



Clackamas County and the Regional Economy

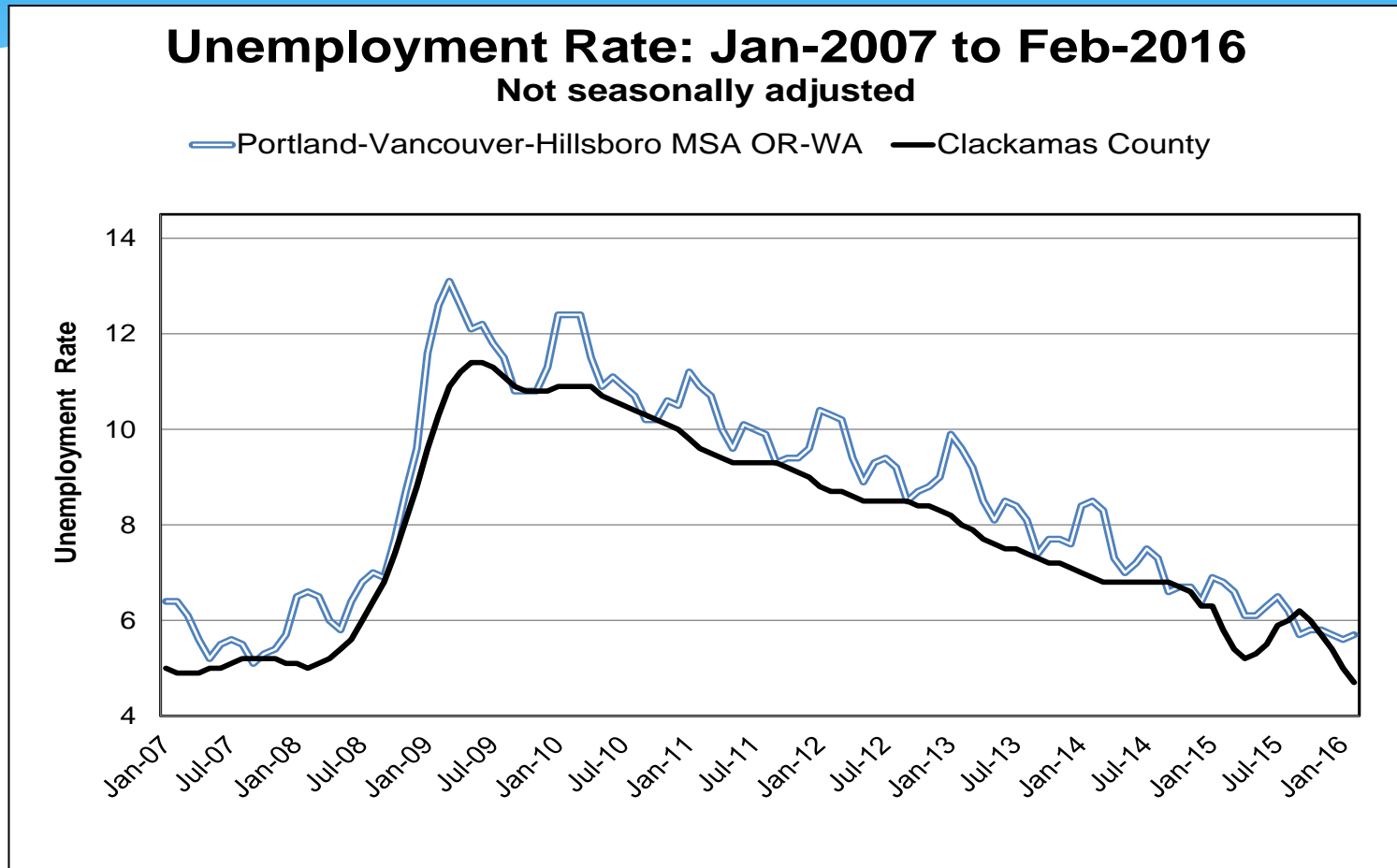
Canby City Council

April 6, 2016

Five Reasons 2015 Was Excellent

1. Unemployment rates significantly down.
2. The number of unemployed significantly down.
3. Employment strongly up.
4. Employment growth across many industries.
5. More job vacancies, more opportunities.

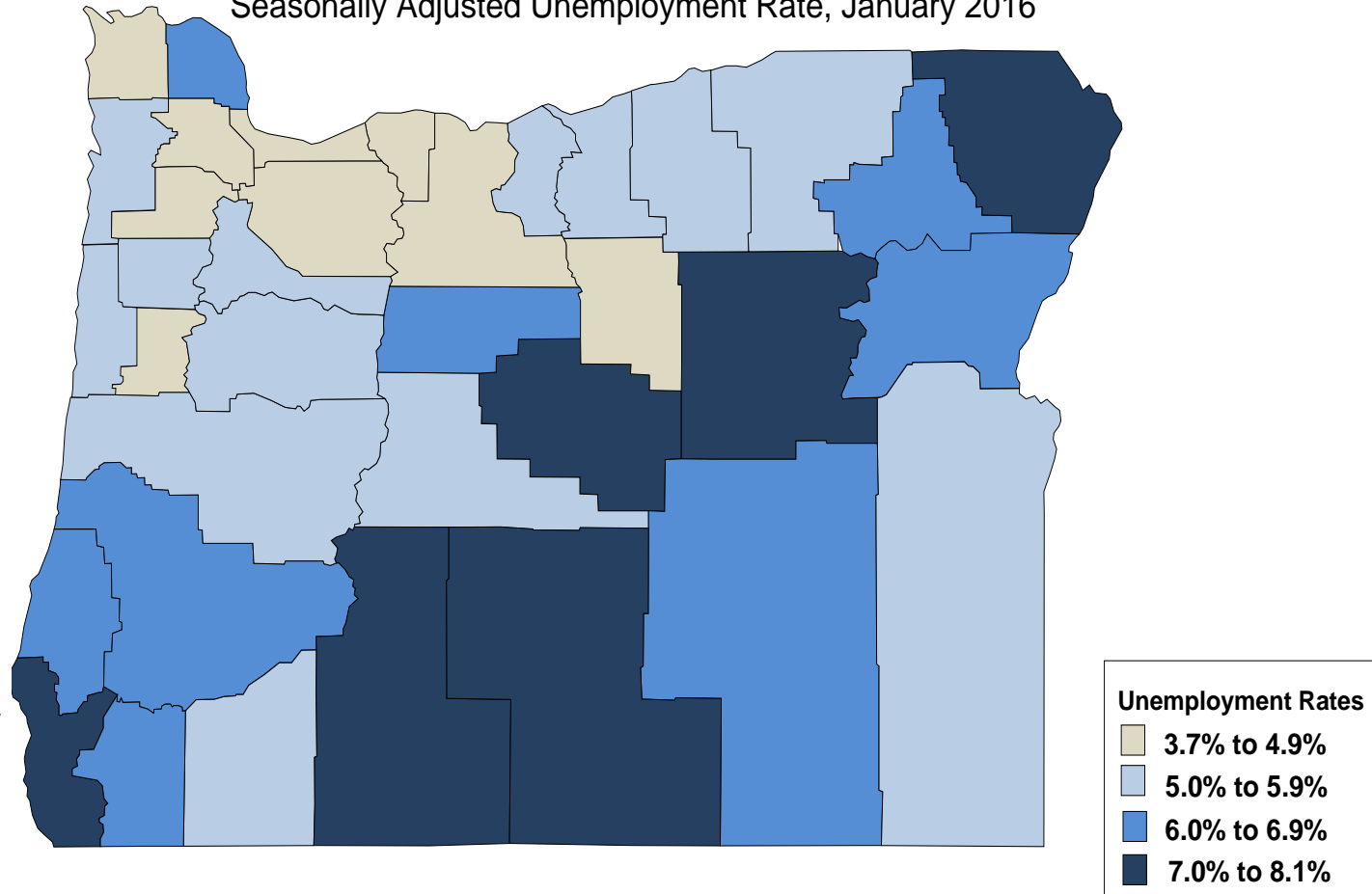
The unemployment rate is back at pre-recessionary levels in the Portland MSA and Clackamas County.



