City*	*Population*	*City*	*Population*
Hillsboro	88,300	Forest Grove	20,775	North Plains	1,890
Beaverton	85,560	Sherwood	16,365	Banks	1,435
Tigard	46,715	Cornelius	10,895	Durham	1,395
Tualatin	22,960	King City	2,700	Gaston	650

Source: July 1, 2007 estimates revised by the Population Research Center at Portland State University.

Washington County's population increased 15 percent from 2000 to 2007 according to the Portland State University's Population Research Center. Although the county's rate of growth during this period was the fourth fastest in the state, it ranked at the top in terms of overall growth. Roughly 511,075 people live in Washington County today: 58 percent in a city, 36 percent outside a city but inside the urban growth boundary (UGB), and 6 percent in the rural area. Approximately 94 percent of the population lives inside the UGB on 17 percent of the county's land mass.

While the pace is expected to slow when compared to the feverish pitch of the 1990s, forecasts suggest that decades of growth are expected to continue. Based on current assumptions about land use, birth and death rates and other factors, the Oregon Office of Economic Analysis predicts the population of Washington County will be 920,852 by the year 2040.

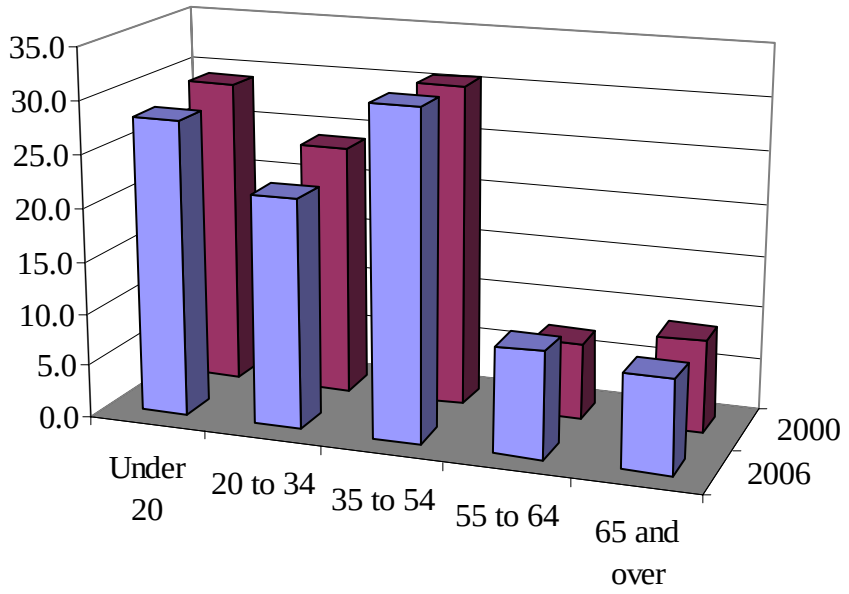


Sources: PSU Population Center, Metro & Oregon Office of Economic Analysis 2004.

Age Distribution

The age distribution of the county's population reflects the aging of the Baby Boom generation and the growing impact of their children, the Echo Boomers. It also underscores the current challenges faced by the county's schools and the looming demands associated with huge anticipated growth in the senior population.

Age Distribution: Percent Distribution



Source: American Community Survey, U.S. Census Bureau 2006.

