



EOA COLLABORATIVE WORKING GROUP

September 29, 2023



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Agenda

- Introductions, Charter, Ground Rules, Schedule
- Policy Context – State/Metro/City
- Evaluation Framework
- Economic Opportunities Analysis (EOA)
- Economic Trends





Collaborative Working Group

Key Role

- Sounding board to BPS
- Guidance, not decision-making
- Identify issues and concerns
- Identify potential win-win policy options

BPS Shared Ground Rules

1. Listen to understand, not to respond.
2. W.A.I.T. "Why am I talking?"
3. Assume good intentions, but attend to impact.
4. Be willing to make mistakes, and be forgiving of those who do.
5. Allow for and appreciate disagreement of opinion, ideas, methods – respectfully.
6. Personal stories stay, lessons can be learned.





Meeting Sequence

1. Context Setting
2. Employment Forecast and BLI
3. Policy option: Columbia Corridor ezones
4. Policy option: Columbia Corridor and North Reach
5. Policy option: trees, brownfields, conversions, infrastructure
6. Evaluation Framework

BPS Legislative Process

We are here



Discussion

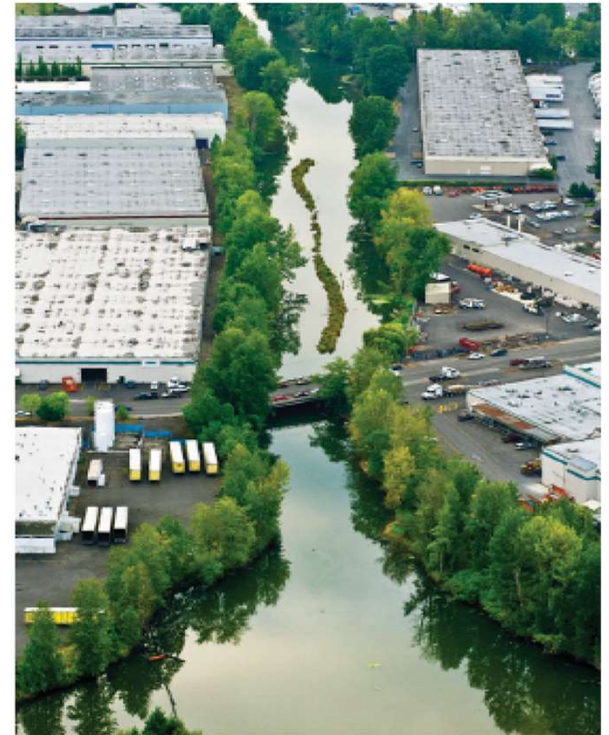


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Coordinated Policy Decisions

State, Metro and Local policy direction to protect natural resources and provide for economic growth

- Statewide Planning Goals
 - Goal 5 (Natural Resources)
 - Goal 9 (Economic Development)
- Metro Urban Growth Management Functional Plan
 - Title 4 (Industrial Areas)
 - Title 13 (Nature in Neighborhoods)
- 2035 Comprehensive Plan
 - Chapter 6 (Economic Development)
 - Chapter 7 (Environment and Watershed Health)



Statewide Planning Goal 9: Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Comprehensive plans should:

Provide for an adequate supply of sites (land) of suitable sizes, types, and locations for a variety of industrial and commercial uses consistent with plan policies;

The plan should also take into account the social, and economic impacts upon the resident population.





Chapter 6 Economic Development

Key Policies

- 6.13 Land supply
- 6.27 Income self-sufficiency
- 6.38 Prime industrial land retention

Chapter 7: Watershed Health

Key Policies

- 7.19 Natural Resource Protection
- 7.23 Impact evaluation

Balancing Multiple Goals



A decision “complies” if the change proposed can be found to be equally or more supportive of the Plan as a whole.

Consideration

- Facts
- Verbs
- Specificity



Evaluation Framework

Comprehensive Plan Guiding Principles

- Economic Prosperity
- Human Health
- Environmental Health
- Equity
- Resilience



Greater Portland CEDS

Foster Upward Economic Mobility
Support a Competitive Economy
Build a Resilient Region



Advance Portland

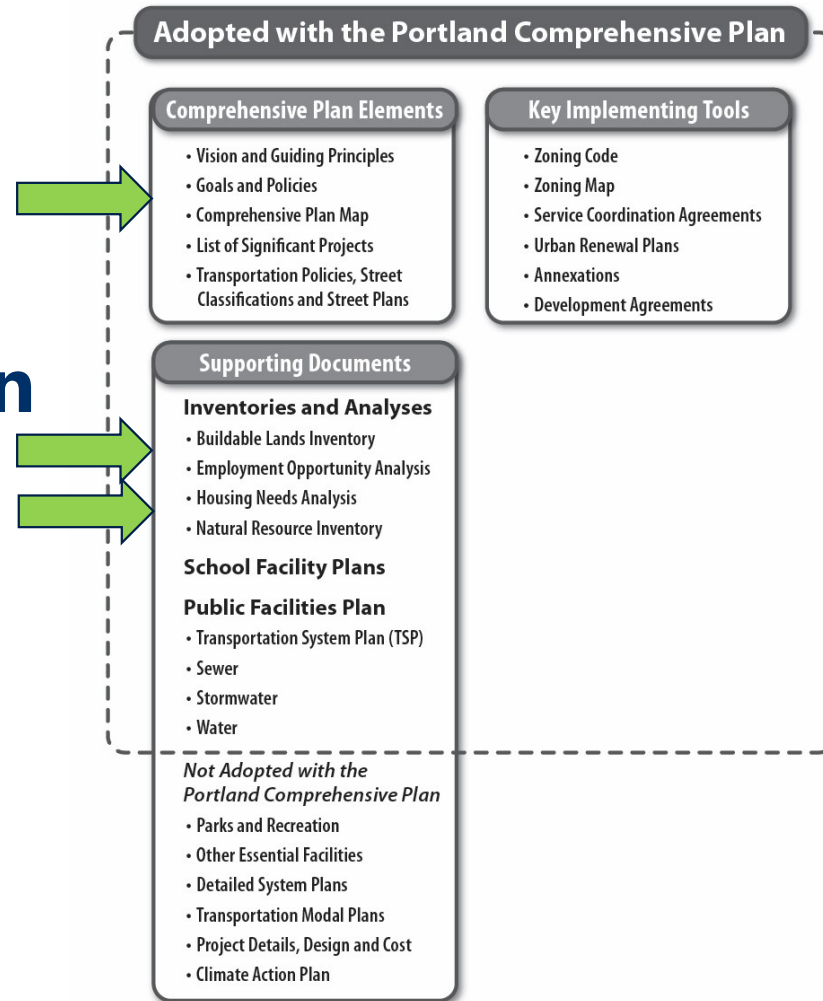
Foster Upward Economic Mobility
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Discussion



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The Comprehensive Plan



What is the EOA?

20-year growth capacity analysis of employment land required by Statewide Planning Goal 9

Goal 9:

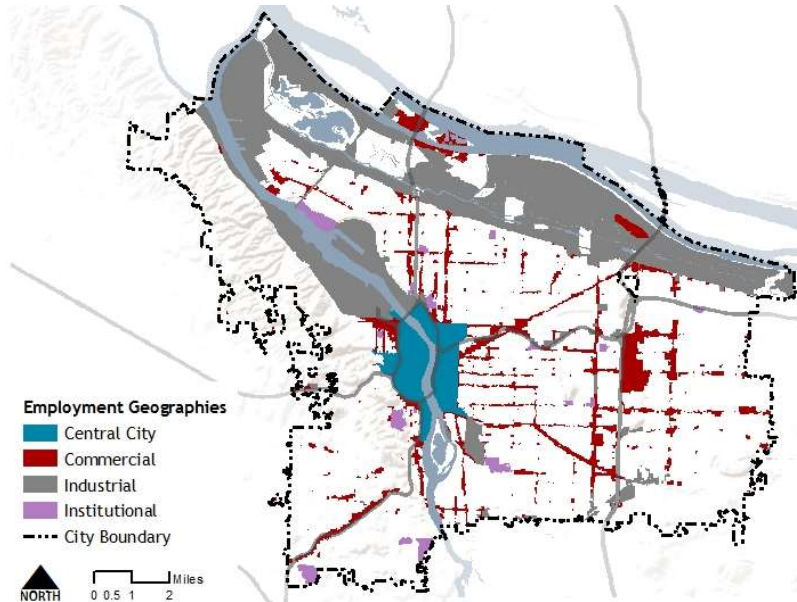
To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

EOA elements:

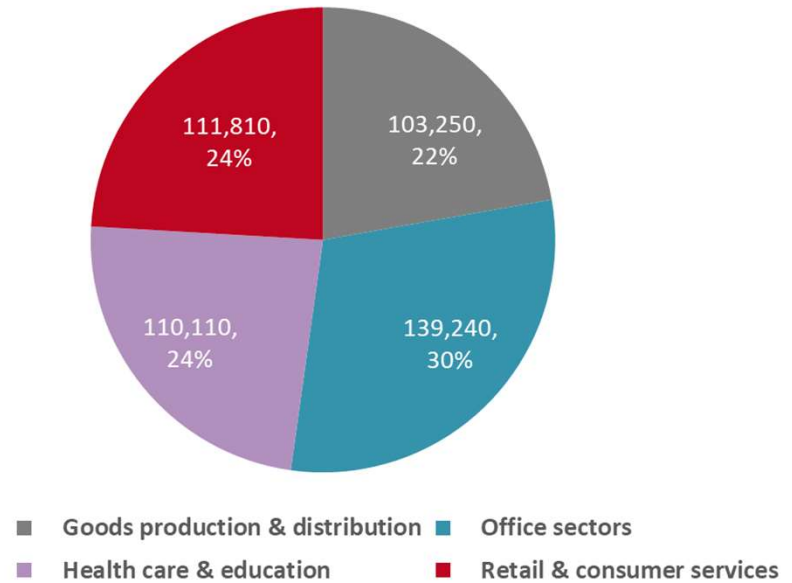
1. Recent trends and market factors
2. Employment growth forecast (demand)
3. Land development capacity (supply)
Reconciliation – surpluses and shortfalls
4. Policy choices to meet 20-year capacity needs

Planning for job growth capacity by business district types

Business districts vary by sector specialization



Portland jobs by land use sector type, 2019:



2016 EOA Supply and Demand Table

2016 Adopted EOA Employment Land Development Capacity Summary

Geography	2010-2035 Demand		Supply	Reconciliation	
	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		



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.