Unemployment rates fell in each county over the last year. Some areas that had the highest rates have seen the largest declines.

Higher Rates in Southern and Central Oregon Counties

Seasonally Adjusted Unemployment Rate, January 2016



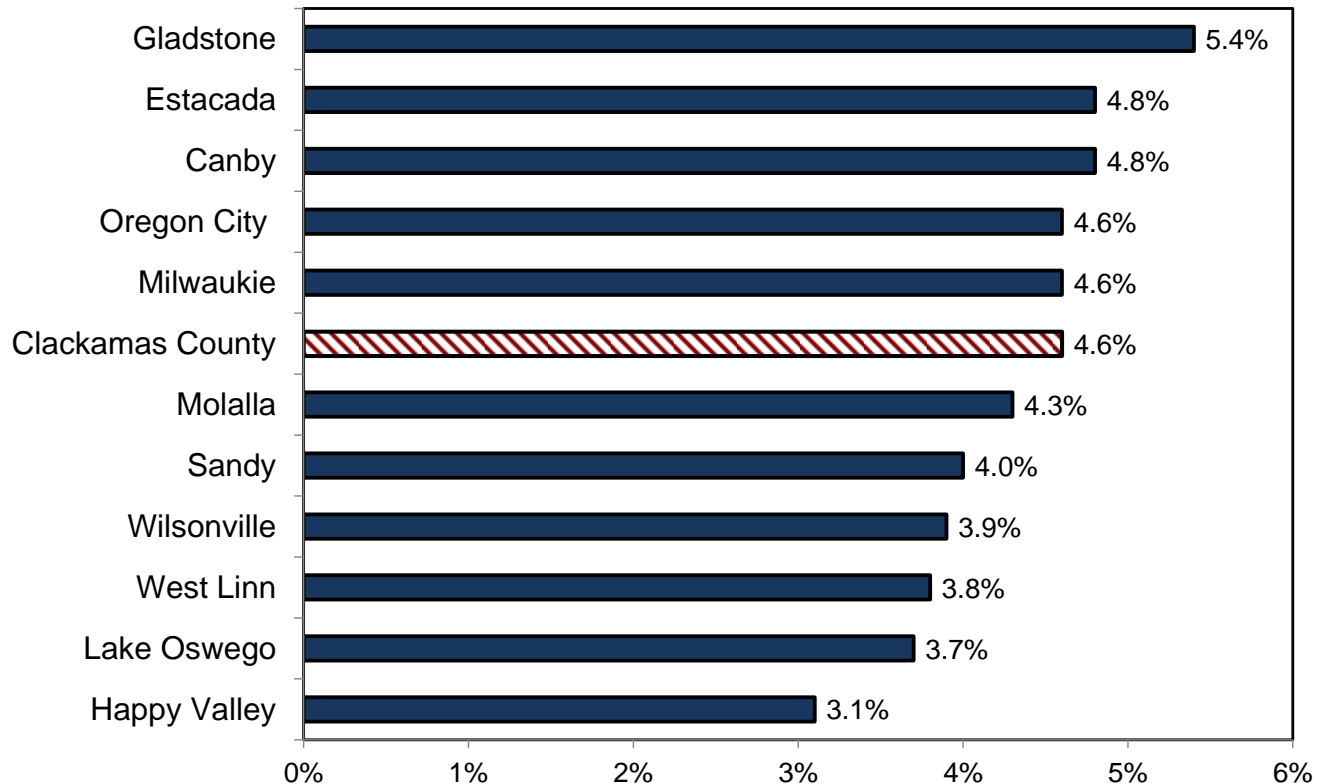
Seasonally adjusted unemployment rates were lowest in Wheeler County (3.7%) and highest in Grant County (8.1%).

Wheeler County saw the largest improvement over the year with a drop of 2.4 percentage points.

Twelve of Oregon's 36 counties have rates at or below the statewide level of 5.1%.

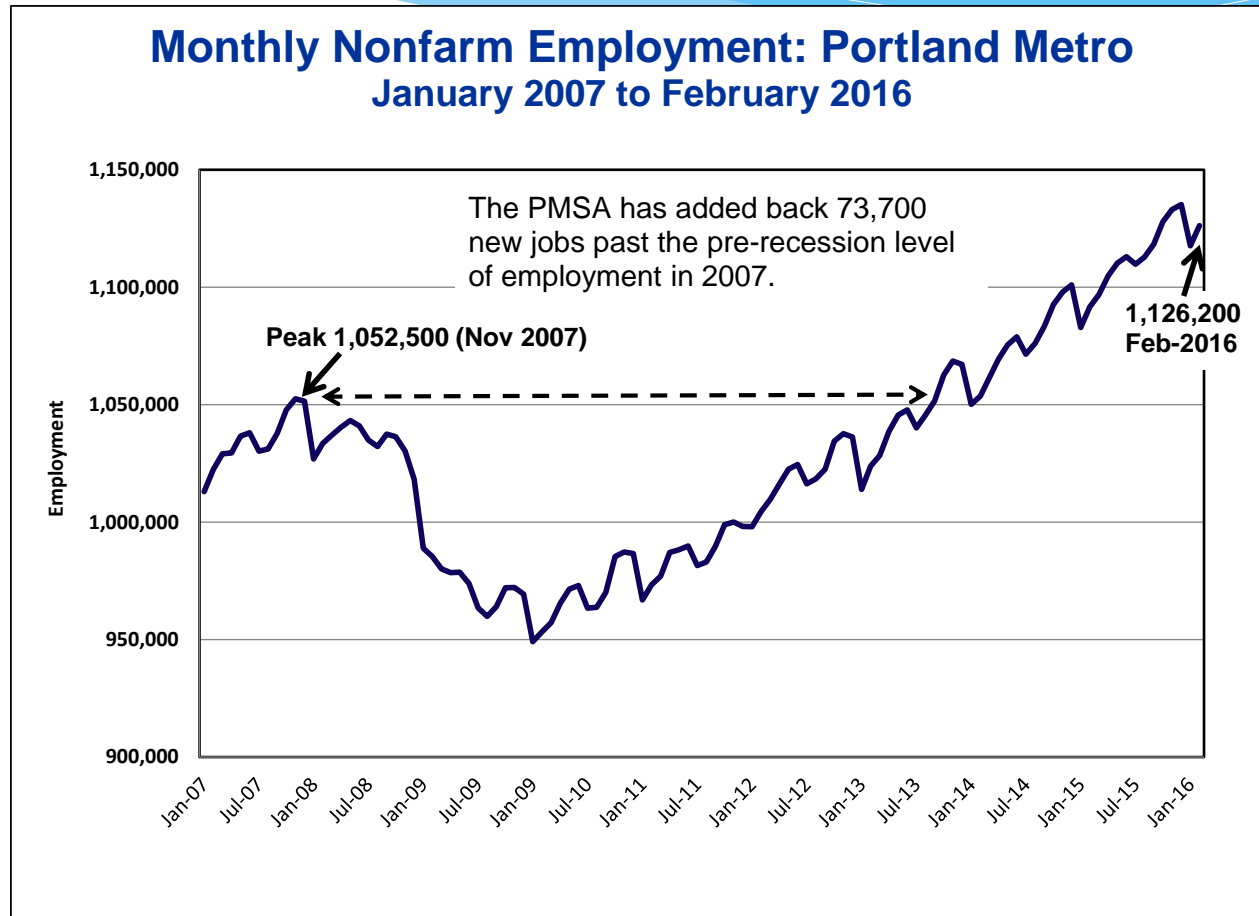
Unemployment rates vary by city.

