The Industrial Middle of Portland’s Changing Income Distribution
1. The tightening middle-wage economy
2. Equity roles of industrial jobs
3. Local directions for middle-wage prosperity
The tightening middle-wage economy

Polarization in Oregon (1980 - 2010)

<table>
<thead>
<tr>
<th>Year</th>
<th>High Wage</th>
<th>Upper Middle</th>
<th>Lower Middle</th>
<th>Low Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>1980</td>
<td>18.7%</td>
<td>16.7%</td>
<td>50.9%</td>
<td>13.8%</td>
</tr>
<tr>
<td>1990</td>
<td>21.6%</td>
<td>16.6%</td>
<td>49.0%</td>
<td>12.8%</td>
</tr>
<tr>
<td>2000</td>
<td>23.0%</td>
<td>18.5%</td>
<td>46.3%</td>
<td>12.3%</td>
</tr>
<tr>
<td>2010</td>
<td>24.9%</td>
<td>17.6%</td>
<td>42.2%</td>
<td>15.2%</td>
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</table>

Source: Oregon Office of Economic Analysis
Job polarization: A long-term national trend

Source: Oregon Office of Economic Analysis

1. Tightening middle-wage economy
Increasing job polarization

Source: Oregon Office of Economic Analysis
Wage distribution by occupations and education

Source: Oregon Office of Economic Analysis

1. Tightening middle-wage economy
Citywide Wage Thresholds

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Wage distribution of employment land types

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
- **Portland**, **Minneapolis** / families, young
- **New York, Chicago** / slow growth
- **Seattle, Phoenix** / sprawling
- **San Francisco, Atlanta** / disparities
- **New Orleans, Detroit** / transition

2. Equity roles of industrial jobs
Middle class Portland is changing

Proportion of Households in Portland by Income Category

Source: BPS from Census data

2. Equity roles of industrial jobs
Income disparities by race
(Median household income, Portland, 2010)

- Asian alone: $51,823
- White alone: $51,802
- Hispanic: $36,963
- Native American alone: $34,741
- Two or More Races: $34,466
- Other race alone: $33,693
- Pacific Islander alone: $33,013
- Black alone: $26,449

2. Equity roles of industrial jobs
Occupational disparities by race
(Multnomah County, 2008)

Source: Coalition of Communities of Color in Multnomah County
Where East Portland residents work

Source: BPS from LEHD data

2. Equity roles of industrial jobs
Where Columbia Corridor workers live

Source: BPS from LEHD data

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

- Portland: 18,501
- Unincorporated Clark County: 18,187
- Gresham: 5,445
- Vancouver: 4,939
- Other: 5,363
Affordable neighborhoods for middle-wage workers

2. Equity roles of industrial jobs
Industrial land supply gap for middle-wage job growth

Portland Employment Land Growth Capacity (acres) in 2010 to Meet Forecast Job Growth to 2035

- Central City: 44,700 new jobs
- Industrial: 31,600 new jobs
- Neighborhood Commercial: 35,100 new jobs
- Institutions: 22,700 new jobs
Freight infrastructure and middle-wage job growth

Columbia Multimodal Corridor project recommendations

- The Corridor Boundary Area
- Project Location (Intersection/Interchange)
- Project Location (Corridor)

3. Local directions for middle-wage job growth
Transit access to middle/high-wage jobs

3. Local directions for middle-wage job growth
Portland’s role as a regional job center

3. Local directions for middle-wage job growth
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.