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Labor Market Information

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Prepared by

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The Data used for this report is based on 2002 Quarterly Census of Employment and Wages (QCEW), the 2000 Decennial Census, and Oregon Wage Information (OWI).

Oregon's 2002 Employment and Wage Data

Wage and employment data is collected for purposes of unemployment insurance taxes. The data is aggregated in such a way as to protect the confidentiality of our business customers. This means that, the smaller the areas under study, the greater the confidentiality issues and lesser the number of industry breakouts we are able to provide. In some instances, we simply cannot aggregate certain data. In those instances, the data will be replaced with a capital letter "D."

Using Geographic Information Systems (GIS) Technology

The geographic distribution of the data is dependent on the addresses of reported employment. In many instances, multi-site businesses have only one centralized reporting location for all sites. This may cause certain distortions in the data such as over-reporting in one area while under-reporting in another area. Another possible distortion are businesses that use external payroll and accounting services and report the address of those outsourced companies as the business address, these can be single site or multi-site businesses. Because the reported address is not the actual work address, cases of under / over-reporting for geographic areas may occur for the same reasons as with multiple site employers with centralized reporting.

In the process of developing our new geographic information system (G.I.S.), we have worked to minimize the impact of these limitations by working with multi-site businesses, and companies that outsource payroll and accounting, to provide employment and wage breakouts by actual work locations. This has allowed us to provide data that fluctuates between 90-95% accuracy. We continue to work on improving the quality of this data.

Another factor that is unique to the GIS system is that it uses a variety of electronic street maps, which may vary in accuracy based on how often the maps are updated, changes in street configurations, recent construction, etc. This may prevent some addresses from being properly located. In those instances, depending on how much detail is available regarding the address, the system places the business in the nearest zip code level center (5 to 9 digit zip code level). In geographically small zip code areas, this usually is not a problem. However, in rural areas where zip code areas tend to be extremely large, this can cause issues similar to those related to multi-site companies with centralized reporting. The advantage of using GIS is that we can aggregate data based on very specific area definitions such as school districts, cities, and in some cases to uniquely defined areas such as business and industry corridors, urban renewal areas, etc.

North American Industry Code System (NAICS)

Employment and wage data is aggregated by industry using the North American Industry Classification System (NAICS). NAICS replaces the Standard Industry Code in order to provide a system that allows comparing industry performance among all countries involved in the North American Free Trade Agreement (NAFTA). It also allows greater flexibility to adjust to changes in the economy and emerging new industries.

Census Bureau's 2000 Decennial Census Population Data

Population data was selected from the 2000 Decennial Census based on census data frequently asked for as part of business planning. The data indicates population characteristics that somewhat describes the area's labor force as it was like in 1,999. The line items used for this study are provided in Table 1.

While wage data could not be aggregated by the major occupation sectors seen in the tables covering population primary occupation of employment, we added an appendix that offers wages for many of the individual occupations found in each of these major occupation sectors. The wage data is derived from the 2002 Oregon Wage Information (OWI) database.

Oregon Wage Information (OWI)

Wage data presented in the *Oregon Wage Information 2004* are collected through the Occupational Employment Survey (OES), a semi-annual survey measuring occupational employment and wage rates for payroll workers by industry. In Oregon, the survey samples more than 6,000 establishments a year, taking three years to fully collect the sample of 19,000 establishments. Each year, one-third of the establishments are surveyed, with all industries covered each year of the three-year cycle. The OES survey is sent to Oregon employers and is required by Bureau of Labor Statistics (BLS) regulation to achieve at least a 75 percent response rate.

Data in this publication are based on the 1999, 2000, 2001 and 2002 surveys. The wage data are adjusted to 2004 using the Employment Cost Index. Occupations having a mean wage with a relative standard error greater than 10 percent are not considered statistically valid and therefore are not published. More than 95 percent of all Oregonians working for wages or salary in the private and public sectors work in the occupations represented in this publication. The Oregon Employment Department compiles wage rates for more than 650 occupations.

The OES survey defines employment as workers covered by unemployment insurance. This excludes the self-employed, owners or partners of unincorporated firms, unpaid family workers and some commission-based sales agents. Wages paid to these excluded groups are not reflected in the wages reported.

