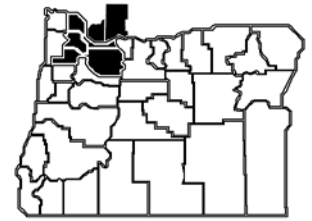




Portland Metro LABOR TRENDS

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



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August 2010

Economic Indicators

Unemployment Rates

Portland MSA	Seasonally	
	Adjusted	Raw
Jun 2010	10.0%	10.2%
May 2010	10.3%	10.2%
Jun 2009	11.0%	11.2%
Oregon		
Jun 2010	10.5%	10.4%
May 2010	10.6%	10.3%
Jun 2009	11.6%	11.6%
United States		
Jun 2010	9.5%	9.6%
May 2010	9.7%	9.3%
Jun 2009	9.5%	9.7%

Nonfarm Payroll Employment

(not seasonally adjusted)

	June	
	2010	2009
Total	956,400	974,400
Construction	44,900	50,000
Manufacturing	105,100	107,500
Trade, Trans., & Utilities	185,400	188,800
Information	21,900	23,000
Financial Activities	62,300	64,400
Professional & Bus. Svc	122,200	124,600
Educ. & Health Services	131,700	133,000
Leisure & Hospitality	94,300	95,600
Government	153,000	151,000
High Tech *	47,200	47,700

* (manufacturing and nonmanufacturing)

Consumer Price Index (CPI)

United States	June '10	2009
Yearly Change	2.0%	-0.4%

Next release: August 13, 2010

Portland-Salem	2nd Half '09	2009
Yearly Change	1.1%	0.1%

Next release: August 13, 2010
www.bls.gov/cpi

University of Oregon Index of Economic Indicators

Apr 2010	898.2	↓
May 2010	87.9	

2009 Population

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

Employment Trends: Local

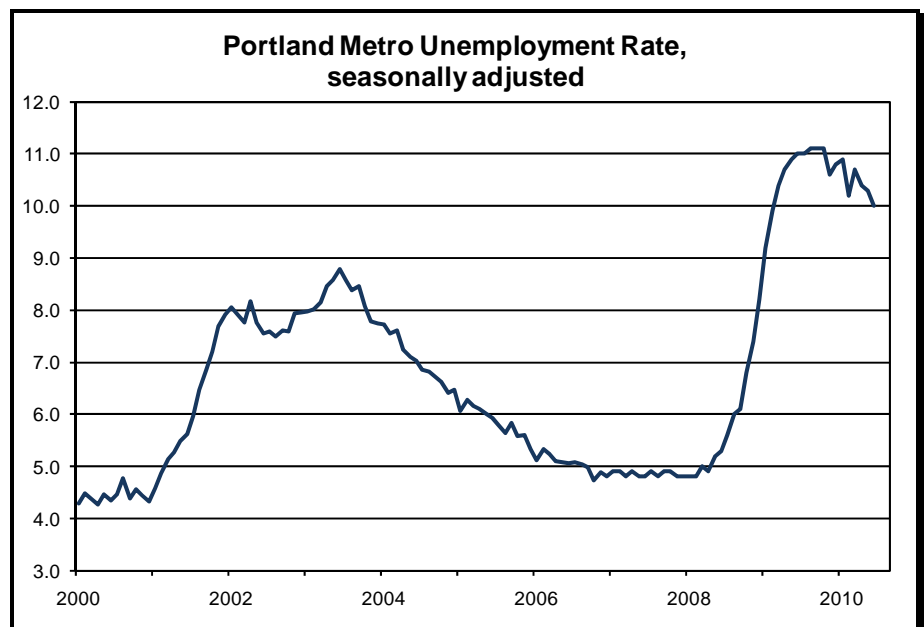
The Portland metro area's seasonally adjusted unemployment rate was 10.0 percent in June, compared with 10.3 percent in May. The year-ago rate was 11.0 percent. An estimated 118,800 area residents were unemployed and seeking work in June.

Seasonally adjusted nonfarm employment declined by 3,200 jobs over the month.

