

EXHIBIT A.

Local Housing Policy Actions

Strategy	Description
Implement an Affordable Housing Construction Excise Tax (CET)	A CET is a tax on construction permits to fund affordable housing programs. If the City were to adopt a CET, the tax would be up to 1% of the permit value on residential construction and an uncapped rate on commercial and industrial construction. CET funds can be used to pay for a variety of affordable housing programs and incentives.
Pursue outside funding for wastewater system improvement projects to keep utility rates affordable for ratepayers.	To facilitate housing development, Sandy must address its water and wastewater capacity limitations. Rising utility costs pose a threat to housing affordability, with rates having increased substantially in recent years. This is a long-term challenge, and without federal or state financial assistance, the City is limited in its ability to accommodate housing development as costs for system upgrades are estimated near \$200 million. The City will pursue federal and state funding including loans and grants to support system upgrades.
Use Surplus Public Land for Housing Development	The City would periodically conduct an inventory of City-owned land to identify surplus parcels suitable for affordable housing. Additionally, the City would collaborate with the County, State, and School District to identify other publicly owned land that may be repurposed for housing.
Construct capital improvements necessary to convey the City's wastewater to its new permanent discharge location.	
Pursue accommodations from the State to ensure additional housing development by making science-based improvements to the City's NPDES Permit.	Reasonable accommodations to Sandy's NPDES permit to discharge into Tickle Creek, particularly basing discharge limitations on stream flows rather than calendar dates, will protect the City against possible future adverse actions and/or Capacity Assurance Program restrictions pursuant to the Consent Decree with Oregon DEQ and US EPA.

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Strategy	Description
Monitor and Require Registration for Short Term Rentals	To mitigate the potential impact of short-term rentals on housing availability and affordability, the City can implement regulations on short-term rentals starting with mandatory registration and the collection of Transient Lodging Taxes. As part of this process, the City would monitor STR activity to assess its effects on local housing supply.
Complete wastewater treatment plant improvements necessary to secure approval from EPA and DEQ to raise the City's Consent Decree Capacity Assurance Program Limit by 190 ERUs.	
Complete and adopt the Wastewater System Facility Plan Amendment	
Support Preservation of Manufactured Home and Mobile Home Parks	To protect affordable housing options, the City can designate existing manufactured home communities as a single-use zone restricted to manufactured housing. This zoning amendment would prevent conversion of these parks into other uses unless redevelopment plans include a specified percentage of affordable units.
Expand Partnership with Local Service Providers, such as AntFarm and continue to fund Community Services Officer to Support Homeless Population.	Work with AntFarm to support the local homeless population by enhancing collaboration on housing solutions. The City could also retain the Community Services Officer position to help coordinate these efforts.
Promote Accessible Design Standards	The City could offer pre-approved plans for homes that meet standards like Universal Design or Lifelong Housing Certification.
Promote Cottage Cluster Housing	Encourage the development of cottage clusters, which are small homes grouped around shared open spaces. This housing type typically includes 4-14 units, each ranging from 1,000 to 1,200 square feet. The City can amend the Development Code to allow cottage clusters in more residential zones, ensuring that design and development standards support flexibility.