Discussion



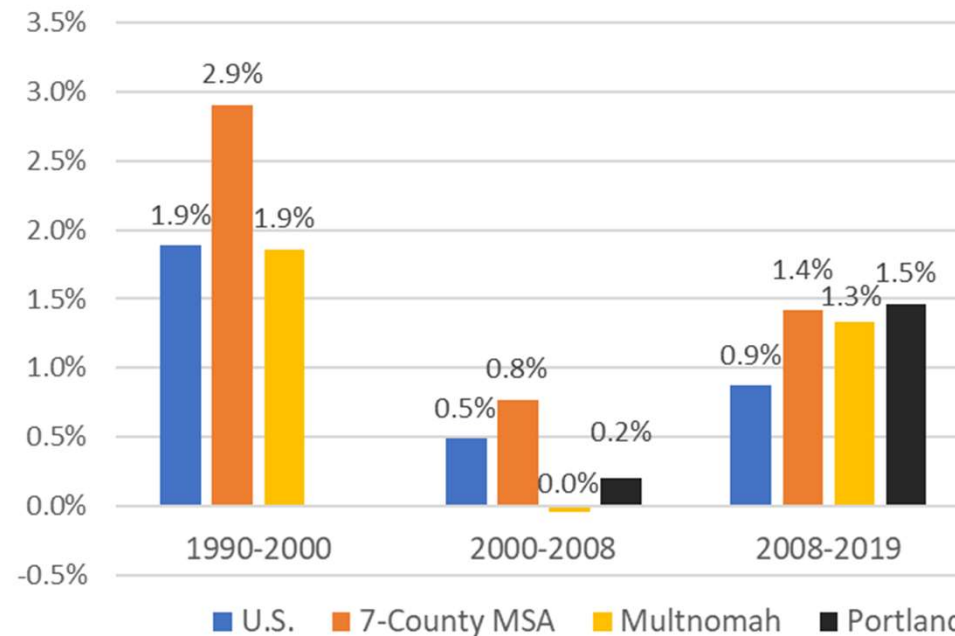
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Trends Takeaways

- Portland has experienced robust economic growth
- Growth has been unequal – mostly (56%) high wage jobs
- BIPOC workers have higher incomes in the industrial and office sectors
- Most (about 60%) middle-wage jobs that don't require bachelor's degrees are in the industrial sector
- Industrial land supply is tight and getting tighter

Robust regional job growth, accelerating in City of Portland

National and local trends by business cycle in average annual job growth

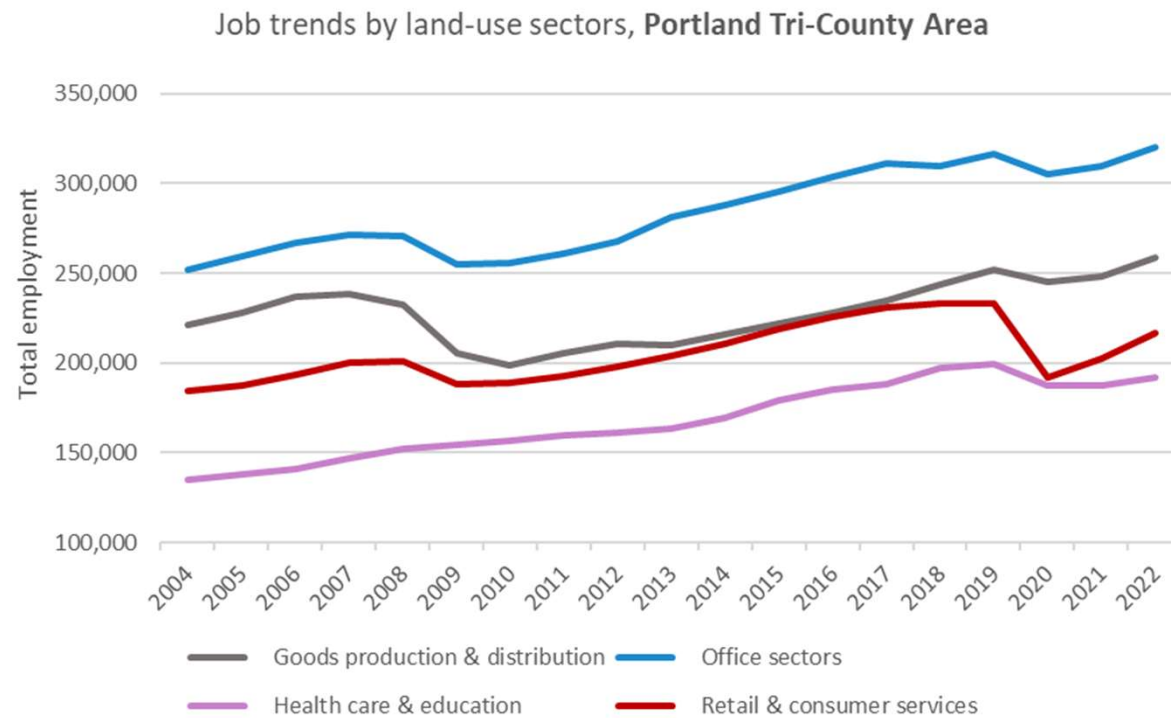


Source: BPS from CES and QCEW data



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Diverse regional job growth. Different sector impacts of recessions.

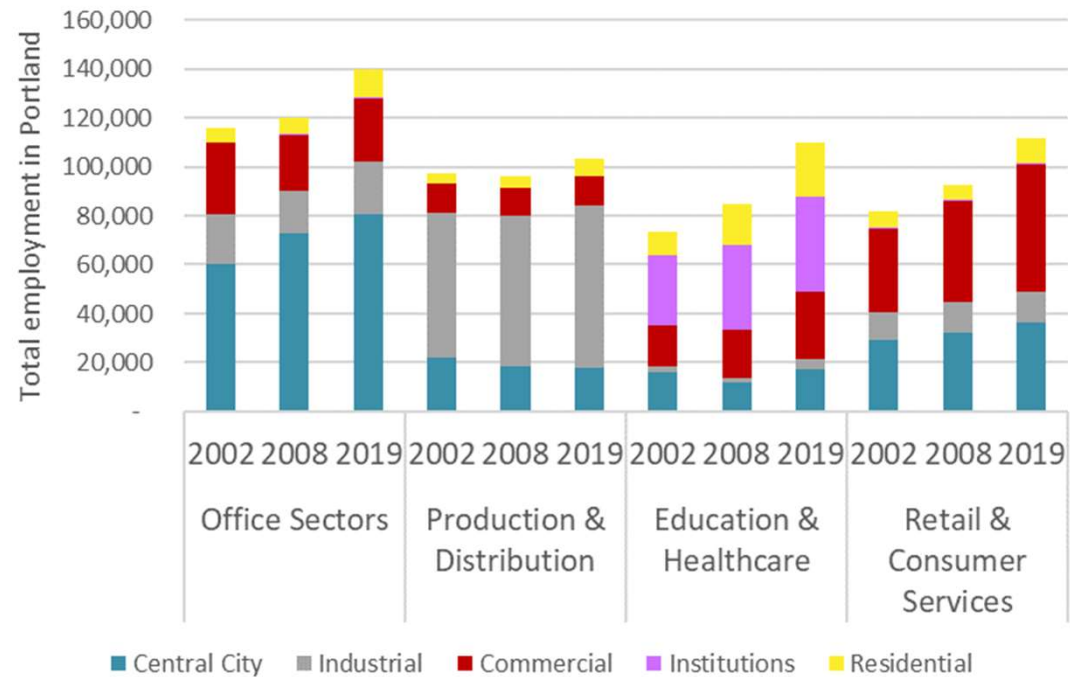
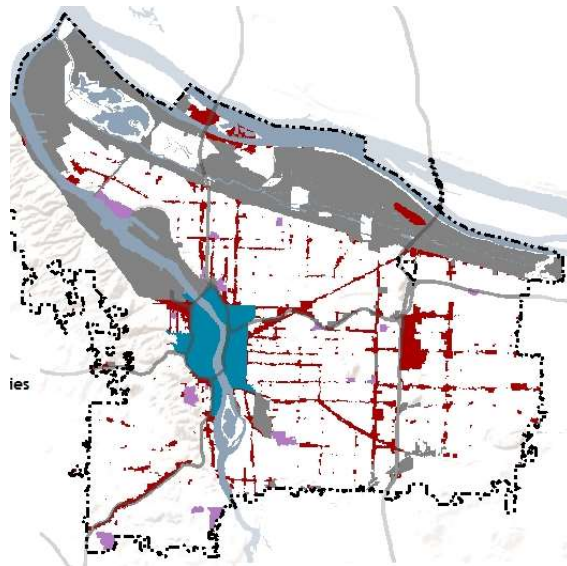


