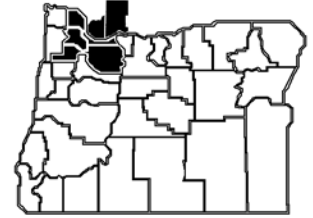




Portland Metro LABOR TRENDS

Clackamas, Columbia, Multnomah, Washington,
Yamhill, Clark (WA) & Skamania (WA) Counties



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June 2010

Economic Indicators

Unemployment Rates

Portland MSA	Seasonally	
	Adjusted	Raw
Apr 2010	10.4%	10.5%
Mar 2010	10.7%	11.4%
Apr 2009	10.7%	10.8%
Oregon		
Apr 2010	10.6%	10.8%
Mar 2010	10.6%	11.6%
Apr 2009	11.5%	11.4%
United States		
Apr 2010	9.9%	9.5%
Mar 2010	9.7%	10.2%
Apr 2009	8.9%	8.6%

Nonfarm Payroll Employment

(not seasonally adjusted)

	April	
	2010	2009
Total	954,600	977,800
Construction	43,000	48,900
Manufacturing	104,100	109,100
Trade, Trans., & Utilities	184,000	188,100
Information	21,800	23,100
Financial Activities	63,000	64,500
Professional & Bus. Svc	122,200	125,200
Educ. & Health Services	137,000	136,800
Leisure & Hospitality	92,300	94,000
Government	151,800	151,700
High Tech *	46,900	47,800

* (manufacturing and nonmanufacturing)

Consumer Price Index (CPI)

United States	Apr '10	2009
Yearly Change	2.2%	-0.4%

Next release: June 17, 2010

Portland-Salem	2nd Half '09	2009
Yearly Change	0.5%	0.1%

Next release: August 13, 2010

www.bls.gov/cpi

University of Oregon Index of Economic Indicators

Feb. 2010	88.7	↑
Mar. 2010	88.9	

2009 Population

	2008-2009	% Change
Portland Metro	2,217,325	1.2%
Oregon	3,823,465	0.9%

Employment Trends: Local

The Portland metro area's seasonally adjusted unemployment rate was 10.4 percent in April, down from 10.7 percent in March. The year-ago rate was 10.7 percent. An estimated 122,800 area residents were unemployed and seeking work in April.

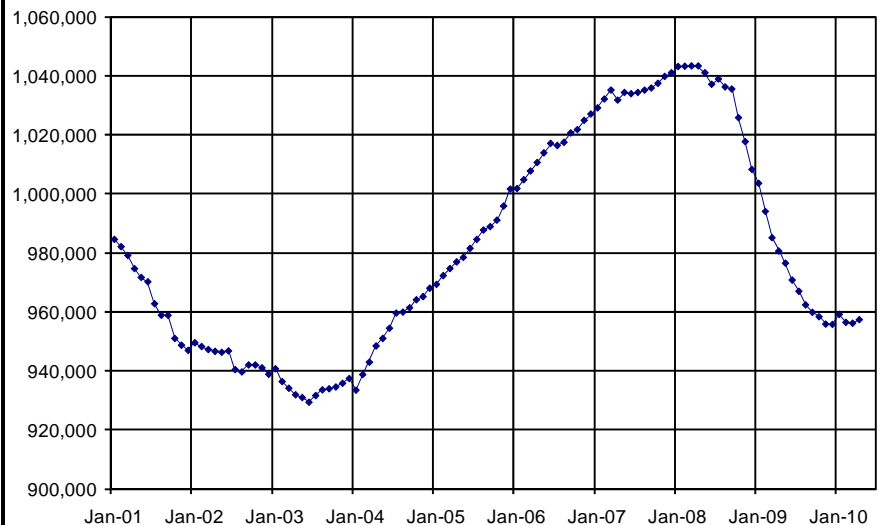
Seasonally adjusted nonfarm employment rose by 1,200 jobs in April after declining by 1,400 jobs in March.

All major industries added jobs in April except the information sector, where employment was flat over the month.

