

CITY OF RUSTON WASHINGTON

Appendix H

2023 Report on Housing Equity



Contents

| | |
|---|----|
| Housing Equity - Introduction | 3 |
| What is the Purpose of this Report? | 4 |
| Existing Demographics - Race and Income | 4 |
| Data Source | 4 |
| Racial Composition | 5 |
| Cost Burden | 10 |
| Rental Affordability | 18 |
| Income | 22 |
| Tenure | 29 |
| Demographics Summary | 32 |
| Evaluation of Existing Land Use Policies | 34 |
| Evaluation Method | 34 |
| Evaluation Framework | 34 |
| Evaluation of Comprehensive Plan Policies | 35 |
| Findings and Conclusions | 65 |
| Existing Policies | 65 |
| Recommended Policy and Regulation Revisions | 65 |
| General Strategy | 65 |
| Specific Policy Revisions | 66 |
| Summary | 66 |

City of Ruston

Report on Housing Equity

Housing Equity - Introduction

Housing is a fundamental human need that provides shelter, safety, and security. However, access to safe and affordable housing remains challenging for many individuals and communities. This report will examine the critical issues related to housing in the City of Ruston, focusing on racial equity and affordable housing.

Racial equity is a critical concern when it comes to housing. In many communities, there are persistent racial disparities in access to housing. Historically, discriminatory policies and practices, such as redlining and exclusionary zoning, have excluded people of color from accessing housing in specific neighborhoods. As a result, many communities of color have been disproportionately impacted by poverty, substandard living conditions, and homelessness.

To address these disparities, it is essential to implement policies that promote racial equity in housing. This can be done by increasing access to affordable housing in historically excluded neighborhoods, promoting fair housing practices, and addressing discrimination in the housing market. Additionally, community-led initiatives prioritizing the needs and perspectives of people of color can help promote equity and ensure everyone has access to safe and affordable housing.

Affordable housing is another critical issue in the housing landscape. Many individuals and families struggle to find affordable housing as housing costs continue to rise while wages remain stagnant. This can lead to homelessness, overcrowding, and poor living conditions, particularly for low-income individuals and families.

To address the issue of affordable housing, several strategies can be implemented. These include providing government subsidies; implementing housing policies that encourage diverse housing types; streamlining permit processes; creating tax incentives to construct affordable housing units; using inclusionary zoning to require developers to include them in their developments; implementing rent control to limit the amount landlords can charge for rent; and encouraging community involvement - especially among marginalized residents. By increasing the supply of affordable housing, we can ensure that everyone has access to safe and stable housing.

Housing is an important issue that impacts individuals, families, and communities. To ensure that everyone has access to safe, affordable, and accessible housing, it is essential to promote racial equity and increase the supply of affordable housing. By working together, we can help build more inclusive, equitable, and supportive communities now and for future generations to come.

What is the Purpose of this Report?

As required by the Washington State Growth Management Act, this report aims to analyze the 2015 City of Ruston Comprehensive Plan utilizing demographic data on racially disparate impacts made available by the Washington State Department of Commerce in April 2023 to discover any barriers to affordable housing - with recommendations to correct them found in the “Recommended Policy and Regulation Revisions” section of this report – which will be considered during the 2024 Ruston Comprehensive Plan update.

Existing Demographics - Race and Income

Data Source

The data used in this report to assess racially disparate impacts (RDI) was sourced from the Washington State Department of Commerce. The data encompasses various statistics that aid jurisdictions in analyzing the extent of racial disparity within their communities. Additionally, the tool offers valuable insights into the demographics of the community and the characteristics of the housing stock, which can facilitate a housing needs assessment (HNA) and inform the housing element of a comprehensive plan. The tables and charts contained in this report were combined with feedback from community engagement meetings with the Planning Commission and City Council. The raw data is contained in a Microsoft Excel file titled “Ruston Commerce RDI Tool Export 2023 0316” which is available from the City of Ruston upon request.

