



CLARK COUNTY

WASHINGTON, USA

YOUR JOURNEY STARTS HERE.



WELCOME

..... from the

COLUMBIA RIVER ECONOMIC DEVELOPMENT COUNCIL

Located in the vibrant Greater Portland metro area, Clark County, Washington, offers a rare combination of **exceptional affordability**, exciting business opportunities and an unparalleled quality of life. Whether you're looking for urban, suburban, or rural, our unique communities offer a range of distinct options to meet your individual needs, within minutes of the metropolitan core.

Clark County enjoys a dynamic business environment **free** of corporate and personal state **income taxes** that nurtures emerging companies just starting out, as well as world-class corporations that have been calling our community home for decades. Strategically located with convenient multimodal connections to **major international & domestic markets**, an ample supply of **development-ready land**, and some of the **lowest utility rates** in the U.S., Clark County offers a number of significant competitive advantages for companies located here.

Pair this with stunning year-round outdoor amenities, a **highly skilled workforce**, nationally recognized educational institutions, and a cost of living significantly lower than most West Coast metropolitan areas, it is easy to see why Clark County is considered such a compelling location for both people and businesses alike.

Serving the community since 1982, the Columbia River Economic Development Council is a private-public partnership nonprofit working to advance the **economic vitality** of Clark County through business growth and innovation.

We understand that expanding or relocating a business is a costly and time-consuming endeavor. Our team is here to help support you through the process with **free and confidential services**, from finding the right space, addressing talent needs, compiling market data and identifying incentives, to connecting with partners and industry mentors.

Whether you're just starting your journey or preparing to launch the next stage of company growth, let us assist you in connecting with the **resources** you need to succeed.

Sincerely,



Jennifer Baker
President, CREDC



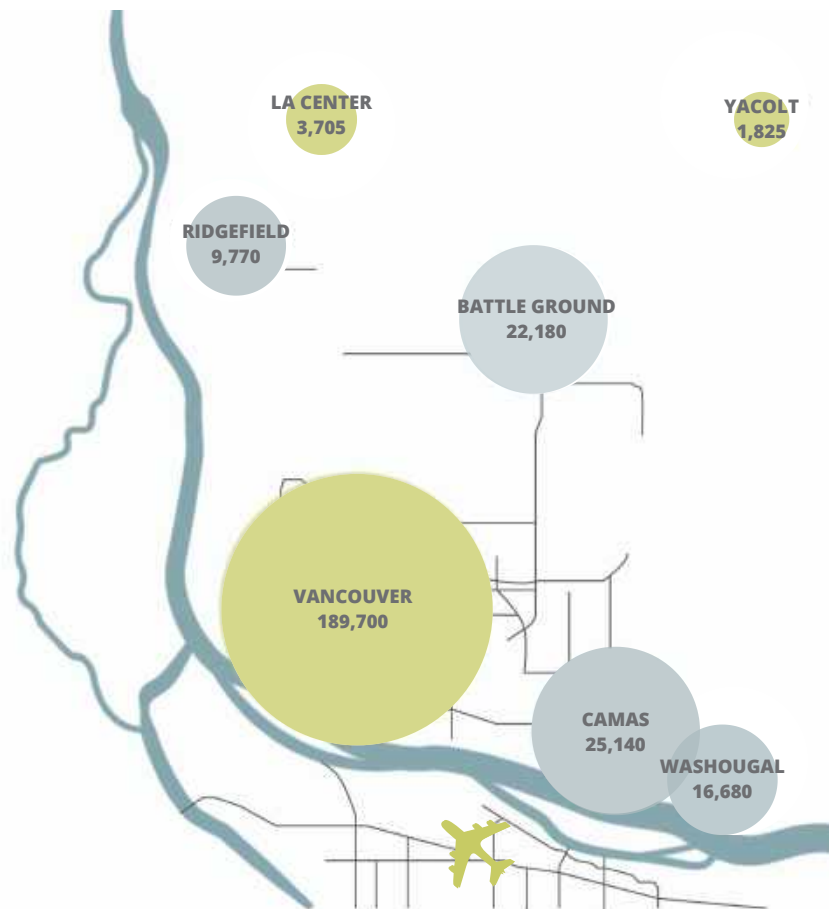
CLARK COUNTY OVERVIEW



COMMUNITIES FOR ALL.