Unemployment Rates by City, Feb 2016

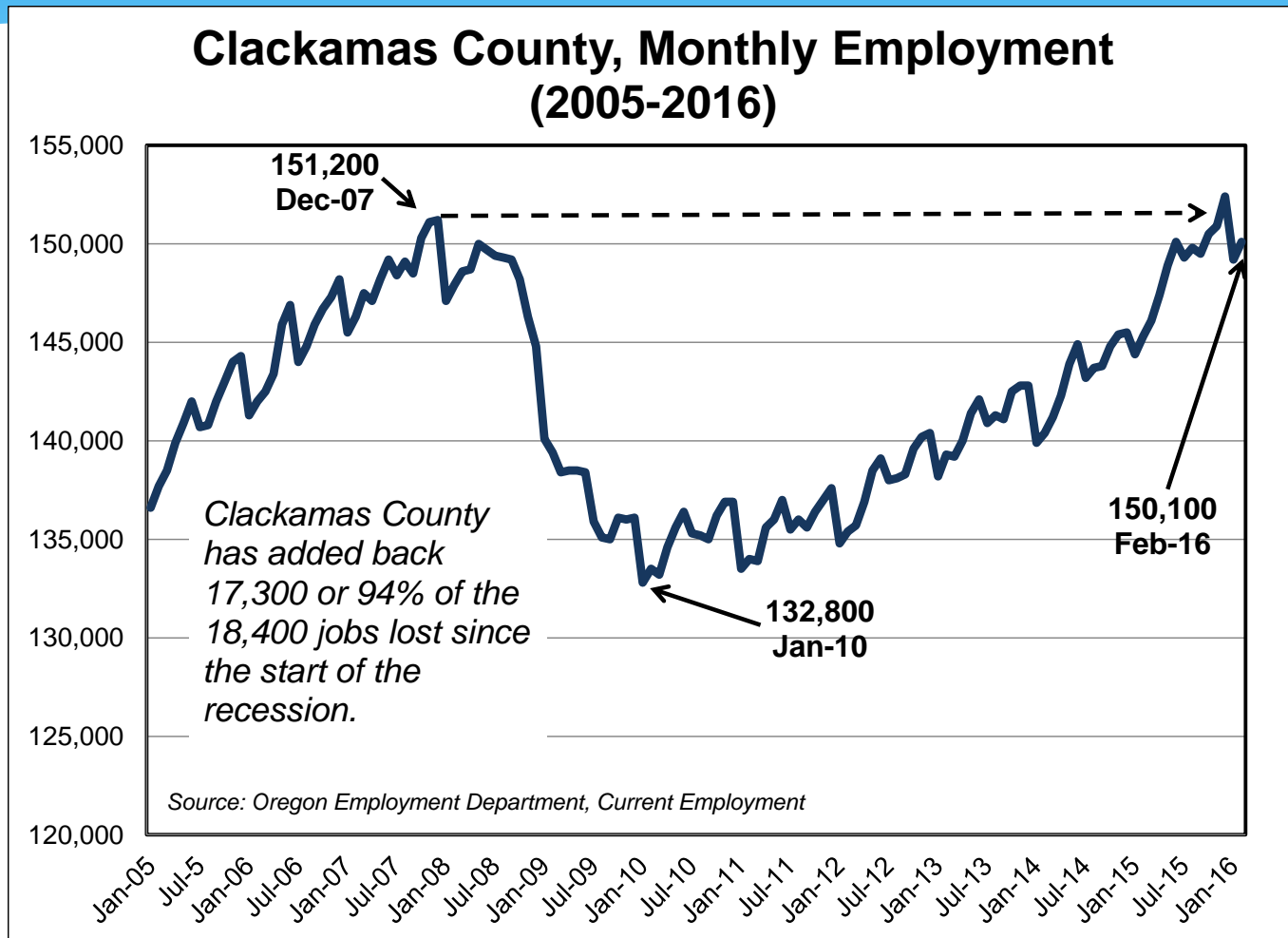


Source: Oregon Employment Department, LAUS

The Portland MSA reached its pre-recession level of employment in October 2013.



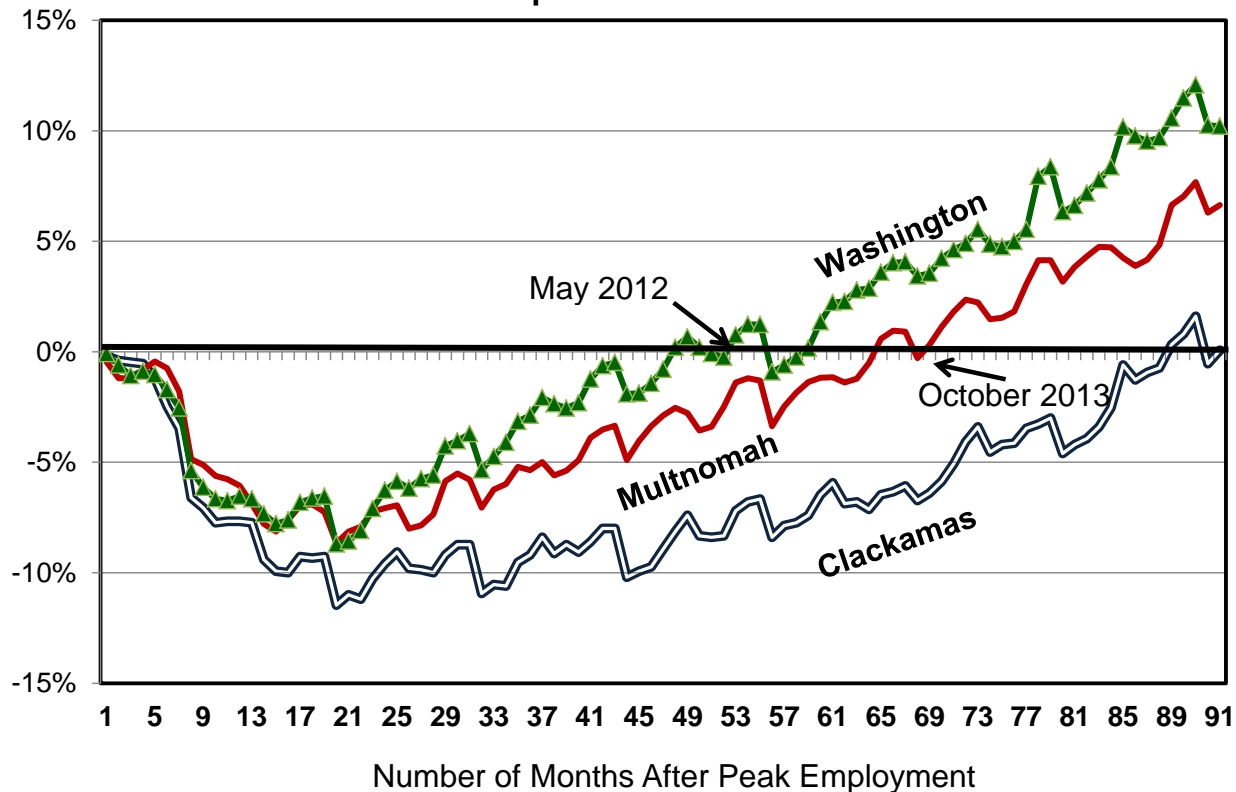
Clackamas County is now close to its pre-recessionary level of employment.



