

## Education

M.U.R.P. Portland State University

B.EnvD. Sustainable Planning and Design, University of Colorado Boulder

Years at ECONorthwest: 3

Years in Industry: 7

## Areas of Expertise:

Land Use

Housing Policy

Development Feasibility

## Oscar Saucedo-Andrade, Project Manager

Oscar is a Project Manager at ECONorthwest with a professional focus at the confluence of land use and urban economics. His work at ECONorthwest is focused on public policy and the factors that drive real estate investment. Oscar works with both private and public sector clients to help them develop actionable solutions to challenging issues related to land use, economic development, affordable housing, and development feasibility.

### REPRESENTATIVE PROJECTS

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

#### Real Estate Analytics

- **West Seattle & Ballard Light Rail Link Extension—Seattle, WA (Ongoing).** Analyzing TOD opportunities and development feasibility to support transit and agency joint development efforts for disposal of transit right-of-way for the development of affordable housing.
- **Seattle Design Review Program Evaluation—Seattle, WA (2019).** Project Manager. Analyzed land use and design review process for private development projects to evaluate effects of a newly passed ordinance intended to reduce review and to permit time. Key recommendations include identifying opportunities for improvements in the development review process.
- **47 N Business Park Feasibility—Cle Elum, WA (2019).** Project Manager. Analyzed commercial potential that could be built on a master-planned community. Developed a conceptual site plan of potential uses.
- **Portland Neighborhood Rent Model—Portland, OR (2019).** Developed a tool to identify parcels in the Portland MSA with opportunities for residential redevelopment based on allowable development entitlements and forecasted rents.

## Community and Economic Development

- **Tucson Equitable TOD Strategy – Tucson, AZ (Ongoing)** Conducted a market analysis to help the the City of Tucson identify development opportunities along station areas of a future BRT line. The market analysis will also support the development of an equitable TOD strategy by defining station area typologies and evaluating infrastructure and TOD funding options.
- **Pasco Downtown Master Plan – Pasco, WA (Ongoing) Project Manager.** Assisting the City of Pasco with developing a master plan for downtown Pasco as part of a multidisciplinary consultant team. The project team will create a shared vision and implementation plan for advancing the goals of the master plan such as redevelopment, business support, and leveraging infrastructure investments.
- **Normandy Park Economic Assessment – Normandy, WA (Ongoing).** Providing market analysis, opportunities, and barriers assessment, and recommendations for the City of Normandy to encourage local retail and commercial investment at key commercial centers.
- **Grand Ronde Casino Feasibility Study – Wood Village, OR (Ongoing).** Providing market analysis and conducting a community and municipal impacts study for a proposed tribal casino.
- **Tigard Washington Square Regional Center Update – Tigard, OR (Ongoing).** **Co-Project Manager.** Providing market analysis, feasibility analysis, land use code audit, and residential displacement analysis to update land use and regulatory framework for the regional center.
- **Maui County Ka’ahumanu Ave Corridor Plan – Kahului, HI (Ongoing).** Providing market analysis and affordable housing analysis to inform strategies and programs for economic development and increasing affordable housing in the TOD corridor. The market analysis will also help inform future development opportunities as well as funding strategies and partnerships to move the plan’s vision to reality.
- **Columbia Street Properties Adaptive Reuse Feasibility Study – Wenatchee, WA (2022) Project Manager.** Supported the Chelan Douglas Regional Port Authority and a multidisciplinary consultant team in the evaluation of adaptive reuse potential of multiple industrial, historic buildings in downtown Wenatchee. Conducted a market study to inform future development opportunities and a pro forma analysis to evaluate the financial feasibility of a couple of adaptive reuse schemes, and economic analysis to estimate the economic benefit of the preferred redevelopment scheme.

