

# Cowlitz & Wahkiakum: Economy and Housing

Scott Bailey, Regional Economist  
[scott.bailey@esd.wa.gov](mailto:scott.bailey@esd.wa.gov), 360-810-0048  
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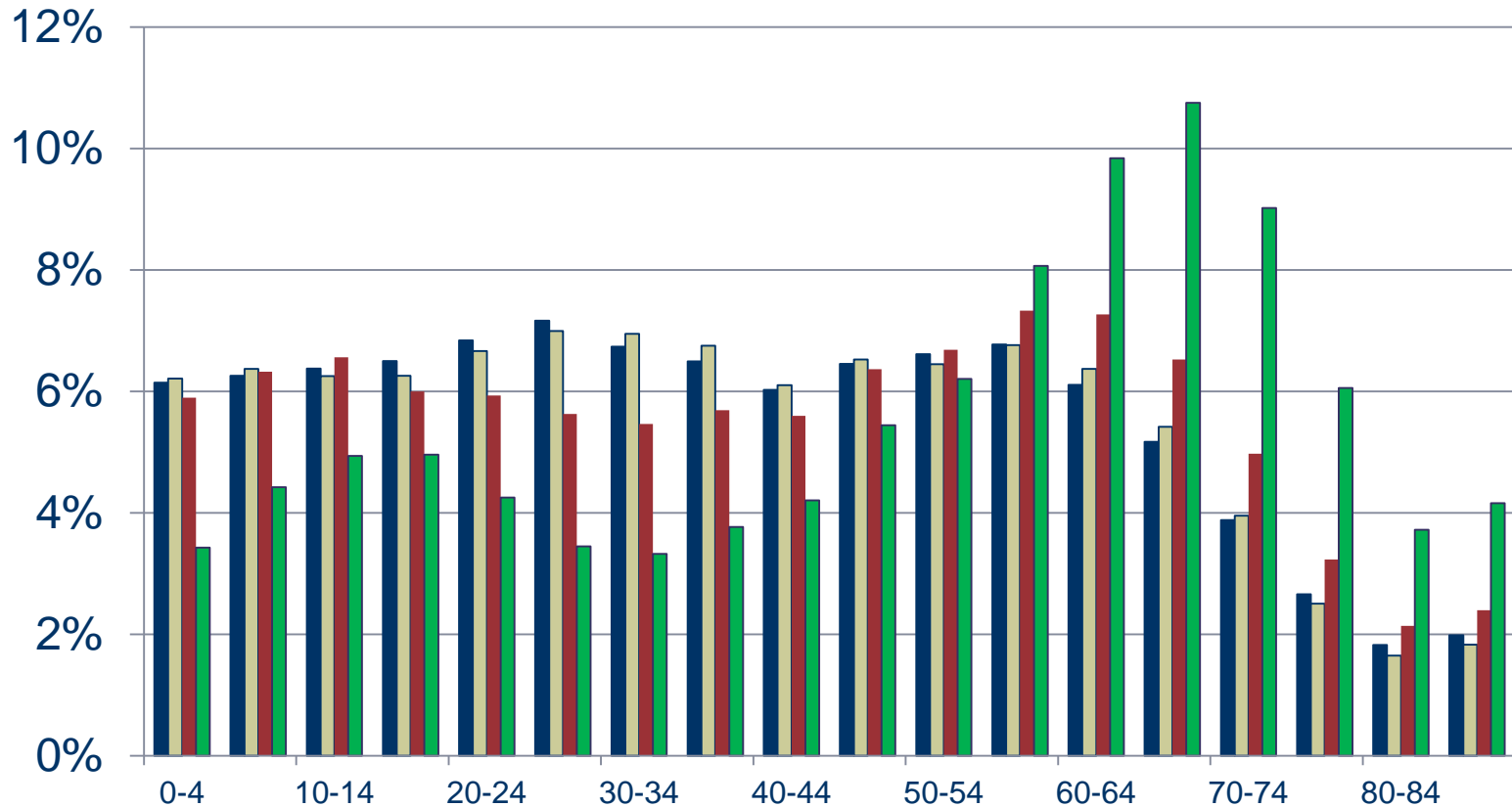


# Population, 2017

- **Cowlitz County: 105,900**
- **Wahkiakum County: 4,030**
- **Growth over the past/next 10 years:**
  - **US: 0.8%, 0.8%**
  - **State: 1.1%, 1.3%**
  - **Cowlitz: 0.6%, 0.7%**
  - **Wahkiakum: 0.2%, -0.3%**

# Cowlitz, Wahkiakum have older population

## Population by age, 2017



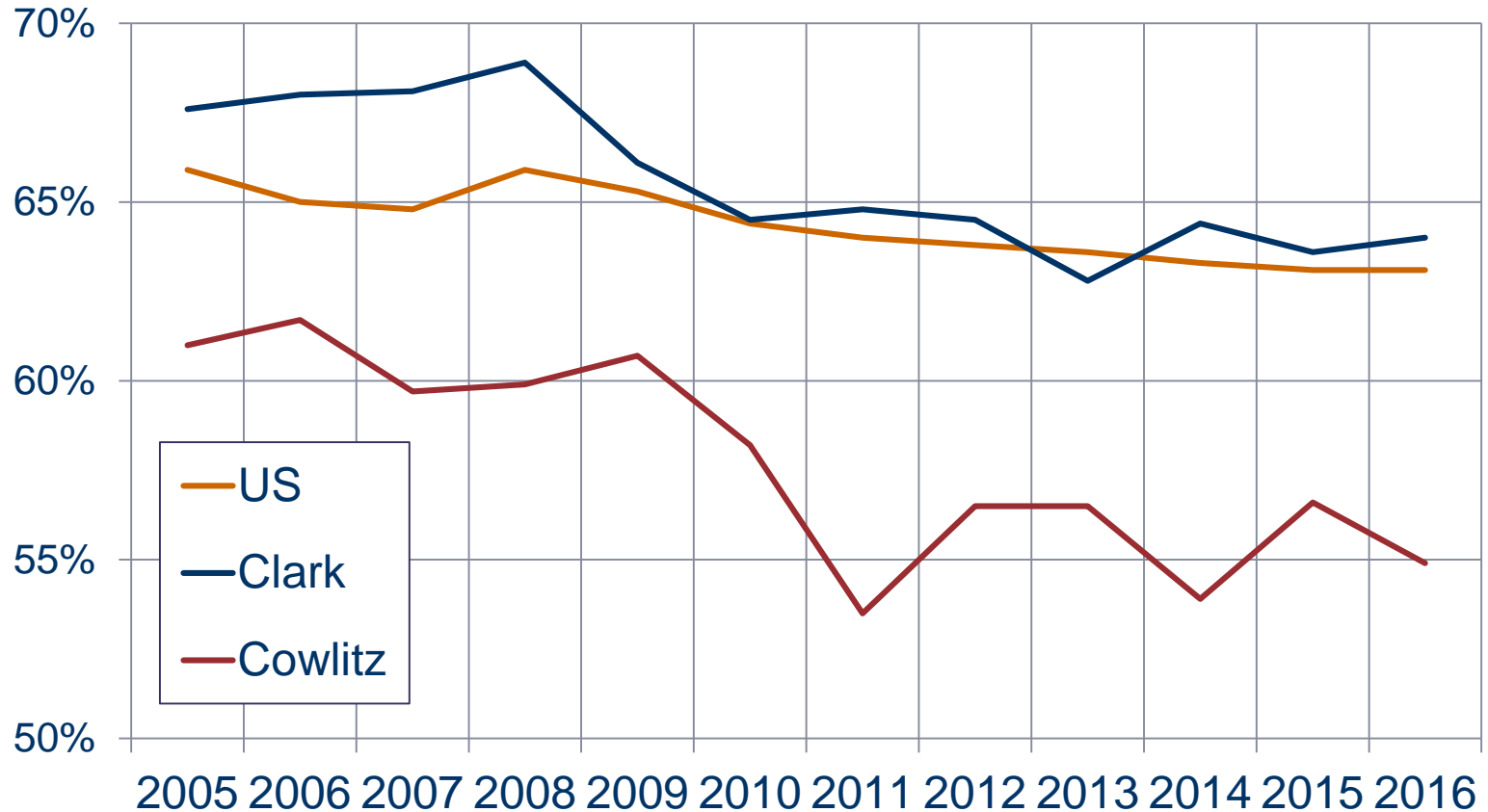
Source : Census Bureau, Office of Financial Management

# Unemployment, March 2018

- National rate: 4.1 percent
- State rate: 4.8 percent
- Portland Metro: 3.7 percent
- Clark County: 5.4 percent\*
- Cowlitz County: 6.5 percent\*
- Skamania County: 6.2 percent\*
- Wahkiakum County: 7.0 percent\*

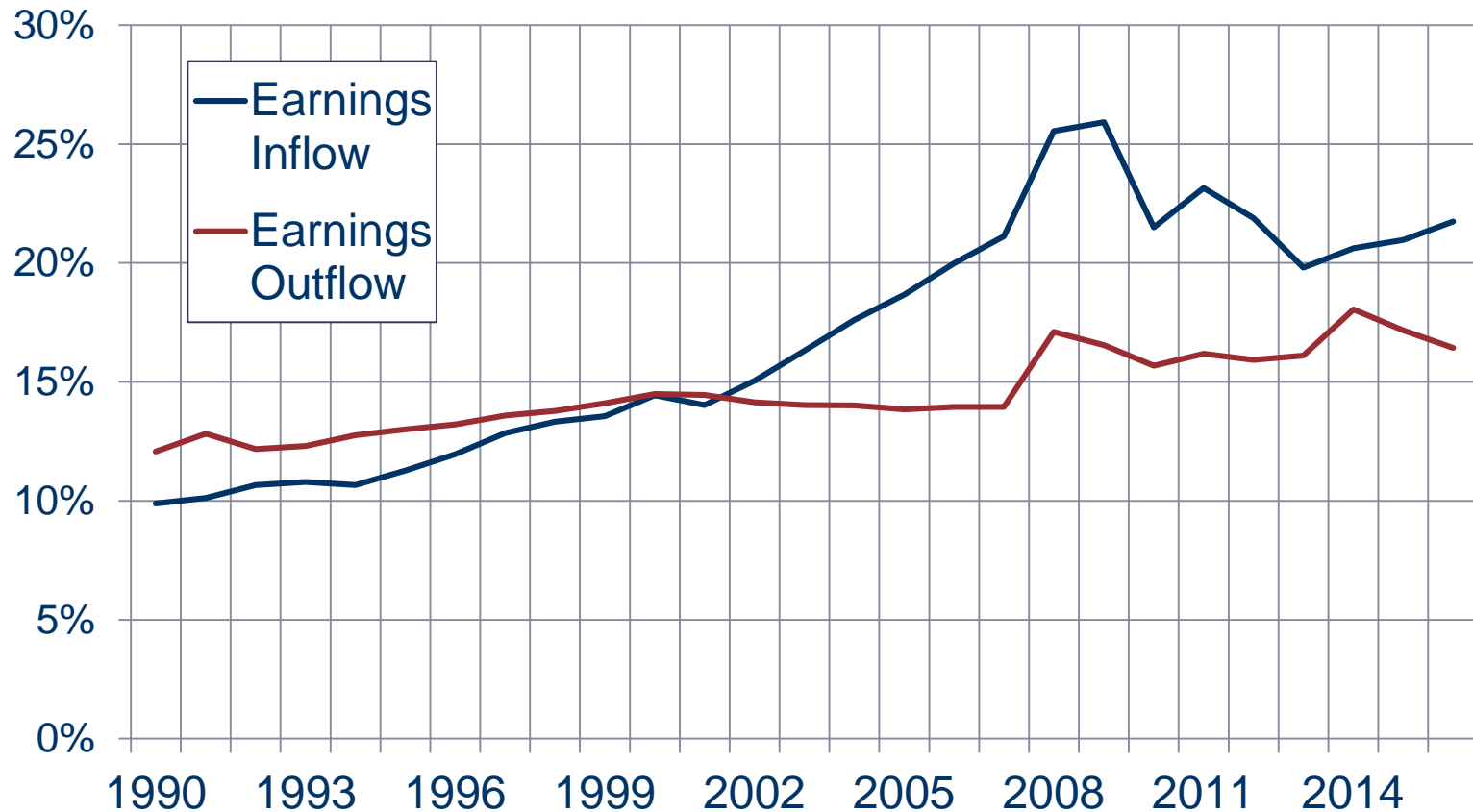
\*All rates seasonally adjusted. County rates are unofficial estimates.

