

**CITY OF RUSTON
REGULAR COUNCIL MEETING**

Tuesday, April 18, 2023

MEETING CALLED TO ORDER

At 7:00PM Mayor Hopkins called the regular Council Meeting to order. Councilmembers present were Councilmember Kristovich, Councilmember Syler and Councilmember Jensen. Councilmember Hedrick joined during the general public comments period. Councilmember Huson was excused. Following the flag salute, Councilmember Kristovich moved to approve the Agenda, with a second from Councilmember Syler, passed 3-0.

MINUTES - Councilmember Kristovich moved to approve the minutes for the Regular Council meeting of April 4, 2023, with a second from Councilmember Syler, passed 3-0.

STAFF REPORT –

Ruston Police Chief Bautista – See attached.

Ruston Fire Chief Allen – See attached.

GENERAL PUBLIC COMMENTS –

Maryanne Bell – Thanked the Councilmembers for inviting Shane Hope, with the Department of Commerce, who delivered a Middle Housing presentation. Ms. Bell remained committed to supporting a well-thought-out Middle Housing Plan, shared her personal experience and understood why Middle Housing was necessary. Ms. Bell also commented on the need for increased density and asked staff to simultaneously focus on infrastructure planning with consideration for ADU's as a viable affordable housing option. Ms. Bell asked staff to review the Ruston code to eliminate any barriers related to Middle Housing.

BUSINESS –

Washington state Department of Commerce – Middle Housing Presentation – See attached.

RES 766 – Small Works Roster Contract – Wren and Willow - The City uses the Ruston School Building for City operations and also leases office space in the Ruston School to other parties. Work is needed in Suite 101 for office space improvements, including re-framing and adding doors. The City utilized the small works roster process to obtain bids for this work. Wren & Willow, Inc. were the lowest responsive and responsible bid. Wren & Willow has executed the City's contract and the Mayor sought authorization to (1) award the bid to Wren & Willow; and (2) execute the contract on behalf of the City. The maximum contract price is \$20,641.81, tax not included. This amount is included in the City budgeted resources. Councilmember Hedrick moved to pass Resolution 766, with a second from Councilmember Kristovich, passed 4-0.

CLAIMS & PAYROLL – Nothing at this time

MAYOR’S TIME – Mayor Hopkins thanked all who attended to hear from the Department of Commerce and their presentation of Middle Housing. Mayor Hopkins assured everyone that the City planned for growth. Gearing for density and the future the City is reviewing its sewer system and an evaluation of the storm water, as well, an evaluation of the electrical grid. Mayor Hopkins reminded everyone that density can present issues tied to increased traffic and parking within the City. Mayor Hopkins provided an update on the City’s continued work on the new EIS with a focus on enhancing fire and public safety needs. The Point Ruston development is stalled, for a multitude of reasons, one of which a lender is foreclosing on properties at the development and there are no plans for any building at this time.

Councilmember Hedrick – Apologized for his late attendance and was happy for the opportunity to hear Shane Hope, with Department of Commerce speak on Middle Housing . Councilmember Hedrick shared that HB 1110 did pass the legislature tonight and would not change too much for the City of Ruston. Councilmember Hedrick was happy to see the Baltimore Street corridor completed, it looked great and hoped the contractor got paid.

Councilmember Kristovich – Nothing at this time.

Councilmember Syler – Nothing at this time.

Councilmember Huson – Was excused.

Councilmember Jensen – Thanked Shane Hope for presenting Middle Housing. Councilmember Jensen noted the next time Council would gather again would be May 16, 2023, prior to the regular council meeting for the Council Retreat and Workshop. Councilmember Jensen looked forward to this time together and thanked Mayor Hopkins for making this happen.

Councilmembers moved into Executive Session with meeting to adjourn directly after.

ATTEST:

Mayor Bruce Hopkins

Judy Grams



**Chief's Report
Ruston Police Department
Tuesday, April 18, 2023**

In the previous 28 days, the Department recorded 256 calls for service, 115 of which were traffic stops.

<u>2023</u>	<u>2022</u>	<u>PERCENT OF CHANGE</u>
256	158	62%
115	31	271%

The Department is emphasizing the use of high-volume traffic stops to encourage observance of our City ordinances and discourage racer gatherings.