Clark County, Washington, is a dynamic, growing community located in the thriving Greater Portland metro area.

Comprised of seven diverse cities offering urban amenities, suburban neighborhoods, and the scenic countryside, Clark County holds a range of distinct options for those who want access to it all. Located just nine miles from downtown Portland, Oregon, you can enjoy the benefits of a major metropolitan city without the daily hassle. What's more, you can expect to be welcomed by a collaborative community of authentic and responsive individuals.





Clark County offers a nimble business environment in one of the most cost-competitive communities on the West Coast. Washington, unlike many states, does not have a personal or corporate income tax. Washington's does have a B&O tax that is calculated on the gross income from activities. This means there are no deductions from the B&O tax for labor, materials, taxes or other costs of doing business. Washington offers a range of business tax incentives & benefits that can help your business flourish.

STATE BUSINESS INCENTIVES

Tax exemptions available for Manufacturing,

- Food Processing and Distribution
- Sales & Use Tax Exemption for
- Machinery & Equipment
- Employment Training B&O Tax Credit
- Main Street Tax Credit
- Renewable Energy Tax Exemption

Commercial and Industrial Lighting

- Incentive Program
- Natural Gas Equipment Incentive
- Commute Trip Reduction Program
- On the Job Training (OJT) Program
- Incumbent Worker Training Program
- Clark Public Utilities Custom Projects Incentive

BUSINESS TAX SUMMARY

- No corporate or personal income tax
- State Business and Occupation (B&O) Tax ranges from .13% - 1.5%

State and Local Combined Retail

- Sales Tax is 8.4%

Unemployment Insurance Tax averages 2.07% on the first

- \$47,300 in wages

Worker's Compensation averages

- \$0.744 per hour

ACCESS TO TALENT

Our community prioritizes strong collaboration between industry and education to ensure we have the skilled talent we need to thrive today and into the future. Clark County is home to nationally recognized K-20 educational institutions offering a range of magnet programs, technical certificates, customized training programs, and associate through doctoral degrees that utilize highly specialized laboratory and research facilities for real-world training and innovation.



Labor pool of nearly **2 MILLION** workers within a 30 mile radius

25 Colleges & universities in the Greater Portland Metro area



95% of WSU Vancouver graduates stay to live & work in the area



Washington State has the **2nd HIGHEST** concentration of **STEM** jobs in the nation



Home to the region's only **TIER ONE RESEARCH UNIVERSITY**, dedicated college STEM building & health & bio-science high school