Construction added 400 jobs following a gain of 500 in March. The number of single-family housing permits issued in the first quarter of this year nearly doubled compared to the first quarter of last year.

Manufacturing edged up 100 jobs over the month. High tech added 100, the second month of gains in nearly two years. Metals added 200 jobs, while machinery and nondurables lost a combined 200.

**Seasonally Adjusted Total Nonfarm Payroll Employment
Portland MSA**



Over the year, factory employment is down 5,000 jobs (-4.6%). Since the most recent April peak (2006), it's down 21,400 jobs (-17.1%).

Professional and business services gained 800 jobs from March. Employment in architecture and engineering firms continued to slide, down 100 jobs over the month and 2,600 since the recession began. Seasonal demand for landscaping and yard maintenance likely boosted employment in building and dwelling services (+400). The temp help component added 700 jobs over the month and 1,900 jobs since January.

Leisure and hospitality gained 1,100 jobs, in line with seasonal expectations.

Census workers boosted employment in government (+700).

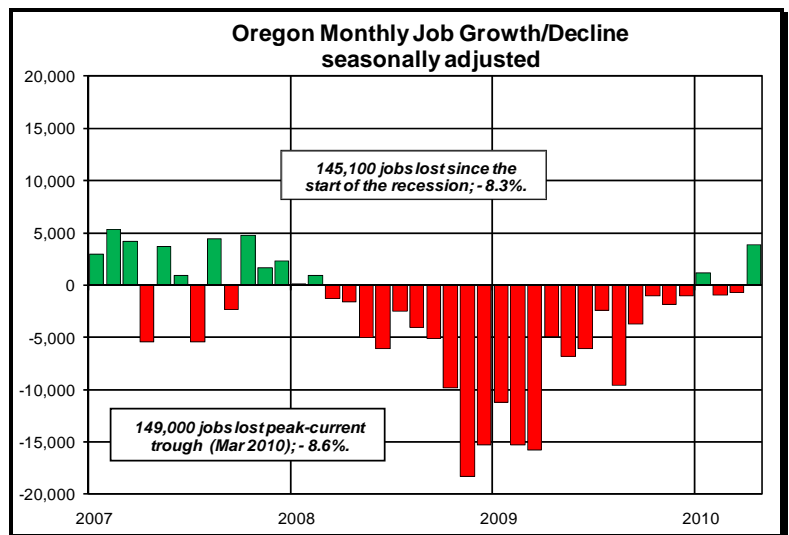
Over the past year, the metro area lost 23,300 jobs (-2.4%). Since peaking in April 2008, employment has declined by 85,800 jobs (-8.2%).

Employment Trends: State

Oregon's seasonally adjusted unemployment rate was unchanged at 10.6 percent in April, the same level as in March. The rate has been essentially unchanged for the most recent six months. Oregon's unemployment rate was 11.5 percent in April 2009.

In April, 211,688 Oregonians were unemployed. In April 2009, 225,744 Oregonians were unemployed.

As the national economy expands, following one of the deepest recessions in



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decades, many individuals who dropped out of the labor force are returning. This appears to be happening in Oregon as well. Oregon's labor force participation rate rose to 64.7 percent in April after reaching a low of 64.0 percent in December.

The signs of encouragement from an expanding economy are evident in the seasonally adjusted labor force and employment figures. Oregon's civilian labor force reached a recent low of 1,935,774 in December 2009. Since then the labor force rose by 27,849 – an annual growth rate of over 4 percent. Similarly, seasonally adjusted employment reached a recent low of 1,730,093 in December and grew by nearly 25,000 over the last four months.

In April, Oregon's seasonally adjusted nonfarm payroll employment rose by 3,900 jobs, following a loss of 700 (as revised) in March. The April increase was the largest monthly gain in two and one-half years. The most recent month with a larger gain was October 2007, when Oregon added 4,800 payroll jobs.

In April, most of the major industries performed near their normal pattern. One major industry showed a seasonally adjusted job change of 1,000 or more: government (+2,800 jobs). Three major industries added close to 500 jobs each, while one major industry posted a substantial job decline: manufacturing (-500 jobs).

