



ECONOMIC POLICY & PLANNING

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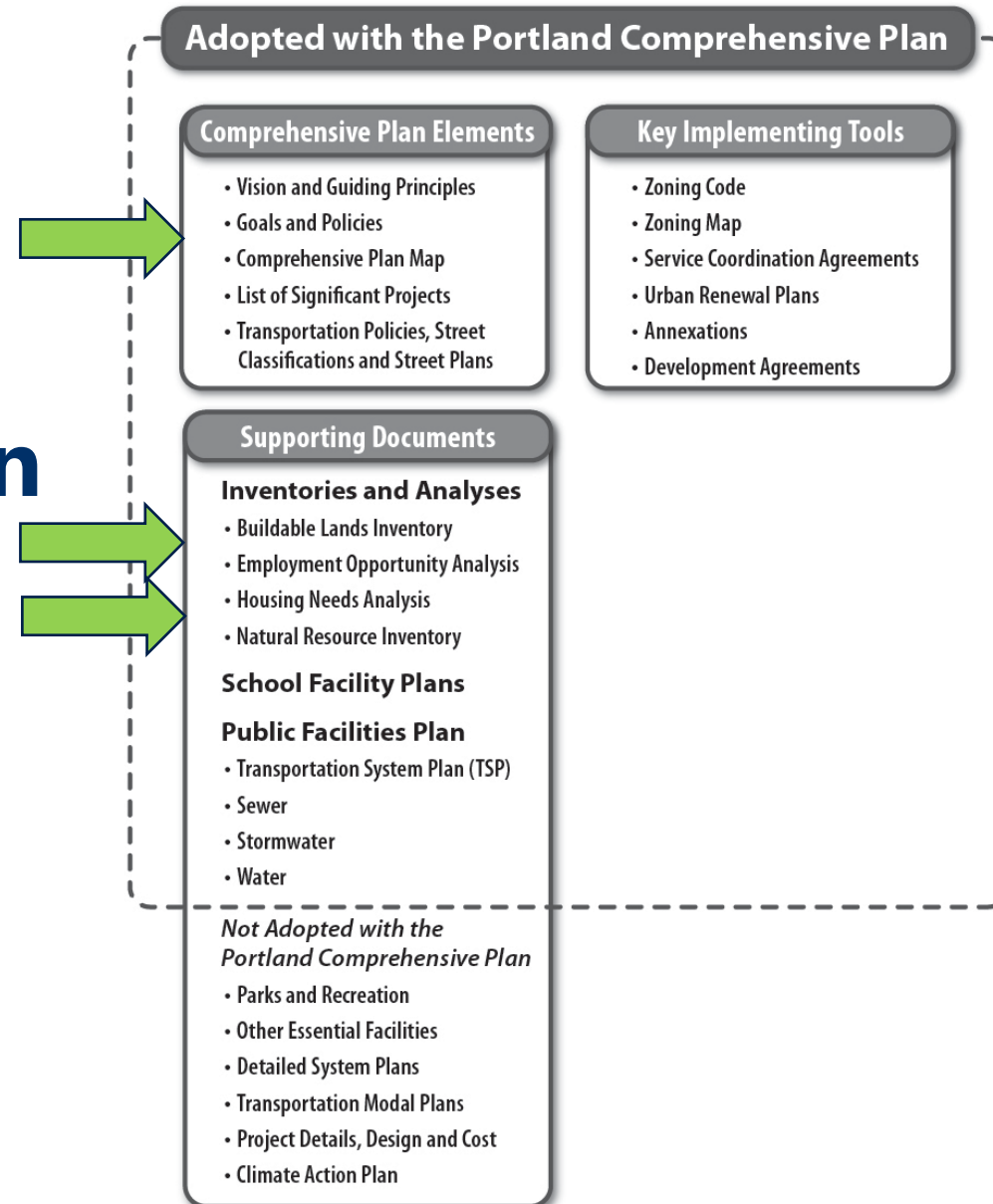
THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

Agenda

- Comprehensive Plan Goals and Policies
Chapter 6: Economic Development
- Economic and Employment Trends
- Economic Opportunities Analysis (EOA)



The Comprehensive Plan



Key Takeaways

- Portland experienced robust economic growth
- Continue to plan for growth
- Job growth has been wage-polarized – mostly (56%) high wage jobs
- BIPOC workers have higher incomes in the industrial and office sectors
- Industrial land supply is tight and getting tighter
- Challenge will be to create middle-wage opportunities in other sectors.



Goal 6.A: Prosperity

Goal 6.B: Development

Goal 6.C: Business District Vitality





Diverse, expanding city economy

Key Policies

- 6.1 Diverse and growing community
- 6.2 Diverse and expanding economy
- 6.3 Employment growth
- 6.7 Competitive advantages
- 6.9 Small business development





Land Development

Key Policies

- 6.13 Land supply
- 6.14 Brownfield redevelopment
- 6.16 Regulatory climate

Traded Sector Competitiveness

Key Policies

- 6.22 Clusters
- 6.23 Trade and freight hub



Equitable Household Prosperity

Key Policies

- 6.27 Income self-sufficiency
- 6.28 East Portland job growth
- 6.30 Disparity reduction



