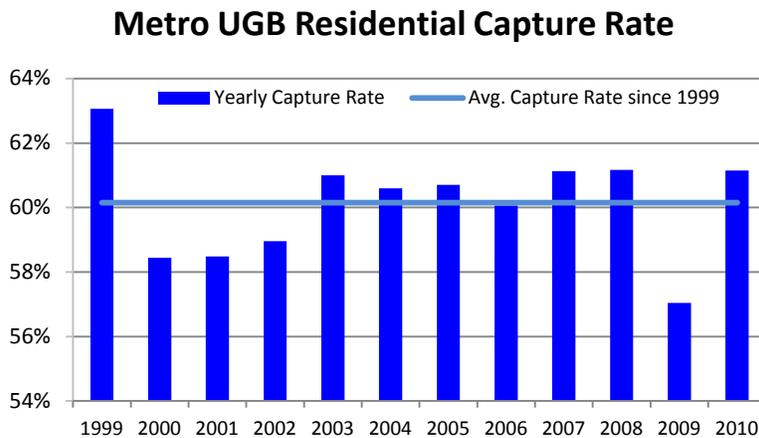
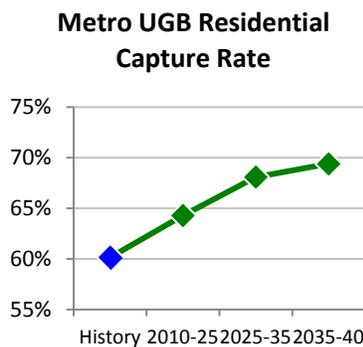


An Economic Appraisal of 2040 Planning

Population and Employment Forecast Distribution - An analysis of post-Regional Framework Plan and where Future Residential and Employment Development are Expected

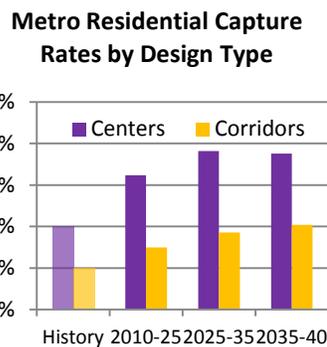


Source: Metro and Census data



Source: Metro (Scen. #1221)

Partly, driving this upward trend is an increasing scarcity of developable land choices in Clark and nearby rural areas in Oregon to accommodate projected population growth. Shifts in demography and a growing preference for closer-in residents may also be playing a role in a rising UGB capture rate.



Source: Metro (Scen. #1221)

If future conditions play out as expected, the combined capture rate amount for centers and corridors will double by 2040.

The projected capture rates in corridors and centers tops out at a sum of nearly 30% of residential growth relative to the entire 7 county MSA. Relative to just the Metro UGB, development in centers and corridors represents about half of all residential growth produced through 2040.

(Universe: occupied dwelling units)