# Labor Force Participation Rate Declines



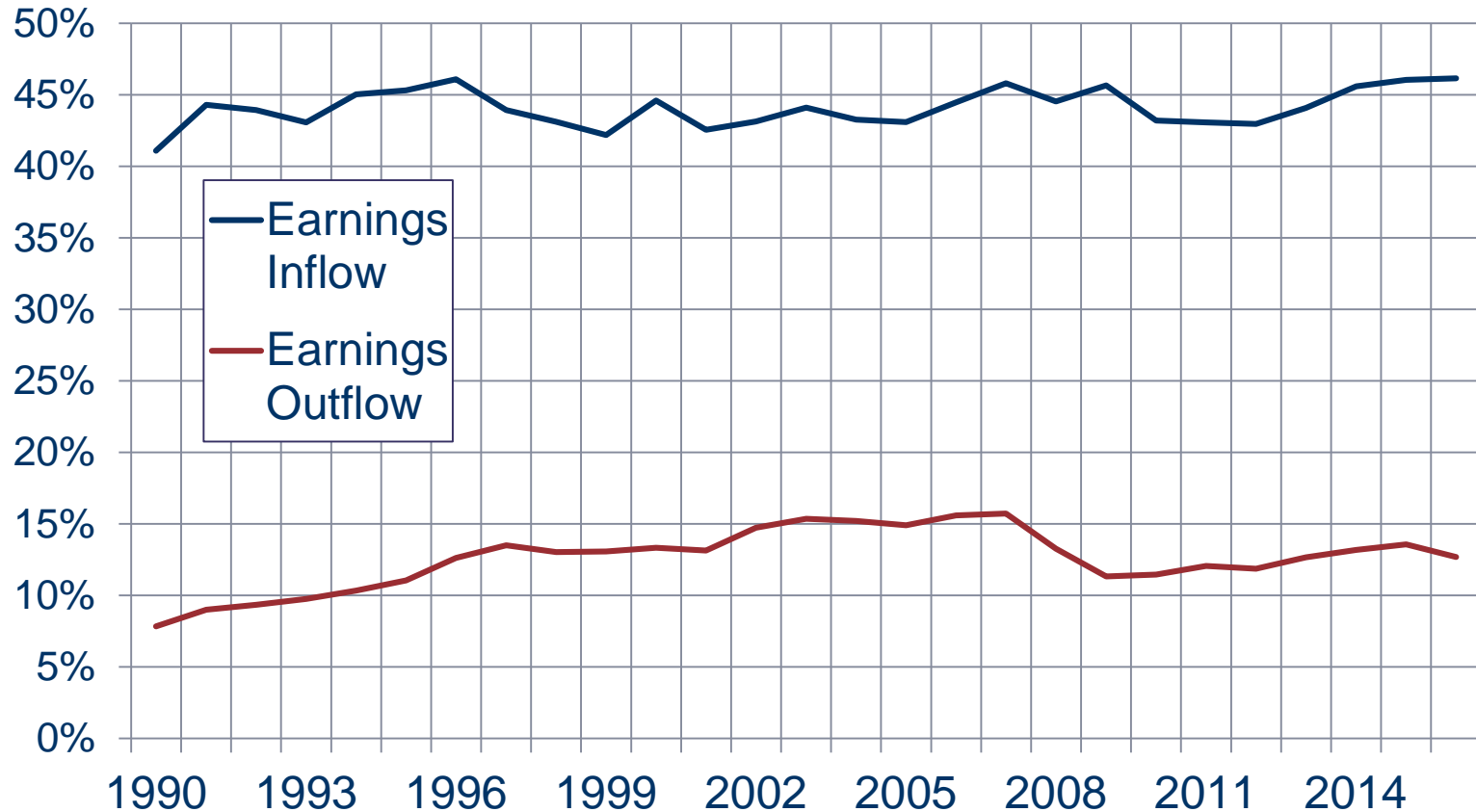
Source: Census Bureau/American Community Survey

# Cross-county commuters: small net inflow in Cowlitz



Source: Census Bureau/American Community Survey

# Cross-county commuters: large net inflow in Wahkiakum



Source: Census Bureau/American Community Survey

# Historic commuting pattern

2009-13 Average	Where Cowlitz residents work	Where Wahkiakum residents work
Cowlitz	30,465	232
Clark	3,247	0
Multnomah	1,495	12
Columbia	669	21
Lewis	582	0
Clatsop	323	86
Washington	308	0
Clackamas	270	49
King	269	3
Wahkiakum	203	647
Pacific	40	143

Source: Census Bureau

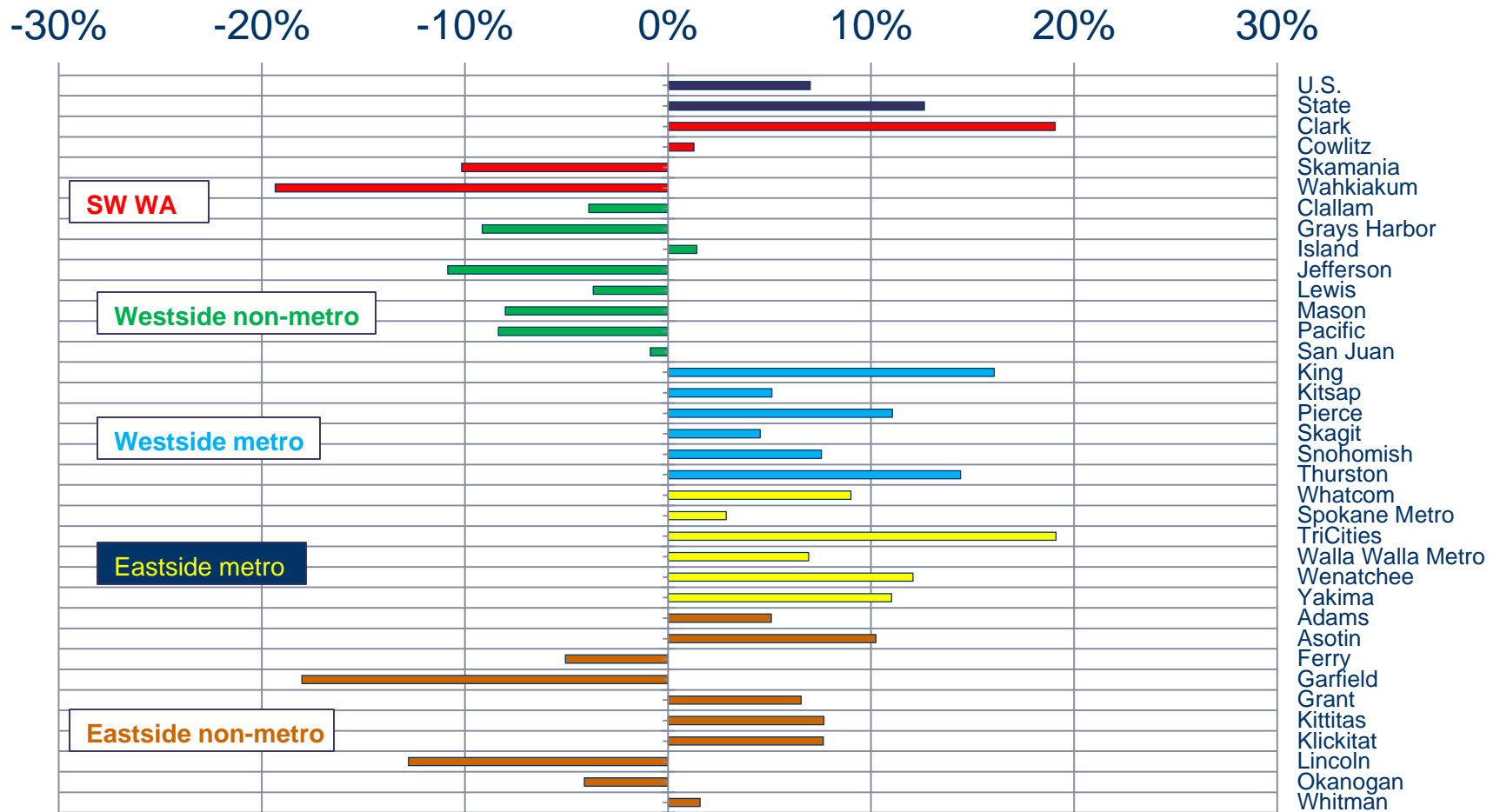


# Who's “underutilized” in the labor market?

## “U-6” rate

- National U-6 rate: 7.8 percent
  - Officially unemployed, *plus*
  - Involuntary part-time workers
  - “Marginally-attached” workers
  - Long-term labor force dropouts
- SW Washington?

