

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Study Session Worksheet

Presentation Date: 11/20/2012 **Approx Start Time:** 11:00a.m. **Approx Length:** 30 Min

Presentation Title: Key Performance Indicators

Department: Business & Community Services, Gary Barth, Director
Business & Economic Development

Presenters: Gary Barth, Director, Business & Community Services
Simone Rede, Hatfield Fellow

Other Invitees: Business & Economic Development Staff:
Catherine Comer, Manager, Cindy Hagen, Coordinator, Jamie Johnk, Coordinator

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Business and Economic Development is seeking feedback from the BCC on the Key Performance Indicators (KPI's) as recommended in the attached at-a-glance report.

EXECUTIVE SUMMARY:

On September 27, 2011 Business & Community Services and Business & Economic Development provided an outline of Key Performance Indicators to the BCC as a methodology to measure economic vitality.

Historically, reporting on **outputs** allowed economic development practitioners to report on activities where they have significant and direct control. However, current best practices in economic development acknowledges that no one group or entity has complete control or influence and that it takes a collaborative effort by many to impact the economic vitality of an area. By measuring **outcomes** rather than just **outputs**, we are provided with a more meaningful measure of economic development performance as impacted by many activities and factors.

In July 2012, Simone Rede was placed at Clackamas County through an 8-month fellowship program run by Portland State University's Mark O. Hatfield School of Government. Among her project deliverables is developing and documenting this report. Over the past three months, she has reviewed publications from Portland Business Alliance, Port of Portland, and Portland Development Commission and interfaced with Director of BCS, Gary Barth, Economic Development staff, and researchers from Greater Portland Pulse, FCS Group, and Metro to inventory economic indicators across multiple topics and geographies.

FINANCIAL IMPLICATIONS (current year and ongoing):

County staff time each year to update and document the changes.

LEGAL/POLICY REQUIREMENTS:

N/A

PUBLIC/GOVERNMENTAL PARTICIPATION:

N/A

OPTIONS:

Accept Key Performance Indicators At-A-Glance report and methodology for tracking economic activity

Propose changes or additions to report

RECOMMENDATION:

Staff respectfully recommends that the BCC accept the report and methodology as presented.

ATTACHMENTS:

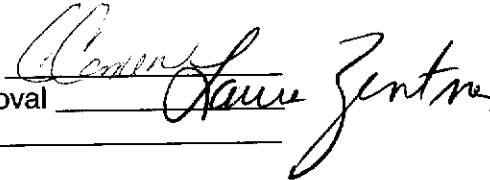
Clackamas County At-A-Glance Report

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____

Handwritten signature of Amy Jentzen in cursive script, written over the signature lines.

For information on this issue or copies of attachments, please contact Teresa Sears @ 503-742-4329

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KEY PERFORMANCE INDICATORS

Economic Output

Economic output (GDP) per acre, 2011 **Economic output (GDP) per job, 2011** **Traded share GDP as a percentage of key cluster GDP, 2011**

\$1,209,968

(15,500,000,000 / 12,810.26 = 1,209,968)

Source: Clackamas County Business & Community Services Analysis of GIS and IMPLAN data

\$113,803

(15,500,000,000 / 136,200 = 113,803)

Source: Clackamas County Business & Community Services Analysis of IMPLAN and Oregon Employment Department data

32%

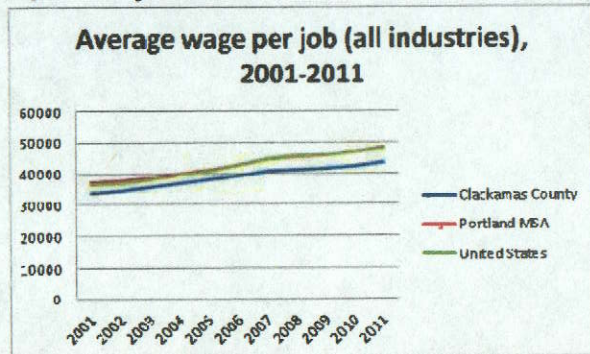
(2.489 / 7.7 = 0.32)

