

Education

Master of Urban and Regional Planning, Portland State University

B.A. in Political Science, New College, the Honors College of Florida

Years in Industry: 6

Years at ECO: 1

Certifications

American Institute of Certified Planners (AICP)
Certified Planner

Areas of Expertise:

Urban Planning, Land Development, Policy Analysis, Equitable Development, and Economic Development

Kaitlin Willoughby La Bonte, Project Manager

Kaitlin is a Project Manager at ECONorthwest, specializing in urban planning, land use and housing policy analysis, land development, equitable development, and economic development. She has a strong background in technical and spatial analysis, land use and zoning code research, site development, and land use entitlements. Kaitlin is passionate about working with public and private sector clients to address challenging policy questions around affordable housing, economic development, equity, sustainability, and growth management.

Prior to joining ECONorthwest, Kaitlin worked on a wide variety of public and private sector planning projects at civil engineering and architecture firms in the Portland area. Kaitlin recently served on the Climate-Friendly and Equitable Communities Rulemaking Advisory Committee for the Department of Land Conservation and Development, and the Community Involvement Committee for the Portland Bureau of Planning and Sustainability. She is an active member of the Oregon Chapter of the American Planning Association.

REPRESENTATIVE PROJECTS

Kaitlin has served as Project Manager on the following projects, unless otherwise noted:

- **BART Transbay Rail Crossing—Oakland, CA(2022-Ongoing).** As subs to WSP and Cambridge Systematics, ECONorthwest is developing a land use model to support transit modeling of a new rail crossing in the Bay Area.
- **Ashland Housing Production Strategy—Ashland,OR (2022-Ongoing).** ECONorthwest is working with the City of Ashland to prepare a Housing Production Strategy.
- **Milwaukie Housing Capacity Analysis / Housing Production Strategy—Milwaukie, OR (2022-Ongoing).** ECONorthwest is working with the City of Milwaukie to develop a Housing Capacity Analysis and a Housing Production Strategy.

- **Westside Multimodal Improvement Study—Hillsboro, OR (2022-Ongoing).**
ECONorthwest serves as a subconsultant to multiple transportation firms for this project. The consultant team is identifying transportation needs, challenges, and opportunities in Hillsboro’s Silicon Forest to the west, the northern edge of Washington County, the US 26 tunnel near the Portland Central City to the east, and the Red Line MAX to the south (“the Westside Corridor”) to develop a preferred investment or narrow range of investments to address them. ECONorthwest is providing technical analysis and support on economic development, land use and growth strategies, economic impacts, and transportation economics as needed.
- **Washington County Broadband Investment Strategy—Washington County, OR (2022-Ongoing).** ECONorthwest will lead a team with support from Uptown Services to create a Broadband Investment Strategy for Washington County. ECO's role focuses on regional stakeholder coordination and assessment of Economic Development Impacts.
- **Hood River Affordable Housing Production Strategy—Hood River, OR (2021-Ongoing).** ECONorthwest is developing an Affordable Housing Production Strategy and Implementation Plan for the City of Hood River using existing Housing Needs Analysis data and housing market and demographic information.
- **Wilsonville Frog Pond East/South—Wilsonville, OR (2021-Ongoing). Project Associate.** As a sub to Angelo Planning Group, as part of a master plan for an area added to the Metro UGB in 2018, ECONorthwest is advising on affordable housing planning and providing an ADU market analysis as well as advising on SDC options. The area encompasses approximately 500-acres of land on the eastern edge of Wilsonville planned for future residential growth. Building upon the adopted Concept Plan, the Project includes addressing barriers for needed housing, creating a land use plan, defining community elements such as streetscapes and parks and open space, planning infrastructure, and addressing equitable housing planning.
- **Pittsburgh Hill District Master Plan—Pittsburgh, PA(2021-Ongoing). Project Associate.** Preparing three interrelated studies in support of the planning process for the Greater Hill District area for the City of Pittsburgh Department of Planning and Urban Renewal Agency: an Economic Development Study, an Urban Design Study, and a site-specific site activation plan for the Centre-Heldman Plaza. This work will evaluate real estate conditions, corridor-level business conditions, and quantify potential development capacity consistent with existing zoning regulations.
- **AARP Livable Communities-Technical Advisors Program —Washington, D.C. (2021-Ongoing). Project Associate.** Provides advisory services to the American Association of Retired Persons (AARP) National related to ADUs and housing as part of the AARP Livable Communities Program.
- **Portland Office of Community Technology Digital Equity Brief —Portland, OR (2022).** ECONorthwest prepared an issue brief and powerpoint presentation for the City of Portland Office of Community Technology Digital Equity Round Table Discussion that highlights the unique challenges Portland faces regarding broadband access and affordability.