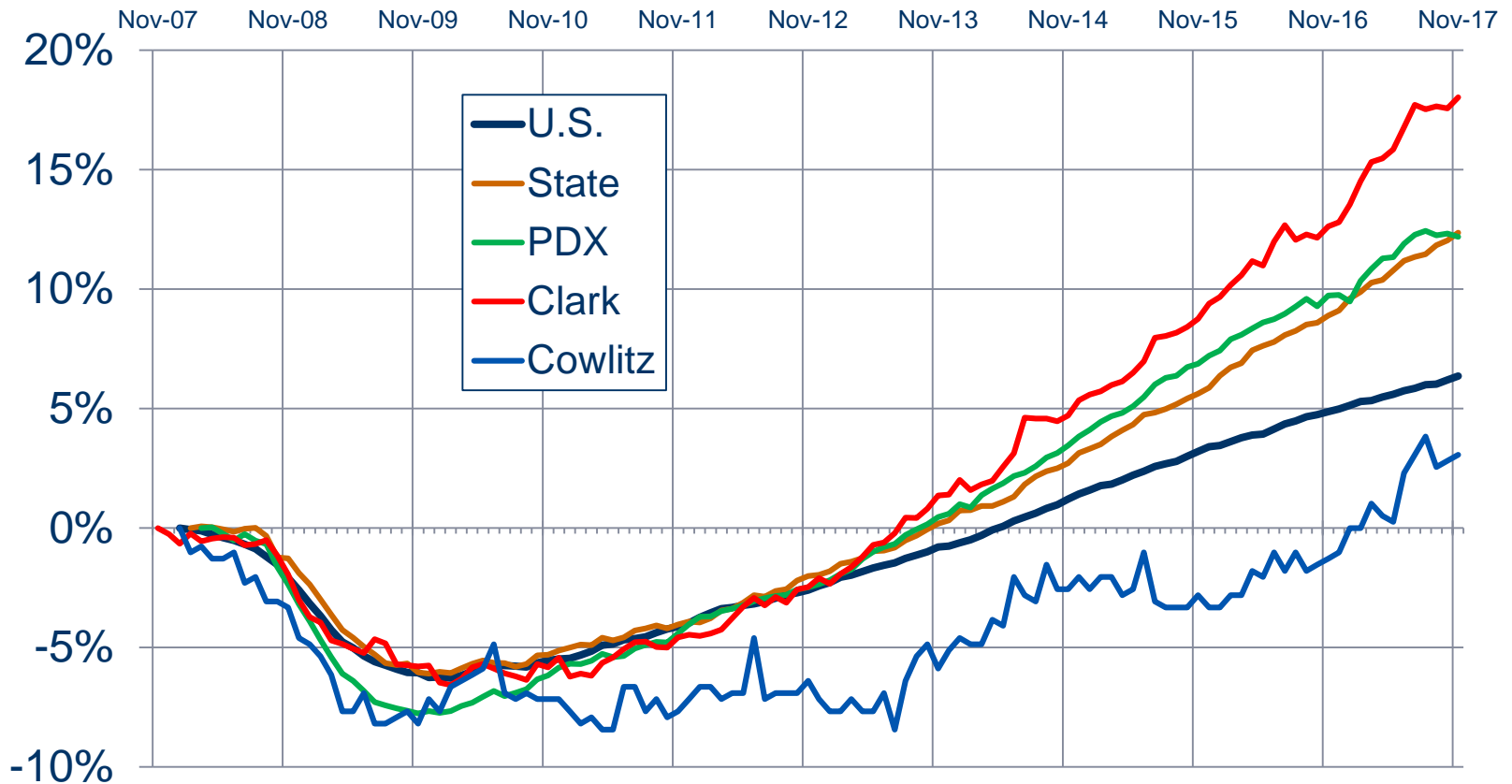
# Change in employment since 2007 peak



Source: Washington Employment Security Department/WITS

# Clark leads, Cowlitz lags state, nation

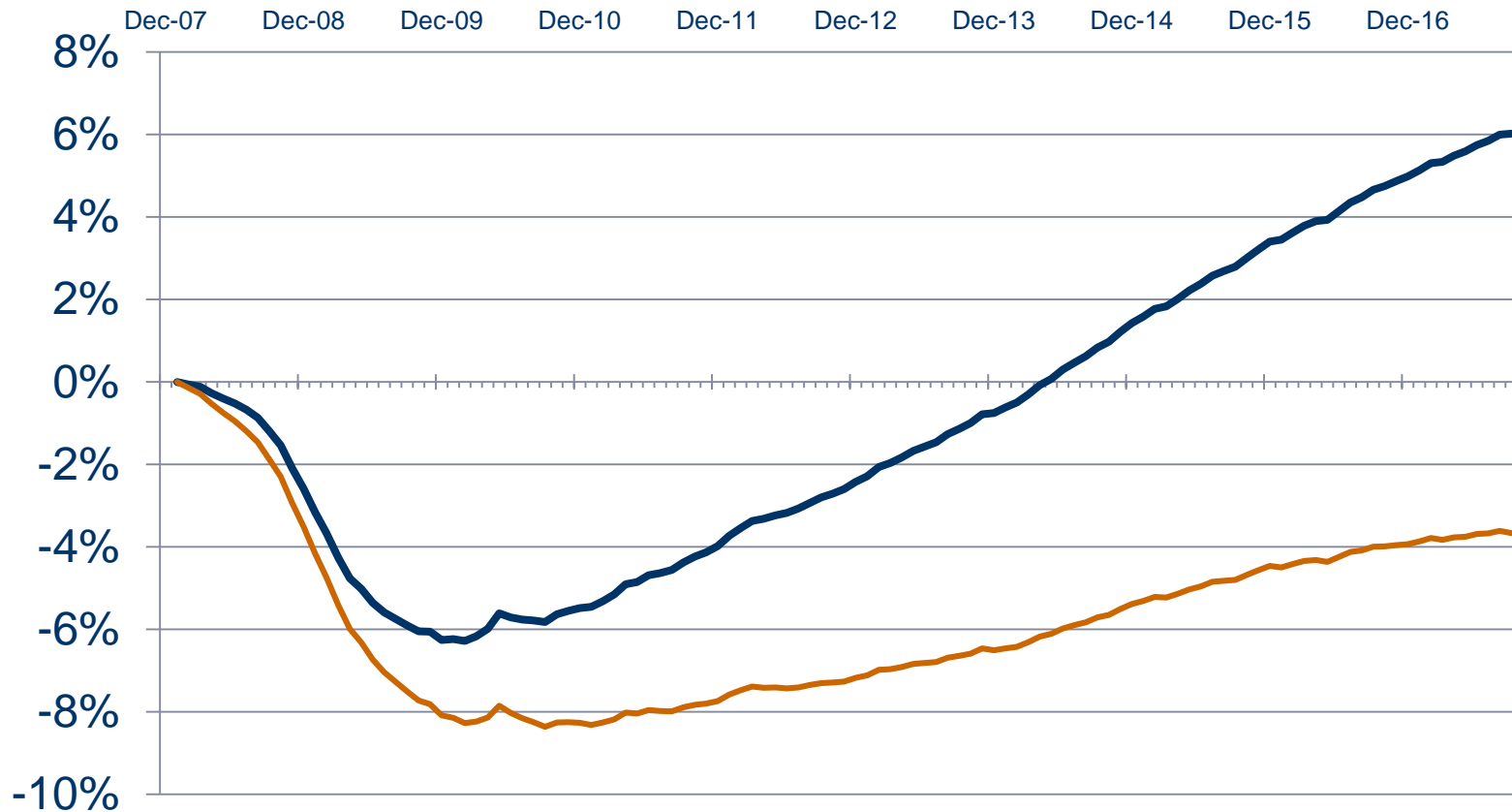
## Recession & Recovery: Clark vs. U.S. vs. State vs. Portland



Source: BLS, Washington & Oregon Employment Departments

# Adjusted for population growth (@120,000 jobs per month)

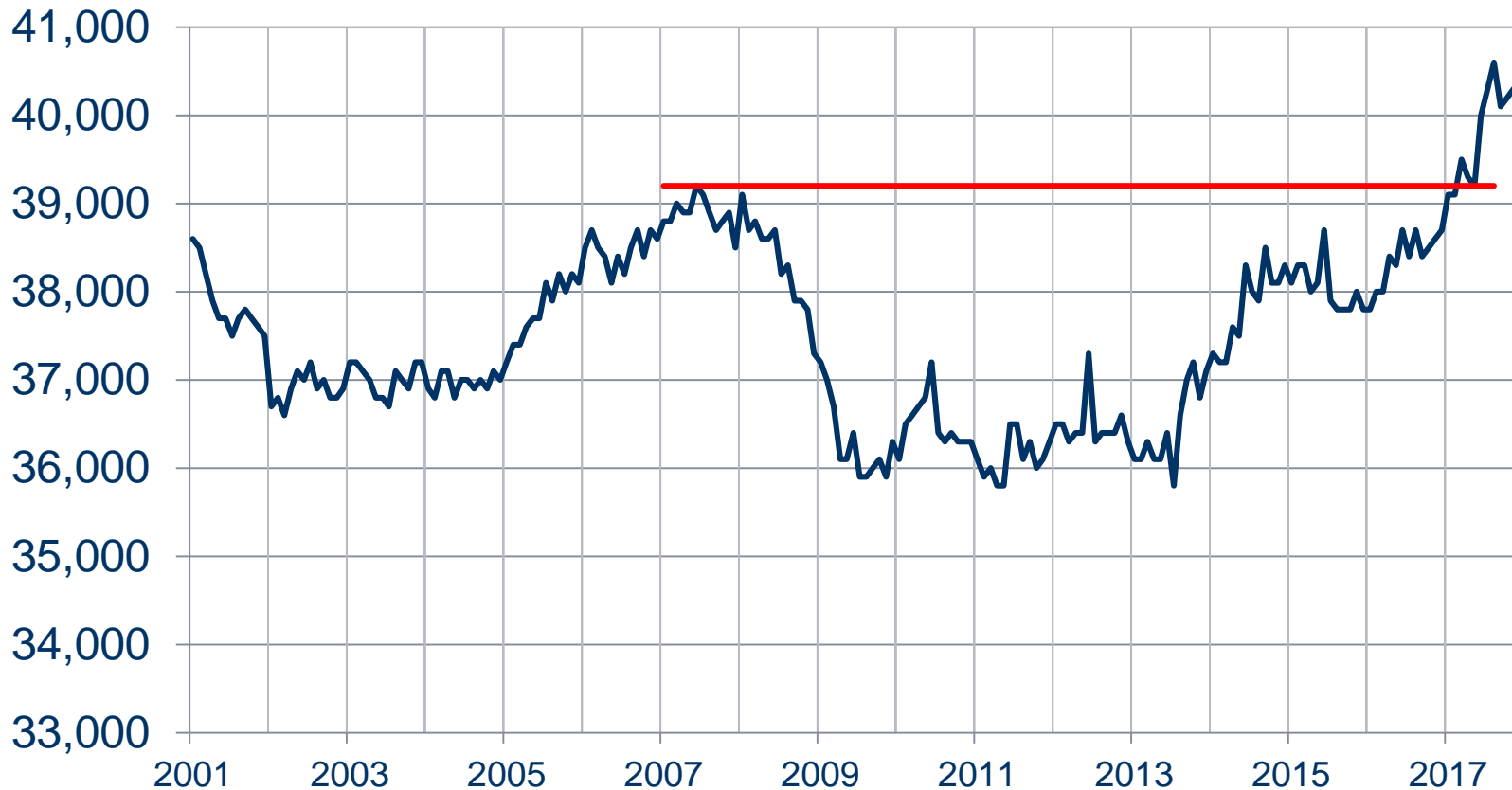
## Recession Job Loss and “Recovery”