Source: Clackamas County Business & Community Services Analysis of IMPLAN

Wages & Unemployment

Clackamas County average wage per job (all industries), 2011

\$43,362

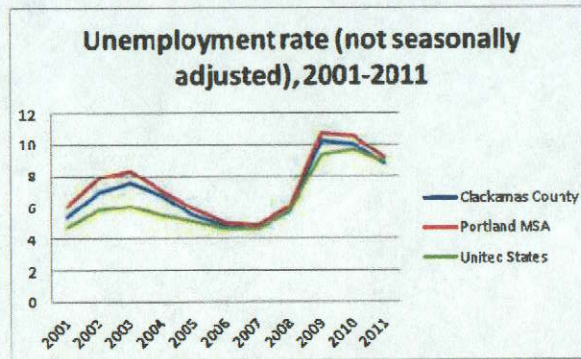


Source: Bureau of Labor Statistics

Clackamas County Unemployment rate (not seasonally adjusted), 2011

8.7%

(17,582 / 202,378 = 0.0868)



Source: Bureau of Labor Statistics

Building Vacancy Rates

Percent total vacant available industrial space, 4th Quarter 2011

7.1%

(1,950,911 / 27,625,436 = 0.071)

Source: CoStar Group, Inc.

Percent total vacant available office space, 4th Quarter 2011

15.2%

(1,333,290 / 8,756,597 = 0.152)

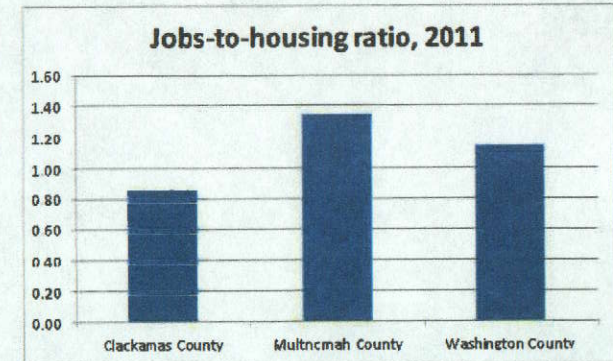
Source: CoStar Group, Inc.

Jobs

Jobs-to-housing ratio, 2011

0.86

(136,200 / 157,798 = 0.86)



Source: Clackamas County Business & Community Services Analysis of Oregon Employment Department and US Census Bureau data

Jobs per acre of employment land, 2011

11

(136,200 / 12,810.26 = 10.63)

Source: Clackamas County Business & Community Services Analysis of Oregon Employment Department and GIS data

Key Performance Indicators

- Jobs-to-housing ratio
- Jobs per acre of employment land
- Economic output per acre
- Economic output per job
- Traded-sector GDP as a percentage of total GDP
- Average wage per job (all industries)
- Unemployment rate (not seasonally adjusted)
- Percent total vacant available industrial space
- Percent total vacant available office space

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AGGREGATE DATA

Economic Output

Total Clackamas County GDP, 2011

\$15.5 billion

Source: Clackamas County Economic Landscape Emerging Trends and Strategies Report

Key Clusters GDP in Clackamas County, 2011

\$7.7 billion

Traded share GDP of key clusters, excluding Health Care, 2011 (export value)

\$2.489 billion

Jobs

Total nonfarm jobs (all industries), 2011 annual average

136,200 jobs

Source: Oregon Employment Department

Workforce

Average Labor force, 2011

202,378 people

Source: Local Area Unemployment Statistics

Average Employed, 2011

184,796 people

Average Unemployed, 2011

17,582 people

Total housing units, 2011

157,798 units

Source: U.S. Census Bureau

Building Vacancy Rates

Industrial Space:

Total rentable building area industrial space, 4th Quarter 2011

27,625,436 SF

Total vacant available industrial space, 4th Quarter 2011

1,950,911 SF

Source: CoStar Group, Inc.

Office Space:

Total rentable building area office space, 4th Quarter 2011

8,756,597 SF

Total vacant available office space, 4th Quarter 2011

1,333,290 SF

Employment Land

Total acres of zoned employment land, 2012

12,810.26 acres

Source: Clackamas County Technology Services