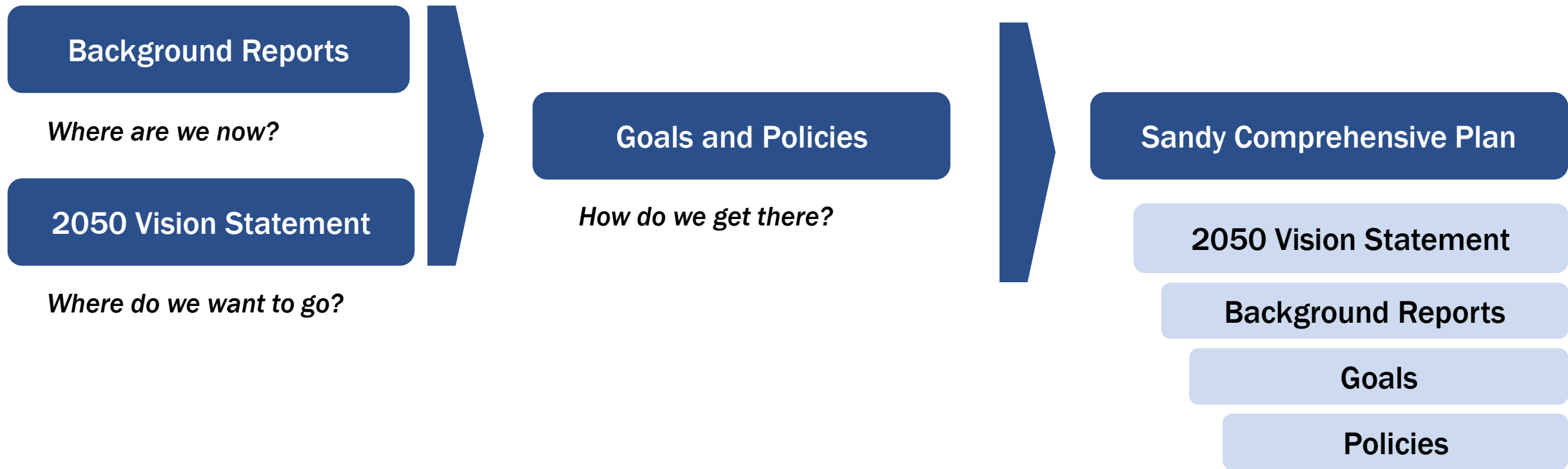




Housing Capacity Analysis  
City Council and Planning Commission Joint Work Session  
December 4, 2022

## Envision Sandy 2050 and Comprehensive Plan Update Process



## Why do an HCA?

- Legal requirements (Goal 10: Housing), updated every 8 years
- Factual basis for updating the Comprehensive Plan
- Determine whether Sandy has enough land to accommodate population growth



# Parts of this Project

## Housing Capacity Analysis\*

*Technical report about:*

- Buildable lands inventory
- Housing market
- Demographic and socioeconomic characteristics of residents
- Housing affordability
- Forecast of new housing
- Land sufficiency

\*New name for a Housing Needs Analysis (HNA)

