


# Resourceful Clatsop County - Executive Summary

The Clatsop County Board of Commissioners recognized the need to better understand the current and future economy of the region. Regulatory and employment trends are impacting the future health of the region's economy. The "Resourceful Clatsop County – Economic Opportunities Analysis" is the response to these changes.



**Resourceful  
Clatsop County**  
An Economic  
Opportunities  
Analysis



## General Economic Findings:

- The population is growing and aging. New job trends will emerge over the next 10-20 years.
- The "Big Three" industries (Forestry, Fisheries, and Tourism in Clatsop are changing. Fewer jobs are expected in forestry and fisheries and the tourism sector pays at a lower wage scale in general.
- The availability and affordability of housing is impacting local businesses in recruiting and keeping qualified employees.
- Economic lands outside of the five municipalities will not provide significant employment opportunities. Job growth should take place within urban areas.

## EOA Foundational Statements:

**Foundational Concepts**

Job training programs that meet the needs of current and future businesses will need to bridge the gap between employees and future jobs.

The housing crisis is restricting economic growth – including infrastructure limitations, and shortages of developable land, and construction employees.

Shifting employment trends in traditional resource-based job sectors will require the support of research, innovation, and entrepreneurship in growth sectors.

County population will continue to grow steadily, mostly due to in-migration. The demographics of the community will continue to age. A smaller percentage of the population will be in the workforce.

The unincorporated employment lands base will not significantly change in the foreseeable future. Employment lands within municipalities should be efficiently utilized.

Locational advantages for the county include abundant water and forest resource zones, recreational opportunities, proximity to a major metro area, and educational facilities

In the Northwest Oregon region, the following sectors are expected to grow faster than the state average:

*Food Manufacturing*  
*Retail Trade*  
*Professional Business Services*

The following sectors are expected to grow fastest in terms of raw numbers:

<i>Construction</i>	620
<i>Trade, Transportation, and Utilities</i>	870
<i>Professional and Business Services</i>	1240
<i>Private Education and Healthcare</i>	1970
<i>Leisure and Hospitality</i>	2730
<i>Government</i>	1360



Based on the state projections and the historic resource-based economies of Clatsop County, the analysis recommends investment and research into five growth sectors.

The EOA goals are separated into four major categories with related actions steps, descriptions of the role the County will take, and identification of who partner organizations will be.



Further information on the specific goals or action steps can be found at the following link:

<https://www.clatsopcounty.gov/media/41961>

Please share your comments or suggestions by contact the Clatsop County Community Development Department by email at [comdev@clatsopcounty.gov](mailto:comdev@clatsopcounty.gov), or by phone 503-325-8611.



# Clatsop County EOA Update Gearhart City Council Presentation



November 6, 2024

1. What is the Economic Opportunities Analysis?
2. Initial Findings
3. Public Questionnaire Results
4. Targeted Sectors
5. Next Steps





# Economic Opportunities Analysis

## What is it?

### Analysis of Historical and Current Conditions

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#### The Big Three – Fishing/Logging/Touring are Changing

- HCP Impacts
- Environmental Policy Changes
- Increased Tourism Trends

### Buildable Lands Inventory

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#### Employment Lands Are in the Cities

- Urban Infrastructure
- Historical Commercial Sites Scattered
- Limited Lands in Unincorporated Clatsop County

### Employment Growth Trends

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#### The Economic Health of the County is Changing

- External Forces Causing Changes
- Healthcare Opportunities
- State/Regional and Local Trends

### Goals/Policies/Action

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#### Goals / Action Steps

- Identifying Growth Sectors
  - Solidifying a Role for County in Economic Development
  - Searching for Action Partners
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# General Economic Findings

- *Unemployment rate lower than state average*
- *Wage levels lower than state average*
- *Big three Industries are cyclical and seasonal in nature*
- *External threats to the big three require action to diversify*
- *Future job growth will be in construction, health care, food processing, and information and technology sectors*