Racial Composition

Tables 1 and 2 examine the change in racial composition in Ruston between 2015 and 2020 and demonstrate notable changes in the racial makeup of Ruston and Pierce County. Over this period, Ruston's population grew from 915 to 1329, while Pierce County's population increased from 821,952 to 891,862. Both communities have a diverse population, with Ruston's racial composition being similar to that of Pierce County.

In 2020, Ruston's population was comprised of 79% white, 6% Hispanic or Latino, 5% Asian, 1% Black or African American, and 9% other races. Meanwhile, Pierce County's population was 66% white, 11% Hispanic or Latino, 6% Asian, 7% Black or African American, and 10% other races.

The data reveals a significant percentage of Hispanic or Latino, Asian, and Black or African American residents in both Ruston and Pierce County. In Ruston, 6% of the population is Hispanic or Latino, and 5% is Asian, while in Pierce County, 11% of the population is Hispanic or Latino, and 6% is Asian. Additionally, the percentage of Black or African American residents is higher in Pierce County (7%) than in Ruston (1%).

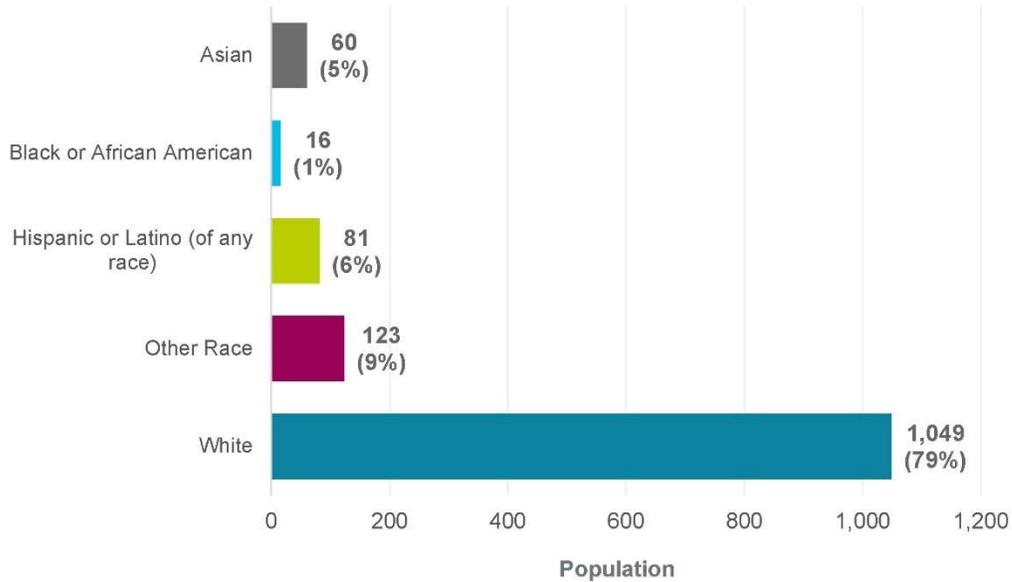
Although both Ruston and Pierce County are becoming more diverse over time, Ruston's overall racial makeup is still predominantly white, with 79% of the population being white. In contrast, Pierce County has a slightly lower percentage of white residents at 66%, which may be due to its larger physical size and population. Further details are available in the tables and graphs below.

