

Infrastructure & Housing

Senate **Interim** Committee On Housing and Development
September 27, 2023

Infrastructure funding is critical to meeting Oregon's housing production goals.

Sustained, coordinated investments in drinking water, sewer, stormwater, and transportation systems are needed to unlock housing across the state.





Housing and Infrastructure Funding

Amy Pepper, PE

Development Engineering Manager

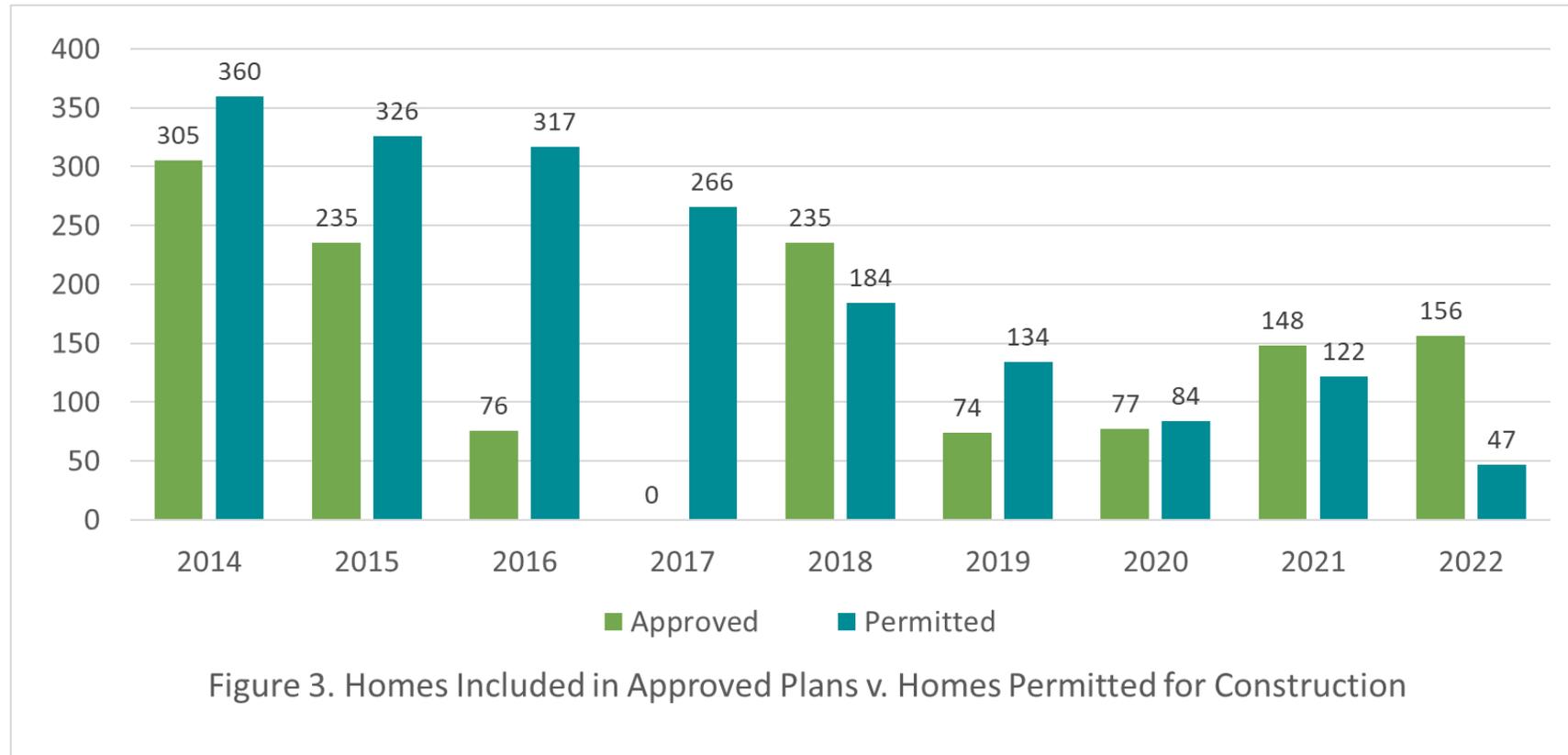


Housing in Wilsonville

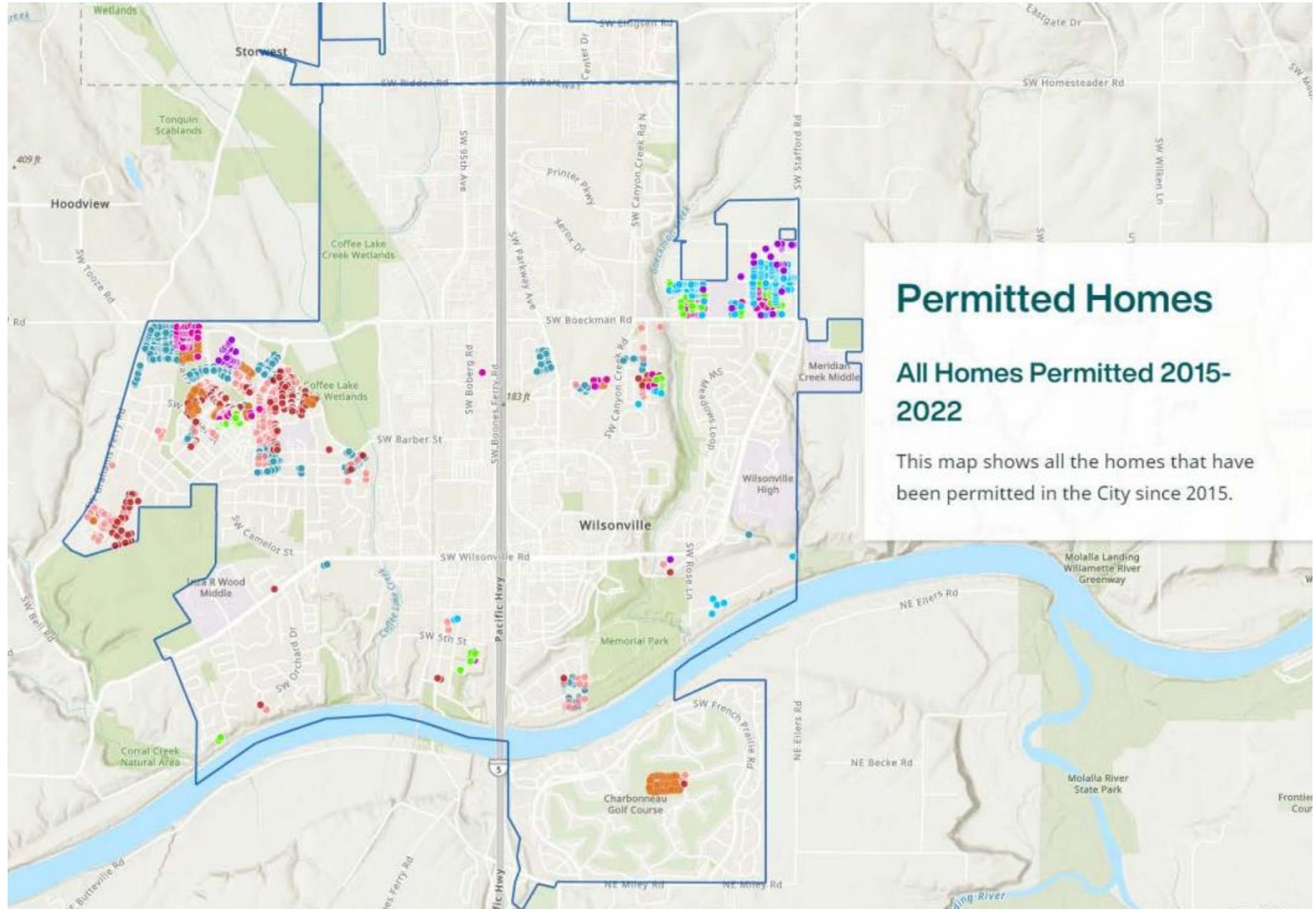
- Current population: 27,414
- One of Oregon's fastest growing cities for the past 30 years
- Population doubled between 2000 and 2020
- Approximately 50% residents live in single-family homes; 50% in multi-family