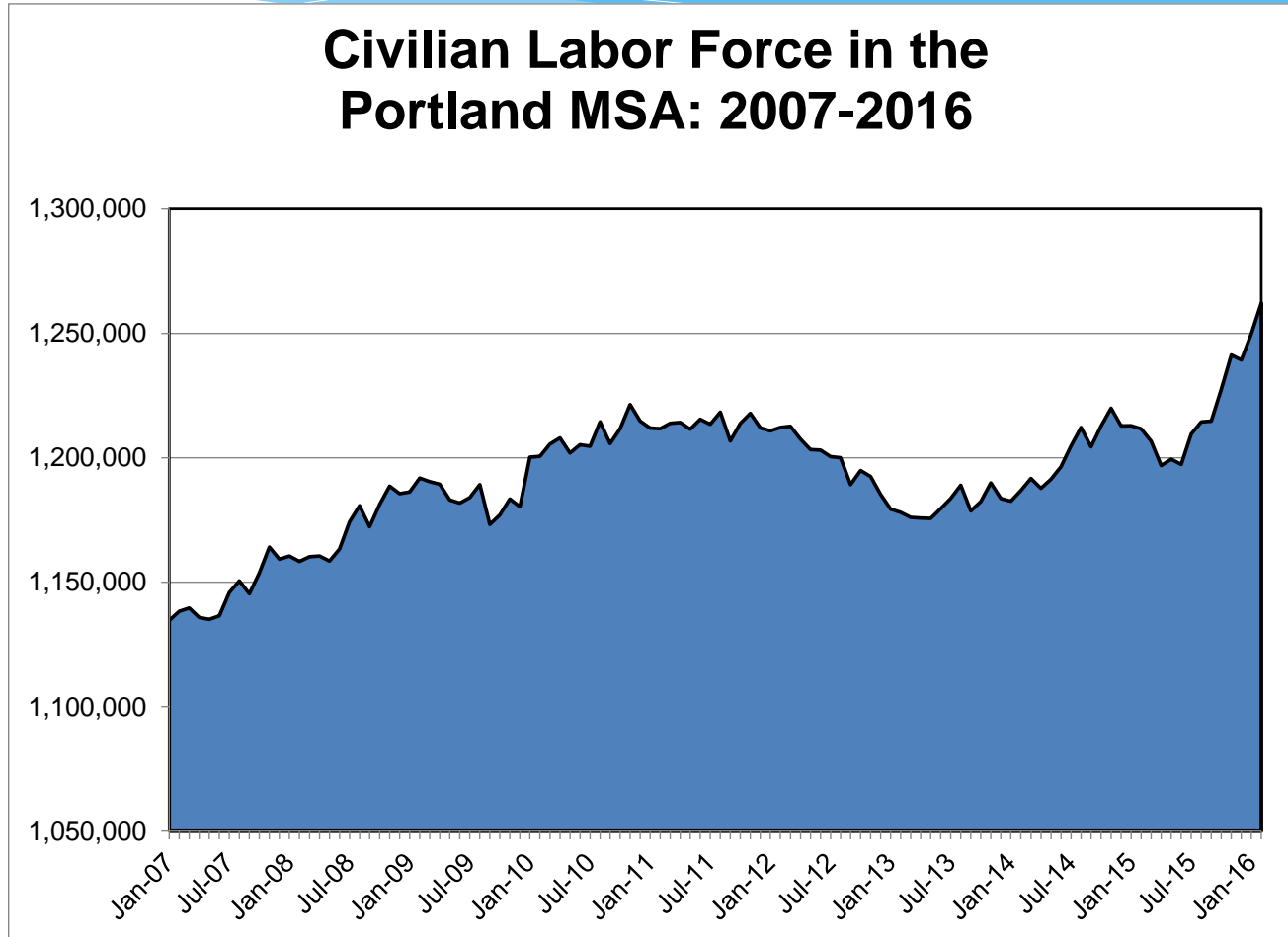
Clackamas County is taking a little longer to gain back jobs than either Multnomah or Washington counties.

Percent of Job Losses in Portland Tri-Counties Since 'Peak Employment' in May 2008

Updated 4/4/16

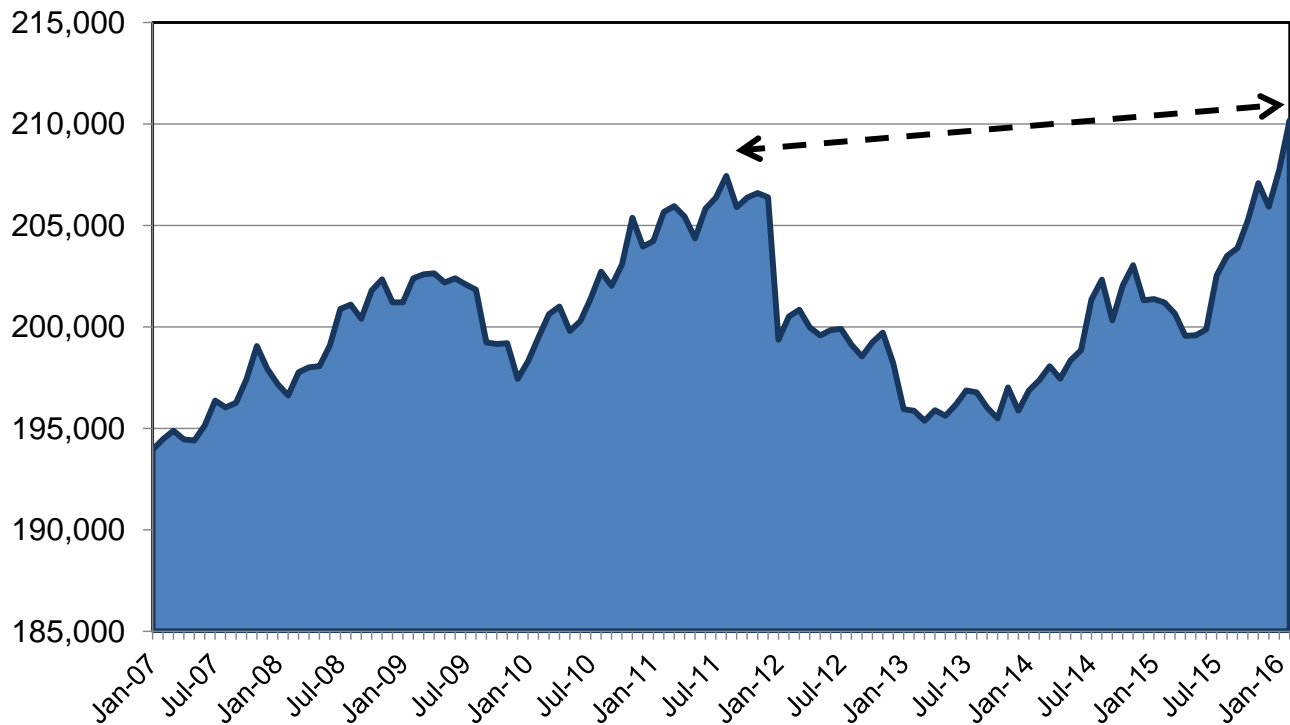


Portland Metro's labor force has grown by 11.2 percent over last nine years.



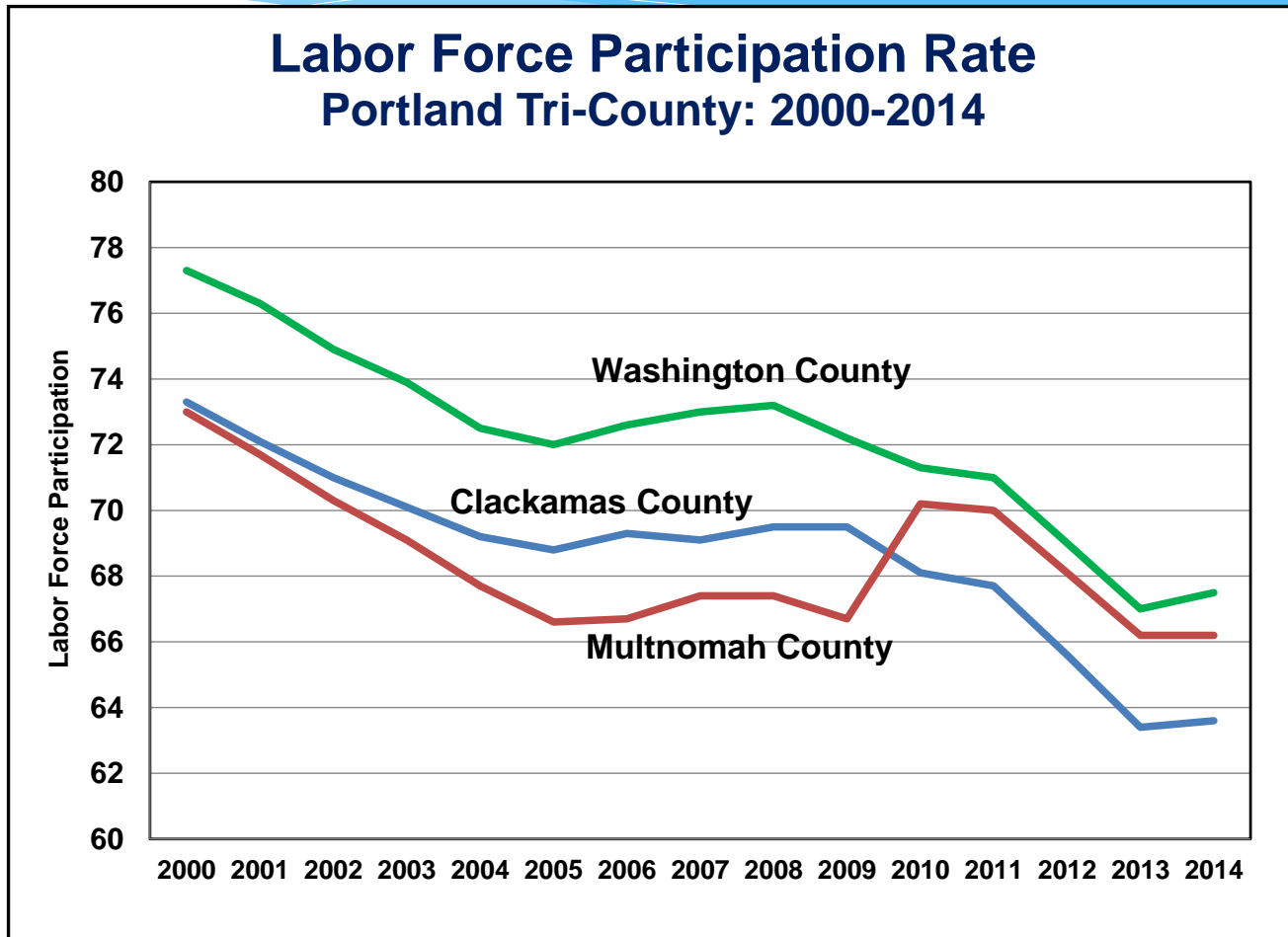
The number of people in the labor force is now over 210,000 in Clackamas County.

