

Chapter 1 Community Profile

Did you know?

Washington County is one of the most economically diverse counties in Oregon. With its roots in farming and logging, it is now home to several prominent high-tech industries, including Intel, Tektronix and IBM, as well as hosting the world headquarters of Nike and Columbia Sportswear.



Chapter 1 Community Profile

This chapter presents a brief snapshot of Washington County using the most current data available as of spring 2014. Data sources for this section include: 2008-2012 American Community Survey (ACS) 5-year estimates, 2010 U.S. Census data, 2007 Agriculture Census and 2012 Commodity Report from the Oregon Agriculture Information Network.

Washington County is a dynamic and diverse locale, with a wide variety of environments and communities lying within its 727 square miles. The eastern portion of the county is generally more urbanized and includes all or portions of several major cities. Urban portions of the county are known for leadership in the high-tech industry, and major employers such as Intel, IBM and Tektronix make it the state's top manufacturing county. The world headquarters for both Nike and Columbia Sportswear are located in Washington County.

The county includes vast tracts of forestland and nearly 85,000 acres of rural farmland. The county is centered on a fertile plain that continues to produce a wide variety of crops. In 2012, it ranked seventh among all Oregon counties in value of agricultural production, with total cash receipts in 2012 of over \$292 million for all commodities. Over 50% of this total came from greenhouse and nursery products, the county's largest agricultural commodity, with cash receipts totaling over \$147 million.

COUNTY POPULATION

Washington County has a highly educated population that enjoys excellent schools. It has the second largest population of Oregon's 36 counties, and with the release of 2010 U.S. Census data, it surpassed neighboring Multnomah County and became the most ethnically diverse county in Oregon. See Table 1-1 for a breakdown of age and population. Nearly 25% of residents report a racial or ethnic background other than Non-Hispanic or Latino, White alone. The county population includes large immigrant populations from Mexico and elsewhere in Latin America, as well as various Asian countries. In 2012, 23.2% percent of the county's households spoke another language other than English.

TABLE 1-1 Age of Washington County Population (2012)

Age range	Population in County	Percent of Population
0-14	113,393	21.3%
15-24	66,067	12.4%
25-44	165,151	31.1%
45-64	133,151	25.0%
65+	54,056	10.2%
Total	531,818	100.0%

SOURCE: 2008-2012 ACS

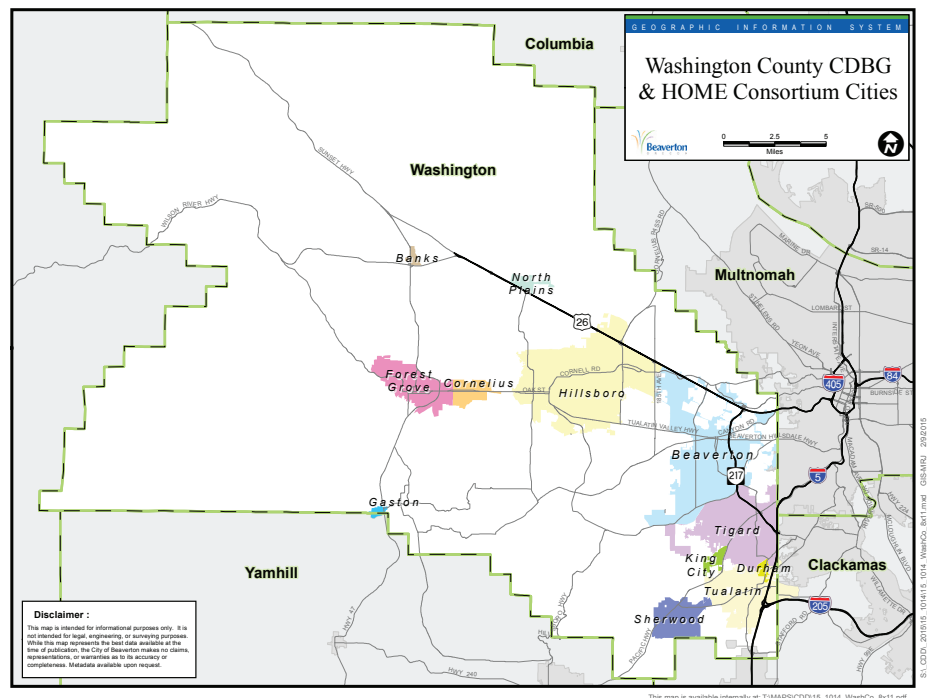
According to the 2012 American Community Survey 5-year estimates, Washington County had a population of 531,818 in 2012. Approximately 40% of the county's residents lived in unincorporated areas, with the remaining 59% divided among sixteen incorporated communities, as shown in Table 1-2. The two largest cities, Beaverton and Hillsboro, make up a combined 34% of the county's population. Only a handful of the smaller communities are in the rural western part of the county (see maps in Chapter 5). In 2012, the median age of Washington County residents was 35.4 years old, up from 33 years in 2000.