Government added jobs in April, at a time of year when a loss of 1,100 is expected due to seasonality. The addition of 1,022 intermittent census workers boosted both federal government and total government for April, adding to the 930 already working for the U.S. Census Bureau in March. Local government added 500 jobs, but was down 500 from April 2009.

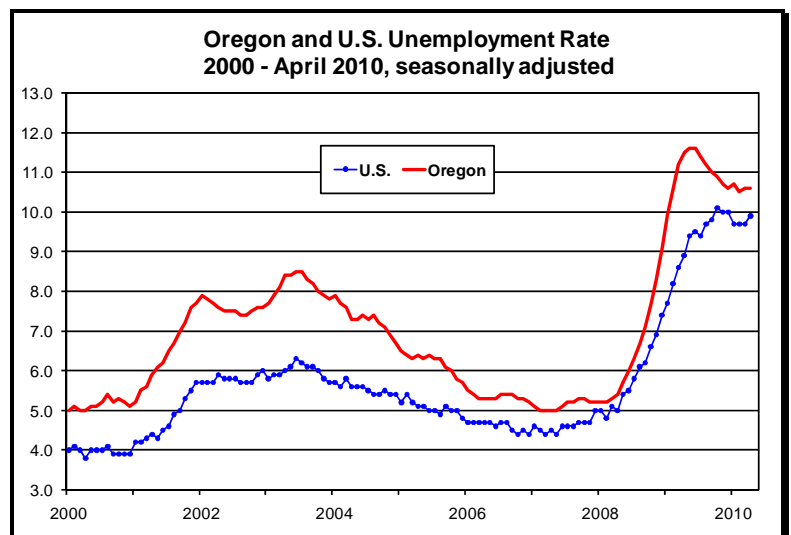
Construction added 1,300 jobs in April, close to the normal seasonal gain for the month. This industry has shown a seasonally adjusted job gain of 400 between February and April, marking the first such gain since early 2007. Despite the recent uptick, the industry employed only 64,400 in April, compared with more than 105,000 at the height of the housing boom in early 2007.

Manufacturing cut 800 jobs in April, when a loss of only 300 was expected due to seasonal factors. Most of the losses were concentrated in nondurable goods manufacturing, which shed 700 jobs. This industry employed 47,200 in April compared with 47,400 in April 2009.

Employment Trends: National

In April, the number of unemployed persons was 15.3 million, and the unemployment rate edged up to 9.9 percent. The rate had been 9.7 percent for the first three months of this year.

Nonfarm payroll employment rose by 290,000 in April. Sizeable employment gains occurred in manufacturing, professional and business services,



health care, and leisure and hospitality. Federal government employment increased due to the hiring of temporary workers for Census 2010.

Since December, nonfarm payroll employment expanded by 573,000, with 483,000 jobs added in the private sector. The vast majority of job growth occurred during the last two months.

Manufacturing added 44,000 jobs in April. Since December, factory employment rose by 101,000. Over the month, gains occurred in several durable goods industries, including fabricated metals (9,000) and machinery (7,000). Employment also grew in nondurable goods manufacturing (14,000). Mining added 7,000 jobs in April, with most of the increase in support activities for mining. Since last October, mining added 39,000 jobs.

In April, construction employment edged up by 14,000, following an increase of 26,000 in March. Over the month, nonresidential building and heavy construction added 9,000 jobs each.

Employment in professional and business services rose by 80,000 in April. Temporary help services continued to add jobs (26,000); employment in this industry increased by 330,000 since September 2009. Employment also rose over the month in services to buildings and dwellings (23,000) and in computer systems design (7,000).