- **Hillsboro Block 67 Housing Analysis—Hillsboro, OR (2021).**  
Conducted a market analysis to help the City of Hillsboro identify development opportunities for Block 67 in its Downtown core. A financial feasibility analysis will also help the City understand financial barriers and possible regulatory incentives for achieving its desired development goals for the site.
- **Kent Industrial Valley Subarea Plan—Kent, WA (2021).** Evaluated policy options and conducted land use analysis to provide recommendations to revise use allowances and development standards in the Kent Valley Industrial District.
- **Affordable Housing for Active-Duty Service Members—Lakewood, OR (2020).** Provided support for a housing needs assessment for active-duty service members in the Joint Base Lewis-McChord military installation.
- **Juniper Ridge Market Assessment—Bend, OR (2020).** Provided market analysis, opportunities and barriers assessment, and a development strategy framework for an employment subarea in the City of Bend.
- **Prosper Portland Neighborhood Prosperity Network Economic Development Assessment—Portland, OR (2020). Project Manager.** Conducted market analysis and evaluating opportunities for equitable economic development in seven priority neighborhood commercial districts. Provide program and investment recommendations to districts and Prosper Portland to advance equitable economic development goals.
- **Bend Core Area Project—Bend, OR (2020).** Assisting in the preparation of an Urban Renewal Plan and vision for Bend's Core Area as part of a large, multidisciplinary team. The Core Area Project will create a common vision and implementation plan for advancing redevelopment and livability in several opportunity areas in the City's core, combining economic development tools, zoning code amendments, incentives, and funding mechanisms such as Urban Renewal.
- **Grants Pass Area-Wide Brownfields Plan—Grants Pass, OR (2019).** Provided market analysis and redevelopment strategies for an employment subarea in the City of Grants Pass. Conducting development feasibility analysis of industrial development prototypes to inform a funding and redevelopment strategy.
- **Brownfields Areawide Planning—Bremerton, WA (2019).** Provided market analyses and guidance focused on revitalizing the area around Callow Avenue. This project includes an opportunities and barriers assessment, as well as advising the City on strategic actions to encourage redevelopment.

- **Erie Town Center Masterplan—Erie, CO (2019).** Conducted market analysis and evaluated development feasibility for a mixed-use town center that includes multi-family residential, mixed-use, corporate campus office, and retail development types. Developed an infrastructure funding and financial strategy for the town center.
- **Central Eastside Industrial District Transportation Demand Management and Parking Strategy—Portland, OR (2019).** Provided land use analysis and development feasibility for a newly created Enhanced Service District in the Central Eastside Industrial District.

### Housing Policy, Planning, and Implementation

- **Friday Harbor Housing Action Plan—Friday Harbor, WA (Ongoing). Project Manager.** Oscar provided technical expertise in developing a housing needs assessment to form a baseline understanding of the Town’s existing housing conditions and housing needs to accommodate future population growth and the community’s housing needs.
- **Hillsboro Affordable Housing Tools Phase 2—Hillsboro, OR (Ongoing).** Assisting the City of Hillsboro with an evaluation of affordable housing tools, policies, and summarizing implementation success to date on previously implemented housing tools. Evaluated housing tools such as property tax exemptions and impact fee exemptions for incentivizing affordable housing development.
- **Bend Stevens Rd Concept Plan—Bend, OR (Ongoing).** Assisting the City of Bend and the consultant team to prepare a “concept plan” for a state-owned site southeast of Bend and just outside the city’s urban growth boundary. The concept plan will inform future development. Conducted a market analysis to inform the types of uses, scale, demand achievable in the area.
- **Gresham VHDZ Update—Gresham, OR (Ongoing).** Supporting the City of Gresham with the evaluation and adoption of two Vertical Housing Development Zones (VHDZ) programs to incentivize the development of multi-story, mixed-use projects in the Vista Business Park and Downtown Rockwood. The analysis included an evaluation of the VHDZ boundaries and displacement risk associated with the VHDZ areas.
- **Beaverton VHDZ Update—Beaverton, OR (Ongoing).** Supporting the City of Beaverton evaluate a potentially new VHDZ area to incentivize multi-story, mixed-use development within downtown. The analysis also included a displacement risk analysis and examining Beaverton’s current market and trends to help the City analyze the implications of imposing an affordability requirement for new eligible VHDZ projects.