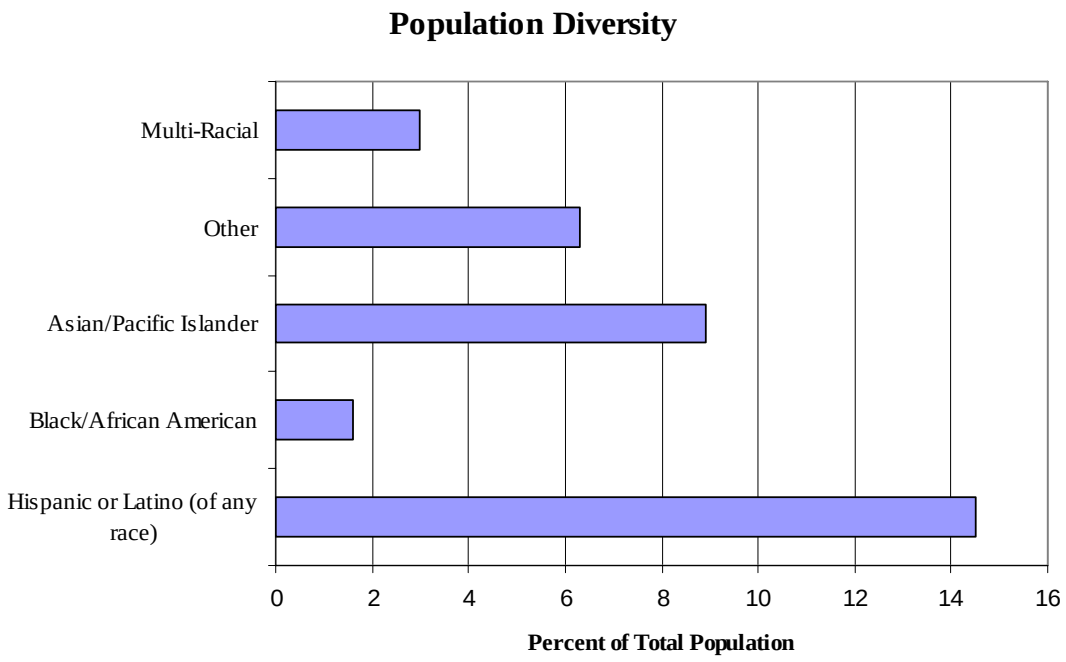
The continuing strength of the 25-to-44-year-old population (representing a 32.2 percent share of the total population) is encouraging for Washington County's overall economy since this age group is a targeted demographic for recruitment by many companies. While most metropolitan areas lost residents in this age category from 1990 to 2000, the Portland metropolitan area had an increase of nearly 20 percent. More recently, this cohort has maintained its strength, declining slightly since 2000. *(Sources: Cortright, January 2003; U.S. Census Bureau 2006)*

The other groups appear to have more defined representation among the different age demographics within Washington County and the Portland-Vancouver-Beaverton MSA. The number of children between the ages of 0-18 living in Washington County in 2006 has increased 12 percent since 2000, and the number of residents over 65 years old has increased by nearly 16 percent during that same time period.

Diversity

One notable trend in Washington County's demographics has been the continued growth in our ethnic diversity. In Washington County, 14 percent of the population was born in another country. The same opportunities that have drawn streams of immigrants to Washington County for 150 years are now attracting individuals and families from throughout the world. The county offers a high quality of life driven by good jobs, quality education and a healthy respect for the land and our environment.

Today, Washington County ranks as the most ethnically diverse county in the three-county metropolitan region. The Hispanic population embodies the largest ethnic group in Washington County with 14 percent followed by those of Asian/Pacific Island decent who represent 9 percent of the County's citizenry.



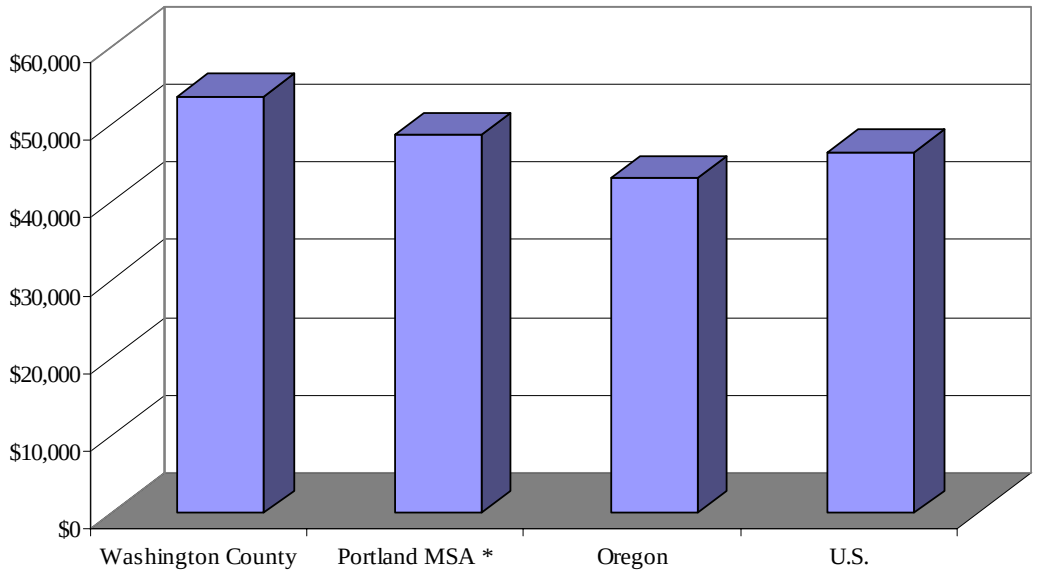
Source: American Community Survey, U.S. Census Bureau 2006.