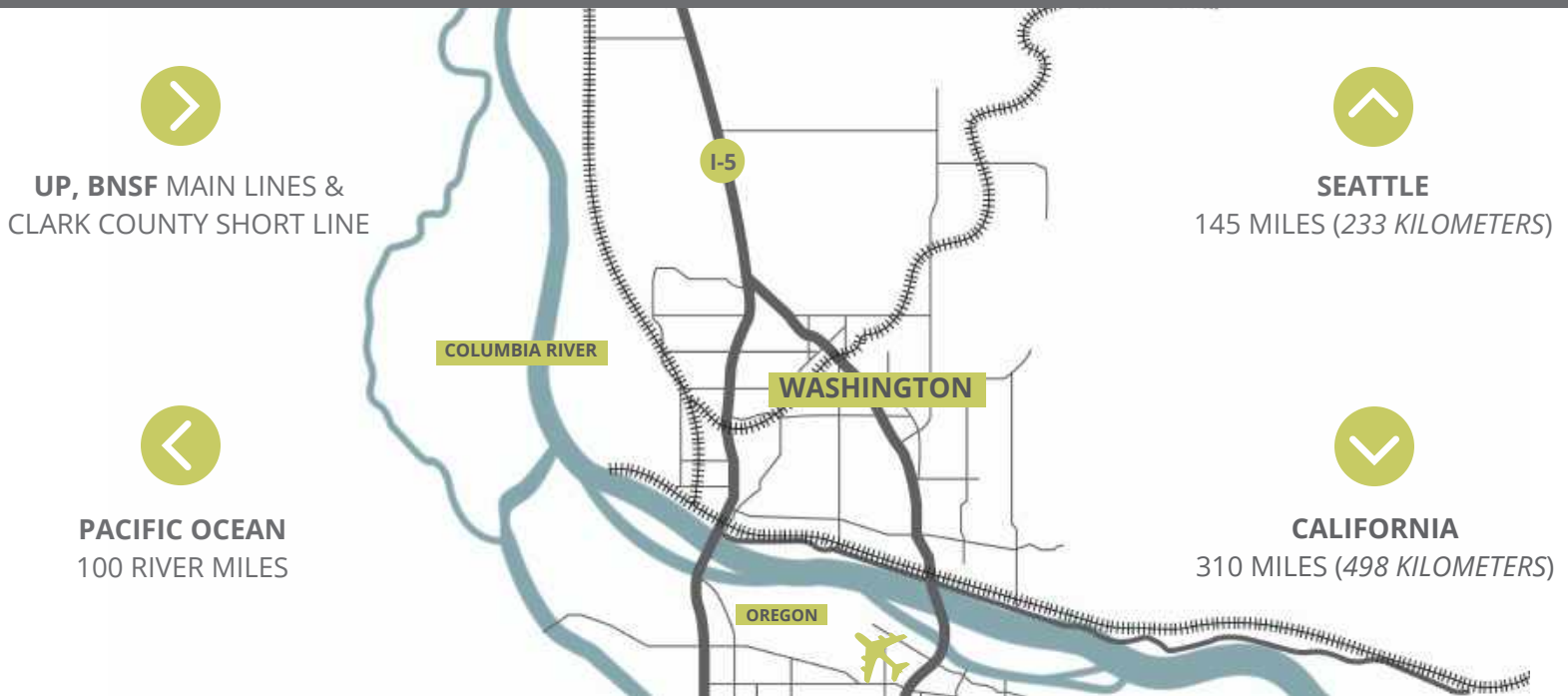
GEOGRAPHIC POSITION



10-MINUTE DRIVE TO PDX,
VOTED THE NATION'S
BEST AIRPORT,
OFFERING MORE DAILY
NON-STOP FLIGHTS THAN ANY
OTHER MID-SIZE AIRPORT
IN THE U.S.

STRATEGICALLY LOCATED.

Situated in the heart of the Pacific Northwest, Clark County is exceptionally well-positioned to access major West Coast, Midwest & international markets through multimodal connections to I-5 & I-84, deep water ports, rail, & the Portland International Airport (PDX).





"Relocating our headquarters to Clark County from the Silicon Valley was one of the best decisions we have made at RealWear. As a startup, we are hyper-focused on keeping costs down and we have seen nearly a 2-to-1 increase in our spending power per dollar across the board. The local talent has been abundant and highly impressive. Finally, even without these enormous advantages, the beauty, culture and hospitality of the region is second to none across the U.S.; this alone would have made our decision."

-RealWear



INFRASTRUCTURE

Clark County offers an **AMPLE SUPPLY** of development-ready land, **COMPETITIVE** lease rates, **ABUNDANT** clean water and some of the **LOWEST** utility rates in the U.S.