## Revised Comprehensive Plan

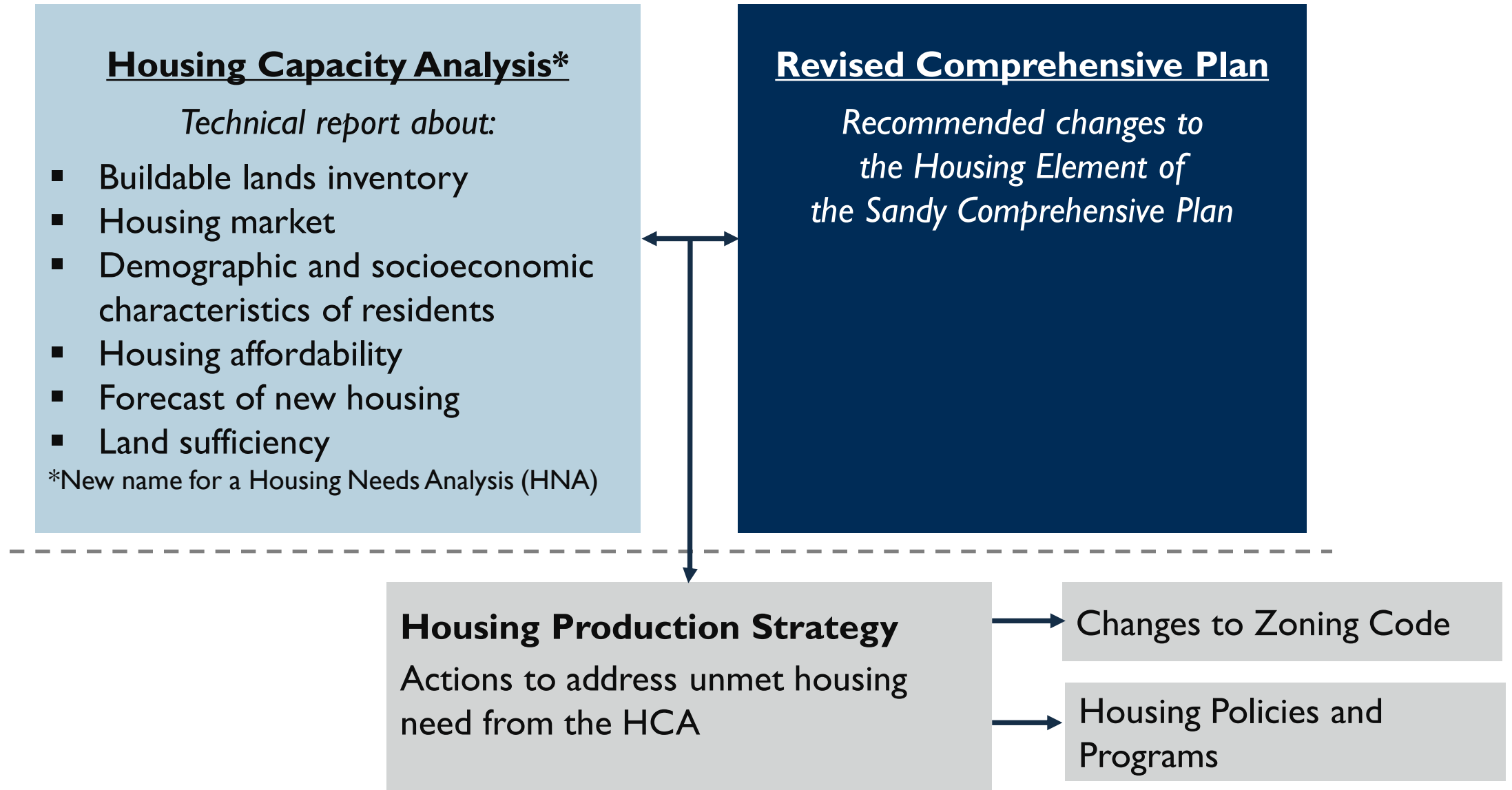
*Recommended changes to  
the Housing Element of  
the Sandy Comprehensive Plan*

## **Housing Production Strategy**

Actions to address unmet housing  
need from the HCA

Changes to Zoning Code

Housing Policies and  
Programs





# What are Sandy's Housing Needs?

# Who lives in Sandy? How has that changed over time?



Population: 13,877

Sandy grew faster than the county and state over the past 20 years.



MHI: \$81,262

Sandy's median household income grew faster than the county and state over the past 20 years.



Race/Ethnicity: 11% Latino/ Hispanic, 83% white, non-Hispanic

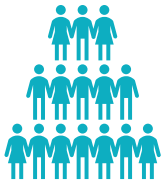
The share of Sandy's households that identified as Latino increased at a faster rate than both the county and the state over the past 20 years.

# Who lives in Sandy? How has that changed over time?



## Household Size and Composition

Sandy generally has larger households with more children than the county and state.



