



Memorandum

Date: October 24, 2025

To: Kelly O'Neill Jr., City of Sandy

From: Tim Wood, FCS

RE: DLCD Recommended Edits to the City of Sandy HPS report

On Sunday, October 19th the Oregon Department of Land Conservation and Development (DLCD) provided preliminary feedback on the Sandy Housing Production Strategy (HPS) report. Recommended edits from DLCD included the following:

- Specify, in the title and executive summary, that the HPS covers the 2026-2033 timeframe.
- Include the City's pre-HPS survey as an appendix item at the end of the report.
- Add a graphic that illustrates the implementation schedule for each strategy.
- Add a "partners" section to each housing action identifying the stakeholders the City will work with during implementation.
- Under the "Implementation Steps" section for each strategy, define what "completion" means for each strategy. This is likely to include adoption of the strategy.
 - For example, strategy H (promote accessible design standards), should include a step in which the City adopts development code modifications to that end.
- Expand the Benefits and Burdens discussions for each strategy to focus on the communities named in OAR 600-008-0050(3)(d)(C) which includes:
 - Low-income communities
 - Communities of color
 - People with disabilities
 - Other state and federal protected classes
- Add an "Other Considerations" section to each strategy to discuss market considerations which currently appear in the Benefits and Burdens section.
- Regarding the construction excise tax, the HPS report should be specific about which communities will be accommodated by housing funded by the tax.
- Strategy G (amend the zoning code to allow additional middle housing options) should be adopted a year earlier.
- Strategy I (monitor and require registration for short-term rentals) should be mentioned in the Fair and Equitable Housing Outcomes section.
- Also, in the Fair and Equitable Housing Outcomes section, when strategies are listed, the action identifier (e.g., "Action A/B/C/etc.") should be next to the action title for increased clarity.
- In the Measuring Strategy Implementation And Progress section, the HPS report should outline criteria to measure success for each individual strategy.
- The HPS report should include a discussion of existing and expected barriers to the development of housing. This would be an opportunity to detail the impacts of the consent decree.

The HPS project team will incorporate this feedback in the report over the next week. The feedback will also be outlined during the October 27th Planning Commission adoption hearing and included as track change edits in the HPS report for the November 17th City Council adoption hearing.

APPENDIX A: PRE-HPS SURVEY

Housing Portal

Pre-HPS Survey Submission

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Year: 2023 City: Sandy

Submitted Date: 01/26/2024

10/19/2025 3:05:09 pm

Category	Strategy	Encourage Needed Housing	Increase Affordability	Reduce Rent Burden
A - Zoning and Code Changes	A01 - Ensure Land Zoned for Higher Density is not Developed at Lower Densities	Yes	No	No
Comments:				
A - Zoning and Code Changes	A09 - Short-Term Rentals Regulations	Yes	No	No
Comments:				
B - Reduce Regulatory Impediments	B03 - Expedite Permitting for Needed Housing Types	Yes	No	No
Comments:				