

## Education

Master of Public and International Affairs, Princeton University

B.S.B.A. Finance, Georgetown University

Years in the Field: 3

Years at ECO: 3

## Areas of Expertise

Affordable Housing

Economic Development

Land Use Planning

Real Estate Investment

Statistical Programming

Transit Oriented Development

## James Kim, Project Manager

James is a Project Manager at ECONorthwest with a focus on equitable housing outcomes and real estate investment. He specializes in housing policy research, land use planning, data analysis, financial modeling, and academic literature reviews. He also focuses on the real estate impacts of transit investments. James has worked at ECONorthwest since 2019. He previously worked at the Federal Aviation Administration drafting regulations on user fees and conducting financial analysis of internal investments. James is skilled in R, pro forma modeling, and behavioral economics.

### REPRESENTATIVE PROJECTS

- **Clackamas Community College Housing Strategy—Clackamas, OR (2022-Ongoing).** Assessing student and community housing needs in Clackamas County to assist Clackamas Community College (CCC) executive staff with developing a housing strategy. Summarized recent activities and trends in three relevant real estate markets.
- **82nd/Division Real Estate Plan—Portland, OR (2022-Ongoing).** Developing a real estate strategy that guides Asian Pacific Network of Oregon (APANO) to execute on its plans to acquire a site using American Rescue Plan Act (ARPA) funding. Performed real estate market analysis and pro forma feasibility analysis to identify potential sources of fundings for a viable mixed-use affordable housing project.
- **Socio-Economic Impacts of Resort Expansion—Teton County, ID (2021-Ongoing).** Evaluating additional housing needs associated with a proposed expansion of a ski resort. Summarized recent economic trends and housing development patterns before and during the COVID-19 pandemic.
- **Maryland Purple Line TOD Strategy—MD (2020–Ongoing).** Evaluating TOD opportunities and funding strategies near newly opening Purple Line. Developing pro forma statements to evaluate feasibility of residential and commercial buildings at various scales, across two counties, and under current and hypothetical zoning scenarios.

Summarizing findings from academic literature of economic impacts of transit proximity, before and after station opening. Using MapCraft to visually summarize feasibility findings.

- **Oregon HB 2001 Implementation—Hillsboro, OR (2021).** For Cities of Hillsboro and Wilsonville, evaluated the likelihood of redevelopment of single-family properties into luxury single-family, duplex, triplex, or townhome units.
- **Washington Department of Revenue Economic Analysis—Seattle, WA (2020–2021).** On behalf of the Washington Department of Revenue, analyzed options for restructuring the state tax system by reducing or eliminating existing taxes and introducing new taxes such as value-added tax, corporate income tax, and personal income tax. Presented findings to the state legislature’s Tax Structure Work Group.
- **Bay Area Rent Control Analysis—Berkeley, CA (2021).** In collaboration with UC Berkeley’s Urban Displacement Project and sponsored by the Silicon Valley Community Foundation, reviewed academic literature on rent control and analyzed the financial implications of rent control policy variants on real estate development.
- **Portland Community College Facilities Plan—Portland, OR (2020–2021).** Evaluated housing needs and opportunities among Portland Community College’s community members and students.
- **Washington State Housing Action Plans—WA (2021).** For Cities of Auburn, Bonney Lake, Burien, Redmond, Spokane Valley, Sumner, Tukwila, analyzed residential development options by understanding the local zoning code, conducted a market study, and developed a feasibility model rooted in pro forma analysis.
- **Trails End Development Feasibility Study—Oregon City, OR (2021).** Conducted for Summit Development Group (SDG) a market assessment of a proposed mixed-use entertainment district that will include a mix of upper-scale retailers, a grocery store, multifamily apartments, and entertainment venues built on a former landfill site. Performed a financial feasibility analysis based on standard underwriting assumptions to verify the viability of the proposed development.
- **Oregon RPS Proposals – Solar Impacts—Portland, OR (2021).** Evaluated and compared potential economic impacts of new bills that would expedite renewable energy adoption in Oregon. Two of the bills considered in the 2021 legislative session proposed to update the state’s Renewable Portfolio Standards (RPS) to require 100 percent of new electricity generation to come from renewable sources, most of which would come from solar energy.
- **ODOT Transit and Housing Study—(2021).** For Oregon Department of Transportation created a primer on the relationship between transit and land use policies and conducted a review of literature on transit-supportive housing in urban and rural areas.

- **Kirkland Rapid Ride Station Area Plan—Kirkland, WA (2021).** Analyzed TOD opportunities and development capacity in a Bus Rapid Transit station area. Used MapCraft and pro forma analyses to evaluate feasibility of various land use under new zoning codes
- **HB2003 Regional Housing Needs Analysis—Statewide, OR (2021).** Conducted for Oregon Housing and Community Services a housing needs analysis across the state. New units are needed to address current underproduction, future population growth, and homelessness. Calculated housing needs at a regional level and allocating the needs to cities by the number of residents and jobs.
- **Metro CEDS—Portland, OR (2020).** For Metro and Greater Portland Inc., summarized widely supported findings on economic impacts of automation, gig economy, remote working, and natural disasters. Conducted stakeholder interviews to inform needs specific to the Portland region.
- **Port of Kennewick Master Plan—Kennewick, WA (2020).** Assisted MAKERS to develop a market study of the Tri-Cities area. Specifically, evaluated feasibility of multifamily, office, and retail developments near Clover Island.
- **Central Pierce Fire and Rescue Capital Facility Plan Review—Pierce County, WA (2020).** For Pierce County Master Builders Association, analyzed capital needs of Central Pierce Fire and Rescue, forecasted housing growth and tax collection, and summarized unintended consequences of impact fees.
- **Beaverton Housing Options Project—Beaverton, OR (2020).** Evaluated development feasibility of medium density multifamily development and middle housing types. Reviewed studies on economic impacts of zoning on housing supply.
- **HB2001 Middle Housing Model Code—Statewide, OR (2020).** Department of Land Conservation and Development is adopting administrative rules and model development code regulations to allow middle housing types in single-family neighborhoods for many jurisdictions throughout Oregon. Developed Fiscal Impact Statement and Housing Impact Statement of the proposed rules.
- **TriMet SW Corridor Planning—Portland, OR (2020).** The TriMet Southwest Corridor project is planning a new light rail connection from downtown Portland to Tualatin. Analyzed TOD opportunities and development propensity to support transit project planning and agency joint development efforts. Summarized findings from academic literature on economic impacts of transit proximity.
- **Hood River Economics of Housing Market—Hood River, OR (2019–2020).** Providing housing market analysis and economic strategies to support land use and policy decisions regarding housing development and affordability.

- **NSF Review for Urbanism Next—Eugene, OR (2019). Intern.** Investigated land use and real estate impacts of autonomous vehicles in a report developed by University of Oregon's Urbanism Next center for the National Science Foundation.