Clackamas County Labor Force: 2007-2016



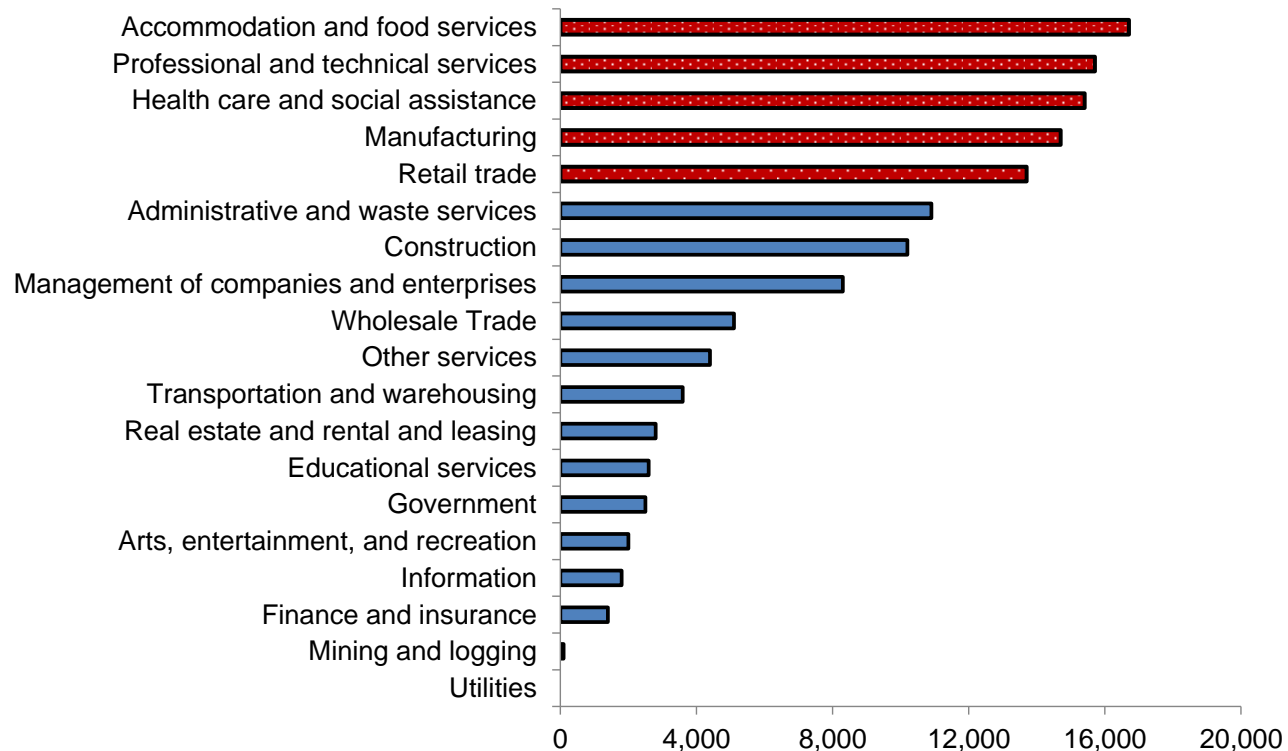
Source: Local Area Unemployment Statistics

Clackamas County's labor force participation rate has fallen since 2010.



The Portland MSA sees strong post-recessionary job growth.

Change in Industry Employment, Portland MSA: 2010-2015

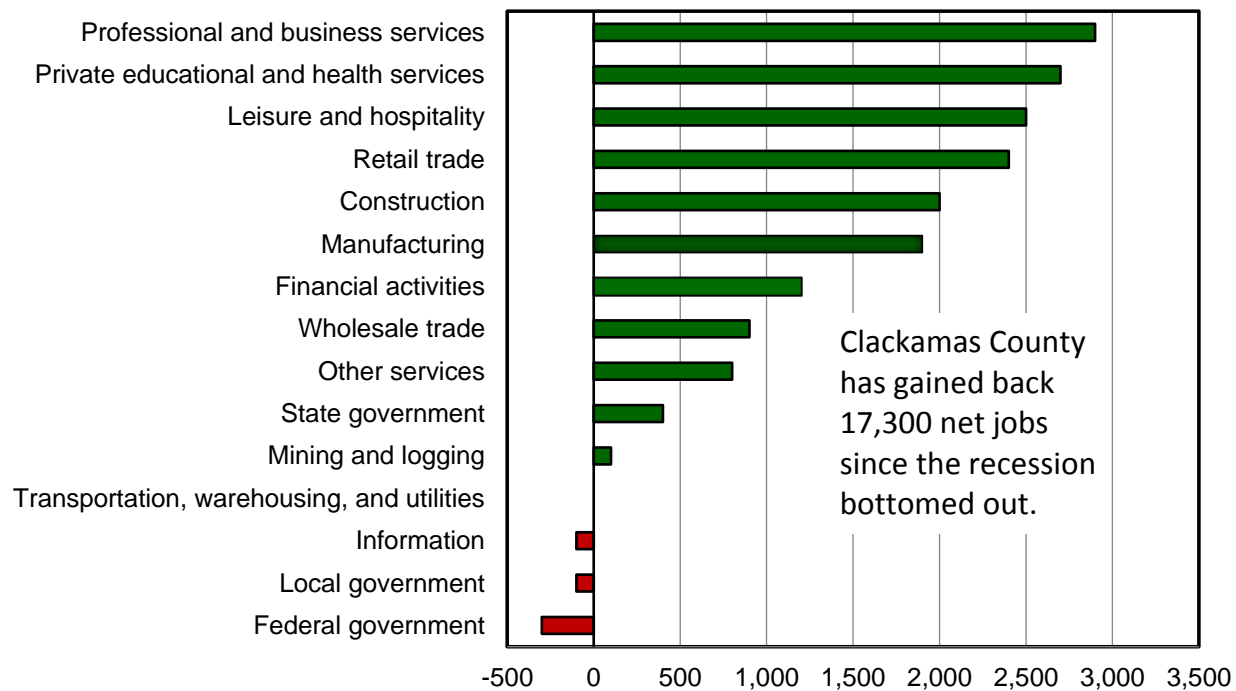


Clackamas County experiences healthy industry growth after recession.