Source: BLS, calculation by ESD/WITS

# Slow recovery in Cowlitz

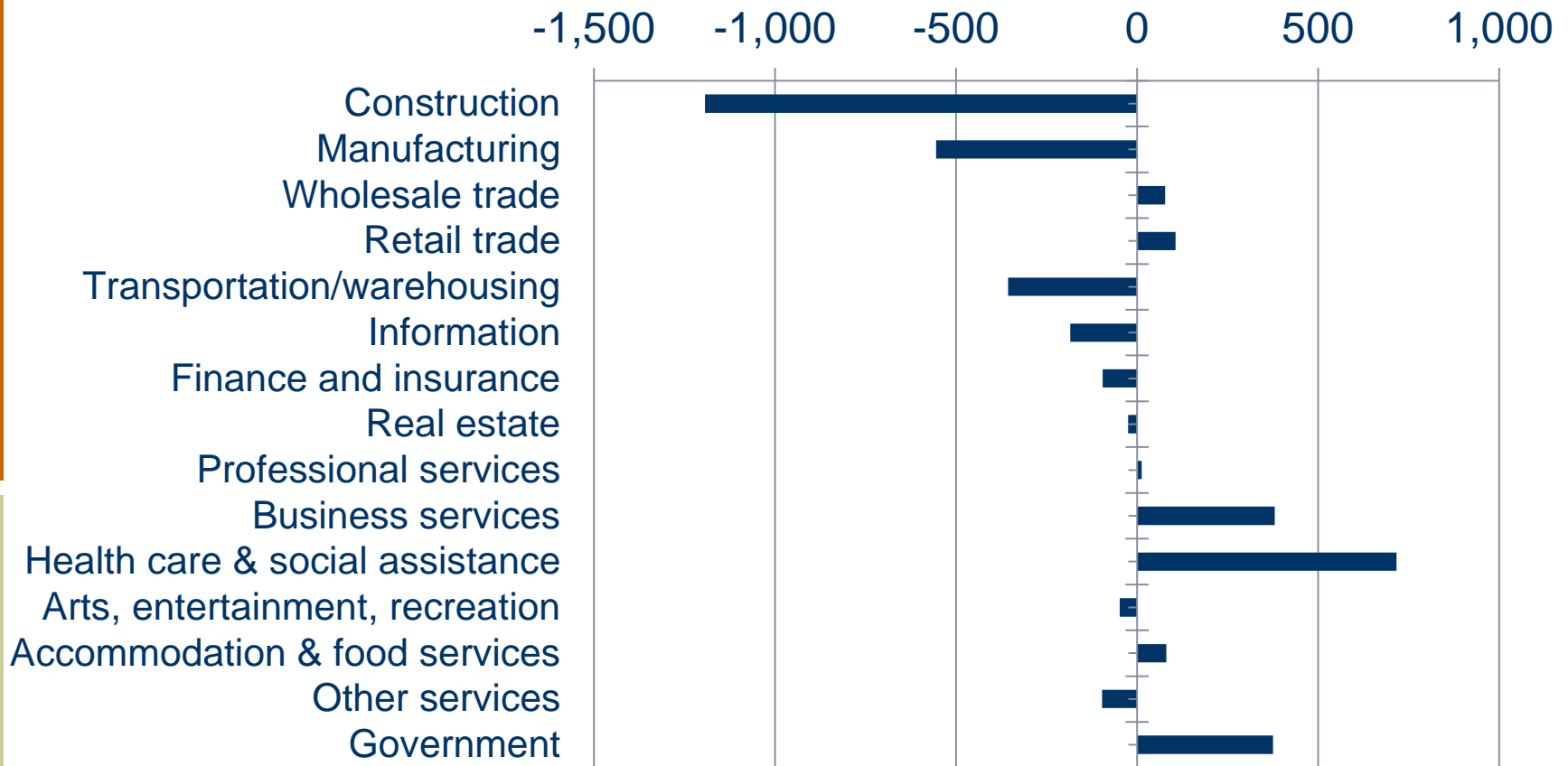
## Cowlitz County Seasonally-Adjusted Nonfarm Employment



Source: Washington Employment Security Department/WITS

# Net Job Change Since Recession Began

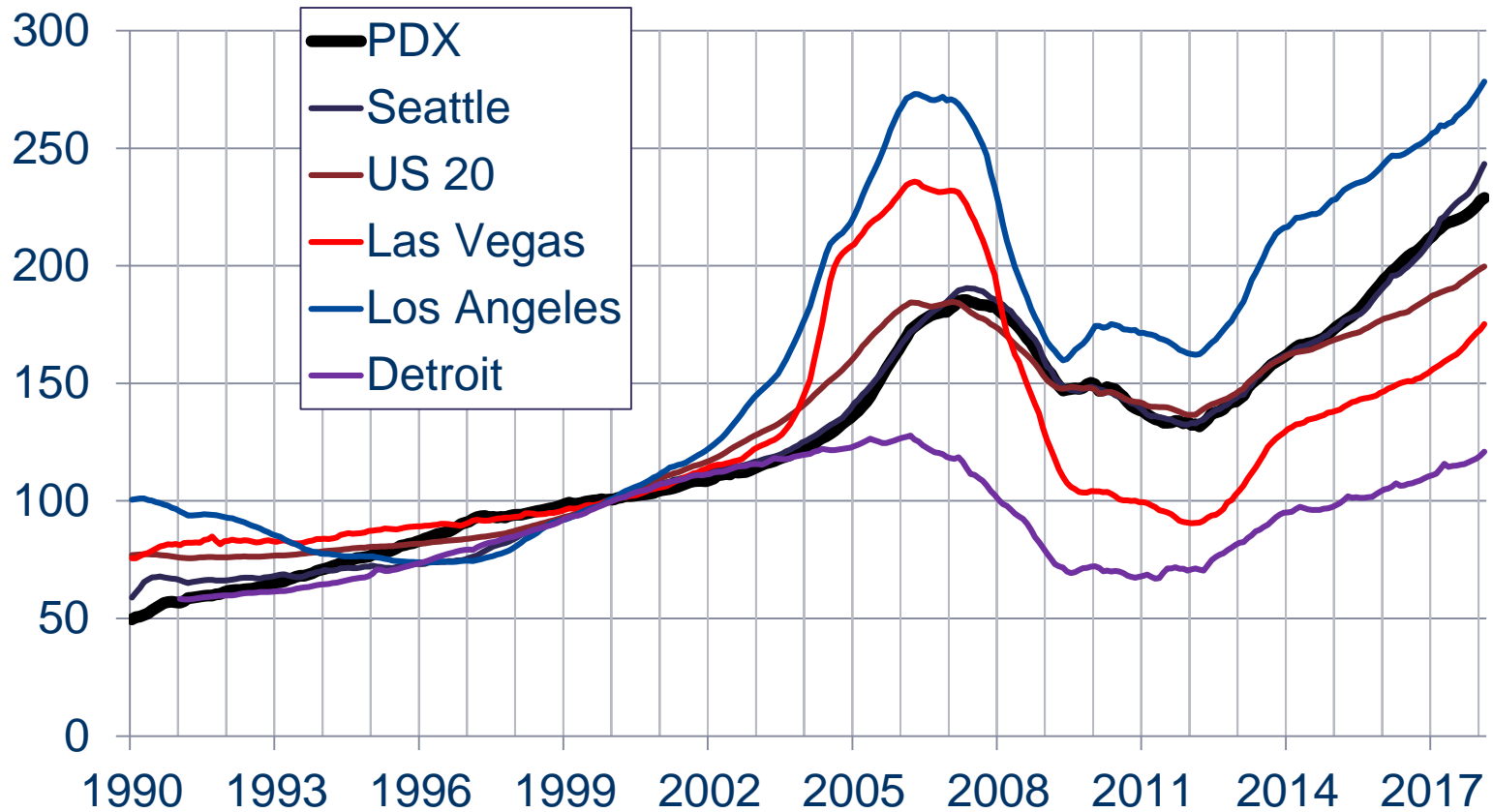
## Employment Change, Cowlitz County, Aug. 2007 to Mar. 2018