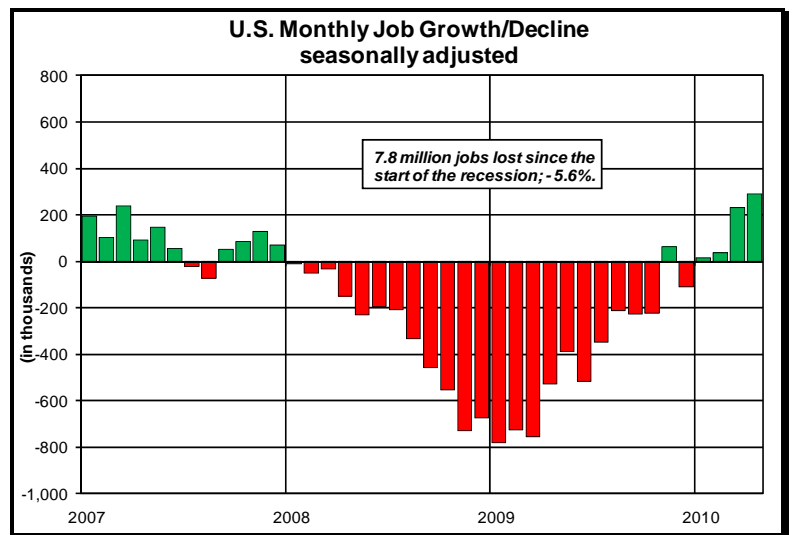
In April, health care employment grew by 20,000, including a gain of 6,000 in hospitals. Over the past year, health care employment increased by 244,000.

Employment rose by 45,000 in leisure and hospitality over the month. Much of this increase occurred in accommodation and food services, which added 29,000 jobs. Food services employment rose by 84,000 over the past four months, while accommodation added 18,000 jobs over the past three months.

Federal government employment was up in April, reflecting the hiring of 66,000 temporary workers for the decennial census.

Employment in transportation and warehousing fell by 20,000 in April, reflecting a large decline in courier and messenger services.

Over the month, employment changed little in wholesale trade, retail trade, information, and financial activities.



Want to Know More About Green?

'Green Jobs'. 'Sustainable Business'. 'Clean Tech'. These terms have slowly but surely been working their way into our common lexicon yet there's not a lot of data surrounding them. In an effort to better understand this growing part of our economy, the Oregon Employment Department and some of its partners applied for, and were awarded, a Green Jobs Labor Market Information grant. As a result, we will be doing research, performing surveys, and compiling lists of other green resources. Look for the results on our new Green web page.

Currently you'll find an article on Oregon's renewable energy sector, the results of a survey that estimated the number of green jobs in the state and identified future growth trends, and links to other resources and green research.

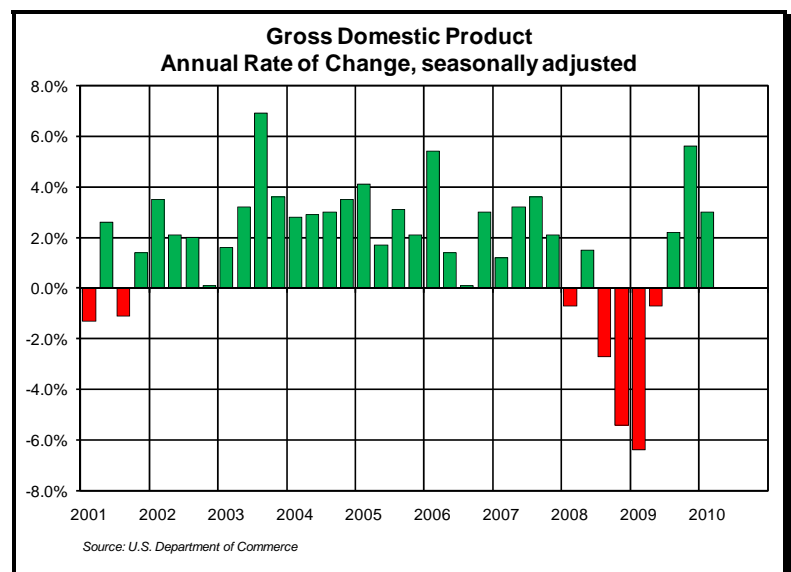
To check it out, go to <http://www.qualityinfo.org/Green> or go the QualityInfo home page and click on Green Info on the left navigation bar.