On April 1st, the Department started a new deployment schedule which provides the City with 24 hours of law enforcement service for the first time. There will be two officers on duty 19 hours in the 24-hour period.

Presented by Nestor Bautista

Ruston Fire Department Monthly Review for March 2023

Tuesday, April 18, 2023

Presented by Chief Bruce Allen

Total Incidents (YTD) 32, March 12 (8 Fire/Service, 4 Medical Aid)

Volunteer Hours: March 1234 Hours, YTD 3273 Hours

Membership Roster (23 out of 25): (19 Members, 4 Officers)

State of the Business

- The fire station is up and functional and our resident FF/EMT Jacob Ring is back.
- We've done three patient transports.
- We will need to replace our stretcher soon now that we are transporting.
- All fire tools are fully operational.

New Requirements for Local Housing Planning and Middle Housing Grant Program

Updating your housing element

Shane Hope, AICP

MIDDLE HOUSING TECHNICAL TEAM

CITY OF RUSTON CITY COUNCIL – 04/18/2023



Washington State
Department of
Commerce

We strengthen communities



HOUSING
HOMELESSNESS



INFRASTRUCTURE AND
BROADBAND



SMALL BUSINESS
ASSISTANCE



ENERGY



PLANNING AND TECH
ASSISTANCE



COMMUNITY
SERVICES AND FACILITIES



CRIME VICTIMS AND
PUBLIC SAFETY



ECONOMIC
DEVELOPMENT

Overview

Tonight we will cover:

- Brief GMA background
- New GMA housing requirements
- **Middle housing/Middle housing grant program**
- Recent opinion survey
- Commerce assistance



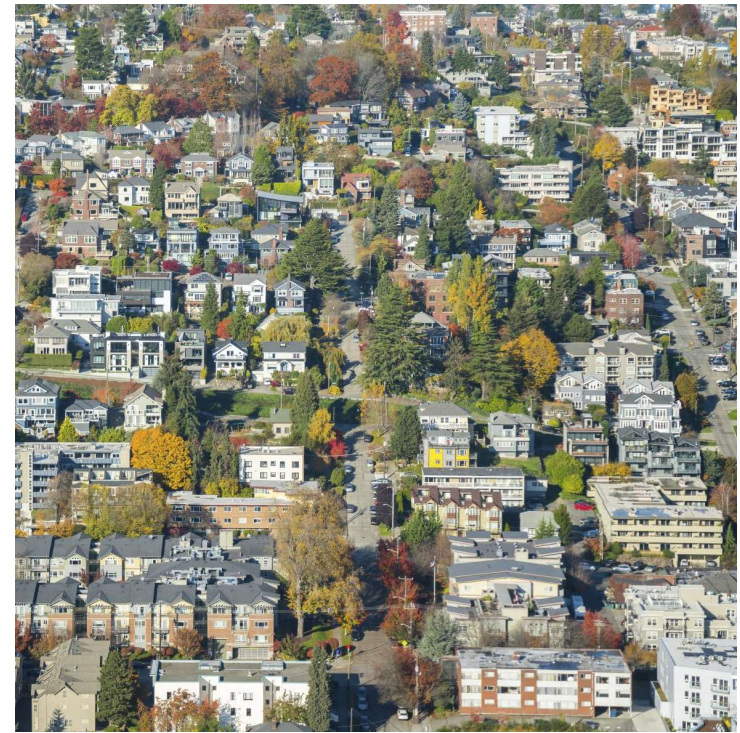
Why does the Growth Management Act exist?

The GMA was adopted in 1990 as a statewide planning framework to:

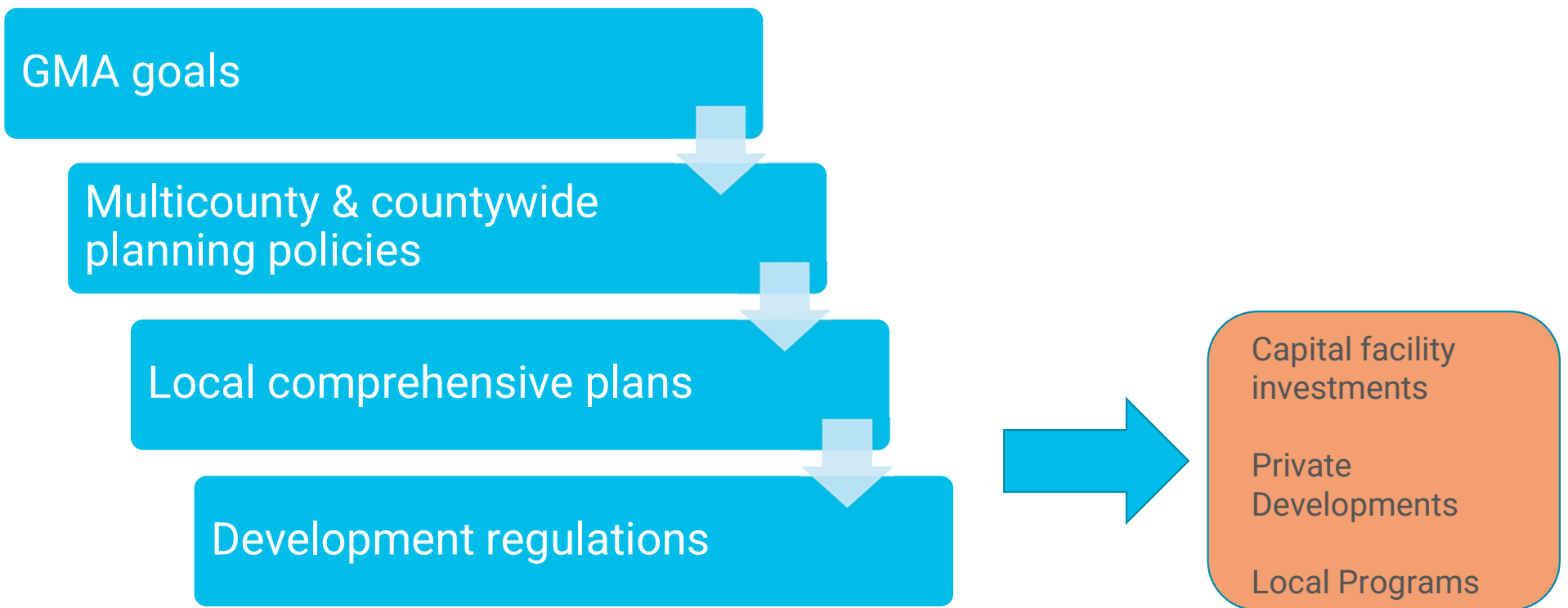
- Address uncoordinated development and urban sprawl
- Manage threats to the quality of life in Washington
- Require local planning, guided by state law, and regionally coordinated

State law: **RCW 36.70A**

Guidance statutes: **WAC 365-196**



Growth Management Act (GMA) framework for planning



Growth Management Act (GMA) requires that comprehensive plans and development regulations be updated every 10 years



2024 Due December 31st **2025** Due June 30th

2026 Due June 30th **2027** Due June 30th

★ Starred counties are partially planning

Required elements of a GMA comprehensive plan

Land Use: Land uses, stormwater planning, ground water, physical activity

Transportation: Inventory, assessment of current and future needs, bicycle and pedestrian component

Housing: Inventory of existing housing and projected needs; identifies sufficient land for all income levels and a variety of housing types

Utilities: Inventory, assessment of current and future needs, coordination between providers and land development

Capital Facilities: Inventory, assessment of current and future needs, coordination of planning affordability analysis of serving the land use plan

Rural (counties only): Define and protect rural character
RCW 36.70A.070 and WAC 365-196



Need for more robust housing planning

- From 2000-2015, Washington state fell over 225,000 homes short of meeting its housing needs*
- Disparities in housing in Washington:
 - Rates of cost-burden highest in communities of color (BIPOC)
 - The homeownership rate for households with people of color in Washington is 19 percentage points below that of non-Hispanic white households**
- In 2021, Washington adopted HB 1220 to direct communities to strengthen how they accommodate housing

*Source: UpForGrowth, 2020 **Source: Washington State Homeownership Disparities Work Group Report, 2022

HB 1220 (laws of 2021):

Changed RCW 36.70A.070 (2) The Housing Element

Changed GMA housing goal:

- “**Plan for and accommodate** ~~encourage the availability of affordable housing~~ **affordable** to all economic segments...”