Source: Washington Employment Security Dept./WITS

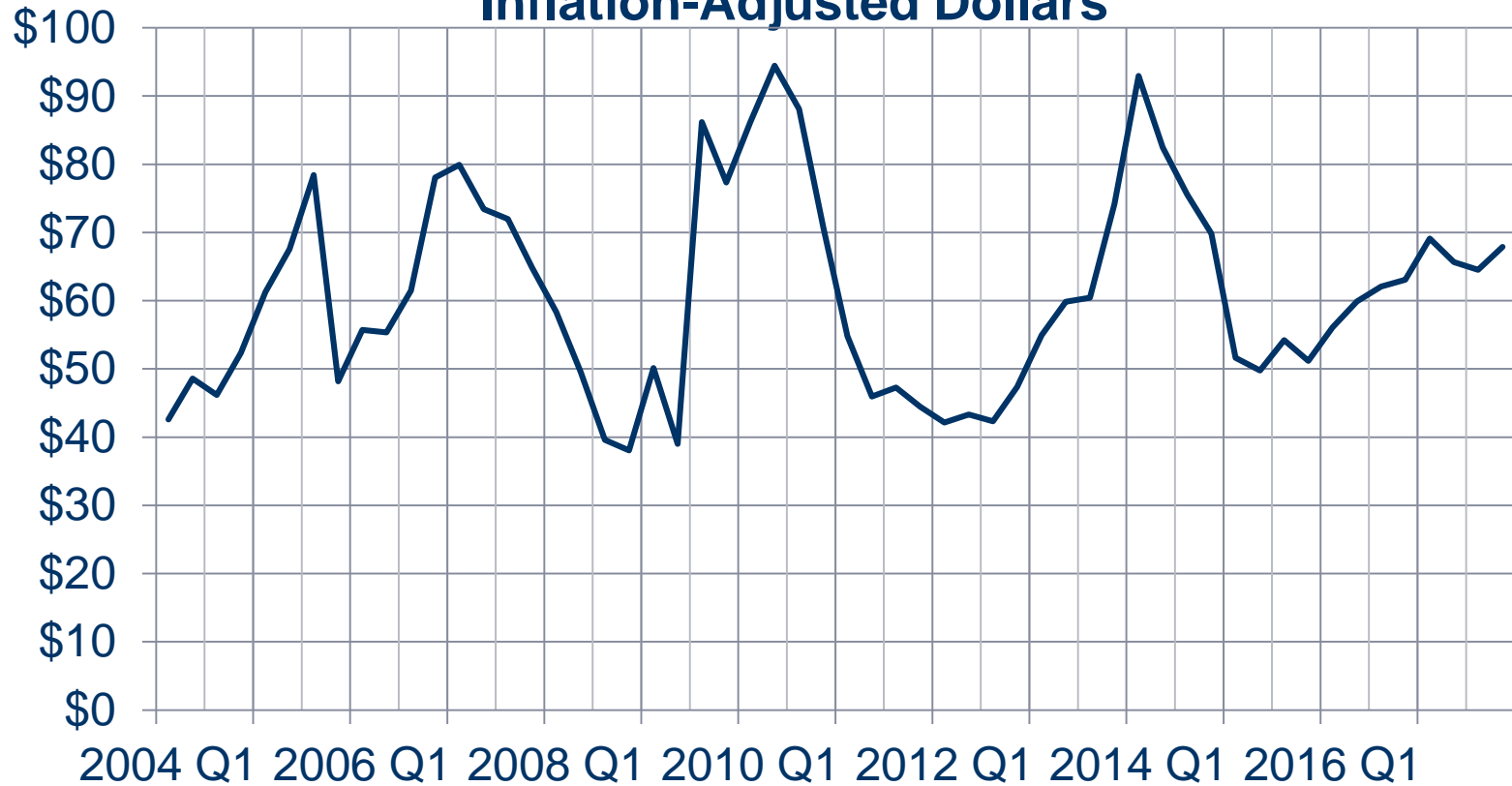
# Low Inventories Boost Housing Prices

## Case-Shiller Housing Price Index, Seasonally Adjusted



# Cowlitz construction activity volatile

## Value of Permits in Clark County, Millions of Seasonally- and Inflation-Adjusted Dollars

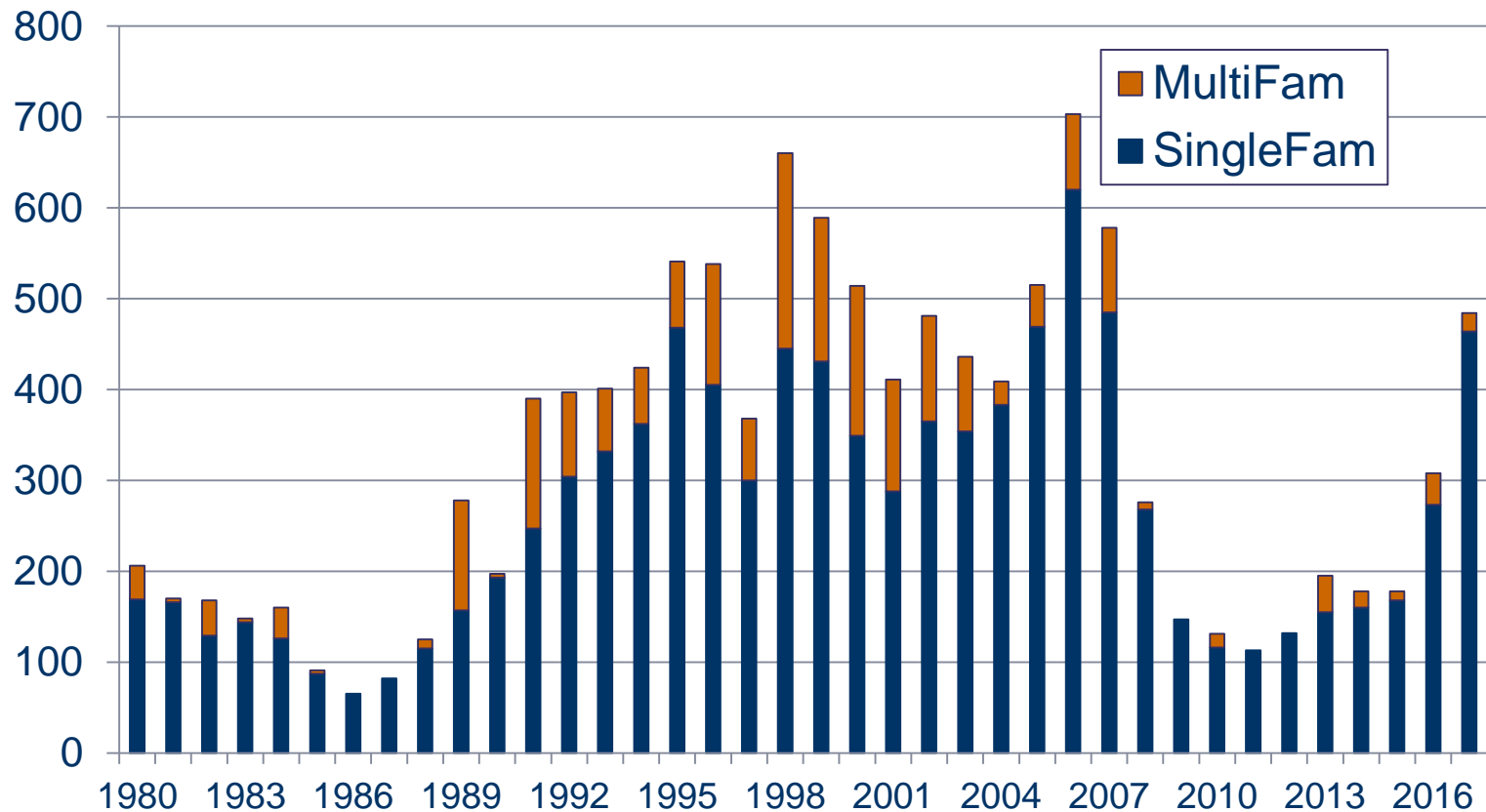


Source: Washington Dept. of Revenue/ Washington Employment Security Department/WITS



# Housing Construction: Single-Family Rallies, Multi-Family Slow

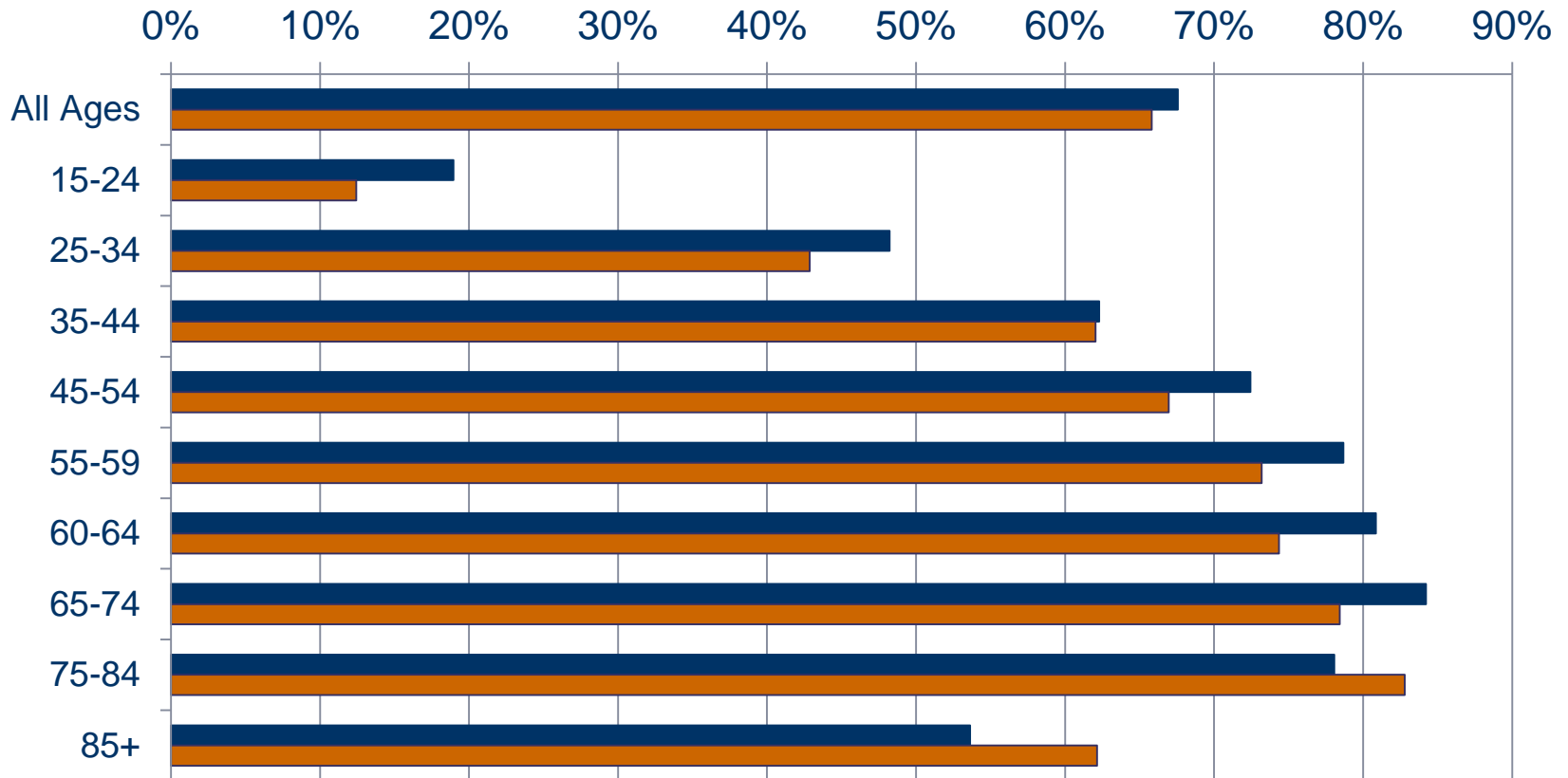
## Housing Permits Issued in Cowlitz County