Source: Wilsonville's 2021-2022 Annual Housing Report

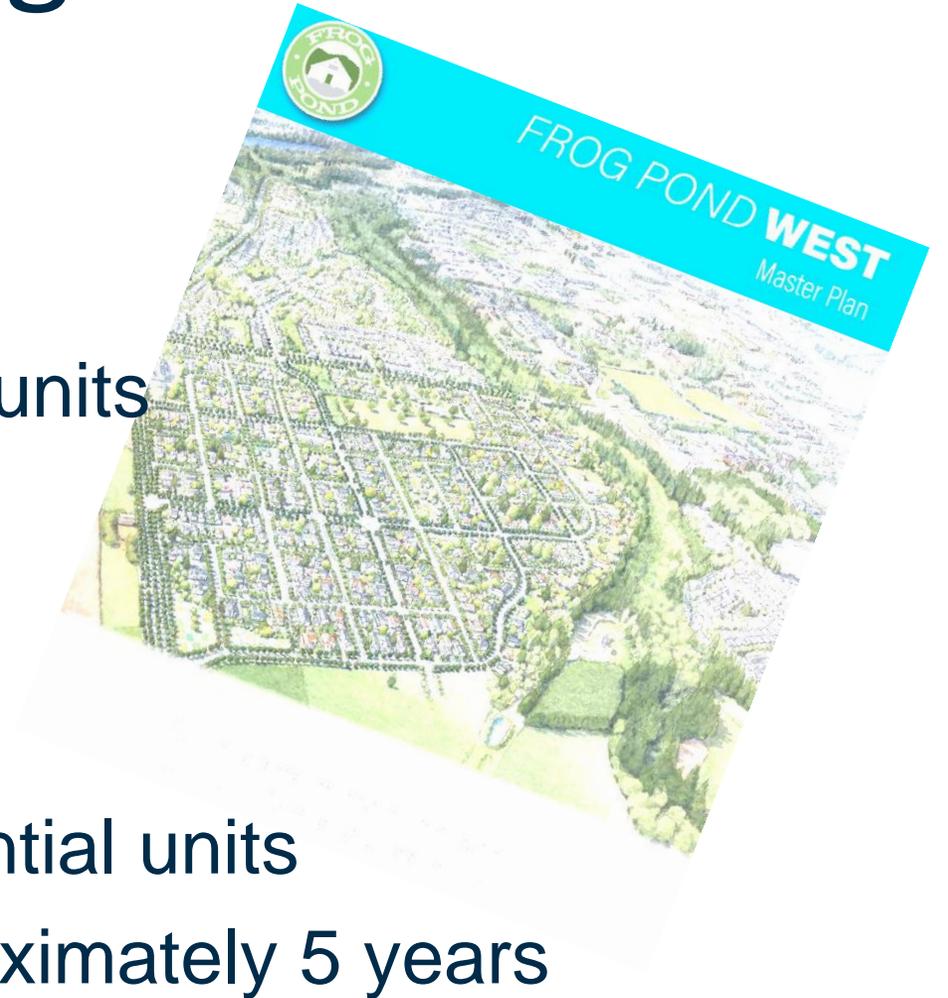


Source: Wilsonville's 2021-2022 Annual Housing Report



Past Master Planning Efforts

- Villabois Village
 - Approved in 2013
 - Projected 2,600 residential units
 - Nearing build-out
- Frog Pond West
 - Approved in 2017
 - Projected about 625 residential units
 - Projected build-out in approximately 5 years



Frog Pond East/South Master Plan

- Adopted in 2022
- Projected 1,600 new residential units
- Infrastructure needs identified
- Infrastructure funding strategy underway