Change in Broad Industry Employment

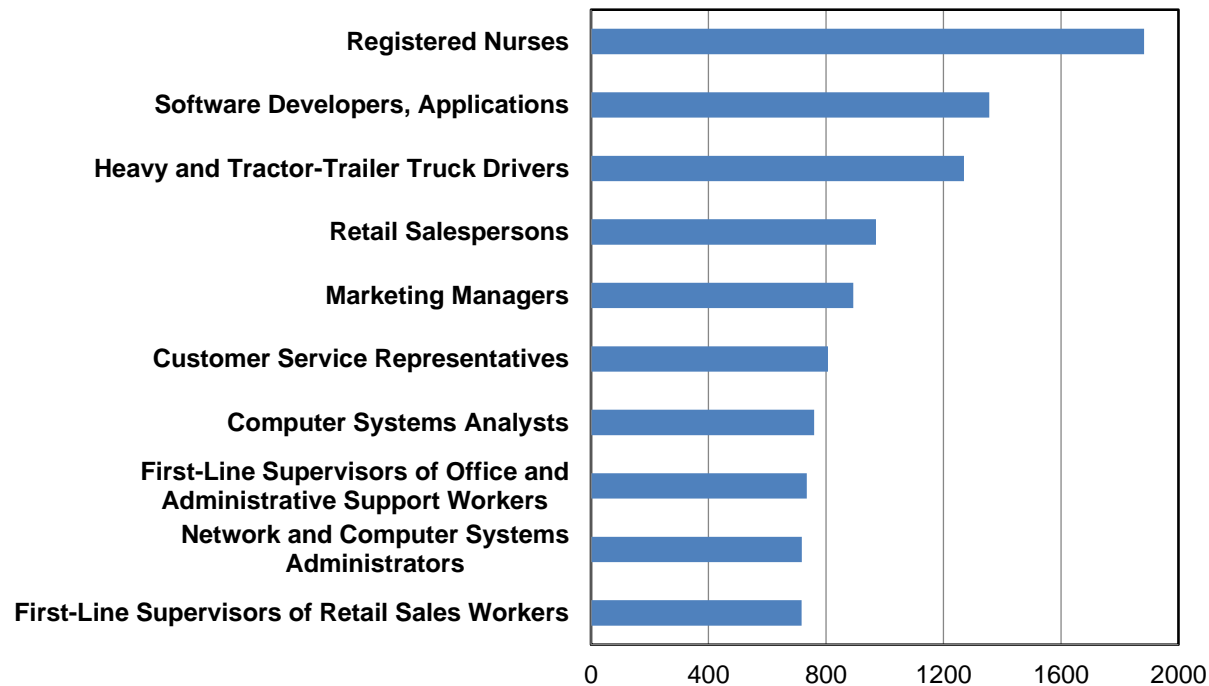
Clackamas County (end of recession-trough)

January 2010 to February 2016



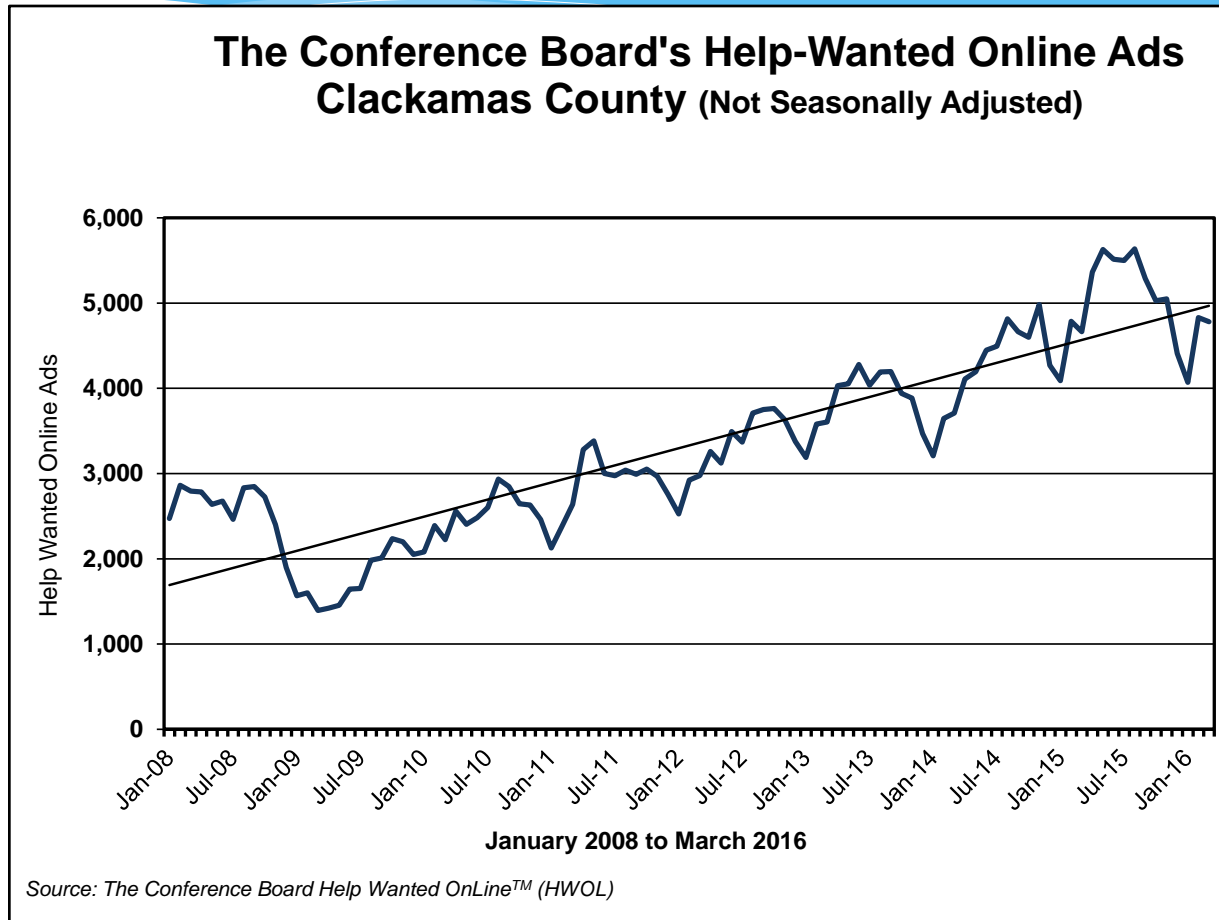
Portland MSA had nearly 48,000 job openings in February and the top occupations were...

High demand occupations in the Portland MSA March 2016



Source: Help Wanted Online Ads (HWOL)

