



City of Ruston Middle Housing Grant Public Engagement Plan

INTRODUCTION

The City of Ruston is updating the Housing Element of its Comprehensive Plan to consider inclusion of goals and policies that support equitable development of “Middle Housing”.

This Public Engagement Plan (PEP) will guide the City of Ruston project team through the various public involvement activities for the update. The PEP outlines anticipated activities covered during project startup through Council adoption. The plan is designed to solicit early and continuous feedback from stakeholder groups as well as the Ruston community to inform the decision-making process. As such, the PEP is a fluid document and will evolve depending on input provided by the interested public.

PROJECT OVERVIEW

Preparation of the Middle Housing update will include several steps, each of which will require providing the public with information and receiving their input. The major steps will include reviewing the current Comprehensive Plan Housing Element for compliance with the requirements of the current Washington State GMA; preparing an inventory of update work items; drafting updated goals and policies, where needed; and completing the required public notice, public hearing and environmental review processes. At the conclusion of the update process, all of the draft documents prepared in the earlier steps will be advanced and refined into a final Ruston Comprehensive Plan Housing Element.

PUBLIC ENGAGEMENT GOALS

Ruston’s long-range planning process requires that the staff inform the public about the planning process and invite and encourage participation by all who have any interest. The goal of the Public Engagement Plan is to provide a guide to proactively encourage public participation throughout the update process.

The City of Ruston recognizes that effective and thorough public engagement is critical to a successful update that fits within the framework of Ruston’s Comprehensive Plan. Ruston is committed to an effective public engagement process, coordination with adjacent jurisdictions, affected agencies and Indian Tribes. Ruston expects a high-level of interest in the update process, and this plan identifies effective opportunities for public participation.

ROLES AND RESPONSIBILITIES

The City of Ruston is responsible for the update in compliance with the terms of the contract for receipt of grant funds from the Department of Commerce. This includes conducting and documenting public involvement throughout the update process, including communication with state agencies and affected Indian tribes. The primary contact for the City of Ruston is:

Rob White, Community Development Director
City of Ruston
5117 North Winnifred Street
Ruston, WA 98407
(253) 759-3544
robw@rustonwa.org

The Washington State Department of Commerce must approve Ruston's proposed update as required by the State GMA, and as such will provide guidance throughout the process. The primary contact for Commerce is:

Mary M. Reinbold, Senior Planner
Washington State Department of Commerce
1011 Plum Street SE
Olympia, WA 98504-2525
Mary.reinbold@commerce.wa.gov
(509) 638-5449

KEY PARTIES

The following stakeholders have been identified as key parties:

Local Stakeholders and Boards/Commissions

- Ruston Residents
- Master Builders Association
- Ruston Planning Commission
- Ruston City Council

Other Stakeholders Who May Express Interest

Local Jurisdictions

- City of Tacoma

State Agencies

- Department of Ecology (DOE)
- Department of Commerce (Commerce)

Federal Agencies

- Environmental Protection Agency (EPA)

Indian Tribes

- Puyallup Tribe

Outreach strategies and key messages will be developed for organizations and individuals who are interested in the update. To be most effective, the level of outreach will vary depending on the phase of the project, the level of information available, and the type of input needed for development of proposed changes. Key parties will be sent notices about the project to determine their level of interest.

STRATEGIES TO INVOLVE THE PUBLIC

The main forum for discussions will occur at meetings held before the Ruston Planning Commission. Meetings will be advertised and open to the public. Information will be distributed mainly through Ruston’s website, with additional public input solicited at key points during the process to coincide with major project milestones.

Schedule

This tentative schedule shows where public and agency input is particularly important. The following public meetings will be scheduled to coincide with major project milestones.

| Topic | Tentative Date |
|---|-----------------------|
| Planning Commission Presentation - Introduction to Update Process, Schedule and Public Participation Plan; Discussion of Focus Issues | Nov/Dec 2022 |
| Planning Commission Presentation - Present Draft Update Documents and Discussion Items from Staff Review | Jan/Feb 2023 |
| Planning Commission Presentation – Present Updated Draft Documents (with Planning Commission revisions from previous meeting) | Mar/Apr 2023 |
| Planning Commission Presentation - Complete Update Package; Public Hearing | Mar/Apr 2023 |
| Planning Commission Presentation – Revised Update Package if needed; Public Hearing | May 2023 |
| Ruston Council Presentation – First and Second Reading of Ordinance to adopt Update package | May/June 2023 |

Outreach

Ruston will contact interested parties at the onset of the public process and document these communications.

Ruston staff may attend meetings of other key parties, if requested, to provide educational materials and answer questions or seek input. Individuals with special interest from key parties will be notified of documents available for review.

Those key parties with more general interest would receive broad information as follows:

- City of Ruston Web Site
- Notices upon the City Hall bulletin board
- Legal Notices in Ruston’s official newspaper

Public Review

The public will be invited to share concerns and interests in written form, as well as participate in public meetings. As draft documents are developed, they will be made available for public review, presented at Planning Commission meetings, and placed on the project update web page. Prior to adoption by the City Council, at least one public hearing will be held in accordance with Ruston’s process for legislative updates.

PUBLIC ENGAGEMENT TOOLS

Listed in the table below are descriptions of the public engagement tools that will be used throughout the project:

Ruston Middle Housing Update Public Engagement Tools

| Tool | Description |
|---------------------------------------|--|
| Database | A detailed mailing and e-mail database will be created and updated throughout the project. The database will include key parties, contacts made at public meetings, and requests from the website, e-mail and other communication tools. |
| Project Identity | A consistent style and format will be developed for all printed materials to increase the public’s recognition of the project. |
| Public Meetings | Public meetings will be held to engage and inform a broad group of stakeholders and the public at project milestones. All Planning Commission meetings will be open to the public. |
| Website | Information pertaining to the Middle Housing update will be posted on Ruston’s website. |
| Newspaper Notices and Direct Mailings | Public notice will be published in Ruston’s official newspaper at least two weeks in advance of the Planning Commission’s public hearing(s). Simultaneously, a public notice postcard will be sent to all addresses of record within the City of Ruston. |

Documentation

All efforts to reach members of the public, and the results of those efforts, will be documented in the project folder for the Middle Housing Update.

