Many pieces go into setting a table for a great meal. Likewise, there are many factors which influence the economic table in the City of Gresham and contribute to this unique place:

- Skilled workforce
- Available land and buildings
- Creative entrepreneurs
- Education and training opportunities for all ages
- Diversity of population and workforce
- Accessibility; mobility
- Strong and stable political leadership

The data show that there are traditional strengths in Gresham, and some promising opportunity areas for growing family wage jobs. This report focuses on three areas: Manufacturing, Clean Technologies and Professional/Scientific/Technical Services. Companies in these three areas are often largely in the traded sector. Traded sector businesses sell their goods and services outside the Portland metropolitan area, bringing wealth into the region which is then shared by the large local service and retail sectors.

**MANUFACTURING**

Gresham’s traditional strength in manufacturing continues to be the driver of the local economy. Manufacturing wages (annual average) in Gresham are higher than those in the Portland metropolitan area, the State of Oregon, and the US.

Some say manufacturing is an industry in trouble in the US; certainly the nation has seen the loss of manufacturing jobs for a number of years. But many signs point toward a continuing manufacturing presence in the US, particularly in value-added goods and services. Those industries which can produce high value goods in a highly efficient manner are likely to succeed in this country. Manufacturing, with its family wage jobs and strong vendor networks, has the highest multiplier effect of any industry sector.

The payoff is high to the local economy from manufacturing. With Gresham’s current strength in this cluster of industries, this is a sector which seems well worth targeting for the future.

**CLEAN TECHNOLOGIES**

Gresham is poised to take advantage of the growth of clean technologies, or renewable energy industries. Federal and state policies are in place which set the stage for Oregon. But it is the region’s mature semiconductor and advanced metals industries, with their attendant vendor networks and highly skilled workforce, which are causing new and established companies in this industry to look closely at the Portland region.

The City offers available industrial land and buildings that are highly suitable for many of these companies, along with local incentives crafted for manufacturing and clean technology companies.

**PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES**

Finally, within the broad category of Professional, Scientific and Technical Services, Gresham has a number of very successful companies, along with huge opportunity for growth in the Regional Center of downtown Gresham and in industrial employment corridors. Health care has a successful foundation in Gresham and the City has the potential to be a larger hub for medical services.

Services such as bank processing centers, computer call centers and logistics centers employ thousands in Gresham’s industrial area, with opportunities for significant growth. Smaller professional service offices can be a major asset for redevelopment in downtown Gresham by bringing increased activity and energy to the area.

**THE CHALLENGE AND THE OPPORTUNITY**

At the time this is being written, a global economic recession is straining nearly every Gresham business and family. Companies are struggling to keep talented employees while sales are down. Some companies likely won’t make it through these challenging times, just as many Gresham residents have been laid off from jobs and are facing an uncertain future.

Yet, at the centerpiece of this economic table sits a cornucopia of assets anchored by a tight-knit community in the midst of a stunning natural environment. In the shadow of Mt. Hood, bounded by the Columbia River, verdant buttes, extensive trails and rolling hills, Gresham is blessed with a beautiful natural setting. Gresham has grown over the last few decades from a quiet bedroom community to the fourth largest city in the state of Oregon, with diverse neighborhoods and employment centers.

Actions taken now can help shape the way Gresham emerges from this recession and moves into the next decade. Focusing on what makes Gresham distinctive, not diluting efforts by trying to be everything for everyone, and building off of existing strengths will position Gresham to thrive for many years to come.

Janet Young, Director
Economic Development Services

“Gresham has much to offer businesses – marketable land, special incentives, close proximity to Portland International Airport and the Port of Portland, plus great quality of life with all the amenities a city of 100,000 can offer and yet still have a close-knit sense of community.”