SF: single family includes 1-unit SF attached, detached and mobile homes

MF: multifamily apartments, 2 or more units

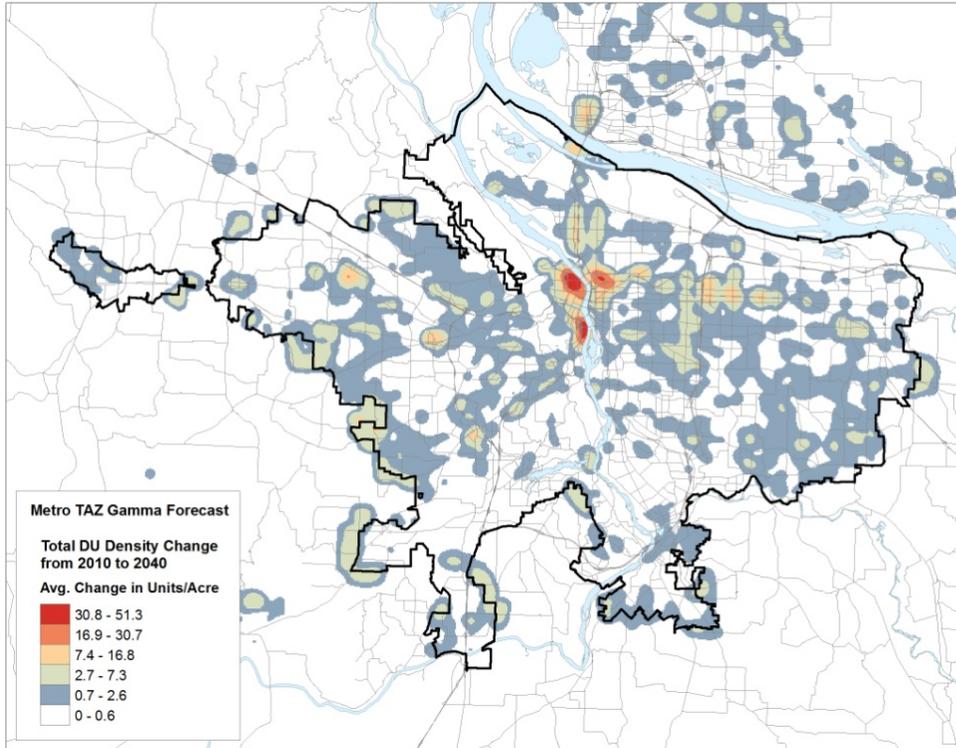
Source: U.S. Census Bureau and MetroScope Gamma Forecast Distribution (Scen #1221)

Forecast Development Notes:

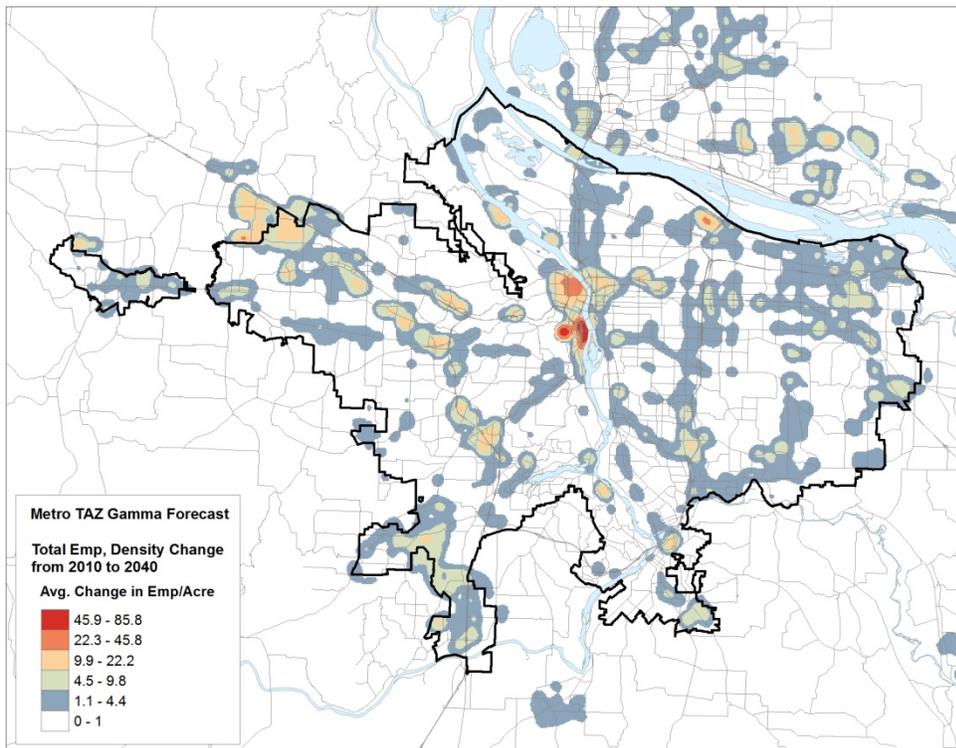
- The average UGB household capture rate, historically, has been 60.1%.
- What is a capture rate? It measures the share of household (or job) growth for a reference geography (e.g., UGB) relative to the 7 county MSA overall growth.
- Retrospectively, the Metro UGB capture rate for a moving 20-year window exhibits year-to-year variability with the ebbs and flows of the regional economy. Generally more robust growth coincides with a capture rate above 60%.
- The UGB capture rate in future years is expected to grow to nearly 7 in 10 households.

