



The Industrial Middle of Portland's Changing Income Distribution



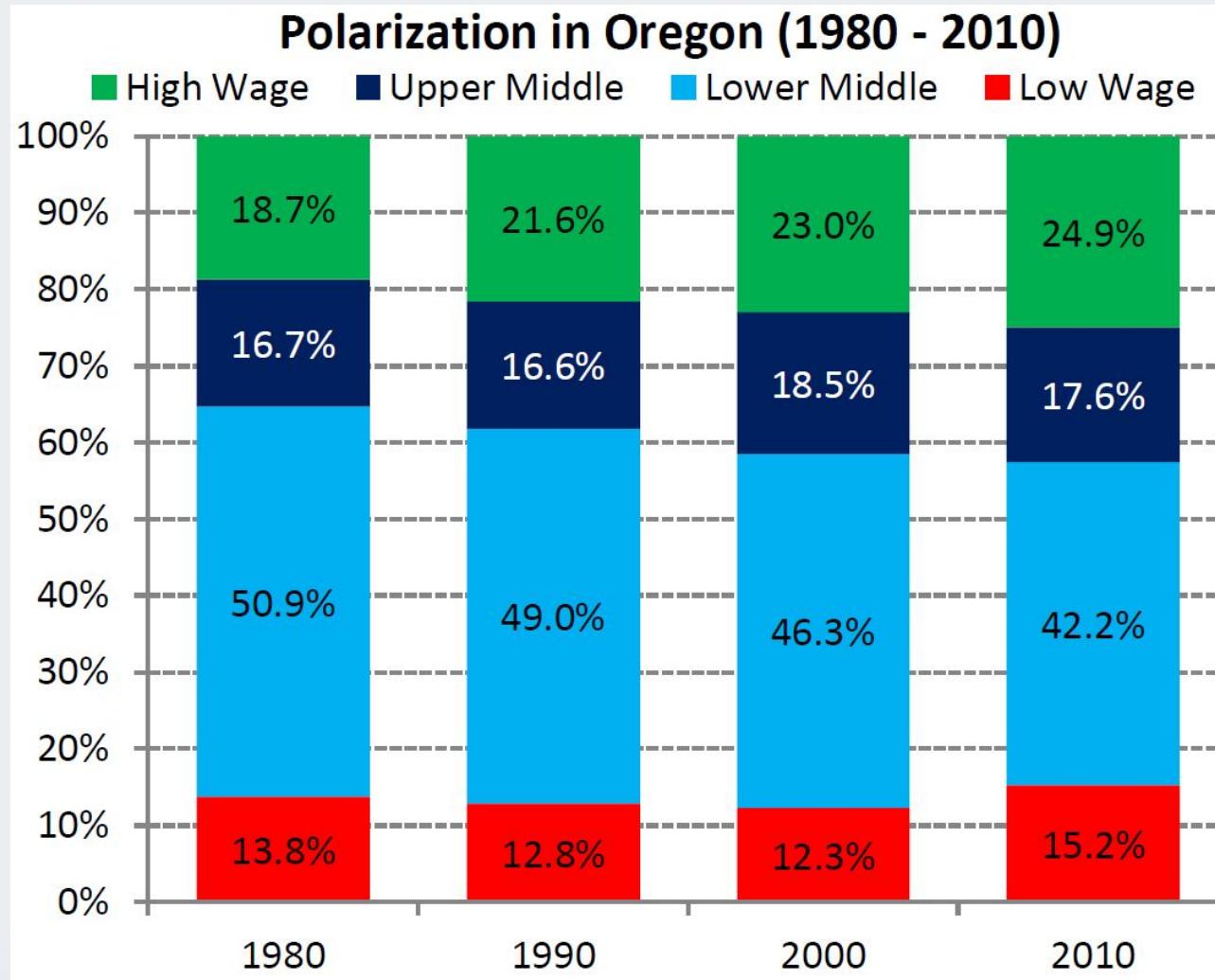
Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