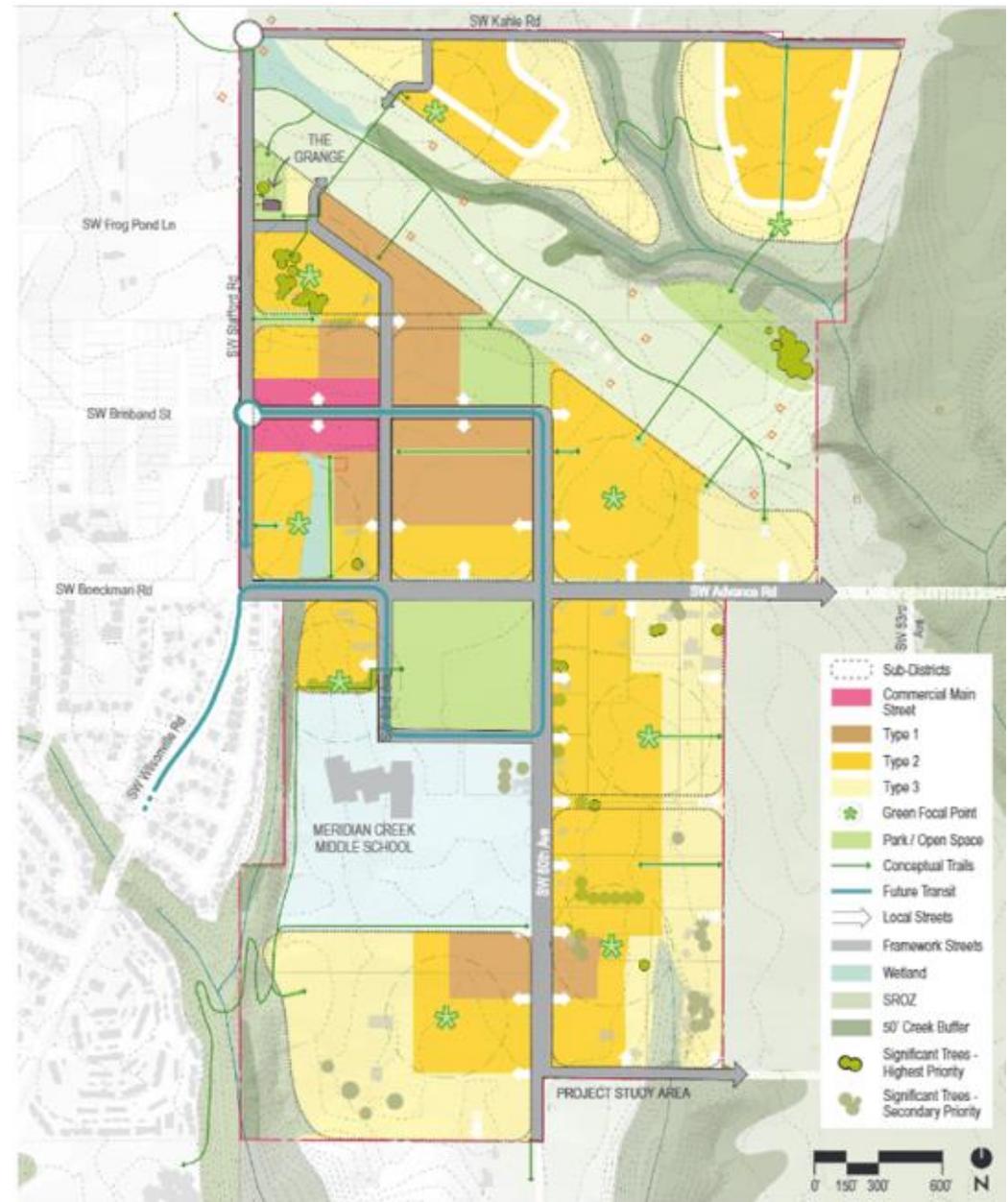


Figure 9. Land Use and Urban Form Plan from the Frog Pond East and South Master Plan



Local Infrastructure Funding Options

- Utility Fees
- System Development Charges
- Special Assessments
- Urban Renewal
- Reimbursement Districts
- Local Improvement Districts