ELECTRICAL POWER

Clark Public Utilities is the primary electric power supplier in Clark County, offering some of the lowest power prices in the US. JD Power and Associates ranked Clark Public Utilities as #1 in customer satisfaction among mid-sized electrical utilities in the West thirteen years running.



CLARK PUD ELECTRIC RATES

Industry	Rate p/kWh
Commercial	7.47 cents
Industrial	5.57 cents

Source: U.S Energy Information Administration, 2021

NATURAL GAS

Natural Gas service is provided by both NW Natural and Cascade Natural Gas in Clark County, with current rates at historic lows.

WASHINGTON AVERAGE GAS PRICES

Industry	Price p/MCF
Commercial	\$7.49
Industrial	\$6.86

Source: U.S Energy Information Administration, 2019

COMMUNICATIONS

Clark County has a reliable and extensive fiber optic network and offers businesses numerous options for telephone and television service providers.

WATER & SEWER

Water and sewer services are provided by cities within all incorporated areas and some unincorporated areas of Clark County. Cost estimates and comparisons can be compiled on specific sites upon request.

LEASE RATES

AVERAGE LEASE RATES

Industrial (Warehouse)	\$8.90
Industrial/Office Flex	\$14.43
Class A Office	\$25.73

Source: CoStar Analytics, 2020



LIFESTYLE

Nestled on the north bank of the Columbia River approximately an hour east of the Pacific Ocean and just west of the Cascade Range, Clark County, Washington is an energetic and charming place to live, work and play. Spectacular natural beauty, historic sites and lively downtown communities with eclectic restaurants, craft breweries and year-round events make this the perfect place to call home.



ENJOY THE EXCITEMENT OF THE CITY & THE ESCAPE OF THE OUTDOORS.



LOW COST OF LIVING

Clark County: 124.3

Portland: 147.8

Los Angeles: 195.1

Seattle 204

San Francisco 304.7

2019 Cost of Living Index

AFFORDABLE HOUSING

Clark County: \$342,275

Portland: \$413,000

Los Angeles: \$655,770

Seattle: \$700,500

San Francisco \$1,320,000

2019 Median Home Sale Price

STRATEGIC SECTORS

We work with traded sector businesses of all sizes and industries.
Proactive efforts will be concentrated within the five strategic sectors below,
which have been identified as having the most potential for growth in Clark County.





*"We recently expanded our operation and had the opportunity to relocate. After careful review we decided that **Vancouver was the best choice** because of its close proximity to the Greater Portland area and excellent international airport. Key to this decision was the size of the local high-tech community, both in terms of customer and human resources. We've found it easy to recruit from out of state because of the high standard of living this region provides and we've found that the local governing agencies very helpful. We are very happy to call Vancouver home.*

-IND



LET US ASSIST YOU

THE FOLLOWING SERVICES ARE CONFIDENTIAL AND PROVIDED AT NO COST.

WE CAN HELP:

Coordinate business-to-business meetings with **local executives**.

Compile local **market data** and demographics specific to industry sectors.

Facilitate **introductions** to potential partners and supply chain development opportunities.

Determine relevant **incentives** to reduce project costs.

Provide connections to resources to recruit, screen, and train **employees**.

Assist by **expediting permits** through city, county, and state agencies.

Act as a **business concierge** to mobilize regional and community resources to ensure business growth and project success.

Collaborate on **public relations** opportunities.

Connect businesses with **education partners**, from K-12 to community colleges and four-year institutions.

YOUR JOURNEY STARTS HERE.

STEP 1



Our team connects with your leadership to discuss the project and scope of expansion or relocation.