Income

Income among county residents continues to be significantly higher than the rest of the metropolitan area and higher than the state and national average. It is also important to note that the strong employment growth experienced during the 1990s means that Washington County businesses now play a key role in the per-capita incomes of families throughout the metropolitan region and the state of Oregon.

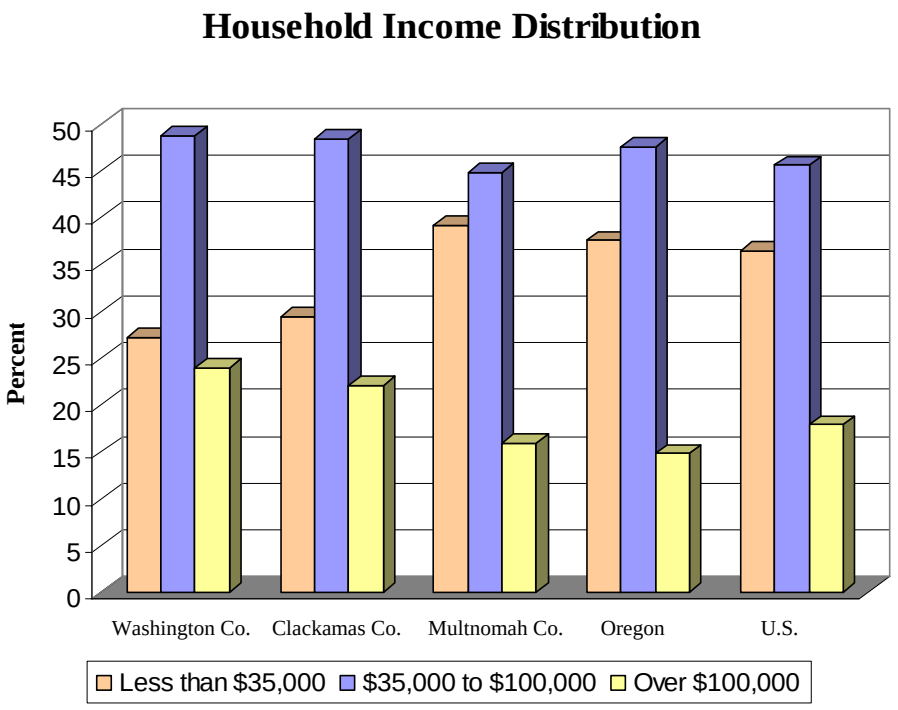
Washington County's high technology environment has recently attracted attention from the biotechnology industry, whose firms tend to offer high-wage employment. Working together with city, state and regional economic development officials, Washington County has helped fulfill a long-standing goal of establishing a biotechnology presence in Oregon.

Median Household Income



** The Portland-Vancouver-Beaverton, OR-WA Metropolitan Statistical Area includes Clackamas, Columbia, Multnomah, Washington and Yamhill Counties in Oregon and Clark and Skamania Counties in Washington. Source: American Community Survey, U.S. Census Bureau 2006.*