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



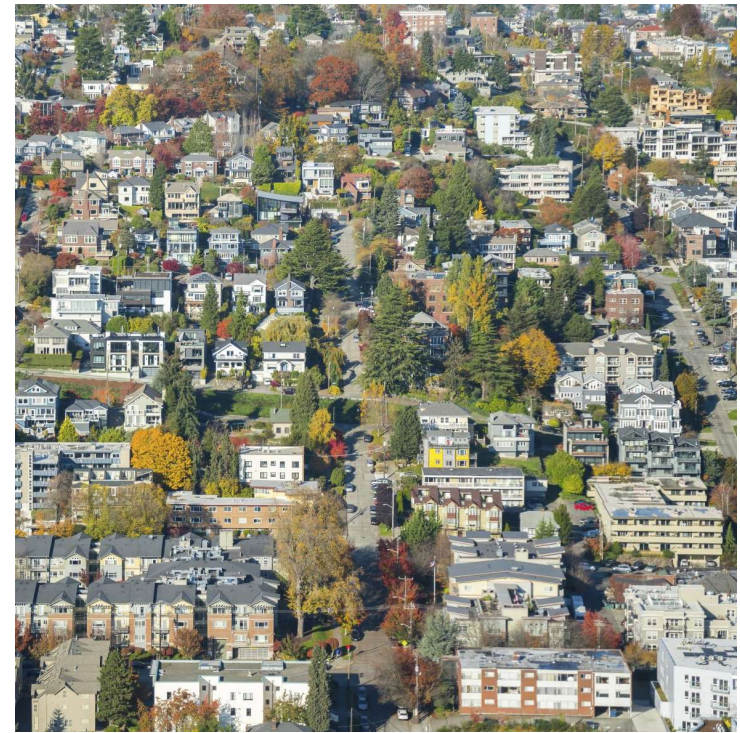
Why does the Growth Management Act exist?

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

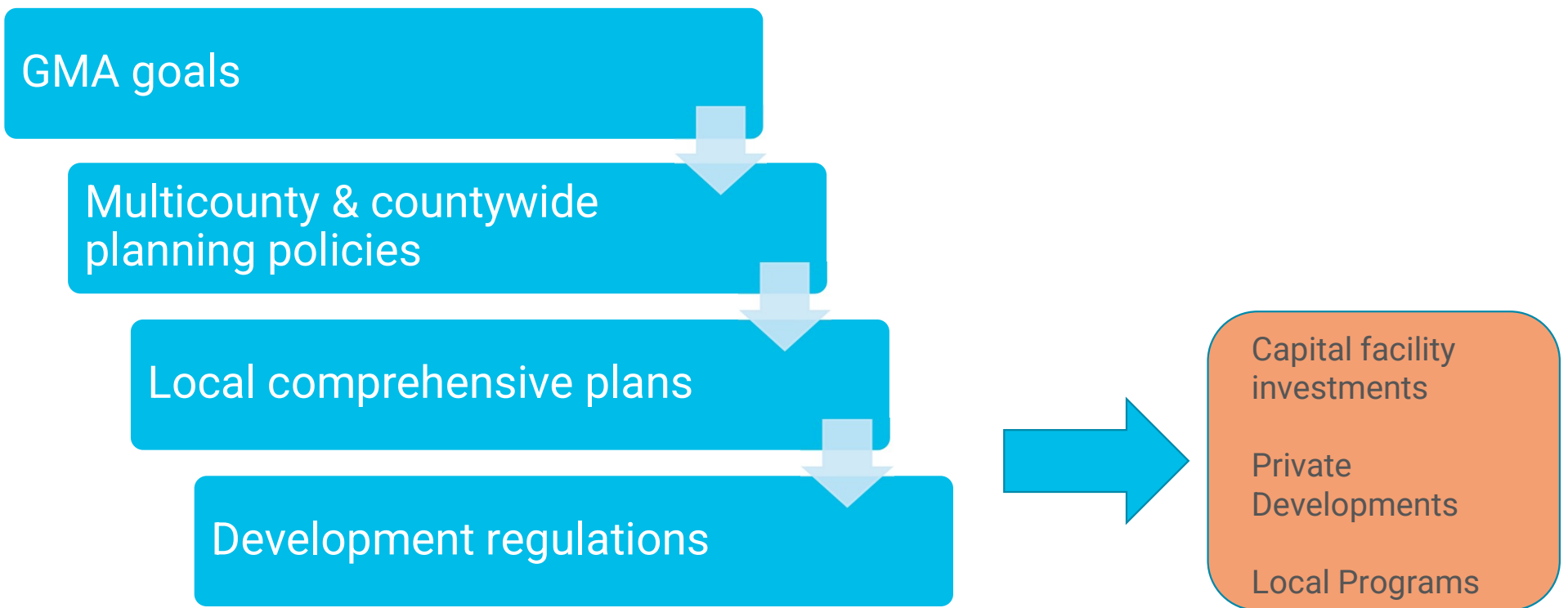
- Address uncoordinated development and urban sprawl
- Manage threats to the quality of life in Washington
- Require local planning, guided by state law, and regionally coordinated

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:

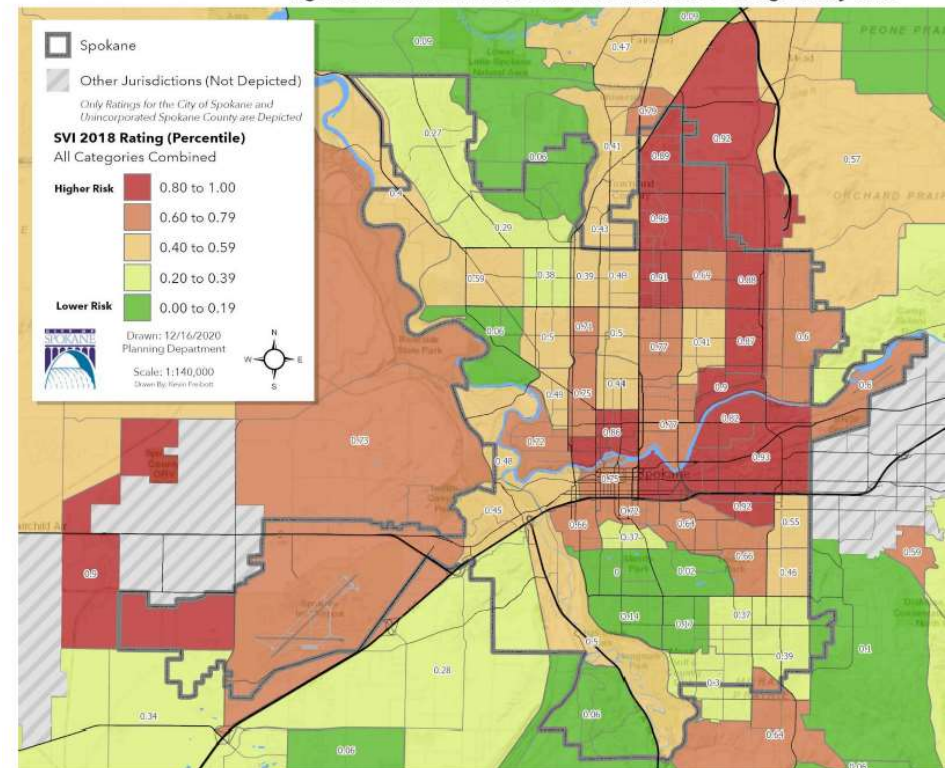
- For moderate, low, very low, and extremely low-income households
- For permanent supportive housing, emergency housing and emergency shelters (referred to as special housing needs)