Table 1. Racial composition of Ruston and Pierce County, 2015 and 2020

| Race or Ethnic Category | Ruston | | | Pierce County | | |
|--|------------|--------------|------------|----------------|----------------|---------------|
| | 2015 | 2020 | Change | 2015 | 2020 | Change |
| American Indian and Alaska Native | 13 | 9 | -4 | 8,003 | 8,071 | 68 |
| Asian | 17 | 60 | 43 | 48,962 | 56,167 | 7,205 |
| Black or African American | 40 | 16 | -24 | 53,391 | 59,311 | 5,920 |
| Hispanic or Latino (of any race) | 25 | 81 | 56 | 81,898 | 100,534 | 18,636 |
| Native Hawaiian and Other Pacific Islander | 2 | 10 | 8 | 11,029 | 12,560 | 1,531 |
| Other Race | 3 | 0 | -3 | 1,137 | 2,352 | 1,215 |
| Two or more races | 56 | 104 | 48 | 51,798 | 66,879 | 15,081 |
| White | 759 | 1,049 | 290 | 565,734 | 585,988 | 20,254 |
| Total | 915 | 1,329 | 414 | 821,952 | 891,862 | 69,910 |

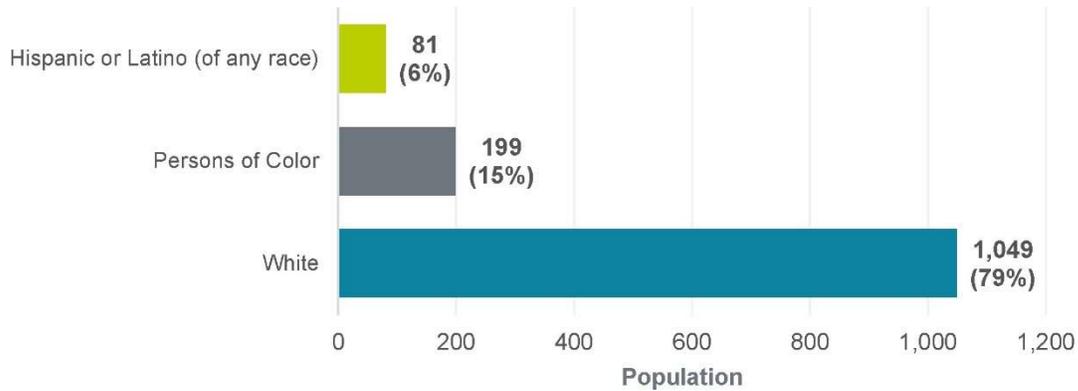
Source: US Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Chart 1. Ruston population by race and Hispanic or Latino ethnicity, 2020



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

Chart 1a. Ruston population by race and Hispanic ethnicity, 2020



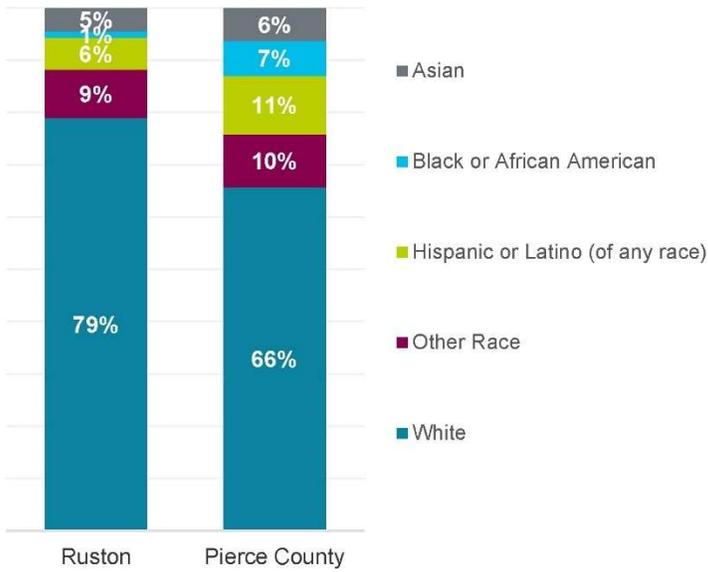
Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

