



RECEIVED BY CITY OF SANDY:  
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November 11th, 2025

Mayor Kathleen Walker  
City of Sandy – City Council

RE: Letter of concern – Housing Production Strategy

Dear Mayor Walker,

On behalf of the Home Building Association of Greater Portland, I'm writing to express our concern with the lack of builder or developer engagement when crafting the City of Sandy's proposed Housing Production Strategy.

Any new housing built in Sandy is reliant on cooperation and partnership between the public sector and private industry. Our organization is ready and eager to convene a stakeholder group to provide input on the proposed plan prior to adoption. We help to facilitate these discussions in large measure not only to ensure that developer voices are heard but also to foster necessary cooperation. Both the building and development industry and regional governments must work together in order to address the ongoing and growing housing crisis.

We do appreciate the proposed zoning code and design standard changes that will make housing construction more streamlined and cost effective. However, we are concerned that the imposition of a Construction Excise Tax runs counter to the stated goal of expanding housing access and available housing types in the city. While the goal of fostering affordable housing development through a CET is laudable, including this strategy without knowledge of the impact of a new tax on future development is short-sighted.

In the outreach section of the Housing Production Strategy report, most of the stakeholders consulted were members of the city council, city staff, or community institutions. Only one of the consulted stakeholders was related to the development field, and they focus primarily on development financing rather than actual housing production or construction. We look forward to expanding opportunities to gather this essential input in future reports and projects, and would be glad to help coordinate discussions, focus groups, or other avenues for deeper collaboration as the city sees fit.

Sincerely,

A handwritten signature in blue ink, appearing to read "Isaac Ambruso".

Isaac Ambruso  
Deputy Director of Public Policy  
Home Building Association of Greater Portland