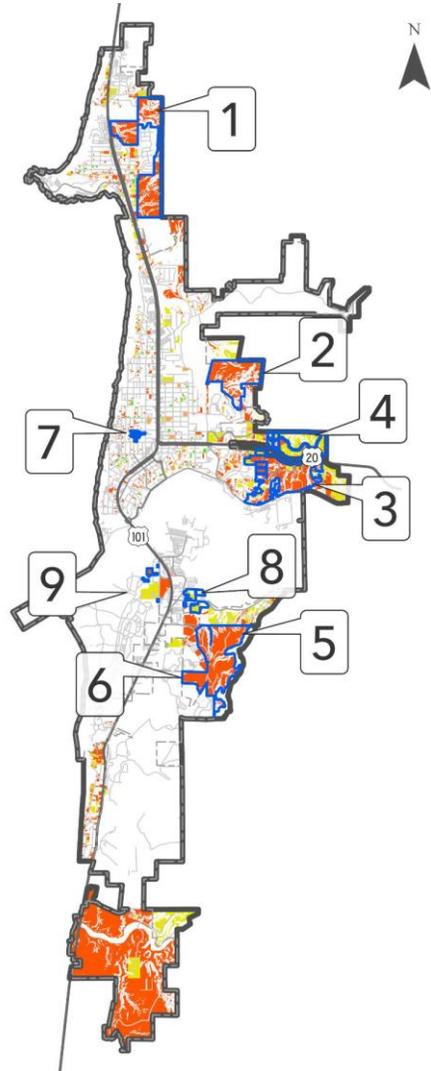
Purpose

- Provide a rough indication of whether residential development on key vacant & partially vacant land is likely to be feasible given estimated infrastructure costs – can development afford to build the needed infrastructure?
- Refine assessment of housing capacity to account for infrastructure barriers and challenges

Overview of Subareas

City Limits	
UGB	
Subarea Parcel Groups	
Development Status	
Vacant	
Partially Vacant	
Small Parcel PV	
Partially Vacant Consolidated Tax Lot	

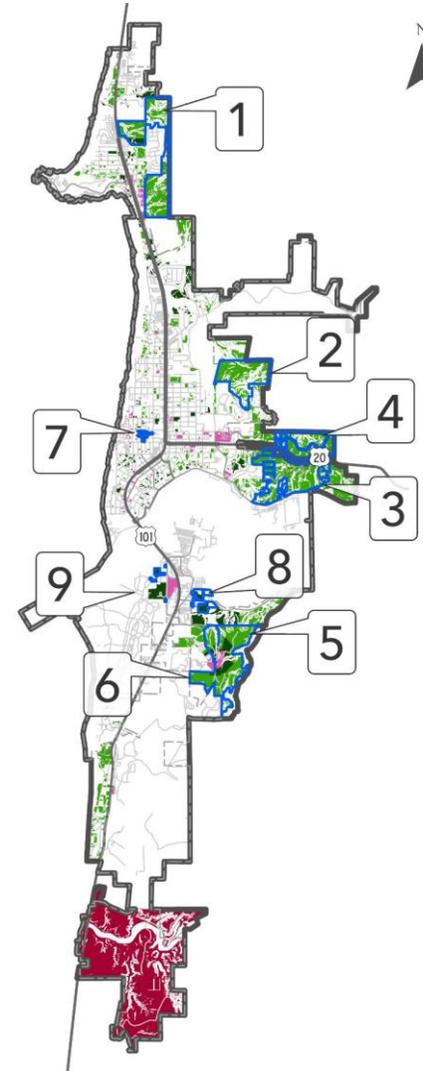
0 15,000 Feet



Date: November 2, 2022
 Source: ECONorthwest
 City of Newport
 Lincoln County

City Limits	
UGB	
Subarea Parcel Groups	
Comprehensive Plan Designations	
Low Density Residential	
High Density Residential	
Commercial	
Planned Destination Resort Overlay (PDR)	

0 15,000 Feet



Date: November 2, 2022
 Source: ECONorthwest
 City of Newport
 Lincoln County



Approach

- What are likely pricing / rents for future housing in Newport given market conditions?
- How much could future housing development afford to spend on infrastructure?
 - “Residual Value”: Given value of future development and other development costs, how much is left to pay for land and infrastructure while allowing a reasonable financial return for the developer?
- How many net buildable acres in each subarea?
- How much housing could be built in each subarea?
- What are the infrastructure needs & costs to serve each subarea?
- Does the “residual value” cover the infrastructure costs? Is there enough left to pay a landowner?

