



STAFF REPORT

Meeting Type: City Council and Planning Commission Joint Work Session
Meeting Date: May 19, 2025
From: Tim Wood, Project Manager with the FCS GROUP
Kelly O'Neill Jr., Development Services Director
Subject: Sandy Housing Production Strategy (HPS)

DECISION TO BE MADE:

Provide input and direction on the draft HPS Strategies.

APPLICABLE COUNCIL GOAL:

6.9: Ensure compliance with state legislative and regulatory mandates through code amendments that are responsible and reflect the community's values.

BACKGROUND / CONTEXT:

The City of Sandy has received grant funding from DLCD to conduct a Housing Production Strategy, which is required by House Bill 2003 ([link to HPS program overview, tools, actions, and strategies here](#)). The City has contracted with the FCS GROUP who have performed background data gathering, and draft strategy development for the City Council and the Planning Commission to consider. The HPS must outline concrete strategies the City will take to support or increase housing production and preservation and promote fair and equitable housing outcomes. These may include infrastructure improvements, regulatory changes, financial incentives, and land use regulation changes, among others. Each strategy will be clearly defined and tailored to address Sandy's specific housing challenges.

KEY CONSIDERATIONS / ANALYSIS:

City staff and the FCS GROUP have identified strategies (Exhibit A.) that could be included in the HPS, aimed at removing barriers to the development of housing. The City Council and the Planning Commission will have an opportunity at this work session to discuss this strategy list and provide input and direction to City staff and the FCS GROUP.

The FCS GROUP has also performed a Contextualized Housing Needs Analysis as required by [OAR 660-008-075](#). This analysis (Exhibit B.) provides background on existing trends and conditions.

BUDGET IMPACT:

The FCS GROUP contract is already accommodated in the draft budget for 2025-2027.

RECOMMENDATION:

Provide input and direction on the draft HPS Strategies to City staff and the FCS GROUP.

SUGGESTED MOTION LANGUAGE:

This is a work session, so a motion is not needed.

LIST OF ATTACHMENTS / EXHIBITS:

- Exhibit A. Draft list of Strategies
- Exhibit B. Contextualized Housing Needs Analysis
- Presentation Slides