

MULTNOMAH COUNTY
ECONOMIC AND REVENUE FORECAST

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Reporting Period: 2005 - 2009

ECONorthwest

ECONOMICS • FINANCE • PLANNING

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FOREWORD

In this report, ECONorthwest presents its third semi-annual forecast of selected economic and revenue indicators for Multnomah County, Oregon. Projections are provided through the fourth quarter of 2009. The forecast presents the following indicators on a quarterly basis:

- Multnomah County Business Income Tax Revenue
- Multnomah County Transient Lodging Tax Revenue
- Multnomah County Real Estate Taxable Assessed Value
- Multnomah County Motor Vehicle Rental Tax Revenue
- Portland MSA Personal Income
- Multnomah County Employment (by preserved industry groups)
- Local macroeconomic indicators including: Consumer Price Index, Commercial-Industrial Vacancy Rate, and Housing Permits.

The forecast relies on an econometric model of the county economy developed by ECONorthwest. The model is a Vector Autoregressive Model, which has demonstrated significantly improved forecasting performance over older, structural models. ECONorthwest relies on the FAIR model for national data forecasts and state level forecasts from the Oregon State Office of Economic Analysis.

Readers should note that the forecast uses the new, NAICS industry classification system. The adoption of the NAICS classification scheme for reporting industrial activity has created many problems for economic forecasters because it represents a departure from the previous SIC code data series. A long time series of NAICS data are not available, limiting the ability of forecasters to assemble detailed economic forecasting models. ECONorthwest has addressed this issue by consolidating the NAICS industrial classifications into a few, aggregate classifications that can be better married to the longer SIC data series. It will be many years before there is sufficient actual history of NAICS-based data to permit modeling of industrial performance at a disaggregate level.

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I. DATA

ECONorthwest uses national economic data, both historical and forecast, from the FAIR model¹. The FAIR model is a US macroeconomy model developed by Dr. Ray Fair of Yale University, which contains numerous systems of equations and variables. The advantage of the FAIR model over commercial models is that it has been extensively tested and analyzed in the academic and commercial fields. Over the long haul, the FAIR model has been the best national forecast model available.

The state economic and tax revenues forecast data are from *Oregon Economic and Revenue Forecast: December 2005*. The Oregon Economic and Revenue Forecast reports are published regularly by the Office of Economic Analysis (OEA), the main forecasting unit for the state of Oregon. Additional historical state economic and tax revenue data are from the Oregon Department of Revenue.

The data on state employment are taken from the Oregon Labor Market Information System (OLMIS). OLMIS, an online information system operated by the Oregon Employment Department, provides Oregon county-level employment data, based on the Standard Industrial Classification (SIC) system, for years prior to 2001, and the North American Industry Classification System (NAICS), for years 2001 forward. Due to significant differences between the two systems, we group industries into the following categories: Construction, Manufacturing, FIRE (Finance, Insurance, and Real Estate), Federal Government, State Government, Local Government, and Else (all other industries). This broad grouping allows for the two data classification schemes to be joined smoothly.

The local economic and tax revenue data are taken from variety of sources. Multnomah County business income tax, motor vehicle rental tax, and transient lodging tax revenues data are from the Bureau of Licenses, City of Portland. Portland transient lodging tax revenues and motor vehicle rental tax revenues are obtained from Multnomah County and the Portland Oregon Visitors Association. Multnomah County building permit data are obtained from US Census Bureau. We use real estate real market value and assessed value data provided by Multnomah County. Portland commercial-industrial vacancy rate data were obtained from Rosen Consulting Group, Norris, Beggs & Simpson, and REIS, which are all real estate data firms. Portland-Vancouver MSA Consumer Price Index (CPI) data are taken from the Bureau of Labor Statistics and OEA. Lastly, Portland and Multnomah County personal income data are obtained from the Bureau of Economic Analysis.

¹ Fair, Ray C. The US Model <<http://fairmodel.econ.yale.edu/main2.htm>>. January 10, 2006.

II. METHOD

This forecast analysis uses the abovementioned national, state, and local data to model the Multnomah County economy. The model employs a vector autoregressive modeling structure. This is a widely used method for forecasting time-series economic data. In vector autoregressions (VARs), individual economic indicators are assumed to depend not only on other economic factors, but on the prior path of the indicator itself. Due to this so-called autoregressive feature, VAR allows the data to better capture the cyclical behavior of the key economic variables. Individual equations for the various County revenue sources are developed from historical data and incorporate indicator variables, where relevant, to accommodate changes in the institutional setting of the revenue source.

III. ECONOMIC OUTLOOK

A. The Nation

The economy, measured by GDP, has grown at inflation-adjusted annual rates of about 4.1 percent over the last 2 and a half years. This growth rate is above the natural growth rates in population and persons of working age and is indicative of a healthy mid-cycle recovery. It is a time of steadily improving employment, real income growth, and rising demand. However, it has also been a time of rising prices.

The primary trend in the recovery is the re-emergence of business investment in equipment. Throughout the recession businesses experienced overcapacity and were reluctant to upgrade and expand their operations. It will be important to see if business investment and consumer spending can be maintained through the potential risks and macroeconomic factors affecting the economy outlined below. The economy is currently weathering a tightening credit environment and its effect on the housing market. In addition, inflationary threats are becoming more credible despite recent drops in gas prices. Lastly, the impacts of the twin hurricane disasters have proven to be less damaging economically than previously thought. They still present, however, some challenges to the national economy.

Tightening Credit and Housing

The national economy is dealing with the effects of tightening credit, in particular on the housing market. The Federal Reserve has been raising short-term interest rates, in response to rising prices, so that the rates' influence on the economy would move from being stimulative to neutral—an action necessary to avoid causing undue inflation and speculation. This strategy began nineteen months ago with the first of thirteen consecutive quarter point increases in the federal funds rate.²

In June 2004, the federal funds rate was at an historic low level of 1.00 percent. By December of 2005, its latest quarter point increase brought it to 4.25 percent. However, with inflation running at 3.60 percent, the federal funds rate is only costing banks 0.65 percent in real terms. Since that makes the cost for increased lending too low to be considered neutral to growth, the Fed is going to have to continue increasing rates to quell inflationary pressures. It appears the Fed is prepared to do so—despite recent perceptions of weaknesses in the economy, the Fed has continued its increase of the federal funds rate.

² The federal funds rate is the interest rate at which depository institutions lend balances at the Federal Reserve to other depository institutions over night.

Initially, the Fed's tactic of moving from a stimulative to a neutral stance was to discontinue trying to jump-start economic growth, as it was no longer deemed necessary. More recently, concerns about inflation arose, and have contributed to the continued rate increases.

Now the Fed is expressing a more serious concern—that of fundamental risks to the banking system due to imprudent mortgage lending practices. As Fed Chairman Alan Greenspan warned on September 27th, "History cautions that extended periods of low concern about credit risk have invariably been followed by reversal, with an attendant fall in the prices of risky assets." While for many months he has been insisting that the real estate market is showing "signs of froth" only in certain parts of the country, Greenspan is now voicing concern that certain consumers have been able to "purchase homes that would otherwise be unaffordable" and may be leaving themselves "vulnerable to adverse events."³

The Fed has begun reviewing the lending standards of mortgage lenders. Their worry is that a hard landing in the housing market would have impacts extending well beyond the housing market itself and into other financial markets because many financial instruments are linked to mortgage securities.

This is not a trivial concern. Lending practices have clearly become loose. Interest-only loans used to be the preserve of the most affluent and credit worthy or for those in special circumstances, such as near-retirees bridging the gap between selling their old residence and moving into their new home. Now, these new niche mortgage products are becoming routine. Conventional mortgages in the last two years went from being 62 percent of the market to only 36 percent.

The increase in unconventional loans is particularly alarming because the Fed has been in the midst of a credit tightening policy designed to raise interest rates. Much of the housing demand is being fueled by unconventional mortgages that will require refinancing or substantially higher monthly payments in three to five years. If prevailing interest rates are higher or credit standards tougher then, which is what Greenspan has been quoted as saying is very possible; one has to consider what this is going to do for people with less than stellar FICO scores and limited capacity to handle the higher payments? The Fed knows what could happen—loan defaults on a significant scale.

To prevent the potential snowballing of personal bankruptcies over the next few years, the Fed has begun pressuring lenders on standards and reducing reserves. These actions likely mean an end to the flipping of properties seen in many markets. Some speculate it could directly lead to a recession, but this is debatable. There is evidence that consumers in aggregate have enough of an equity cushion to absorb a decline in home prices. Americans still have over \$10 trillion in equity in their homes, which is about equal to the country's annual GDP and more than half the value of their homes (about \$18 trillion).

³ Cara Schwarzkopf. Newsday (New York). "Unconventional approaches; Adjustable-rate mortgages make up 49.1 percent of all loans, but some experts fear many borrowers don't understand the ramifications." October 7, 2008. Page C-9.

In addition to the actions of the Fed to raise interest rates is the potential for foreign borrowers of US debt to retract their purchases. A recent study from the University of Virginia published by the Fed reported that the unusually low level of long-term interest rates could be largely explained by historically heavy foreign purchases of Treasury debt.⁴ Without the Bank of Japan and other foreign central banks' purchase of the 10-year Treasury bond, which is the benchmark for mortgages, the competitive rate would be 150 basis points higher. That would imply a 30-year fixed mortgage rate of 7.66 percent today. Although the authors conceded that a complete pullback would be unlikely, they still noted that evidence suggests low U.S. rates are due to global investors shifting holdings from foreign bonds to U.S. bonds and not a glut of global savings, as some have thought.

Inflation and Energy Prices

Inflation spiked up to 4.6 percent in September with the Katrina disasters affecting prices nationwide. Since that spike, the rate decreased by over one point to 3.4 percent. Nonetheless, a recent survey of purchasing managers, released by the Institute of Supply Management, revealed significant price increases in both manufacturing and service sectors. The Fed sees mounting evidence that companies are choosing to pass price increases on to their customers, rather than absorbing them as they had in the past. This is particularly worrisome because the Fed places a higher priority on quelling inflation than on promoting economic growth and therefore will be compelled to continue increases in the federal funds rate.

Recent inflation data show a remarkably different pattern than observed during the peak inflation years of the 1970s. Instead of general price increases across all goods and services, inflation today is irregular.

We see this in the latest consumer price index ("CPI") data for the Portland metropolitan area. The price index was up 2.5 percent (first half of 2005 versus the first half of 2004). Healthcare costs were up 5.1 percent and utilities were up 5.7 percent. Gasoline prices climbed 11.7 percent, according to the BLS.

However, other consumer items showed little or no price increases. For instance, groceries were up only 0.6 percent and apparel prices actually fell by three percent. This pattern is indicative of an economy subject to several supply side shocks that affect a few sectors, but not all. Indeed, because consumers must dedicate more of their incomes to goods in rising price sectors, their demand for all other goods and services may decline. As a result, prices for them are weak or may even fall.