CHAPTER 1

TABLE 1-2 Population of Washington County Cities (2012)

Jurisdiction	Number	Percent
Banks	1,786	0.3%
Beaverton	90,254	17.0%
Cornelius	11,867	2.2%
Durham	1,235	0.2%
Forest Grove	21,245	4.0%
Gaston	702	0.1%
Hillsboro	91,998	17.3%
King City	3,138	0.6%
Lake Oswego (partial)	0	0.0%
North Plains	2,059	0.4%
Portland (partial)	1,716	0.3%
Rivergrove (partial)	36	0.0%
Sherwood	18,088	3.4%
Tigard	48,366	9.1%
Tualatin (partial)	23,248	4.4%
Wilsonville (partial)	1,779	0.3%
Subtotal	317,517	59.7%
Unincorporated	214,301	40.3%
Total	531,818	100.0%

SOURCE: 2008-2012 ACS



1 This report hereafter will refer to persons of Hispanic or Latino origin as simply "Latino."

As in most of Oregon, the vast majority of Washington County’s residents in 2012 were White (76.9%). Asians (8.8%) and Hispanics/Latinos (15.6%) were the largest minority groups. People of Hispanic or Latino origin¹ may be of any race. 16.9% of the people living in the county were foreign born. Table 1-3 shows the percentage of the county’s population that lies within each ethnic group.

For people reporting one race alone, 69.8% were White; 1.7% were Black or African American; 0.5% were American Indian or Alaska Native; 8.7% were Asian; less than 0.5% were Native Hawaiian or other Pacific Islander, and 0.1% reported that they were some other race. 3.7% reported two or more races. In Washington County, 15.6% of the people identified themselves as being of Latino ethnicity. The Latino population tends to be younger than the non-Latino population. Approximately 43.3% of Latinos were age 19 or younger, compared to approximately 20.4% of the remaining population. One in ten non-Latinos were 65 or older (10%), compared to nearly one in fifty Latinos (2.1%).

Asian and Latino residents continue to be the fastest growing minority populations. In Washington County, the Asian population grew by 53% between 2000 and 2012. The Latino population increased nearly 77% county-wide and the White population grew 15%.

In 2012, the Washington County communities with the greatest concentration of Latino residents were Cornelius (50%), Hillsboro (23%), and Forest Grove (23%). The greatest concentrations of other, non-Latino minority residents were in Beaverton (17.4%), Aloha in unincorporated Washington County (16.2%), Hillsboro (14.7%) and Tigard (13.5%). In all four cases, the majority of these residents were Asian.

TABLE 1-3 Racial and Ethnic Composition of Washington County (2012)

Race/Ethnicity	Population in County	Percent of Population
Not Hispanic or Latino:	448,733	84.4%
White Alone	371,106	69.8%
Black or African American Alone	8,883	1.7%
American Indian or Alaska Native Alone	2,405	0.5%
Asian Alone	46,446	8.7%
Native Hawaiian or Other Pacific Islander Alone	2,458	0.5%
Some Other Race Alone	699	0.1%
Two or More races	16,736	3.2%
Hispanic or Latino:	83,085	15.6%
White Alone	37,909	7.1%
Black or African American Alone	451	0.1%
American Indian or Alaska Native Alone	3,794	0.7%
Asian Alone	536	0.1%
Native Hawaiian or Other Pacific Islander Alone	184	0.0%
Some Other Race Alone	36,646	6.9%

124,947 or 24% of Washington County residents speak a non-English language at home. 48,274 or 9% of Washington County residents speak English “less-than-well” according to the 2013 American Community Survey (ACS) 1-Year Estimate.

HOUSEHOLDS AND FAMILIES

According to the 2012 ACS data, there were 200,160 households in Washington County, of which approximately 134,176 (67.0%) were considered “family” households. The remainder (33.0%) was “non-family” households, consisting of individuals living alone or unrelated individuals living together. Of the 134,176 family households, 79.0% consisted of a male or female householder living with a spouse, including those with children or other related family members. The remaining families consisted of a male (6.0%) or female (15.0%) householder living with children or other family members but not with a spouse.

In 2012, the average household size for the county was 2.63 persons. There was a significant difference between the average household size for the county’s Latino population (4.30 persons) and that of the non-Latino population (2.34 persons) in 2012. Table 3-99 in Chapter 3 provides information on the average household size for all cities in the county for 2012, the most recent year for which this information is available. This table shows that the average household sizes for the cities with all or a portion of their land within Washington County ranged from 3.57 persons (Cornelius) to 1.57 persons (King City). More current data on average household sizes (from the five year 2008-2012 American Community Survey) show the household sizes for the following cities: Banks, (3.26 persons), Sherwood (2.97 persons), Forest Grove (2.72 persons), Hillsboro (2.94 persons), Tualatin (2.65 persons), Tigard (2.50 persons), Beaverton (2.45 persons) and Durham (2.25 persons).

INCOME AND POVERTY

In 2012, the county’s cost of living was among the highest in Oregon. The median household income in Washington County was \$64,375. The standard for self-sufficiency in Washington County, as reported by Worksystems, is \$65,800 for a four-person household, which is currently the highest self-sufficiency standard in Oregon. The cities in the county with the highest median income were Sherwood (\$82,257), Durham (\$65,313) and Banks (\$65,000). The lowest median household incomes were in King City (\$36,446), Forest Grove (\$45,892) and Cornelius (\$50,977). The per capita income in Washington County in 2012 was \$31,476, with the highest in Durham (\$41,490). The lowest per capita income was in Cornelius (\$17,582).