Income self-sufficiency

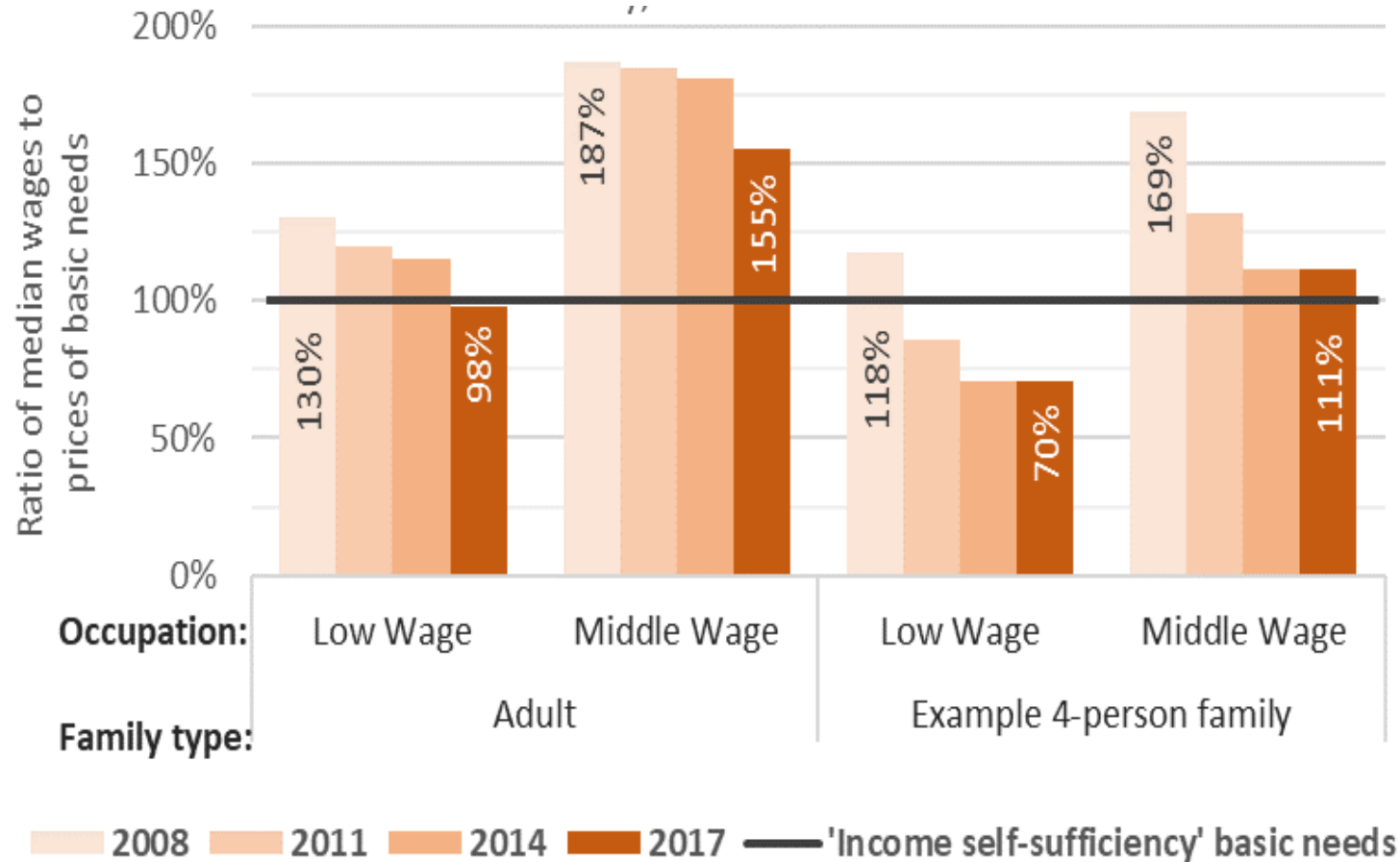
Multnomah County Self Sufficiency Standard, 2021

Source: Worksystems, Inc.

	One Adult	One Adult One Preschooler	One Adult One Preschooler One School-Age	Two Adults One Preschooler One School-Age
Annual Salary	\$31,521	\$60,846	\$76,912	\$82,447
Hourly Wage	\$15.15	\$29.25	\$36.98	\$39.64