Three major industries were largely responsible for June's losses. Government declined by 1,400 jobs as hundreds of temporary Census jobs ended.

Professional and business services was flat over the month. Typically, this industry adds between 1,000 and 2,000 jobs in June, predominantly in the employment services component. But this June employment services added just 200 jobs.

Trade, transportation, and utilities added fewer jobs than expected based on seasonal patterns. The retail component faltered in June, adding just 500 jobs when a gain of 1,000 is typical as merchants ramp up for summer – the second busiest time of year after the Christmas shopping season.



Most other broad industries added jobs in June, though fewer than is typical. Leisure and hospitality, which added jobs in line with seasonal expectations throughout the spring, took a breather in June. It added 700 jobs when a gain of 1,200 is the norm.

Construction added 1,200 jobs as it ramped up for the busy summer building season. This gain was several hundred jobs shy of the normal gain for this time of year, but it was the best June showing since 2006.

Manufacturing added 700 jobs, which was a few hundred short of typical for June. The nondurable component added 100 jobs when a gain of 300 to 500 is more in line with seasonal trends.

Over the past year, the metro area lost 17,900 jobs (-1.8%). Since peaking in April 2008, employment has declined by 90,300 jobs (-8.7%).

Employment Trends: State

Oregon's seasonally adjusted unemployment rate was 10.5 percent in June, essentially unchanged from 10.6 percent in May. The rate has been between 10.5 and 10.7 percent for the most recent eight months. Oregon's unemployment rate was 11.6 percent in June 2009, which tied May 2009 as Oregon's highest unemployment rate since the early 1980s. The U.S. seasonally adjusted unemployment rate dropped to 9.5 percent in June from 9.7 percent in May.

The number of unemployed Oregonians dropped substantially, by more than 25,000, over the last 12 months. In June, 203,884 Oregonians were unemployed, compared with 229,471 unemployed in June 2009.

Oregon's seasonally adjusted nonfarm payroll employment dropped by 3,600 in June, following a gain of 2,600 (as revised) in May.

Government employment declined in June, due mainly to the ending of 2,600 temporary Census jobs. In the private sector, most of the major industries saw monthly job changes close to their normal

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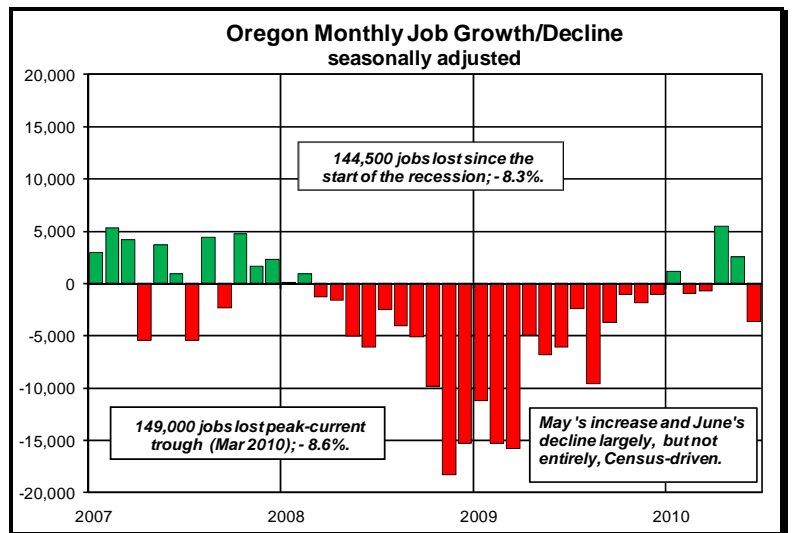
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seasonal pattern. The biggest exception was in professional and business services, which posted a seasonally adjusted job decline of 2,500.