Economic Growth Continued, but Slowed, in the First Quarter

The Commerce Department reported the nation's Gross Domestic Product (GDP) grew at an annual rate of 3.0 percent in the first quarter of 2010 following a 5.6 percent increase in the fourth quarter of 2009 and 2.2 percent in the third quarter.

Consumer spending, which accounts for more than 70 percent of the economy, had its strongest showing in three years. It grew at an annual pace of 3.5 percent following the 1.6 percent pace in the previous quarter.

Companies also stepped up spending. Purchases of equipment and software grew at an annual rate of 12.7 percent. Businesses built up inventories for the first time in two years.



Three percent is considered a healthy rate of growth in normal times; it stimulates enough job growth to keep up with the estimated 100,000 new workers who enter the labor force each month. But these are not normal times. Economists estimate that the economy needs to grow by at least 5 percent for the next several years in order to create jobs not only for the new entrants to the labor force, but for the millions of Americans who lost their jobs during the Great Recession.

Around the Region

A listing of employment-related events making recent news

- Customer service company **Stream Global Services Inc.** in **Beaverton** will hire nearly 500 people. It provides outsourced customer support – including sales, customer care, and technical support – for a variety of companies. *Portland Business Journal, 4-22-10*
- **Photosynthesis**, a photography and flower shop, opened in **McMinnville**. *News-Register, 4-20-10*
- **Eden Way Coffee Roasters**, a wholesale coffee roasting and packing operation, opened in **Wood Village**. *Gresham Outlook, 4-27-10*
- **Saks Fifth Ave.** will open **Off 5th** at **Bridgeport Village** in **Tigard** in early September. It will sell goods from its full-price stores, overstock items, and private label lines. *The Oregonian, 4-27-10*
- **Snap Fitness** opened in **Tigard**. *The Oregonian, 4-10-10*
- **The Happy Garden Gourmet Chinese Food** restaurant opened in **St. Helens**. *The Chronicle, 4-14-10*
- **Javalove**, a coffeehouse and sandwich shop, opened in **Lake Oswego**. *The Oregonian, 3-27-10*
- **Inner Balance Chiropractic** opened in **Troutdale**. *Gresham Outlook, 4-14-10*
- Swiss battery maker **ReVolt Technology** received a \$5 million U.S. government grant that will help the company launch a **Portland** manufacturing and research center. It will hire about 250 people. *The Oregonian, 4-29-10*
- **John's Incredible Pizza** will open its first Northwest location in **Tigard**. *Portland Business Journal, 4-30-10*
- **Chuck's Produce & Artisan Foods** will open in **Vancouver** in August. It will include a deli, bakery, and butcher shop, and employ 90-95 full- and part-time workers. *The Columbian, 4-29-10*
- **Movie Gallery Inc.** will close its remaining stores. It will lay off about half of the employees who work at its **Wilsonville** corporate offices. The remaining workers will be let go incrementally to align with the final closure of the corporate office in October. *Portland Business Journal, 5-3-10*
- **Bella Cupcake**, **Lillian's Natural Food Marketplace**, and **KZME** radio – a project of the not-for-profit **MetroEast Community Media** – will open at **Third Central** in **Gresham**. *Gresham Outlook, 4-21-10*
- **Aria Day Spa** opened in **Molalla**. It offers massage, body treatments, facials, manicures, pedicures, and waxing. *Molalla Pioneer, 5-4-10*
- **Ultimate Electronics** will open a store in **Tigard**. *The Oregonian, 5-14-10*