Requires Commerce to provide projected housing needs to local governments:

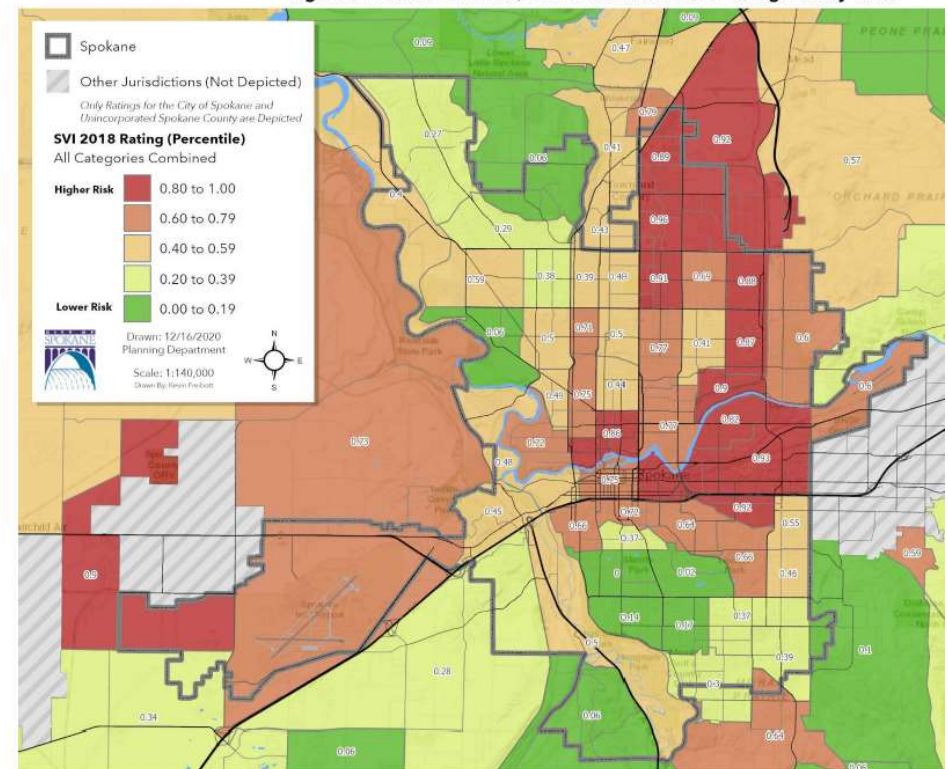
- For moderate, low, very low, and extremely low-income households
- For permanent supportive housing, emergency housing and emergency shelters (referred to as special housing needs)

HB 1220: More changes...

Disparate impacts, displacement and exclusion

- Identify local policies and regulations (including zoning, disinvestment, and infrastructure availability) that result in racially disparate impacts, displacement, and exclusion in housing
- Begin to undo these impacts through policies and regulations
- Identify areas at higher risk of displacement and establish anti-displacement policies

Figure 5: Overall SVI Value, Combined Value for All Categories by Tract



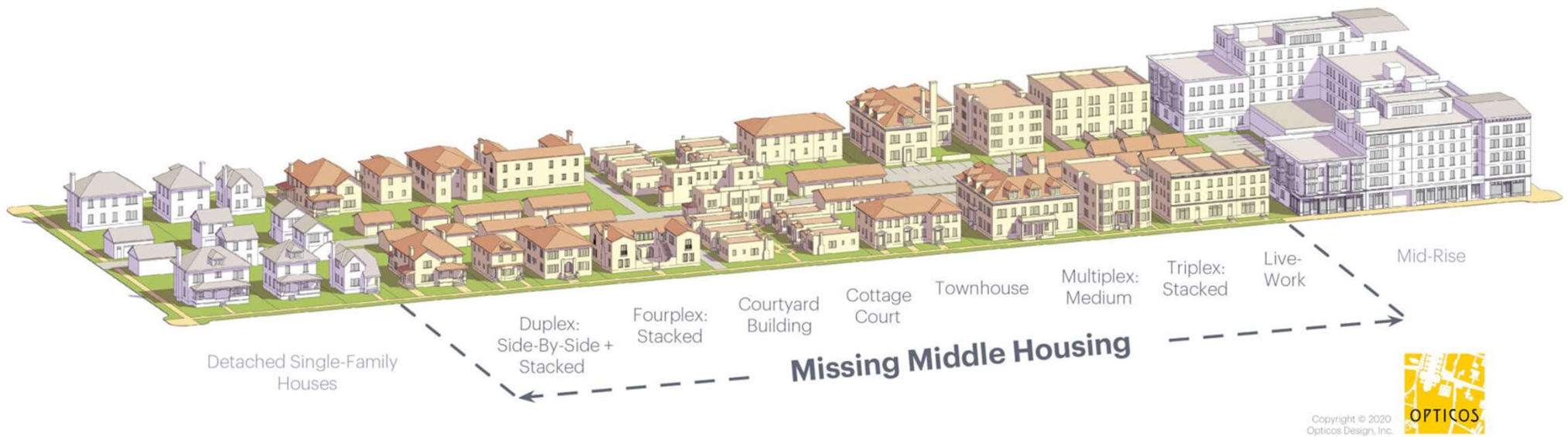
HB 1220:

Changed RCW 36.70A.070 (2): The Housing Element

Local housing element to:

- Identify sufficient capacity of land for identified housing needs, including the number of units and types provided by Commerce
- Within urban growth areas (UGAs), provide moderate density housing options (such as townhomes, duplexes, and triplexes)
- Document barriers to housing availability, such as gaps in local funding, development regulations, etc.
- Make adequate provisions for housing needs for all economic segments, with consideration for:
 - Low, very low, extremely low, and moderate-income households
 - Housing locations in relation to employment locations
 - Role of accessory dwelling units (ADUs)

So what is middle housing?



. . . and why is it sometimes called “missing”?

What is middle housing?

- Often house-scaled attached, stacked, or clustered homes, with multiple units in neighborhoods *(but larger middle housing projects could fit transitional areas near corridors and commercial centers.)*
- A middle form and scale between single-family and multifamily buildings
- Common in the United States through the first half of the 20th century, but largely disappeared with post WW II suburbanization and codes that no longer allowed them in single family zones

Multi- and countywide planning policies are to guide local plans

PSRC multi-countywide planning policy housing excerpts:

- **MPP-H-2** Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.
- **MPP-H-9** Expand housing capacity for moderate density housing to bridge the gap between single-family and more intensive multifamily development and provide opportunities for more affordable ownership and rental housing that allows more people to live in neighborhoods across the region.

Pierce County countywide planning policy housing excerpt:

- 2.1 Jurisdictions should consider adopting reasonable measures and innovative techniques (e.g. moderate density housing, clustering, accessory dwelling units, cottage housing, small lots, planned urban developments, and mixed use) to stimulate new higher-density affordable and moderate-income housing stock on residentially zoned vacant and underutilized parcels.

Duplex

A house-scaled residence that consists of two dwelling units, side-by-side or stacked one on top of the other, with shared or individual entrances that are at the front of the building, and face the street.



Triplex

A house-scaled residence that consists of three units. These could be three units stacked on top of each other or side by side to each other.



Fourplex

A small-to-medium sized, detached, house-scaled building that consists of four units: typically two on the ground floor and two stacked above. It can have one shared entrance or several individual or shared entrances, with at least one entrance at the front of the building.



Townhomes

Townhouses are attached two- or three-story dwellings with a rear setback and zero side yard setbacks. Each dwelling is designed for use by a single family. This type is helpful for transitions between a primarily single-family neighborhood to a neighborhood main street.



Cottage Housing

This housing type, also called a Bungalow Court, consists of three to nine small, detached house-scaled buildings arranged to define a shared court typically connected to a street. The shared court takes the place of a private yard and is an important community-enhancing element.



Courtyard

A medium-sized multi-family structure arranged to share one or more common courtyard(s). The courtyard serves as a semi-public space, as its use is shared among units. Each unit may have its own individual entry, or up to three units may share a common entry.