The sector showing strong signs of a supply side shock is, of course, energy. Rising world demand, a paucity of investment in new capacity in recent years, and a lack of progress in fuel efficiency by households in the U.S. have led to the current circumstance for oil. It has been exacerbated by two hurricanes that temporarily took eight refineries offline. Conditions for natural gas prices are even worse, in part because

⁴ Francis E. Warnock; Veronica C. Warnock. "International Capital Flows and U.S. Interest Rates." September 2005. Available through the Fed website at <http://www.federalreserve.gov/pubs/ifdp/2005/840/default.htm>

of the large increase in gas demand since the repeal of the Power Plant and Industrial Fuel Use Act in 1987, which had prohibited new natural gas electric plants from being built.

After many months of rising demand and rising prices, gasoline demand has finally started to decline, both domestically and internationally. Gas prices have dropped dramatically nationally since September when the price of unleaded gasoline was \$3.04 down to its level of \$2.30 in January. Still, this is 27 percent higher than prices were last year in January.

There is strong evidence that natural gas demand in the U.S. has also begun to decline. Brought on by the rising prices prior to the hurricane-induced spike in prices, the drop in demand is likely to continue as further price increases are expected. In Portland, Northwest Natural raised its price of natural gas by 16 percent due to higher wholesale prices that existed before the hurricanes. Given current wellhead prices for natural gas, an additional 30-35 percent increase would be in order. Although there is typically a lag before utilities can initiate rate increases, these will certainly hit during the heating season. Economically, higher utility prices will adversely affect consumer spending on all other goods and services.

Although there are reports in the *Oregonian* about the end of the oil economy, such claims are not supported by mineral economists who have observed the current scenario play out in previous cycles before. Current proven petroleum reserves in the world are 1.3 trillion barrels, which is double what they were in 1980. Shell Oil recently successfully tested an *in-situ* oil shale extraction technology that would yield one million barrels of light crude per acre, which is nearly of diesel fuel quality out of the ground, at a cost of \$30 to \$40 a barrel. The U.S. has 72 percent (one trillion barrels) of the world's oil shale resources. The strong upswing in investment in oil and gas reserves foreshadows large increases in supply one to three years out.

More generally, the outlook for inflation shows a general increase, albeit not rapid. Those increases are likely to be uneven as some sectors rise while others may fall.

Impact of Disasters

Hurricanes Katrina and, to a much lesser degree, Rita, had the immediate effects on the economy of lessening economic activity and of damaging productive infrastructure. They have also diverted billions of dollars of money and labor to victims and away from consumers. Economic output however has not taken much of a hit and employment has only been reduced in the areas directly hit but the disasters.

The reason domestic output can continue despite the disturbances is because it releases savings held by insurance companies, consumers, and governments. This money is spent on everything from home construction to replacement cars. Higher economic activity results from this.

The National Economic Outlook

Overall, the national economic growth rate reached 4.1 percent in the 3rd quarter of 2005, which included the hurricanes. The greater risk on the national economy comes

from interest rates—in particular on home loans. Consumers and mortgage lenders have been lulled into assuming real estate prices will rise steadily and interest rates remain low. The Fed is doing its best to warn about risk, but the perceptions of market participants have not changed. Rates have been going up; home prices, where low interest rates are reflected in the pricing, are beginning to show signs of weakness. The housing market has peaked.

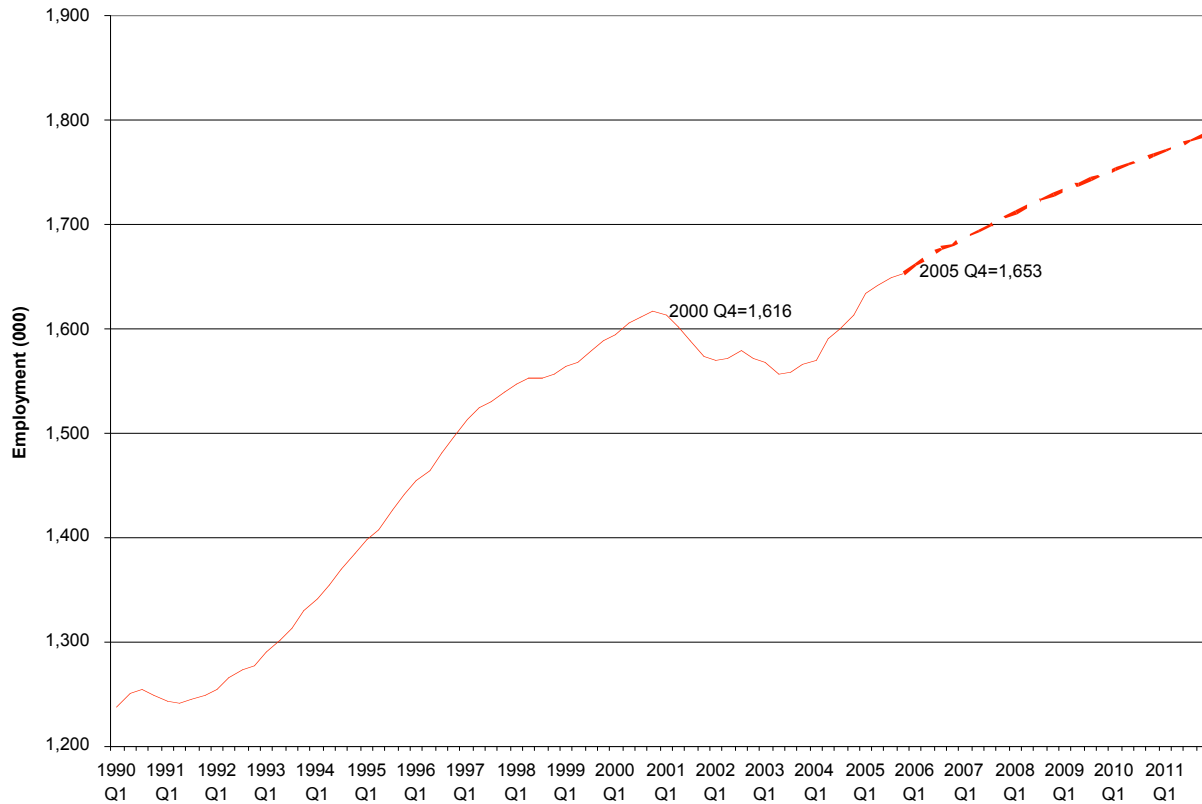
The Fed is hoping for a soft landing, but much depends on long-term interest rates that the Fed cannot directly control. Should foreign lenders simply reduce their inflows to the long-term average (2.0 percent of GDP); the recently published Fed study suggests rates would be 95 basis points higher. That would push the 30-year mortgage up to 7-1/8 percent, which, if fully reflected in home prices, would result in declining real estate values. This would further exacerbate any other weakness experienced in the economy.

B. Oregon

Oregon continues to be among the top states in growth as the economic recovery continues in the region. According to Bureau of Labor Statistics employment figures, Oregon is 6th in the nation in employment growth, showing an increase of 3.4 percent over its August, 2004 employment totals. Wages and salaries are also increasing for Oregonians. The Oregon Office of Economic Analysis shows increases of 6.6 percent for the third quarter over one year ago. Since total wages and salaries are a function of both the number of people employed and their wage rate, the actual wage rate can be estimated by the difference, or 3.2 percent. However, with inflation hovering around 3.4 percent, many Oregonians may not yet be feeling much wealthier.

The recovery is back to the expansion period for Oregon. Shown in Figure 1 are the state employment levels from 1990 to 2011 (the end of the Oregon Office of Economic Analysis forecast). The employment level for the fourth quarter of 2005 at 1.653 million jobs is above the previous high of 1.616 million jobs in the fourth quarter of 2000. Not only are we growing, but we have absorbed the jobs we lost during the recession.

Figure 1: Oregon Employment History and OEA Forecast. 1990-2011



Source: Oregon Office of Economic Analysis. December, 2004 Economic Forecast.

It may be the case however, that some industries are feeling a disproportionate share of the recovery. The construction industry accounts for 6 of the top 10 growing sub-industries in the state by employment—led by specialty trade contractors, residential building construction, and building foundation and exterior contractors, all with 16 percent or greater increases in jobs. Interestingly, just as the residential building sector seems to be cooling off the non-residential construction industry is picking up. In December this industry grew at a staggering 23.8 percent rate over last year.

The truck transportation industry has seen a steady decrease in employment over 2005. It began the year at an 11.5 percent growth rate but declined to 1.9 percent in December.

Industries showing bright spots statewide include software publishers (up over 10 percent since June), online retailers (up 10 percent since September), plastic and rubber manufacturers (up over 11 percent since September), and business support services (up 10.8 percent since June). In contrast, industries that had negative growth included warehousing and storage (down 7.8 percent over the year), air transportation (down 7.1 percent over the year), and the arts and entertainment industry (began the year growing at 10 percent but saw its growth rate drop to negative 1 percent over the last quarter).

The Oregon Employment Department discussed the effect of the hurricanes on the state recently. Their analysis revealed that the Southeast and Louisiana in particular are not very large trading partners with Oregon. So, although some businesses have had direct impacts from buyers or sellers of goods, overall, the impact is not thought to be substantial. In addition, the OED reports that some agricultural prices have increased which bodes well for Oregon producers. Included in those price increases are wood product prices, which are being driven up by the demand for lumber in reconstruction efforts. Surprisingly, however, those increases have not led to employment gains in the wood products industry.