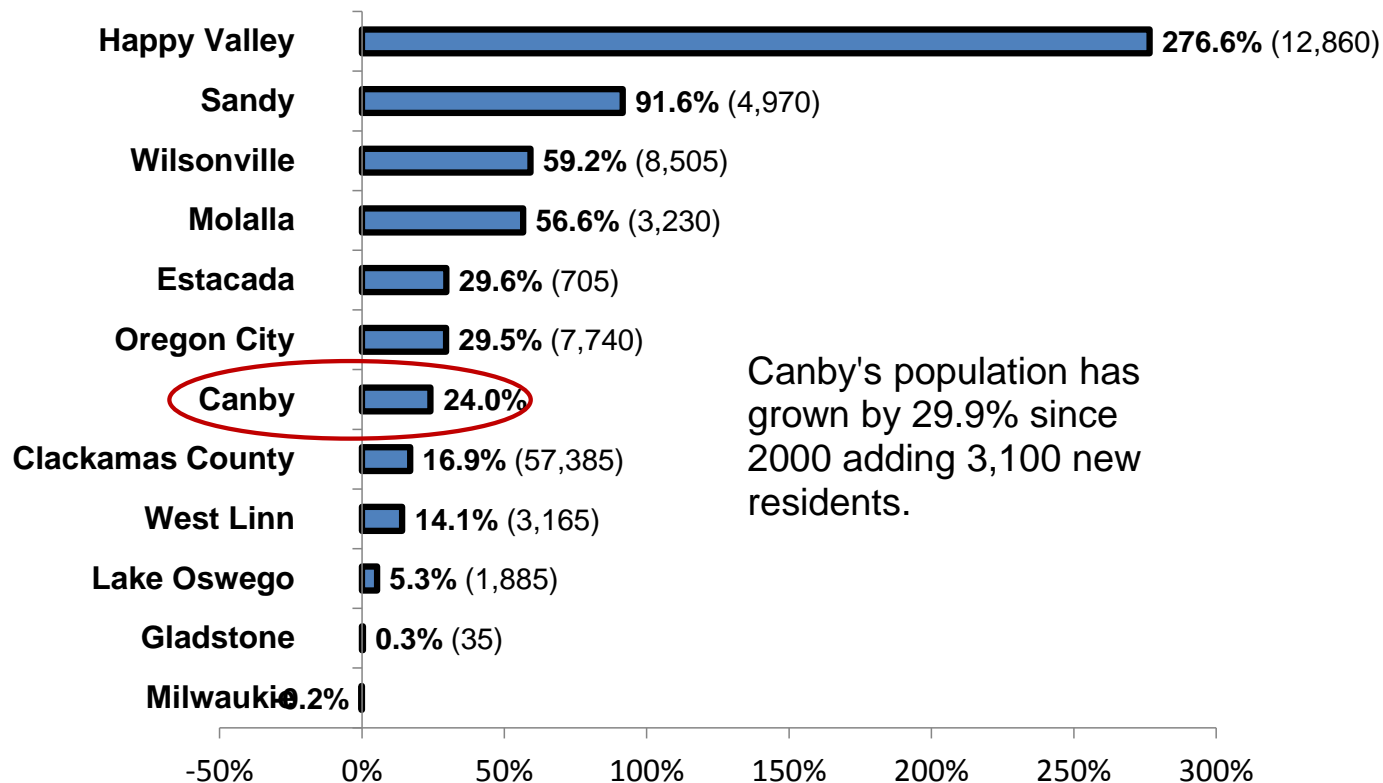
Demand for jobs in Clackamas County is growing as evidenced by help wanted ads.



Demographics

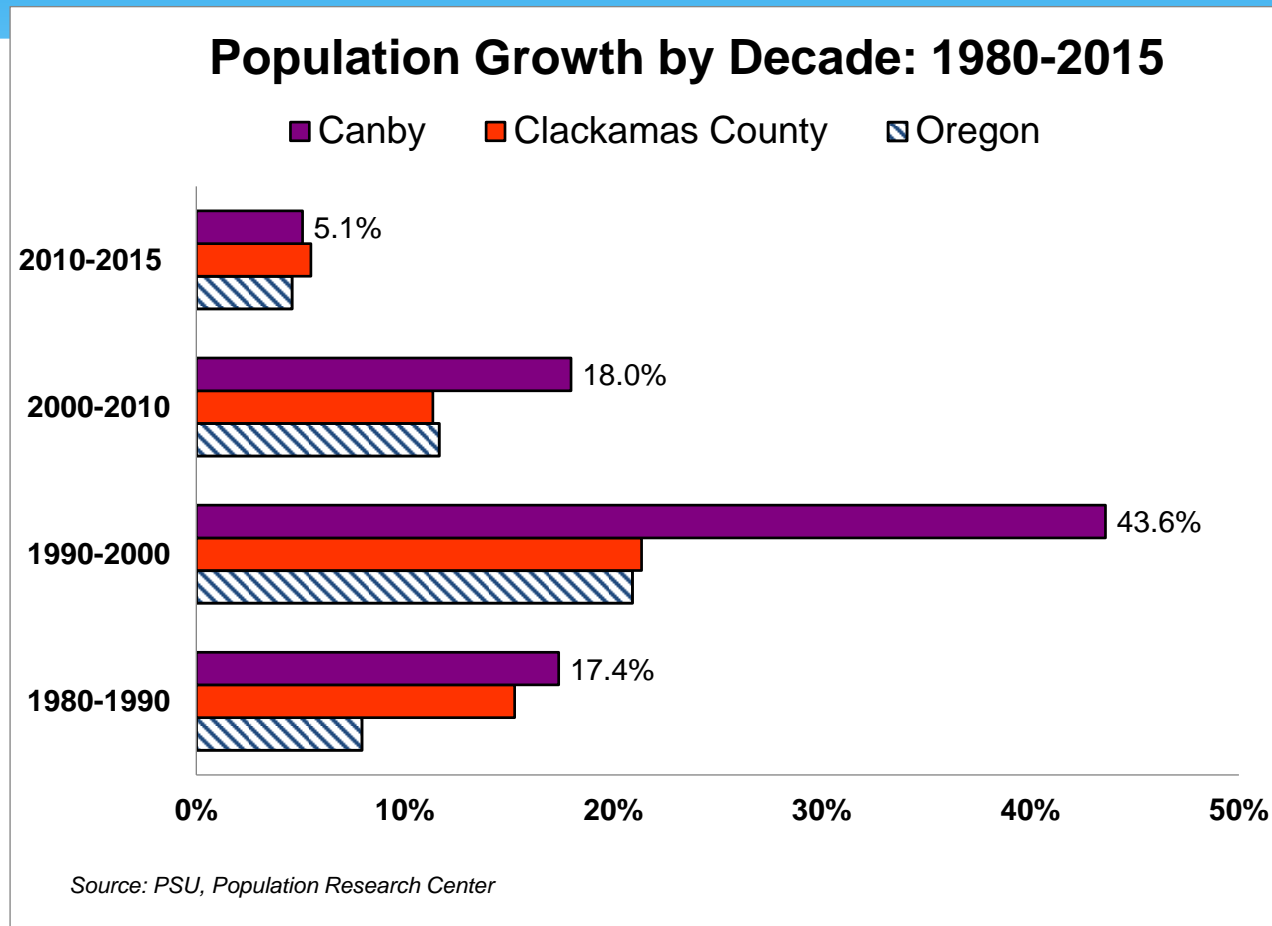
Population in Clackamas County has grown by nearly 17 percent since 2000.

Percentage Change in Population Clackamas County and Incorporated Cities 2000-2015



Source: PSU, Population Research Center

Canby's population has outpaced the county and state.

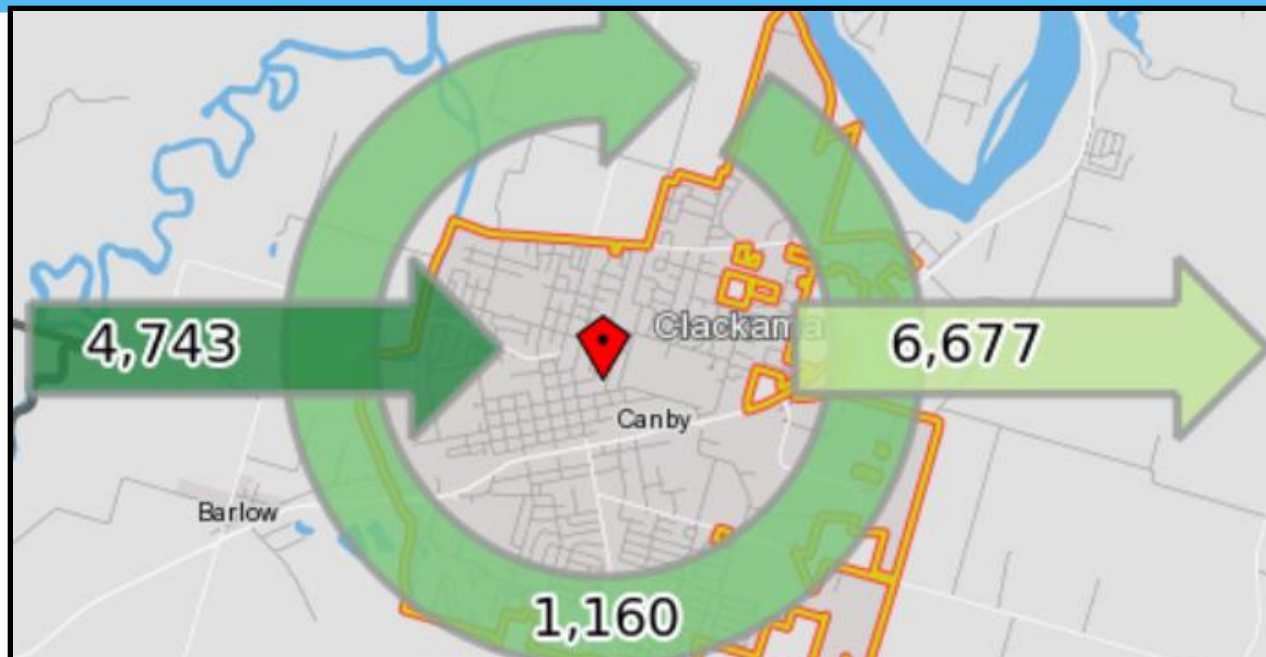


Two-fifths of renters pay 35% or more of their household income on housing.