1. The tightening middle-wage economy
2. Equity roles of industrial jobs
3. Local directions for middle-wage job growth



The tightening middle-wage economy



Source: Oregon Office of Economic Analysis

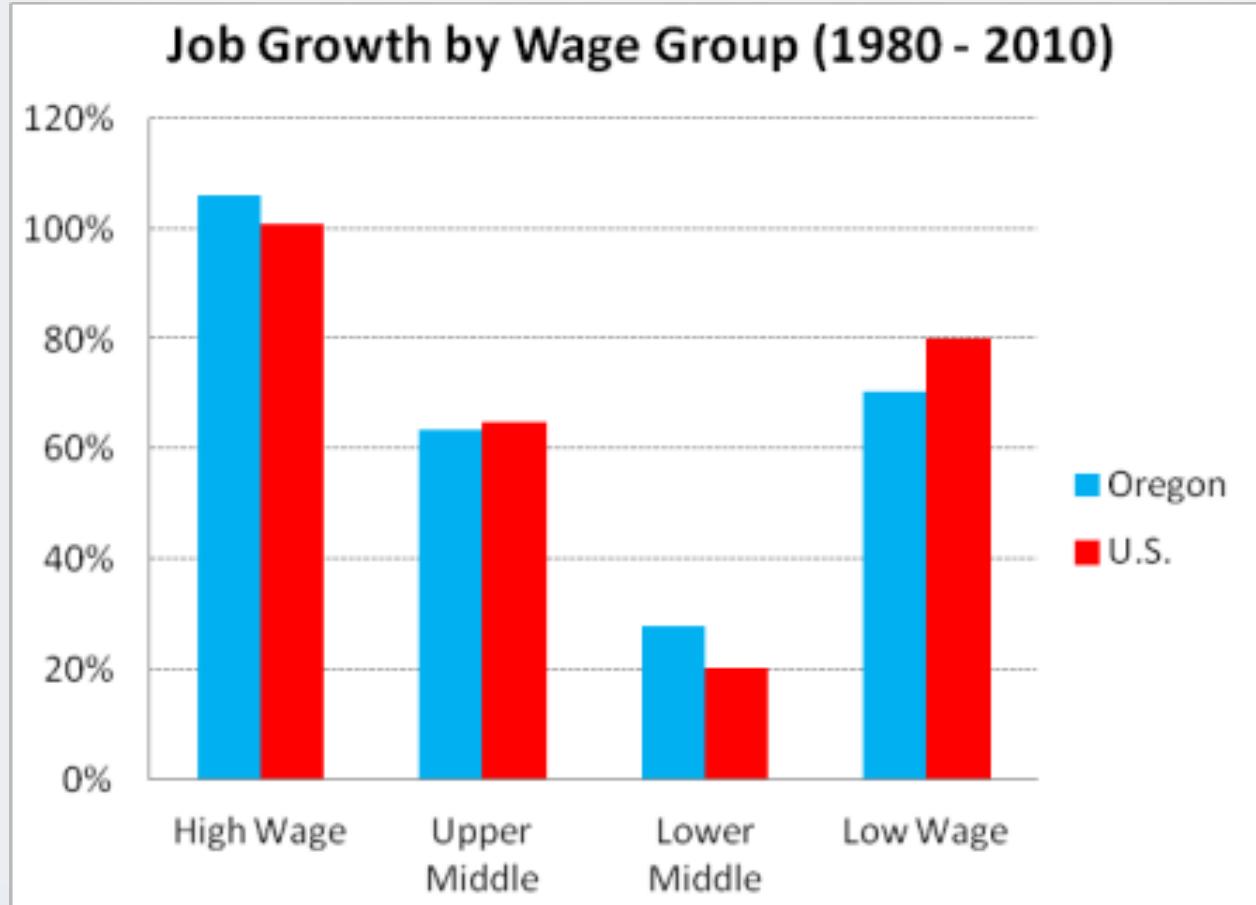


Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



1. Tightening middle-wage economy

Job polarization: A long-term national trend



Source: Oregon Office of Economic Analysis

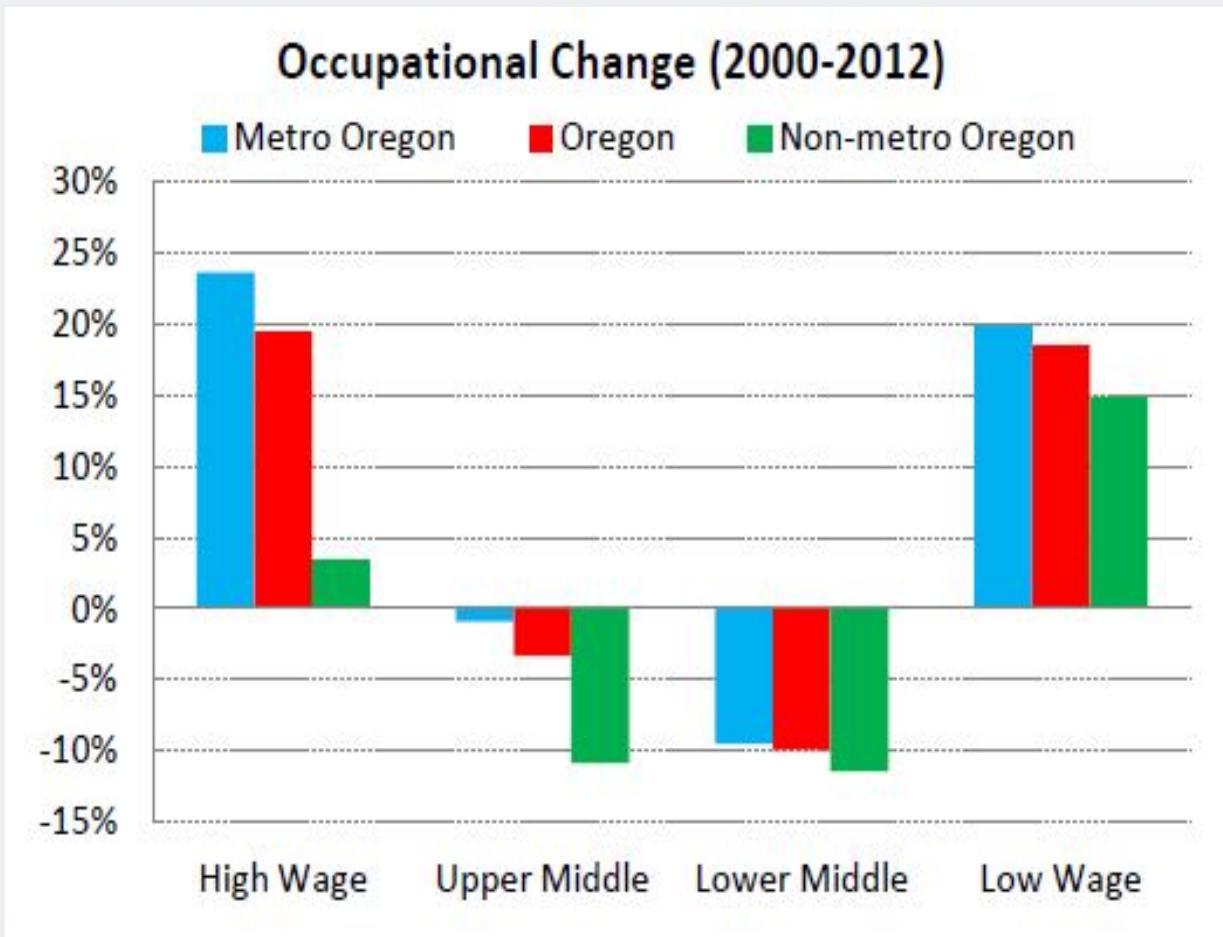


Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



1. Tightening middle-wage economy

Increasing job polarization



Source: Oregon Office of Economic Analysis

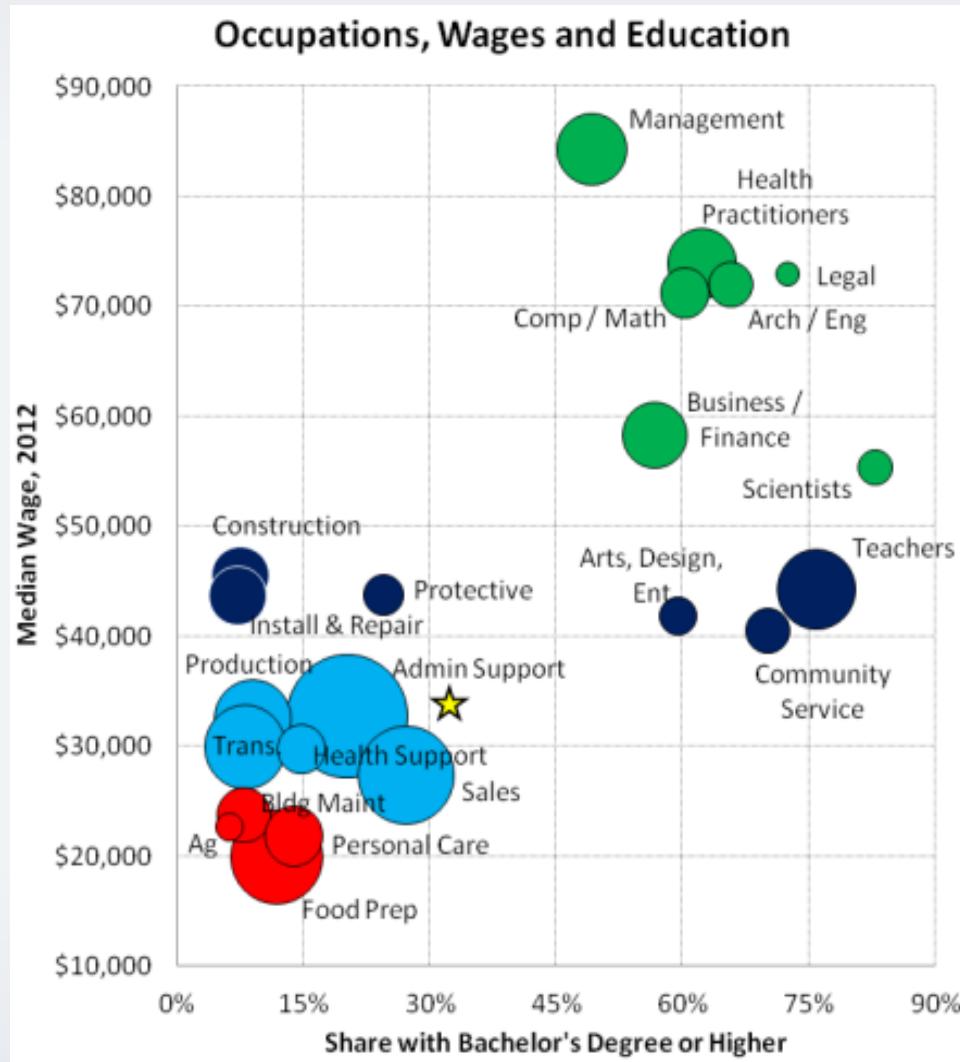


Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



1. Tightening middle-wage economy