## Population Distribution

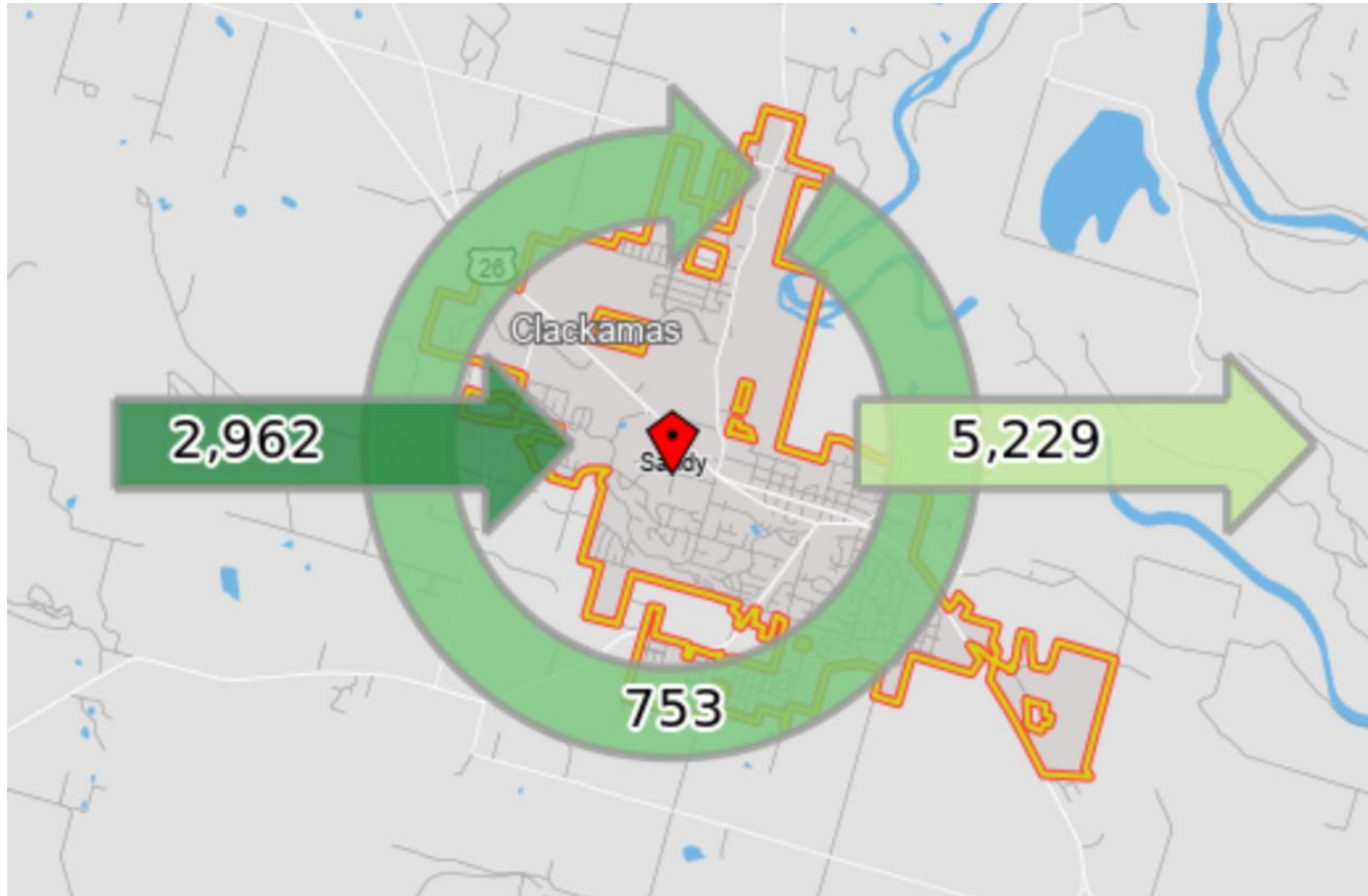
Sandy has a larger share of younger, working age population than the county or state.



## Aging Population

While Sandy generally has a younger population than the county and the state, Sandy's median age has increased over the last 10 years.

# Commuting and jobs snapshot



Source: Census OnTheMap, 2019

## Commuting out of Sandy is common

- 20% of jobs in Sandy are held by people who live and work in Sandy
- 80% of people who work at businesses in Sandy live elsewhere
- The average wage for jobs in Sandy is \$43,856



# In Sandy between 2015 and 2022...



Median income for *all* households **increased 33%**  
Median income for *renter* households **decreased 10%**  
(2015-2020)



Average asking rent **increased 40%**  
(2015-2022)



Median home sales price **increased 80%**  
(2015-2022)

How are rising housing costs impacting those who live and work in Sandy?



# People who work in Sandy cannot afford to live in Sandy

		Workers in Sandy can afford...			
		monthly housing costs of:	average asking rent?	median home sales price?	
<i>Can people who work in Sandy afford to live in Sandy?</i>	Average Wage \$43,856	Single-Worker Household: \$43,856	\$1,100	✗	✗
		Two-Worker Household: \$87,713	\$2,200	✓	✗
<i>Average Asking Rent (from Costar) plus \$250 for utilities: \$1,840</i>	Food Service Average Wage (low wage) \$23,042	Single-Worker Household: \$23,042	\$580	✗	✗
		Two-Worker Household: \$46,084	\$1,200	✗	✗
<i>Median Home Sales Price: \$475,000</i>	Manufacturing Average Wage (high wage) \$64,470	Single-Worker Household: \$64,470	\$1,600	✗	✗
		Two-Worker Household: \$128,940	\$3,200	✓	✗
	Mixed (one high and one low-wage worker)	Two-Worker Household: \$87,512	\$2,200	✓	✗

# Financially attainable housing in Sandy

## If your household earns....

**\$34,300**

(30% of MFI)

**\$57,200**

(50% of MFI)

**\$91,500**

(80% of MFI)

**\$114,400**

(100% of MFI)

**\$137,300**

(120% of MFI)

## Then you can afford....

**\$860**

monthly rent

**\$1,430**

monthly rent

**\$2,290**

monthly rent

OR

**\$252,000-  
\$297,000**

home sales price

**\$2,860**

monthly rent

OR

**\$315,000-  
\$372,000**

home sales price

**\$3,430**

monthly rent

OR

**\$378,000-  
\$446,000**

home sales price



Dishwashers  
\$32,800



Carpenter  
\$58,000



Police  
\$88,600



Electrical Engineer  
\$108,900



Pharmacist  
\$142,200



Nursing Assistant  
\$42,100



Paralegals  
\$70,400



Data Scientist  
\$97,000



Software Developer  
\$121,800

## Median Home Sale

Price: **\$475,000**

(Redfin, Dec 2022)