Centers and Corridors:

- Historically, the center's capture rate is estimated to be about 10% of the region's last 20-years of growth
- Historically, the corridor's capture rate is estimated to be about 5% of the region
- The increase in housing units expected in corridors and centers will come at the expense of lower development rates in neighborhoods and areas away from the Metro UGB.
- Annual average population growth rate to 2040 = 1.4%

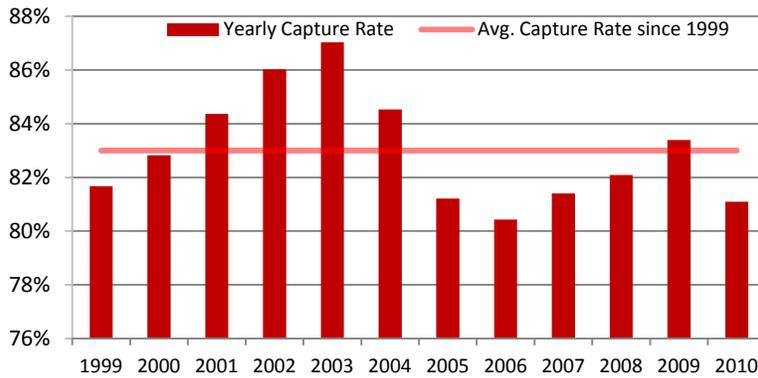


Residential Development Density & Growth Distribution

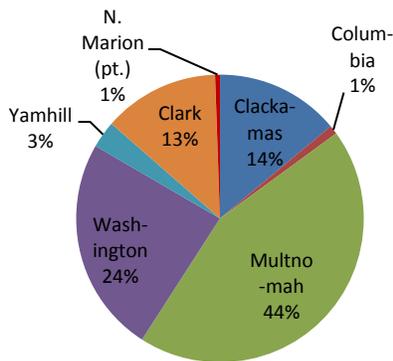


Employment (Total nonfarm) Development Density & Growth Distribution

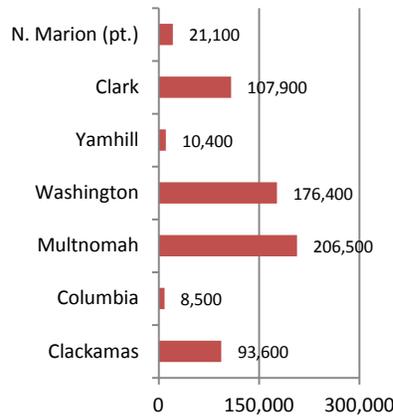
Metro UGB Employment Capture Rate



2010 Employment Share by County



2010-40 Job Growth



Forecast Development Notes:

- The Metro UGB employment capture since 1999 is 83% of the 7-county MSA.
- An employment rate higher than the household rate indicates that job growth is more concentrated and still more attractive in the UGB than elsewhere in the MSA.
- The capture rate appears to be somewhat counter-cyclical to overall employment growth. In other words, when the regional business cycle nears its nadir, the Metro UGB capture nears its peak – opposite the regional cycle.
- Annual average total employment growth rate to 2040 = 1.6%
- Multnomah County grabs a large share of jobs in the future, but Washington County’s faster employment growth allows it to continue gaining on the central county for the title of largest employer.

Universe: BLS employment

N. Marion is primarily the City of Woodburn

Source: U.S. Bureau of Labor Statistics and MetroScope Gamma Forecast Distribution (Scen #1221)