Source: CES data, OED, annual average



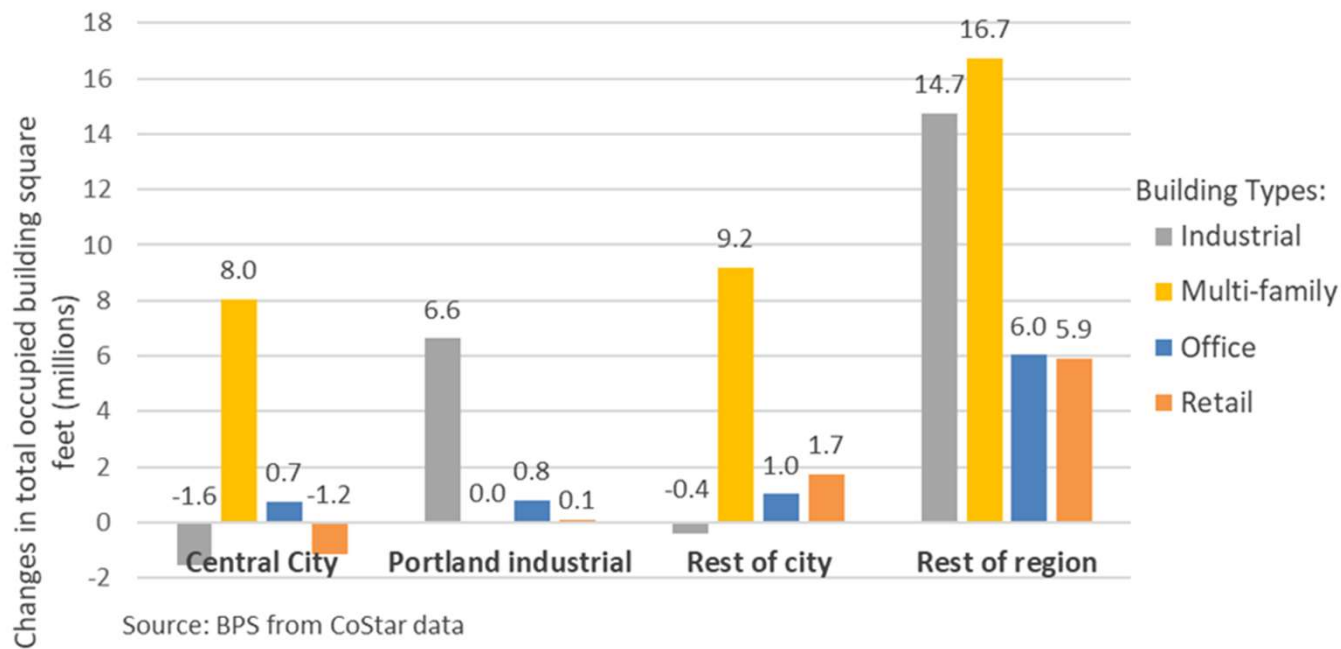
Sector-specialized job growth of business district types

Job growth by sector type and geography



Uneven building type development through density and redevelopment

New occupied building space by geography, 2008-2019



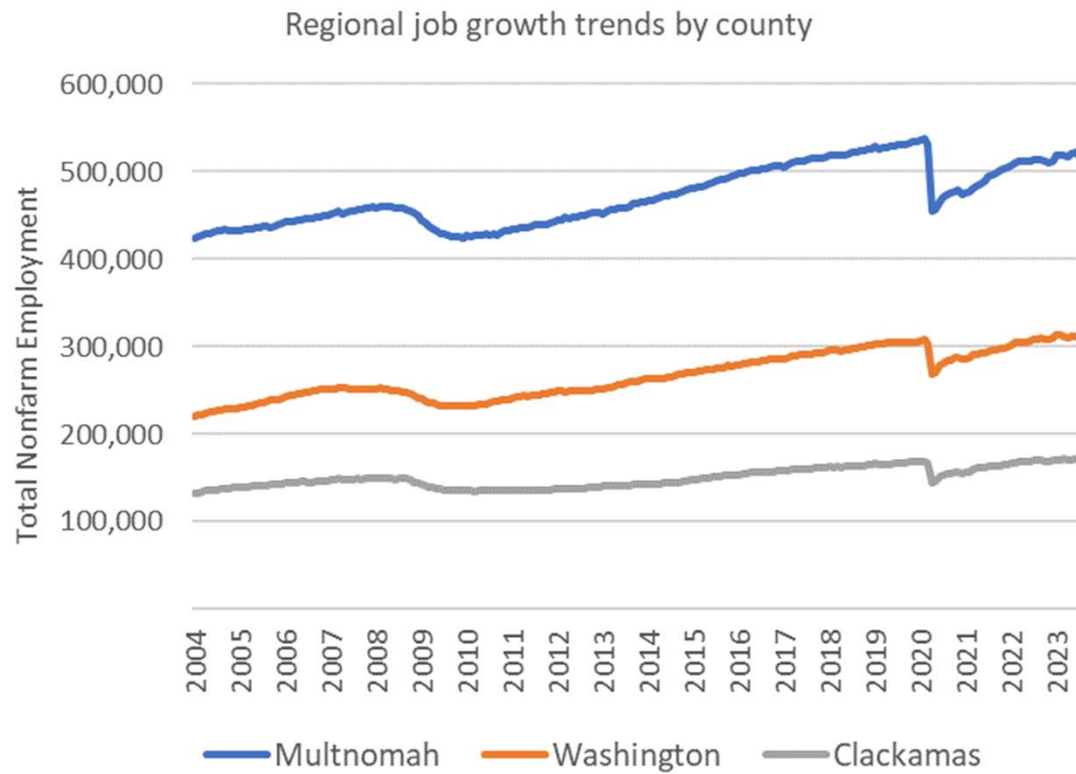
Increasing marine industrial land demand



Baseline forecast demand to 2040

- Terminals: 80-140 acres
- Marine production and services: 215-325 acres
- Influenced by policy factors:
 - Superfund progress;
 - Proactive investments;
 - Supportive industrial land policy

Covid-19 job impacts varied by county

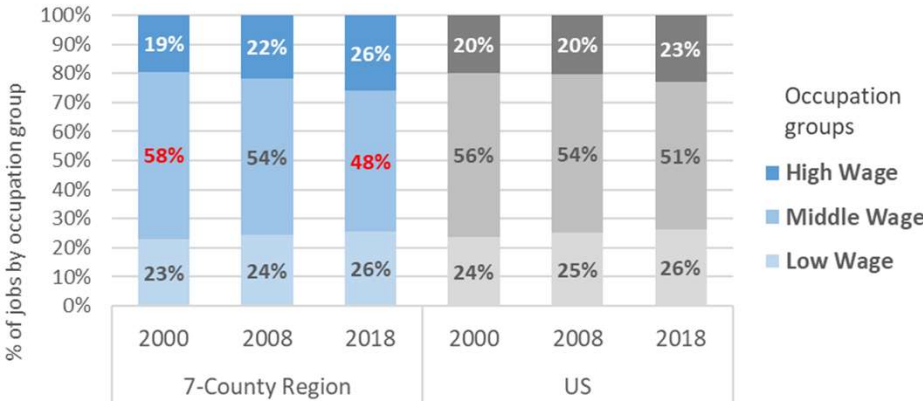


Source: CES data, OED

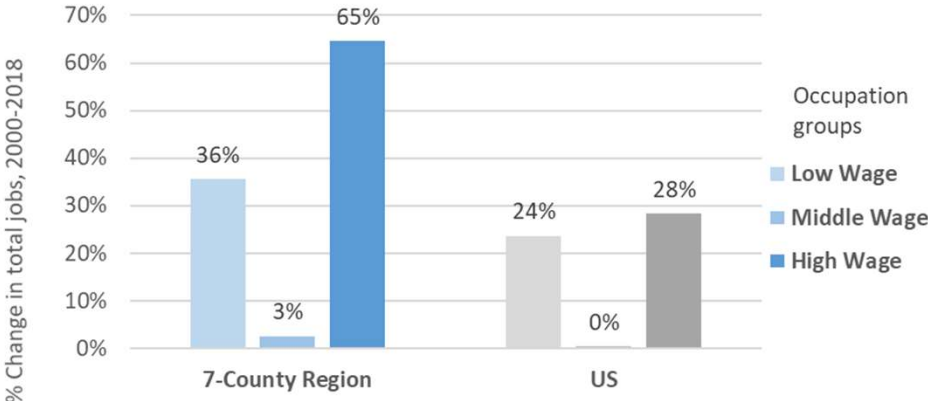


Regional job growth has increased income inequality in last two business cycles, more than nationally