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



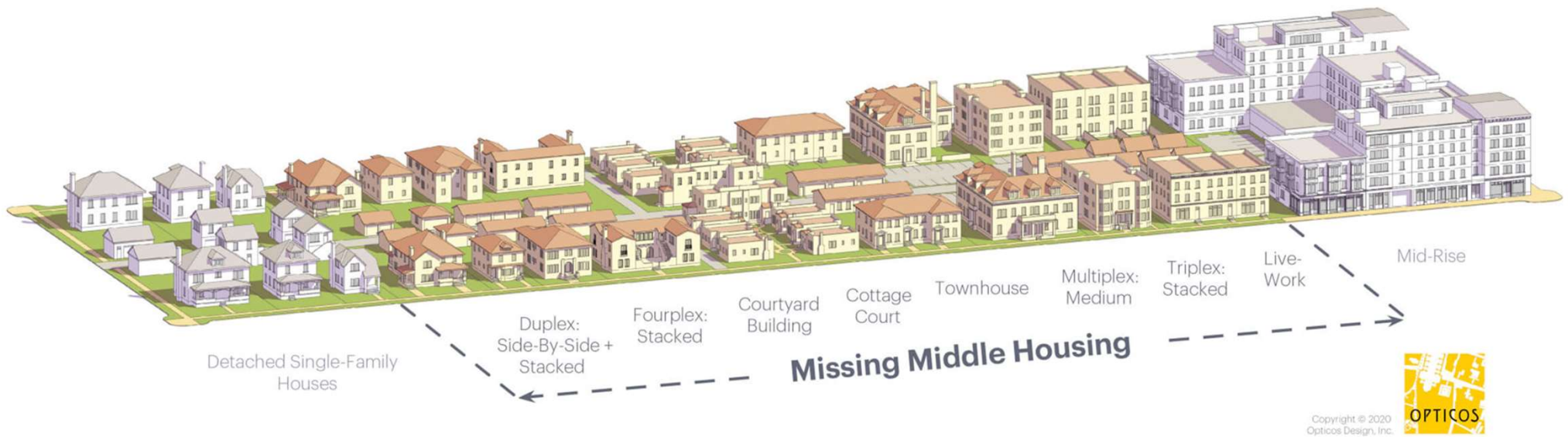
HB 1220:

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.

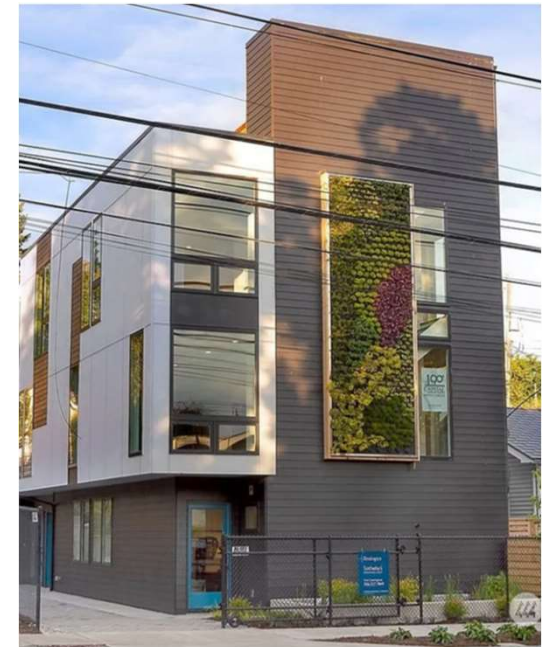
Duplex

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



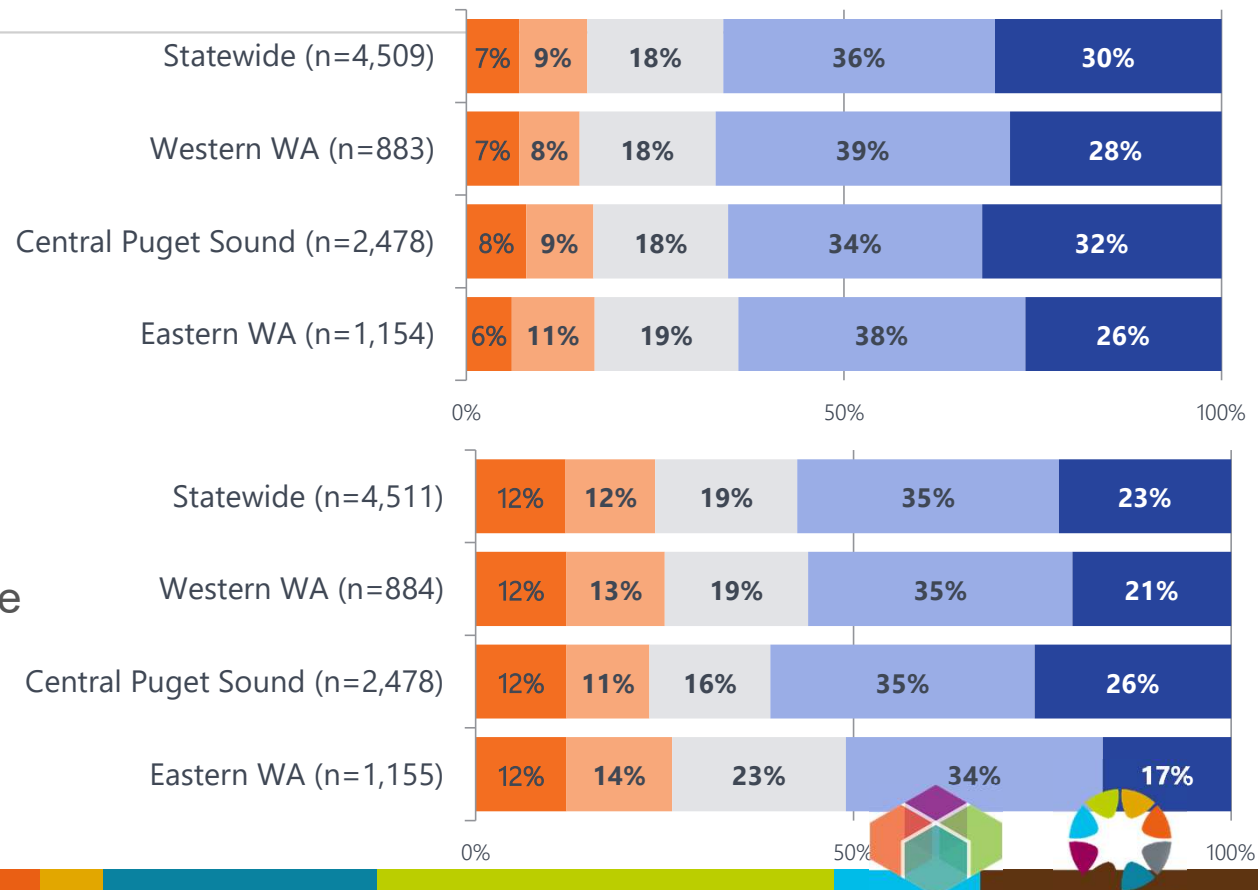
Strong Statewide Support for More Diverse Housing

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!