Evaluated Viability of Seven Housing Types Analysis Informed by Local Developers

- Required buildable site area
- Units & pricing
- Parking needs

Estimated pricing focused on maximum achievable rents or sales price

APARTMENTS (RENTAL)



1BR (728 sf): \$1,445/mo
2BR (1,005 sf): \$1,660/mo
3 BR (1,204 sf): \$2,030/mo

COTTAGE CLUSTER (RENTAL)



Studio (600 sf): \$1,290/mo
1BR (800 sf): \$1,590/mo
2BR (1,000 sf): \$1,730/mo

MEDIUM SINGLE-DETACHED HILLSIDE (OWNERSHIP)



4BR (2,173 sf): \$705,000

SMALL SINGLE-DETACHED (OWNERSHIP)



3BR (1,782 sf): \$574,000

LARGE SINGLE-DETACHED HILLSIDE (OWNERSHIP)



4BR (2,544 sf): \$782,000

QUADPLEX (RENTAL)



1BR (728 sf): \$1,445/mo
2BR (1,005 sf): \$1,660/mo

TOWNHOUSES (OWNERSHIP)



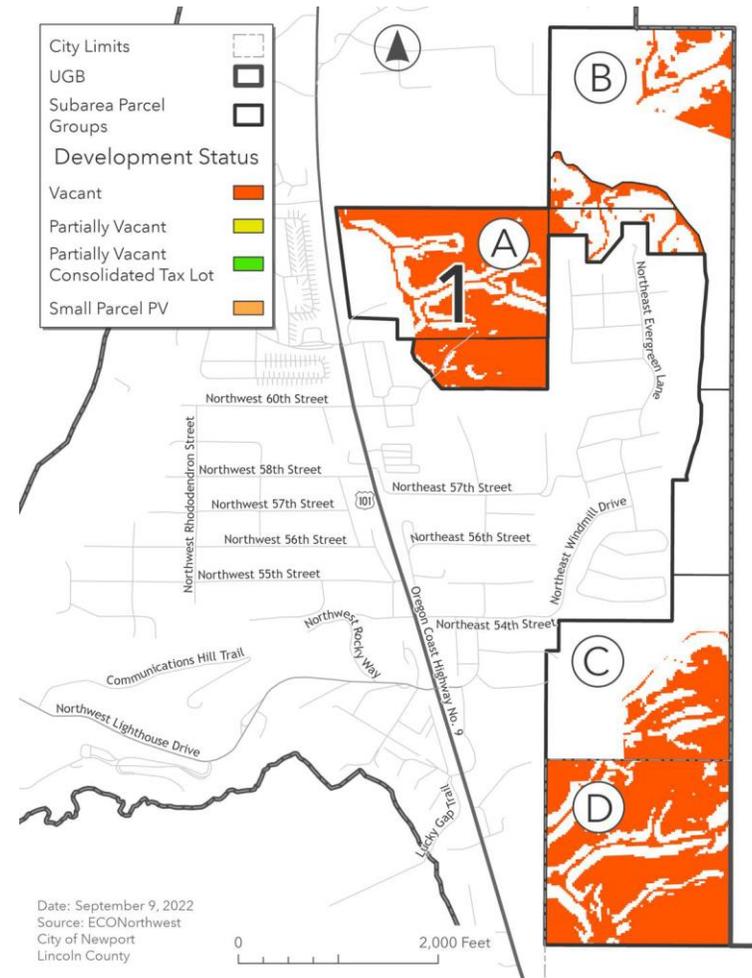
3BR (1,800 sf): \$420,000

Subarea 1

	Buildable Acres	Apartment Units	Townhouse Units	Cottage Units	Quadplex Units	Small Single-Family Units	Medium Single-Family Units	Large Single-Family (hillside) Units	Total Units
1A: Multifamily	24.92	560	0	0	0	0	0	0	560
1A: HDR blend	24.92	74	65	57	49	65	14	0	324
1B: Hillside LDR	7.51	0	2	2	0	3	12	29	48
1C: Hillside LDR	8.57	0	2	2	0	3	14	34	55
1D: Hillside LDR	30.60	0	10	10	0	12	50	121	203

Major infrastructure needs:

- 1A: collector road, local streets, three bridges (\$9.3m)
- 1B: collector road, local streets, bridge (\$8.2m)
- 1C: collector road, local streets, water pump station, wastewater lift station (\$6.8m)
- 1D: collector road, local streets, two bridges, water pump station (\$21.5m)