City of Fairview

Summary of Area's Data

General Industry and Population Data

This segment identifies the proportion of businesses, jobs and working age population of East Multnomah County located in the City of Fairview. This will be the base for comparison for the more detailed level of data. The detailed level will focus on industry mix and size as well as population characteristics commonly requested by businesses in doing market or site analysis.

In 2002, there were 108 establishments located within the City of Fairview representing 1.6 percent of all establishments in East Multnomah. These businesses employed just over 3,000 workers or 3.5 percent of all jobs in East Multnomah during the same period, for an average of 28 jobs per business, over double the average for all of East Multnomah County.

Given the confidentiality constraints caused by the limited number of businesses per industry group, the breakout information is limited. Because of this, any discussion as to which industry has the most average number of jobs per establishment or which industry had the most employment may not be the best reflection of the real industry job distribution. However, we do offer a limited breakout in Table 22 below.

Supply and Demand of Labor

There was 24.4 percent more people, age 16 and over, who worked outside the home than there were jobs in the City of Fairview. The difference between the working population and jobs in the area (+2,871) was offset with jobs in other areas. For instance, in the City of Fairview, 2,698 people traveled over 30 minutes to work. This means most (if not all) of them worked outside the City of Fairview. This explains where the surplus labor force works. Of course, not everyone who works in the City of Fairview lives in this area, so there is also some level of commuting into Fairview.

Having more people than jobs in an area does not guarantee that the mix of skills and experience needed, are available in abundance in the local workforce. The census — and the American Community Survey (ACS) when it becomes available for all counties in all states — offers insight into the population's work skills and experience. Because skills are components of occupations and experience is related to the work environment or industry, we look at the distribution of population by primary industry and occupation of employment. This is by no means an exact measure of the skill and experience mix of the population, but it is the best source available at this moment.

Industries

When comparing Table 22 (2002 Private Industry Covered Employment) with Table 23 (Primary Industry of Employment – 2000 Census —) within the limited breakouts available from table 22 we note that for those industries for which breakouts were possible, there were more people who indicated those were their primary industry of employment than there were jobs. However, in the “All other” industry category there were nearly three times more jobs than there were people who work in those industries and live in Troutdale. From the data we see that there are definite surplus of people whose primary industry of employment were in manufacturing, the trade industries, healthcare and social assistance, and accommodation and food services. These surpluses more than likely make up for the shortages in neighboring areas. Likewise, surpluses in neighboring areas probably make up for the shortage of workers in those industries for which breakouts were not available due to confidentiality.

Occupations

The dominant occupation of employment in Fairview (Table 24) was in the sales and office occupation group (31 %). People in management, business and finance occupations came in second at 9.8 percent and people whose primary occupation of employment were in transportation and material moving, as well as production occupations followed at 9.3 percent and 8.1 percent respectively.

A list of wages by occupation for Region 2 (Multnomah and Washington County) and region 15 (Clackamas County) can be found in Appendix A. This data comes from the Employment Department’s Wage Information data by Workforce Investment regions (this is the lowest geographic aggregation available for wage data). Wage information is not available for all occupations within the major occupational groups listed in this study. However, the table provides a list of specific occupations that make up each major occupation group, as well as the average hourly and annual wage per occupation.

Additional Demographic Characteristics

Businesses regularly ask for a few standard demographic data to gauge the makeup and tendencies of the population in the community where they will operate in. This report focuses on those characteristics that relate to the population as a labor force. Income data is also included as a way to gauge the living standards of the population in this area. Characteristics such as commuting patterns, educational attainment, language proficiency define some of the key characteristics of a diverse and viable labor force and offers alternatives in the global market environments. This data is found in Table 25 below.

Of the 3787 people ages 16 and over who were active in the labor force, only 8.3 percent worked inside the place of residence (neighborhood, town, vicinity), where as 91.7 percent worked outside place of residence. This is typical for smaller, outlying areas within large metropolitan areas, as most of those smaller areas have traditionally been bedroom communities for the larger metropolitan centers. However, this trend is shifting as the urban growth boundaries expand to create growth opportunities for business and industries at a more local level.

By-en-large people in the City of Fairview worked outside the home (96.8 percent). Of those who worked outside the home 69.4 percent commuted less than 30 minutes to work, which is about 3 percent below the figures for the entire state (72.6%). This means that a slightly larger proportion of people in Fairview commuted over 30 minutes than did people in the entire state (39.7% versus 27.4 %) This is different than the commuting pattern for Troutdale in that more people tended to work closer to home than did Troutdale, which are similar in size and geographic location.