-
- The **Port of Vancouver** announced that **Farwest Steel**, a **Eugene** steel company, agreed to buy 22 acres of the port's land on which it intends to consolidate operations and ultimately bring as many as 225 jobs to the site. Construction is expected to begin by the second quarter of 2011. *The Oregonian*, 5-18-10
 - **HAVI Logistics**, an Illinois logistics firm, is closing its **Portland** office and laying off 60 workers after losing its contract with Starbucks Corp. It delivered food products to selected Starbucks stores. *Portland Business Journal*, 5-14-10
 - **Hazelden Springbrook**, a residential treatment center for drug and alcohol addiction in **Newberg**, underwent a \$10-million construction project that added more than 22,000 square feet to the main building and will allow the addition of 95 new beds for patients. *Newberg Graphic*, 4-28-10
 - **Hot Spot Tan & Salon** opened in **Forest Grove**. *The Oregonian*, 4-30-10
 - **The Thirsty Lion Pub & Grill** will open this fall in **southwest Portland**. *The Oregonian*, 5-12-10
 - **192nd Avenue Plaza** will open in **Vancouver** this summer. The first building is expected to open in July and will house **Lily Atelier**, a women's boutique; **First Choice Market**; a drive-through auto licensing business; and **Ditazza Gourmet Coffee**. **Pinnacle Capital, Applewood Restaurant & Catering, Hula Boy Char Broil Restaurant, Regada Jewelers, Happy Nails, Sandy Beaches Tanning**, and a yogurt shop will occupy the second building which is expected to open in August. *The Columbian*, 5-12-10
 - **Scappoose Café** is a new restaurant in **Scappoose** that is co-located with the **Coffee Bar** and **SweetCakes To Go**, a bakery. The businesses employ 15 people. *The Chronicle*, 4-28-10
 - **Top of the Line House and Pet Sitting Service** opened in **Carlton**. *News-Register*, 5-11-10
 - **Portland Community College** will purchase five acres of industrial land on **Swan Island** where it plans to build a job training center for welding and other trades. *Daily Journal of Commerce*, 5-6-10
 - **Sniff Dog Hotel**, a kennel and dog daycare, will open in **Portland's Pearl District**. It will feature elaborate plumbing and ventilation systems to help eliminate the dog park smell. *Daily Journal of Commerce*, 5-12-10

Portland-Vancouver-Hillsboro MSA Labor Force and Industry Employment

	April 2010	March 2010	April 2009	---Change from---	
				March 2010	April 2009
LABOR FORCE STATUS					
Civilian Labor Force	1,174,300	1,172,900	1,185,200	1,400	-10,900
Unemployed	122,800	133,400	128,200	-10,600	-5,400
Unemployment Rate	10.5%	11.4%	10.8%		
Unemployment Rate, seasonally adjusted	10.4%	10.7%	10.7%		
Total Employed	1,051,400	1,039,500	1,057,000	11,900	-5,600
				3,400	-37,100
NONFARM PAYROLL EMPLOYMENT					
Total nonfarm	954,600	950,500	977,800	4,100	-23,200
Total nonfarm, seasonally adjusted	957,400	956,200	980,600	1,200	-23,200
Total private	802,800	799,400	826,100	3,400	-23,300
Mining and logging	1,000	1,000	1,100	0	-100
Construction	43,000	42,600	48,900	400	-5,900
Construction of buildings	9,600	9,800	11,200	-200	-1,600
Residential building construction	5,200	5,300	5,700	-100	-500
Nonresidential building construction	4,400	4,500	5,500	-100	-1,100
Heavy and civil engineering construction	4,300	4,300	4,700	0	-400
Specialty trade contractors	29,100	28,500	33,000	600	-3,900
Manufacturing	104,100	104,000	109,100	100	-5,000
Durable goods	77,800	77,600	82,300	200	-4,500
Wood product manufacturing	3,600	3,500	3,700	100	-100
Primary metal manufacturing	5,600	5,500	6,100	100	-500
Fabricated metal product manufacturing	10,700	10,600	11,200	100	-500
Machinery manufacturing	6,600	6,700	7,100	-100	-500
Computer and electronic product manufacturing	32,700	32,600	33,500	100	-800
Semiconductor and electronic component mfg.	25,100	25,000	25,400	100	-300
Electronic instrument manufacturing	4,400	4,400	4,700	0	-300
Transportation equipment manufacturing	6,200	6,200	7,300	0	-1,100
Nondurable goods	26,300	26,400	26,800	-100	-500
Food manufacturing	8,900	8,900	8,800	0	100
Paper manufacturing	3,600	3,600	3,900	0	-300
Trade, transportation, and utilities	184,000	183,500	188,100	500	-4,100
Wholesale trade	53,000	52,700	54,900	300	-1,900
Merchant wholesalers, durable goods	24,000	23,900	25,100	100	-1,100
Merchant wholesalers, nondurable goods	20,600	20,500	21,300	100	-700
Electronic markets and agents and brokers	8,400	8,300	8,500	100	-100
Retail trade	98,500	98,300	99,100	200	-600
Motor vehicle and parts dealers	11,200	11,100	11,300	100	-100
Food and beverage stores	19,600	19,400	19,700	200	-100
Clothing and clothing accessories stores	9,100	9,200	9,700	-100	-600
General merchandise stores	20,000	20,200	20,100	-200	-100
Transportation, warehousing, and utilities	32,500	32,500	34,100	0	-1,600
Air transportation	3,600	3,700	3,800	-100	-200
Truck transportation	9,400	9,300	9,700	100	-300
Couriers and messengers	4,000	4,200	4,300	-200	-300
Warehousing and storage	3,400	3,300	3,400	100	0
Information	21,800	21,800	23,100	0	-1,300
Publishing industries, except internet	8,800	8,800	9,200	0	-400
Software publishers	6,300	6,300	6,300	0	0
Telecommunications	5,300	5,400	5,900	-100	-600