- **Bakersfield Affordable Housing Strategy—Portland, OR (2021-2022). Project Associate.** For the City of Bakersfield California, ECONorthwest and Baird + Driskell Community Planning developed a comprehensive set of housing programs and an affordable housing strategy through the City’s SB2 planning grant. This multi-year project includes a housing finance and development plan, a preliminary housing sites inventory for the City to use when it updates its Housing Element, a recommended structure and implementation plan for establishing an affordable housing trust fund, and the creation of an incentive program to encourage the development of affordable accessory dwelling units ADU in low-density areas of the City.
- **California Commercial Land Policy Analysis —CA(2021).** Working on a interdisciplinary team, ECONorthwest conducted policy analysis to evaluate housing production potential of commercial lands across California with a focus on recent proposed legislation.
- **Tucson Equitable TOD Market Assessment—Tucson, AZ (2021).** ECONorthwest prepared an Equitable Transit-Oriented Development (eTOD) Market Assessment Report for the City of Tucson, to evaluate market conditions and development opportunities across their 14.5 planned North-South Bus Rapid Transit corridor.
- **Springfield Glenwood URA Disposition—Springfield, OR(2021). Project Associate.** ECONorthwest prepared a market analysis for City of Springfield’s Economic Development Agency (SEDA) for a 9 acre property in the Glenwood Riverfront Redevelopment Area. The study provides an overview of market conditions with a focus on the uses envisioned for that area in the 2014 Glenwood Refinement Plan: multifamily residential, office, retail, and hotel uses.
- **Benton City I-82 Subarea Plan Market Analysis—Benton City, WA (2021).** As a sub to AHBL, ECONorthwest assisted Benton City to develop a market analysis fora subarea plan for the I-82 Subarea in Benton City, WA.

PRE-ECONORTHWEST EXPERIENCE

- **Urban Reserve Area Expansion– City of Newberg (2020-2021).** Conducted a Buildable Lands Inventory, Residential and Employment Lands Needs Assessment, and Comparative Site Suitability Analysis Study to study the need for additional land with the City of Newberg and support a quasi-judicial application to expand the City’s Urban Reserve Area.

- **City of Donald Code Amendments (2018-2019).** Developed zoning code updates to the City of Donald, Oregon, through the Oregon Department of Transportation – Transportation Growth Management Program. The code update implemented updates to the Donald Comprehensive Plan to address residential growth expected from a future expansion of the city’s urban growth boundary. Code updates included new downtown design standards, a new mixed-use zone for the downtown area, planned unit development provisions, and design standards for residential development. Worked closely with the City of Donald manager, planning commission, and stakeholders throughout the code update process. Conducted an open house community event to ensure citizen awareness and input.
- **Cedar Hills Shopping Center-Commercial Redevelopment (2017-2019).** Secured land use entitlements for multiple stages of redevelopment of Cedar Hills Crossing, a large retail commercial center located in Beaverton, Oregon. The center totals over 55 acres of commercial space including grocery anchors, retail shops, restaurants, fitness center, and entertainment uses.
- **Witch Hazel Village South Concept Plan (2017-2018).** Working in collaboration with the City of Hillsboro and property owners within the plan area, prepared the preliminary concept plan for Witch Hazel Village South, a 150-acre site located on River Road in Washington County, Oregon. Conducted research and spatial analysis, worked collaboratively with the City and subconsultants to write and design this document and successfully guide the project through Metro’s UGB Amendment process. The plan area will ultimately provide up to an additional 800 units of housing in the South Hillsboro region.
- **King City Concept Plan (2017-2018).** Wrote the Executive Summary Document and prepared Concept Plan graphics which were included in the King City Concept Plan and submitted with the 2018 Metro Urban Growth Boundary (UGB) expansion application. Worked collaboratively with the City and subconsultants to successfully guide the project through Metro’s UGB Amendment process.
- **Pathway 1000 Community Housing Plan (2016).** Developed the Pathway 1000 Community Housing Plan for Portland Community Reinvestment Initiatives (PCRI). Through data analysis and community engagement, this plan set out a strategy to create 1000 new homes in N/NE Portland for African American Portlanders who had been displaced through past housing policies or were at risk for displacement. Conducted community engagement with people who had been displaced or were at risk for displacement from N/NE Portland to identify housing needs and preferences and to get a sense for what it would take to make N/NE Portland a welcoming, racially inclusive community. Led the spatial analysis effort, using community feedback and the City’s buildable land inventory, to identify housing locations and types suitable for the needs of displaced residents.

- **Planning Oregon's Regional Housing Forum (2016).** *Graduate Research Assistant.* Conducted research on regional housing trends, finance, policies, and demographics. Wrote the Regional Housing Forum proceedings and white paper. Assisted with planning, logistics coordination, and meditation for Planning Oregon's multi-stakeholder Regional Housing Forum events.