Subarea 7

	Buildable Acres	Apartment Units	Townhouse Units	Cottage Units	Quadplex Units	Small Single-Family Units	Medium Single-Family Units	Large Single-Family (hillside) Units	Total Units
Infill	1.90	0	4	5	4	6	4	0	23

Major infrastructure needs:

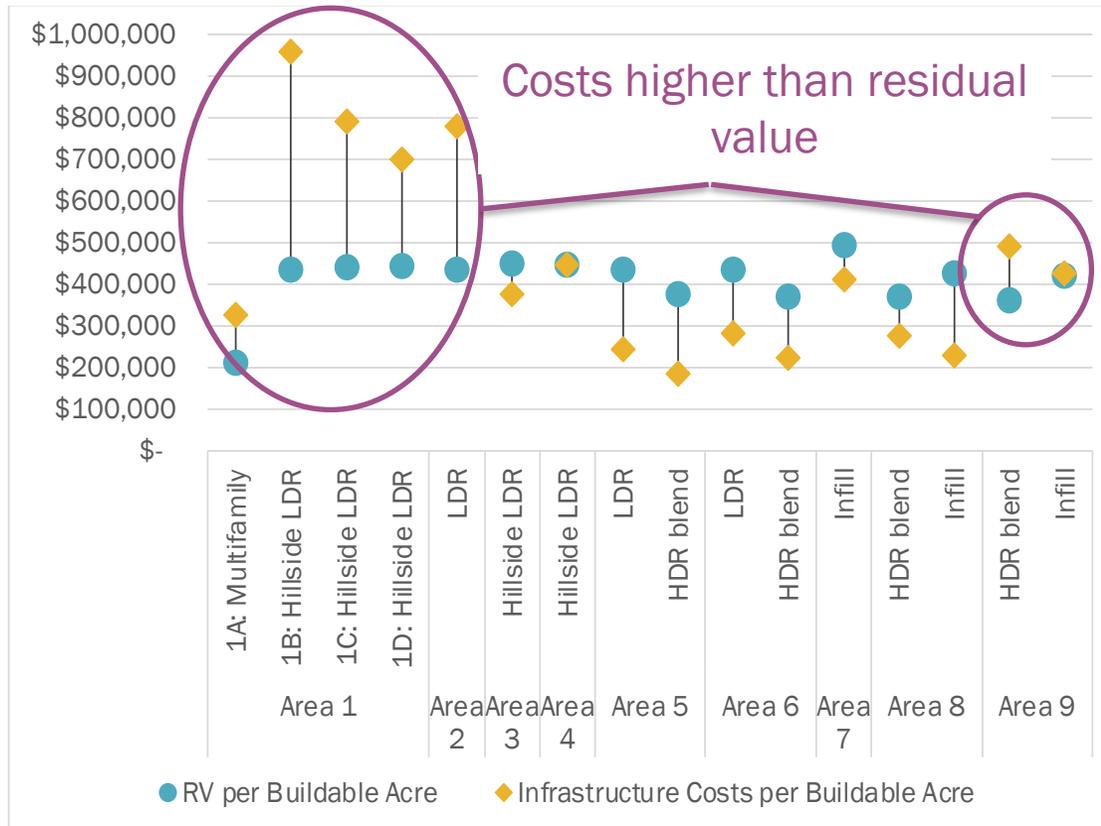
- Local street extensions, water and sewer line extensions, culvert for stream (\$780k)





Infrastructure Costs vs. Residual Value of Development

Conclusion: Much of Newport’s buildable land is not likely to develop with housing over the next 20 years without substantial infrastructure investments, likely larger investments than the city can afford on its own.



Area	Development Type	RV compared to costs
Area 1	1A: Multifamily	65%
	1B: Hillside LDR	45%
	1C: Hillside LDR	56%
	1D: Hillside LDR	63%
Area 2	LDR	56%
Area 3	Hillside LDR	120%
Area 4	Hillside LDR	100%
Area 5	LDR	179%
	HDR blend	203%
Area 6	LDR	154%
	HDR blend	165%
Area 7	Infill	120%
Area 8	HDR blend	134%
	Infill	186%
Area 9	HDR blend	73%
	Infill	99%

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Baker City

OREGON



Questions?

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