Wage distribution by occupations and education



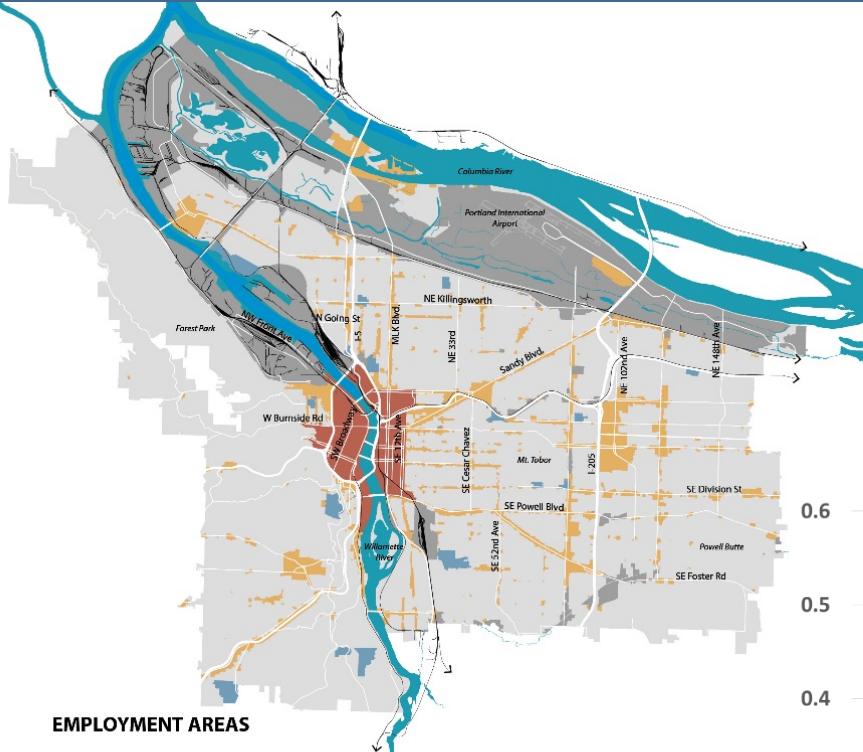
Source: Oregon Office of Economic Analysis



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



1. Tightening middle-wage economy



EMPLOYMENT AREAS

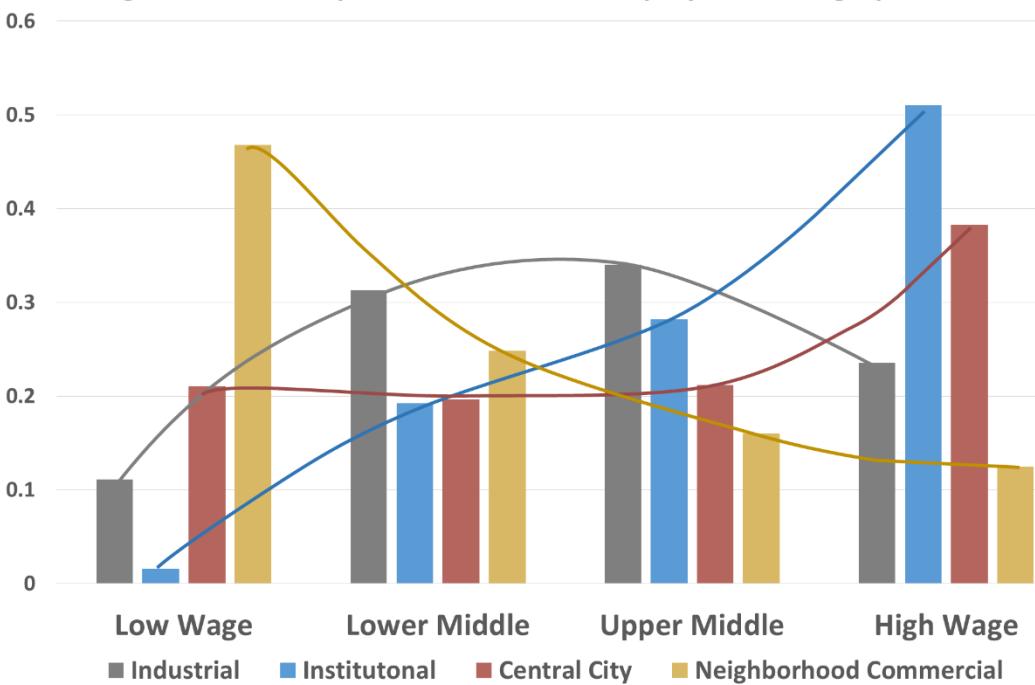
- Central City
- Industrial
- Commercial
- Institutional

Citywide Wage Thresholds

Low	< \$26,400/year
Lower Middle	\$26,400 - \$46,400
Upper Middle	\$46,400 - \$67,600
High	> \$67,647/year

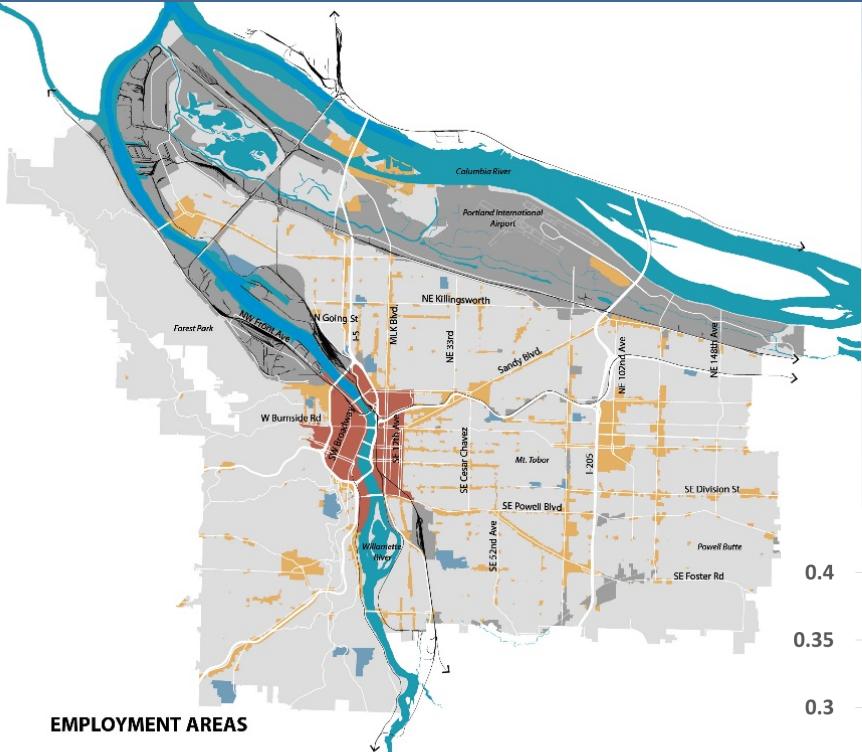
Wage distribution of employment land types

Wage Quartile Comparison of Portland Employment Geographies, 2012



1. Tightening middle-wage economy





EMPLOYMENT AREAS

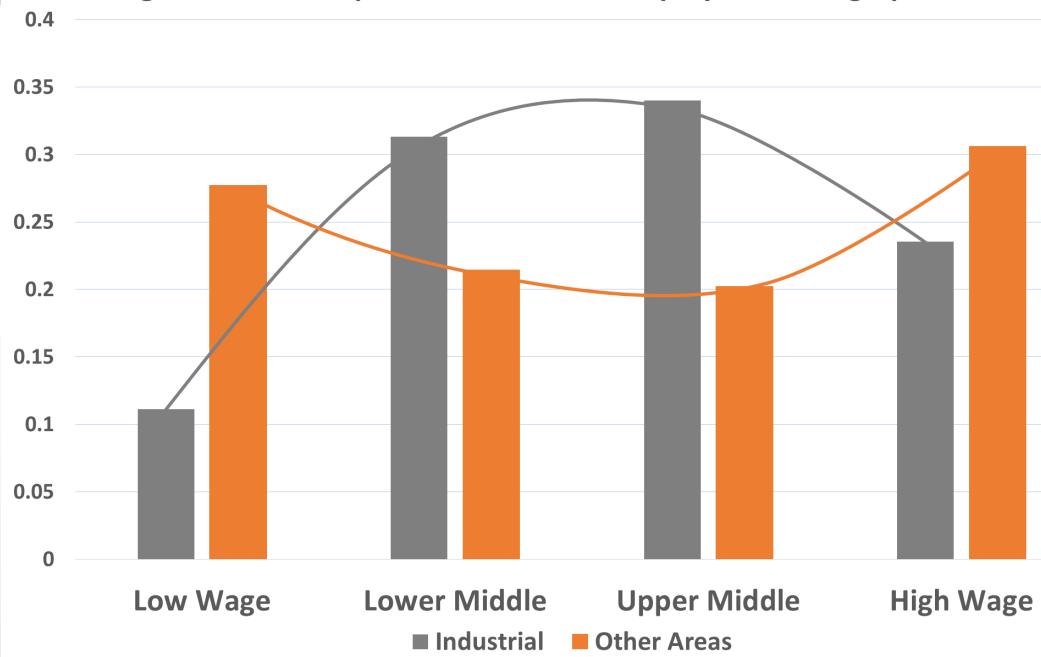
- Central City
- Industrial
- Commercial
- Institutional