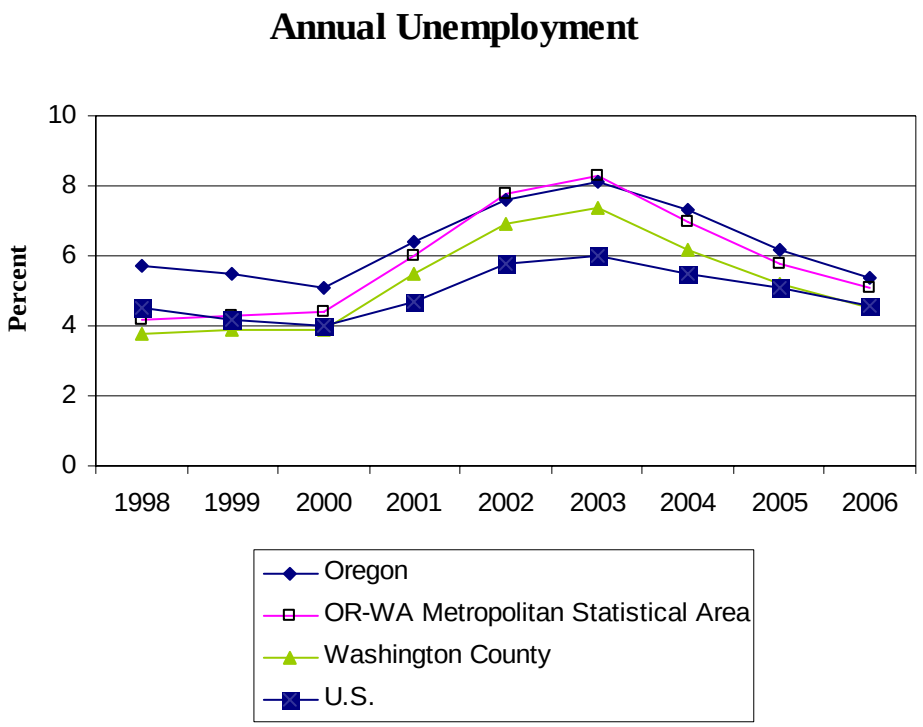
Washington County's median household income of $59,481 exceeds that of other counties in the Portland area and counties around the state. Washington County residents' median incomes are 29 percent higher than the state median household income. By comparison, less than one-third of households in Washington County made less than $35,000 per year in 2005 and about a quarter made over $100,000.



Source: American Community Survey, U.S. Census Bureau 2006.

Employment

Current employment and unemployment data shown here reflect the situation in the Portland-Vancouver-Beaverton, OR-WA Metropolitan Statistical Area (Multnomah, Washington, Clackamas, Columbia and Yamhill Counties in Oregon and Clark and Skamania Counties in Washington). The following table shows the average annual unemployment level for the county, the Portland-Vancouver-Beaverton MSA, state and nation. Prior to 2002, unemployment in the metropolitan area had been significantly lower than in the state as a whole. This trend has changed in recent years as the metropolitan-area job market experienced significant losses.



Source: U.S. Bureau of Labor Statistics 2007.

In 2006, the annual U.S. unemployment rate dropped nearly a half percentage point to 4.6 percent from 2005. This rate is lower than the Portland-Vancouver-Beaverton MSA and for the state over the same period. These trends are signs that metropolitan-area employment is continuing along the slow-growth trajectory established in 2003. Nevertheless, downward pressure on economic growth is expected in the near term, given national trends reflected in leading indicator data.

Over the long term, employment in the Portland-Vancouver-Beaverton MSA is expected to grow quicker than in the state over the next 10 years. As baby boomers hit retirement age – starting around 2011 – many more jobs will become open.

Employment Environment

Following World War II, Washington County's economy expanded from an agricultural and timber focus to include the construction of suburban "bedroom" communities that provided a workforce for the Portland metropolitan area. Subsequent development of employment centers within the county has occurred ever since. Today Washington County provides more jobs than it does laborers and as a result *imports* workers from other areas in the region. In 2006, one out of six private-sector jobs in Oregon were located in Washington County, as measured by state unemployment insurance data. This private portion of the labor market received $11 billion in wages in 2006, or about 20 percent of the state's total private payroll. *(Source: Oregon Employment Department 2006)*

Economic analysis has determined that there is a "clustering" effect that helps set the scene for the eventual success of certain industries in a region. Clustering involves similar companies locating near each other for a variety of reasons including ready access to a skilled workforce,

suppliers and customers. Clustering can lead to greater efficiency for companies and more specialization within the traded economy. This clustering effect can be seen in Washington County when viewing the location of high technology companies and their suppliers.

In Washington County, the high tech cluster provides the majority of jobs and the highest wages; apparel and sporting goods are a close second in wages. Below is a listing of the various clusters in Washington County with the approximate number of jobs and average salary.