CITY OF RUSTON
NOTICE OF PUBLIC MEETING

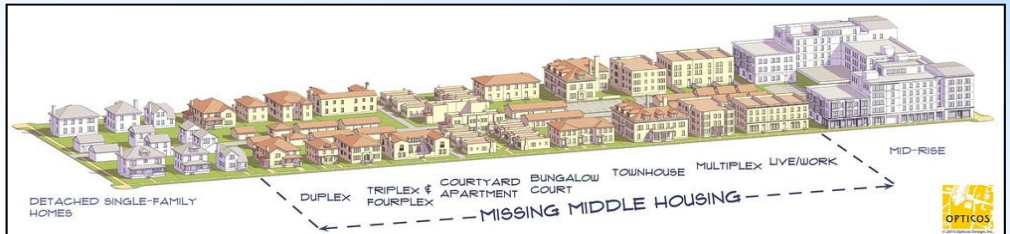
Washington State Department of Commerce

April 18, 2023 at 7:00pm - City Council Chambers

The City of Ruston will hold a public meeting before the City Council on April 18, 2023 at 7:00pm, regarding a presentation on Middle Housing by the Washington State Department of Commerce. Continued discussion will also occur before the Ruston Planning Commission on May 3, 2023 at 7:00pm or as soon thereafter as the matter may be heard.

The public meetings will be held at the Ruston Community Center located at 5219 North Shirley Street, Ruston, WA 98407. All members of the public may provide testimony during the public comment period or you may submit written comments. Additional information can be found on the City of Ruston website at:

www.rustonwa.org/middle-housing-update



Visit Ruston's web site at www.rustonwa.org for more info on this announcement and many other community events!

City of
Ruston
WASHINGTON



City of Ruston
Community Development
5219 N Shirley Street
Ruston, WA 98407

NOTICE OF PUBLIC HEARING

Please send project comments
to Rob White, Community
Development Director
robw@rustonwa.org or at the
return address above

Community Development Update

May 2023

Current Development Highlights

| Project | SEPA | SPR | Permits | Construction | Occupancy |
|--|------|-----|---------|--------------|-----------|
| Carriage House Mixed Use 5121 N Pearl Street | → | | | | |
| Building 11A - Ruston Market 5101 Ruston Way | → | | | | |
| Bennett Street Live/Work Units 5123 N Bennett Street | → | | | | |
| Building 9 - Mixed Use 5101 Ruston Way | → | | | | |
| Building 11B - Mixed Use 5101 Ruston Way | → | | | | |
| Building 16 - Mixed Use 5101 Ruston Way | → | | | | |



Long-Range Planning Timeline

| Project | 2022 | 2023 | 2024 |
|---|------|------|------|
| Comprehensive Plan Update: GMA Required Comprehensive Plan Periodic Update. | | → | |
| Middle Housing Update: Update Housing Goals/Policies, Equity Analysis, Integrate Form-Based Code Concepts | → | | |
| Comprehensive Plan Implementation: Updates to zoning and development codes to reflect the updated Comp Plan. | | | → |
| 2023 Six Year TIP: Annual Update, Sidewalk/Roadway Maintenance Programs | → | → | → |
| Impact Fees: Transportation, Sewer, Storm, Parks, etc. | | → | |



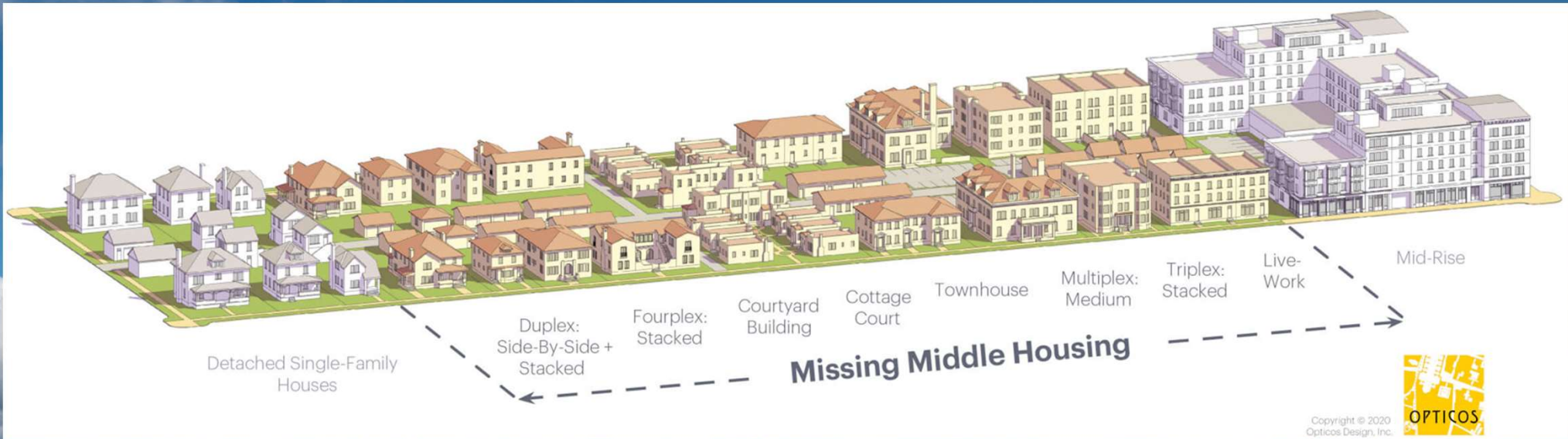
Grant Pipeline Update

| Grant | Amount | Prep | Submit | Award | Design | Bid | Construction | Complete |
|--|----------------|------|--------|-------|--------|-----|--------------|----------|
| TIB: Complete Streets 51 st /Winnifred | \$250K | → | | | | | | |
| TIB: 53 rd Street Repaving Project | \$645K | → | | | | | | |
| TIB: 52 nd Street Repaving Project | \$569K | → | | | | | | |
| TIB: Chip Seal/Signs Program | \$187K | → | | | | | | |
| AWC: 49 th Street Sidewalk Repairs | \$5K | → | | | | | | |
| AWC: Winnifred St Sidewalk Repairs | \$5K | → | | | | | | |
| Ecology: Pearl St Storm Water Project | \$112K | → | | | | | | |
| TIB: Park Ave Repaving/Signs/Lighting | \$629K | → | | | | | | |
| TIB: Court Street Chip Seal/Signs | \$55K | → | | | | | | |
| Commerce: Middle Housing Grant | \$60K | → | | | | | | |
| Commerce: Comp Plan Update | \$100K | → | | | | | | |
| TOTAL GRANTS 2018-2023: | \$2.62M | | | | | | | |
| EPA: Remediation Projects (2023-?) | Varies | → | | | | | | |
| TIB: Highland Repaving/Lighting (2023) | \$750K | → | | | | | | |

Community Development Update



Middle Housing Considerations



Equity/Affordability – Capacity/Location – Scale/Design

“Middle Housing” means attached, stacked, or clustered dwellings that are compatible with the scale, form and character of detached houses.