Requires \$146,000 income  
(128% of MFI) to afford

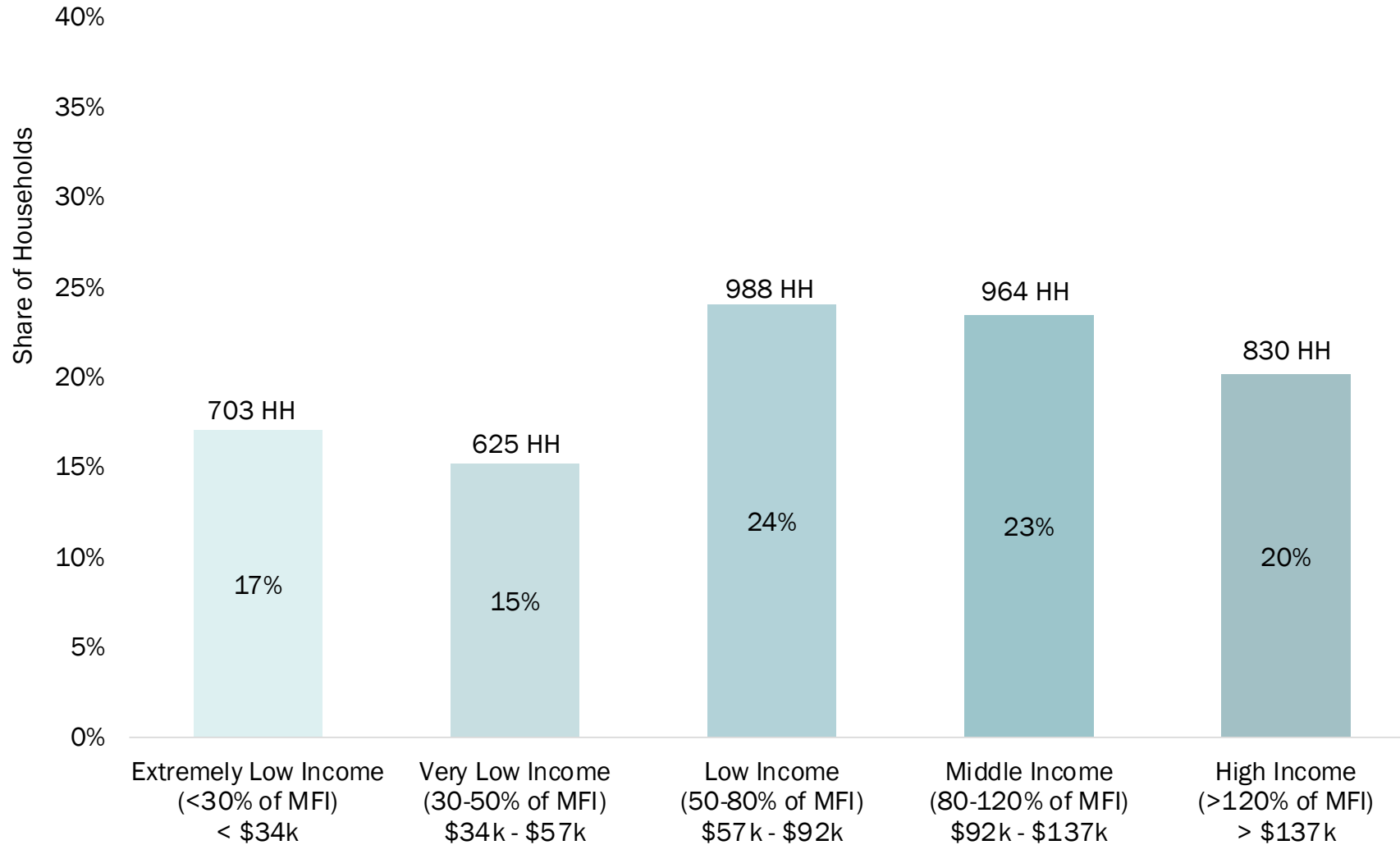
## Average Monthly Rent:

**\$1,840** (including utilities)

(CoStar, December 2022)