Washington County's Leading Traded Clusters in 2005

Cluster	Average Pay
Electronic and Advanced Materials	$78,485
Metals and Related Products	$49,273
Apparel and Sporting Goods Manufacturing	$79,512
Business Services	$38,422
Wood and Other Forest Products	$41,772

Source: Oregon Economic and Community Development Department 2006

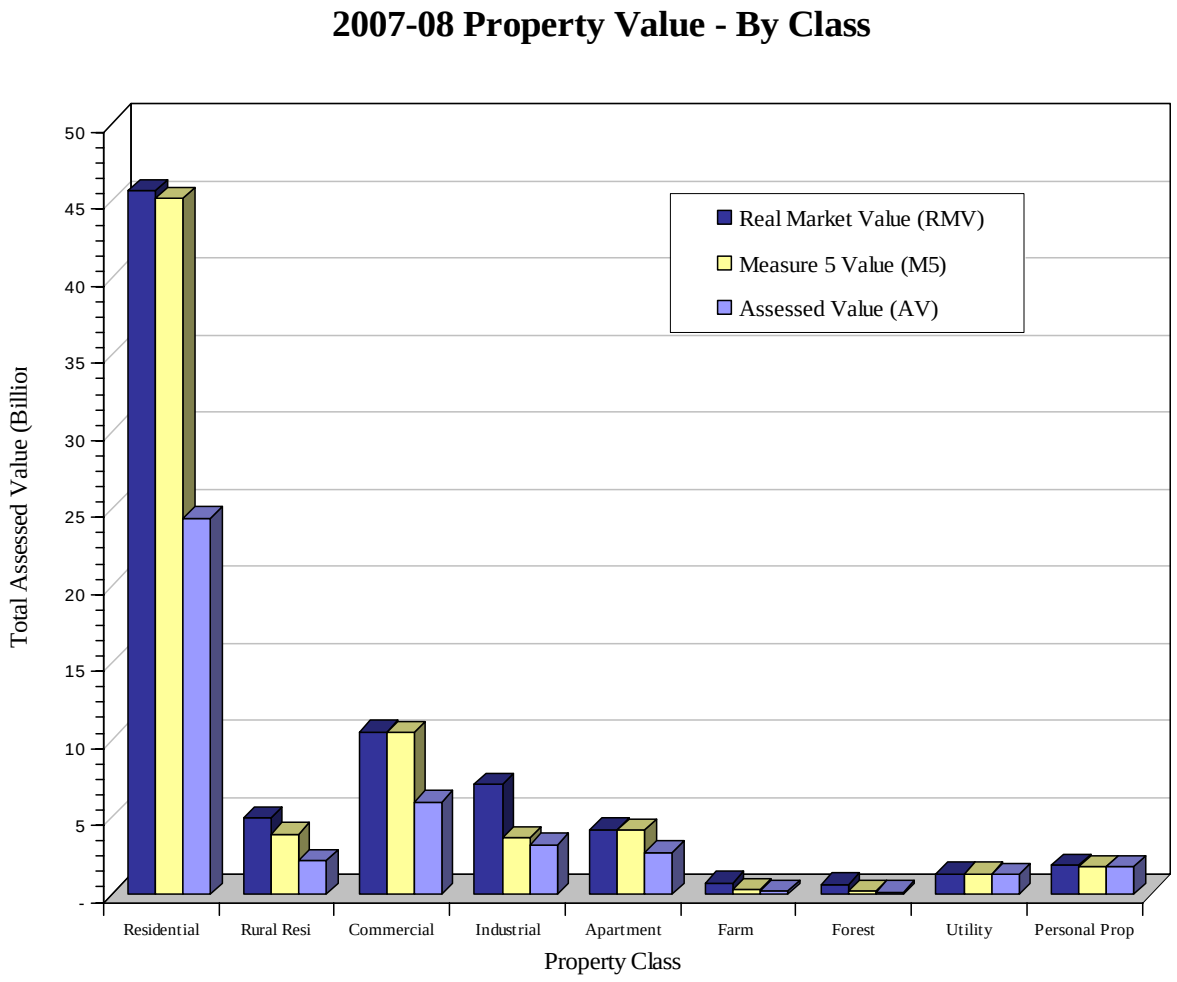
The top five private-sector employers in Washington County based on number of employees are Intel, Nike, Tektronix, Providence St. Vincent Hospital, and Columbia Sportswear. Notably, three of the five are high technology companies. The largest public sector employers are the Beaverton and Hillsboro School Districts respectively. Washington County government is the third largest public sector employer in Washington County, employing about half as many employees as the Beaverton School District.