Source: Census Bureau

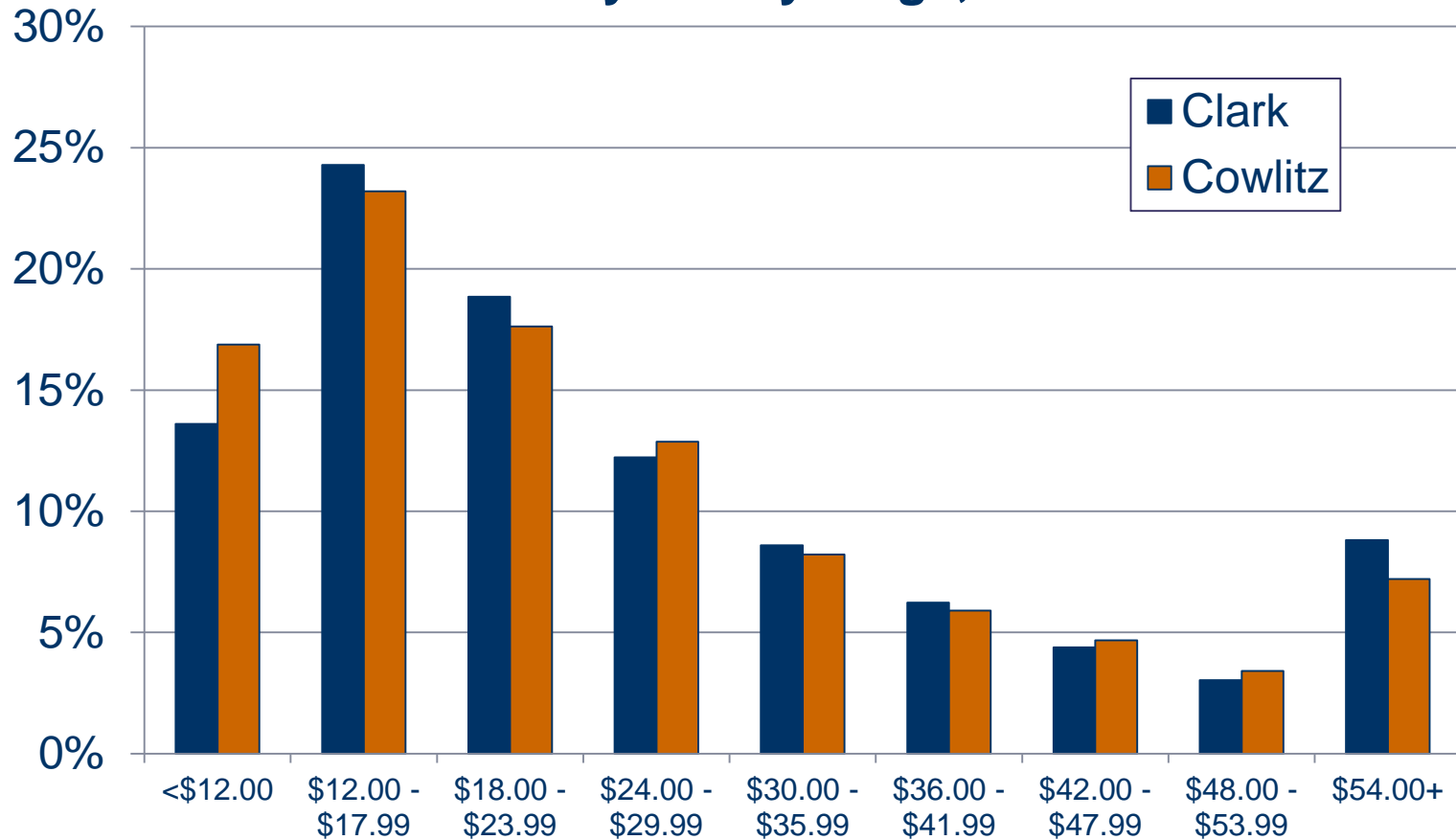
# Home ownership drops

## Home ownership by age, Cowlitz County



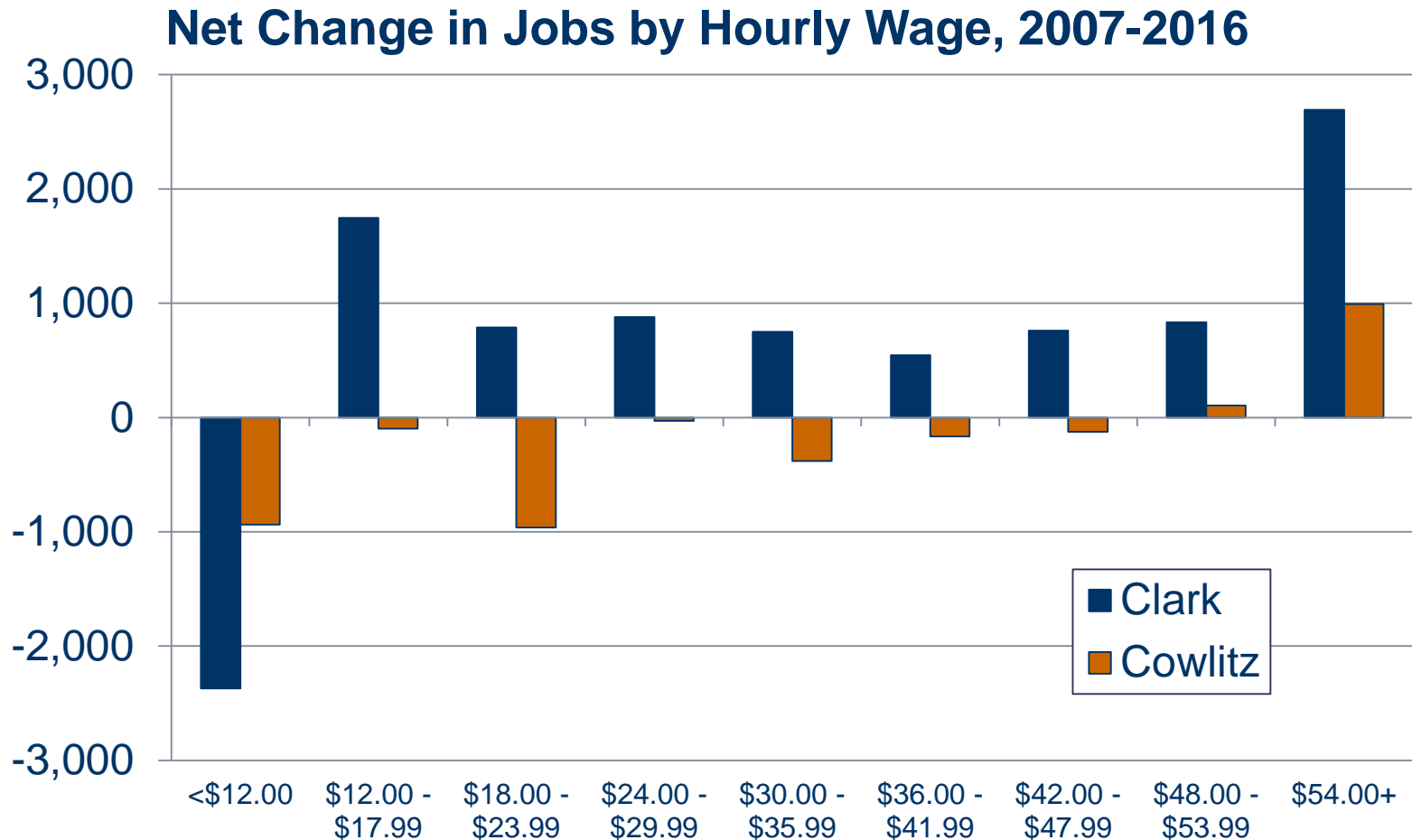
# What jobs pay, 2016

## FTE Jobs by Hourly Wage, 2016



Source: Washington Employment Security Department/WITS

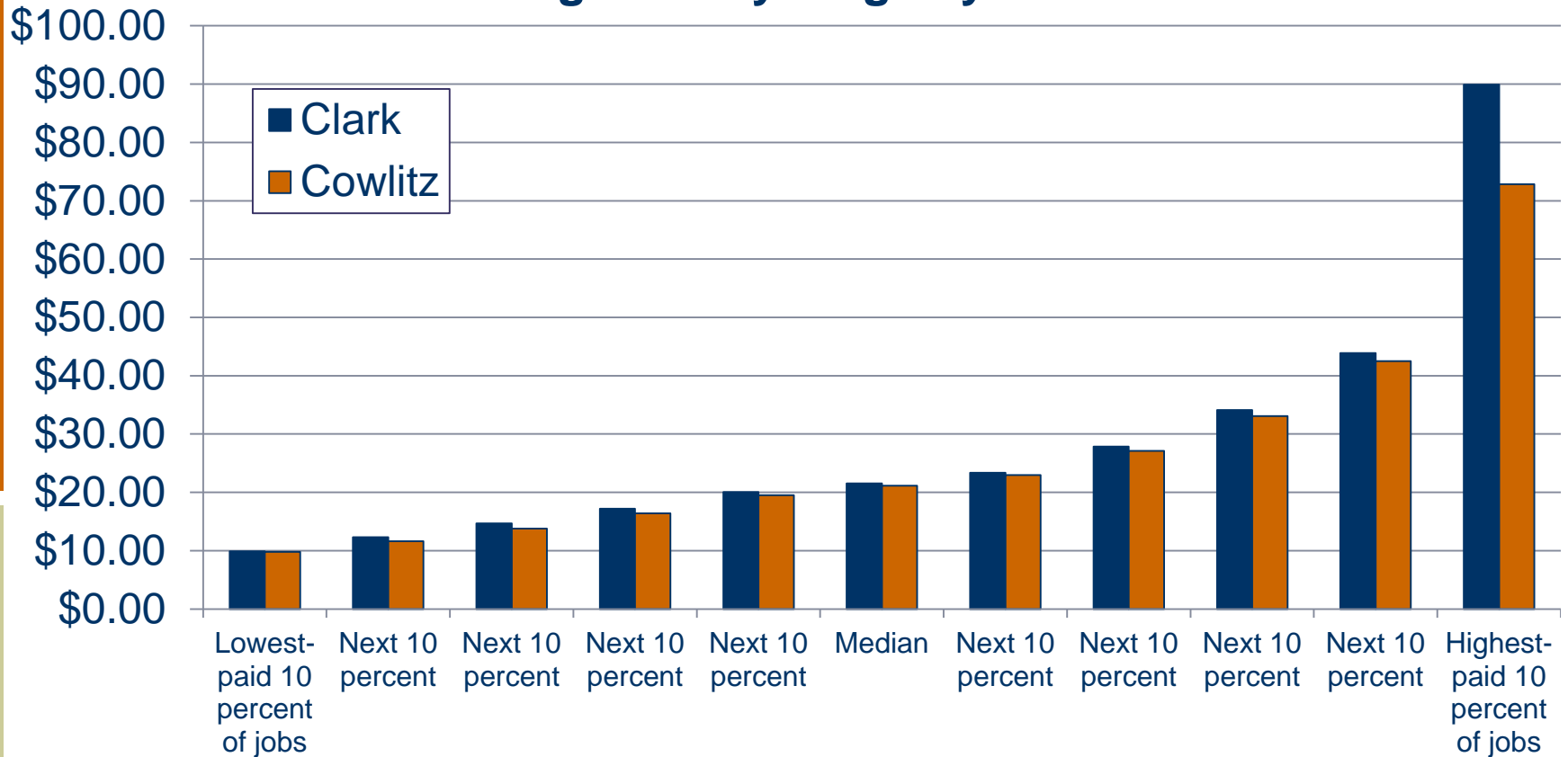
# Loss of Lower- and Middle-Wage Jobs, Gain of Higher-Wage Jobs