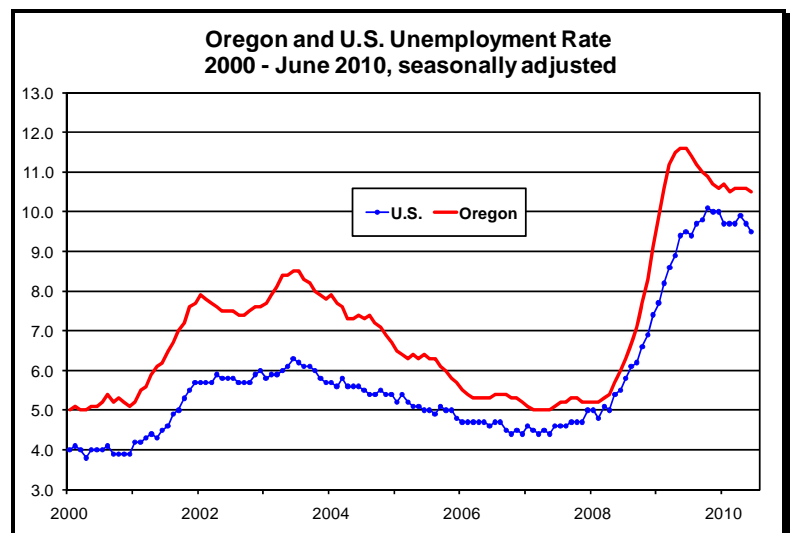
There was a substantial upward revision to the May payroll employment numbers. The originally reported seasonally adjusted totals showed no change between April and May. Revised numbers show a gain of 2,600 jobs. The upward revisions were spread across several service-providing industries: government; educational and health services; professional and business services; and trade, transportation, and utilities.



Government shed 3,500 jobs in June at a time of year when a loss of only 300 is expected due to seasonality. The ending of work for 2,611 intermittent Census workers reduced both federal government and total government for June, subtracting from the 6,403 individuals who worked for the Census in May.

Professional and business services dropped 2,500 jobs on a seasonally adjusted basis in June, following a flat seasonally adjusted trend since October. Much of the decline in June was due to below-normal hiring in the component industry “administrative and waste services.” This industry is down 3,700 jobs over the past 12 months with job losses in all of its component categories. The closely watched employment services industry employed only 27,000 in June – 700 below its year-ago level. The expansion in this industry stalled in recent months.

Trade, transportation, and utilities added 1,500 jobs in June, about its typical June seasonal pattern. Retail trade dropped for the third consecutive month, losing 2,100 jobs on a seasonally adjusted basis in June, but remaining 700 jobs above the level in June 2009. Wholesale trade continued to rebound, up 2,700 jobs on a seasonally adjusted basis since its low in November 2009. Transportation, warehousing, and utilities shot up 1,100 jobs on a seasonally adjusted basis in June.



Financial activities gained 300 in June to total 93,000; employment has been fairly constant in the first half of 2010.

Educational and health services cut only 2,400 jobs in June, when a loss of 4,100 is the normal seasonal pattern. Private educational services was the primary reason for the better-than-normal showing in June, as summer break started with a minimal loss of 1,600 jobs. Health care and social assistance cut 800 jobs in June but remained 600 above the level in June 2009.

Construction added 2,100 jobs in June as it ramped up for the busy summer building season. The industry typically adds thousands of additional workers in July and August, followed by cutbacks in subsequent months.

Manufacturing added only 2,200 jobs in June, below its normal seasonal gain of 2,800. The industry has hovered around 162,000 jobs since last August. Durable goods employment is down 4,200 since June 2009.

Employment Trends: National

Both the number of unemployed persons, at 14.6 million, and the unemployment rate, at 9.5 percent, edged down in June.

Total nonfarm payroll employment decreased by 125,000 in June, reflecting the departure of 225,000 temporary Census 2010 workers from federal government payrolls. Total private employment edged up over the month (+83,000) due to modest increases in several industries. So far this year, private-sector employment increased by 593,000 but in June employment remained 7.9 million below its December 2007 level.



Within professional and business services, employment increased in temporary help services (+21,000). Employment in temporary help rose by 379,000 since a recent low in September 2009. Elsewhere in professional and business services, management and technical consulting (+11,000) and business support services (+7,000) also added jobs over the month.

Within leisure and hospitality, employment rose over the month by 28,000 in amusements, gambling, and recreation.