Oregon Economic Outlook

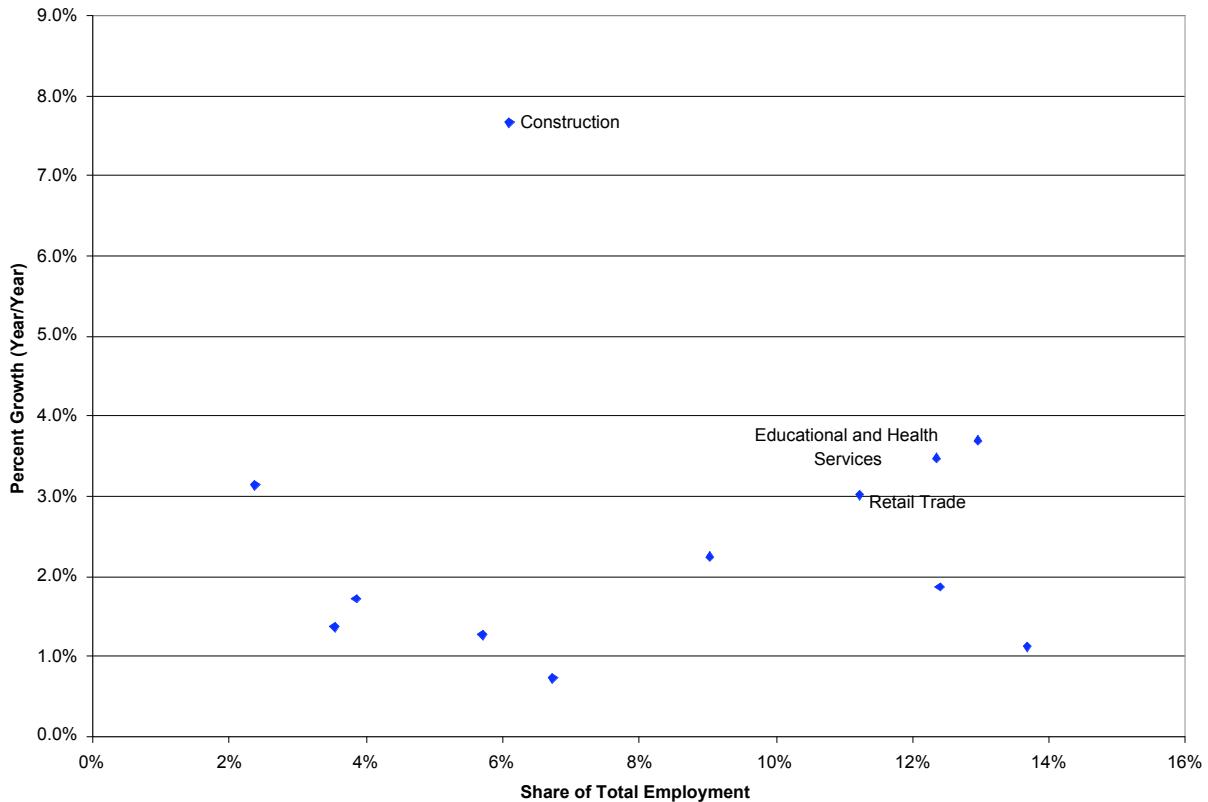
The outlook for Oregon is moderate. Credit tightening and housing concerns are largely limited to the Portland area, and potential growth areas in agricultural and wood products are spread around the state.

C. Multnomah County

The local area economy has been strong. The Multnomah County unemployment rate is almost two points lower than it was at this time last year. In addition, the labor force in the county has increased steadily since the beginning of summer, 2005. Hence, there has been real job growth of between 2 and 3 percent in the last half of 2005.

The Portland Metropolitan Area has shown slightly stronger employment growth than the County. Its recent growth can be found in many of the same sectors as the State. Notable differences include brisk growth in transportation equipment manufacturing (averaging 16 percent growth for the year). Since industry level detail is delayed at the county level, it is worthwhile to use the Portland statistics as a guide for the County. Shown in Figure 2 are the different industries according to their share of employment and their average percent growth from January to November of 2005.

Figure 2. Portland MSA Employment Growth and Share of Employment. 2005



All of the industries are experiencing positive growth on average throughout 2005. The largest source of employment is from Government which has the second lowest rate of growth (at 1.1 percent). The next largest source, Professional and Business Services, is showing solid growth of 3.7 percent over the year. Likewise, Educational and Health Services are making gains of 3.5 percent. Manufacturing shows gains of just under 2 percent and Retail Trade, which makes up over 10 percent of jobs, has a 3 percent growth rate.

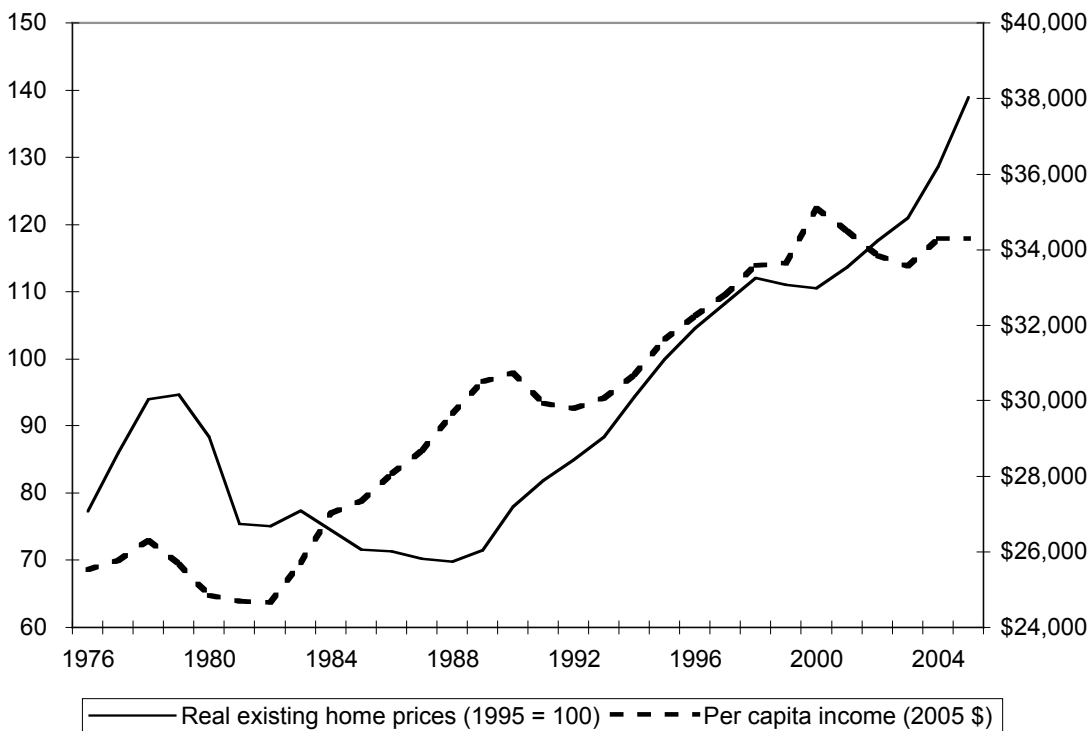
Combined, these industries make up almost two-thirds of all jobs and provide a strong buoy for activity in the other sectors. Construction is showing strong gains to counteract the lackluster performance of the other industries (Financial Activities, Wholesale Trade, Other Services, Warehousing, Transportation and Utilities, Leisure and Hospitality, and Information).

Much of the income growth we have seen in the Portland metropolitan area over the last two years has come about because of the strong employment markets for workers in the construction, real estate, architectural, building products supplier, finance, and engineering sectors. They are tied closely to the explosion in owner occupied housing throughout the region. There are indications that this is ending. If global investors shift substantial holdings out of U.S. treasury bonds, interest rates on mortgages could prove damaging to homeowners that currently have minimal equity.

How likely is it that housing prices could flatten or fall? The Office of Federal Housing Enterprise Oversight calculates an index of housing prices using resale data, which is a means of estimating the true appreciation of houses of comparable quality over time. Their data on existing single-family homes for the Portland Metropolitan Area show that after peaking in 1980, it took 13 years for real home prices to recover.

When we plot real (inflation adjusted) home prices and compare them to income, we find that after the 1980 peak, housing prices reacted sharply to falling regional incomes, but were slow to recover when personal incomes in Portland started a long 15-year ascent in 1985. It would appear from Figure 3 that much of the price appreciation, especially in the 1990's, has been a case of housing prices catching up to incomes. However, housing prices have since risen far faster than incomes. Statistically the ratio of home prices to incomes, which in 1995 was about equal to the 1977-2005 average, is now 23 percent higher than the average.

Figure 3: Real Single Family Home Prices and Personal Income, Portland Metropolitan Area, 1977 - 2005⁵



⁵ Sources: Housing price index from Office of Federal Housing Enterprise Oversight, converted to constant dollars using the Portland-Vancouver CPI from the U.S. Bureau of Labor Statistics (BLS), and indexed to 1995=100 by ECONorthwest. Personal income per capita from the BLS was converted to 2005 dollars.

The fact that home prices are 23 percent too high relative to their historical average relationship with incomes does not mean that housing prices will fall. The true cost of owning a home is not the price, but the payment—and interest rates are the key determinant of that. The average 30-year conventional mortgage rate between 1977 and 2004 was 9.38 percent. The current rate is about 6.16 percent. The lower rate would allow for smaller payments or, the homebuyer could buy a home that was more expensive with the same payment. Therefore, depending on how many homebuyers kept similar payments in exchange for more expensive homes, the 23 percent difference could be explained by the change in interest rates alone.

The Portland Metropolitan Area housing market, therefore, is vulnerable to the Fed's policy change of combining raising interest rates and pressuring lenders to tighten lending policies. This is particularly true for the central city, where investments in second homes and purely speculative plays in condominiums are driving construction.

Also, many in the Portland market, where there has been a heavy influx of young households that are too early in their lifecycles to afford large down payments, could suddenly find themselves in negative equity situations with an inability to afford mortgage payments should interest rates rise and housing prices flatten or fall.

Housing, after all, is a challenging investment at best. Since 1976, housing prices in Portland have only risen at a real rate of 2.1 percent, which was insufficient to cover the approximately three percent basic holding costs of insurance, property taxes, and routine maintenance. If payment costs on housing increase sharply, investors and second home owners may find keeping their properties an untenable proposition, which could lead to falling prices and difficult times for developers, especially in expensive projects.

If interest rates continue to rise, the effect on Portland's economy could be severe. There is about seven billion dollars worth of residential construction slated for the next two years, according to F.W. Dodge. Housing represents 70 percent of all the planned building construction. Building construction employment is up 8.9 percent from a year ago, making it one of the strongest sectors in the economy and, as it often is, one of the highest paying.

Multnomah County Economic Outlook

The outlook for Multnomah County is mixed. Although the economy has been performing well, the largest gains have been construction related, which are anticipated to slow over the next year. On the other hand, both Professional and Business services and Educational and Health services sectors have been growing steadily at 3.6 percent in the Portland MSA over the last year. These industries are not as dependent on interest rates and have the potential to bring in dollars from outside the area.

A soft landing in the real estate market, which would be characterized by a modest rise in rates and stagnant home prices, is the likely outcome for the current credit tightening. Strength in the manufacturing, tourism, retailing, and healthcare sectors, facilitated by current gasoline prices, would carry the economy forward. The private sector in the Portland metropolitan area would be able to sustain the local economy.

The formal model for Multnomah County is presented later in the report. Total employment is expected to see moderate growth. Some sectors, including Construction and Financial Activities are likely to see decreases in growth over the forecast period, causing slower growth rates toward the end of the forecast period.

IV. MULTNOMAH COUNTY ECONOMIC AND TAX REVENUE FORECAST

The economic forecast model for Multnomah County covers the period of 2005 fourth quarter to 2009 fourth quarter. Equations linking the forecast of economic and demographic variables are then linked to tax revenue or tax base models. In the case of the Multnomah County Business Income Tax, however, our forecast relies on the State's forecast of corporate income tax revenues; there is insufficient historical data to link the BIT reliably to purely local variables.

The forecast of economic and tax revenue variables is presented in detail in Table 3 through Table 10 in the Appendix to this report.

Economic Forecast Summary

Multnomah County employment is currently expanding at 2.1 percent. Although far from its peak, this pace represents solid growth for the county. Future employment growth levels are expected to remain solid for another year and then decline to a more historically typical rate of one percent. Table 1 compares how our May 2005 forecast numbers fared with actual revenue and employment numbers. Our short-term forecast results have been relatively accurate with errors ranging from 8 percent to 3 percent for revenues and near 1 percent for employment.