Paul Warr-King, Councilor
**MEDIAN AGE:**
- 35 years (Gresham)
- 37 years (Portland)

**AVERAGE HOUSEHOLD SIZE:**
- 2.7 (Gresham)
- 2.3 (Portland)

**MEDIAN HOUSEHOLD INCOME:**
- $46,584 (Gresham)
- $45,512 (Portland)
- $53,659 (Beaverton)
- $54,191 (Hillsboro)
- $61,331 (Tigard)
- $76,883 (Lake Oswego)

**HOUSING UNITS: 39,272**
- Owner Occupied: 57.9%
- Renter Occupied: 42.1%

**RACE:**
- White: 72,242
- Black/African American: 2,959
- American Indian/Alaskan Native: 923
- Asian: 4,462
- Native Hawaiian/Pacific Islander: 311
- Other: 18
- Two or More Races: 2,032
- Hispanic/Latino: 18,590

**Source:** American Community Survey, US Census Bureau, 2007

**GRESHAM**
- 82% of people who live in Gresham work outside of Gresham
- 7,828 of Gresham’s 43,598 working residents work in Gresham (18%)
- 44% Commuting to Portland
- 3.7% Commuting to Hillsboro, Beaverton and Tigard combined
- 3.2% Commuting to Troutdale and Fairview combined

**GRESHAM**
- 24.1% of people who work in Gresham live in Gresham
- 24,599 of the 32,427 people working in Gresham commute from another city in the Portland region (75.9%)
- 26% Commuting from Portland
- 7.1% Commuting from Tigard, Fairview and Sandy combined
- 2.8% Commuting from Hillsboro and Beaverton combined

**Source:** US Census Bureau, LED Origin - Destination Database, 2nd Quarter 2002-2006

**GRESHAM POPULATION**

The data in this chart represents the number of companies in the City of Gresham by sector. Source: 2007 QCEW, Worksource Oregon.

The data in this chart represents the number of employees in the City of Gresham by sector. Source: 2007 QCEW, Worksource Oregon.

**Public Sector**
- 20%

**Other**
- 18%

**Arts & Recreation**
- 16%

**Education & Health Care**
- 13%

**Professional, Scientific, Technical**
- 11%

**Transportation**
- 9%

**Manufacturing**
- 7%

**Construction**
- 4%

**Natural Resources**
- 2%

**Natural Resources**
- 0.2%

**Public Sector**
- 19%

**Transportation**
- 18%

**Natural Resources**
- 12%

**Construction**
- 4%

**Other**
- 4%

**Arts & Recreation**
- 11%

**Education & Health Care**
- 12%

**Professional, Scientific, Technical**
- 16%

**Transportation**
- 18%

**Natural Resources**
- 20%

**Public Sector**
- 19%

**Natural Resources**
- 4%

**Construction**
- 16%

**Other**
- 4%
DIVERSITY HELPS TO STABILIZE OUR ECONOMY

- No one sector encompasses a majority of Gresham’s job base
- Gresham has a wide range of job types and wage levels
- When components of a particular sector experience a downturn (e.g. semiconductor), Gresham doesn’t seem to be affected like other communities that are predominantly one-sector cities
- When diversity is lacking, an economy is susceptible to cyclical fluctuations
- Recessions affect industries differently – some are affected very early in a downturn, others may lag a recession
- A resilient local economy is more able to look forward to upcoming trends. Many of the strongest employers today did not even exist 20 years ago.

LOCAL JOBS
$20,000/yr
530 companies
8,700 employees

SERVICE SECTOR JOBS
$37,000/yr
1,700 companies
21,000 employees

TRADED SECTOR JOBS
$48,000/yr
265 companies
8,600 employees

Note: Some companies do not fall neatly into one category; this is an approximate grouping of the data into three categories for the purposes of illustration

GRESHAM ECONOMY - 2007
GRESHAM WAGES - 2007

BY THE NUMBERS: GRESHAM COMPANIES, JOBS AND WAGES COMPARED TO A SAMPLING OF OTHER SUBURBAN COMMUNITIES

Companies within Gresham City limits: 2,492
- Portland metro area companies: 59,740
- As a percentage of total region – Gresham: 4.2%; Beaverton: 6.4%; Lake Oswego: 3.7%

