



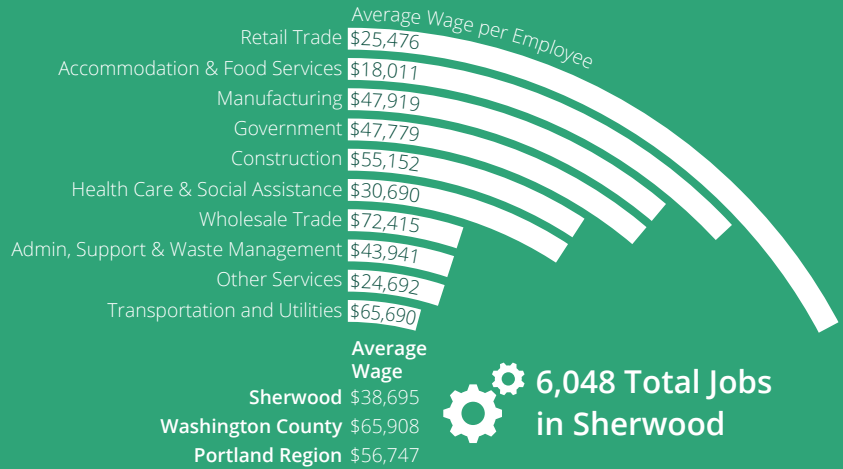
# Thriving and Diverse Economy

To discuss the future of economic development for Sherwood, we need a shared understanding of Sherwood's economy as it exists today.

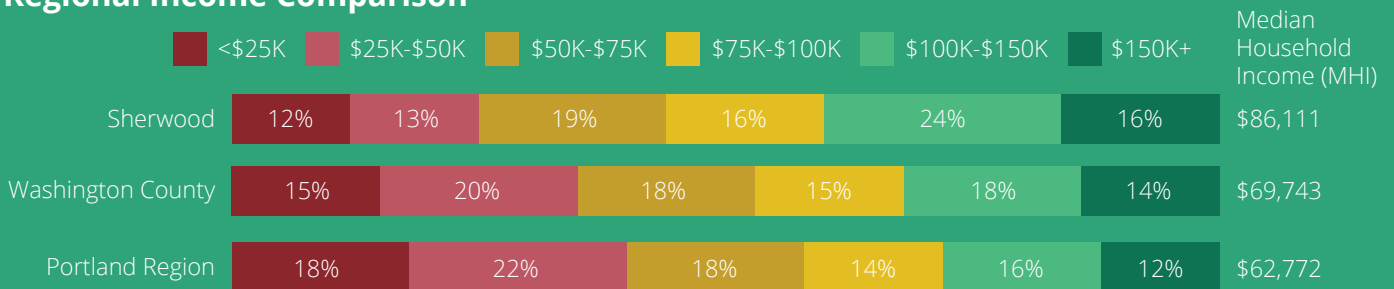
## Income and Wage

While Sherwood has a diverse economy, there is a discrepancy between wages and income. Sherwood's wages are below average for the Portland Region. At the same time, median household income in Sherwood is considerably above average for the region.