Table 1: Forecast Performance

Quarter	Business Income Tax			Transient Lodging Tax			Motor Vehicle Rental Tax			Multnomah County Total		
	May 2005 Forecast	Actual	Percent Difference	May 2005 Forecast	Actual	Percent Difference	May 2005 Forecast	Actual	Percent Difference	May 2005 Forecast	Actual	Percent Difference
2003.3	5,785	5,785	0.0%	7,566	7,566	0.0%	4,595	4,595	0.0%	418,184	418,184	0.0%
2003.4	2,593	2,593	0.0%	4,864	4,864	0.0%	2,912	2,912	0.0%	425,109	425,109	0.0%
2004.1	4,571	4,571	0.0%	6,130	6,130	0.0%	2,311	2,311	0.0%	411,006	411,144	0.0%
2004.2	17,010	17,010	0.0%	5,465	5,465	0.0%	3,067	3,067	0.0%	420,929	420,929	0.0%
2004.3	5,238	5,238	0.0%	8,364	8,364	0.0%	4,912	4,912	0.0%	420,995	421,007	0.0%
2004.4	6,081	6,081	0.0%	6,497	6,497	0.0%	2,809	2,809	0.0%	428,219	428,219	0.0%
2005.1	3,393	3,393	0.0%	6,242	6,456	3.4%	2,317	2,317	0.0%	423,878	421,169	-0.6%
2005.2	4,570	22,777	398.4%	5,966	5,938	-0.5%	3,495	3,284	-6.0%	433,898	429,180	-1.1%
2005.3	7,770	6,012	-22.6%	7,706	11,119	44.3%	5,096	5,228	2.6%	434,495	429,117	-1.2%
2005.4	5,018	9,019	79.7%	8,858	9,019	1.8%	3,192	3,006	-5.8%	448,101	437,447	-2.4%
Subtotal	17,358	37,808	117.8%	22,530	26,075	15.7%	11,783	11,517	-2.3%	1,316,495	1,295,744	-1.6%

Table 2 shows how our current forecast changed from the May 2005 forecast.

Table 2: Forecast Changes

Calendar Year	Business Income Tax			Transient Lodging Tax			Motor Vehicle Rental Tax			Multnomah Total Employment		
	May 2005 Forecast	Current Forecast	Percent Difference	May 2005 Forecast	Current Forecast	Percent Difference	May 2005 Forecast	Current Forecast	Percent Difference	May 2005 Forecast	Current Forecast	Percent Difference
2006	23,883	33,575	40.6%	31,339	33,343	6.4%	16,178	15,083	-6.8%	448,708	436,287	-2.8%
2007	27,307	36,301	32.9%	34,340	37,229	8.4%	18,286	15,771	-13.8%	463,111	438,110	-5.4%
2008	28,842	37,740	30.9%	37,212	41,282	10.9%	19,978	16,450	-17.7%	473,951	441,193	-6.9%
2009	28,897	40,793	41.2%	40,526	45,510	12.3%	21,783	17,164	-21.2%	484,688	444,537	-8.3%

This forecast represents a downgrade in the County's share of economic activity. Previous forecasts presumed Multnomah County would share in the growth for the Metropolitan area. Based on the last year of data from the expansion, it appears the County is gaining a smaller portion of the growth than in past periods of growth. This

has driven down the annual growth rates in employment to 2 percent from the 3 percent reported previously and anticipates a gradual slowing from that pace.

Personal incomes for the metropolitan area and the County are expected to grow briskly in the near term and remain solidly above inflation thereafter. Wage pressure is expected to provide increases to income as well as the addition of higher paying business services positions.

Residential housing construction is expected to slow in the County as interest rate increases tighten budgets. Housing permits are forecast to decrease sharply in the next year and then show a gradual decline as developable land in the County decreases and recent developments absorb the capacity for new housing.

The commercial and industrial real estate market is showing meager signs of improvement. The vacancy rate at 9.5 percent has begun to decline from its peak level of 12.1 percent in fourth quarter of 2003. This decrease is expected to continue through the forecast period to reach a level of 8.5 percent by 2009. It may be at that point that we hear the calls for “shovel ready” industrial land like we heard back in 2000 when the vacancy rate was less than 7 percent.

The amount of tourist and business travel to the area, measured by deplanements, is expected to see a decrease followed by small gains. Portland International Airport has had increases in passengers averaging over 5 percent since the last half of 2003. Now, well beyond the direct effects of 9/11, the travel industry is being influenced by major airline financial problems. With airlines in need of cash for retirement and health commitments, it is difficult to see the reductions in fares that would spur travel.

Despite the recent increase in inflation, the forecast for the Portland Metropolitan Area shows a return to the 2 and half point rise in prices. This bodes well for the financial markets which are anxious to see if inflation will cut into the profitability of their lending activity.

The residential real estate market is expected to cool off somewhat in Portland. Although the slowdown is not expected to affect the maximum level of growth on properties set by measure 50, it is likely that 20 percent increases will decrease to more sustainable levels. Much of the housing sales prices have been influenced by purchasers from high equity markets like California and Washington. If these markets cool off, and the ability of these homebuyers to extract their equity decreases, home prices are likely to return to rates more closely related to income growth in the region.

Revenue Forecast Summary

Business income taxes have grown impressively in 2005 with a 25 percent increase over 2004. Therefore, fiscal year annual totals for 2006 (which are partially made up of calendar year 2005 revenue) are expected to be 25 percent higher than in 2005. However, FY2007 is expected to see a decrease of 16 percent followed by a 10 percent increase in FY2008 and about a 7 percent increase in FY2009. Indeed, the volatility of the business income tax revenue prevails.

Transient lodging tax revenue is expected to show solid growth throughout the forecast period. Although the number of travelers to the area through PDX is not expected to increase, the shift to business travelers will drive the gains in the tax revenue from hotels. In addition, room rates will be increased by inflation.

Motor vehicle rental tax revenue remains closely tied to the number of deplanements at PDX. Both are expected to have quick gains in the near term followed by increases of around 4 percent per annum. This rate is below the historical average for motor vehicle tax rate. One reason for this is the increased use of the Airport MAX line to downtown. Also, many hotels have raised their prices for all day parking spaces in downtown to increase revenue and make it more comparable to the value of daytime parking used by their meeting spaces.

In conclusion, our forecast for business income tax revenue has been revised upward substantially. The transient lodging tax revenue forecast has been raised by about 9 percent annually. The motor vehicle rental tax has been revised downward by almost 15 percent annually.

V. FORECAST QUALIFICATIONS

In the earlier discussion in this report, we detailed three key issues or risks to our forecast:

- Industrial commodity price increases. We see this risk as significant in the short run, but less important in the long term.
- Collapse of a residential housing bubble spurred by housing speculation. We do not see this as a serious possibility or risk to the overall economy, but it may alter model projections of construction employment.
- Potential dollar sell-off in international markets causing increased interest rates. We do not see an abrupt dumping of US dollar investments as likely, but expect some tightening of the lending requirements of overseas investors.

In addition, some additional risks, new or mentioned in previous reports exist:

The pending ruling from the Oregon Supreme Court dealt with “half the loaf” of the fiscal overhang represented by OPERS under-funding. Although it accepted the use of new life tables and other important reform features, it upheld the guarantee and other expensive provisions of the Tier 1 OPERS plan. ECONorthwest estimates that \$4-\$5 billion in liability will need to be funded by employer rate increases.

The Federal Reserve’s practice of trying to engineer “soft landings” is another risk to the economy. The Fed has never demonstrated any capability in this regard and, in fact, a good case can be made that their efforts have been destabilizing. The Fed also tends to confuse relative price changes (e.g. energy price shocks) with monetary inflation. There is some risk, therefore, that the pass-through of commodity price increases will be misinterpreted (and mistreated) as monetary inflation. Specifically, should the Fed over-tighten, then there will be insufficient monetary stimulus remaining to offset the consumer spending impact of higher energy prices. It would also retard the appropriate reaction to the higher energy prices; that is, it would be desirable for higher energy prices to stimulate substitution of energy-efficient vehicles, building practices, etc. for less energy efficient practices. Without adequate liquidity, however, there will be insufficient investment funds to finance such conversions. The result would then simply be a general reduction in overall economic activity with weak longer-term benefits from capital substitution.

APPENDIX

Table 3: Multnomah County BIT, Transient Lodging Tax, and Motor Vehicle Rental Tax Revenue Forecast (Quarterly and Annually)