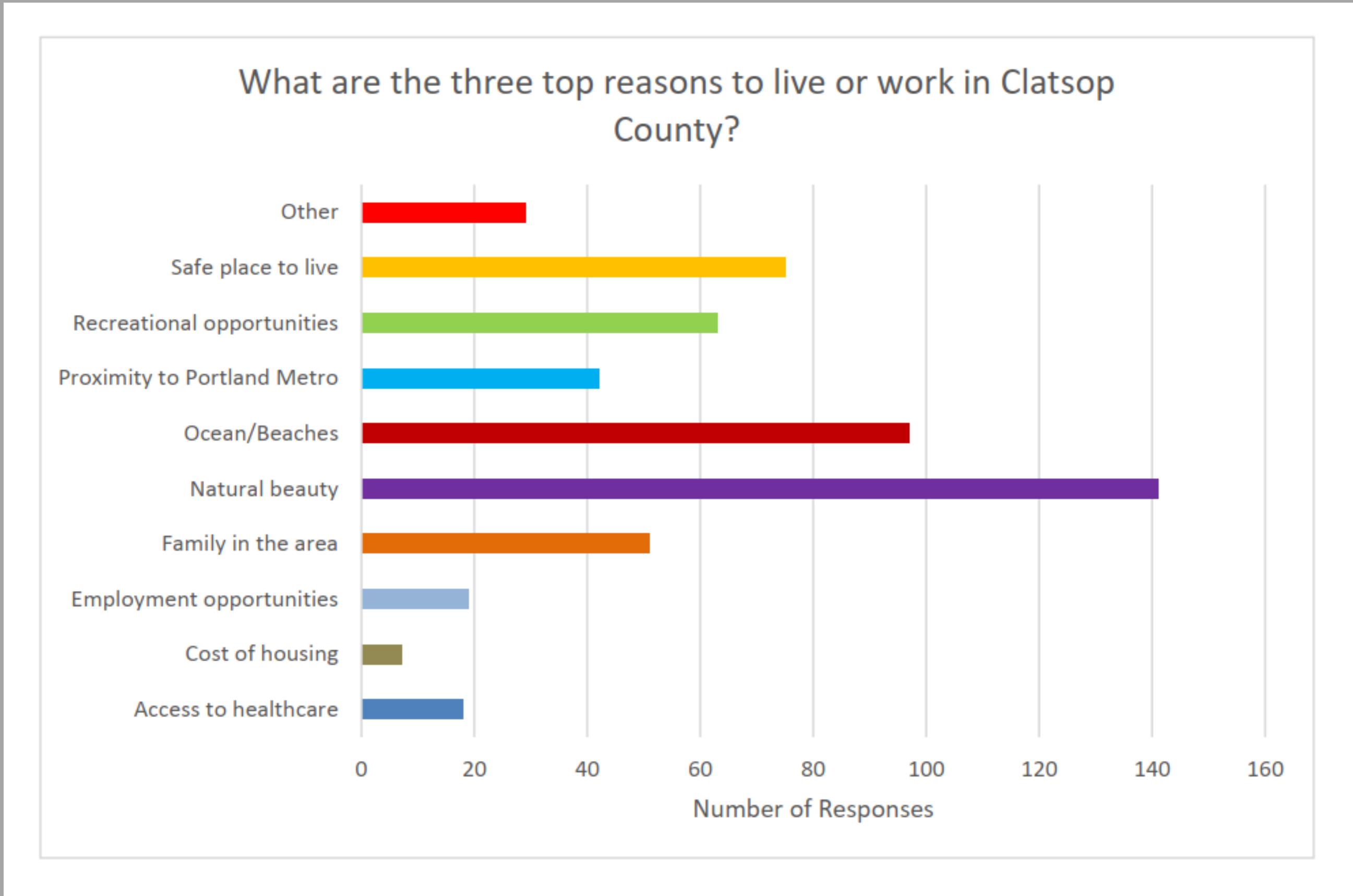


# Human Resource Findings

- *We are an aging population*
- *We have higher homelessness rates than most of the rest of Oregon*
- *Household income is rising, but at a slower rate than other parts of Oregon*
- *There is a shortage of childcare resources*
- *Housing availability and affordability costs are the top threats to economic growth*