Median household incomes in Washington County grew by \$12,253 from 2000 to 2012, an increase of 23.5%.

In 2000, 7% of residents had incomes below the poverty rate; by 2012, the poverty rate had increased to 10.9%. All told, between 2000 and 2012, the number of people in poverty in Washington County grew by 76%. Poverty rates were lowest in Sherwood (4.6%) and Banks (5.1%). Poverty rate was highest in Cornelius (16.9%) and Forest Grove (19.6%). The poverty rate in Forest Grove grew by almost 4 percentage points since 2007.

County-wide, over half of the residents below the poverty level were White, although the percentage of all White residents who were below the poverty level was lower than any other ethnic group. The highest poverty rates in 2012 were found among residents who defined themselves as having some other race (25.8%), American Indian or Alaska Native residents (25.5%) and Black or African American (18.6%). The poverty rate for the Latino population was 24.1%. All of these ethnic and racial groups bear a disproportionate percentage of poverty. See Table 1-4 for a full description of the percentages of persons living in poverty in Washington County by race and ethnicity.

TABLE 1-4 Poverty in Washington County by Race and Ethnicity (2012)

White	9.3%
Black or African American	18.6%
American Indian or Alaska Native	25.5%
Asian	9.2%
Native Hawaiian or Other Pacific Islander	11.4%
Some other race	25.8%
Two or more races	11.8%
Hispanic or Latino origin (of any race)	24.1%

SOURCE: 2008-2012 ACS

In addition, the City of Beaverton conducted a research paper recently about the city’s poverty trends. Also included within it are a number of statistics and figures about poverty in Washington County, which are listed below:

- On average, over 63,000 people in Washington County were receiving Supplemental Nutrition Assistance Program (SNAP) benefits in 2012. The Oregon Department of Human Services estimates that only 57% of eligible residents use the program. If those estimates are correct, then over 110,000 Washington County residents could be receiving SNAP benefits.
- The Beaverton School District had the highest rate of homelessness of any district in Oregon. In 2012-2013, 1,373 students were homeless

Community Action in Washington County has also published staggering figures about poverty in the county:

- In 2012, 47% of families seeking emergency rent assistance at Community Action were employed at the time of application.
- The Community Action Emergency Rent assistance program serves an average of 44 households per month; roughly 10% of those that seek assistance.

EDUCATION

In 2012, 90.7% of people 25 years and older had at least graduated from high school. Almost 72% percent of the adult population achieved some college or completed a higher education degree. 13.9% gained a graduate or professional degree, and 9.3% had less than a high school education.

DISABILITY

In 2012, there were 49,307 non-institutionalized disabled persons living in the county. The poverty rate of persons with disabilities was 18%.

In Washington County, among people at least five years old in 2012, 9.2% reported a disability. The likelihood of having a disability varied by age, from 4.2% of people 5 to 17 years old, 7.8% of people 18 to 64 years old, and to 34.3% of those 65 and older.

INDUSTRIES

In 2012, for the employed population 16 years and older, the leading industries in Washington County were educational services (50,729), manufacturing (45,816), and professional, scientific and management (33,685). The top five private-sector employers were Intel, Nike, Tektronix, Providence St. Vincent Hospital and Columbia Sportswear. Two of these five were high technology companies.

Agriculture as well as logging continued to be major industries for rural Washington County. Approximately half of the county is covered in forest land with various ownerships: forest industries, private, state, county and federal. A 2013 study from Alice Larson and Larson Assistance Services shows there are approximately 6,700 farmworkers in Washington County in 2013.

OCCUPATIONS AND EMPLOYMENT

Among the most common occupations in 2012 were management, professional, and related occupations, 42.7%; sales and office occupations, 25.1% and construction, extraction, maintenance and repair occupations, 6.6%. 72.3% of the people employed were private wage and salary workers; 9.8% were self-employed in their own (not incorporated) businesses and 10.1% were federal, state, or local government workers.

The county’s unemployment rate in August 2013 was 6.4%, down from its peak at 10.1% in June 2009.

Farm workers and service sector positions typically earn the lowest wages, as low as \$10,000 annual income. Management and professional wage earners potentially make the highest wages with an approximate annual income of \$70,000 or higher.

HOUSING CHARACTERISTICS

In 2012, Washington County had a total of 212,386 housing units, 5.8% of which were vacant. The county had 200,160 occupied housing units – 123,442 were owner occupied and 76,718 were renter occupied. Of the total number of housing units, 66.9% were in single-unit structures, 30.4% were in multi-unit structures, and 2.7% were mobile homes. 59.2% of the housing units were built since 1980.

Washington County has one of the highest housing costs in Oregon. The median monthly housing costs for mortgaged owners was \$1,888, non-mortgaged owners \$548, and renters \$961. Nearly half (46.5%) of renters and more than a third (37.7%) of homeowners with mortgages paid 30% or more of their income for housing costs in 2012.