Trends in **total jobs** by wage distribution



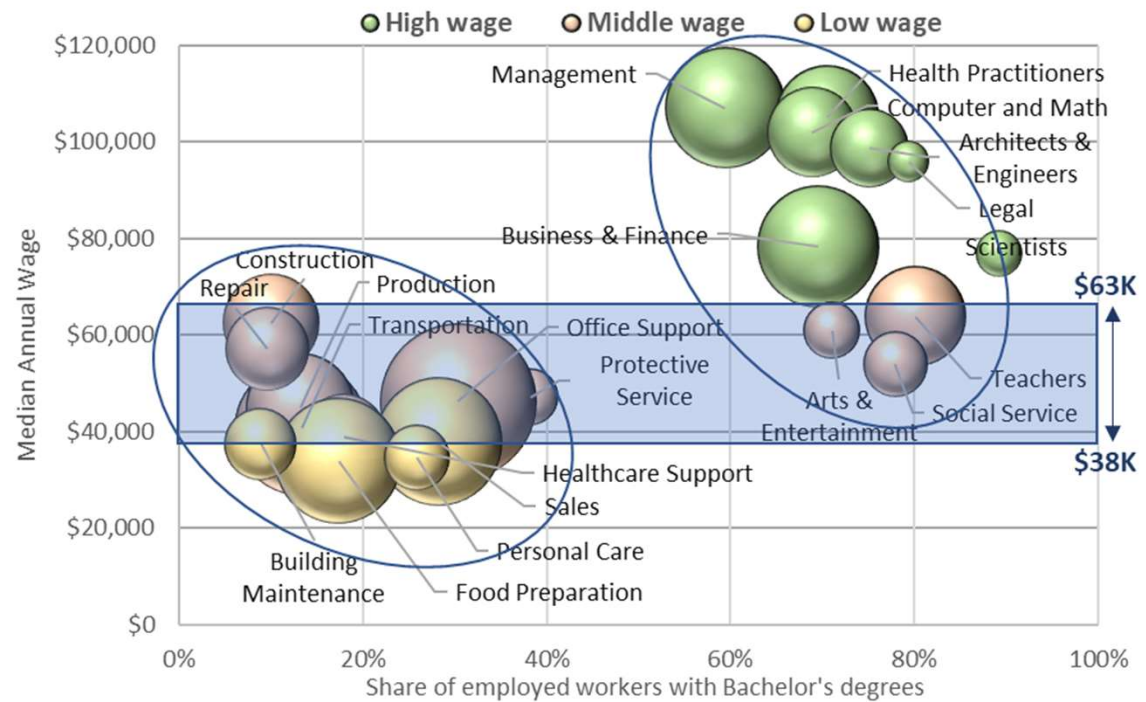
Trends in **new jobs** by wage distribution



Source: BPS from OES data

Focus on middle-wage jobs that do not require bachelor's degrees

Major occupations by median wage, education, and size, Portland Vancouver Hillsboro MSA, 2022

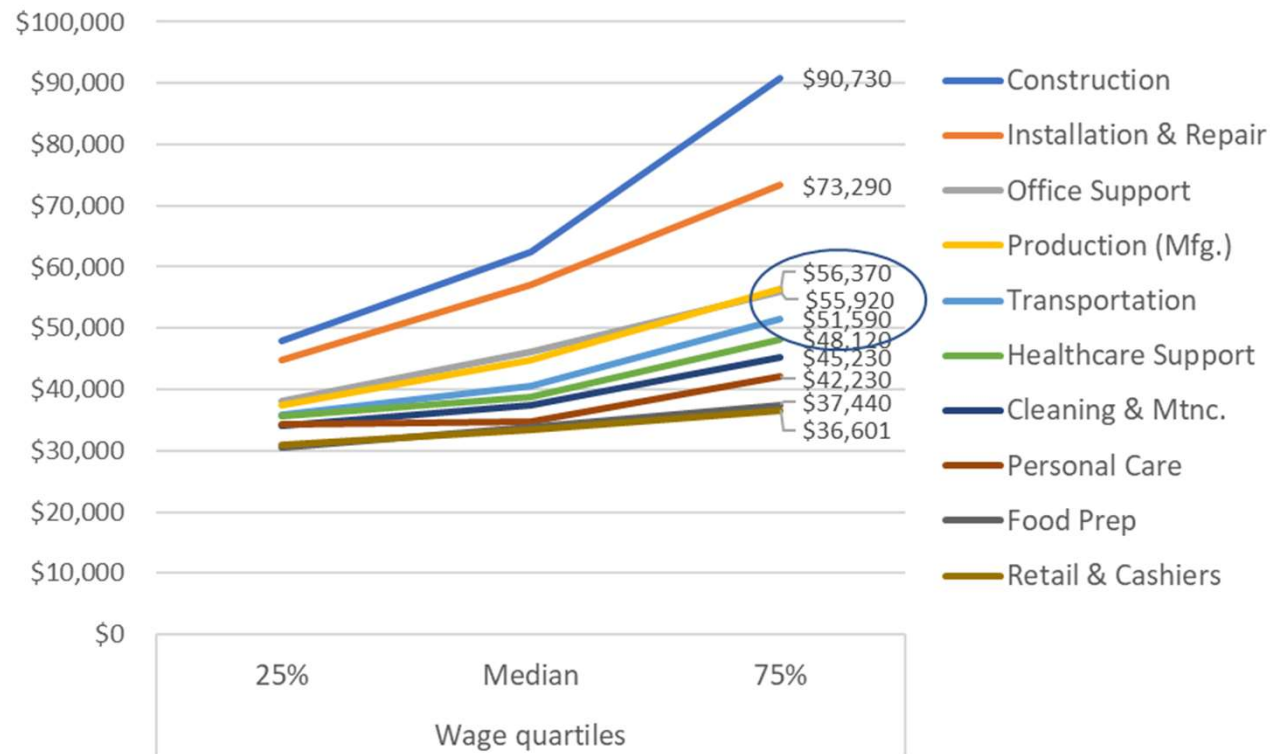


Source: BPS from OES 2022, PUMS 2019 5-year avg. Circles scaled to number of employees.



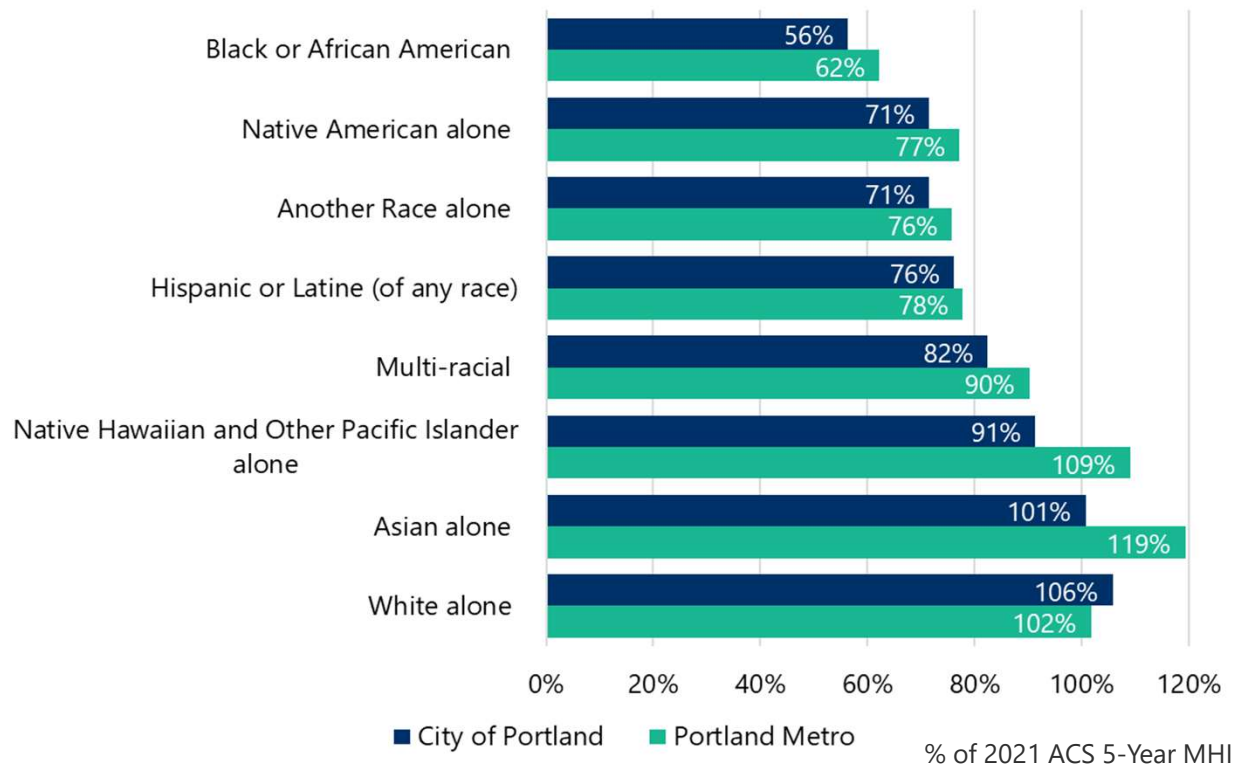
Upward income mobility of middle-wage jobs

Upward income mobility in low- and middle-wage occupations,
7-County Region, 2022



Persistent racial income disparities

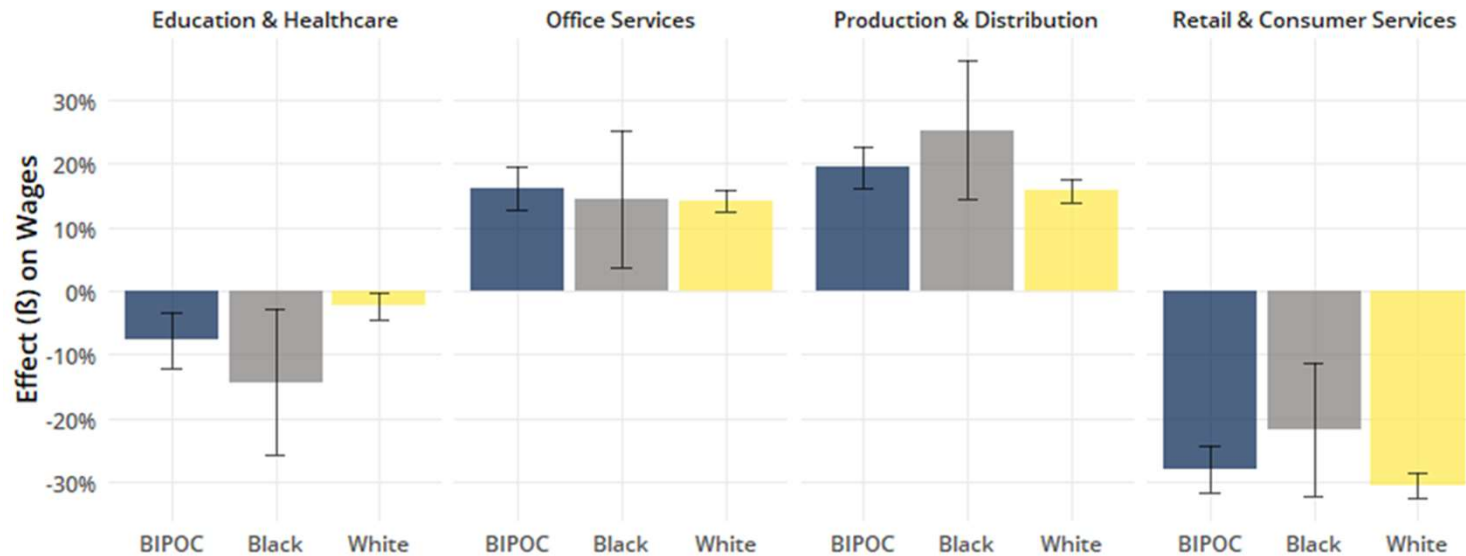
Racial disparities in median household income, Portland Metro



What types of job growth increase 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.