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% |

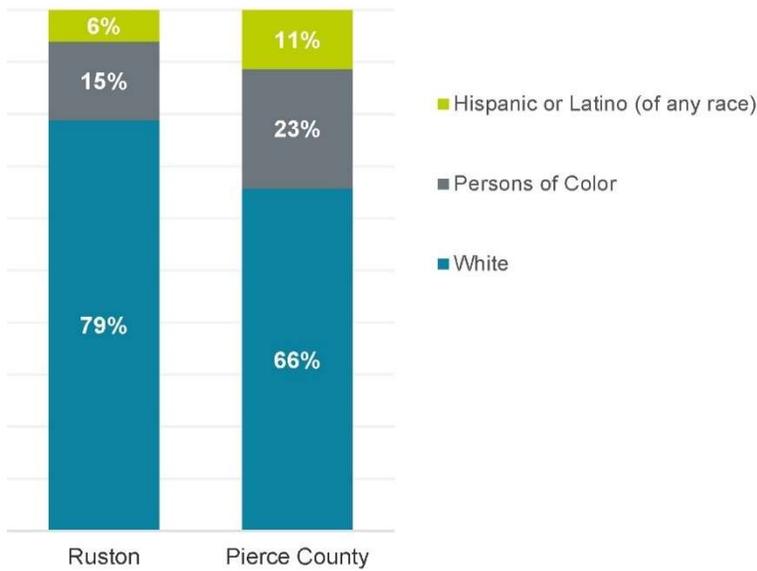
Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Chart 2. Racial composition of Ruston and Pierce County, 2020



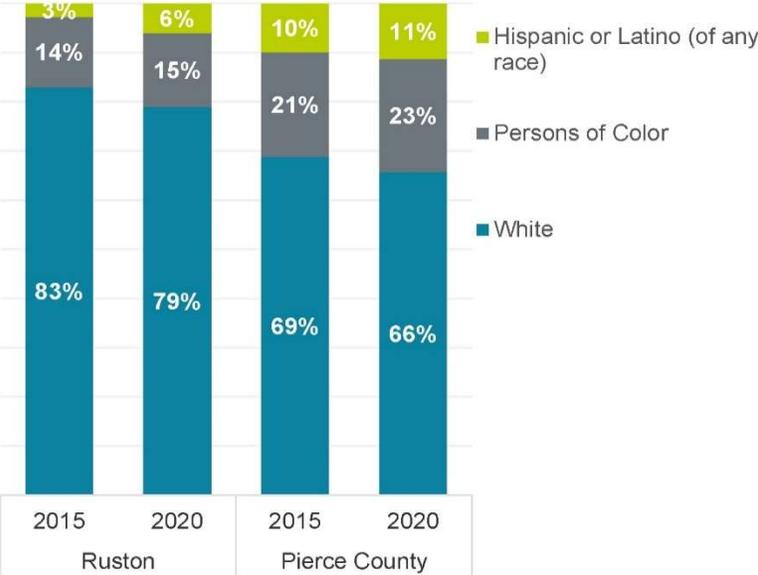
Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Chart 2a. Racial composition of Ruston and Pierce County, 2020



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

Chart 3. Racial composition of Ruston and Pierce County, 2015 and 2020



Source: US Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Cost Burden

Cost burdened families as those who pay more than 30% of their income for housing and may have difficulty affording necessities such as food, clothing, transportation and medical care - with *severe* cost burdened families pay more than 50% for these items. Table 3 provides information on housing cost burden and demographic characteristics of Ruston households in 2019. Of the 494 households, 327 are owner-occupied and 167 are renter-occupied. The majority of owners are white, followed by other races and Asians. Among renters, white households are also predominant, followed by other races and Hispanics or Latinos.

Owner-occupied households are primarily not cost-burdened (227 households), with a smaller portion facing cost burdens (52) or severe cost burdens (54). This suggests that most owners in Ruston are financially stable, with a minority experiencing significant housing cost burdens.

In contrast, a larger proportion of renter-occupied households face housing cost burdens. Out of the 167 renters, 112 are not cost-burdened, 44 are cost-burdened, and only 8 are severely cost-burdened. This indicates that many renters in Ruston struggle to afford housing and must prioritize housing expenses over other necessities.