Citywide Wage Thresholds

Low	< \$26,400/year
Lower Middle	\$26,400 - \$46,400
Upper Middle	\$46,400 - \$67,600
High	> \$67,647/year

Wage distribution of employment land types

Wage Quartile Comparison of Portland Employment Geographies, 2012



1. Tightening middle-wage economy



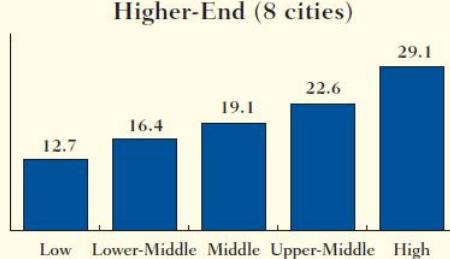
Cities vary in income distribution

City types based on their share of households by income level (Brookings Institution)

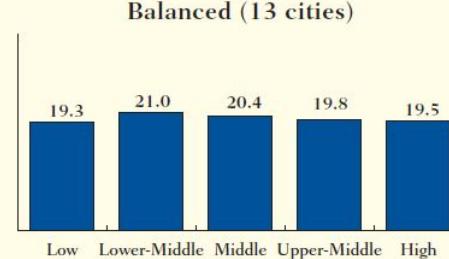
Examples / characteristics

San Jose,
Charlotte /
boom growth

Higher-End (8 cities)



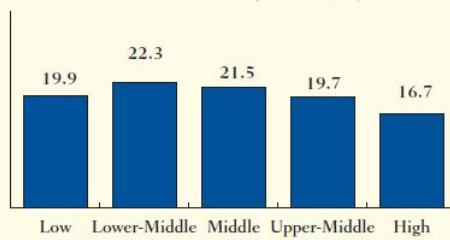
Balanced (13 cities)



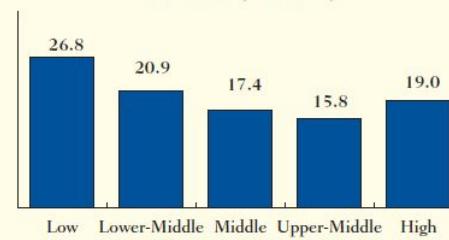
Examples / characteristics:

Seattle,
Phoenix /
sprawling

MiddleClass (29 cities)



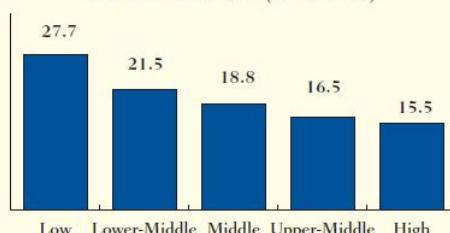
Divided (7 cities)



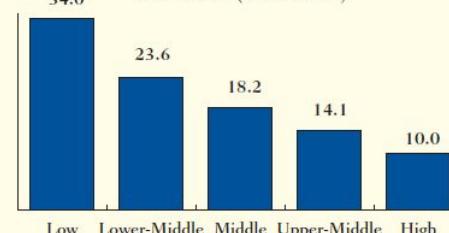
Portland,
Minneapolis /
families, young

San Francisco,
Atlanta /
disparities

Low-Moderate (29 cities)



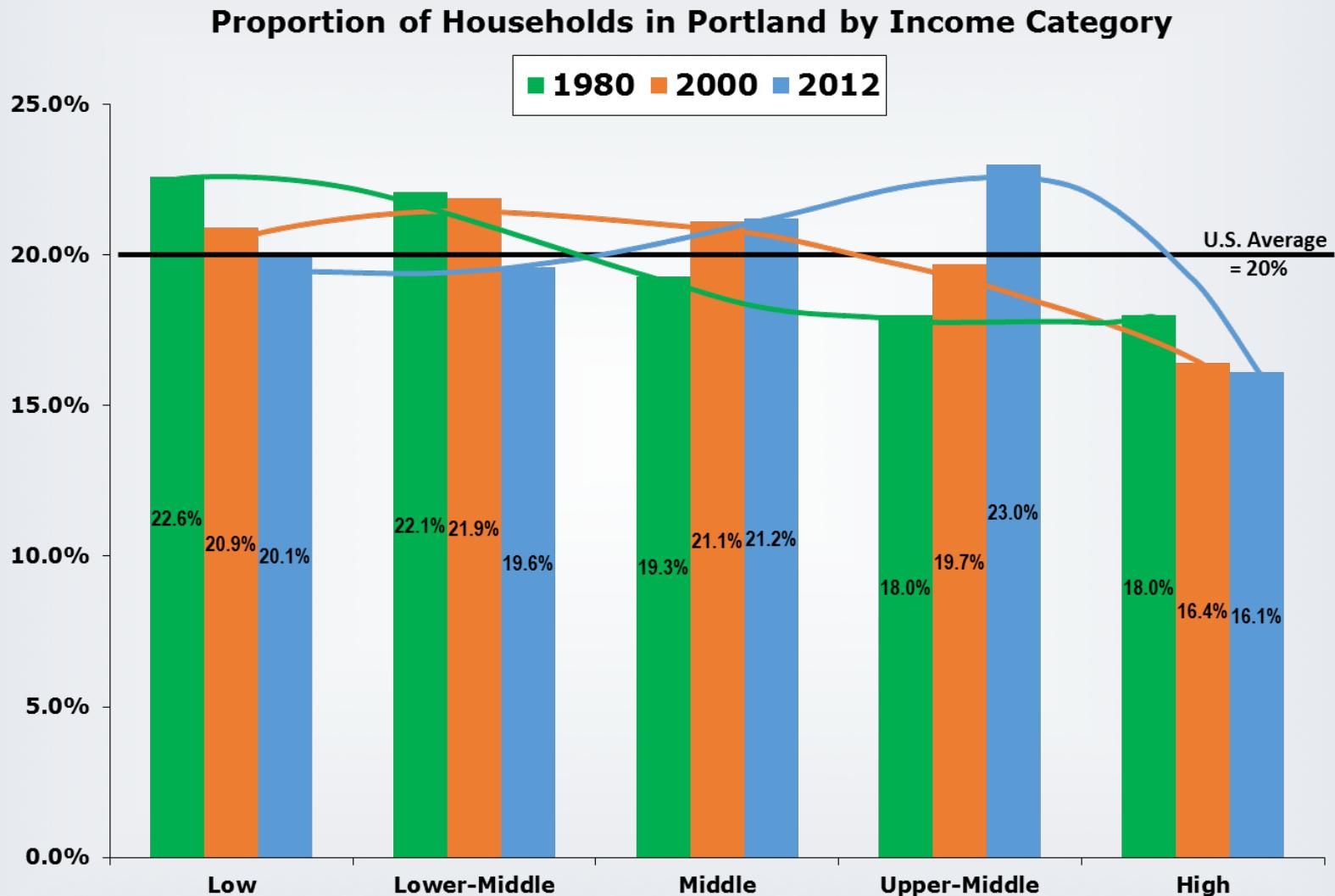
Stressed (14 cities)



