

Forest Grove Economic Dashboard

Top Line Measures

1. Population Growth: 2018 Population: 24,125. Growth 2010-17: 13% 5th fastest growing city with 5,000 or more residents. 2013-2017

Population growth rate over the past 5 years:

Forest Grove: 8%. Oregon: 6.4% Portland PMSA: 8.6% Washington County: 10.0%

2. Reduction in Unemployment Rate: 2018: 3.7%; Forest Grove 2012: 7.8%
Unemployment Reduction 2012-2018:
Forest Grove: -52% (3.7); Oregon: -54% (4.0); Portland PMSA: -52% (3.8); Wash County -52% (3.4)
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3. Median Household Income: 2017: Forest Grove \$54,503
Growth in Median Income 2012-2017:
Forest Grove: 15.1%; Oregon: 11.7% (\$56,119); Portland PMSA: 13.6% (\$63,080); Wash County: 15.5% (\$74,033)
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4. Employment Growth: 2017 Forest Grove Jobs 6,746. 11% growth in 5 years (642 jobs)
Employment Growth: 2013-2017 % growth rate:
Forest Grove: 11 %; Oregon: 14.6%; Portland PMSA: 14.9%; Washington County: 16%
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5. Average Annual Wage & Growth: 2017 Forest Grove: \$42,837 5.9% growth over 5 years
Average Annual Wage & Growth rate: 2013-2107:
Forest Grove: \$42,837 (5.9%); Oregon: \$51,117 (5.6%); Portland PMSA: \$58,672 (15.5%); Washington County: \$68,168 (15.7%)
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6. Reduction in industrial and commercial vacancy rates as of 1-31-2019
Forest Grove: Industrial vacancy rate: 2014: 10.5 % Since 2017: 0% 100 % reduction
Forest Grove: Commercial vacancy rate: 2014: 5.9% 1/2019: 0.8%
Available commercial sf. 31,135sf; Vacant sf: 11,228sf 86% reduction
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7. Education Attainment: Bachelor's Degree & Higher 2013-2017: Forest Grove 2017: 24.4%
Education Attainment Bachelor's Degree & 5-year growth rate
Forest Grove: 24.4% (7.5%) Oregon: 32.3% (7.3%); Portland PMSA: 35.1% (7.3%); Washington County 42.4% (2.4%)
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8. Reduction in Poverty: 2017: Forest Grove 14% 5 year reduction: 40%
Poverty Rate and 5 year Reduction in Poverty 2013-2017:
Forest Grove: 14% (-40%); Oregon: 13.2% (-22.7%); Portland PMSA: 13.3% (-11.3%); Washington County: 10.3% (-10.7%)
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9. Increase in Transient Lodging Tax:
Forest Grove: Increase from 2013-2014 (\$370,271) to 2017-18 (\$428,262): 15.7% increase

**2015 -2019 Projects
City of Forest Grove**

INDUSTRIAL				
PROJECT	INFORMATION	SF	INVESTMENT (Millions)	Jobs
Old Trapper 4071 24th Ave	Maker of protein meat snacks. 15,000 sf addition completion. Next phase was renovation of existing 19,000sf building and 40,000sf of new construction for total of 59,000sf. .	59,000 Completed	\$16	102
Chaucer Freeze-Dried 2238 Yew Street	Manufacturer of freeze dried fruit. Adding additional processing line.	0 Completed	\$20.3	141
Former Matsushita plant 4114 Heather Street	Vacant Former manufacturing building. Renovation for multiple marijuana indoor grow operation businesses.	113,012 completed	\$2.0	10
Lieb Foods 2550 223 rd Avenue	Food processing manufacturer. Co-packer of beverages, jams, jellies, dressings and similar products. Installing additional production line. Completed summer 2016.	0 completed	\$4.0	12
Photo Solutions 3700 24 th Ave	Manufacturer of products for motion control, medical and microlithography industries. Move and expansion to Forest Grove. Renovate former Merix/Techtronix building.	12,000 completed	\$.4	15
Parker Concrete 3121 Taylor Way	New Facility and storage yard.	5,573 under construction	\$1.08	TBD
DMH Inc. 3800 24 th Street	Facility to replace older buildings. Net new 15,000sf.	35,000 under construction	\$3.4	TBD
Lundahl Ind. Project 2336 9 th Ave	Construction of new warehouses.	11,900 under construction	\$1.1	TBD
MGC Pure 19 th	Manufacturing Plant of Hydrogen Peroxide. MGC Pure to build new plant	19 acres Under construction	\$32.5	25
Yamaki, USA Inc	First US Plant. Food processing Bonita fish flakes	10,000 completed	\$.5 (\$509,000)	3
New Season Foods	New Equipment for product expansion	N/A	\$.82	3
	TOTAL	246,485	\$82,100,000	311