Quarterly

Quarter	Business Income Tax				Transient Lodging Tax				Motor Vehicle Rental Tax			
	Base (000)	Rate	Revenue (000)	% Chg	Base (000)	Rate	Revenue (000)	% Chg	Base (000)	Rate	Revenue (000)	% Chg
2001:1	14,497	1.45%	210	-97.8%	54,163	11.50%	6,229	40.4%	23,890	12.50%	2,986	33.9%
2001:2	1,209,847	1.45%	17,543	-12.0%	46,306	11.50%	5,325	33.7%	28,951	12.50%	3,619	1.7%
2001:3	457,210	1.45%	6,630	-4.2%	54,367	11.50%	6,252	-7.2%	40,641	12.50%	5,080	-5.0%
2001:4	254,390	1.45%	3,689	-26.6%	58,475	11.50%	6,725	0.0%	21,467	12.50%	2,683	-27.5%
2002:1	225,025	1.45%	3,263	1452.2%	47,228	11.50%	5,431	-12.8%	20,807	12.50%	2,601	-12.9%
2002:2	1,044,222	1.45%	15,141	-13.7%	43,063	11.50%	4,952	-7.0%	26,763	12.50%	3,345	-7.6%
2002:3	301,497	1.45%	4,372	-34.1%	52,811	11.50%	6,073	-2.9%	40,596	12.50%	5,074	-0.1%
2002:4	299,953	1.45%	4,349	17.9%	64,258	11.50%	7,390	9.9%	23,514	12.50%	2,939	9.5%
2003:1	105,306	1.45%	1,527	-53.2%	49,355	11.50%	5,676	4.5%	19,532	12.50%	2,442	-6.1%
2003:2	1,111,105	1.45%	16,111	6.4%	42,106	11.50%	4,842	-2.2%	23,775	12.50%	2,972	-11.2%
2003:3	398,980	1.45%	5,785	32.3%	65,790	11.50%	7,566	24.6%	36,763	12.50%	4,595	-9.4%
2003:4	178,861	1.45%	2,593	-40.4%	42,292	11.50%	4,864	-34.2%	23,293	12.50%	2,912	-0.9%
2004:1	315,268	1.45%	4,571	199.4%	53,304	11.50%	6,130	8.0%	18,489	12.50%	2,311	-5.3%
2004:2	1,173,127	1.45%	17,010	5.6%	47,522	11.50%	5,465	12.9%	24,534	12.50%	3,067	3.2%
2004:3	361,269	1.45%	5,238	-9.5%	72,731	11.50%	8,364	10.5%	39,294	12.50%	4,912	6.9%
2004:4	419,353	1.45%	6,081	134.5%	56,498	11.50%	6,497	33.6%	22,472	12.50%	2,809	-3.5%
2005:1	233,979	1.45%	3,393	-25.8%	56,143	11.50%	6,456	5.3%	18,537	12.50%	2,317	0.3%
2005:2	1,570,824	1.45%	22,777	33.9%	51,631	11.50%	5,938	8.6%	26,271	12.50%	3,284	7.1%
2005:3	414,651	1.45%	6,012	14.8%	96,686	11.50%	11,119	32.9%	41,821	12.50%	5,228	6.4%
2005:4	621,977	1.45%	9,019	48.3%	78,423	11.50%	9,019	38.8%	24,048	12.50%	3,006	7.0%
2006:1	561,195	1.45%	8,137	139.8%	62,316	11.50%	7,166	11.0%	21,905	12.50%	2,738	18.2%
2006:2	575,507	1.45%	8,345	-63.4%	59,173	11.50%	6,805	14.6%	28,842	12.50%	3,605	9.8%
2006:3	595,965	1.45%	8,641	43.7%	80,096	11.50%	9,211	-17.2%	44,466	12.50%	5,558	6.3%
2006:4	582,878	1.45%	8,452	-6.3%	88,355	11.50%	10,161	12.7%	25,453	12.50%	3,182	5.8%
2007:1	593,348	1.45%	8,604	5.7%	69,985	11.50%	8,048	12.3%	23,038	12.50%	2,880	5.2%
2007:2	621,076	1.45%	9,006	7.9%	66,096	11.50%	7,601	11.7%	30,188	12.50%	3,773	4.7%
2007:3	651,708	1.45%	9,450	9.4%	89,325	11.50%	10,272	11.5%	46,421	12.50%	5,803	4.4%
2007:4	637,377	1.45%	9,242	9.3%	98,325	11.50%	11,307	11.3%	26,520	12.50%	3,315	4.2%
2008:1	616,868	1.45%	8,945	4.0%	77,797	11.50%	8,947	11.2%	24,005	12.50%	3,001	4.2%
2008:2	644,184	1.45%	9,341	3.7%	73,404	11.50%	8,441	11.1%	31,468	12.50%	3,933	4.2%
2008:3	676,717	1.45%	9,812	3.8%	99,012	11.50%	11,386	10.8%	48,417	12.50%	6,052	4.3%
2008:4	664,983	1.45%	9,642	4.3%	108,763	11.50%	12,508	10.6%	27,709	12.50%	3,464	4.5%
2009:1	661,954	1.45%	9,598	7.3%	85,873	11.50%	9,875	10.4%	25,038	12.50%	3,130	4.3%
2009:2	696,561	1.45%	10,100	8.1%	80,959	11.50%	9,310	10.3%	32,831	12.50%	4,104	4.3%
2009:3	734,127	1.45%	10,645	8.5%	109,116	11.50%	12,548	10.2%	50,525	12.50%	6,316	4.4%
2009:4	720,649	1.45%	10,449	8.4%	119,790	11.50%	13,776	10.1%	28,919	12.50%	3,615	4.4%

Note: Forecast in Bold Type

Annual

Fiscal Year Ending	Business Income Tax				Transient Lodging Tax				Motor Vehicle Rental Tax			
	Base (000)	Rate	Revenue (000)	% Chg	Base (000)	Rate	Revenue (000)	% Chg	Base (000)	Rate	Revenue (000)	% Chg
2001	2,047,934	1.45%	29,695	-	217,494	11.50%	25,012	-	125,230	12.50%	15,654	-
2002	1,980,847	1.45%	28,722	-3.3%	203,133	11.50%	23,360	-6.6%	109,678	12.50%	13,710	-12.4%
2003	1,817,861	1.45%	26,359	-8.2%	208,531	11.50%	23,981	2.7%	107,417	12.50%	13,427	-2.1%
2004	2,066,236	1.45%	29,960	13.7%	208,907	11.50%	24,024	0.2%	103,079	12.50%	12,885	-4.0%
2005	2,066,236	1.45%	29,960	0.0%	208,907	11.50%	24,024	0.0%	103,079	12.50%	12,885	0.0%
2006	2,585,424	1.45%	37,489	25.1%	237,002	11.50%	27,255	13.4%	106,573	12.50%	13,322	3.4%
2007	2,173,330	1.45%	31,513	-15.9%	296,598	11.50%	34,109	25.1%	116,615	12.50%	14,577	9.4%
2008	2,393,267	1.45%	34,702	10.1%	304,532	11.50%	35,021	2.7%	123,145	12.50%	15,393	5.6%
2009	2,550,137	1.45%	36,977	6.6%	338,851	11.50%	38,968	11.3%	128,413	12.50%	16,052	4.3%

Note: Forecast in Bold Type

Table 4: Multnomah County Real Estate Taxable Assessed Value

Quarter	Real Estate Taxable Value (Assessed Value)					
	Total		Residential		Other	
	millions	% Chg	millions	% Chg	millions	% Chg
2001:1	41,175	6.1%	22,744	4.3%	18,431	8.3%
2001:2	41,615	5.8%	22,988	4.3%	18,627	7.7%
2001:3	41,959	5.3%	23,238	4.3%	18,721	6.6%
2001:4	42,208	4.5%	23,494	4.3%	18,713	4.8%
2002:1	42,050	2.1%	23,796	4.6%	18,254	-1.0%
2002:2	42,231	1.5%	24,049	4.6%	18,182	-2.4%
2002:3	42,439	1.1%	24,292	4.5%	18,148	-3.1%
2002:4	42,676	1.1%	24,525	4.4%	18,152	-3.0%
2003:1	42,942	2.1%	24,674	3.7%	18,268	0.1%
2003:2	43,235	2.4%	24,917	3.6%	18,318	0.8%
2003:3	43,555	2.6%	25,179	3.7%	18,376	1.3%
2003:4	43,903	2.9%	25,461	3.8%	18,442	1.6%
2004:1	44,355	3.3%	25,825	4.7%	18,530	1.4%
2004:2	44,728	3.5%	26,122	4.8%	18,606	1.6%
2004:3	45,098	3.5%	26,413	4.9%	18,684	1.7%
2004:4	45,465	3.6%	26,700	4.9%	18,765	1.8%
2005:1	45,829	3.3%	26,981	4.5%	18,848	1.7%
2005:2	46,191	3.3%	27,258	4.3%	18,933	1.8%
2005:3	46,550	3.2%	27,529	4.2%	19,021	1.8%
2005:4	46,906	3.2%	27,795	4.1%	19,111	1.8%
2006:1	47,736	4.2%	28,210	4.6%	19,526	3.6%
2006:2	48,204	4.4%	28,508	4.6%	19,696	4.0%
2006:3	48,638	4.5%	28,800	4.6%	19,838	4.3%
2006:4	49,039	4.5%	29,087	4.6%	19,952	4.4%
2007:1	49,897	4.5%	29,528	4.7%	20,368	4.3%
2007:2	50,349	4.5%	29,847	4.7%	20,502	4.1%
2007:3	50,748	4.3%	30,160	4.7%	20,588	3.8%
2007:4	51,101	4.2%	30,466	4.7%	20,635	3.4%
2008:1	51,925	4.1%	30,934	4.8%	20,991	3.1%
2008:2	52,336	3.9%	31,272	4.8%	21,064	2.7%
2008:3	52,703	3.9%	31,603	4.8%	21,100	2.5%
2008:4	53,039	3.8%	31,925	4.8%	21,114	2.3%
2009:1	53,980	4.0%	32,414	4.8%	21,566	2.7%
2009:2	54,382	3.9%	32,768	4.8%	21,614	2.6%
2009:3	54,751	3.9%	33,115	4.8%	21,636	2.5%
2009:4	55,097	3.9%	33,452	4.8%	21,645	2.5%