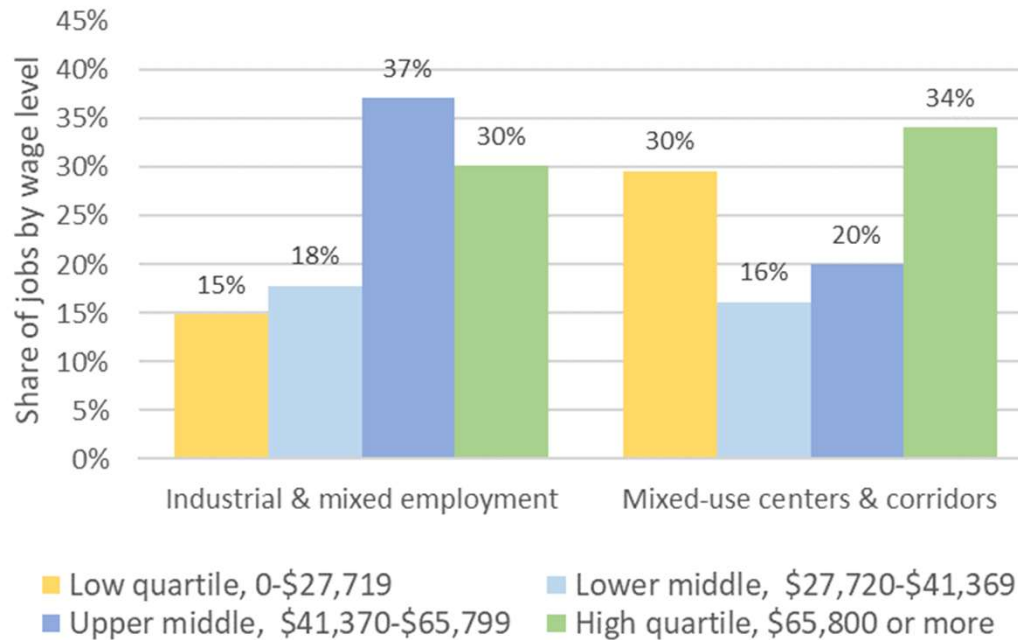
Source: University of Minnesota, IPUMS-USA; 2018 ACS 5-year estimates; Prepared by Portland Bureau of Planning & Sustainability.



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Land use policy choices are constraining middle-wage job growth

Wage distribution by district type

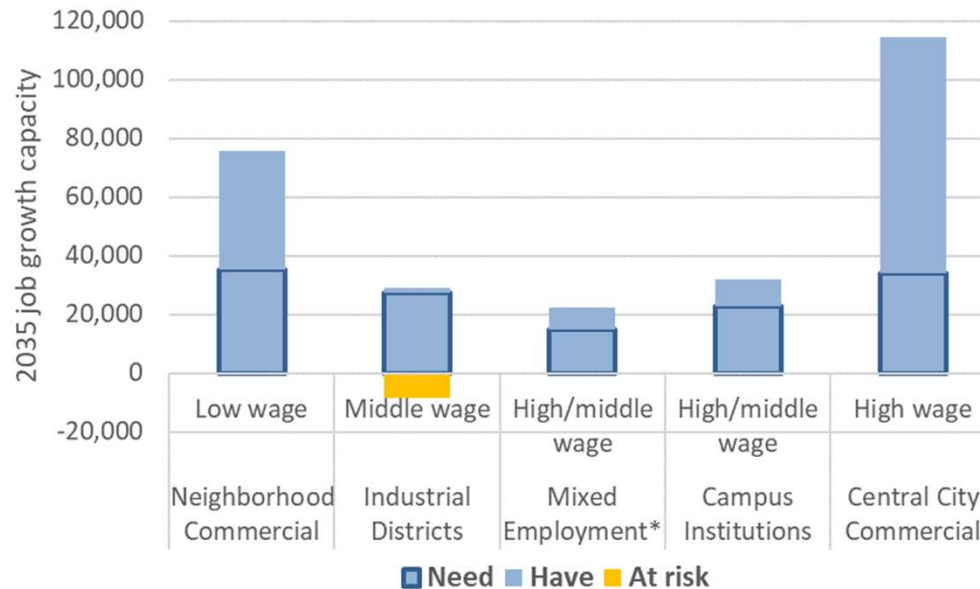


Source: BPS from QCEW and Industry-Occupation Matrix data



Growth-capacity policy choices are also constraining middle-wage job growth

CP2035 growth capacity by district type



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

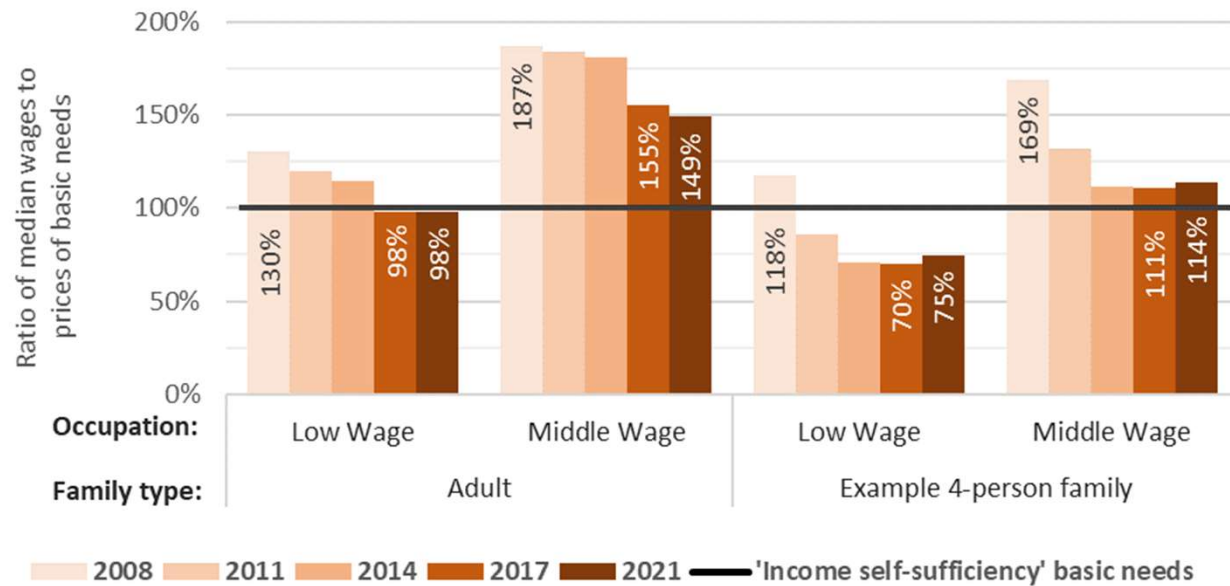
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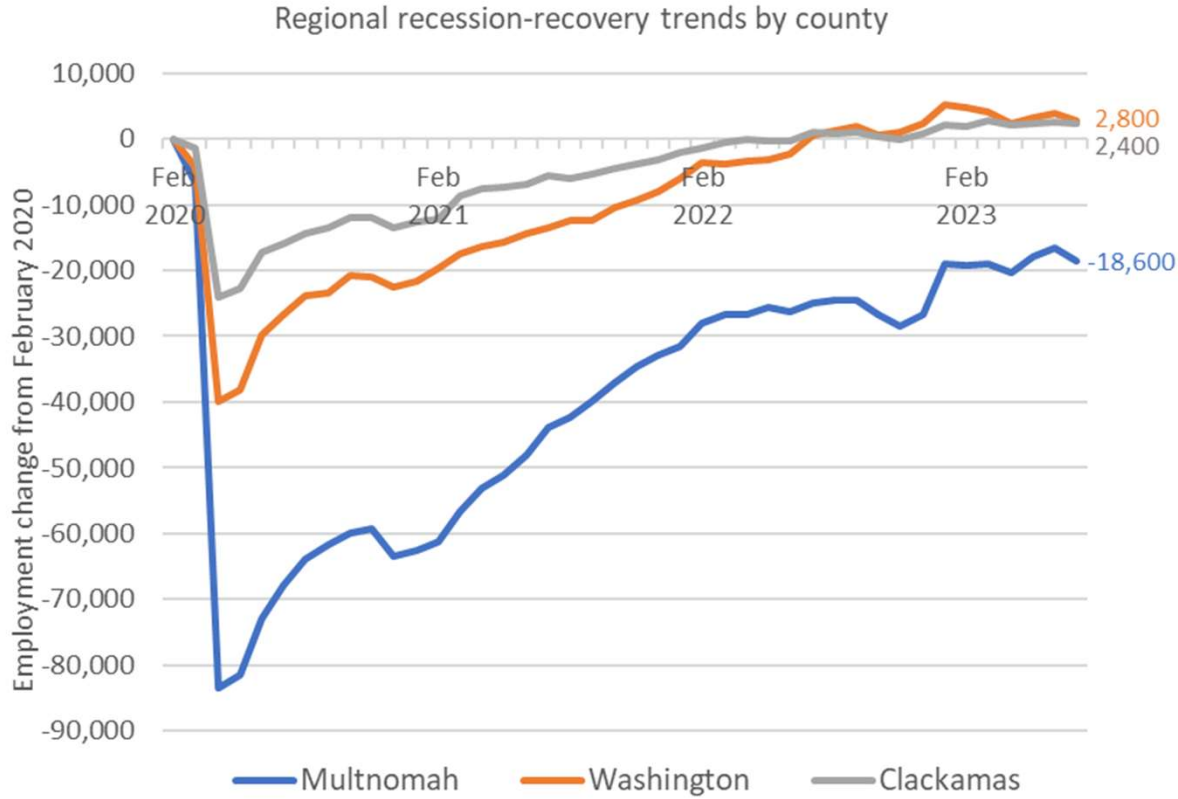
Declining income self-sufficiency as county prices outpace wages

Declining real wages of low- and middle-wage occupations, Multnomah County, 2008-2021



Source: BPS from OES and ISS data (Pearce). Nominal \$ (not inflation adjusted) Example 4-person family: 2 working adults, preschooler and school-age child.