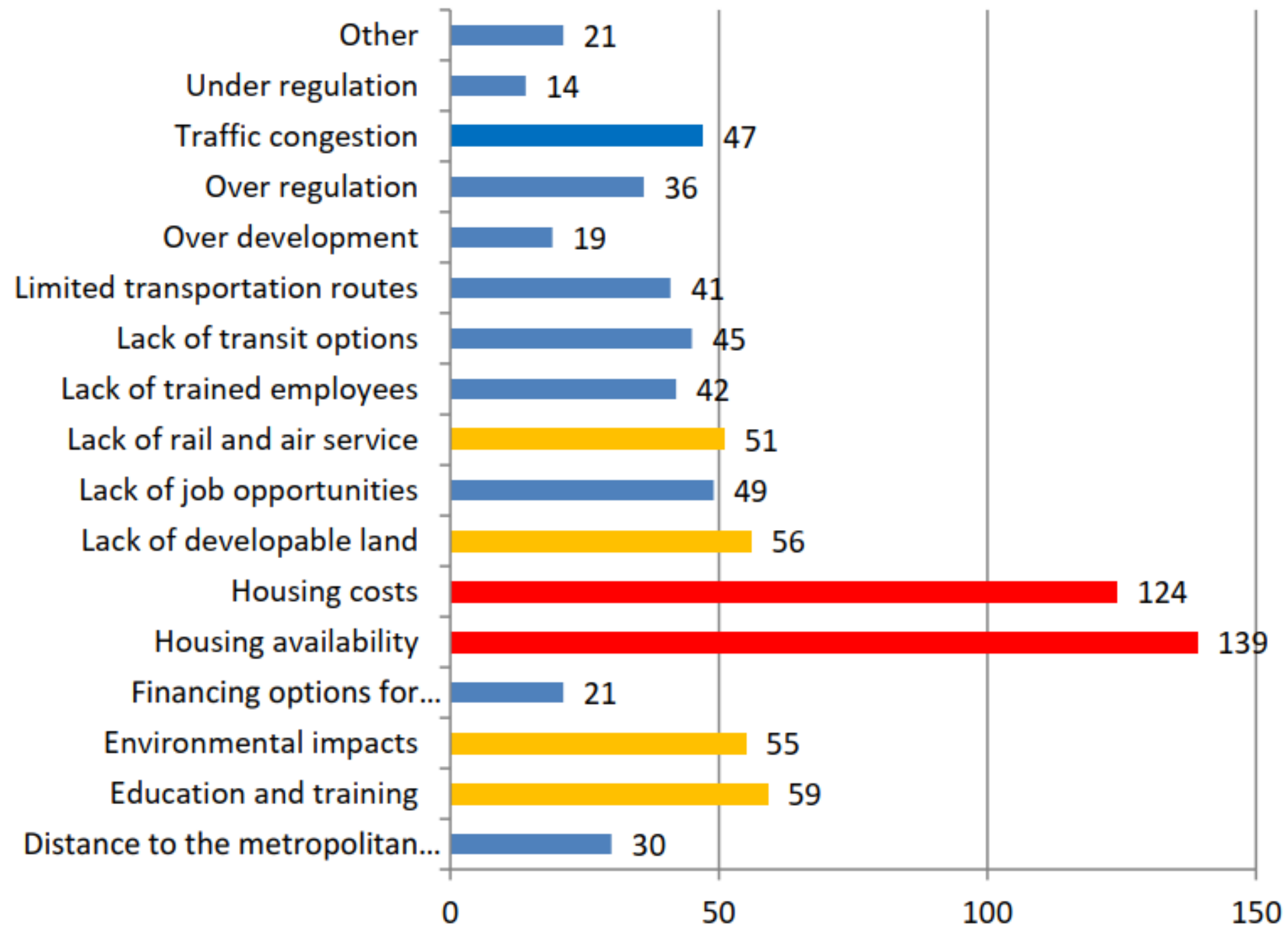
# Public Questionnaire Results



# Public Questionnaire Results



What do you see as challenges to the future economic health of Clatsop County? Pick up to five challenges.