Middle Housing Potential Strategies

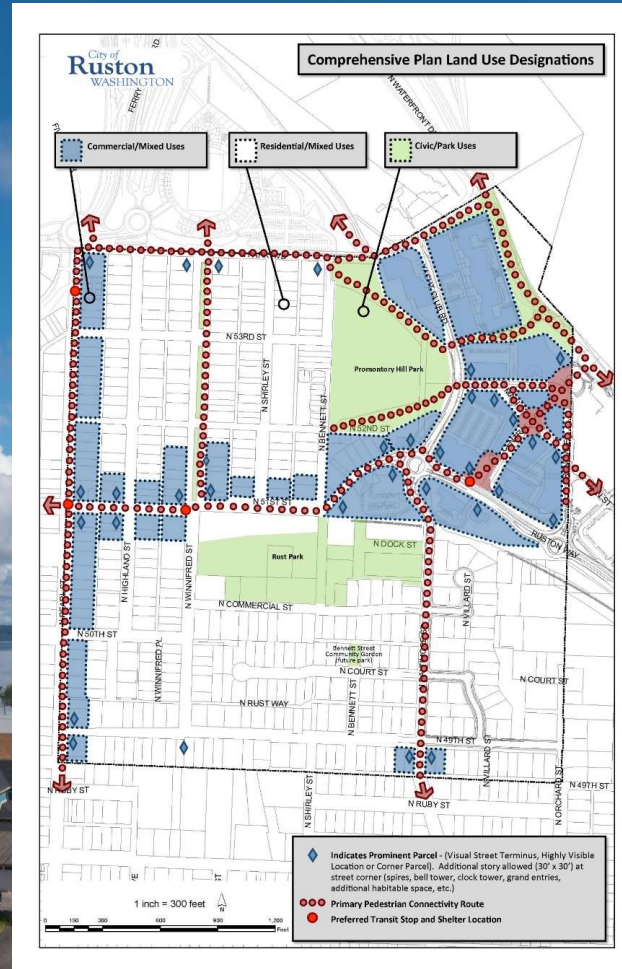
Updates Should Include:

Comprehensive Plan

- **Housing Equity Analysis**
(Modification of Policies that Create Middle Housing Barriers)
- **Buildable Lands Analysis**
(Unit Capacity)
- **Parking Inventory**

Zoning Code

- Land Use Designation/Zone
- Matrix Update/Streamline
- Typology Spread
- Architectural Standards



Official Zoning Map



Middle Housing Potential Strategies

Updates Should Include:

Comprehensive Plan

- **Housing Equity Analysis**
(Modification of Policies that Create Middle Housing Barriers)
- **Buildable Lands Analysis**
(Unit Capacity)
- **Parking Inventory**

Zoning Code

- Land Use Designation/Zone
- Matrix Update/Streamline
- Typology Spread
- Architectural Standards

EXISTING Ruston Land Use Matrix (RMC 25.07.020)

| | RES Zone |
|-------------------------|----------|
| Dwelling, Accessory | C |
| Dwelling, Single-Family | P |
| Dwelling, Duplex | C |
| Dwelling, Triplex | C |
| Dwelling, Multi-Family | C |

C = Conditional Use/Public Hearing Required, P = Permitted Use

POTENTIAL Ruston Land Use Matrix (RMC 25.07.020)

| | RES Zone |
|-------------------------|----------|
| Dwelling, Accessory | P |
| Dwelling, Single-Family | P |
| Dwelling, Duplex | P |
| Dwelling, Triplex | C |
| Dwelling, Multi-Family | C |

C = Conditional Use/Public Hearing Required, P = Permitted Use

P = Subject to Design Standards (Typology)

Middle Housing Potential Strategies

Updates Should Include:

Comprehensive Plan

- **Housing Equity Analysis**
(Modification of Policies that Create Middle Housing Barriers)
- **Buildable Lands Analysis**
(Unit Capacity)
- **Parking Inventory**

Zoning Code

- Land Use Designation/Zone
- Matrix Update/Streamline
- Typology Spread
- Architectural Standards



Middle Housing Potential Strategies

Updates Should Include:

Comprehensive Plan

- **Housing Equity Analysis**
(Modification of Policies that Create Middle Housing Barriers)
- **Buildable Lands Analysis**
(Unit Capacity)
- **Parking Inventory**

Zoning Code

- Land Use Designation/Zone
- Matrix Update/Streamline
- Typology Spread
- Architectural Standards



Middle Housing Potential Strategies

Updates Should Include:

Comprehensive Plan

- **Housing Equity Analysis**
(Modification of Policies that Create Middle Housing Barriers)
- **Buildable Lands Analysis**
(Unit Capacity)
- **Parking Inventory**

Zoning Code

- Land Use Designation/Zone
- Matrix Update/Streamline
- Typology Spread
- Architectural Standards



Middle Housing Potential Strategies

Updates Should Include:

Comprehensive Plan

- **Housing Equity Analysis**
(Modification of Policies that Create Middle Housing Barriers)
- **Buildable Lands Analysis**
(Unit Capacity)
- **Parking Inventory**

Zoning Code

- Land Use Designation/Zone
- Matrix Update/Streamline
- Typology Spread
- Architectural Standards



Comprehensive Plan Update Status

| Chapter | Review Status | | | Chapter | Review Status | | |
|---|---------------|----------|---------|---|---------------|----------|---------|
| | Staff | PC | Council | | Staff | PC | Council |
| 1 - Introduction | | Nov '22 | | Appendix A - Land Use Designations Map | | Jun-Sept | |
| 2 - Vision, Goals and Framework | | Dec '22 | | Appendix B - Six-Year TIP | | | |
| 3 - Community Character | | Mar '23 | | Appendix C - Point Ruston SEIS | | | |
| 4 - Land Use | | Jun-Sept | | Appendix D - Buildable Lands Analysis | | Jun-Sept | |
| 5 - Housing | | Jun-Sept | | Appendix E - Shoreline Jurisdiction Map | | | |
| 6 - Economic Vitality | | | | Appendix F - Critical Areas Map | | | |
| 7 - Transportation | | | | Appendix G - Walkability Index Data Sheet | | | |
| 8 - Utilities | | | | Appendix H - Report on Housing Equity | | May-July | |
| 9 - Capital Facilities | | | | Appendix I - Parking Inventory and Analysis | | Jun-Sept | |
| 10 - Participation, Implementation and Evaluation | | | | | | | |
| 11 - Shoreline Master Program | | | | | | | |

Not Started
In Review
Draft Ready for Public Hearing
Completed

Community Development Update



Middle Housing Update

Welcome to the Ruston Planning Commission's page for the Middle Housing Update. Over the next several months we'll be learning about, and considering how to integrate, middle housing into Ruston. In order to help familiarize you with middle housing, we've gathered a handful of articles and videos included in the links below.