Note: Forecast in Bold Type

Table 5: Multnomah County Select Economic Indicators

Quarter	Portland MSA						Multnomah County					
	Consumer Price Index		Commercial Vacancy Rate		Personal Income		PDX Passengers Deplaned		Housing Permits		Personal Income	
	1982-84=100	% Change	Change	(000)	% Change	(000)	% Change	% Change	(000)	% Change		
2000:1	176.1		7.0%		14,913		1,523		568		5,184	
2000:2	176.8		6.7%		15,079		1,760		572		5,238	
2000:3	178.6		6.7%		15,518		1,935		421		5,398	
2000:4	180.5		7.0%		15,616		1,687		742		5,441	
2001:1	180.9	2.8%	8.2%	18.0%	15,746	5.6%	1,488	-2.3%	660	16.2%	5,497	6.0%
2001:2	181.5	2.6%	8.7%	2.1%	15,844	5.1%	1,692	-3.9%	532	-7.0%	5,539	5.7%
2001:3	182.9	2.4%	9.3%	2.6%	16,127	3.9%	1,754	-9.3%	928	120.4%	5,635	4.4%
2001:4	184.3	2.1%	9.8%	2.8%	16,199	3.7%	1,429	-15.3%	772	4.0%	5,650	3.8%
2002:1	183.8	1.6%	10.4%	2.2%	16,295	3.5%	1,321	-11.2%	582	-11.8%	5,670	3.2%
2002:2	183.3	1.0%	10.9%	2.1%	16,367	3.3%	1,563	-7.6%	922	73.3%	5,686	2.6%
2002:3	183.8	0.5%	11.2%	2.0%	16,479	2.2%	1,742	-0.7%	937	1.0%	5,724	1.6%
2002:4	184.3	0.0%	11.5%	1.7%	16,474	1.7%	1,500	5.0%	842	9.1%	5,732	1.5%
2003:1	185.8	1.1%	11.8%	1.3%	16,467	1.1%	1,311	-0.8%	1,079	85.4%	5,743	1.3%
2003:2	186.2	1.6%	11.9%	1.1%	16,462	0.6%	1,563	0.0%	982	6.5%	5,751	1.1%
2003:3	186.4	1.4%	12.1%	0.8%	16,562	0.5%	1,769	1.5%	1,134	21.0%	5,786	1.1%
2003:4	186.6	1.2%	12.1%	0.6%	16,598	0.8%	1,552	3.5%	1,036	23.0%	5,825	1.6%
2004:1	188.7	1.6%	11.4%	-0.4%	16,683	1.3%	1,348	2.8%	662	-38.6%	5,878	2.3%
2004:2	190.9	2.5%	11.2%	-0.8%	16,798	2.0%	1,654	5.8%	1,296	32.0%	5,933	3.2%
2004:3	191.8	2.9%	10.6%	-1.4%	17,037	2.9%	1,876	6.0%	1,309	15.4%	6,020	4.0%
2004:4	193.2	3.5%	10.4%	-1.7%	17,205	3.7%	1,643	5.9%	594	-42.7%	6,115	5.0%
2005:1	194.0	2.8%	11.4%	-0.7%	17,437	4.5%	1,472	9.2%	911	37.6%	6,225	5.9%
2005:2	195.0	2.1%	10.4%	-1.4%	17,687	5.3%	1,758	6.3%	1,001	-22.8%	6,332	6.7%
2005:3	197.0	2.7%	9.8%	-0.8%	18,045	5.9%	1,976	5.3%	1,163	-11.2%	6,466	7.4%
2005:4	200.1	3.6%	9.5%	-2.0%	18,306	6.4%	1,578	-3.9%	1,462	146.2%	6,601	7.9%
2006:1	201.6	3.9%	10.1%	-1.4%	18,599	6.7%	1,449	-1.5%	537	-41.1%	6,739	8.3%
2006:2	202.3	3.8%	9.3%	-1.6%	18,883	6.8%	1,692	-3.7%	882	-11.8%	6,865	8.4%
2006:3	203.4	3.2%	9.4%	-1.7%	19,251	6.7%	1,857	-6.0%	1,152	-1.0%	7,004	8.3%
2006:4	204.5	2.2%	9.0%	-1.6%	19,497	6.5%	1,597	1.2%	1,346	-7.9%	7,132	8.0%
2007:1	205.5	1.9%	9.5%	-1.7%	19,758	6.2%	1,461	0.9%	516	-3.8%	7,245	7.5%
2007:2	206.6	2.1%	8.9%	-1.6%	19,997	5.9%	1,697	0.3%	879	-0.4%	7,332	6.8%
2007:3	207.7	2.1%	9.0%	-1.6%	20,320	5.5%	1,867	0.5%	1,151	-0.1%	7,424	6.0%
2007:4	208.8	2.1%	8.7%	-1.3%	20,515	5.2%	1,609	0.7%	1,351	0.3%	7,502	5.2%
2008:1	210.0	2.2%	9.4%	-1.2%	20,734	4.9%	1,477	1.1%	514	-0.5%	7,565	4.4%
2008:2	211.3	2.3%	8.8%	-1.1%	20,944	4.7%	1,722	1.5%	868	-1.3%	7,608	3.8%
2008:3	212.5	2.3%	8.9%	-1.0%	21,253	4.6%	1,896	1.5%	1,133	-1.5%	7,666	3.3%
2008:4	213.7	2.3%	8.7%	-0.9%	21,439	4.5%	1,633	1.5%	1,314	-2.7%	7,722	2.9%
2009:1	215.0	2.4%	9.3%	-0.9%	21,708	4.7%	1,498	1.4%	491	-4.4%	7,837	3.6%
2009:2	216.4	2.4%	8.7%	-0.8%	21,914	4.6%	1,747	1.5%	824	-5.0%	7,866	3.4%
2009:3	217.7	2.5%	8.8%	-0.7%	22,232	4.6%	1,924	1.5%	1,079	-4.8%	7,919	3.3%
2009:4	219.0	2.5%	8.5%	-0.7%	22,428	4.6%	1,657	1.5%	1,260	-4.1%	7,977	3.3%

Note: Forecast in Bold Type

Table 6: Multnomah County Employment

Quarter	Employment Detail, Select Industries															
	Total		Construction		Manufacturing		FIRE		Federal Government		State Government		Local Government		Other	
		% Change		% Change		% Change		% Change		% Change		% Change		% Change		% Change
2001:1	445,548	-0.4%	20,615	-0.5%	45,180	-13.9%	32,177	-1.3%	11,608	-1.7%	7,173	0.6%	45,127	1.0%	283,668	2.0%
2001:2	446,698	-1.4%	20,361	-4.4%	44,422	-15.4%	32,408	-0.1%	11,579	-6.4%	7,267	0.8%	46,001	1.0%	284,660	1.1%
2001:3	444,171	-2.4%	20,715	-9.7%	43,526	-16.1%	33,314	2.8%	11,659	-3.6%	6,853	-1.9%	43,306	4.7%	284,798	-0.9%
2001:4	441,169	-3.6%	19,582	-12.8%	41,383	-17.3%	33,403	3.8%	11,498	-4.9%	7,105	-0.8%	46,878	3.6%	281,320	-2.5%
2002:1	425,781	-4.4%	18,831	-8.7%	38,770	-14.2%	32,509	1.0%	11,195	-3.6%	7,204	0.4%	47,137	4.5%	270,135	-4.8%
2002:2	428,920	-4.0%	18,770	-7.8%	38,093	-14.2%	32,422	0.0%	11,240	-2.9%	7,231	-0.5%	47,063	2.3%	274,101	-3.7%
2002:3	429,795	-3.2%	19,967	-3.6%	38,032	-12.6%	33,216	-0.3%	11,448	-1.8%	6,876	0.3%	42,280	-2.4%	277,976	-2.4%
2002:4	431,180	-2.3%	18,722	-4.4%	37,328	-9.8%	33,449	0.1%	11,480	-0.2%	7,163	0.8%	46,163	-1.5%	276,875	-1.6%
2003:1	418,294	-1.8%	16,688	-11.4%	36,178	-6.7%	32,911	1.2%	12,144	8.5%	7,201	0.0%	45,171	-4.2%	268,001	-0.8%
2003:2	418,598	-2.4%	16,557	-11.8%	35,517	-6.8%	33,177	2.3%	12,240	8.9%	7,234	0.0%	45,327	-3.7%	268,546	-2.0%
2003:3	418,184	-2.7%	17,636	-11.7%	35,408	-6.9%	33,427	0.6%	12,365	8.0%	6,872	-0.1%	40,252	-4.8%	272,224	-2.1%
2003:4	425,109	-1.4%	17,488	-6.6%	35,045	-6.1%	32,964	-1.4%	12,344	7.5%	7,008	-2.2%	45,899	-0.6%	274,361	-0.9%
2004:1	411,144	-1.7%	16,798	0.7%	34,343	-5.1%	31,082	-5.6%	12,781	5.2%	6,980	-3.1%	45,362	0.4%	263,798	-1.6%
2004:2	420,929	0.6%	17,932	8.3%	34,889	-1.8%	31,226	-5.9%	12,771	4.3%	7,205	-0.4%	46,074	1.6%	270,832	0.9%
2004:3	421,007	0.7%	19,250	9.2%	35,451	0.1%	31,350	-6.2%	12,837	3.8%	6,922	0.7%	40,755	1.2%	274,442	0.8%
2004:4	428,219	0.7%	18,726	7.1%	35,643	1.7%	31,338	-4.9%	12,958	5.0%	7,215	3.0%	45,695	-0.4%	276,644	0.8%
2005:1	421,169	2.4%	17,399	3.6%	35,844	4.4%	29,502	-5.1%	12,616	-1.3%	10,749	54.0%	45,071	-0.6%	269,988	2.3%
2005:2	429,180	2.0%	18,579	3.6%	35,526	1.8%	31,052	-0.6%	12,253	-4.1%	7,586	5.3%	46,795	1.6%	277,093	2.3%
2005:3	429,117	1.9%	20,199	4.9%	35,898	1.3%	31,324	-0.1%	12,253	-4.6%	7,355	6.3%	40,268	-1.2%	281,608	2.6%
2005:4	437,447	2.2%	19,564	4.5%	35,015	-1.8%	31,361	0.1%	12,926	-0.2%	7,559	4.8%	45,218	-1.0%	282,078	2.0%
2006:1	429,986	2.1%	18,071	3.9%	34,392	-4.1%	29,629	0.4%	12,819	1.6%	11,233	4.5%	44,446	-1.4%	274,452	1.7%
2006:2	437,422	1.9%	19,013	2.3%	33,968	-4.4%	31,038	0.0%	12,534	2.3%	7,909	4.3%	46,544	-0.5%	282,384	1.9%
2006:3	435,762	1.5%	20,541	1.7%	34,419	-4.1%	31,103	-0.7%	12,585	2.7%	7,703	4.7%	40,782	1.3%	285,025	1.2%
2006:4	441,979	1.0%	19,692	0.7%	33,808	-3.4%	31,005	-1.1%	13,292	2.8%	7,897	4.5%	45,452	0.5%	284,344	0.8%
2007:1	432,521	0.6%	18,078	0.0%	33,282	-3.2%	29,073	-1.9%	13,190	2.9%	11,772	4.8%	44,991	1.2%	276,797	0.9%
2007:2	439,138	0.4%	18,859	-0.8%	32,859	-3.3%	30,285	-2.4%	12,957	3.4%	8,270	4.6%	46,992	1.0%	284,636	0.8%
2007:3	437,155	0.3%	19,900	-3.1%	33,231	-3.5%	30,289	-2.6%	13,008	3.4%	8,038	4.4%	40,780	0.0%	288,264	1.1%
2007:4	443,627	0.4%	18,758	-4.7%	32,665	-3.4%	30,113	-2.9%	13,759	3.5%	8,243	4.4%	45,448	0.0%	288,136	1.3%
2008:1	434,654	0.5%	17,086	-5.5%	32,244	-3.1%	28,300	-2.7%	13,652	3.5%	12,291	4.4%	45,074	0.2%	280,687	1.4%
2008:2	441,919	0.6%	17,902	-5.1%	31,895	-2.9%	29,574	-2.3%	13,405	3.5%	8,630	4.3%	47,029	0.1%	288,570	1.4%
2008:3	440,529	0.8%	18,854	-5.3%	32,205	-3.1%	29,652	-2.1%	13,463	3.5%	8,398	4.5%	41,052	0.7%	292,412	1.4%
2008:4	447,669	0.9%	17,846	-4.9%	31,551	-3.4%	29,565	-1.8%	14,215	3.3%	8,625	4.6%	46,056	1.3%	292,434	1.5%
2009:1	437,708	0.7%	16,202	-5.2%	31,233	-3.1%	27,668	-2.2%	14,122	3.4%	12,840	4.5%	45,330	0.6%	284,699	1.4%
2009:2	445,254	0.8%	16,991	-5.1%	30,893	-3.1%	28,945	-2.1%	13,864	3.4%	9,016	4.5%	47,340	0.7%	292,713	1.4%
2009:3	443,988	0.8%	17,893	-5.1%	31,176	-3.2%	29,038	-2.1%	13,924	3.4%	8,777	4.5%	41,383	0.8%	296,649	1.4%
2009:4	451,199	0.8%	16,943	-5.1%	30,535	-3.2%	28,955	-2.1%	14,698	3.4%	9,015	4.5%	46,444	0.8%	296,678	1.5%