Source: Washington Employment Security Department/WITS

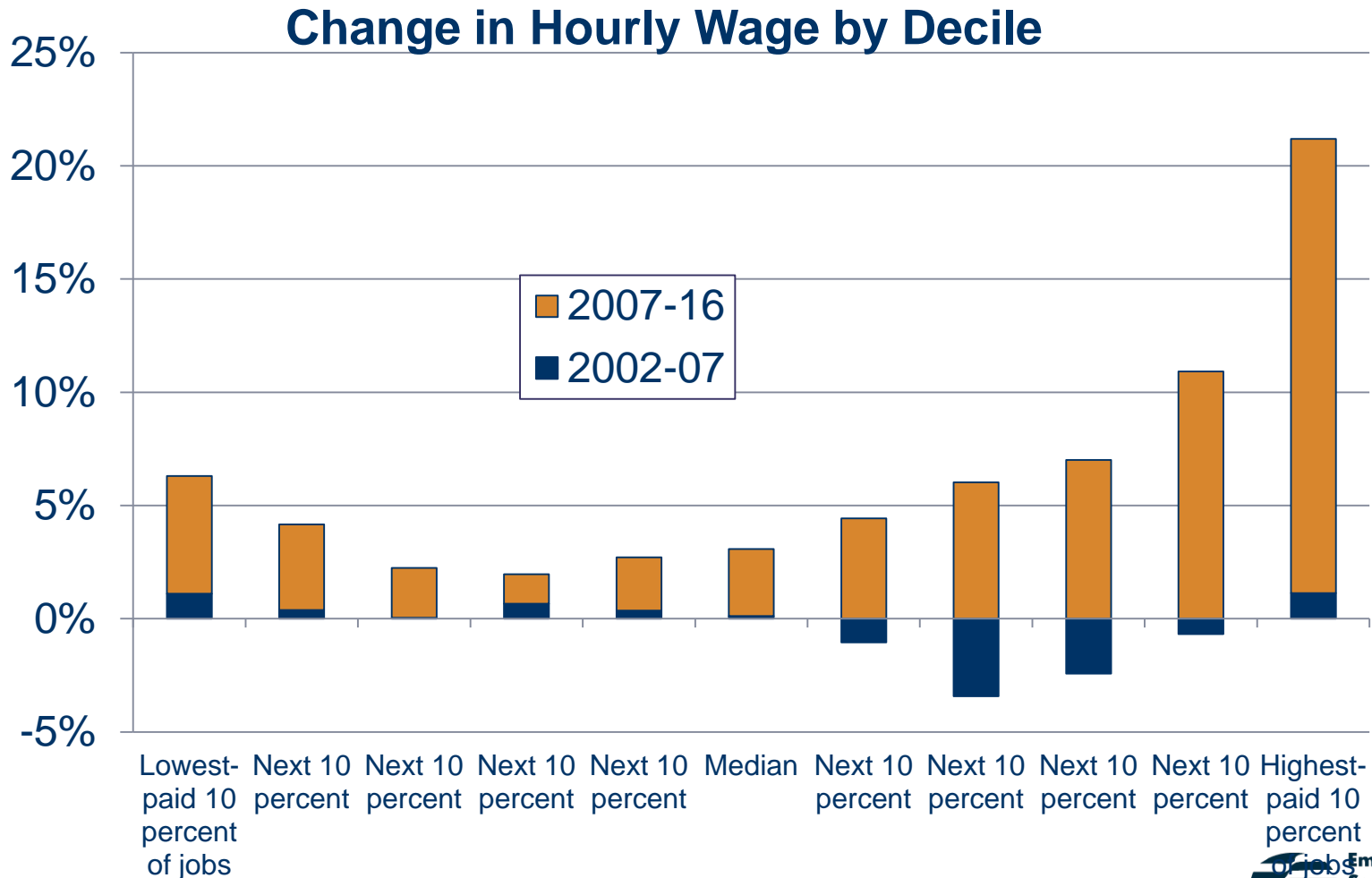
# What jobs pay, 2016, version 2

## Average Hourly Wage by Decile



Source: Washington Employment Security Department/WITS

# Growing wage gap in Cowlitz

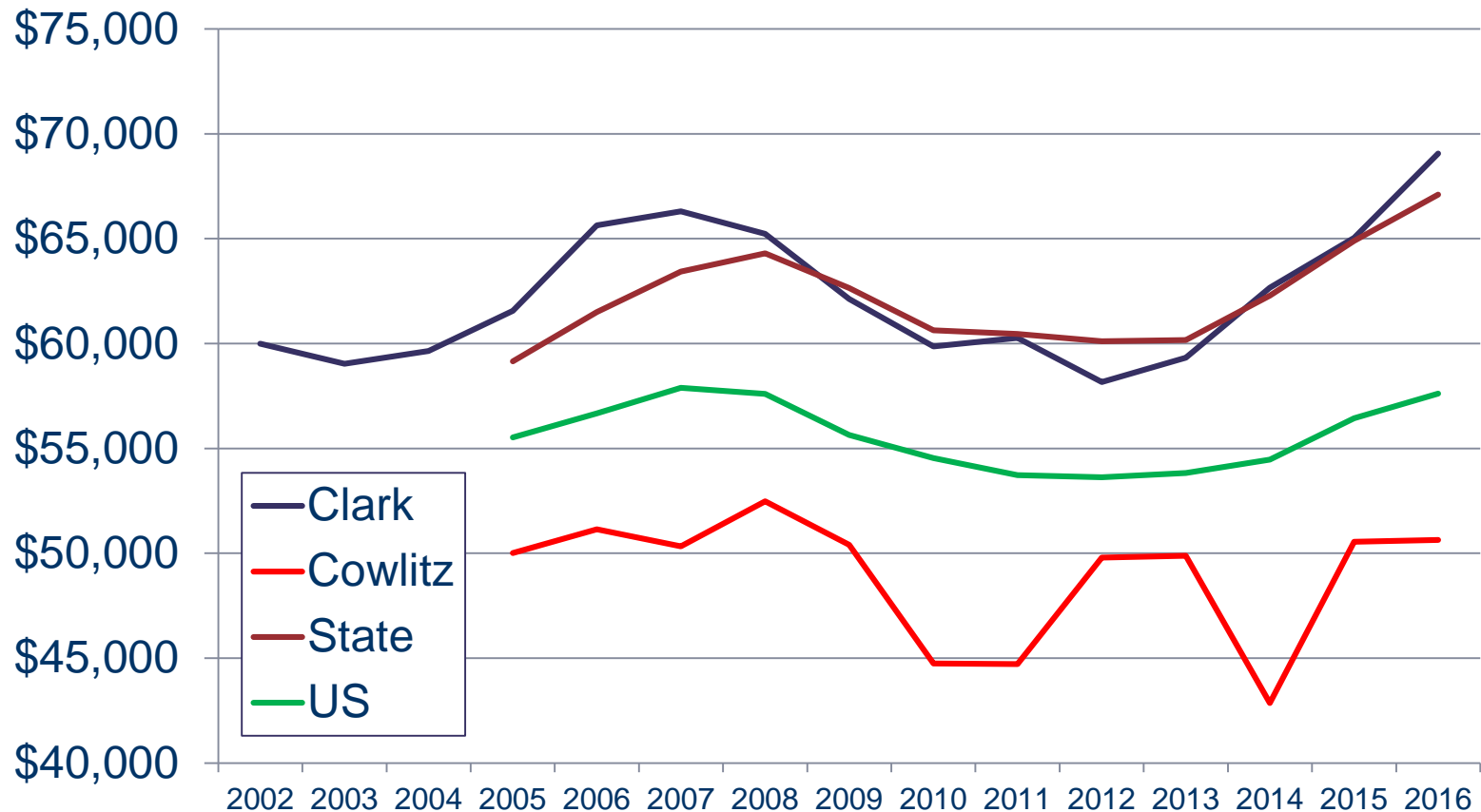


Source: Washington Employment Security Department/WITS

# Minimum wage jobs in Cowlitz

- **2016: 930 minimum wage jobs**
  - **+/- 2 percent from the legal minimum**
  - **FTE basis**
  - **3.3 percent of all jobs**
  - **6.2 percent of all wage records**
- **What if the minimum was \$11.50?**
  - **3,685 FTE jobs affected**
  - **\$8.7 million in additional payroll**

# Big increase in median household income in Clark, but not Cowlitz



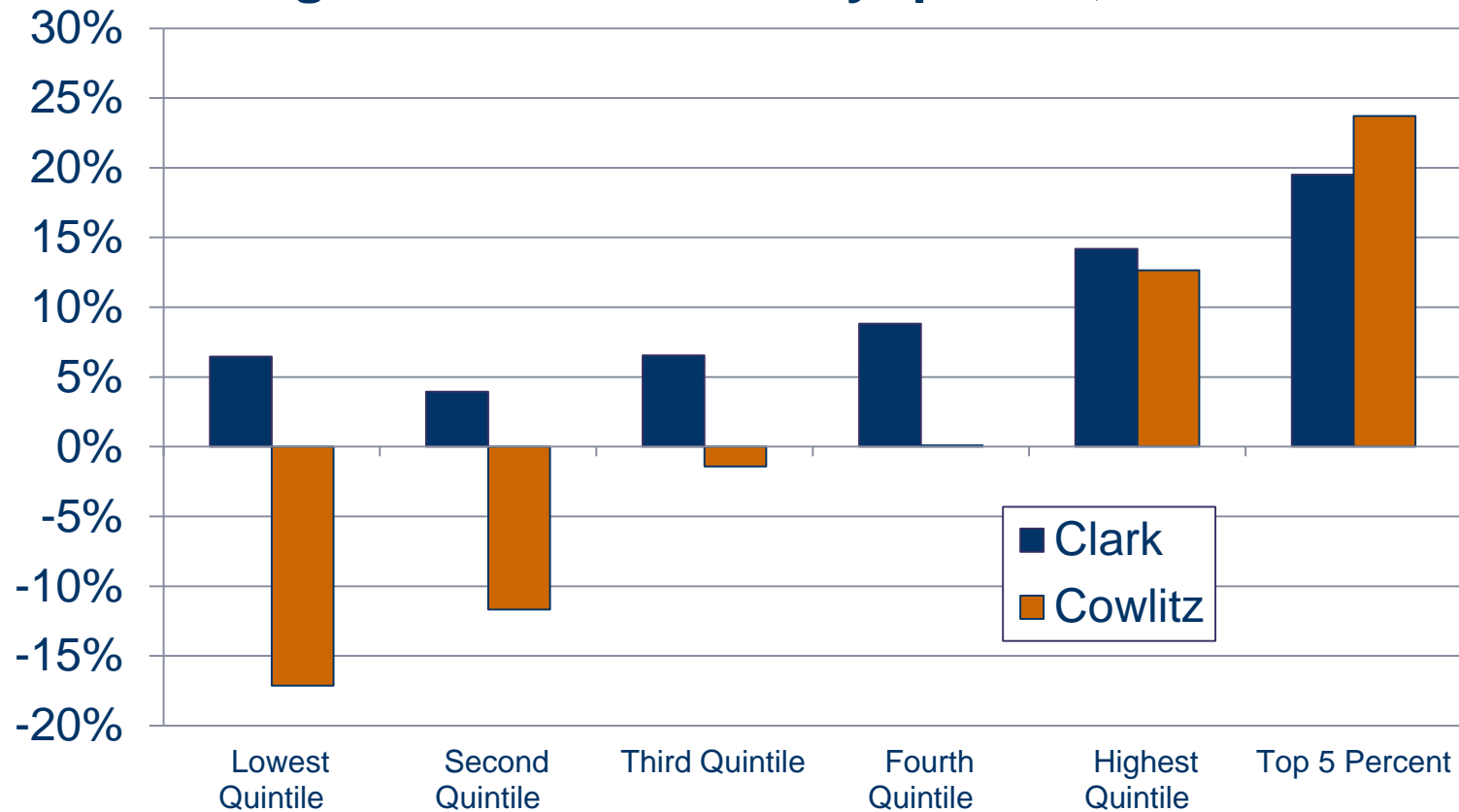
Source: Census Bureau/American Community Survey



