



City Council Office

MEMORANDUM

July 1, 2025

To: The City Council and Mayor

CC: Housing Workshop Planning Group (Shane Pace, Dustin Fratto, Lynn Pace, James Sorensen, Kasey Dunlavy, Justin Sorenson, Rob Sant, and Jake Warner)

From: Aaron Dekeyzer, Council Chairperson

Subject: Building Our Future – A Community Housing Workshop Series

I. Executive Summary

Our community is at a critical juncture regarding housing. Addressing the diverse and evolving housing needs of our residents is paramount to fostering sustainable growth, economic vitality, and overall quality of life. This memo outlines a series of 4-5 focused workshops designed to allow the council and mayor to collaboratively identify, prioritize, and strategize solutions for our housing challenges. By engaging internal stakeholders and leveraging expert insights, we aim to develop a robust, actionable plan that will guide our efforts in creating more affordable and accessible housing options for everyone in our community.

II. The Imperative for Action: Why Now?

The demand for diverse housing options in our community continues to outpace supply, leading to increasing affordability concerns, impacting workforce recruitment, and potentially hindering our long-term economic development.

While we have foundational elements within our existing General Plan, a dedicated and systematic approach is needed to translate these into tangible “Sandy specific” solutions. This workshop series is intended to provide the structured environment necessary to move from recognizing challenges to implementing effective strategies.

III. Workshop Series Goals and Objectives

The overarching goal of this workshop series is to develop an actionable and Sandy specific housing strategy. Each workshop builds upon the previous one, culminating in concrete recommendations for legislative and administrative action.

Specific Objectives:

1. **Gain a Shared Understanding (Workshops 1-2):** Establish a common baseline understanding of our community's housing landscape, including current needs, projected demands, and the range of affordability challenges.
2. **Prioritize Key Concerns (Workshop 3):** Identify and prioritize the most critical housing issues that demand immediate and strategic attention, reflecting the diverse needs of our population.
3. **Identify Effective Tools (Workshop 4):** Explore and evaluate a wide array of planning, regulatory, financial, and partnership tools available to address the prioritized housing concerns. Select which tool(s) Sandy would like to focus on.
4. **Develop Actionable Tactics (Workshop 4-5):** Formulate specific, implementable tactics and define the necessary legislative and administrative actions required to deploy the chosen tools.

IV. Workshop Structure

This series will consist of four distinct, yet interconnected, workshops. Each workshop is designed to build on the findings of the previous one, ensuring a progressive and comprehensive approach.

Workshop 1: Where are we now? (Final Outline)

- **Date/Time:** Will be held on Tuesday, July 1st from 5:15 – 7:15 PM.
- **Location:** Sandy City Multipurpose Room (round table format).
- **Moderator:** Lynn Pace
- **Purpose:** To ensure that the council, mayor, and key staff all have a shared understanding of the existing conditions surrounding housing both in Utah and in Sandy City. Workshop One is intended to be primarily educational in nature. Participants should plan on listening and asking clarifying questions.
- **Guest Presenters:**
 - Shane Pace, Sandy City CAO – Why is this important to the City? (5-10 mins).
 - Lynn Pace, Sandy City Attorney – Briefly describe the workshop series and layout any ground rules (5-10 mins)
 - Steve Waldrip, Senior Advisor to the Governor for Housing Strategy and Innovation – Layout existing conditions at the state level (20-25 mins).
 - Shawn Teigen, President of the Utah Foundation – What is the public perception? What do data and surveys gathered by the Utah Foundation say? (20-25 mins).

- Jake Warner, Sandy City Long Range Planning Manager; Kasey Dunlavy, Sandy City Economic Development Director; and Rob Sant, Sandy City Deputy Economic Development Director – What does our general plan say? (20-25 mins).

Workshop 2: Where are we now? (Draft Outline)

- **Date/Time:** Tuesday, July 22nd from 5:15 – 7:15 PM; OR Tuesday, July 29th from 5:15 – 7:15 PM.
- **Location:** Sandy City Multipurpose Room (round table format).
- **Moderator:** Lynn Pace
- **Purpose:** To ensure that the council, mayor, and key staff all have a shared understanding of the existing conditions surrounding housing both in Utah and in Sandy City. Workshop One is intended to be primarily educational in nature. Participants should plan on listening and asking clarifying questions.
- **Proposed Guest Presenters:**
 - Representative from the WFRC - To discuss the interconnectedness of land use, transportation, and housing. What are the housing issues regionally?
 - Dejan Eskic, Senior Research Fellow at the Kem C. Gardner Policy Institute - What does the data gathered by the Gardner Policy Institute say about Sandy?
 - TBD Housing Developer. To offer a developer's perspective on the current barriers and opportunities in addressing housing needs in Sandy.
 - TBD Construction Financing Expert. To shed light on funding mechanisms, financial incentives, and the economic realities of housing development.
 - TBD Insurance Expert. Discuss how issues obtaining insurance are impacting housing.

Workshop 3: Prioritizing the Issues (Draft Outline)

- **Date/Time:** Tuesday, September 9th from 5:15 – 7:15 PM; OR Tuesday, September 23rd from 5:15 – 7:15 PM.
- **Moderator:** Lynn Pace
- **Focus:** Following the presentations made during Workshops 1 and 2, the purpose of Workshop 3 is to prioritize which issues the City intends to focus on addressing first. Between Workshops 2 and 3, staff will prepare a questionnaire that we'll send to each council member and the mayor. The questionnaire will include the various issues identified during the first 2 workshops. Each elected official will be able to anonymously fill out the questionnaire and prioritize the identified issues.

Workshop 4 (and 5 if needed): Prioritizing the Tools and the Tactics (Draft Outline)

- **Date/Time:**

- **Workshop 4:** Tuesday, October 7th from 5:15 – 7:15 PM; OR Tuesday, October 14th from 5:15 – 7:15 PM.
 - **Workshop 5 (if needed):** Tuesday, November 11th from 5:15 – 7:15 PM; OR Tuesday, November 18th from 5:15 – 7:15 PM.
 - **Moderator:** Lynn Pace
 - **Focus:** Identifying and evaluating the diverse range of available tools, strategies, and mechanisms (TSM) to address prioritized issues. Identify which of these tools we will focus on using to address the issues prioritized during Workshop 3. Once TSM's have been prioritized, develop a concrete and implementable action plan. Determine precisely which legislative and executive actions need to take place and when. Workshop 4-5 will aim to produce a clear roadmap outlining specific steps, responsible parties, and potential timelines for implementation.
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V. Expected Outcomes

Upon completion of this workshop series, we anticipate the following key outcomes:

- A shared, in-depth understanding of our community's housing challenges and opportunities.
- A prioritized list of critical housing concerns/issues to be addressed.
- A curated selection of effective tools and strategies tailored to our local context.
- A clear, actionable plan outlining the necessary legislative and administrative tactics for implementation.
- Strengthened collaboration and alignment among internal stakeholders regarding housing initiatives.