ENGROSSED SUBSTITUTE SENATE BILL 5693 (2022) - FUNDED MIDDLE HOUSING GRANT

Middle housing grant funds for:

- **Middle Housing Component:** Analyze comprehensive plan policies/code to determine amendments required to meet the goal of authorizing middle housing types on at least 30 percent of lots currently zoned as single family residential
- **Racial Equity Component:** Analysis addressing racial disparate impacts, exclusion and displacement, and establish anti-displacement policies

Middle housing grant funds

- Helps fund local governments to begin work on certain items required with the 2024 periodic review update
- No public hearings are required on the above by the grant work deadline (June 30, 2023)
- Work on the above would continue with the overall GMA update, to later include public hearings and action by the December 31, 2024 update deadline

Department of Commerce

Middle housing grant support

Examples of middle housing grant support:

- Holding grantee peer meetings with city staff to share information and discuss issues
- Can review grant related work products
- Commerce consultant to prepare:
 - Middle housing communication and informational materials, including slide libraries, videos and photo libraries
 - Middle housing objective development/design standards which a city may choose to use in whole or part
- Provide examples of middle housing work from other jurisdictions

Department of Commerce

Middle housing grant support *(continued)*

Examples of middle housing grant support:

- Information and guidance on a racial equity analysis and anti-displacement policies
- Data gathering assistance for racial equity work
- Direct communication with a Middle Housing Technical Team member for technical assistance or dialogue
- Presentations to Planning Commission, Council, or others
- Share results of a statewide housing issues survey (December 2022), sponsored by Commerce and the Puget Sound Regional Council

2022

Joint Housing Opinion Survey



Puget Sound Regional Council



Washington State
Department of
Commerce

Housing costs and homelessness are the top two issues throughout Washington state

78% say they want more housing options for seniors, teachers, firefighters, childcare workers, and health care workers

74% prefer most new housing to be in walkable neighborhoods

64% agree that their community needs more diverse and affordable types of housing



77% say rents are too high

75% say it costs too much to buy a home

83% say more reasonably priced housing is needed in their communities



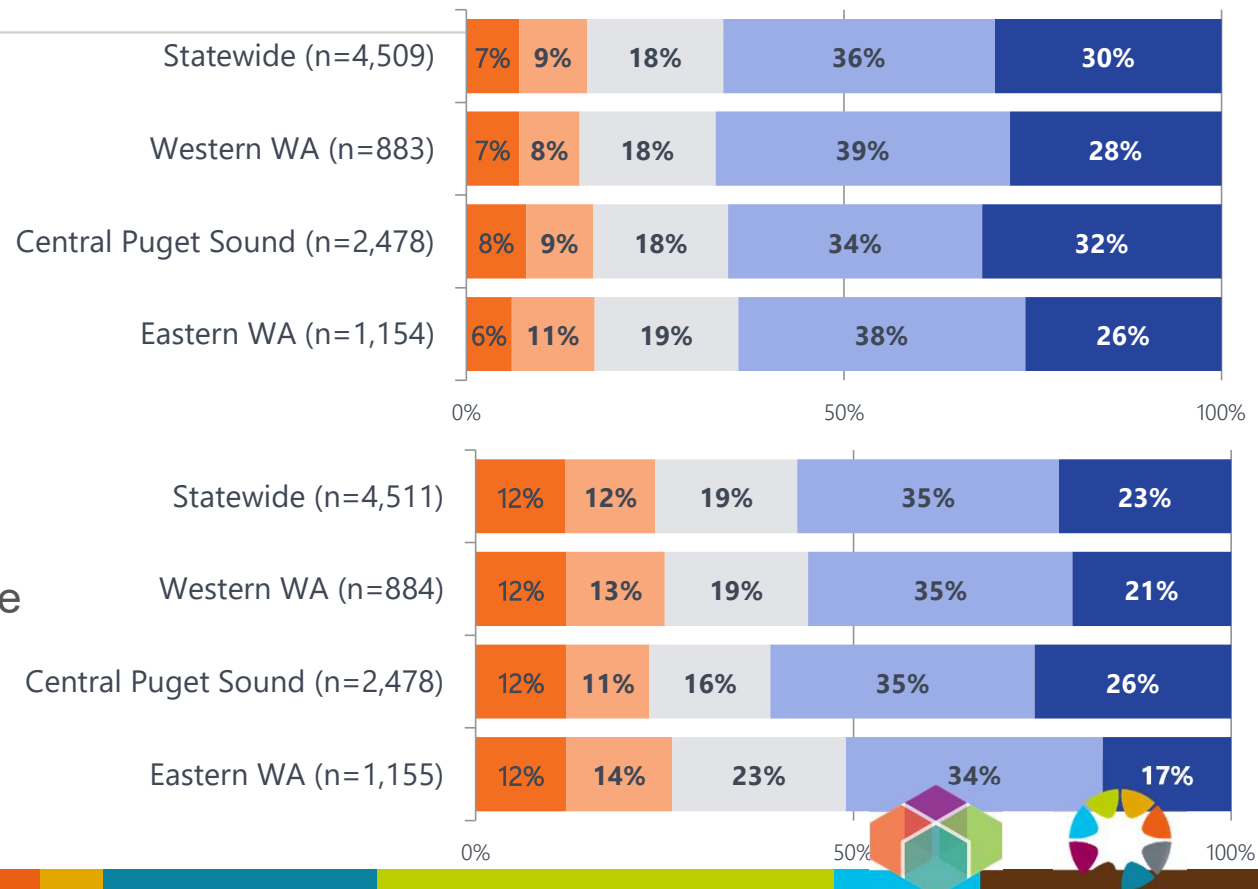
Strong Statewide Support for More Diverse Housing