In the spring of 2005, Intel, Inc., announced its intent to invest $25 billion in the Washington County region through the State of Oregon's Strategic Investment Program. Washington County will continue to grow as a leader in the high technology world and the investment's ripple effect will add approximately 5,300 jobs to the Oregon economy. This agreement has been noted as the largest between a local government and private company in the nation.

A separate Strategic Investment Program agreement was reached in the summer of 2006 with Genentech, a biotechnology company that discovers, develops, manufactures and commercializes biotherapeutics for significant medical needs. Genentech expects to invest approximately $250 million in Washington County over the course of the agreement to build a fill and finish facility, creating an estimated 250 new jobs in addition to the jobs created indirectly by companies benefiting from Genentech's new location.

Property Taxes

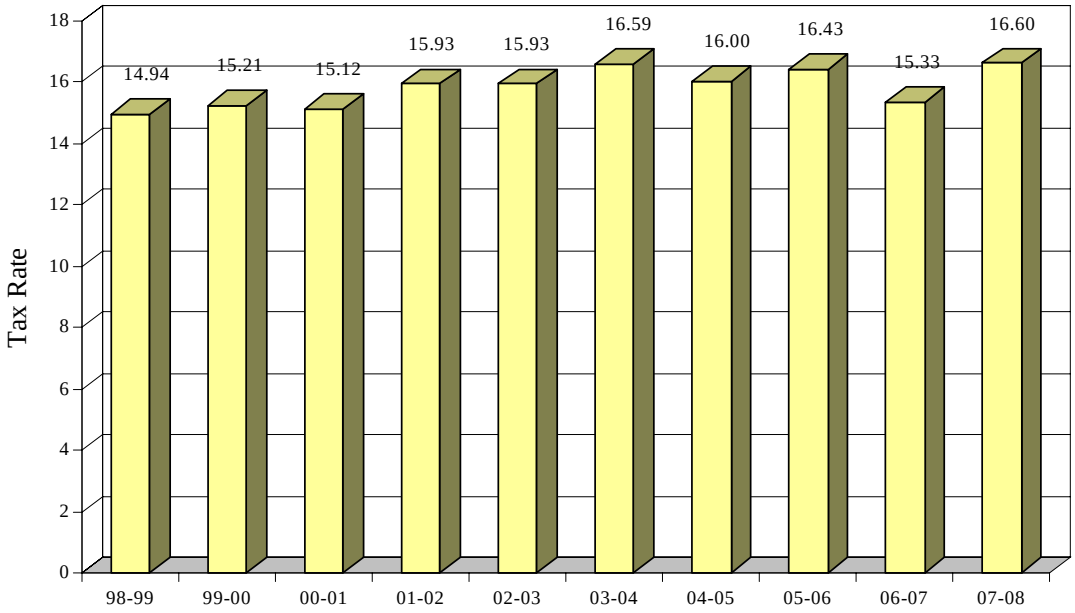
Property taxes are calculated on real property and business-related personal property. Two values are maintained on property: the assessed value, which is the value on which taxes are calculated, and the real market value. In 1998, in response to changes in Oregon tax laws, assessed values were reset. Currently assessed values can increase by 3 percent a year, but cannot exceed the properties' real market value.



Note: Oregon Ballot Measure 5 (passed in 1990) limits property taxes to a maximum of $5 per $1,000 of Real Market Value for all education levies and $10 per $1,000 of Real Market Value for all general government. The Measure 5 Value is used to calculate these limits.
Source: Washington County Department of Assessment and Taxation 2007

In addition to property taxes levied by the County, taxes can also be levied by cities, special districts, regional governments and school districts on properties within their respective boundaries. The graph below shows the average County tax rate based on total taxes levied divided by the total assessed value.

Washington County Average Tax Rate County-wide
(Total Taxes Divided by Total Assessed Value)



Source: Washington County Department of Assessment and Taxation 2007