

Ordinance 2025-30 Findings

Goal 1: Citizen Involvement

It is the purpose of this goal to develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

Findings: Over the summer of 2024, consultant staff interviewed four service providers in Sandy. These providers offer services to low-income households, seniors, at-risk youth, the Latino population, and people experiencing homelessness. The interviews focused on understanding community housing needs and identifying strategies for initial consideration. Additionally, meetings were held with interested City Council members to better understand their perspectives on their constituents' needs.

After HPS strategies were drafted in the summer of 2025, consultant staff conducted a second round of stakeholder interviews with service providers and housing developers who work in the Sandy housing market. These interviews focused on how appropriate the policies being considered by the City were to the issues being faced by residents.

As part of the HPS planning process, City staff and the consultants met with local decision makers to keep them informed of the contents and progress of the report. Those meetings included three joint meetings with the Planning Commission and the City Council. The meetings occurred on September 16, 2024, May 19, 2025, and on October 6, 2025, including a review of proposed policies to be considered, the issue of the development moratorium stemming from wastewater capacity constraints imposed on the City, and the requirements of the HPS process.

The City then held public hearings before both the Planning Commission and City Council to afford the public the opportunity to be involved. Notice of the two hearings was published in the Sandy Post, posted on the City's website, and on the City Facebook account. Notice was provided to the Department of Land Conservation and Development on September 16, 2025.

Conclusion: *Goal 1 Public Involvement requirements are met.*

Goal 2: Land Use

It is the purpose of this goal to establish a land use process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions.

Findings: This HPS includes data and analysis from the City of Sandy's 2024 Housing Capacity Analysis (HCA). The HCA report helps remove uncertainty surrounding specific housing development needs while maintaining desired community outcomes. Key findings from the HCA informed the discussions that produced the strategies in the HPS. The City also has a state-acknowledged Comprehensive Plan that was adopted in 2024. As required by goals 37, 38, and 39 of the Comprehensive Plan, the City has identified barriers to private sector housing development for a range of housing types, including affordable housing. The HPS includes strategies that

reduce the development barriers for providing needed housing in Sandy.

Conclusion: *Goal 2 Land Use requirements are met.*

Goal 10: Housing

It is the purpose of this goal to provide for the housing needs of citizens of the state.

Findings: The HPS is intended to expand on the work of the HCA by examining how a city can impact housing affordability, access and choice issues, displacement, and housing stability. To accommodate the city's forecasted population growth of 6,350 people, Sandy needs to plan for 2,424 new dwelling units or about 121 new dwelling units per year over the twenty-year planning period. The housing mix for this growth is expected to consist of 60% single-family detached homes, 7% townhouses, 5% duplexes, triplexes, and quadplexes, and 28% multi-dwelling housing with five or more units in each structure.

The HPS process included a review of the City's policies, past actions, future housing needs, and an analysis of who is at risk of being left behind in the existing housing environment. Community input was obtained to identify and evaluate recommended policy changes that can be implemented to increase production of needed subsidized and market-rate housing. At its core, the HPS identifies which tools, actions, or policies the City can implement to promote housing production, affordability, and choice, especially as it relates to the needs identified in the HCA. The strategies in the HPS are intended to increase the provision of needed housing in Sandy, as required by ORS 197A.100.

Conclusion: *Goal 10 Housing requirements are met.*

Goal 14: Urbanization

It is the purpose of this goal to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Findings: The proposed strategies assist with the orderly development of needed housing within the existing Sandy Urban Growth Boundary. As detailed in the 2024 Housing Capacity Analysis (HCA) the City of Sandy has sufficient residential land to accommodate residential growth over the 20-year planning period of 2023-2043 as detailed in the HCA.

Conclusion: *Goal 14 Urbanization requirements are met.*