Requires \$73,600 income  
(64% of MFI) to afford

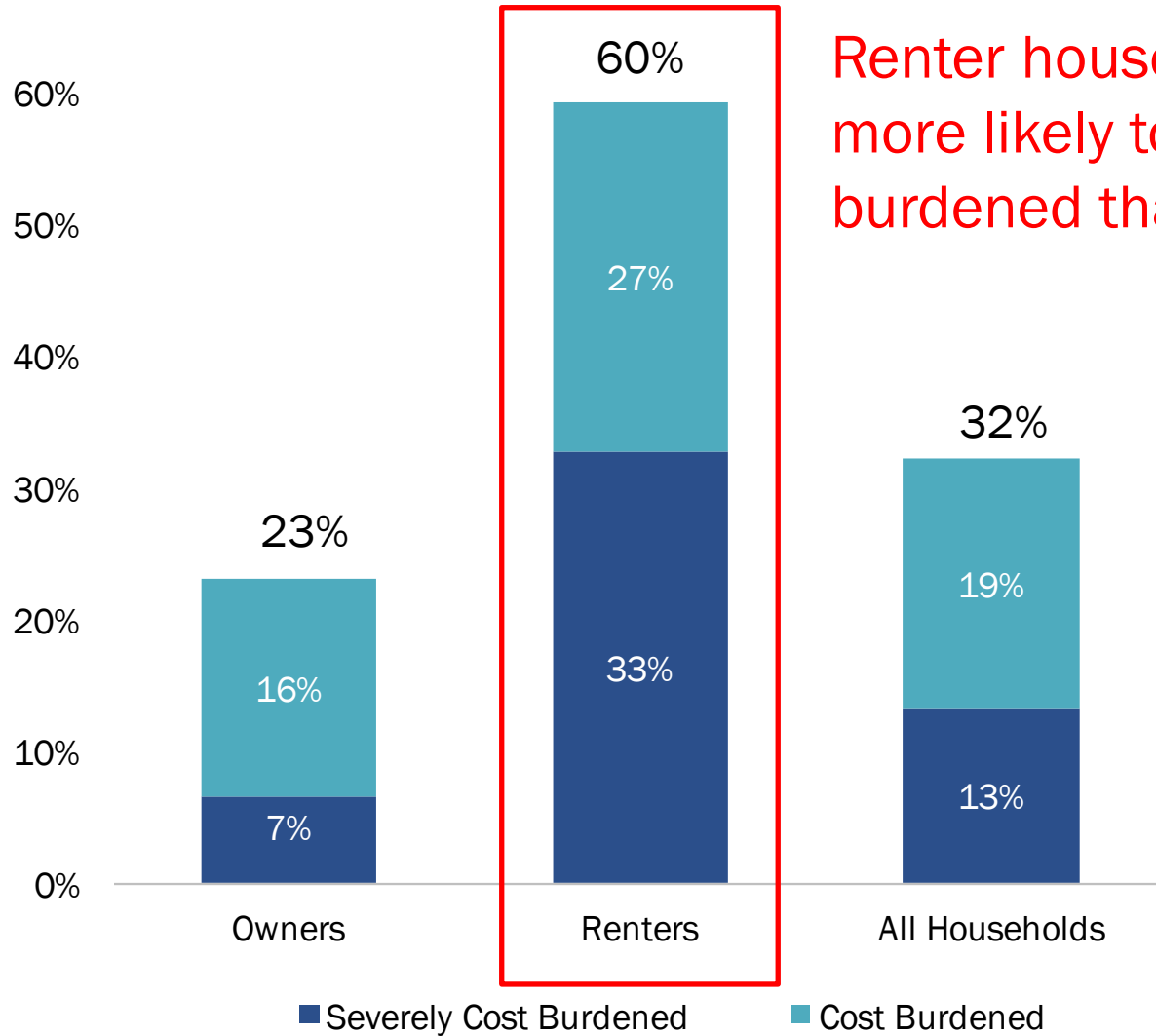
# Many existing residents cannot afford current housing prices



Many established homeowners could not afford current housing costs if they moved to Sandy today based on their MFI.

Many residents who grew up in Sandy and are now forming their own households cannot afford to stay in Sandy.

# Over 30% of all households in Sandy are cost burdened



Renter households are much more likely to be cost burdened than homeowners

Households paying more than 30% of their income on housing experience “**cost burden**”

Households paying more than 50% of their income on housing experience “**severe cost burden.**”