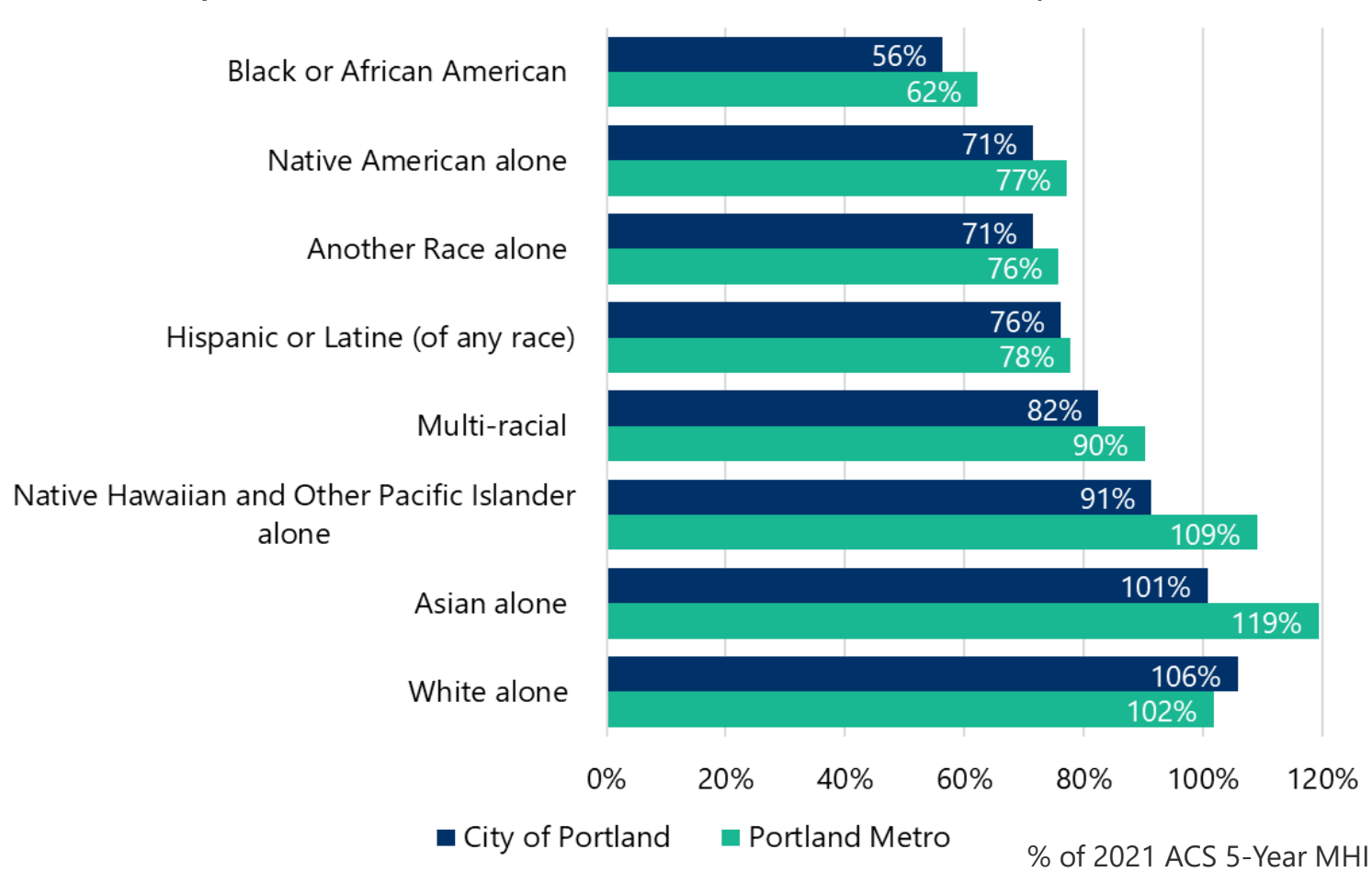
Declining income self-sufficiency

Declining real wages of low-/middle-wage workers



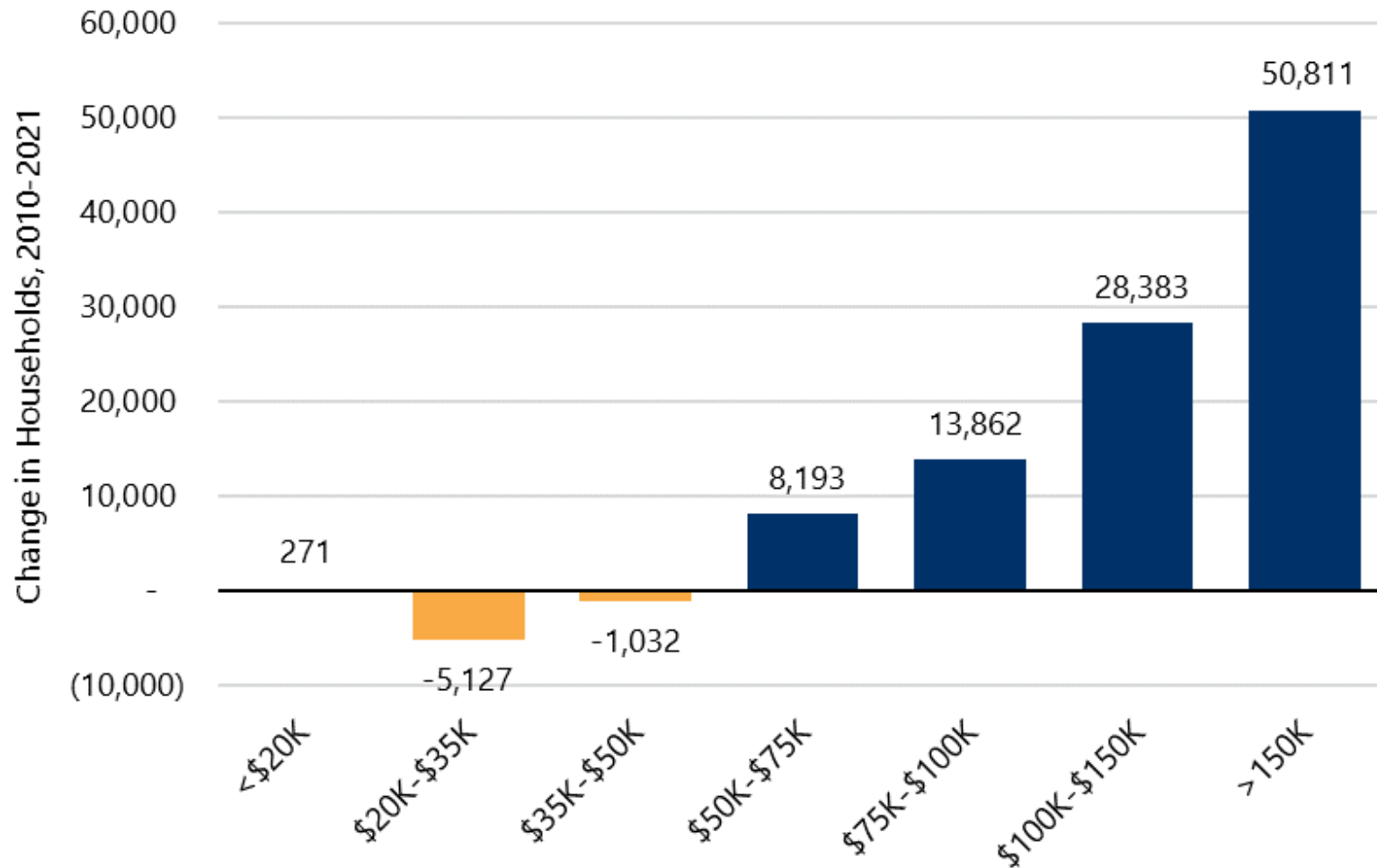
Persistent racial income disparities