In June, transportation and warehousing added 15,000 jobs. Since a recent low in February, this industry added 44,000 jobs.

Health care employment edged up in June (+9,000). Over the past 12 months, the industry gained 217,000 jobs.

Mining employment continued to trend up in June (+6,000); the industry gained 56,000 jobs since October 2009. Within mining, support activities added 7,000 jobs in June.

Manufacturing employment continued to trend up over the month (+9,000). The industry added 136,000 jobs since December 2009.

Construction employment decreased by 22,000 in June, with the largest decline in nonresidential specialty trade contracting. On net, construction employment has shown little change over the last four months.

Government employment fell by 208,000 in June, driven by the loss of 225,000 temporary workers hired for Census 2010. Employment in both state and local governments was little changed over the month.

The change in total nonfarm payroll employment for April was revised from +290,000 to +313,000, and the change for May was revised from +431,000 to +433,000.

Around the Region

A listing of employment-related events making recent news

- **Donny Marlu's Deli** opened in **Scappoose**. *South County Spotlight, 6-30-10*
- **Portland Community College** will receive \$4.8 million in federal funds to help 875 unemployed and dislocated workers train to be health care workers. *Portland Business Journal, 6-29-10*
- **Lan Enterprises** – a designer, manufacturer, and distributor of strollers – will open at the Sunset Highway Business Park in **Hillsboro**. *Portland Business Journal, 6-25-10*
- Regional airline **Horizon Air** will lay off 120 employees in **Portland** and Seattle. *Portland Business Journal, 6-21-10*
- **FIN**, an “eco-modern” seafood restaurant, will open in southeast **Portland**. *Portland Business Journal, 6-25-10*
- **Wynona Studios**, a fiber arts and craft business, opened in **Oregon City**. *Clackamas Review, 6-30-10*
- **Country Financial** will open at the Lakeside Center in **Tualatin**. *Portland Business Journal, 6-25-10*
- **Big Al's Family Entertainment Center** will open in **Beaverton** in August. It will feature a bowling alley, arcade games, and a sports bar and grill. It will employ 190 people. *Beaverton Valley Times, 6-24-10*
- **America's Mattress** will open stores at the **Tanasbourne Village** in **Hillsboro** and **Gresham Town Fair**. *Portland Business Journal, 6-18-10*
- California-based **Telemark Corp.**, which makes coating equipment and components, plans to relocate its manufacturing operations to the **Battle Ground Corporate Center** in September. It will employ 15 people, and may expand to 50. *The Columbian, 6-15-10*

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- The **Powder Horn Gun Shop** in **Forest Grove** will close. *The Oregonian*, 6-19-10
 - **Island Sports & Athletics Training Facility** opened at the **Omark Business Park** in **southeast Portland**. *Business Journal*, 6-11-10
 - **Honest-1 Auto Care** opened in **Gresham**. *Gresham Outlook*, 6-23-10
 - **McMinville Honda**, a used car dealership, opened in **McMinville**. *News Register*, 6-15-10
 - **Broadway Cigar** opened in **Lake Oswego**. *Lake Oswego Review*, 6-17-10
 - Two **Chase Bank** branches will open in **Vancouver** by December. *The Columbian*, 6-24-10
 - A **FedEx Ground** facility will open in **Troutdale** next month. The \$100-million, 514,000-square-foot hub is seven times larger than the current Swan Island location. The company plans to hire 243 part-time handlers. *KGW.com*, 7-12-10
 - **Corleone's**, an Italian restaurant, will open in **Sherwood**. *Sherwood Gazette*, 6-9-10
 - **Advanced Health Care Center**, an urgent care walk-in clinic, opened in **southeast Portland**. *Gresham Outlook*, 6-23-10
 - **Stone and Wood Outlet** opened in **Tigard**. *Portland Business Journal*, 7-9-10
 - **Roots Organic Brewing** in **Portland** closed. It employed 12 people. *The Oregonian*, 7-13-10
 - **Discount Dans Novelty Shop** opened in **Hillsboro**. A second location will open in **Aloha**. *The Oregonian*, 6-11-10
 - **Adventures Northwest**, an exclusive full-line Airstream dealer, opened in **Milwaukie**. *The Oregonian*, 6-9-10
 - **Mya's** salon opened in **McMinville**. It offers hair styling, manicures, pedicures, and waxing services. *News Register*, 6-29-10
 - **Solexant Corp.** will build a solar module manufacturing plant in **Gresham**. Initial plans call for a facility with 100,000 square feet of space and 100 employees, increasing to 170 workers at full production. *The Oregonian*, 7-19-10
 - Ohio-based **Commercial Vehicle Group** will close its **Vancouver** manufacturing plant, laying off 12 people. *The Columbian*, 7-20-10
 - The **Rockwood County Health Clinic** will open in **Gresham** on August 30. It will employ four medical professionals and two dentists. *Gresham Outlook*, 7-21-10
 - **LexiDog Boutique & Social Club** opened a new location in **southwest Portland**. *Portland Business Journal*, 7-9-10
 - The **Green Food Mart and Deli** opened in **Boring**. *Sandy Post*, 7-6-10