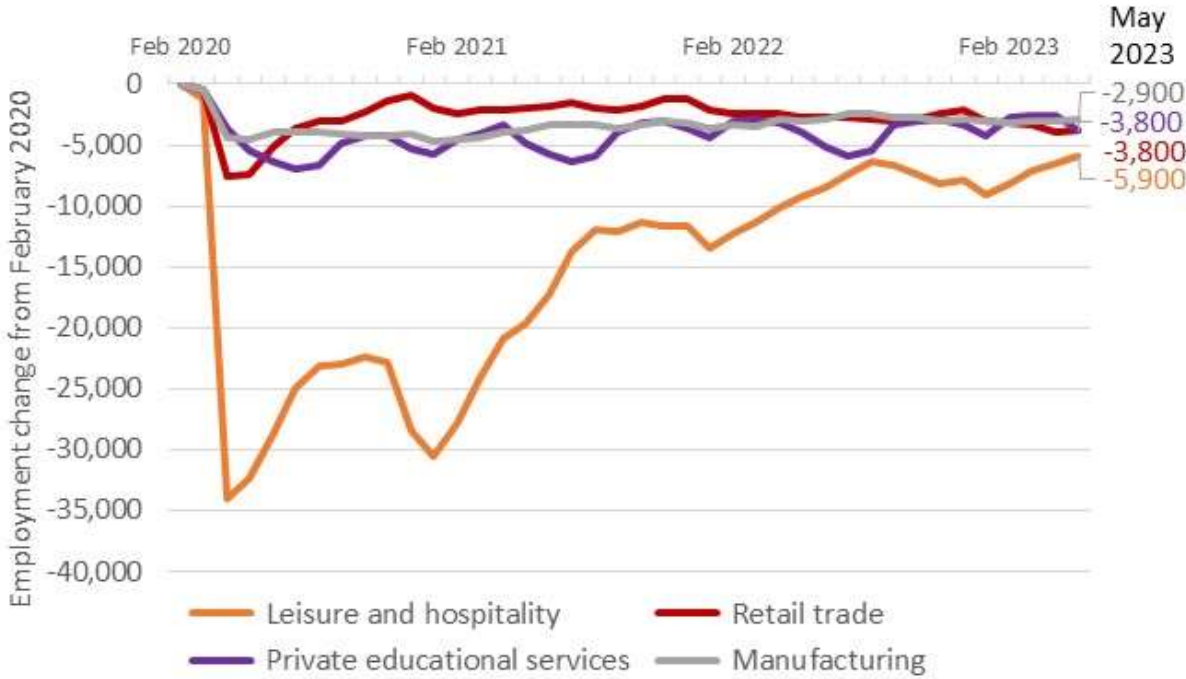
Covid-19 Recession recovery trends



Source: CES data, seasonally adjusted, OED

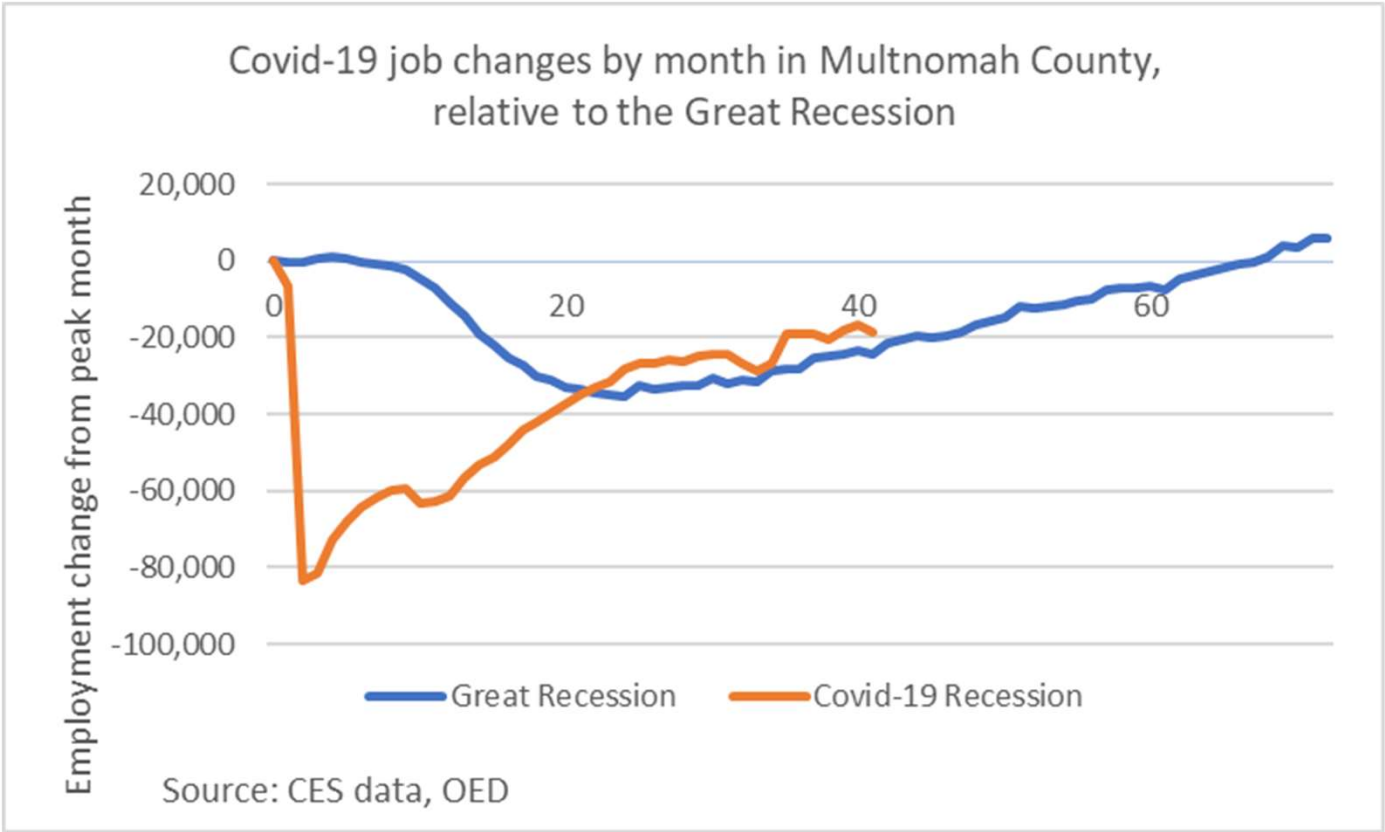
Covid-19 Recession recovery trends

Sectors with less-complete job recovery, Multnomah County

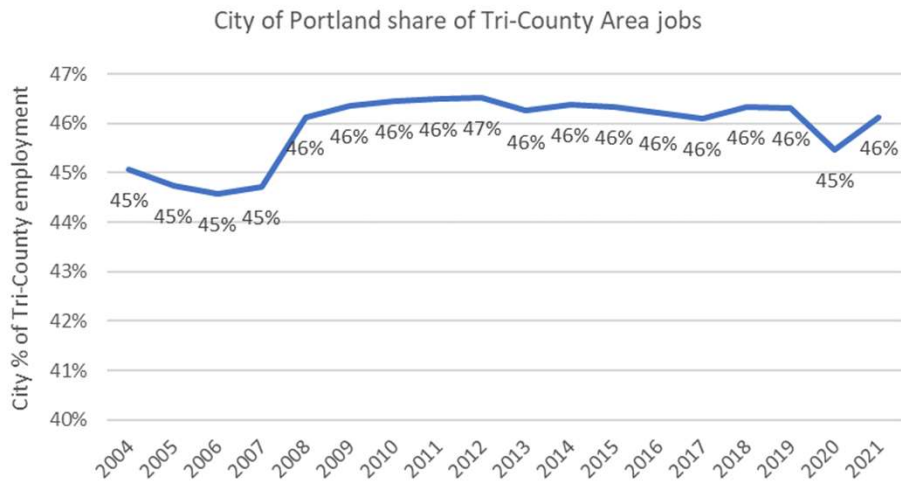


Source: CES data, not seasonally adjusted, OED

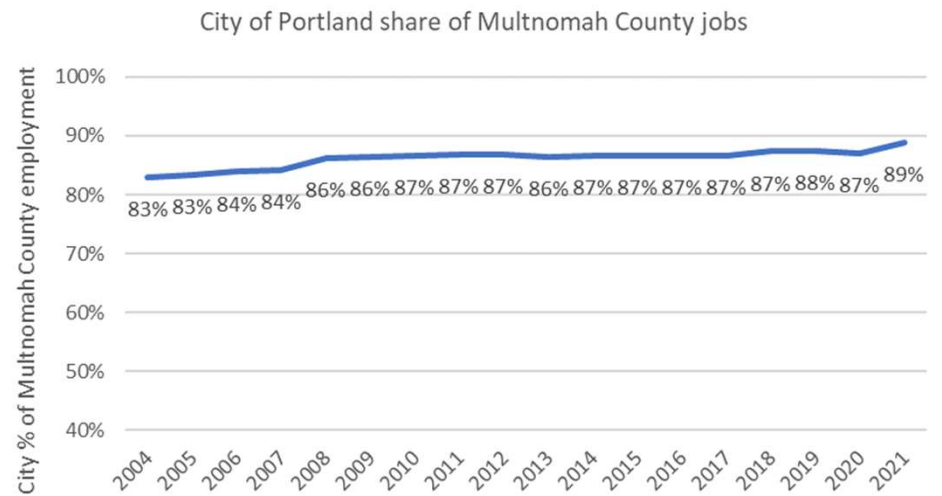
Covid-19 Recession recovery trends



Stable city share of regional and county jobs