Nonfarm Payroll Employment (continued)

	April 2010	March 2010	April 2009	---Change from---	
				March 2010	April 2009
Financial activities	63,000	62,800	64,500	200	-1,500
Finance and insurance	40,900	40,700	41,600	200	-700
Credit intermediation and related activities	18,800	18,700	19,000	100	-200
Insurance carriers and related activities	18,100	18,100	18,700	0	-600
Real estate and rental and leasing	22,100	22,100	22,900	0	-800
Professional and business services	122,200	121,400	125,200	800	-3,000
Professional and technical services	50,700	50,700	53,200	0	-2,500
Architectural and engineering services	10,000	10,100	11,000	-100	-1,000
Computer systems design and related services	7,900	7,900	8,000	0	-100
Management of companies and enterprises	22,700	22,800	23,700	-100	-1,000
Administrative and waste services	48,800	47,900	48,300	900	500
Administrative and support services	46,300	45,500	45,800	800	500
Employment services	17,900	17,200	15,900	700	2,000
Business support services	6,400	6,400	7,000	0	-600
Services to buildings and dwellings	13,200	12,800	13,500	400	-300
Educational and health services	137,000	136,900	136,800	100	200
Educational services	25,400	25,300	25,400	100	0
Colleges and universities	13,300	13,400	13,400	-100	-100
Health care and social assistance	111,600	111,600	111,400	0	200
Ambulatory health care services	42,000	42,200	42,200	-200	-200
Hospitals	28,800	29,000	29,200	-200	-400
Nursing and residential care facilities	22,800	22,700	22,300	100	500
Social assistance	18,000	17,700	17,700	300	300
Leisure and hospitality	92,300	91,200	94,000	1,100	-1,700
Arts, entertainment, and recreation	13,700	13,200	14,000	500	-300
Amusement, gambling, and recreation	9,700	9,400	10,100	300	-400
Accommodation and food services	78,600	78,000	80,000	600	-1,400
Accommodation	8,800	8,800	8,800	0	0
Food services and drinking places	69,800	69,200	71,200	600	-1,400
Full-service restaurants	34,000	33,800	34,600	200	-600
Limited-service eating places	28,700	28,500	29,400	200	-700
Other services	34,400	34,200	35,300	200	-900
Membership associations and organizations	15,700	15,700	16,300	0	-600
Government	151,800	151,100	151,700	700	100
Federal government	18,600	18,000	19,100	600	-500
State government	22,700	22,800	22,400	-100	300
State education	8,300	8,300	8,200	0	100
Local government	110,500	110,300	110,200	200	300
Local education	63,700	63,500	62,600	200	1,100
Labor Disputes	0	0	0	0	0

The most recent month is preliminary, the prior month is revised. Prepared in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics.