New Orleans,
Detroit /
transition



Middle class Portland is changing



Source: BPS from Census data



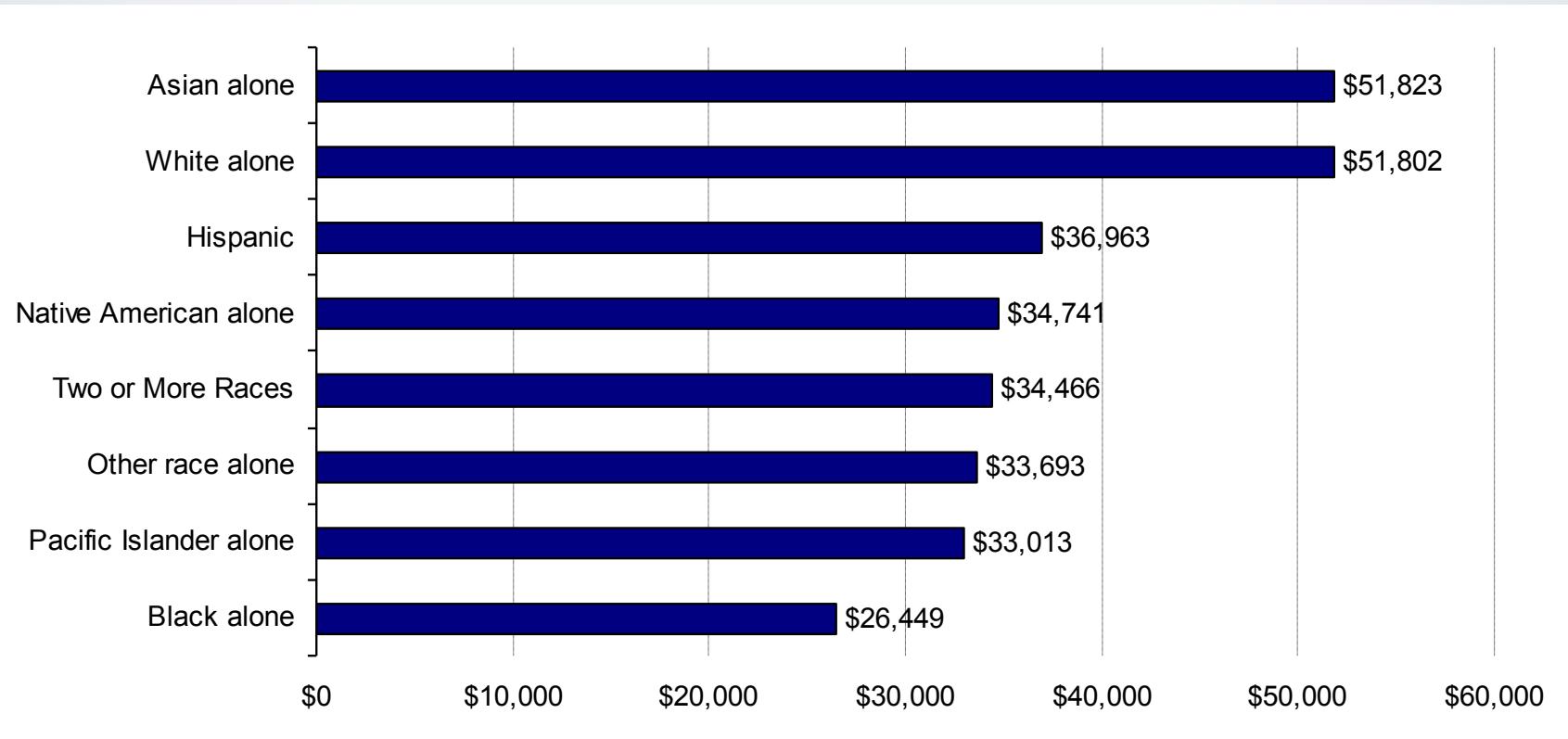
Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



2. Equity roles of industrial jobs

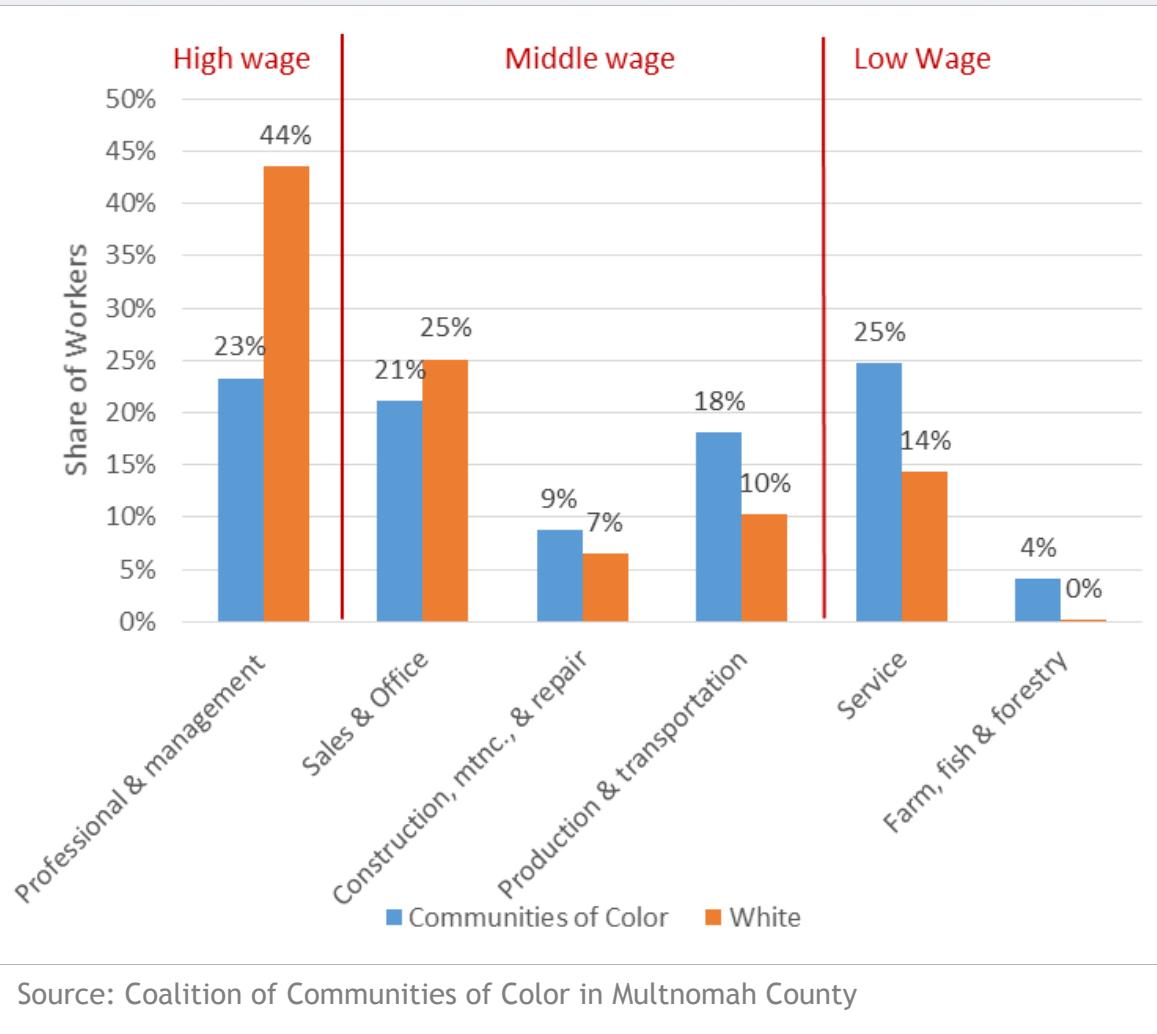
Income disparities by race

(Median household income, Portland, 2010)