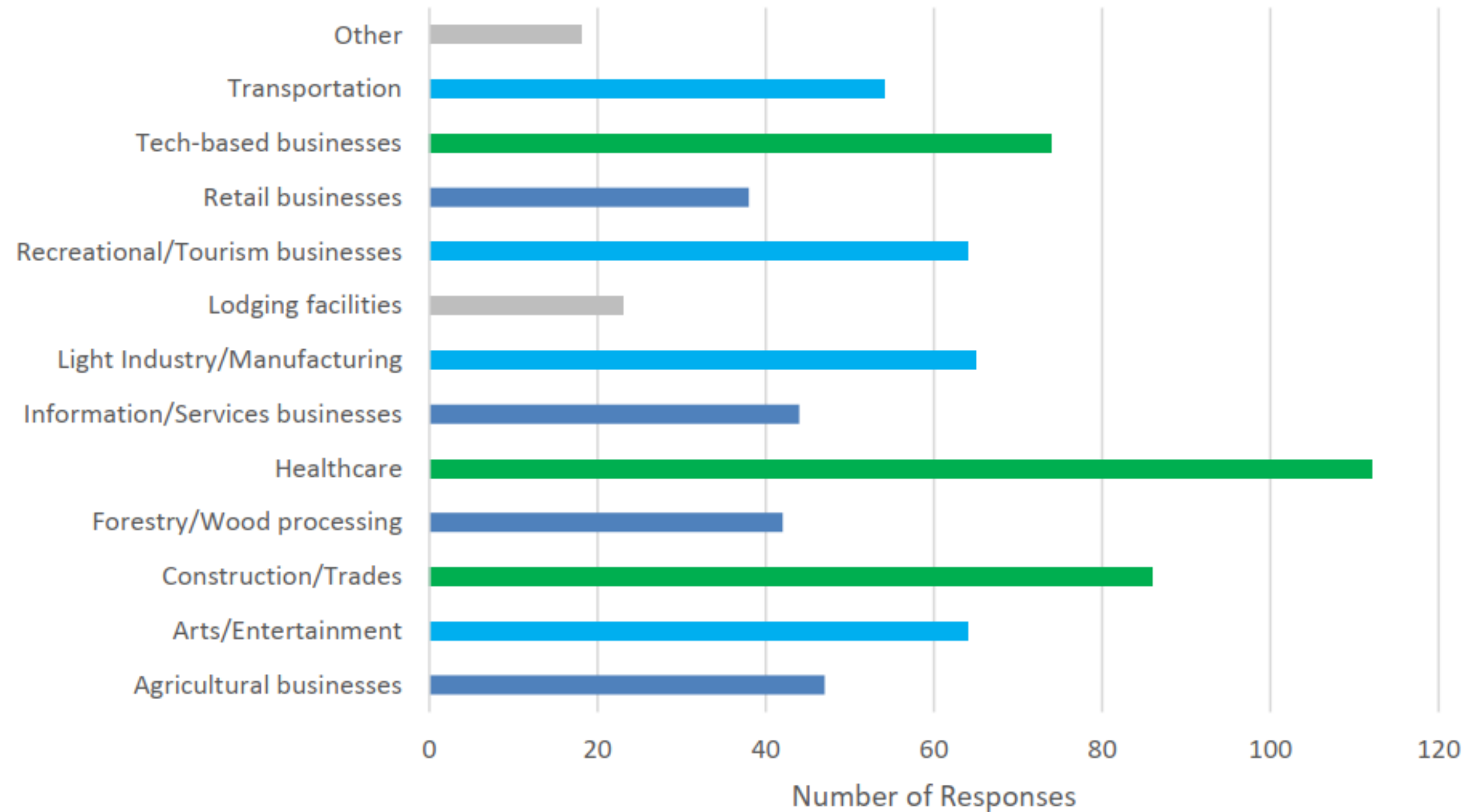




# Public Questionnaire Results



What general categories of businesses should Clatsop County encourage to locate or expand in the area. Select up to five.





# Other Factors to Consider:

## FEMA BiOp



- The BiOp tasked FEMA to modify NFIP implementation in Oregon such that development actions in the floodplain result in “no net loss” to key habitat functions
  - Flood storage
  - Water quality
  - Riparian vegetation

*“No Net Loss” means mitigate on-site, within the same reach, or in the same watershed with different mitigation ratios*

*The County and Cities must choose one of three options to address this ruling by December 1, 2024.*



# Living Wage Jobs of the Future

Clatsop County 2022 Living Wage Estimate

Number of Adults Working	Number of Children			
	0	1	2	3
1	\$ 21.91	\$ 37.84	\$ 47.78	\$ 61.80
2	\$ 15.23	\$ 21.38	\$ 26.79	\$ 30.56

Source:

<https://livingwage.mit.edu/counties/41007>

February 2024 Data



# Living Wage Jobs of the Future

## 2023 Oregon Wage Information and Job Growth Projections for Northwest Oregon (Benton, Clatsop, Columbia, Lincoln, and Tillamook Counties)