These findings raise concerns about housing affordability in Ruston. Renting appears to be more expensive than owning a home in the city. Furthermore, lower-income households face more significant challenges in accessing affordable housing.

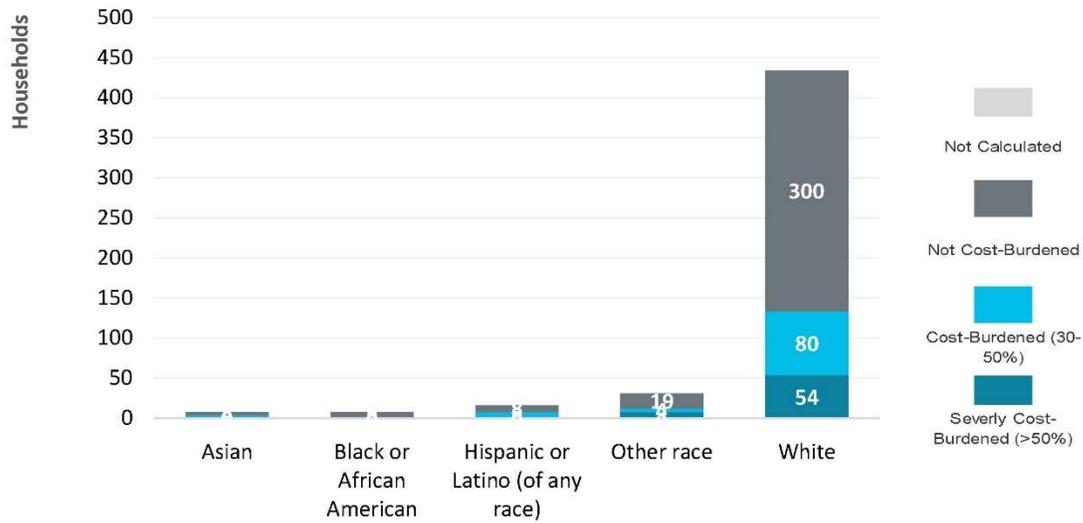
Overall, the data underscores the financial stability of owner-occupied households in Ruston, while highlighting the significant proportion of renter-occupied households facing housing cost burdens. For additional details, refer to charts 4 through 9a and tables 3 and 4.

Table 3. Ruston number of households by housing cost burden, 2019

| | White | Black or African American | Asian | American Indian or Alaska Native | Pacific Islander | Other Race | Hispanic or Latino (of any race) | Total |
|-------------------------------|------------|---------------------------|-----------|----------------------------------|------------------|------------|----------------------------------|------------|
| Owner Households | | | | | | | | |
| Not Cost Burdened | 200 | 4 | 4 | 0 | 0 | 15 | 4 | 227 |
| Total Cost-Burdened | 90 | 0 | 4 | 0 | 4 | 4 | 4 | 106 |
| Cost-Burdened (30-50%) | 40 | 0 | 4 | 0 | 4 | 0 | 4 | 52 |
| Severely Cost-Burdened (>50%) | 50 | 0 | 0 | 0 | 0 | 4 | 0 | 54 |
| Not Calculated | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 290 | 4 | 10 | 0 | 4 | 15 | 4 | 327 |
| Renter Households | | | | | | | | |
| Not Cost Burdened | 100 | 4 | 0 | 0 | 4 | 0 | 4 | 112 |
| Total Cost-Burdened | 44 | 0 | 0 | 0 | 0 | 4 | 4 | 52 |
| Cost-Burdened (30-50%) | 40 | 0 | 0 | 0 | 0 | 0 | 4 | 44 |
| Severely Cost-Burdened (>50%) | 4 | 0 | 0 | 0 | 0 | 4 | 0 | 8 |
| Not Calculated | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 145 | 4 | 0 | 0 | 4 | 4 | 10 | 167 |
| Total Households | 435 | 8 | 10 | 0 | 8 | 19 | 14 | 494 |