Racial disparities in median household income, Portland Metro



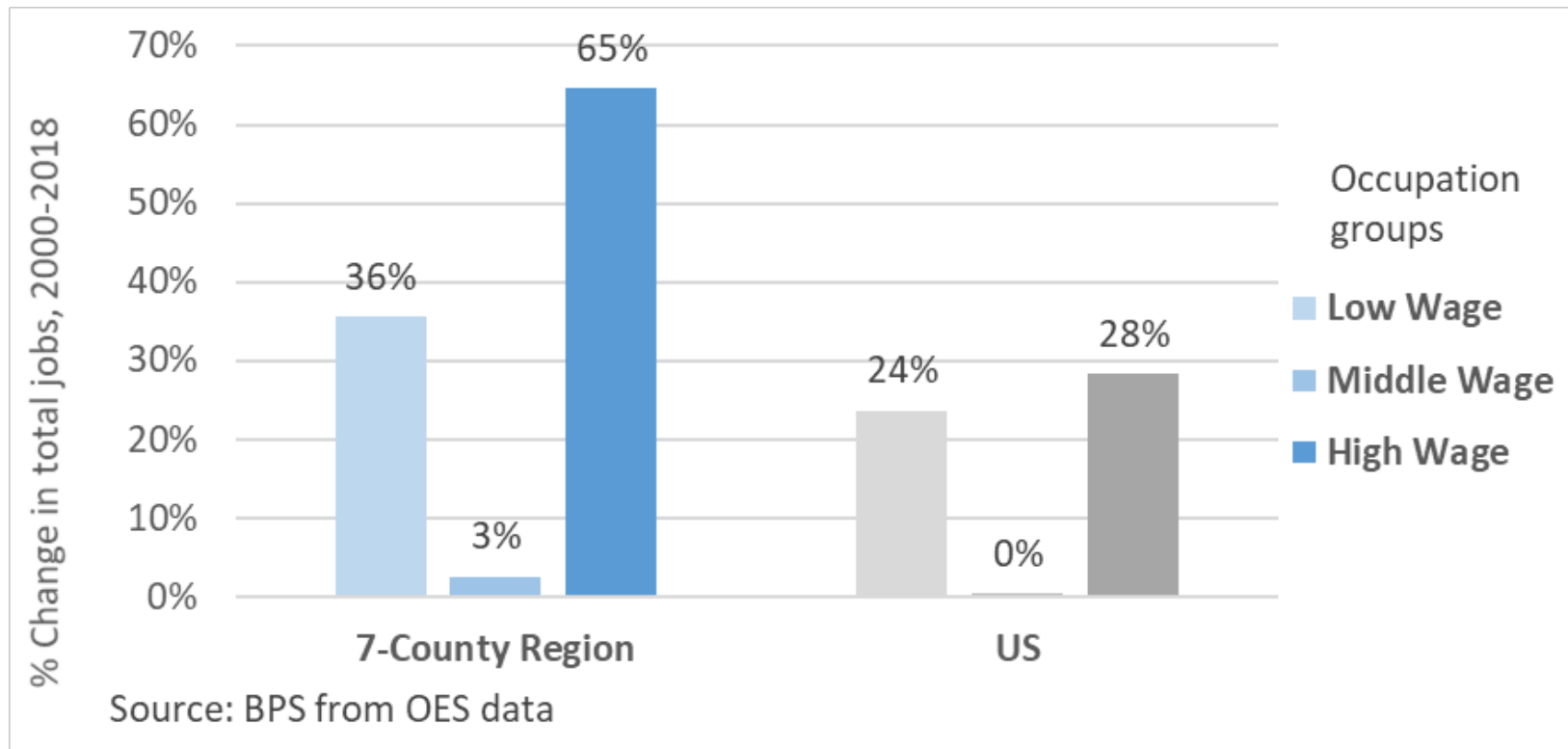
Increasing income inequality

Change in Portland households, 2010-2021



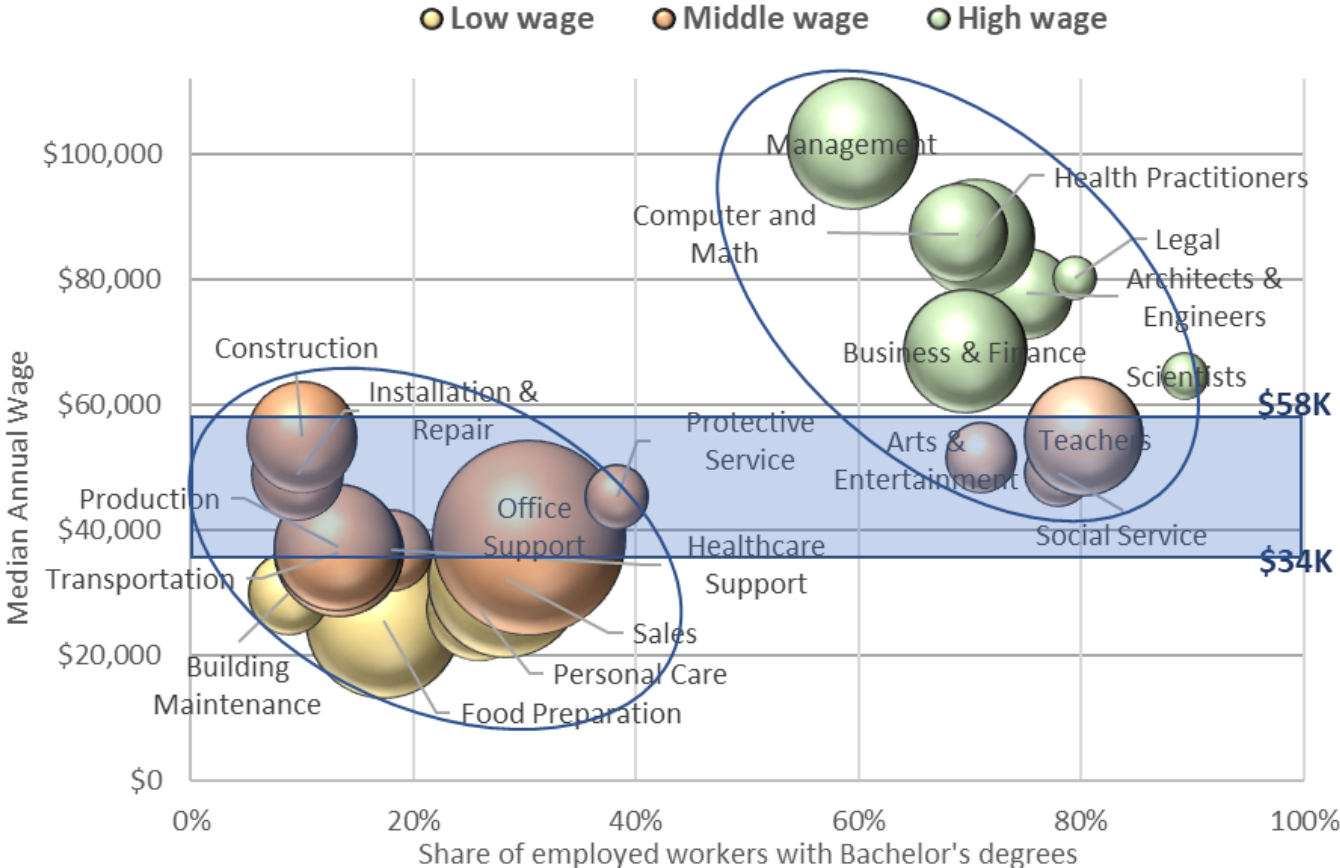
Increasing wage inequality of job growth