- **Alhambra Housing Element Update—Alhambra, CA (Ongoing).** Providing assistance to update the City’s 6th Cycle Housing Element Plan, which outlines how the City will plan to build new housing in order to meet the regional housing needs allocation and housing needs of people at all income levels.
- **Wilsonville VHDZ Implementation—Wilsonville, OR (2021-2022).** Supporting the City of Wilsonville with the evaluation and adoption of two Vertical Housing Development Zones (VHDZ) programs to incentivize the development of multi-story, mixed-use projects in Villebois Village and Wilsonville Town Center. The analysis included an evaluation of the VHDZ boundaries and displacement risk associated with the VHDZ areas.
- **Missoula County Housing Action Plan—Missoula, MT (2021).** As a Project Manager, Oscar Provided assistance to Missoula County to develop a housing action plan. Input from a technical steering committee and stakeholder and community outreach helped guide and prioritize housing strategies for the city to implement in the near and long-term..
- **Spokane Valley Housing Action Plan—Spokane Valley, WA (2021).** As a subconsultant, ECONorthwest is assisting Spokane Valley in developing a Housing Action Plan. ECONorthwest will analyze population and employment trends and projections, identify and analyze housing market trends using the best and available data on housing prices, housing affordability, housing sales, and other relevant data, and develop housing strategies to increase housing variety and housing.
- **South King County Sub-Regional Housing Action Plan Framework—South King County, WA (2020).** For the Cities of Auburn, Burien, Federal Way, Kent, Renton, and Tukwila, prepared a comprehensive Housing Action Plan Framework to assess housing demand and inform future development of affordable housing. Developed an interactive policy tool demonstrating the general impacts of policies on housing supply in the sub-region.
- **Redmond Housing Action Plan—Redmond, WA (2020).** Analyzed trends in demographic, employment, housing, and housing affordability to assess housing needs and inform future development of affordable housing. In addition, provided housing policy analysis and recommendations toward meeting future housing demand and increasing affordable housing.
- **Bonney Lake and Sumner Housing Action Plan—Bonney Lake, WA and Sumner, WA (2020).** Analyzed trends in demographic, employment, housing, and housing affordability to assess housing needs and inform future development of affordable housing. In addition, provided housing policy analysis and recommendations toward meeting future housing demand and increasing affordable housing.

- **East Henderson Inclusionary Housing Analysis—Henderson, NV (2020).** Conducted development feasibility analysis to inform Council decisions on a policy framework and potential incentives for an inclusionary housing policy.
- **Turner Housing Needs Analysis—Turner, OR (2020). Project Manager.** Determined how much and what type of housing Troutdale will need over the next 20 years and developed an inventory of buildable residential land within Troutdale.
- **Hood River Housing and Demographic Update—Hood River, OR (2020).** Conducted housing market and demographic analysis to provide policy and land use recommendations for housing needs in the City of Hood River.
- **OHCS House Bill 2003 Regional Housing Needs Analysis Methodology—Statewide, OR (2019).** Worked with the Oregon Housing and Community Services (OHCS) Department to develop a methodology to implement regional housing needs analysis for the entire state of Oregon required under Oregon House Bill 2003.
- **The Dalles Tribal Housing Village Development Plan EIS—The Dalles, OR (2019).** Provided transportation impact analysis of residential development options as required under NEPA EIS guidelines.
- **Hood River Economics of Housing Market—Hood River, OR (2019). Project Manager.** Provided housing market and economic strategies to support land use and policy decisions regarding housing development and affordability.
- **Clackamas County Housing Needs Analysis—Clackamas County, OR (2019).** Developed a housing needs analysis for unincorporated Clackamas County (both in urban unincorporated areas within the Metro UGB and in rural unincorporated areas), as well as developing baseline housing needs analysis for eight cities in Clackamas County.
- **Troutdale Housing Needs Analysis—Troutdale, OR (2019).** Determined how much and what type of housing Troutdale will need over the next 20 years and developed an inventory of buildable residential land within Troutdale.

#### **PRE-ECONORTHWEST EXPERIENCE**

- **Community Support Aid, City of Portland.** Assisted the Bureau of Planning and Sustainability with planning, research, and analysis of long-rang planning projects that included equitable economic planning and district planning—also assisted with demographic and housing data analysis for project-specific geographies with R statistical programming.

- **Associate Planner, City of Boulder.** Assisted with planning, research, design, communication, and delivery of transportation planning projects and programming of City of Boulder's Transportation Division/GO Boulder. Projects included multimodal transportation planning and transit planning. Assisted in the development of reports and presentation materials for city council meetings, public education campaigns, public meetings, and outreach.