Jobs provided by Gresham companies: 38,426
- Portland metro area jobs: 892,237 jobs
- As a percentage of total region – Gresham: 4.3%; Hillsboro: 6.8%; Tigard: 4.8%

Total Gresham payroll: $1,445,695,605
- Portland metro area payroll: $40,231,249,573
- As a percentage of total region – Gresham: 3.6%; Oregon City: 1%; Hillsboro: 9.3%

Source: 2007 QCEW, Worksource Oregon
TRANSPORTATION - 2007 AT A GLANCE

- Total Number of Companies who reported in this sector: 43
  - 1.7% of City total
- Total Employment: 1,081
  - 2.8% of City total
- Total Annual Payroll: $44,200,024
  - 3% of City total
- Average Annual Wage/employee: $40,904
  Portland Metro Area: $41,157

GRESHAM’S CURRENT STRENGTHS WITHIN THE REGION

TRANSPORTATION

- Location/proximity near I-84 and airport are key to these companies
- Warehousing and distribution companies typically pay family wages, but have lower employment per square foot than manufacturing
- Automated facilities mean more higher skilled jobs than a traditional warehouse/distribution center
- Warehouse/distribution facilities are transitioning – higher skilled jobs, buildings look different
- Warehouse/distribution facilities support neighboring manufacturers – seen as an asset in recruitment and retention of manufacturers and support services
- Greenlight Greater Portland Prosperity index notes that trade, transportation and utilities:
  - Is projected to add 7.2% more jobs between 2008 and 2013
  - Portland region ranks second in the benchmark analysis in projected job growth in this sector, behind Austin, TX

EXAMPLES OF EMPLOYERS IN THIS SECTOR:

Tri-Met
Albertson’s Distribution
First Student Transportation
Henningsen Cold Storage
OIA Global Logistics
Future Logistics Inc.
Child Truck Line

CONSIDER THIS

- Family wage jobs
- Supports manufacturing base
- Takes advantage of Gresham’s transportation/location assets
- How should Gresham balance its Warehousing & Distribution with its Manufacturing base?

MANUFACTURING - 2007 AT A GLANCE

- Total Number of Companies who reported in this sector: 88
  - 3.5% of City total
- Total Employment: 6,040
  - 15.7% of City total
- Total Annual Payroll: $370,613,850
  - 25.6% of City total
- Average Annual Wage/employee: $61,365
  Portland Metro Area: $57,781

GRESHAM’S CURRENT STRENGTHS WITHIN THE REGION

MANUFACTURING

- Largest number of employees in Gresham of all sectors
- Wages are higher in Gresham than the Portland metro area/US
  - 12.5% higher wages than Portland metro area average
  - 30.8% higher wages than State average
  - 26.4% higher wages than the US average
- High wage companies with benefits (requirements of incentive programs)
- Traded sector – brings new money into Gresham. Regional support service companies follow to serve traded sector employees.
- Manufacturing has the highest multiplier factor of all sectors. Every $1 in final sales of manufactured products supports $1.37 in other sectors of the economy.

EXAMPLES OF EMPLOYERS IN THIS SECTOR:

Boeing
On Semi
Microchip
Pella
Cascade Corp.
Boyd Coffee Co.
Opti-Craft
Benson Industries
RR Donnelley
Wright Business Graphics

CONSIDER THIS

- Highest employment sector in Gresham
- Highest average annual wages compared to Portland metro area, State of Oregon, and US
- How should Gresham continue to support and grow its manufacturing base?