New jobs by wage distribution 2000-2018



Focus on middle wage jobs

Occupations by median wage and college attainment, 2019



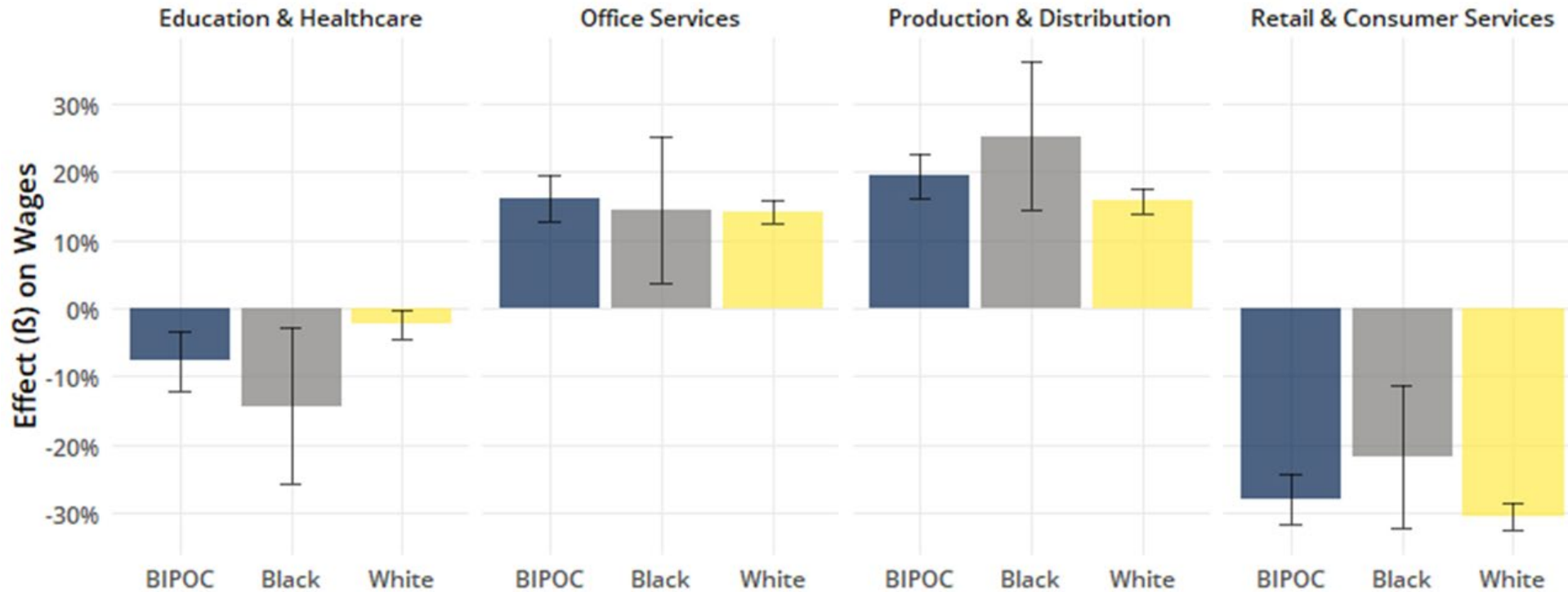
Source: BPS from OES 2019, PUMS 2019 5-year avg. Circles scaled to number of employees.



Which sectors raise BIPOC incomes?

How Do Jobs In These Sector Groups Affect Black and BIPOC Wages?

As a ___ employee, wages change by ___ % relative to all other sectors.



Source: University of Minnesota, IPUMS-USA; 2018 ACS 5-year estimates; Prepared by Portland Bureau of Planning & Sustainability.