Source: US Census Bureau, 2016-2020 ACS

# Existing Housing Snapshot

Single Family Detached  
79%



Townhouses  
7%



Duplexes, Triplexes,  
Quadplexes  
4%



Multifamily (5+ units per  
structure)  
10%



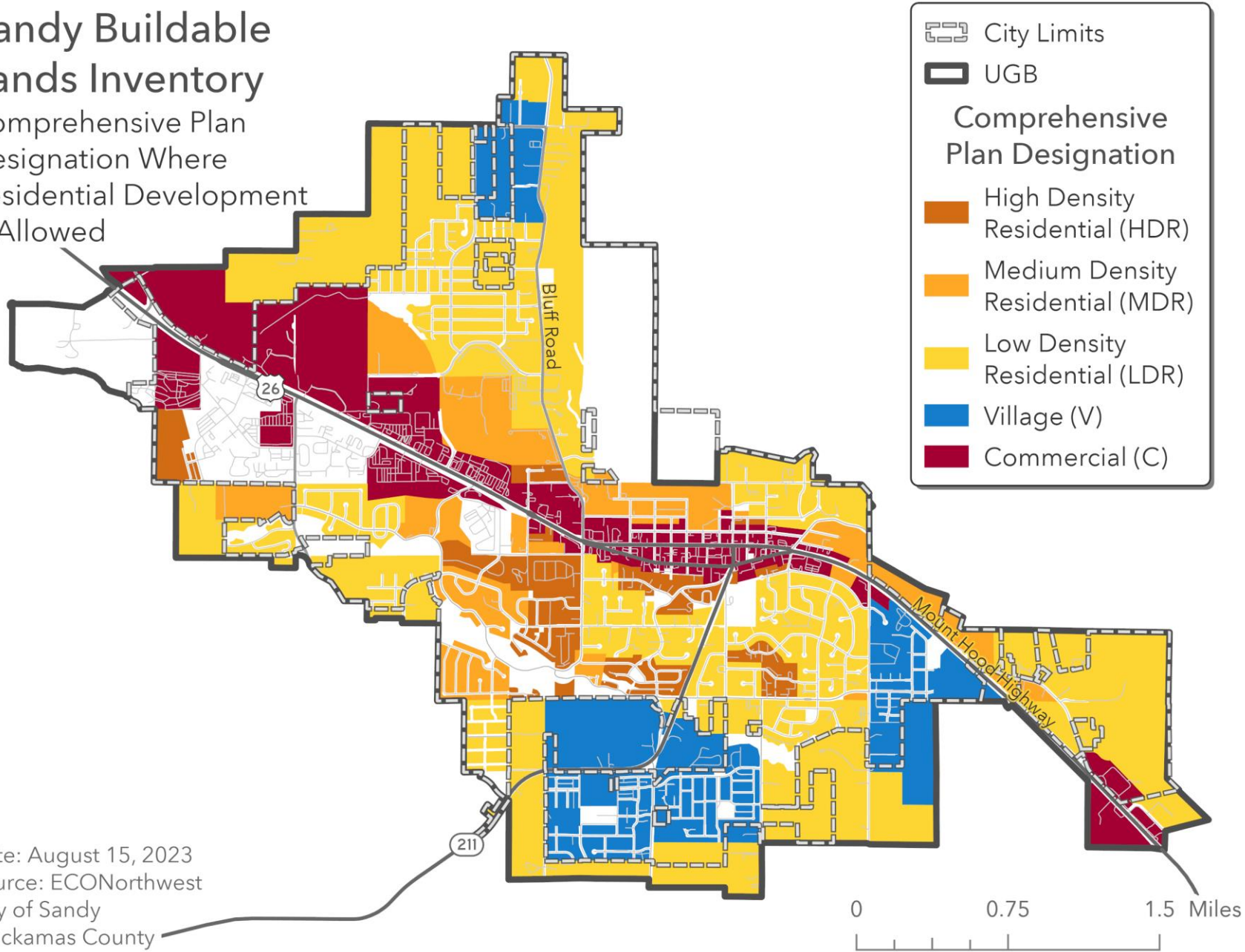


# Buildable Lands Inventory



# Sandy Buildable Lands Inventory

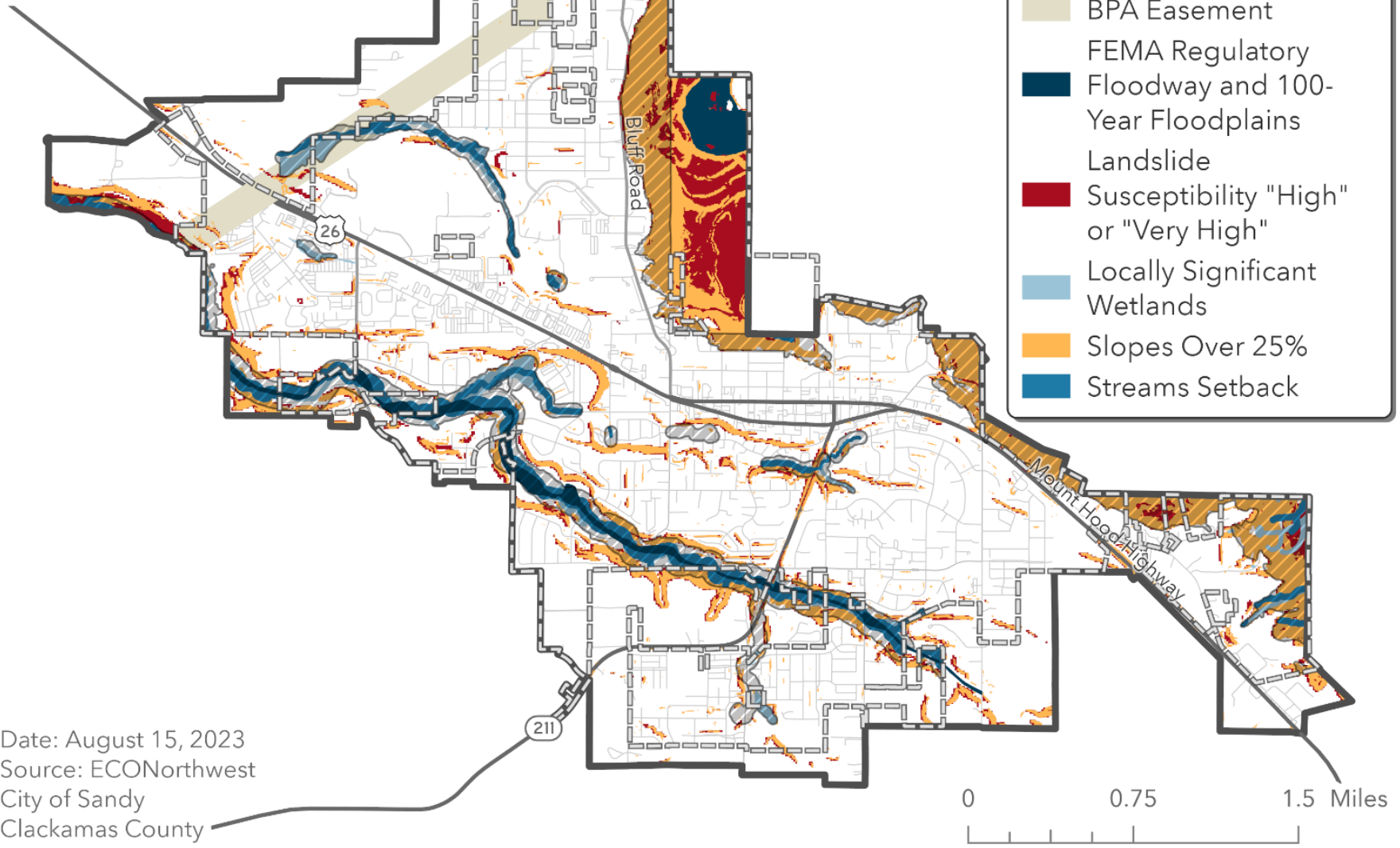
Comprehensive Plan Designation Where Residential Development is Allowed