Labor Force Status: Civilian labor force includes employed and unemployed individuals 16 years and older by place of residence. Employed includes payroll employment, self-employed, unpaid family workers, domestics, agriculture, and labor disputants. Unemployment rate is calculated by dividing unemployed by civilian labor force.

Nonfarm Payroll Employment: Data are by place of work and cover full- and part-time employees who worked or received pay for the pay period that includes the 12th of the month. The data exclude the self-employed, volunteers, unpaid family workers, and domestics.

"Mining and logging" formerly titled "Natural resources and mining". The definition is the same.

Resident Labor Force and Unemployment for Regions Within the Portland-Vancouver-Hillsboro MSA

	April 2010	March 2010	April 2009	-Change From-	
				March 2010	April 2009
Portland-Vancouver-Hillsboro MSA					
Civilian labor force	1,174,300	1,172,900	1,185,200	1,400	-10,900
Unemployed	122,800	133,400	128,200	-10,600	-5,400
Unemployment rate	10.5	11.4	10.8	(0.9)	-0.3
Unemployment rate, seasonally adjusted	10.4	10.7	10.7	(0.3)	-0.3
Employed	1,051,400	1,039,500	1,057,000	11,900	-5,600
Oregon portion of the MSA					
Civilian Labor Force	951,300	948,300	961,300	3,000	-10,000
Unemployed	93,600	99,300	99,200	-5,700	-5,600
Unemployment rate (not seasonally adjusted)	9.8	10.5	10.3	-0.6	-0.5
Total Employed	857,600	849,000	862,100	8,600	-4,500
Clackamas County					
Civilian Labor Force	201,300	200,600	202,600	700	-1,300
Unemployed	20,500	21,700	20,900	-1,200	-400
Unemployment rate	10.2	10.8	10.3	(0.6)	-0.1
Unemployment rate, seasonally adjusted	10.1	10.3	10.2	(0.2)	-0.1
Total Employed	180,800	178,900	181,700	1,900	-900
Columbia County					
Civilian Labor Force	24,620	24,560	25,080	60	-460
Unemployed	3,090	3,240	3,430	-150	-340
Unemployment rate	12.5	13.2	13.7	(0.7)	-1.2
Unemployment rate, seasonally adjusted	12.6	11.9	13.8	0.7	-1.3
Total Employed	21,530	21,310	21,640	220	-110
Multnomah County					
Civilian Labor Force	388,800	387,500	393,200	1,300	-4,400
Unemployed	38,700	41,000	41,300	-2,300	-2,600
Unemployment rate	10.0	10.6	10.5	(0.6)	-0.5
Unemployment rate, seasonally adjusted	9.9	10.0	10.4	(0.1)	-0.5
Total Employed	350,000	346,500	351,900	3,500	-1,900
Washington County					
Civilian Labor Force	288,500	287,600	291,400	900	-2,900
Unemployed	26,000	27,900	27,600	-1,900	-1,600
Unemployment rate	9.0	9.7	9.5	(0.7)	-0.5
Unemployment rate, seasonally adjusted	8.9	9.0	9.5	(0.0)	-0.5
Total Employed	262,400	259,800	263,800	2,600	-1,400
Yamhill County					
Civilian Labor Force	48,140	47,970	49,070	170	-930
Unemployed	5,250	5,510	5,950	-260	-700
Unemployment rate	10.9	11.5	12.1	(0.6)	-1.2
Unemployment rate, seasonally adjusted	10.8	10.5	12.0	0.3	-1.2
Total Employed	42,890	42,460	43,120	430	-230
Washington portion of the MSA (Clark and Skamania counties)					
Civilian Labor Force	0	224,600	223,900	-224,600	-223,900
Unemployed	0	34,100	29,000	-34,100	-29,000
Percent of Labor Force	0.0	15.2	13.0	(15.2)	-13.0
Total Employed	0	190,500	194,800	-190,500	-194,800

Components may not sum exactly to totals due to rounding.

Estimates of labor force and unemployment for MSA components are based in part on the most recent population estimates and Unemployment Insurance claims data.