Business Districts

Central City

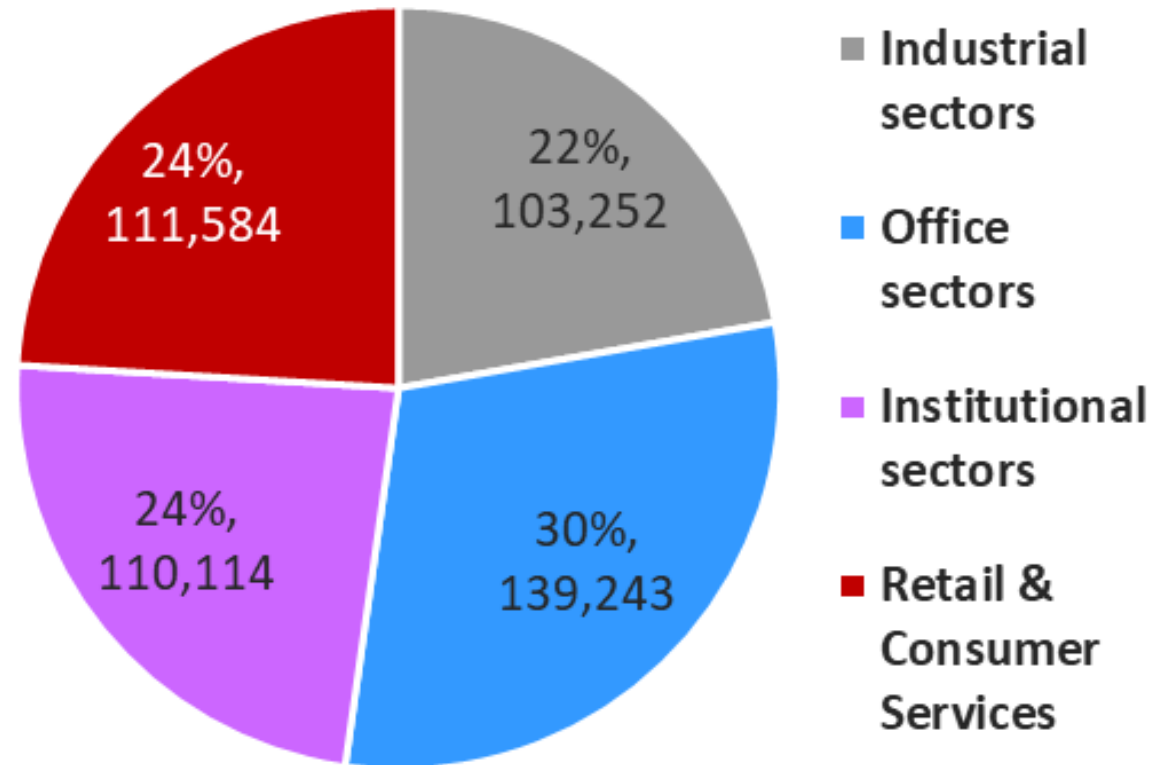
Industrial and Employment Districts

Campus Institutions

Neighborhood Business Districts

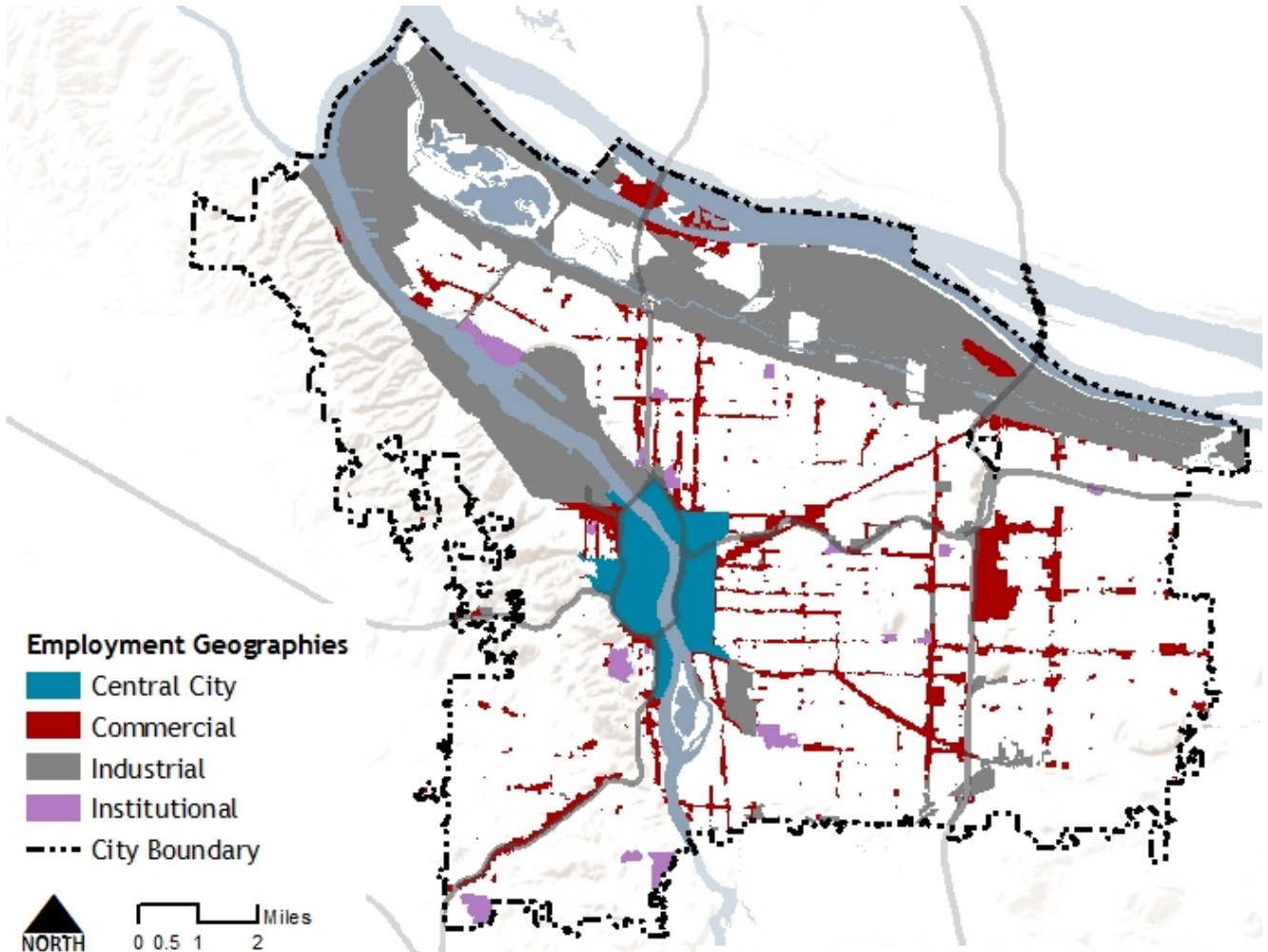
Employment sectors

Portland jobs by sector group, 2019

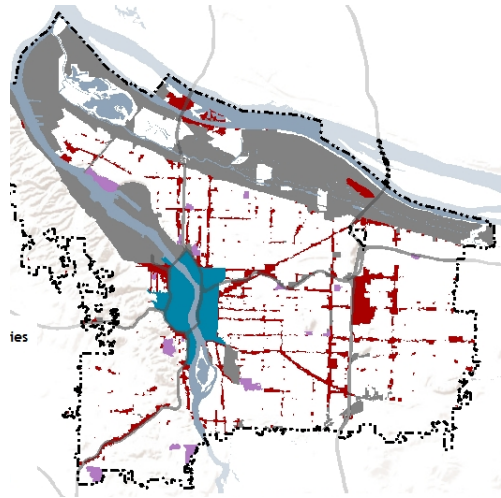


Source: BPS from QCEW data

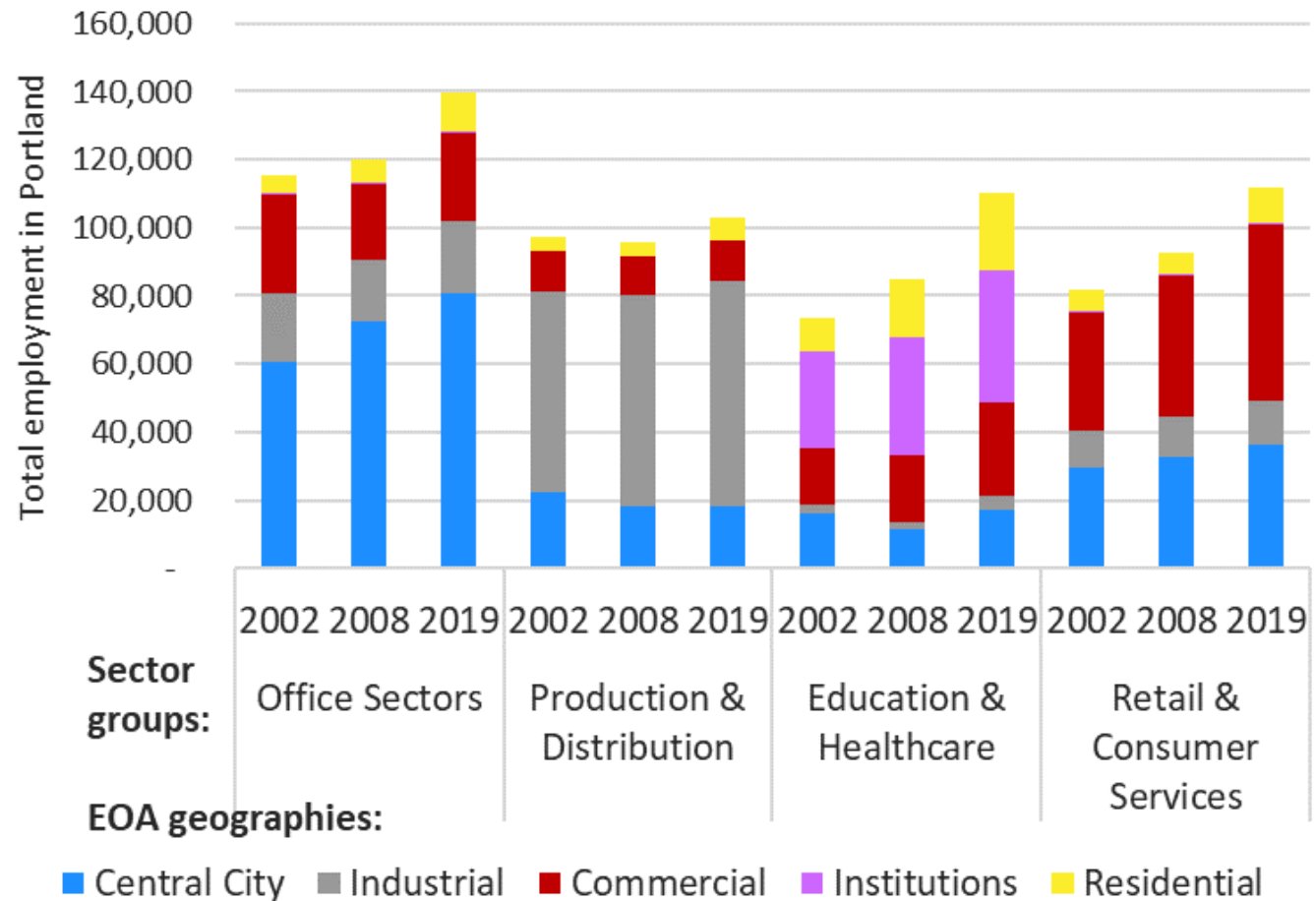
Business districts



Business districts



Job growth by sector type and geography





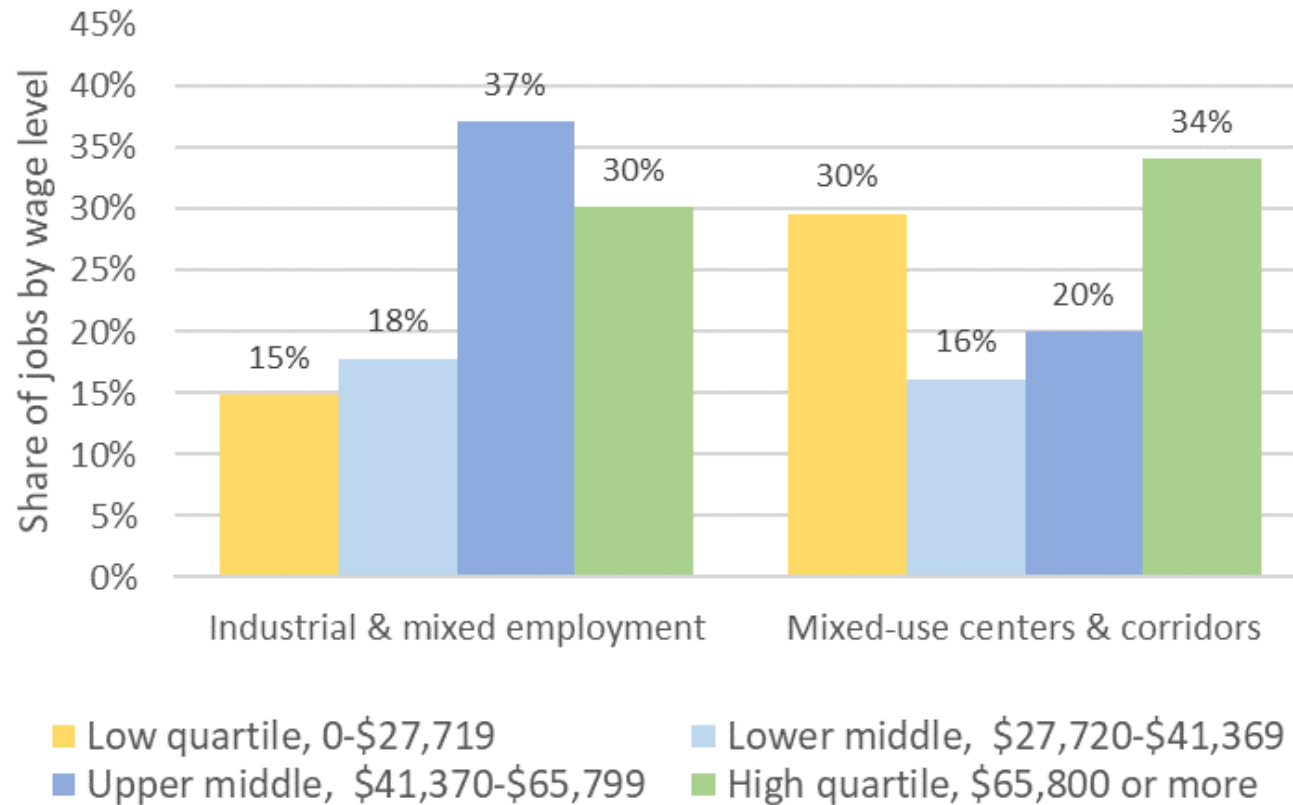
Industrial and Employment Districts

Key Policies

- 6.37 Industrial Sanctuaries
- 6.38 Prime industrial land retention