COMMERCIAL/RETAIL				
Urban Housing Development LLC. 2001 Main Street	9 apartment units on 2 nd floor. 1 st floor has 4,442sf plus 406 sf mezzanine of commercial/retail total in 2 suites for lease. Unfinished 4,604sf commercial basement also available.	9,048 Completed Commercial for lease	\$.48	2
Ninja Teriyaki 3012 Pacific Ave	Renovated shell space to create teriyaki restaurant	3,000 completed	\$.18 (\$183,000)	6
Sawa 203 Main Street	Authentic Japanese Food.	2,500 completed	0	10
Diversity Café 2014 Main Street	American cuisine serving breakfast, lunch, dinner, catering, function room.	5,500 completed	\$.40	19
McMenamins Lodge 3505 Pacific Ave	Hotel renovation; new rooms added to third floor, air conditioning throughout. 14 net new rooms for a total of 90.	4,200 completed	\$4.4	20
Wauna Credit Union Pacific Ave & Hwy 47	New Development. Retail bank	3,000 planning/design	\$.9	12
Pac Oak 3438 Pacific Ave	New Development. 2 buildings. 3-story 20,220sf divisible. Rear building 3,149sf	23,369 Proposed	\$3.7	0
Stonewood Center 3602 Pacific Ave	New Development. Retail/commercial on four pads. Pad 1 complete. Occupancy July	45,000 Under Construction	\$1.8	TBD
Adelante Mujeres Main Street	Purchased building. Major Renovation: offices, classrooms, commercial kitchen	- Under Construction	\$1.5	15
New Chinese Cuisine 1932 21 st Ave	Purchased building , Renovation of coffee shop into full service Chinese Restaurant	- Completed	\$.8	0
US Post office 2214 Pacific Ave	New post office renovated in former NAPA store.	7,200 completed	1.0	0
NAPA Auto 2109 Yew Street	Purchased and renovated former O'Reilly Auto Parts building. Moved from downtown.	7,000 completed	\$1.9	0
Raines Dialysis Center 1809 Maple Street	New medical building.	11,800 Under Construction	\$5.4	3
Sherwin Williams Paint 3650 Pacific Ave ste 101	Retail Paint Store	4,130 completed	\$.2	4.5
Pink Spoon 3650 Pacific Ave ste103B	Retail Frozen Yogurt store	1,410 completed	\$.07	2.5
Black Rock Coffee 3650 Pacific Ave ste 105	Retail Coffee	2,450 completed	\$.35	3