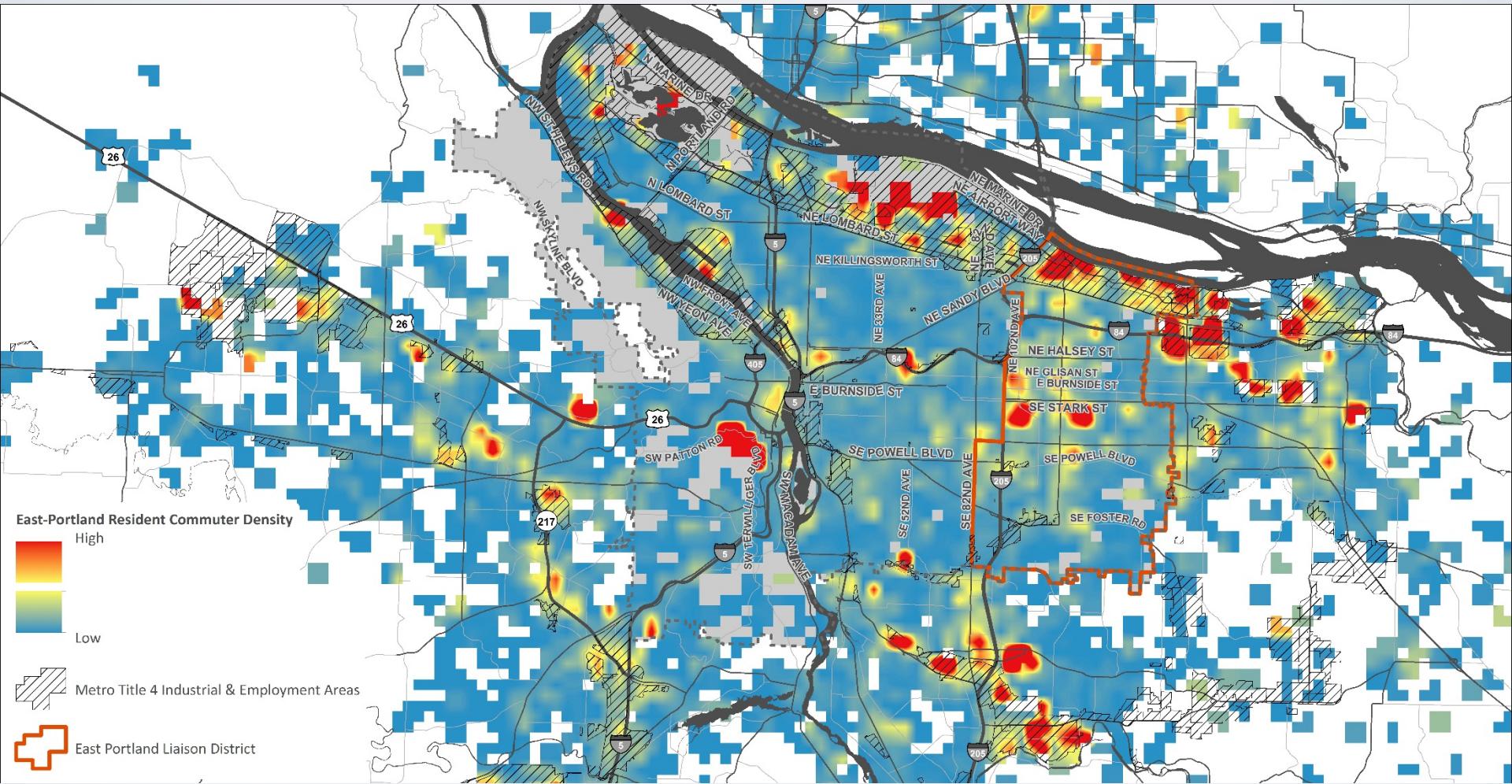


Occupational disparities by race

(Multnomah County, 2008)