Oregon Employment Department, Workforce and Economic Research Division

Occupation Code	Occupation Title	2022 Employment*	Mean (Hourly)	2023 Annual Mean (Average)**	Growth Rate
31-0000	Healthcare Support Occupations	3,328	\$19.80	\$41,168	19%
39-0000	Personal Care and Service Occupations	2,276	\$18.83	\$39,179	18%
15-0000	Computer and Mathematical Occupations	1,795	\$46.94	\$97,626	17%
21-0000	Community and Social Service Occupations	2,202	\$27.92	\$58,081	15%
47-0000	Construction and Extraction Occupations	3,534	\$29.70	\$61,774	15%
35-0000	Food Preparation and Serving Related Occupations	11,900	\$16.51	\$34,346	14%
37-0000	Building and Grounds Cleaning and Maintenance Occupations	3,966	\$17.84	\$37,103	14%
29-0000	Healthcare Practitioners and Technical Occupations	4,849	\$56.88	\$118,297	12%
11-0000	Management Occupations	6,147	\$48.42	\$100,722	11%
13-0000	Business and Financial Operations Occupations	4,007	\$36.22	\$75,334	11%
17-0000	Architecture and Engineering Occupations	1,671	\$49.23	\$102,408	11%
27-0000	Arts, Design, Entertainment, Sports, and Media Occupations	1,100	\$33.34	\$69,345	11%
33-0000	Protective Service Occupations	1,856	\$29.97	\$62,335	11%
23-0000	Legal Occupations	371	\$47.20	\$98,179	10%
49-0000	Installation, Maintenance, and Repair Occupations	3,683	\$28.26	\$58,792	9%
53-0000	Transportation and Material Moving Occupations	7,117	\$20.45	\$42,536	9%
00-0000	Total, All Occupations	94,223	\$28.32	\$58,902	9%
19-0000	Life, Physical, and Social Science Occupations	1,945	\$35.69	\$74,229	8%
25-0000	Educational Instruction and Library Occupations	7,401	\$35.30	\$73,422	6%
41-0000	Sales and Related Occupations	8,234	\$20.44	\$42,520	4%
51-0000	Production Occupations	4,932	\$24.52	\$51,013	4%
43-0000	Office and Administrative Support Occupations	11,235	\$21.93	\$45,614	1%
45-0000	Farming, Fishing, and Forestry Occupations	673	\$26.86	\$55,878	0%

# Foundational Concepts



## Foundational Concepts

Job training programs that meet the needs of current and future businesses will need to bridge the gap between employees and future jobs.

The housing crisis is restricting economic growth – including infrastructure limitations, and shortages of developable land, and construction employees.

Shifting employment trends in traditional resource-based job sectors will require the support of research, innovation, and entrepreneurship in growth sectors.

County population will continue to grow steadily, mostly due to in-migration. The demographics of the community will continue to age. A smaller percentage of the population will be in the workforce.

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Locational advantages for the county include abundant water and forest resource zones, recreational opportunities, proximity to a major metro area, and educational facilities



# Goal Statements – Four Strategic Areas

- Economic Aspirations

- Housing our Residents

- Creating a Safe and Healthy Community

- Creating a Resilient Community

Action Steps

County Role

Partner Organizations

## Blue Marine Economy Sector

- Fisheries
- Food Processing
- Natural Resources Research and Innovation
- Tourism
- Commodity Movement
- Marine Construction and Repair

## Healthcare and Wellness Sector

- Hospital Systems
- Health Services Expansion
- Living/Care Facilities
- Healthcare and Wellness Businesses
- Healthy Food Systems
- Behavioral Health Services

## Construction and Resources Sector

- Expedited Housing Construction Processes
- Trades Education Programs
- Apprenticeships
- Timber Resource Research and Development

## Food Production Sector

- Seafood Processing
- Brewing and Distilling
- Farming Operations
- Research and Innovation Center

- Tech Nomads
- Other?

The path to economic diversification is not through moving away from what we are good at, rather it is through capitalizing on our assets to be the assets of the next economy.





# Additional Details

## Links:

[Clatsop County Economic Development Pages](#)

[Draft Economic Opportunities Analysis](#)

## Questions or Comments?