As more companies position themselves to compete in a global market setting, they are more flexible when working with non-native English speakers. Despite this, some level of proficiency in English is still important to most businesses. In Fairview, this is slightly more important than for the entire East Multnomah County. In Fairview, 22.5 percent of the population speak a language other than English at home, compared to the nearly 20 percent in East Multnomah as a whole. This is significantly different from the distribution of population who speak a language other than English at home seen in Troutdale and even Gresham. Although not much different from the distribution for the larger three mile radius and East Multnomah County. Of that 22.5 percent of the people who speak another language at home, 46.1 percent speak English “very-well” and another 26.7 percent speak it “well”; only 5.6 percent indicated they did not speak any English. This population distribution could be explained in part by the historically agricultural nature of the area.

Another characteristic in today’s labor markets is the growing gap between high paying jobs and low paying jobs, and the roll education plays in employability. In Fairview 18.5 percent of the population 25 years of age and older have less than a High School diploma (That is almost the exact percentage seen in East Multnomah County), 28.9 percent have a High School diploma or equivalent with no college. By contrast, over 14 percent of the population here had a bachelor’s degree or better in 1999, which is slightly less than for the entire East County.

Businesses also view workers as a consumer base, so this study adds household income data that shows the median household income. The data shows how many households receive earning from either wages or self-employment and how much income was generated from each source. In Fairview, the median household income was slightly lower (just over \$100) than the median for all of East Multnomah County and almost \$2,500 lower than for the City of Gresham.

Table 22 City of Fairview - Private Industry Covered Employment

Source: Oregon Employment Department- Quarterly Census of Employment and Wages (QCEW) – 2002 totals

NAICS	NAICS Title	Employment	Number of Businesses	Average Employment per Business Unit
23	Construction	147	25	6
31-33	Manufacturing	28	5	6
42-45	Trade (Wholesale & Retail)	178	17	10
53	Real Estate and Rental and Leasing	31	13	2
56	Administrative and Support and Waste Management and Remediation Services	89	6	15
62	Health Care and Social Assistance	32	5	6
72	Accommodation and Food Services	79	9	9
	All others	2,419	29	83
Total for all non-confidential industry data		3,004	108	28

All other category includes the following industries:
 Agriculture, Forestry, Fishing and Hunting
 Transportation and Warehousing
 Information
 Finance and Insurance
 Professional, Scientific, and Technical Services
 Educational Services
 Arts, Entertainment, and Recreation
 Other Services (except Public Administration)
 Other non classifiable

Table 23 Primary Industries of Employment (minus public administration)

Source: U.S. Census Bureau, 2000 decennial census

Working Population - City of Fairview		
Industry	Total	Percent
Agriculture, forestry, fishing and hunting, and mining	11	0.3%
Construction	241	6.4%
Manufacturing	472	12.6%
Wholesale trade	136	3.6%
Retail trade	599	16.0%
Transportation and warehousing, and utilities	280	7.5%
Information	84	2.2%
Finance, insurance, real estate and rental and leasing	320	8.6%
Professional, scientific, and technical services	136	3.6%
Management of companies and enterprises	0	0.0%
Administrative and support and waste management	262	7.0%
Educational services	98	2.6%
Healthcare and social assistance	460	12.3%
Arts, entertainment, and recreation	8	0.2%
Accommodations and food services	354	9.5%
Other services (except public administration)	276	7.4%
TOTAL	3,737	

Graphic 5 Jobs and People Comparison - City of Fairview

Source: Oregon Employment Department, 2002 Quarterly Census of Employment and Wages (QCEW) and U.S. Census Bureau, 2000 Census