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- **The Fuel Café** opened in **St. Helens**. It offers sandwiches, salads, and breakfast items. *South County Spotlight*, 7-7-10
 - **Stecchino**, a French and Italian bistro, will open in **Forest Grove**. *Forest Grove News-Times*, 7-14-10
 - **Mirabella** restaurant will open in the **South Waterfront** area of **Portland** later this year. *Portland Business Journal*, 7-9-10
 - Two brew pubs – **Hair of the Dog Brewery and Tasting Room** and **Cascade Brewing Barrel House** – will open in **southeast Portland**. *The Oregonian*, 7-16-10
 - **Curt Warner Chevrolet** in **Vancouver** will close. *The Columbian*, 7-15-10
 - **Helium Comedy Club** will open on **Portland's eastside**. *Portland Business Journal*, 7-19-10
 - **Essential Health Clinic** in **Tigard**, Washington County's only free urgent care clinic, closed. *Tigard Times*, 7-8-10
 - **McMenamins** will build a 5,000-square-foot restaurant in **Wilsonville**. *Wilsonville Spokesman*, 7-27-10
 - **US Mat Systems** in **McMinnville**, a maker of rig mats – logistical structures used on unstable ground as a base for massive equipment – will relocate to the former Rex Mobile Homes plant. When fully operational, it could employ about 50 workers. *News Register*, 7-23-10
 - **Precious Pomegranate Designs** opened in **Molalla**. It offers handcrafted jewelry. *Molalla Pioneer*, 7-22-10