STEP 2



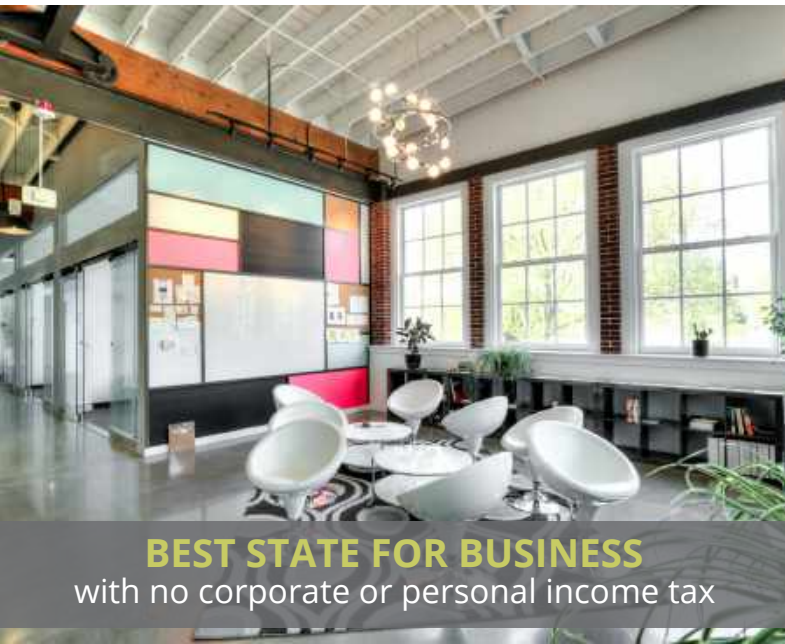
Our team is with you every step of the way, identifying resources and making community connections to facilitate and expedite the process.

STEP 3

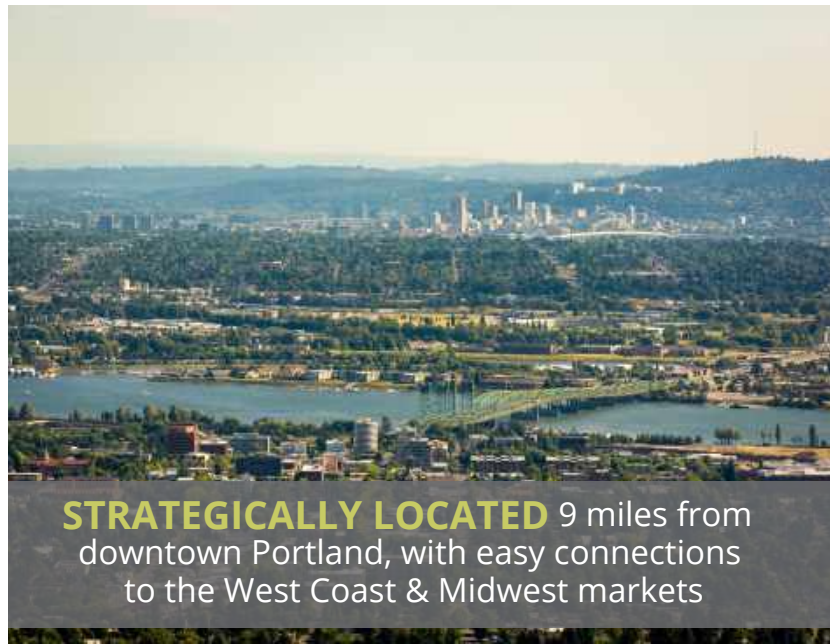


Welcome to Clark County! As your real journey begins, we are here to ensure you are connected and have what you need to thrive in the community.

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BEST STATE FOR BUSINESS
with no corporate or personal income tax



STRATEGICALLY LOCATED 9 miles from downtown Portland, with easy connections to the West Coast & Midwest markets



AFFORDABLE cost of living with a diverse array of communities & stunning **OUTDOOR AMENITIES** with abundance of parks, vineyards, hiking trails, water recreation & a short drive to the Columbia River Gorge, beaches, Mount St. Helens & Mount Hood



COMPETITIVE lease rates, abundant clean water & some of the lowest utility rates in the U.S.



HIGHLY SKILLED TALENT & nationally recognized K-20 educational institutions