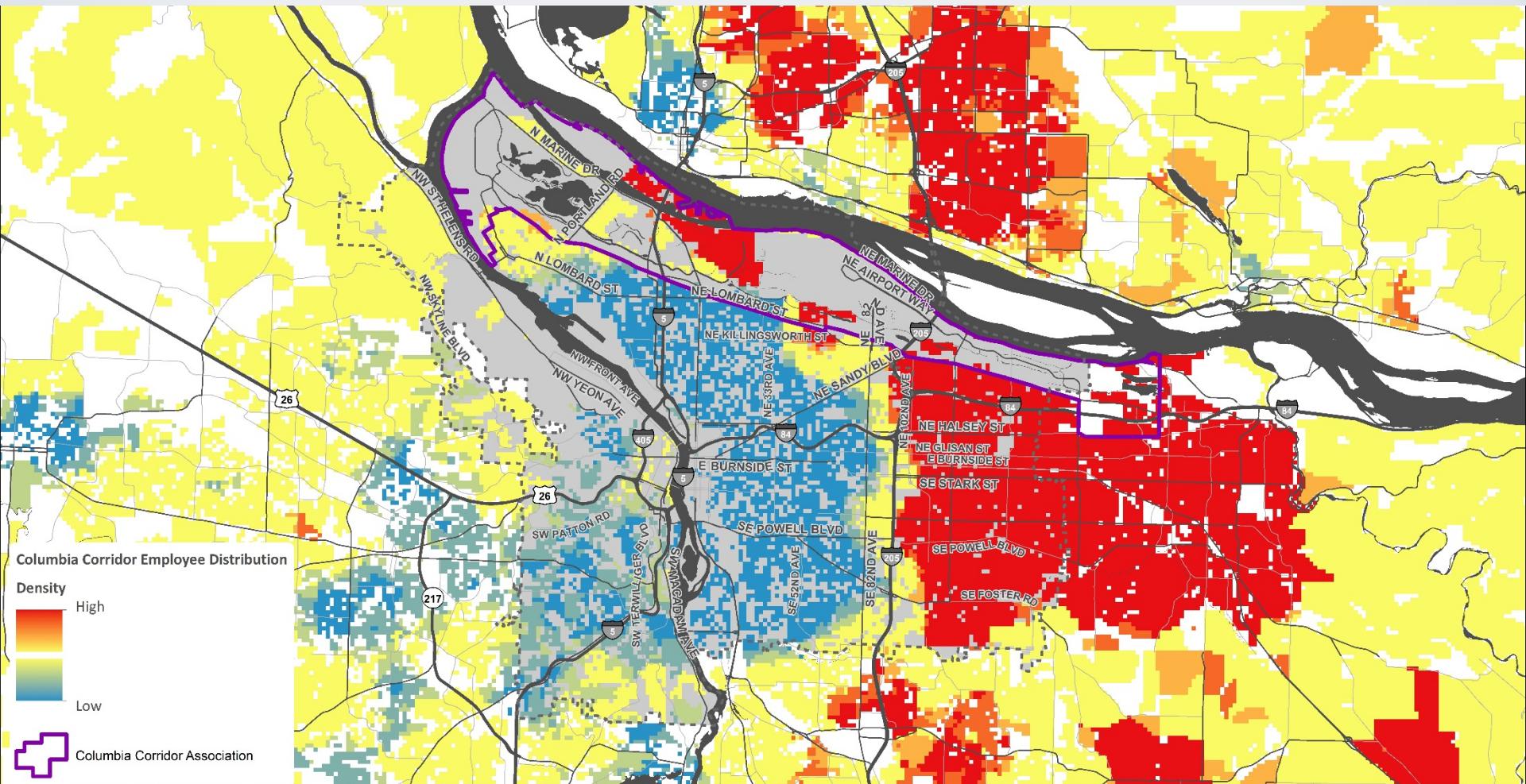
Where East Portland residents work



Source: BPS from LEHD data



Where Columbia Corridor workers live



Source: BPS from LEHD data



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

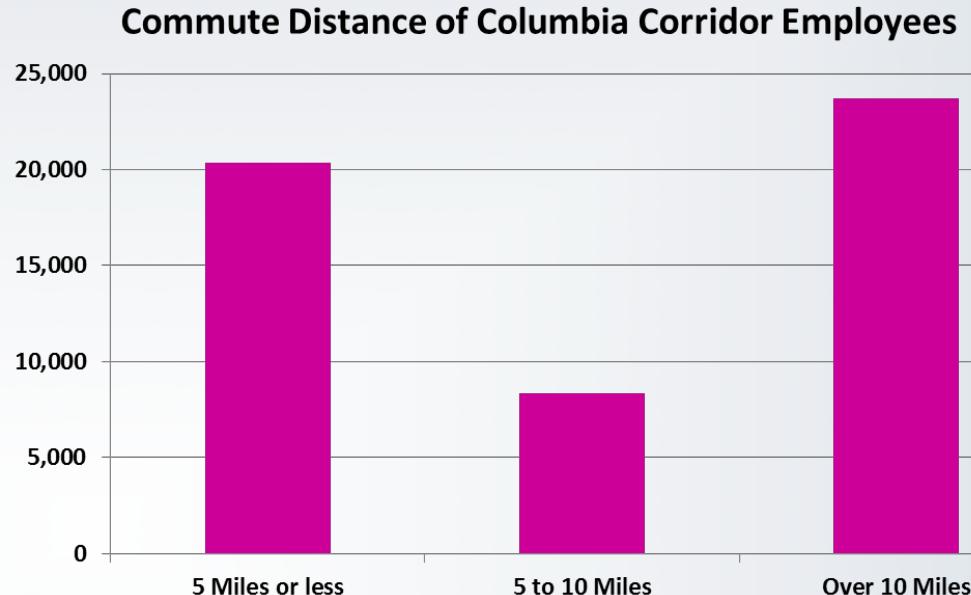
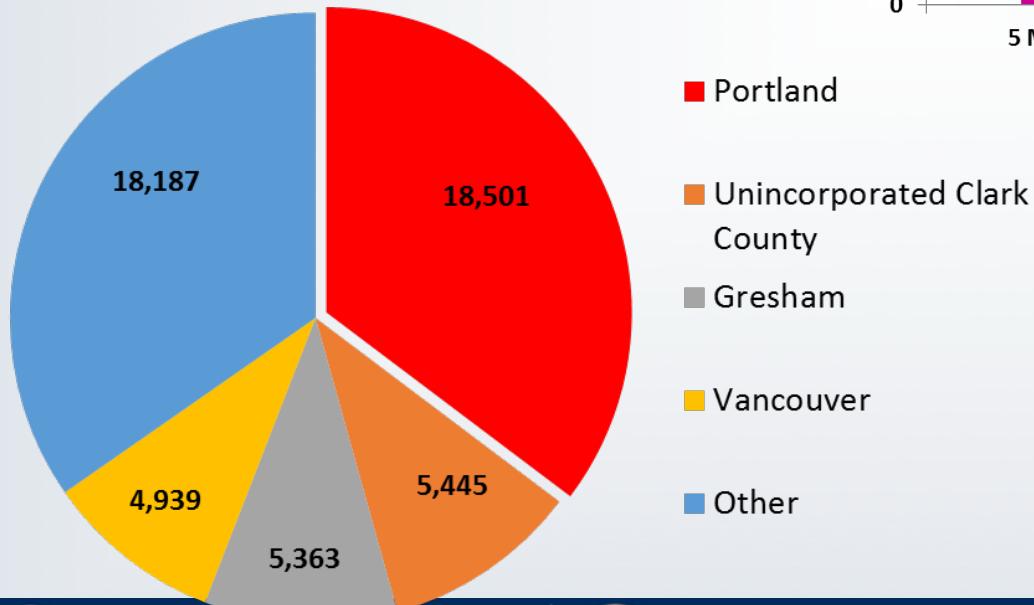


2. Equity roles of industrial jobs

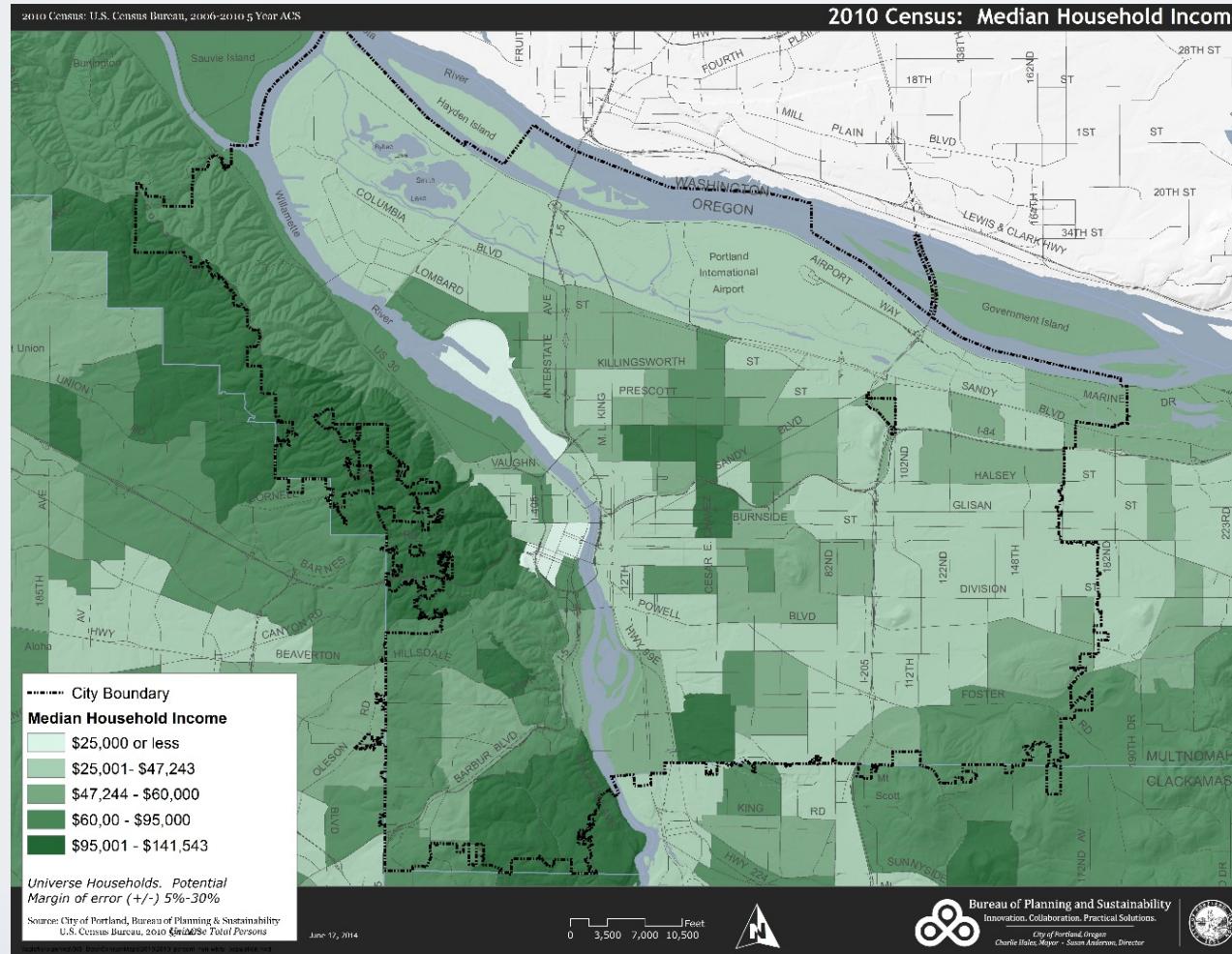
Columbia Corridor Association Employment Shed

- 52,400 Jobs in the Columbia Corridor Association Boundaries
- 39% of workers live within 5 miles of their workplace.
- 55% of workers live further than 10 miles from their workplace

Where CCA Workers Live



Moderate/middle income neighborhoods



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



2. Equity roles of industrial jobs

Industrial land supply gap for middle-wage job growth



Freight infrastructure and middle-wage job growth

Columbia Multimodal Corridor project recommendations



- The Corridor Boundary Area

★ - Project Location (Intersection/Interchange)
— - Project Location (Corridor)