Note: Forecast in Bold Type

Table 7: U.S. Economic Indicators

Quarter	Real GDP		GDP Deflator		Price Deflator for Imports		Price Deflator for Exports		Employment	
	(Bil)	% Chg		% Chg		% Chg		% Chg	(Mil)	% Chg
2001:1	2,469	1.86%	1.01	2.18%	1.00	0.60%	1.00	0.87%	139.334	0.80%
2001:2	2,476	0.59%	1.02	2.55%	0.98	-1.11%	1.00	0.01%	138.704	0.13%
2001:3	2,468	0.35%	1.03	2.41%	0.97	-3.45%	0.99	-0.73%	138.365	0.04%
2001:4	2,478	0.22%	1.03	2.51%	0.95	-6.13%	0.99	-1.71%	137.863	-0.79%
2002:1	2,494	1.03%	1.04	2.06%	0.94	-5.79%	0.98	-1.96%	137.736	-1.15%
2002:2	2,508	1.27%	1.04	1.61%	0.96	-1.96%	0.99	-0.95%	138.023	-0.49%
2002:3	2,523	2.22%	1.04	1.61%	0.97	0.26%	1.00	0.29%	138.512	0.11%
2002:4	2,524	1.87%	1.05	1.66%	0.97	3.09%	1.00	1.32%	138.325	0.33%
2003:1	2,535	1.62%	1.06	2.06%	1.00	6.33%	1.01	2.60%	138.509	0.56%
2003:2	2,558	1.98%	1.06	1.99%	0.99	2.59%	1.01	2.14%	138.736	0.52%
2003:3	2,603	3.17%	1.06	2.08%	1.00	2.36%	1.01	1.62%	138.675	0.12%
2003:4	2,626	4.03%	1.07	1.98%	1.00	2.48%	1.02	2.21%	139.383	0.76%
2004:1	2,653	4.67%	1.08	2.13%	1.02	2.08%	1.04	2.65%	139.888	1.00%
2004:2	2,676	4.63%	1.09	2.81%	1.04	4.88%	1.05	3.59%	140.363	1.17%
2004:3	2,702	3.82%	1.09	2.67%	1.05	5.66%	1.05	3.78%	141.102	1.75%
2004:4	2,724	3.76%	1.10	2.89%	1.07	7.14%	1.06	4.15%	141.587	1.58%
2005:1	2,750	3.64%	1.11	2.73%	1.08	5.46%	1.08	3.83%	141.791	1.36%
2005:2	2,772	3.60%	1.12	2.44%	1.10	5.87%	1.09	3.56%	142.899	1.81%
2005:3	2,798	3.56%	1.12	2.86%	1.12	6.78%	1.09	4.04%	143.814	1.92%
2005:4	2,834	4.03%	1.14	3.33%	1.13	5.67%	1.11	4.07%	144.490	2.05%
2006:1	2,854	3.80%	1.15	3.68%	1.14	5.58%	1.12	4.03%	145.185	2.39%
2006:2	2,871	3.54%	1.16	4.11%	1.14	4.17%	1.13	4.21%	145.789	2.02%
2006:3	2,886	3.13%	1.17	4.44%	1.15	2.50%	1.14	4.38%	146.295	1.72%
2006:4	2,900	2.32%	1.19	4.34%	1.16	2.50%	1.15	4.30%	146.700	1.53%
2007:1	2,914	2.10%	1.20	4.24%	1.17	2.50%	1.17	4.17%	147.033	1.27%
2007:2	2,930	2.06%	1.21	4.10%	1.17	2.50%	1.18	4.02%	147.323	1.05%
2007:3	2,946	2.08%	1.22	3.95%	1.18	2.50%	1.19	3.86%	147.590	0.88%
2007:4	2,963	2.18%	1.23	3.79%	1.19	2.50%	1.20	3.69%	147.847	0.78%
2008:1	2,981	2.28%	1.24	3.65%	1.20	2.50%	1.21	3.54%	148.106	0.73%
2008:2	2,999	2.38%	1.25	3.51%	1.20	2.50%	1.22	3.40%	148.371	0.71%
2008:3	3,019	2.47%	1.26	3.40%	1.21	2.50%	1.23	3.27%	148.645	0.72%
2008:4	3,039	2.55%	1.27	3.30%	1.22	2.50%	1.23	3.16%	148.930	0.73%
2009:1	3,059	2.62%	1.28	3.22%	1.22	2.50%	1.24	3.08%	149.228	0.76%
2009:2	3,080	2.69%	1.29	3.15%	1.23	2.50%	1.25	3.00%	149.537	0.79%
2009:3	3,102	2.75%	1.30	3.09%	1.24	2.50%	1.26	2.94%	149.859	0.82%
2009:4	3,124	2.81%	1.31	3.05%	1.25	2.50%	1.27	2.90%	150.192	0.85%

Table 8: U.S. Economic Indicators (Contd.)

Quarter	Wage Rate		Money Supply		Unemployment		3-Month Treasury Bill Rate		AAA Corporate Bond Rate	
	\$/Hr	% Chg	(Bil)	% Chg	% Chg		% Chg		% Chg	
2001:1	22.87	6.73%	1,398.0	1.72%	4.2%	4.39%	4.82	-12.74%	7.08	-8.25%
2001:2	23.04	6.43%	1,426.0	3.47%	4.4%	11.70%	3.66	-35.94%	7.22	-7.00%
2001:3	23.16	4.66%	1,472.0	7.19%	4.8%	19.56%	3.17	-47.31%	7.11	-6.57%
2001:4	23.37	4.25%	1,545.3	11.35%	5.5%	41.53%	1.91	-68.31%	6.92	-6.48%
2002:1	23.63	3.32%	1,521.2	8.81%	5.7%	34.66%	1.82	-62.21%	6.62	-6.41%
2002:2	23.74	3.05%	1,544.0	8.28%	5.8%	32.28%	1.72	-53.10%	6.71	-7.06%
2002:3	23.85	3.00%	1,575.3	7.02%	5.7%	18.98%	1.64	-48.16%	6.35	-10.65%
2002:4	23.88	2.21%	1,607.5	4.03%	5.9%	5.90%	1.33	-30.07%	6.28	-9.29%
2003:1	24.13	2.10%	1,645.6	8.18%	5.8%	2.71%	1.16	-36.45%	6.00	-9.36%
2003:2	24.70	4.04%	1,692.8	9.64%	6.1%	5.05%	1.04	-39.22%	5.31	-20.90%
2003:3	24.90	4.41%	1,695.4	7.62%	6.1%	6.66%	0.93	-43.41%	5.70	-10.29%
2003:4	25.01	4.73%	1,741.0	8.30%	5.9%	-0.37%	0.92	-31.25%	5.66	-9.93%
2004:1	25.29	4.82%	1,783.5	8.38%	5.6%	-3.51%	0.92	-20.75%	5.46	-9.11%
2004:2	25.63	3.77%	1,814.0	7.15%	5.6%	-9.25%	1.08	3.19%	5.93	11.61%
2004:3	25.83	3.72%	1,843.3	8.73%	5.5%	-10.67%	1.49	59.86%	5.64	-0.94%
2004:4	26.54	6.13%	1,893.4	8.76%	5.4%	-7.23%	2.01	118.91%	5.49	-3.01%
2005:1	26.83	6.08%	1,910.0	7.09%	5.3%	-6.72%	2.54	176.73%	5.32	-2.50%
2005:2	27.12	5.81%	1,929.1	6.35%	5.1%	-8.33%	2.86	165.94%	5.15	-13.16%
2005:3	27.31	5.73%	1,914.5	3.86%	5.0%	-8.19%	3.36	126.01%	5.09	-9.75%
2005:4	27.72	4.45%	1,927.4	1.79%	4.9%	-10.60%	3.64	81.53%	5.17	-5.81%
2006:1	28.14	4.89%	1,943.3	1.74%	4.7%	-10.76%	3.88	52.82%	5.29	-0.60%
2006:2	28.57	5.34%	1,961.6	1.68%	4.6%	-9.62%	4.11	43.63%	5.43	5.48%
2006:3	29.00	6.17%	1,981.7	3.51%	4.6%	-8.43%	4.29	27.75%	5.56	9.24%
2006:4	29.42	6.12%	2,003.6	3.95%	4.6%	-4.28%	4.38	20.24%	5.68	9.88%
2007:1	29.85	6.04%	2,027.2	4.32%	4.7%	1.06%	4.40	13.62%	5.77	9.19%
2007:2	30.27	5.94%	2,052.5	4.64%	4.9%	5.71%	4.40	7.03%	5.86	7.88%
2007:3	30.68	5.82%	2,079.4	4.93%	5.0%	9.08%	4.38	2.08%	5.93	6.53%
2007:4	31.10	5.71%	2,107.8	5.20%	5.1%	10.82%	4.34	-0.82%	5.98	5.38%
2008:1	31.51	5.59%	2,137.5	5.44%	5.3%	11.34%	4.29	-2.53%	6.03	4.38%
2008:2	31.93	5.49%	2,168.6	5.66%	5.4%	11.08%	4.23	-3.79%	6.06	3.46%
2008:3	32.34	5.41%	2,200.8	5.84%	5.5%	10.37%	4.17	-4.75%	6.08	2.61%
2008:4	32.76	5.33%	2,234.3	6.00%	5.6%	9.47%	4.11	-5.38%	6.10	1.87%
2009:1	33.18	5.27%	2,268.8	6.14%	5.7%	8.51%	4.05	-5.74%	6.10	1.23%
2009:2	33.60	5.23%	2,304.3	6.26%	5.8%	7.57%	3.98	-5.93%	6.10	0.68%
2009:3	34.02	5.19%	2,340.8	6.36%	5.9%	6.68%	3.92	-6.01%	6.09	0.20%
2009:4	34.45	5.16%	2,378.2	6.44%	6.0%	5.86%	3.86	-5.98%	6.08	-0.21%