- 6.45 Brownfield redevelopment
- 6.48 Fossil fuel distribution

Land use policy choices impact opportunity

Wage distribution by business district type, 2016

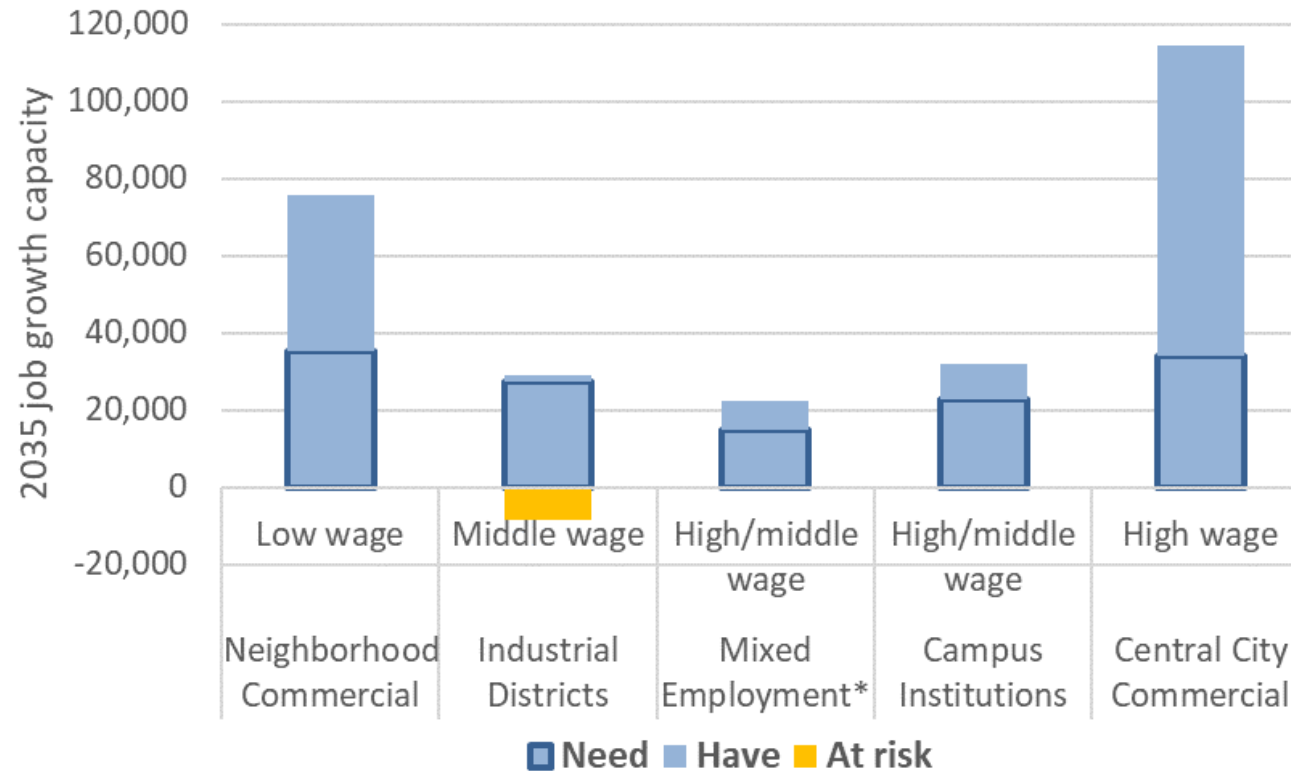


Source: BPS from QCEW and Industry-Occupation Matrix data



Land use policy choices impact opportunity

2016 Growth capacity by district type



* 'At-risk' capacity addresses reliance on new investments (brownfield incentives, freight infrastructure) and proposed environmental zoning.

EOA Project Goals

- Analyze and provide an adequate 2045 land supply for businesses and jobs.
- Promote inclusive prosperity and reduce BIPOC income disparities.
- Analyze industrial growth capacity to optimize multiple objectives.

Three policy directions for economic prosperity:

- A diverse and growing city economy
- Competitive traded sectors
- Equitable household prosperity



EOA Supply and Demand Table

2016 Adopted EOA Employment Land Development Capacity Summary

	2010-2035 Demand		Supply	Reconciliation	
Geography	Added Jobs	Land	Land	Surplus	Supply/ Demand
Central City	44,470	150 ac	390 ac	240 ac	260%
Industrial	31,630	1,685 ac	1,796 ac	111 ac	107%
Neighborhood Commercial	35,140	690 ac	1,489 ac	799 ac	216%
Institutions	22,730	370 ac	522 ac	152 ac	141%
Total	141,640	2,895 ac	4,197 ac		