## Top Employment Sectors in Sherwood



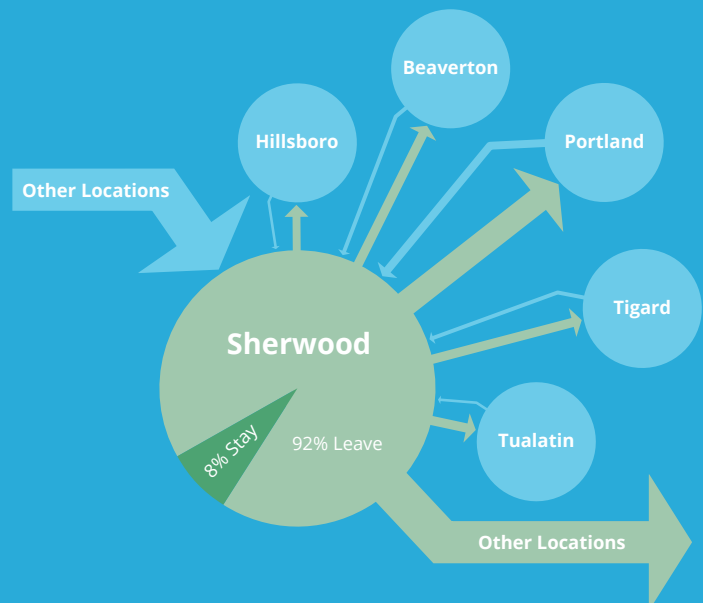
## Regional Income Comparison



## Commuting Flows

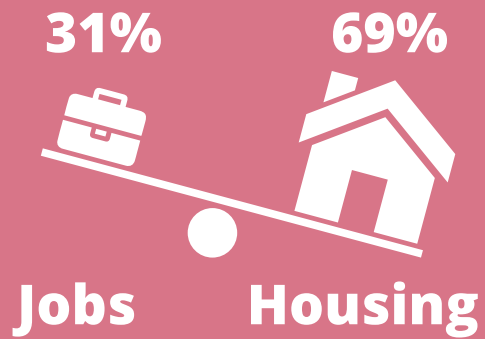
Located 14 miles from downtown Portland in southwest Washington County, Sherwood's economy is inextricably linked with the entire region.

92% of Sherwood residents commute outside of the city for work, and the majority of the workforce in Sherwood commutes from other locations within the region. Only 8% of Sherwood working residents both live and work in Sherwood.

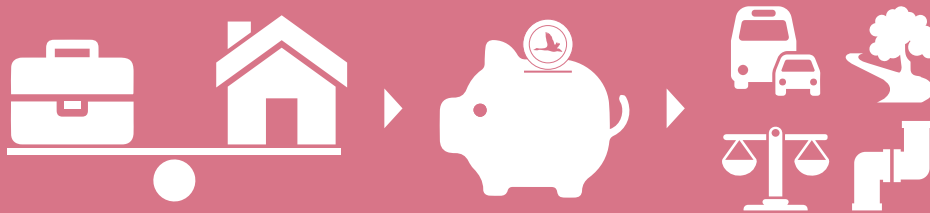


## Jobs to Housing Ratio

Despite a highly skilled and educated population and a supply of developable employment land, there is an imbalance between jobs and housing in Sherwood. Sherwood's tax base is limited due to an over-reliance on residential development. Projected City budget shortfalls create concern that the City will not be able to maintain or increase level of services to its citizens and businesses in the future. Expanding existing businesses and attracting new employment to Sherwood,



particularly the right kind of jobs in the right places, will provide opportunities for higher wage jobs and help balance the City's tax base.

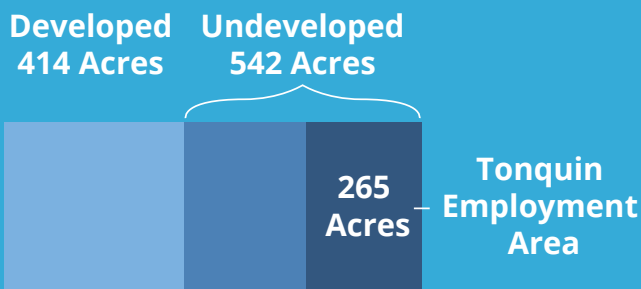


Developing employment lands will help balance the tax base and provide critical government services to citizens.

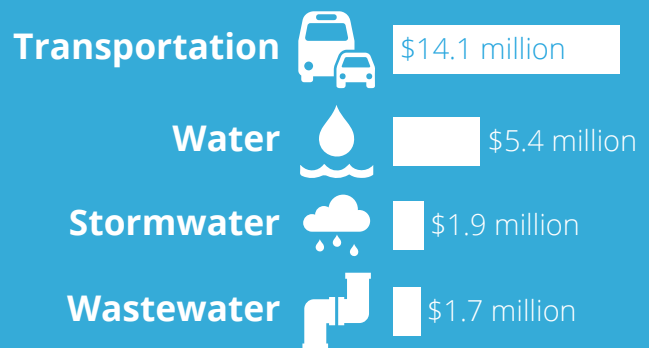
## Tonquin Employment Area

An important strategy for increasing employment in Sherwood is to provide an adequate supply of land designated for employment uses. The Tonquin Employment Area represents a significant portion of Sherwood's employment land, but is difficult to develop and lacks infrastructure.

### Employment Lands in Sherwood



### Tonquin Employment Area Infrastructure Needs



**Total: \$23 million**

For more information, visit our website:  
[www.sherwood2040.org](http://www.sherwood2040.org)  
 #Sherwood2040