January 24, 4pm

Bank of America 3650 Pacific Ave ste 104	Retail Bank services	2,830 Design	\$.45	4.5
US Market 3712 Pacific Ave	Retail Convenience Store	3,000 completed	\$.12	6
Laundromat 3712 Pacific Ave	Laundromat	1,830 completed	\$.11	1
Growler Garage 1837 Pacific Ave	Bar. Tenant improvements under construction	2,500 Under construction	\$.72	5
	TOTAL	139,767	\$23,560,000	113
MIXED USE/RESIDENTIAL				
Jesse Quinn MXD 1837 Pacific Ave	78 rental apt. units. Mixed floorplans. First floor retail/commercial 2,500sf. 6 units remain to be leased	2,500 completed	\$15.5	TBD
Forest Place 3766-3818 Pacific Ave	192 walk up rental apt. units. 2,500sf commercial/retail. All 18 buildings completed.	Inc in above completed	\$28.8	TBD
Cedar Manor Hawthorne & 21 st St	26 rental apt. units. Under construction. Completed, full occupancy	0 completed	\$2.7	
Gales Creek Terrace PUD 1548 19 th Ave	197 residential units, 95% are for sale units. Phase I is 57 units. No building permits submitted yet	0 planning/design	0	
Hawthorne Gardens 2544 26 th Ave	30 housing units. Mix of single family attached and apartments. 8 units under construction	0 Under construction	TBD	
Green Grove 3351 Thatcher Road	9 lot co-housing. 2 units under construction	0 Under construction	TBD	
Smith Orchard Gales Way & 23 rd	8 housing units. Single family detached. Land use approval pending	0 planning/design	0	
Silverstone. Off David Hill Road	204 single family homes. Phases I, II & IV under construction. Phase III in grading	0 Under construction	\$54	
Sunset Crossing 2711 Sunset Drive	15-50 housing units. Final plan to be determined. No Land use application submitted yet	0 planning/design	0	
	TOTAL	2,500 sf 296 apts 484 homes 780 units total	\$101,000,000	
	GRAND TOTAL	391,252 sf	\$208,660,000	424

FG Economic Development Commission

Strategic Plan Update Process 2019-2021

Task #	Date	Task	Comment
1	Feb, 2019	Introduction. Discuss Process, Structure. Review Timeline	1.What is a strategic Plan 2.Why/Goal of Strategic Plan. 3.Update/Re-assessing and updating /existing plan 4. SWOT exercise 5. Staff proposed changes 6. Integrating Council goals 7. First Draft –Updated Plan 8. Identifying priority goals, 9. Review/Create objectives 10. Creating goal measures, 11. benchmark, target or time series
2	Feb/March 2019	Review of existing plan, date. EOA, Are we winning? Existing measures	Economic data comparing three-five years where available. Staff proposed changes
3	March/April 2019	SWOT Analysis Brainstorming,	Strengths, Weaknesses, Opportunities, Threats.
4	April/May 2019	Integration with Council Goals. First Draft of Plan. Discuss Priority Goals subset	Measures, for priority goals or all goals. Benchmark/target for priority goals or all goals. Objectives/Action steps for priority goals or all goals?
5	June	Second Draft. Setting Measures, target/benchmark or time series	Measures, for priority goals or all goals. Benchmark/target for priority goals or all goals. Objectives/Action steps for priority goals or all goals?
6	July	EDC votes on plan, submittal to City Council; Staff prepares workplan reviewed by EDC	
7	Sept	Presented at future City Council meeting for acceptance	

Washington County

Economic Indicators

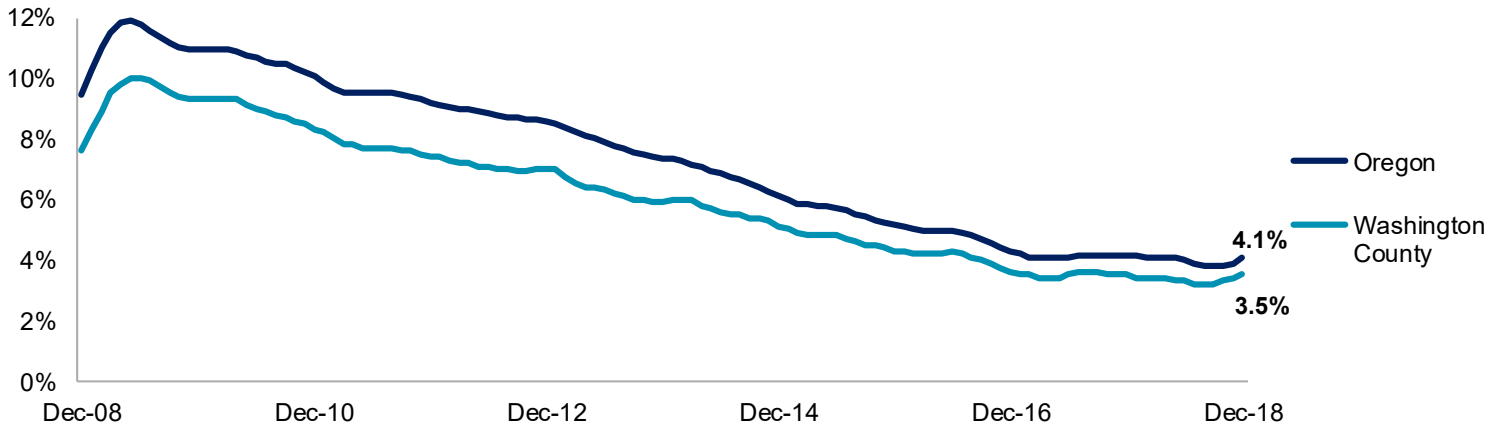
January 2019 (December Data)