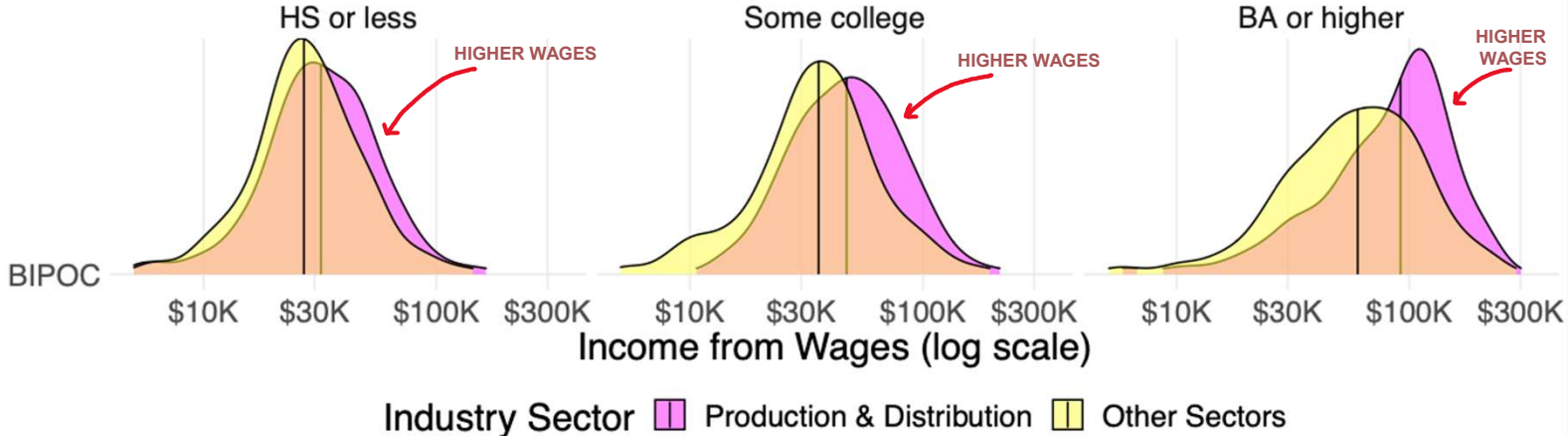
Source: Tri-County from CES data, City from QCEW data, OED



Source: Tri-County from CES data, City from QCEW data, OED

Industrial job impacts on regional BIPOC incomes relative to other sectors

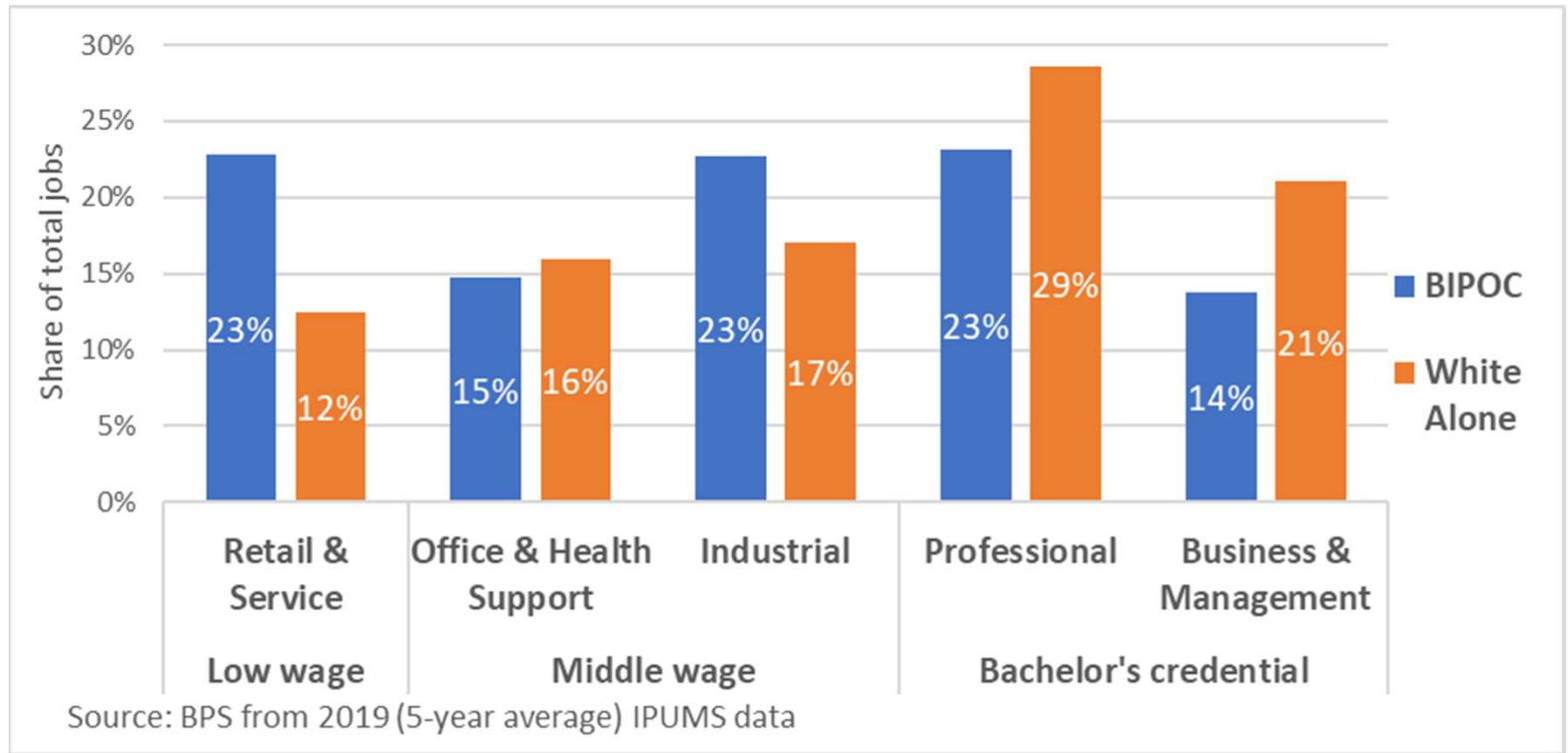
Distribution of Full-time Wages by Educational Attainment
BIPOC Workers, Production & Distribution, Portland MSA, 2014–18



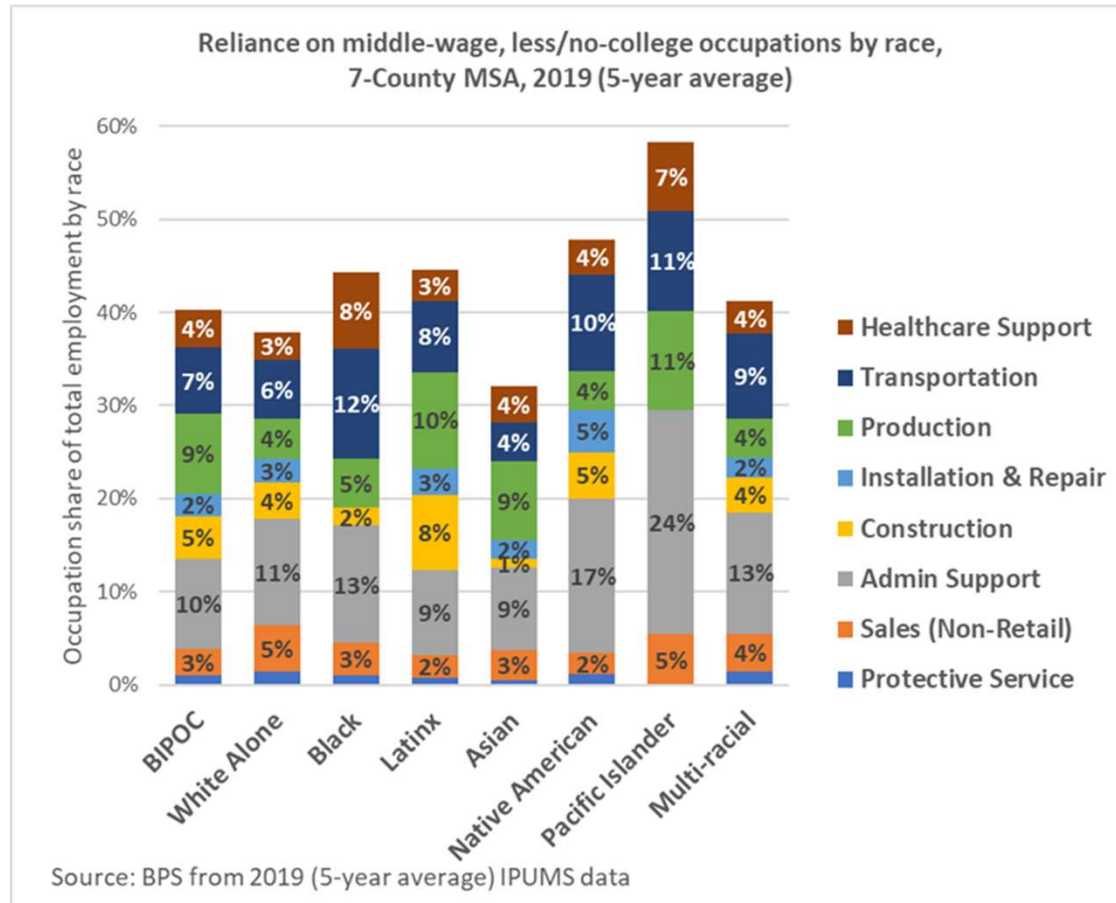
Source: IPUMS, 2014–18.