Resources

Articles/Documents:

[Discovering and Developing Middle Housing \(https://www.aarp.org/content/dam/aarp/livable-communities/housing/2022/Discovering%20and%20Developing%20Missing%20Middle%20Housing-singles-093022.pdf\)](https://www.aarp.org/content/dam/aarp/livable-communities/housing/2022/Discovering%20and%20Developing%20Missing%20Middle%20Housing-singles-093022.pdf)

[12 Barriers to Missing Middle Housing \(https://www.aarp.org/livable-communities/housing/info-2020/barriers-to-missing-middle-housing.html\)](https://www.aarp.org/livable-communities/housing/info-2020/barriers-to-missing-middle-housing.html)

[MRSC Article on Middle Housing \(https://mrsc.org/explore-topics/planning/housing/missing-middle-housing\)](https://mrsc.org/explore-topics/planning/housing/missing-middle-housing)

Videos:

<https://www.rustonwa.org/middle-housing-update/>

[An Introduction to Missing Middle Housing_\(https://www.youtube.com/watch?v=gRuOgNEyuxo\)](https://www.youtube.com/watch?v=gRuOgNEyuxo)

[How to Implement Missing Middle Housing_\(https://www.youtube.com/watch?v=gY54qeugFug\)](https://www.youtube.com/watch?v=gY54qeugFug)

[How Missing Middle Can Be Applied Universally_\(https://www.youtube.com/watch?v=rTw_zeLmFm0\)](https://www.youtube.com/watch?v=rTw_zeLmFm0)

Meeting Dates:

[May 3, 2023 \(https://www.rustonwa.org/event/notice-of-planning-commission-public-meeting-may-3-2023/\)](https://www.rustonwa.org/event/notice-of-planning-commission-public-meeting-may-3-2023/)


[April 18, 2023 \(https://www.rustonwa.org/event/notice-of-public-meeting-april-18-2023/\)](https://www.rustonwa.org/event/notice-of-public-meeting-april-18-2023/)

[March 29, 2023 \(https://www.rustonwa.org/event/city-of-ruston-planning-commission-work-study-session-march-29-2023/\)](https://www.rustonwa.org/event/city-of-ruston-planning-commission-work-study-session-march-29-2023/)

[February 8, 2023 \(https://www.rustonwa.org/event/planning-commission-meeting-february-8-2023/\)](https://www.rustonwa.org/event/planning-commission-meeting-february-8-2023/)

 Helpful

 Share

 Size

 Translate

City of Ruston
5219 N Shirley Street
Ruston, WA 98407
Phone: (253) 759-3544

Hours: 9:00 a.m. - 5:00 p.m.

Monday-Friday

[Directory \(/contact\)](#), [Feedback \(/feedback\)](#)

[Accessibility \(/accessibility-statement\)](#), [Sitemap \(/sitemap\)](#)

Powered by

[_\(https://proudcity.com\)](https://proudcity.com)

Community Development Update

June 2023

Current Development Highlights

| Project | SEPA | SPR | Permits | Construction | Occupancy |
|--|------|-----|---------|--------------|-----------|
| Building 11A - Ruston Market 5101 Ruston Way | → | | | | |
| Bennett Street Live/Work Units 5123 N Bennett Street | → | | | | |
| Building 9 - Mixed Use 5101 Ruston Way | → | | | | |
| Building 11B - Mixed Use 5101 Ruston Way | → | | | | |
| Building 16 - Mixed Use 5101 Ruston Way | → | | | | |



Long-Range Planning Timeline

| Project | 2022 | 2023 | 2024 |
|---|------|------|------|
| Comprehensive Plan Update: GMA Required Comprehensive Plan Periodic Update. | | → | |
| Middle Housing Update: Update Housing Goals/Policies, Equity Analysis, Integrate Form-Based Code Concepts | → | | |
| Comprehensive Plan Implementation: Updates to zoning and development codes to reflect the updated Comp Plan. | | | → |
| 2023 Six Year TIP: Annual Update, Sidewalk/Roadway Maintenance Programs | → | → | → |
| Impact Fees: Transportation, Sewer, Storm, Parks, etc. | | | → |



Grant Pipeline Update

| Grant | Amount | Prep | Submit | Award | Design | Bid | Construction | Complete | |
|--|----------------|------|--------|-------|--------|-----|--------------|----------|--|
| TIB: 2018-2022 - (51st, 52nd, 53rd Street) | \$1.46M | → | | | | | | | |
| TIB: Chip Seal/Signs Program | \$187K | → | | | | | | | |
| Ecology: Pearl St Storm Water Project | \$112K | → | | | | | | | |
| AWC: 2020-2022 Sidewalk Repairs | \$10K | → | | | | | | | |
| TIB: City-wide Pavement Crack Seal | \$38K | → | | | | | | | |
| TIB: Park Ave Repaving/Signs/Lighting | \$629K | → | | | | | | | |
| TIB: Court Street Chip Seal/Signs | \$55K | → | | | | | | | |
| Commerce: Middle Housing Grant | \$60K | → | | | | | | | |
| Commerce: Comp Plan Update | \$100K | → | | | | | | | |
| AWC: 2023 Sidewalk Repairs | \$5K | → | | | | | | | |
| TOTAL GRANTS 2018-2023: | \$2.66M | | | | | | | | |
| Commerce: Electrical Grid Resilience | Varies | → | | | | | | | |
| EPA: Remediation Projects (2023-?) | Varies | → | | | | | | | |
| TIB: Highland Repaving/Lighting (2023) | \$750K | → | | | | | | | |

Community Development Update



Report on Housing Equity

The Growth Management Act (GMA) requires cities to evaluate housing equity and affordability using demographic data provided by the Washington State Department of Commerce to identify barriers to affordable housing.