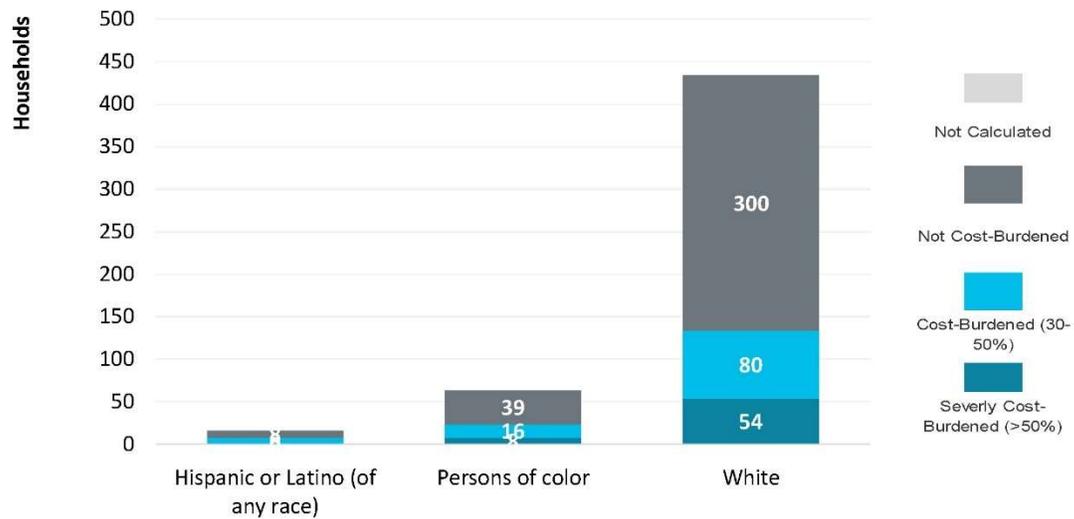
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 4. Ruston total housing cost burden by racial and ethnic group, 2019



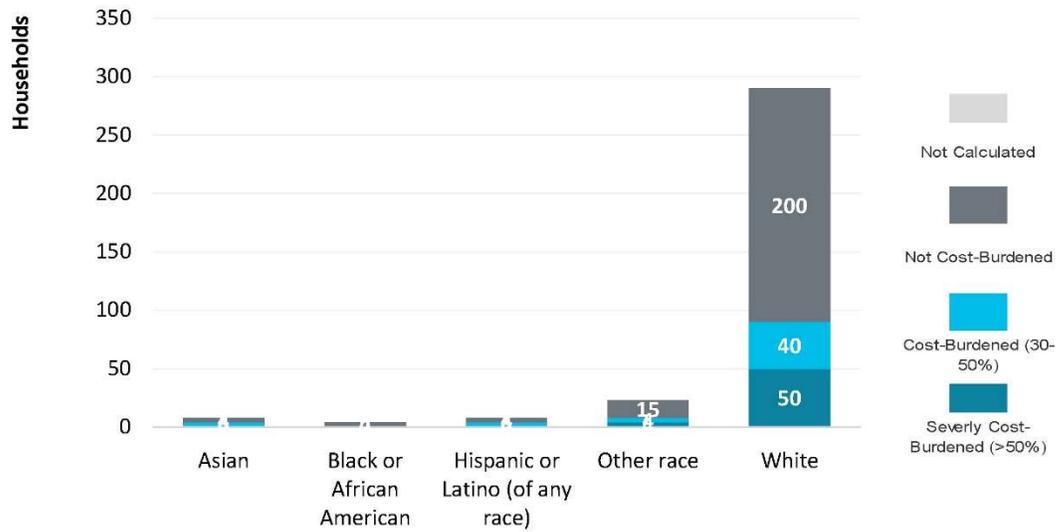
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 4a. Ruston total housing cost burden by racial and ethnic group, 2019