Regional BIPOC employment disparities by occupation and wage level



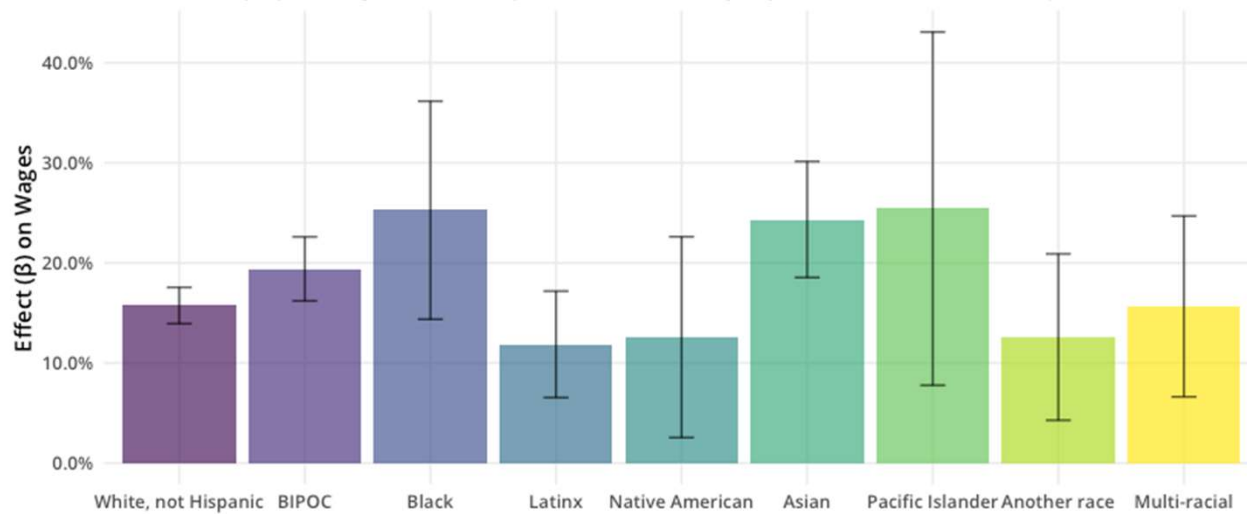
Regional reliance on middle-wage jobs by race and occupation



Regional wage advantages of industrial jobs by race

How Do Production & Distribution Jobs Affect Wages?

As a ___ employee, wages increase by ___ % when working in production & distribution jobs.

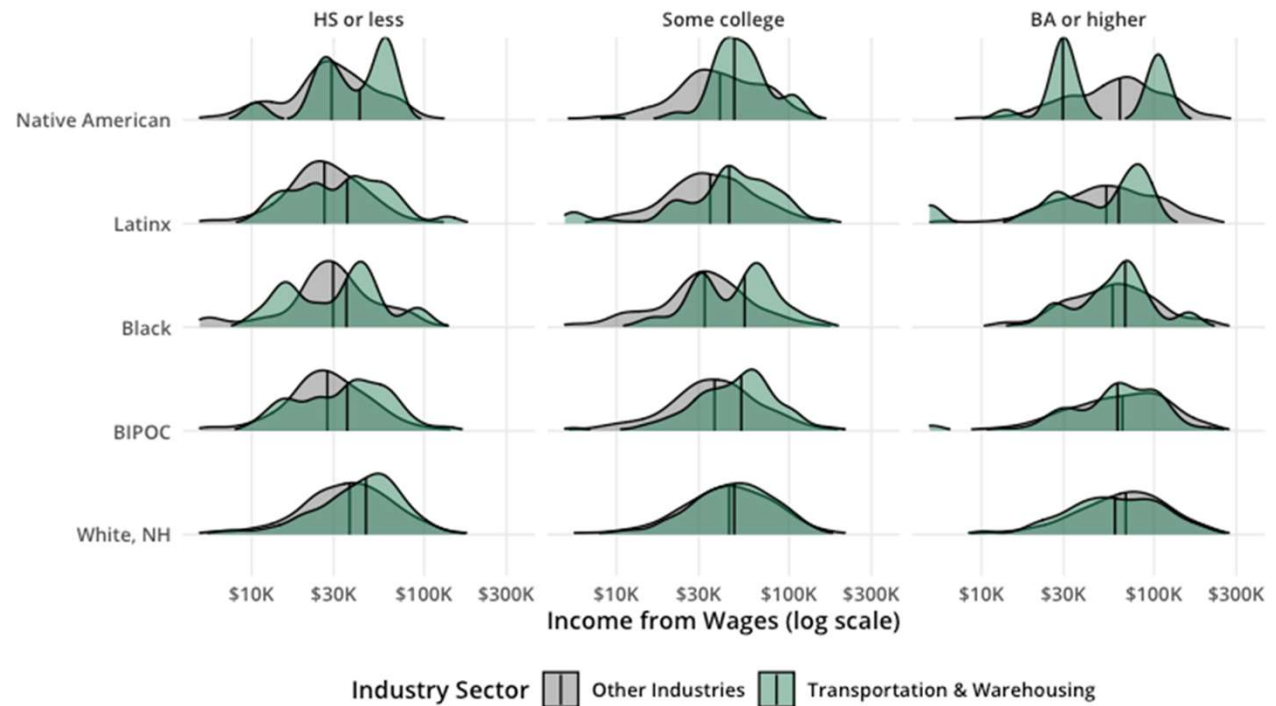


Source: University of Minnesota, IPUMS-USA; 2018 ACS 5-year estimates.



Wage advantages of Transportation and Warehousing jobs by race

Distribution of Full-time Wages by Race and Educational Attainment
 Transportation & Warehousing, Portland MSA, 2014-18

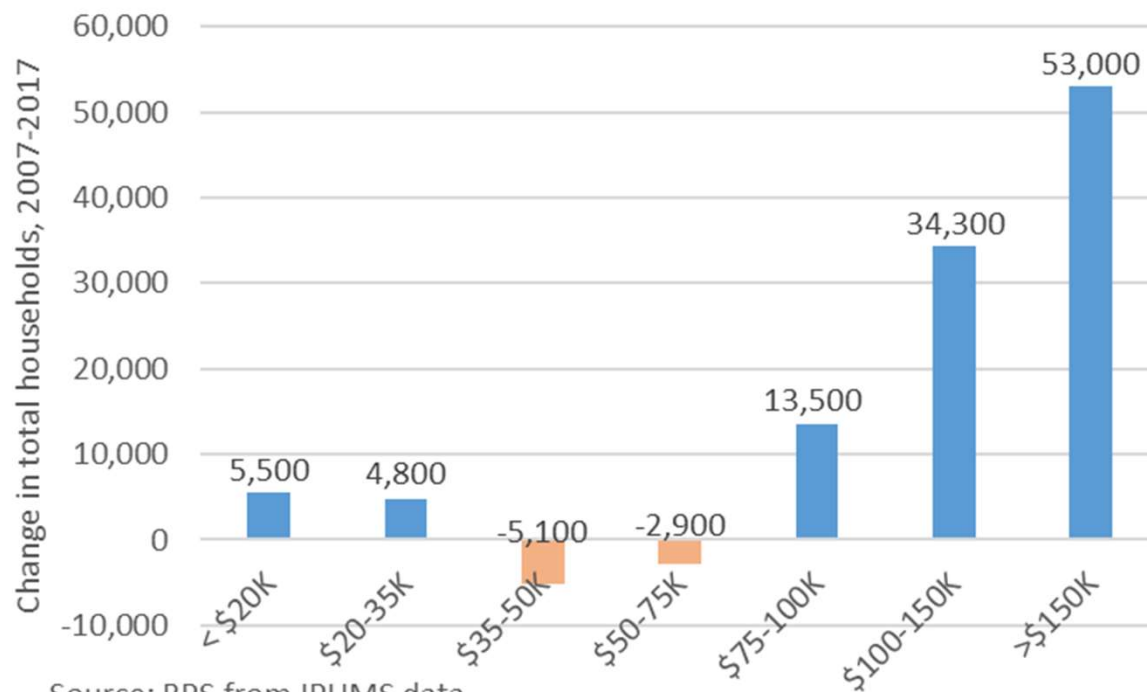


Source: University of Minnesota, IPUMS-USA; 2018 ACS 5-year estimates.
 Note: Includes only employed persons working 32 hours or greater.



Increasing income inequality of household growth parallels job trends

New regional households by income distribution, 2007-2017



Source: BPS from IPUMS data



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Increasing income inequality

Change in Portland households, 2010-2021