LOCATION

- Location/proximity near I-84 and airport are key to these companies
- Warehousing and distribution companies typically pay family wages, but have lower employment per square foot than manufacturing
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CONSIDER THIS

- Highest employment sector in Gresham
- Highest average annual wages compared to Portland metro area, State of Oregon, and US
- How should Gresham continue to support and grow its manufacturing base?
### Professional, Scientific & Technical Services

- These types of jobs include: accountants, lawyers, architects, creative design, advertising, engineering, software development, bioscience research and development, etc.
- Wages in this sector in Gresham are moderate – wages in downtown Portland and other cities in the metro region are higher
- Good target for downtown/civic neighborhood as well as some industrial areas, especially due to update of Gresham's industrial zoning which occurred in 2008
- Provides key services for existing Gresham businesses (legal, accounting, engineering, advertising, research)
- This sector could attract “creative class” workers who live in the Portland metro area for quality of life, access to nature, etc.

**Examples of Employers in this Sector:**
- Umpqua Bank
- Metron Technology Distribution
- Network Omni
- Twelve Mile Animal Clinic
- Companion Pet Clinic of Gresham
- Colson & Dhulst, Inc.
- S.P. Cramer & Associates
- Dorian Studio, Inc.
- CAD Design, Inc.
- Kent Cox & Associates
- Statewide Land Surveying
- Custom Design Software, Inc.

### Education & Health Care

- Represents a large number of companies within Gresham
- Wages are moderate but could be higher with targeted growth in this sector, and could exceed the rate of population growth
- Provides needed services for Gresham residents, especially as demographics change
- This sector may also be affected because Gresham may be a ‘hub’ for smaller outlying communities (Sandy, Boring, Damascus), as well as providing medical services in close proximity to Mt. Hood/recreational areas and the Columbia Gorge
- Health care amenities are seen as an asset for recruitment and retention

**Examples of Employers in this Sector:**
- Legacy Mt. Hood Medical Center
- Kaiser Permanente
- Fairlawn Good Samaritan Village
- Albertina Kerr Centers for Children
- Goodwill Industries
- Gresham Urgent Care Clinic
- Pain Relief Specialists NW
- Gresham-Barlow School District
- Mt. Hood Community College

**Consider This:**
- Compared to Portland metro area, Gresham wages in this sector are 50% lower
- What can Gresham do to attract higher wage Professional, Scientific and Technical services jobs to our Regional and Employment Centers?

### Gresham’s Current Strengths Within the Region

- These types of jobs include: accountants, lawyers, architects, creative design, advertising, engineering, software development, bioscience research and development, etc.
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INTERESTING FACTS ABOUT GRESHAM’S ECONOMY

LARGEST MANUFACTURING EMPLOYERS WITHIN THE CITY ARE UNIQUE
• Gresham top manufacturers produce a wide variety of goods including: airplane parts; eyeglass lenses; refrigeration units; polyurethane foam; metal frames and windows; flat bread/pizza crusts; business forms; hydraulics equipment; micro controllers; coffee products; and semiconductors
• Of Gresham’s largest 32 industrial traded sector companies:
  • 11 have been here 30 years or longer
  • 6 have been here 40 years or longer
  • And one, Cascade Corporation, has been in Gresham since 1956 – 53 years!

REASONS WHY COMPANIES CHOOSE TO LOCATE AND STAY IN GRESHAM
• Affordable industrial land
• Skilled workforce
• Proximity to Portland International Airport
• Excellent access to transportation network
• Proximity to training resources (Mt. Hood Community College)

PRODUCING NATIONALLY KNOWN PRODUCTS … DID YOU KNOW?

• ALLEGRO sells 31,000 titles of music and video to 8,000 store fronts and 50,000 consumers

FOAMEX is the largest supplier of foam products in North America

CANDY BASKET’S Gresham facility produces 50-60% of taffy sold on the Oregon Coast

KINCO’S Gresham headquarters distributes 6.43 million pairs of gloves per year

OPTI-CRAFT produces about 2,300 pairs of eyeglasses per day at its Gresham facility

FOAMEX is the largest supplier of foam products in North America

TEENY FOODS coined the name "Pocket bread" in 1964. Right: baking three pieces at a time, 1964

WRIGHT BUSINESS GRAPHICS produces 1.5 million Netflix envelopes each week