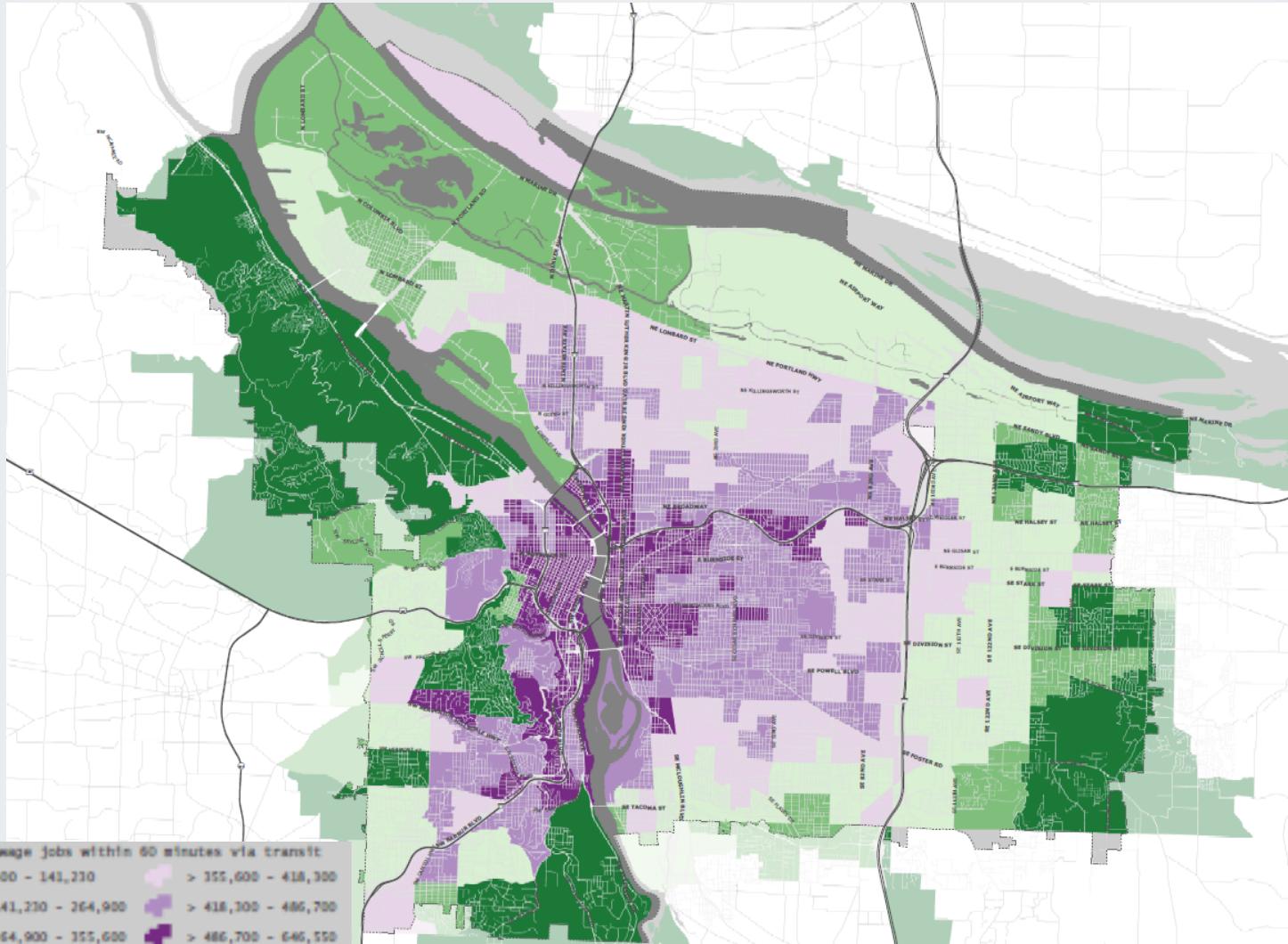


Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.

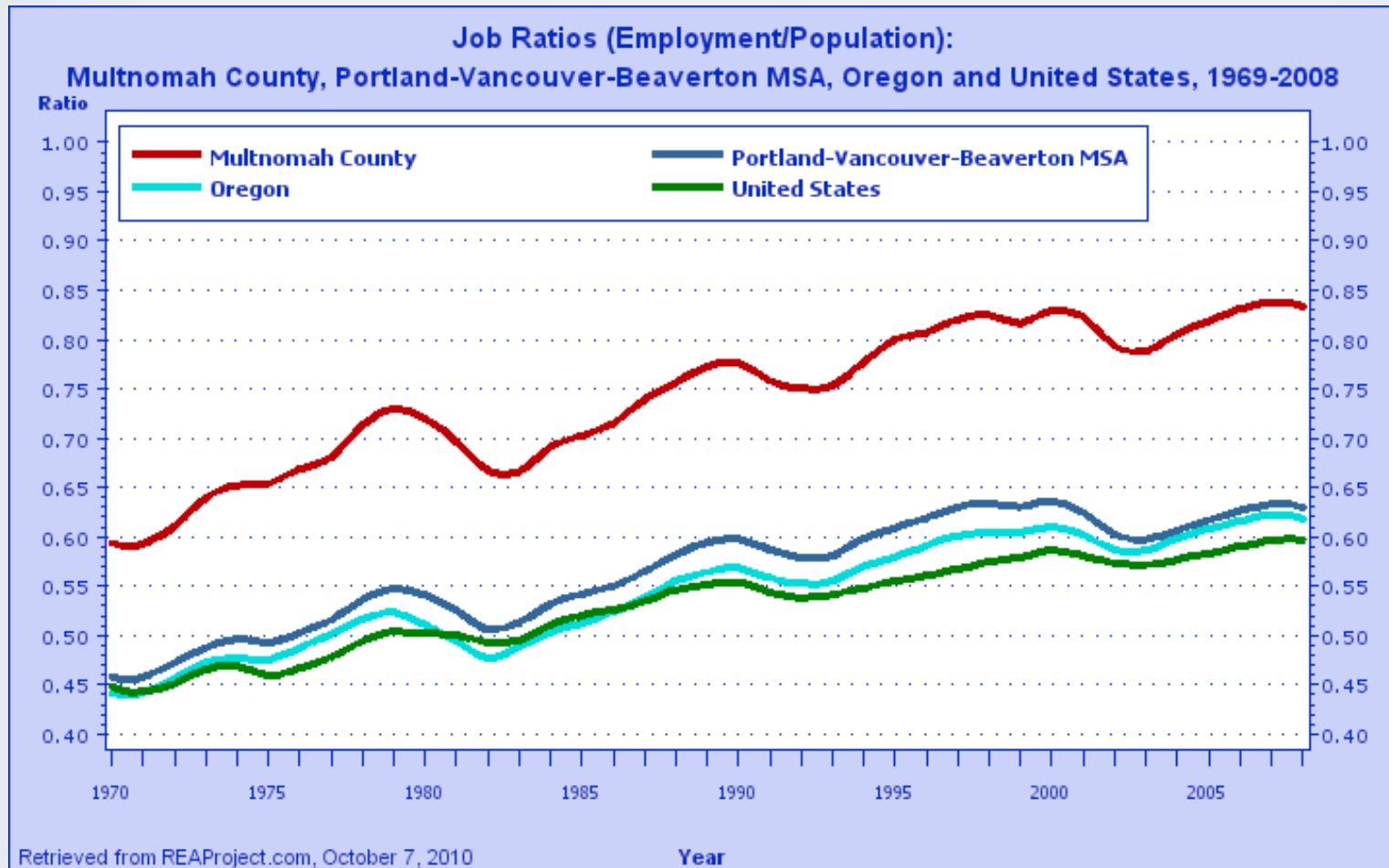


3. Local directions for middle-wage job growth

Transit access to middle/high-wage jobs



Portland's role as a regional job center



Takeaways

- Portland is a middle-class city with a balanced economy, but the share of middle-wage jobs is getting smaller.
- Middle-wage jobs that don't require college degrees are concentrated in industrial districts.
- Communities of color and East Portlanders rely disproportionately on industrial district jobs.
- The Comprehensive Plan Update is an opportunity to better align land use, transportation, and education with middle-wage job growth potential.