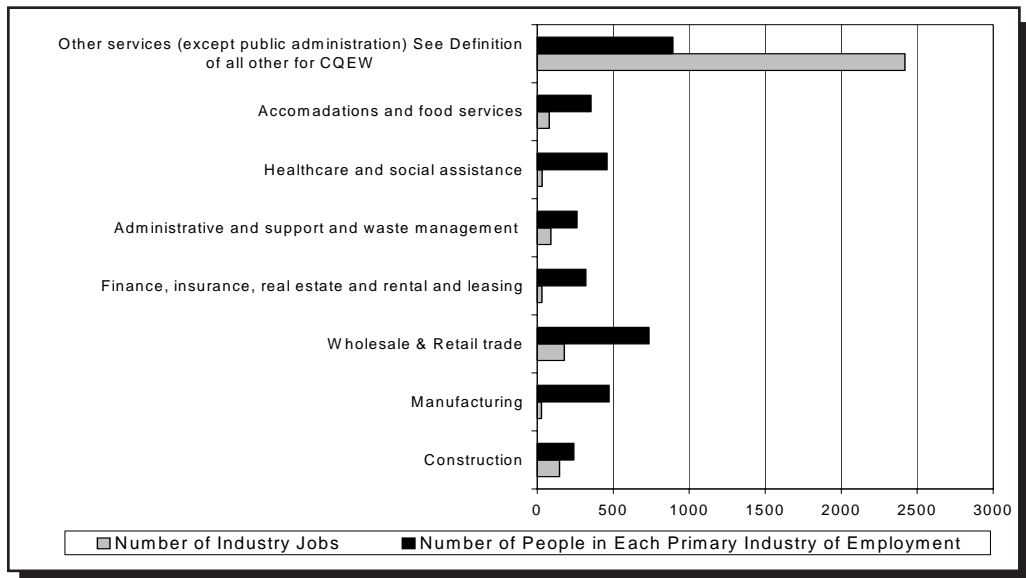


Table 24 Primary Occupation of Employment

Source: U.S. Census Bureau, 2000 Decennial Census

Working Population - City of Fairview			
SOC	Occupational Title	Total	Percent
11 & 13	Management, business, and financial operations	365	9.8%
15	Computer and mathematical	66	1.8%
17	Architecture and engineering	41	1.1%
19	Life, physical, and social sciences	30	0.8%
21	Community and social services	47	1.3%
23	Legal	20	0.5%
25	Education, training and library	81	2.2%
27	Arts, design, entertainment, sports, and media	53	1.4%
29	Healthcare practitioners and technical	63	1.7%
31	Healthcare support	208	5.6%
33	Protective services	55	1.5%
35	Food preparation and serving	274	7.3%
37	Building and grounds cleaning and maintenance	143	3.8%
39	Personal care and services	128	3.4%
41 & 43	Sales and office	1,157	31.0%
45	Farming, fishing, and forestry	28	0.7%
47	Construction and extraction	175	4.7%
49	Installation, maintenance, and repair	254	6.8%
51	Production Occupations	302	8.1%
53	Transportation and material moving	348	9.3%
TOTAL		3,838	

Table 25 Quick Demographic Statistics - City of Fairview

Source: U.S. Census Bureau, 2000 Decennial census

	Total	Percent
Total Population	7,666	
Population 18 to 64	4,865	63.5%
Working Population (Pop. 16 yrs & older)	3,787	49.4%
Worked in place of residence	314	8.3%
Worked outside place of residence	3,473	91.7%
Worked from home	123	3.2%
Worked outside home	3,664	96.8%
Travel Time to Work (Pop. 16 yrs & older who worked outside home)	3,664	47.8%
Less than 5 minutes	82	2.2%
5 to 14 minutes	1,032	28.2%
15 to 29 minutes	1,430	39.0%
30 to 44 minute	655	17.9%
45 minutes or more	465	12.7%
Primary language spoken at home (Pop. 5yrs & older) All Languages	7,042	91.9%
Speaks only English	5,460	77.5%
Speaks other than English	1,582	22.5%
and Speaks English "Very Well"	729	46.1%
and Speaks English "Well"	422	26.7%
and Speaks English "Not Well"	342	21.6%
and Speaks English "Not at All"	89	5.6%
Educational Attainment pop 25 yrs and over total	4,659	60.8%
Less than Highschool diploma or equivalent	860	18.5%
Highschool diploma or equivalent	1,348	28.9%
Some College (no degree)	1,413	30.3%
Associate Degree	373	8.0%
Bachellor Degree	423	9.1%
Graduate degree	242	5.2%

Table 26 Household Income - City of Fairview (with breakout by type of earnings)

Median Household Income	\$ 40,931.00
Number of households with Earnings from Wages or Self-Employment	2,844
Average Household Income from Earnings (wages or salaries)	\$ 41,219.73
Average Household Income from Wages	\$ 38,134.18
Average Household Income from Self-Employment	\$ 3,085.51

Source: U.S. Census Bureau, 2000 decennial census