Portland-Vancouver-Hillsboro MSA Labor Force and Industry Employment

	---Change from---				
	June 2010	May 2010	June 2009	May 2010	June 2009
LABOR FORCE STATUS					
Civilian Labor Force	1,166,200	1,165,200	1,179,500	1,000	-13,300
Unemployed	118,800	119,400	132,400	-600	-13,600
Unemployment Rate	10.2%	10.2%	11.2%		
Unemployment Rate, seasonally adjusted	10.0%	10.3%	11.0%		
Total Employed	1,047,400	1,045,800	1,047,100	1,600	300
				3,400	-37,100
NONFARM PAYROLL EMPLOYMENT					
Total nonfarm	956,400	958,100	974,400	-1,700	-18,000
Total nonfarm, seasonally adjusted	952,900	956,100	970,800	-3,200	-17,900
Total private	803,400	803,700	823,400	-300	-20,000
Mining and logging	1,100	1,100	1,200	0	-100
Construction	44,900	43,700	50,000	1,200	-5,100
Construction of buildings	9,700	9,600	11,000	100	-1,300
Residential building construction	5,100	5,100	5,600	0	-500
Nonresidential building construction	4,600	4,500	5,400	100	-800
Heavy and civil engineering construction	4,700	4,500	5,300	200	-600
Specialty trade contractors	30,500	29,600	33,700	900	-3,200
Manufacturing	105,100	104,400	107,500	700	-2,400
Durable goods	78,500	77,900	80,600	600	-2,100
Wood product manufacturing	3,600	3,600	3,800	0	-200
Primary metal manufacturing	5,700	5,600	5,800	100	-100
Fabricated metal product manufacturing	10,400	10,600	10,800	-200	-400
Machinery manufacturing	6,500	6,500	6,900	0	-400
Computer and electronic product manufacturing	33,000	32,700	33,400	300	-400
Semiconductor and electronic component mfg.	25,400	25,100	25,300	300	100
Electronic instrument manufacturing	4,400	4,400	4,700	0	-300
Transportation equipment manufacturing	6,300	6,300	6,800	0	-500
Nondurable goods	26,600	26,500	26,900	100	-300
Food manufacturing	9,000	8,900	8,900	100	100
Paper manufacturing	3,600	3,600	3,900	0	-300
Trade, transportation, and utilities	185,400	184,500	188,800	900	-3,400
Wholesale trade	53,000	53,100	54,600	-100	-1,600
Merchant wholesalers, durable goods	24,000	23,900	24,900	100	-900
Merchant wholesalers, nondurable goods	20,600	20,800	21,200	-200	-600
Electronic markets and agents and brokers	8,400	8,400	8,500	0	-100
Retail trade	99,300	98,800	100,100	500	-800
Motor vehicle and parts dealers	11,000	11,100	11,400	-100	-400
Food and beverage stores	19,800	19,700	19,900	100	-100
Clothing and clothing accessories stores	9,400	9,200	10,000	200	-600
General merchandise stores	20,300	20,100	19,900	200	400
Transportation, warehousing, and utilities	33,100	32,600	34,100	500	-1,000
Air transportation	3,600	3,600	3,700	0	-100
Truck transportation	9,600	9,500	9,700	100	-100
Couriers and messengers	4,100	4,100	4,300	0	-200
Warehousing and storage	3,400	3,400	3,400	0	0
Information	21,900	21,900	23,000	0	-1,100
Publishing industries, except internet	8,800	8,800	9,100	0	-300
Software publishers	6,300	6,300	6,300	0	0
Telecommunications	5,300	5,400	5,800	-100	-500

Nonfarm Payroll Employment (continued)

	June 2010	May 2010	June 2009	---Change from---	
				May 2010	June 2009
Financial activities	62,300	62,400	64,400	-100	-2,100
Finance and insurance	40,500	40,500	41,400	0	-900
Credit intermediation and related activities	18,500	18,600	18,800	-100	-300
Insurance carriers and related activities	18,000	18,100	18,700	-100	-700
Real estate and rental and leasing	21,800	21,900	23,000	-100	-1,200
Professional and business services	122,200	122,200	124,600	0	-2,400
Professional and technical services	50,300	50,200	51,500	100	-1,200
Architectural and engineering services	10,100	10,100	10,900	0	-800
Computer systems design and related services	7,900	8,000	8,000	-100	-100
Management of companies and enterprises	22,800	22,700	23,500	100	-700
Administrative and waste services	49,100	49,300	49,600	-200	-500
Administrative and support services	46,600	46,800	47,000	-200	-400
Employment services	17,900	17,700	16,800	200	1,100
Business support services	6,200	6,300	6,800	-100	-600
Services to buildings and dwellings	13,900	13,600	14,100	300	-200
Educational and health services	131,700	135,400	133,000	-3,700	-1,300
Educational services	20,500	23,800	21,300	-3,300	-800
Colleges and universities	9,000	11,900	9,600	-2,900	-600
Health care and social assistance	111,200	111,600	111,700	-400	-500
Ambulatory health care services	42,100	42,000	42,500	100	-400
Hospitals	28,600	28,700	29,200	-100	-600
Nursing and residential care facilities	22,700	22,800	22,400	-100	300
Social assistance	17,800	18,100	17,600	-300	200
Leisure and hospitality	94,300	93,600	95,600	700	-1,300
Arts, entertainment, and recreation	14,100	13,900	14,300	200	-200
Amusement, gambling, and recreation	10,400	9,900	10,700	500	-300
Accommodation and food services	80,200	79,700	81,300	500	-1,100
Accommodation	9,300	9,100	9,200	200	100
Food services and drinking places	70,900	70,600	72,100	300	-1,200
Full-service restaurants	34,600	34,500	35,300	100	-700
Limited-service eating places	29,300	29,000	30,000	300	-700
Other services	34,500	34,500	35,300	0	-800
Membership associations and organizations	15,900	15,800	16,300	100	-400
Government	153,000	154,400	151,000	-1,400	2,000
Federal government	20,000	20,900	18,500	-900	1,500
State government	22,900	22,900	22,500	0	400
State education	8,200	8,400	8,200	-200	0
Local government	110,100	110,600	110,000	-500	100
Local education	62,900	63,500	61,900	-600	1,000
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.