Sandy Comprehensive Plan Designations where housing is allowed with clear and objective standards

Date: August 15, 2023  
Source: ECONorthwest  
City of Sandy  
Clackamas County

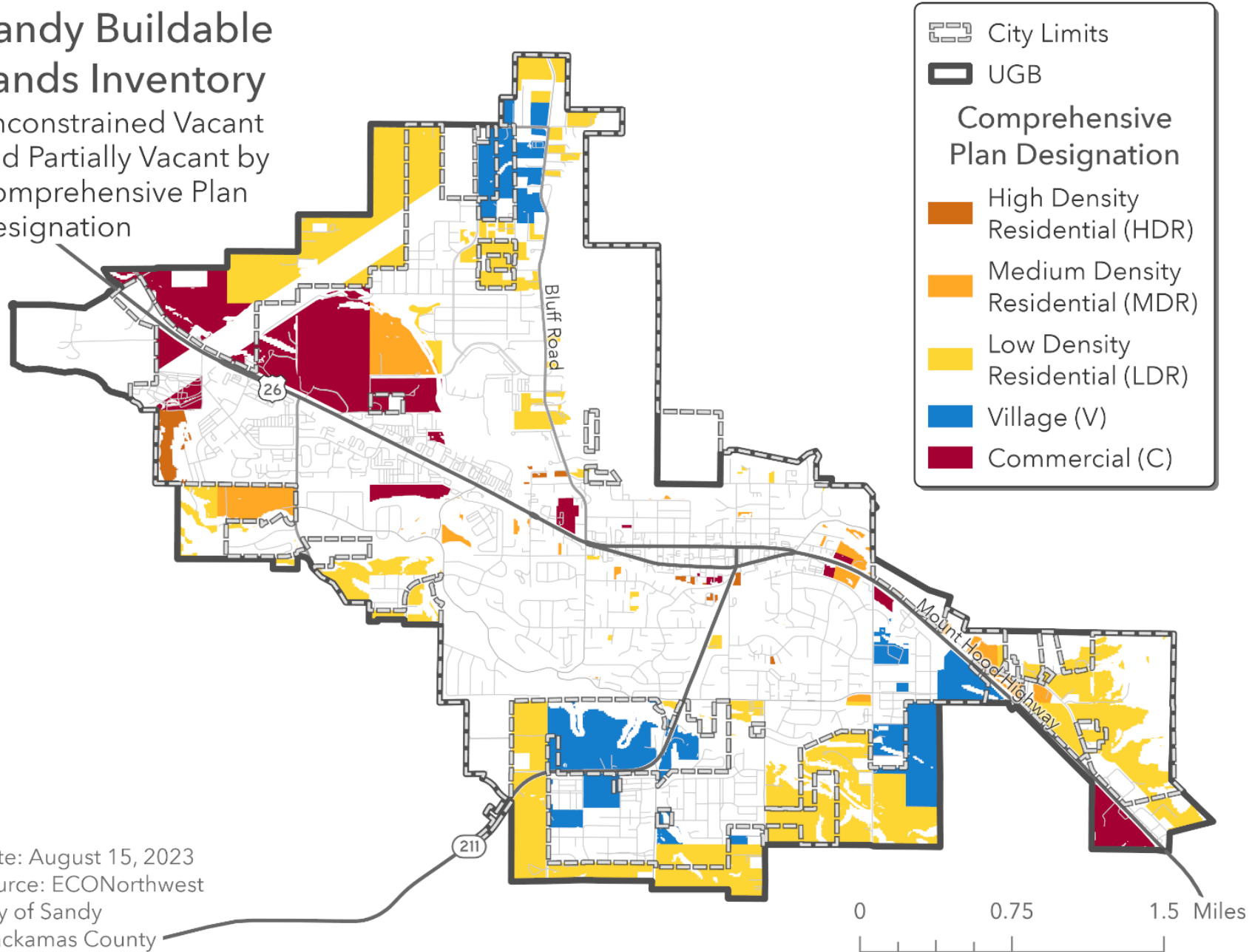
# Sandy Buildable Lands Inventory Constraints