Recommended policy and regulation revisions to be considered in the 2024 Comprehensive Plan Update

CITY OF RUSTON WASHINGTON

Appendix H

2023 Report on Housing Equity



Report on Housing Equity

Although the existing demographic data confirms that Ruston is similar in racial and income diversity to the greater Pierce County area, there is still a need to support further development of affordable housing options.

Table 2. Racial composition percentage of Ruston and Pierce County 2015 and 2020

| Race or Ethnic Category | Ruston | | Pierce County | |
|----------------------------------|--------|------|---------------|------|
| | 2015 | 2020 | 2015 | 2020 |
| Asian | 2% | 5% | 6% | 6% |
| Black or African American | 4% | 1% | 6% | 7% |
| Hispanic or Latino (of any race) | 3% | 6% | 10% | 11% |
| Other Race | 8% | 9% | 9% | 10% |
| White | 83% | 79% | 69% | 66% |

Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Report on Housing Equity

Not Cost Burdened (65.5%) White 69%, Persons of Color 62%
Cost Burdened (34.5%) White 31%, Persons of Color 38%

Table 4. Ruston percentage of households by housing cost burden, 2019

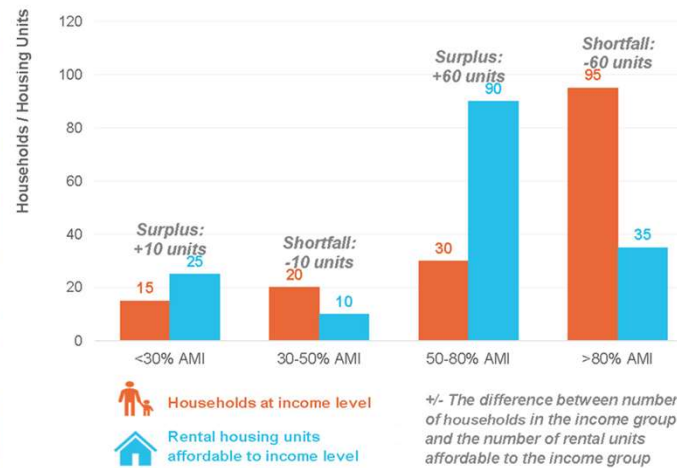
| | Persons of Color | White | Racial Subgroups | | | |
|-------------------------------|------------------|-------|------------------|---------------------------|----------------------------------|------------|
| | | | Asian | Black or African American | Hispanic or Latino (of any race) | Other Race |
| Total Households | | | | | | |
| Not Cost Burdened | 62% | 69% | 50% | 100% | 50% | 61% |
| Total Cost-Burdened | 38% | 31% | 50% | 0 | 50% | 39% |
| Cost-Burdened (30-50%) | 25% | 18% | 50% | 0% | 50% | 13% |
| Severely Cost-Burdened (>50%) | 13% | 12% | 0% | 0% | 0% | 26% |
| Not Calculated | | | | | | |
| Owner | | | | | | |
| Not Cost Burdened | 73% | 69% | 40% | 100% | 100% | 79% |
| Total Cost-Burdened | 43% | 31% | 40% | 0% | 100% | 42% |
| Cost-Burdened (30-50%) | 32% | 14% | 40% | 0% | 100% | 21% |
| Severely Cost-Burdened (>50%) | 11% | 17% | 0% | 0% | 0% | 21% |
| Not Calculated | | | | | | |
| Renter | | | | | | |
| Not Cost Burdened | 55% | 69% | 0% | 100% | 40% | 50% |
| Total Cost-Burdened | 36% | 30% | 0% | 0% | 40% | 50% |
| Cost-Burdened (30-50%) | 18% | 28% | 0% | 0% | 40% | 0% |
| Severely Cost-Burdened (>50%) | 18% | 3% | 0% | 0% | 0% | 50% |
| Not Calculated | | | 0% | | | |

Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Report on Housing Equity

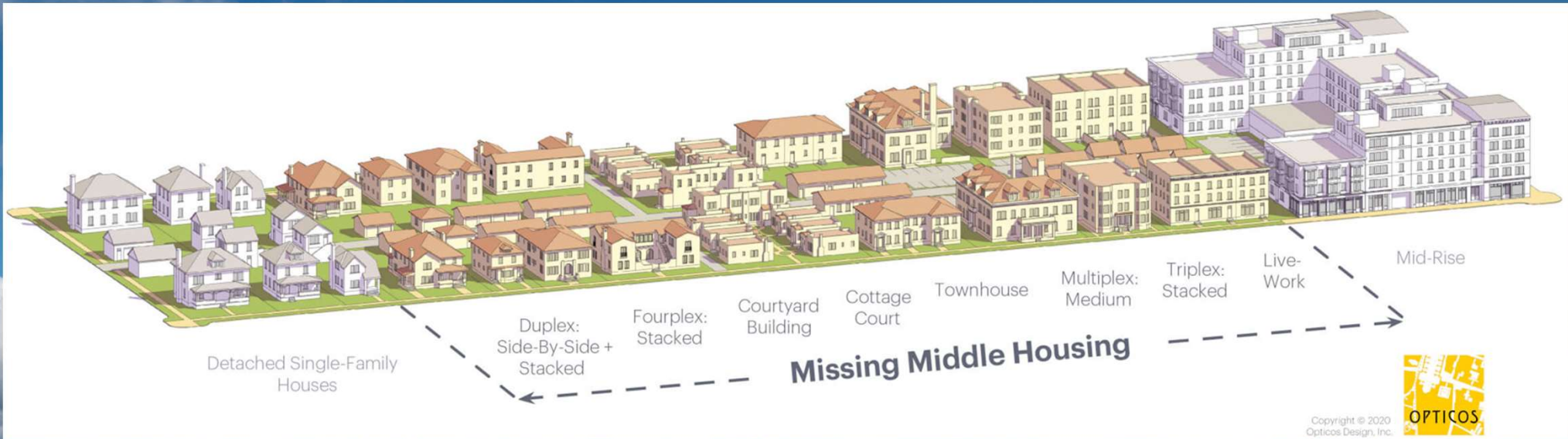
Total Households: 490
Total Affordable Units: 160 (32.6%)
Current Total Need: 160 (Meets current need)
Future Need (20% Growth): 192 (32 Units Needed)

Chart 11. Ruston renter households by income compared to rental units by affordability, 2019



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 15C) & US HUD, 2015-

Middle Housing Considerations



Equity/Affordability – Capacity/Location – Scale/Design

“Middle Housing” means attached, stacked, or clustered dwellings that are compatible with the scale, form and character of detached houses.