Washington County's unemployment rate was 3.5 percent in December 2018, unchanged from last year. Some cities continued to see unemployment rates below 4 percent, but slightly higher than the prior year (not seasonally adjusted).

The county added 3,900 jobs between December 2017 and December 2018. Construction led industry employment growth, while manufacturing tied with education and health services to add the most jobs over the year. A decline in government employment is due to a legislatively mandated reclassification of home care workers from state government to private health care.

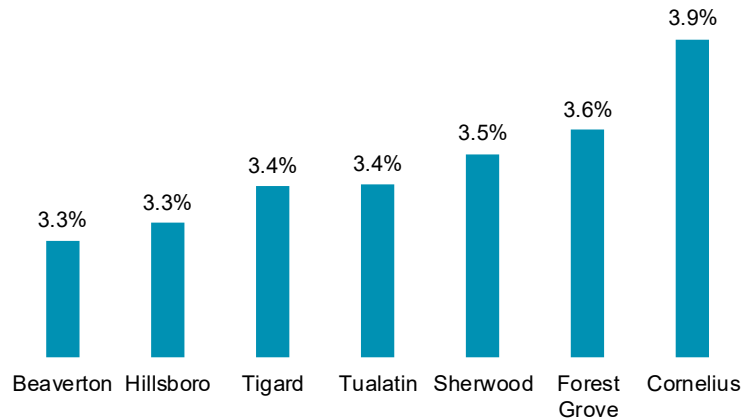
Unemployment Rate

December 2008 to December 2018, seasonally adjusted
Local Area Unemployment Statistics



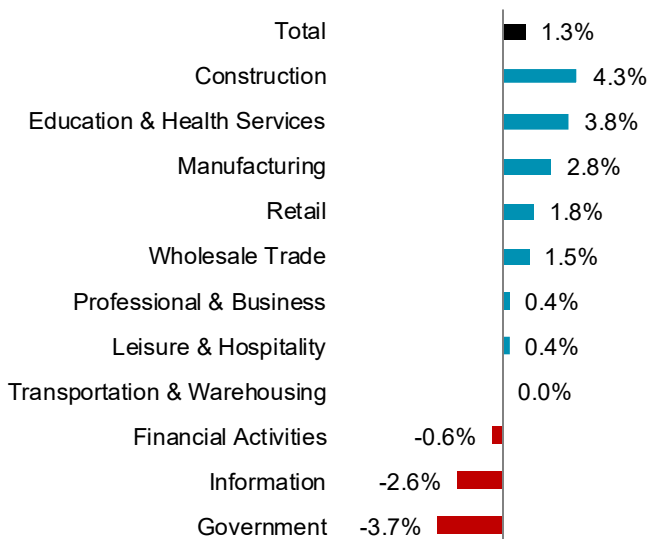
Unemployment Rates in Washington County Cities

December 2018, not seasonally adjusted
Local Area Unemployment Statistics



Construction Leads Industry Employment Growth

Percentage change, December 2017 to December 2018
Current Employment Estimates



Net Job Growth in Washington County

Net change, December 2017 to December 2018
Current Employment Estimates