Date: August 15, 2023  
Source: ECONorthwest  
City of Sandy  
Clackamas County

# Sandy Buildable Lands Inventory

Unconstrained Vacant  
and Partially Vacant by  
Comprehensive Plan  
Designation



Date: August 15, 2023  
Source: ECONorthwest  
City of Sandy  
Clackamas County

# Unconstrained Vacant Lands

Comprehensive Plan Designation/Zone	Total Buildable Acres
<b>Low Density Residential (LDR)</b>	<b>420</b>
Low Density Residential (R-1)	2
Single-Family Residential (SFR)	418
<b>Medium Density Residential (MDR)</b>	<b>60</b>
Medium Density Residential (R-2)	60
High Density Residential (R-3)	0.1
<b>High Density Residential (HDR)</b>	<b>12</b>
High Density Residential (R-3)	12
<b>Village (V)</b>	<b>151</b>
Low Density Residential (R-1)	91
Medium Density Residential (R-2)	8
High Density Residential (R-3)	16
Single-Family Residential (SFR)	31
Village Commercial (C-3)	4
<b>Commercial (C)</b>	<b>128</b>
Central Business District (C-1)	1
General Commercial (C-2)	128
<b>Total</b>	<b>771</b>

Vacant unconstrained residential land:

LDR: 420 acres

MDR: 60 acres

HDR: 12 acres

Village: 151 acres

Commercial: 128 acres

Not all commercial land will be used for residential development



Does Sandy have enough land to accommodate population growth?

# What mix of housing will Sandy need?

Sandy is forecast to add 2,424 new dwellings

Single-Family  
Detached



**1,454**

New Units  
(60%)

Townhouses



**170**

New Units  
(7%)

Duplex, Triplex,  
Quadplex



**121**

New Units  
(5%)

Multifamily  
(5+ units)



**679**

New Units  
(28%)

# Land Sufficiency

Plan Designation	Total Capacity (Dwelling Units)	Demand (Dwelling Units)	Capacity less Demand (Dwelling Units)
Low Density Residential			
SFR	1,545	672	873
R-1	9	-	9
Medium Density Residential			
R-2	582	569	13
R-3	1	-	1
High Density Residential			
R-3	172	169	3
Village			
SFR	109	66	43
R-1	465	339	126
R-2	74	144	(70)
R-3	214	127	87
Commercial			
C-2	333	333	0
<b>Total</b>	<b>3,504</b>	<b>2,419</b>	<b>1,085</b>

Sandy has a deficit of about 8 acres (70 units) in the Village R-2 zone.

- Sandy does **not** have sufficient land to accommodate population growth and will need to address its 8 acres deficit of Village R-2
- Housing costs have outpaced income growth
- Many people who work in Sandy cannot afford to live in Sandy
- Many existing Sandy residents cannot afford current housing prices
- Sandy needs a wider range of housing types to accommodate renters and homeowners across various income levels



2022

2023

2024

Winter

Spring

Summer

Fall

Winter

Spring

Summer

Fall

Winter

Spring

### Community Visioning and Goal Setting

- Community engagement and outreach activities
- Comprehensive Plan Vision and Goals

### Comprehensive Plan Update

- Policy Formulation and Implementation Strategies
- Comprehensive Plan Document Development

### Adoption

- Planning Commission and City Council Hearings

### Assessment of Current and Future Conditions

- Data Collection and Analysis
- Economic Opportunities Analysis (EOA)
- Housing Needs Analysis (HNA)

Community Advisory Committee (CAC) Meetings

City Council and Planning Commission Briefings



# **ECON**Northwest

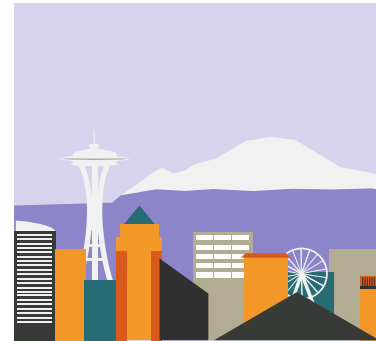
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