Table 9: Oregon Employment Forecast

Quarter	Total Nonfarm		Construction		Manufacturing		Trade, Transportation and Utilities		Professional & Business Services		Education & Health Services		Leisure and Hospitality	
	(000)	% Chg	(000)	% Chg	(000)	% Chg	(000)	% Chg	(000)	% Chg	(000)	% Chg	(000)	% Chg
2001:1	1,613,445	1.2%	83,695	0.8%	222,785	-0.2%	324,968	0.4%	184,691	3.1%	177,220	4.5%	149,557	-2.3%
2001:2	1,601,483	-0.2%	81,283	-2.0%	218,455	-2.3%	322,302	-0.7%	178,935	-1.5%	178,008	3.8%	150,260	-2.2%
2001:3	1,587,864	-1.4%	79,294	-4.2%	214,089	-4.1%	320,261	-1.2%	174,667	-4.9%	178,490	2.1%	150,095	-2.8%
2001:4	1,572,719	-2.7%	77,883	-6.2%	207,682	-7.2%	316,048	-3.4%	170,543	-7.8%	181,191	3.9%	148,459	-4.7%
2002:1	1,568,762	-2.8%	77,841	-7.0%	202,744	-9.0%	314,814	-3.1%	171,339	-7.2%	182,820	3.2%	148,499	-0.7%
2002:2	1,571,959	-1.8%	78,476	-3.5%	202,469	-7.3%	315,553	-2.1%	172,436	-3.6%	185,013	3.9%	149,881	-0.3%
2002:3	1,578,343	-0.6%	78,930	-0.5%	201,552	-5.9%	316,097	-1.3%	173,855	-0.5%	185,545	4.0%	150,248	0.1%
2002:4	1,570,794	-0.1%	77,901	0.0%	199,475	-4.0%	314,805	-0.4%	172,315	1.0%	187,413	3.4%	150,037	1.1%
2003:1	1,568,077	0.0%	76,743	-1.4%	198,411	-2.1%	315,177	0.1%	170,541	-0.5%	188,272	3.0%	151,231	1.8%
2003:2	1,555,659	-1.0%	75,799	-3.4%	193,832	-4.3%	313,642	-0.6%	169,754	-1.6%	188,209	1.7%	150,362	0.3%
2003:3	1,558,533	-1.3%	76,758	-2.8%	192,662	-4.4%	314,481	-0.5%	170,878	-1.7%	188,608	1.7%	151,962	1.1%
2003:4	1,566,629	-0.3%	78,473	0.7%	194,802	-2.3%	315,904	0.3%	171,953	-0.2%	190,032	1.4%	152,859	1.9%
2004:1	1,570,138	0.1%	79,136	3.1%	195,660	-1.4%	316,619	0.5%	173,287	1.6%	190,138	1.0%	153,057	1.2%
2004:2	1,590,902	2.3%	82,713	9.1%	198,977	2.7%	319,598	1.9%	176,620	4.0%	192,009	2.0%	154,993	3.1%
2004:3	1,600,011	2.7%	82,868	8.0%	201,087	4.4%	321,643	2.3%	177,201	3.7%	194,015	2.9%	155,956	2.6%
2004:4	1,613,380	3.0%	84,317	7.4%	202,397	3.9%	322,876	2.2%	179,713	4.5%	196,020	3.2%	159,061	4.1%
2005:1	1,634,210	4.1%	87,317	10.3%	203,611	4.1%	329,337	4.0%	180,817	4.3%	197,512	3.9%	161,331	5.4%
2005:2	1,640,916	3.1%	88,805	7.4%	204,712	2.9%	330,612	3.4%	181,604	2.8%	198,962	3.6%	160,732	3.7%
2005:3	1,649,419	3.1%	90,607	9.3%	206,011	2.4%	332,002	3.2%	182,509	3.0%	202,300	4.3%	161,235	3.4%
2005:4	1,653,325	2.5%	90,495	7.3%	205,843	1.7%	332,929	3.1%	184,086	2.4%	202,772	3.4%	161,880	1.8%
2006:1	1,661,835	1.7%	90,931	4.1%	205,590	1.0%	334,808	1.7%	186,300	3.0%	204,568	3.6%	162,961	1.0%
2006:2	1,670,806	1.8%	91,428	3.0%	205,311	0.3%	336,627	1.8%	188,181	3.6%	206,422	3.7%	164,523	2.4%
2006:3	1,677,494	1.7%	91,656	1.2%	204,746	-0.6%	338,154	1.9%	189,584	3.9%	207,604	2.6%	165,994	3.0%
2006:4	1,683,046	1.8%	91,770	1.4%	204,414	-0.7%	339,280	1.9%	190,769	3.6%	208,695	2.9%	166,964	3.1%
2007:1	1,688,629	1.6%	91,997	1.2%	203,972	-0.8%	340,202	1.6%	192,231	3.2%	209,912	2.6%	167,649	2.9%
2007:2	1,694,179	1.4%	92,567	1.2%	203,481	-0.9%	341,252	1.4%	193,797	3.0%	211,018	2.2%	168,011	2.1%
2007:3	1,700,071	1.3%	93,253	1.7%	202,919	-0.9%	342,302	1.2%	195,754	3.3%	212,233	2.2%	168,341	1.4%
2007:4	1,706,451	1.4%	94,005	2.4%	202,308	-1.0%	343,558	1.3%	197,683	3.6%	213,489	2.3%	168,598	1.0%
2008:1	1,712,528	1.4%	94,521	2.7%	201,454	-1.2%	344,958	1.4%	199,390	3.7%	214,652	2.3%	169,088	0.9%
2008:2	1,718,255	1.4%	94,802	2.4%	200,811	-1.3%	346,197	1.4%	201,064	3.7%	215,634	2.2%	169,854	1.1%
2008:3	1,724,328	1.4%	95,160	2.0%	200,214	-1.3%	347,438	1.5%	202,604	3.5%	216,803	2.2%	170,856	1.5%
2008:4	1,729,683	1.4%	95,511	1.6%	199,641	-1.3%	348,572	1.5%	204,107	3.2%	217,533	1.9%	171,650	1.8%
2009:1	1,734,419	1.3%	95,854	1.4%	199,115	-1.2%	349,569	1.3%	205,628	3.1%	217,991	1.6%	171,985	1.7%
2009:2	1,738,950	1.2%	96,063	1.3%	198,808	-1.0%	350,493	1.2%	206,846	2.9%	218,557	1.4%	172,400	1.5%
2009:3	1,744,047	1.1%	96,202	1.1%	198,436	-0.9%	351,673	1.2%	207,887	2.6%	219,377	1.2%	173,020	1.3%
2009:4	1,748,630	1.1%	96,427	1.0%	197,939	-0.9%	352,696	1.2%	208,782	2.3%	220,059	1.2%	173,486	1.1%

Table 10: Oregon Employment Forecast (Contd.)

Quarter	Financial Activities		Other Services		Federal Government		State Government		Local Government		Local Education	
	(000)	% Chg	(000)	% Chg	(000)	% Chg	(000)	% Chg	(000)	% Chg	(000)	% Chg
2001:1	94,806	0.1%	57,246	5.1%	30,140	-2.6%	60,039	0.5%	177,668	1.7%	100,292	1.4%
2001:2	95,111	-0.1%	56,942	3.9%	29,748	-11.1%	60,580	2.1%	179,103	1.7%	101,402	1.6%
2001:3	95,180	0.7%	56,592	3.1%	30,099	-4.1%	60,884	1.8%	179,911	1.4%	99,567	1.1%
2001:4	95,572	1.3%	56,090	1.2%	29,844	-2.1%	61,047	1.7%	180,982	2.7%	102,508	3.8%
2002:1	95,091	0.3%	55,701	-2.7%	29,509	-2.1%	61,138	1.8%	182,077	2.5%	104,366	4.1%
2002:2	94,119	-1.0%	56,138	-1.4%	29,610	-0.5%	61,105	0.9%	181,845	1.5%	104,546	3.1%
2002:3	95,513	0.4%	56,257	-0.6%	29,984	-0.4%	63,196	3.8%	182,222	1.3%	105,176	5.6%
2002:4	96,415	0.9%	56,455	0.7%	30,104	0.9%	61,312	0.4%	179,683	-0.7%	102,726	0.2%
2003:1	96,928	1.9%	56,428	1.3%	30,713	4.1%	61,238	0.2%	178,252	-2.1%	94,803	-9.2%
2003:2	97,415	3.5%	56,349	0.4%	30,673	3.6%	60,789	-0.5%	175,649	-3.4%	93,197	-10.9%
2003:3	97,435	2.0%	56,931	1.2%	30,732	2.5%	60,276	-4.6%	175,530	-3.7%	92,851	-11.7%
2003:4	96,378	0.0%	56,950	0.9%	30,651	1.8%	61,208	-0.2%	175,151	-2.5%	92,166	-10.3%
2004:1	95,806	-1.2%	56,702	0.5%	30,347	-1.2%	61,913	1.1%	175,227	-1.7%	92,618	-2.3%
2004:2	96,629	-0.8%	57,266	1.6%	30,255	-1.4%	62,057	2.1%	176,764	0.6%	93,793	0.6%
2004:3	96,815	-0.6%	57,304	0.7%	30,117	-2.0%	62,099	3.0%	178,168	1.5%	95,155	2.5%
2004:4	97,214	0.9%	57,980	1.8%	30,263	-1.3%	62,376	1.9%	178,714	2.0%	94,165	2.2%
2005:1	98,347	2.7%	58,864	3.8%	30,235	-0.4%	63,480	2.5%	179,745	2.6%	95,939	3.6%
2005:2	98,326	1.8%	59,268	3.5%	30,080	-0.6%	63,683	2.6%	179,781	1.7%	96,005	2.4%
2005:3	98,366	1.6%	58,847	2.7%	29,976	-0.5%	63,438	2.2%	179,400	0.7%	96,135	1.0%
2005:4	98,242	1.1%	59,001	1.8%	30,009	-0.8%	63,643	2.0%	179,757	0.6%	96,470	2.4%
2006:1	98,528	0.2%	59,250	0.7%	29,979	-0.8%	63,801	0.5%	180,428	0.4%	96,782	0.9%
2006:2	98,651	0.3%	59,691	0.7%	29,931	-0.5%	63,976	0.5%	181,145	0.8%	97,163	1.2%
2006:3	98,848	0.5%	59,958	1.9%	29,895	-0.3%	64,151	1.1%	181,724	1.3%	97,525	1.4%
2006:4	99,209	1.0%	60,130	1.9%	29,860	-0.5%	64,311	1.0%	182,300	1.4%	97,868	1.4%
2007:1	99,710	1.2%	60,356	1.9%	29,829	-0.5%	64,439	1.0%	182,967	1.4%	98,194	1.5%
2007:2	100,077	1.4%	60,608	1.5%	29,807	-0.4%	64,584	0.9%	183,586	1.3%	98,507	1.4%
2007:3	100,360	1.5%	60,890	1.6%	29,787	-0.4%	64,718	0.9%	184,158	1.3%	98,808	1.3%
2007:4	100,755	1.6%	61,185	1.8%	29,769	-0.3%	64,859	0.9%	184,867	1.4%	99,097	1.3%
2008:1	101,184	1.5%	61,487	1.9%	29,753	-0.3%	65,003	0.9%	185,622	1.5%	99,375	1.2%
2008:2	101,588	1.5%	61,790	2.0%	29,738	-0.2%	65,154	0.9%	186,238	1.4%	99,646	1.2%
2008:3	101,972	1.6%	62,047	1.9%	29,726	-0.2%	65,308	0.9%	186,807	1.4%	99,910	1.1%
2008:4	102,293	1.5%	62,282	1.8%	29,714	-0.2%	65,466	0.9%	187,422	1.4%	100,167	1.1%
2009:1	102,619	1.4%	62,522	1.7%	29,704	-0.2%	65,629	1.0%	188,129	1.4%	100,420	1.1%
2009:2	103,022	1.4%	62,763	1.6%	29,696	-0.1%	65,792	1.0%	188,696	1.3%	100,667	1.0%
2009:3	103,480	1.5%	63,032	1.6%	29,808	0.3%	65,958	1.0%	189,215	1.3%	100,908	1.0%
2009:4	103,940	1.6%	63,273	1.6%	30,074	1.2%	66,126	1.0%	189,781	1.3%	101,146	1.0%