Households & Occupations in 2014	Canby	Clackamas County	Portland MSA
Occupied Housing Units	5,795	147,736	878,078
Owner occupied	66.8%	68.5%	60.9%
Renter occupied	33.2%	31.5%	39.1%
Owner cost (35% or more) as % of household income	24.8%	29.0%	27.1%
Gross rent (35% or more) as % of household income	42.4%	41.2%	43.2%
Median household income	\$58,653	\$64,700	\$58,832
Per capita personal income	\$25,425	\$33,126	\$30,560
Poverty rate	12.9%	9.7%	13.9%
Occupations			
Management, business, science, and arts	31.7%	37.8%	39.9%
Service occupations	14.0%	15.1%	17.0%
Sales and office	25.0%	27.1%	23.8%
Natural resources, construction, and maintenance	12.3%	8.8%	7.5%
Production, transportation, and material moving	17.0%	11.2%	11.7%

Source: Census, 2010-2014 ACS 5-year estimates, Tables DP03-DP04

Area labor force – inflow and outflow



- 4,743 - Employed in Selection Area, Live Outside
- 6,677 - Live in Selection Area, Employed Outside
- 1,160 - Employed and Live in Selection Area

Nearly 20 percent of workers both live and work in Canby.

	Count	Share
Total All Jobs	5,903	100.0%

Where Workers Live Who are Employed in Canby 2014

	Count	Share
Canby city	1,160	19.7%
Portland city	384	6.5%
Woodburn city	265	4.5%
Oregon City city	209	3.5%
Salem city	165	2.8%
Molalla city	162	2.7%
Wilsonville city	151	2.6%
Hillsboro city	90	1.5%
Gresham city	78	1.3%
West Linn city	78	1.3%
Tualatin city	72	1.2%
Hubbard city	70	1.2%
Beaverton city	61	1.0%
Tigard city	60	1.0%
Albany city	54	0.9%
Keizer city	54	0.9%
Silverton city	54	0.9%
Lake Oswego city	49	0.8%
Milwaukie city	49	0.8%
Sherwood city	48	0.8%
Gladstone city	47	0.8%
Newberg city	47	0.8%
Aloha CDP	38	0.6%
Beavercreek CDP	37	0.6%
Oak Grove CDP	37	0.6%
All Other Locations	2,384	40.4%

Source: Census, On-the-Map, 2010-2014 5-year estimates

One-fifth of Canby's workforce is traveling to Portland to work.

	Count	Share
Total All Jobs	7,837	100.0%

Where Workers are Employed Who Live in Canby 2014

	Count	Share
Portland city, OR	1,544	19.7%
Canby city, OR	1,160	14.8%
Wilsonville city, OR	481	6.1%
Tualatin city, OR	311	4.0%
Oregon City city, OR	302	3.9%
Tigard city, OR	292	3.7%
Beaverton city, OR	271	3.5%
Hillsboro city, OR	194	2.5%
Lake Oswego city, OR	179	2.3%
Salem city, OR	160	2.0%
Woodburn city, OR	124	1.6%
Gresham city, OR	123	1.6%
Milwaukie city, OR	123	1.6%
West Linn city, OR	84	1.1%
Molalla city, OR	77	1.0%
Sherwood city, OR	64	0.8%
Hubbard city, OR	58	0.7%
Vancouver city, WA	57	0.7%
Eugene city, OR	54	0.7%
Gladstone city, OR	46	0.6%
Oak Grove CDP, OR	36	0.5%
Bend city, OR	33	0.4%
Oatfield CDP, OR	31	0.4%
West Haven-Sylvan CDP, OR	30	0.4%
Aloha CDP, OR	29	0.4%
All Other Locations	1,974	25.2%

Source: Census, On-The-Map, 2010-2014 5-year estimates

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Clackamas County

ECONOMIC INDICATORS

March 2016



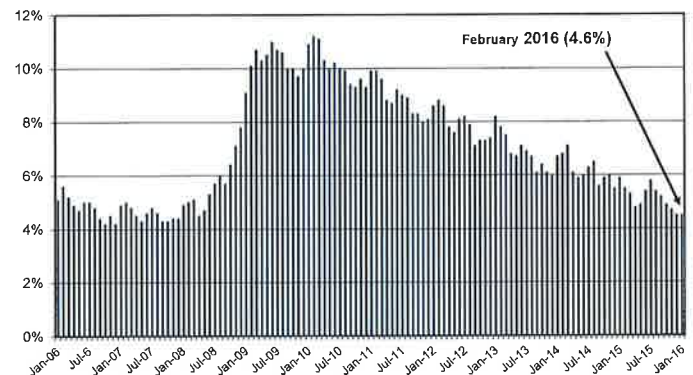
Clackamas County gained 4,400 jobs from a year ago with retail and health care adding 1,500 jobs.

The county's February unemployment rate was at 4.6 percent with 10,370 more residents working than a year ago.

Year-to-Year Employment Growth: Feb-15 to Feb-16
(Net gain: 4,400 jobs)



Unemployment Rate, Clackamas County
January 2006 to February 2016

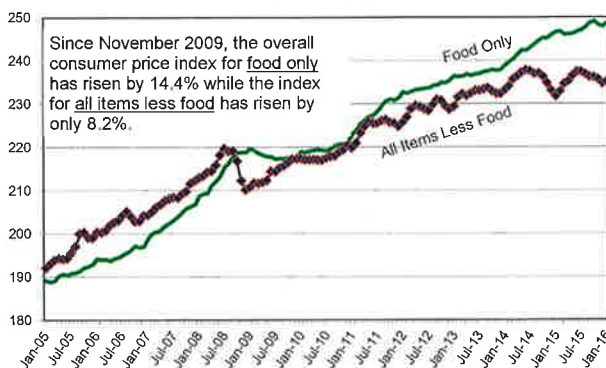


Employment Trends

Clackamas County saw year-over-year job growth of 3.0 percent in January adding 4,400 jobs. The county's unemployment rate was 4.6 percent in February with county resident employment growing by 10,370 jobs from a year ago. The main growth industries included retail trade (800); health services (700); and financial activities (600).

Food Prices Rising Along with Cost of Housing

Consumer Price Index (food vs. all other)
2005-2016



Housing Costs as a Percent of Household Income: 2014

	Clackamas County	United States
Occupied housing units	147,736	116,211,092
Owner-occupied	68.5%	64.4%
Renter-occupied	31.5%	35.6%
Owner-occupied housing w/mortgage	73,065	49,060,573
Monthly cost 30% or more of household income	38.9%	34.2%
Renter-occupied units	44,609	39,201,928
Gross rent 30% or more of household income	50.7%	52.3%
Median monthly owner cost	\$1,876	\$1,522
Change from 2010	-\$7	\$26
Median gross rent	\$1,001	\$920
Change from 2010	\$117	\$65

Source: U.S. Census ACS, 2010-2014, 5 Year Estimates

Consumer Expenditures

During the last six years, food prices have risen faster than all other items (less food) for the U.S. consumer. Since November 2009, the price index for food (only) rose by 14.4 percent whereas the price of all items less food rose by only 8.2 percent.

Median gross rent in Clackamas County has risen by \$117 or 13 percent since 2010 while median owner housing costs fell by \$7 (0.4%). More renters than homeowners pay 30 percent or more of their household income on housing expense — 51 percent versus 39 percent.

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