Middle Housing Potential Strategies

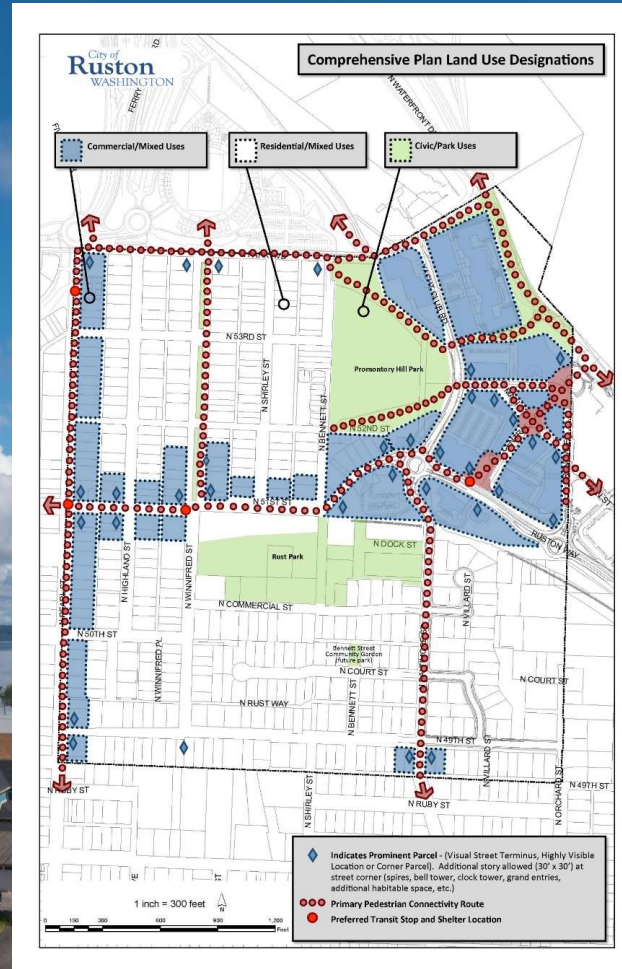
Updates Should Include:

Comprehensive Plan

- **Housing Equity Analysis**
(Modification of Policies that Create Middle Housing Barriers)
- **Buildable Lands Analysis**
(Unit Capacity)
- **Parking Inventory**

Zoning Code

- Land Use Designation/Zone
- Matrix Update/Streamline
- Typology Spread
- Architectural Standards



Official Zoning Map



Middle Housing Potential Strategies

Updates Should Include:

Comprehensive Plan

- **Housing Equity Analysis**
(Modification of Policies that Create Middle Housing Barriers)
- **Buildable Lands Analysis**
(Unit Capacity)
- **Parking Inventory**

Zoning Code

- Land Use Designation/Zone
- Matrix Update/Streamline
- Typology Spread
- Architectural Standards

| EXISTING Ruston Land Use Matrix (RMC 25.07.020) | RES Zone |
|--|----------|
| Dwelling, Accessory | C |
| Dwelling, Single-Family | P |
| Dwelling, Duplex | C |
| Dwelling, Triplex | C |
| Dwelling, Multi-Family | C |
| C = Conditional Use/Public Hearing Required, P = Permitted Use | |

| POTENTIAL Ruston Land Use Matrix (RMC 25.07.020) | RES Zone |
|--|----------|
| Dwelling, Accessory | P |
| Dwelling, Single-Family | P |
| Dwelling, Duplex | P |
| Dwelling, Triplex | C |
| Dwelling, Multi-Family | C |
| C = Conditional Use/Public Hearing Required, P = Permitted Use | |

P = Subject to Design Standards (Typology)

Middle Housing Potential Strategies

Updates Should Include:

Comprehensive Plan

- **Housing Equity Analysis**
(Modification of Policies that Create Middle Housing Barriers)
- **Buildable Lands Analysis**
(Unit Capacity)
- **Parking Inventory**

Zoning Code

- Land Use Designation/Zone
- Matrix Update/Streamline
- Typology Spread
- Architectural Standards



Middle Housing Potential Strategies

Updates Should Include:

Comprehensive Plan

- **Housing Equity Analysis**
(Modification of Policies that Create Middle Housing Barriers)
- **Buildable Lands Analysis**
(Unit Capacity)
- **Parking Inventory**

Zoning Code

- Land Use Designation/Zone
- Matrix Update/Streamline
- Typology Spread
- Architectural Standards



Middle Housing Potential Strategies

Updates Should Include:

Comprehensive Plan

- **Housing Equity Analysis**
(Modification of Policies that Create Middle Housing Barriers)
- **Buildable Lands Analysis**
(Unit Capacity)
- **Parking Inventory**

Zoning Code

- Land Use Designation/Zone
- Matrix Update/Streamline
- Typology Spread
- Architectural Standards



Middle Housing Potential Strategies

Updates Should Include:

Comprehensive Plan

- **Housing Equity Analysis**
(Modification of Policies that Create Middle Housing Barriers)
- **Buildable Lands Analysis**
(Unit Capacity)
- **Parking Inventory**

Zoning Code

- Land Use Designation/Zone
- Matrix Update/Streamline
- Typology Spread
- Architectural Standards



Comprehensive Plan Update Status

| Chapter | Review Status | | | Chapter | Review Status | | |
|---|---------------|----------|---------|---|---------------|----------|---------|
| | Staff | PC | Council | | Staff | PC | Council |
| 1 - Introduction | | Nov '22 | | Appendix A - Land Use Designations Map | | Jun-Sept | |
| 2 - Vision, Goals and Framework | | Dec '22 | | Appendix B - Six-Year TIP | | | |
| 3 - Community Character | | Mar '23 | | Appendix C - Point Ruston SEIS | | | |
| 4 - Land Use | | Jun-Sept | | Appendix D - Buildable Lands Analysis | | Jun-Sept | |
| 5 - Housing | | Jun-Sept | | Appendix E - Shoreline Jurisdiction Map | | | |
| 6 - Economic Vitality | | | | Appendix F - Critical Areas Map | | | |
| 7 - Transportation | | | | Appendix G - Walkability Index Data Sheet | | | |
| 8 - Utilities | | | | Appendix H - Report on Housing Equity | | May-July | |
| 9 - Capital Facilities | | | | Appendix I - Parking Inventory and Analysis | | Jun-Sept | |
| 10 - Participation, Implementation and Evaluation | | | | | | | |
| 11 - Shoreline Master Program | | | | | | | |

Not Started
In Review
Draft Ready for Public Hearing
Completed

Report on Housing Equity

What's Next?

Parking Inventory and Analysis Report Review/Consider Reducing Residential Parking Requirements

Review Draft Changes to the Comp Plan Housing Element to Encourage Middle Housing

Begin Working on Draft Zoning Code Updates

Land Use Matrix

Residential Architectural/Form-Based Code Requirements

Parking Code

Upcoming Meeting Calendar

Next Meeting: August 2, 2023

Tentative Dates: September 6, 2023, October 4, 2023, November 8, 2023

Community Development Update