Communities need more diverse & affordable housing types, such as duplexes, cottages, courtyard apartments, townhomes and mixed developments.

66% Agree

Multi-family housing, like triplexes, should be allowed in single-family zones when all standards of the zone are met, such as heights, setbacks, and parking.

58% Agree



Government Should Address Urgent Need to Tackle Housing Supply

Residents want government to do more

83% say government agencies should work together to address the need for housing

64% say government agencies should do more to provide housing not being delivered by the market



Commerce assistance specific to City of Ruston

Grants:

- Middle housing grant (due by June 30, 2023)
- Periodic update grant (continues in July 2023)



Middle Housing Technical Support:

- Peer meetings – for middle housing grant
- Consultant developing middle housing development standards, slide decks, videos, photo libraries for local government use



Upcoming assistance from Commerce

- Land capacity guidance
- Guidance to address racially disparate impacts
- Accessory dwelling unit guidance



Local governments have key role to allocate & plan for housing

Allocate countywide housing needs by income bracket

- Commerce will provide allocation tool and countywide housing needs
- Counties & cities should agree on housing needs allocations that sum to total countywide need

Plan for housing needs

- Review and update policies
- Review zoning assumptions and identify land capacity
- Make adjustments to zoning & any other regulations to have sufficient capacity for housing needs
- Review other regulations, fee structures, incentives, etc. which influence housing & identify actions to address barriers
- Authorize and use available local funding tools

What is city's responsibility?

- Consider what is needed for comprehensive plan & development regulations to provide enough housing
- Consider whether incentives or other programs & partnerships can help
- Coordinate at regional level with Pierce County & PSRC
- Get broad & inclusive public input on needs/ opportunities
- Consider what can be done to reduce past racial impacts
- Adopt changes, as needed, to comp plan & development regulations by December 2024

What housing options to consider, and where?

Especially in areas well-served by transit

- Mixed use areas with mix of multi-unit housing & commercial,
- Most opportunities for people with special needs (disabled, seniors, veterans, etc.)
- Most opportunities for people with lower incomes

In neighborhoods

- ADUs (attached & detached)
- **House-scale “middle housing”** mixed in with detached houses
- Other traditional & innovative ideas

Commerce assistance

Main Housing Web Page (picture at right)

<https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/>

Growth Management: HB 1220 Guidance

www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/updated-gma-housing-elements/

Middle Housing Technical Team

New 3-person team (experienced directors) hired in 2022

Growth Management: Periodic updates web page

www.commerce.wa.gov/serving-communities/growth-management/periodic-update/

Short Course on Local Planning

<https://www.commerce.wa.gov/serving-communities/growth-management/short-course/>

Planning for Housing



Jump to

[Updating GMA Housing Elements \(HB 1220\)](#)

[Multi-Family Housing Property Tax Exemption program](#)

[Housing EZView website](#)

Questions?



Washington State
Department of
Commerce

<https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/>

www.commerce.wa.gov



SHANE HOPE, AICP (MIDDLE HOUSING CONTACT FOR CITY OF RUSTON)

MIDDLE HOUSING TEAM

Thanks for your work to help your community plan for a healthy and equitable future!