The Portland-Vancouver-Hillsboro metropolitan area includes Clackamas, Columbia, Multnomah, Washington, and Yamhill counties in Oregon, and Clark and Skamania counties in Washington State.

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

	-Change From-				
	June 2010	May 2010	June 2009	May 2010	June 2009
Portland-Vancouver-Hillsboro MSA					
Civilian labor force	1,166,200	1,165,200	1,179,500	1,000	-13,300
Unemployed	118,800	119,400	132,400	-600	-13,600
Unemployment rate	10.2	10.2	11.2	0.0	-1.0
Unemployment rate, seasonally adjusted	10.0	10.3	11.0	(0.3)	-1.0
Employed	1,047,400	1,045,800	1,047,100	1,600	300
Oregon portion of the MSA					
Civilian Labor Force	946,900	945,300	960,000	1,600	-13,100
Unemployed	91,800	90,800	105,500	1,000	-13,700
Unemployment rate (not seasonally adjusted)	9.7	9.6	11.0	0.1	-1.3
Total Employed	855,200	854,500	854,500	700	700
Clackamas County					
Civilian Labor Force	200,200	199,800	202,400	400	-2,200
Unemployed	20,000	19,700	22,300	300	-2,300
Unemployment rate	10.0	9.9	11.0	0.1	-1.0
Unemployment rate, seasonally adjusted	9.7	10.0	10.7	(0.3)	-1.0
Total Employed	180,200	180,100	180,100	100	100
Columbia County					
Civilian Labor Force	24,350	24,270	24,890	80	-540
Unemployed	2,880	2,830	3,440	50	-560
Unemployment rate	11.8	11.6	13.8	0.2	-2.0
Unemployment rate, seasonally adjusted	11.7	11.9	13.7	(0.2)	-2.0
Total Employed	21,470	21,450	21,450	20	20
Multnomah County					
Civilian Labor Force	387,500	386,800	393,100	700	-5,600
Unemployed	38,400	38,100	44,300	300	-5,900
Unemployment rate	9.9	9.8	11.3	0.1	-1.4
Unemployment rate, seasonally adjusted	9.5	9.7	10.9	(0.2)	-1.4
Total Employed	349,000	348,700	348,800	300	200
Washington County					
Civilian Labor Force	287,100	286,600	290,900	500	-3,800
Unemployed	25,400	25,200	29,400	200	-4,000
Unemployment rate	8.8	8.8	10.1	0.0	-1.3
Unemployment rate, seasonally adjusted	8.4	8.9	9.7	(0.5)	-1.3
Total Employed	261,700	261,400	261,500	300	200
Yamhill County					
Civilian Labor Force	47,850	47,720	48,700	130	-850
Unemployed	5,080	4,990	5,960	90	-880
Unemployment rate	10.6	10.5	12.2	0.1	-1.6
Unemployment rate, seasonally adjusted	10.5	11.0	12.1	(0.5)	-1.6
Total Employed	42,770	42,730	42,730	40	40
Washington portion of the MSA (Clark and Skamania counties)					
Civilian Labor Force	219,200	220,000	219,500	-800	-300
Unemployed	27,000	28,600	27,000	-1,600	0
Percent of Labor Force	12.3	13.0	12.3	(0.7)	0.0
Total Employed	192,200	191,400	192,500	800	-300

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.