# Income distribution: the gap widens

## *Adjusted for Inflation*

### Change in mean income by quintile, 2006-16

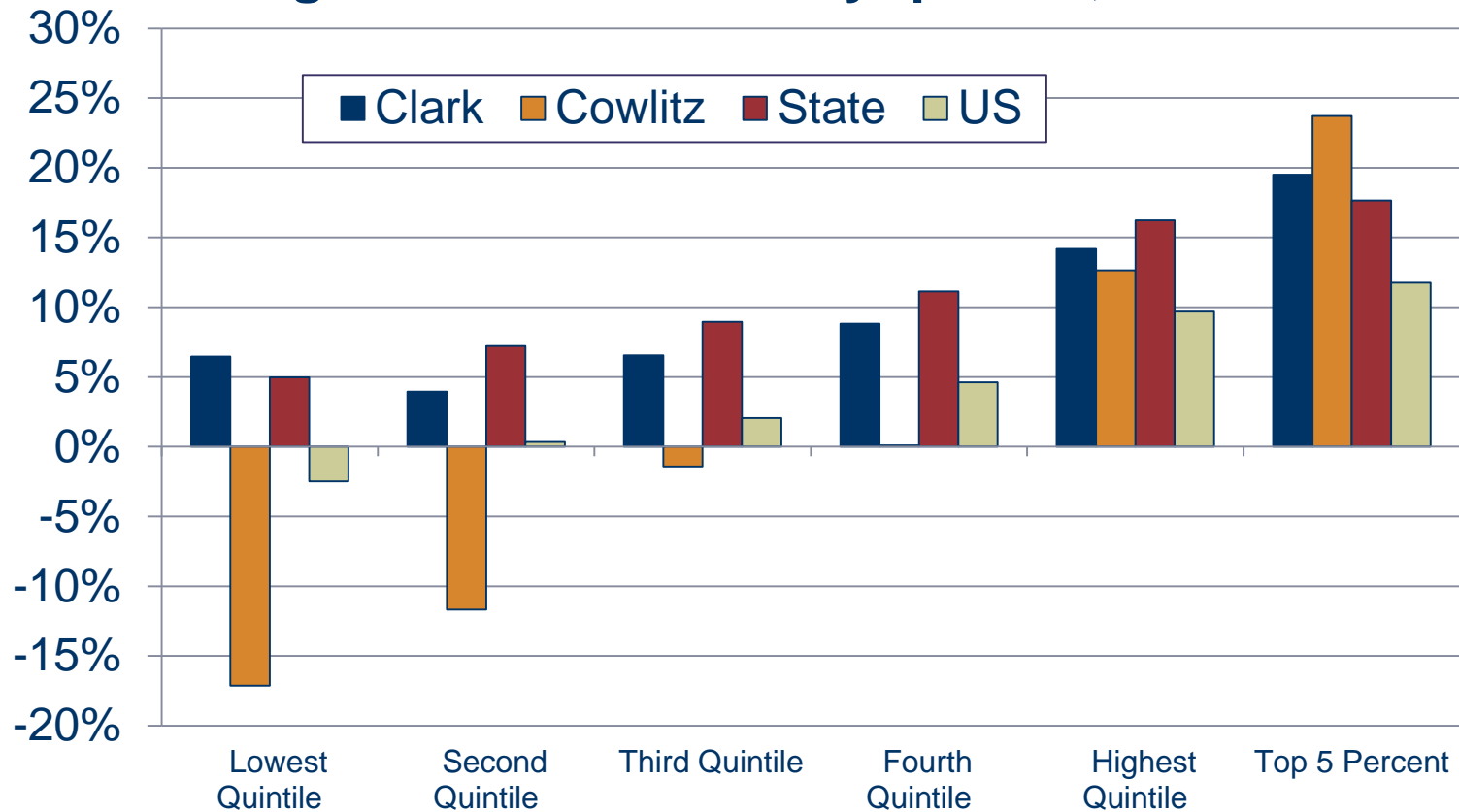


Source: Census Bureau/American Community Survey

# Income distribution: the gap widens

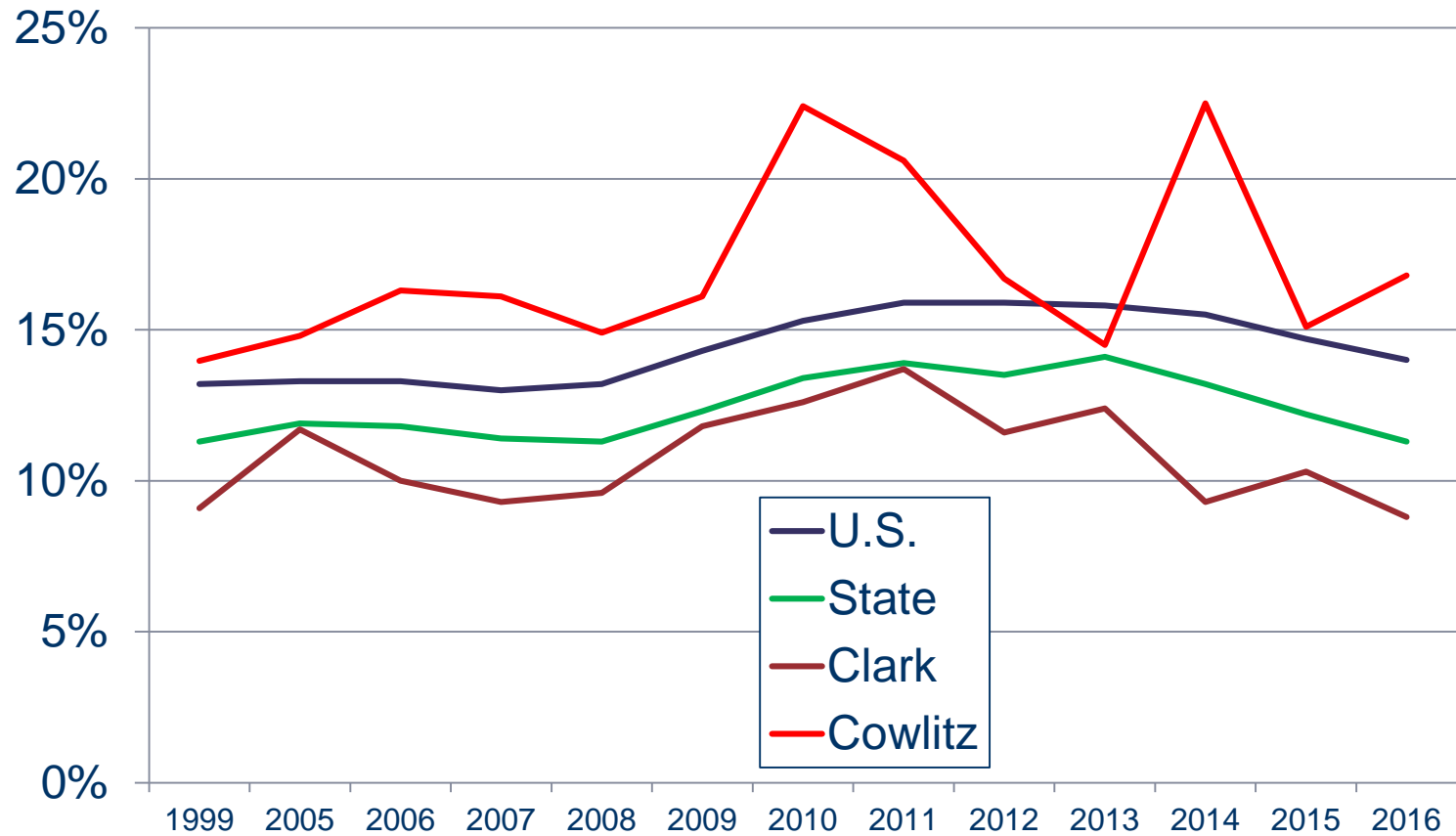
## *Adjusted for Inflation*

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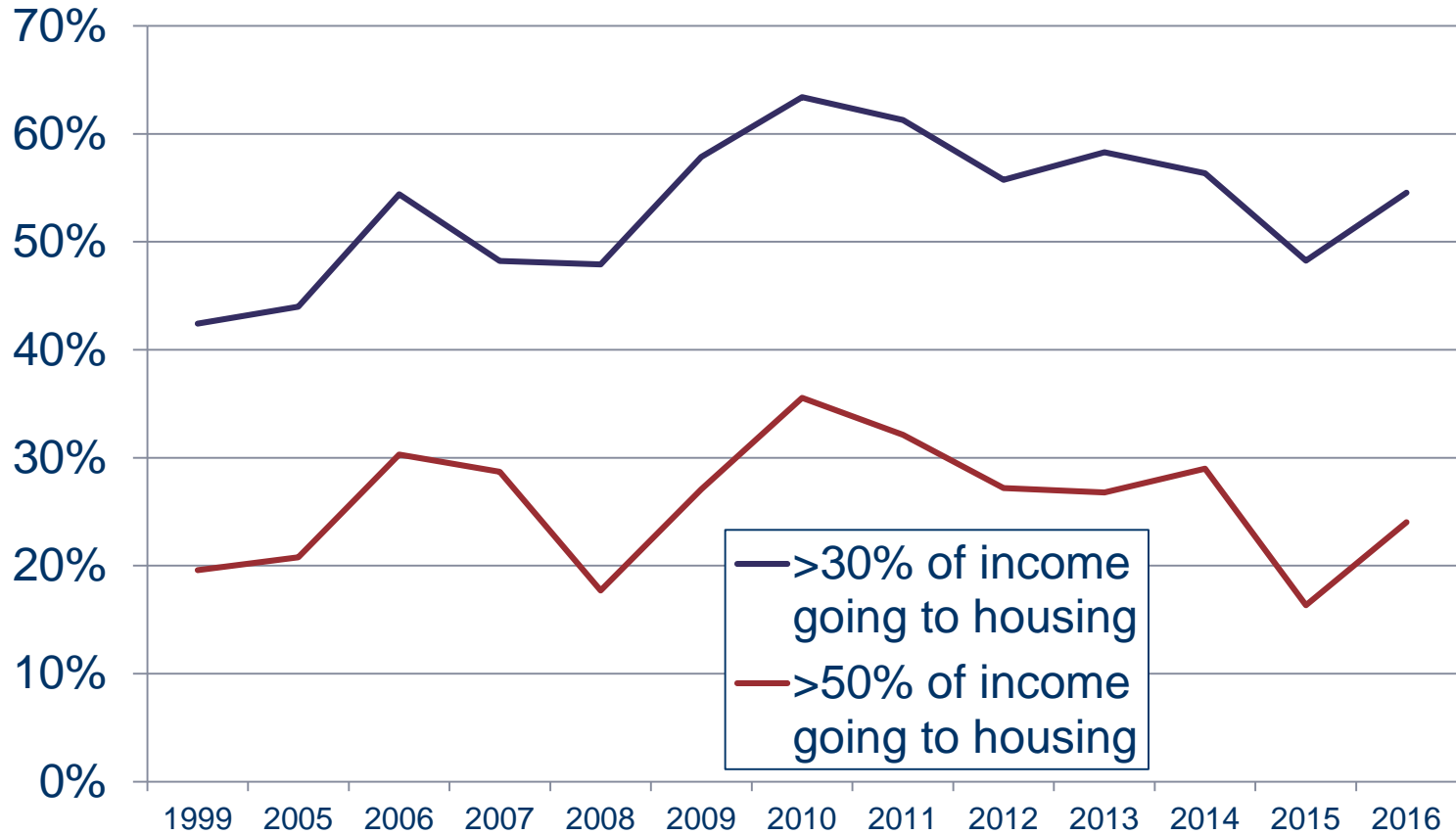
Source: Census Bureau/American Community Survey

# Poverty rate improves



Source: Census Bureau/American Community Survey

# Cost-burdened renters in Cowlitz



Source: Census Bureau/American Community Survey

# Last statistic

**One in 25**

**On average, one student in every classroom in SW Washington...**

**Is homeless**

Source: State Office of the Superintendent of Public Instruction

# Contact Info

- [scott.bailey@esd.wa.gov](mailto:scott.bailey@esd.wa.gov)
- 360-810-0048