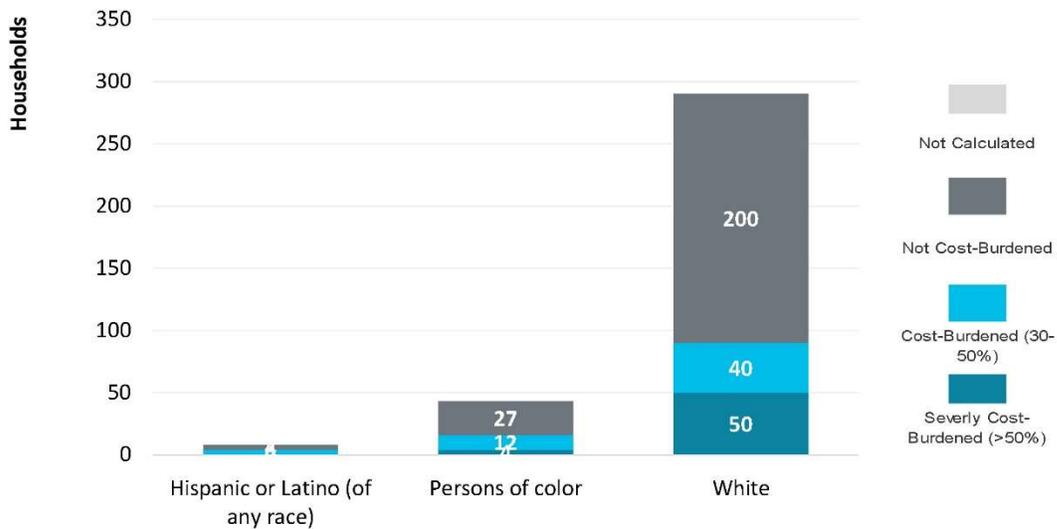
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 5. Ruston number of owner households by race and cost burden, 2019



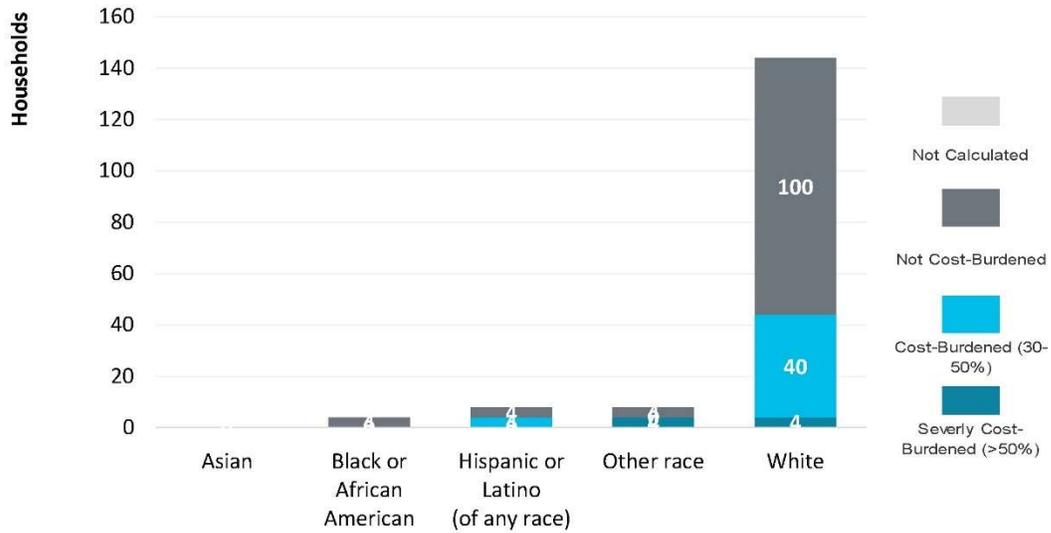
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 5a. Ruston number of owner households by race and cost burden, 2019



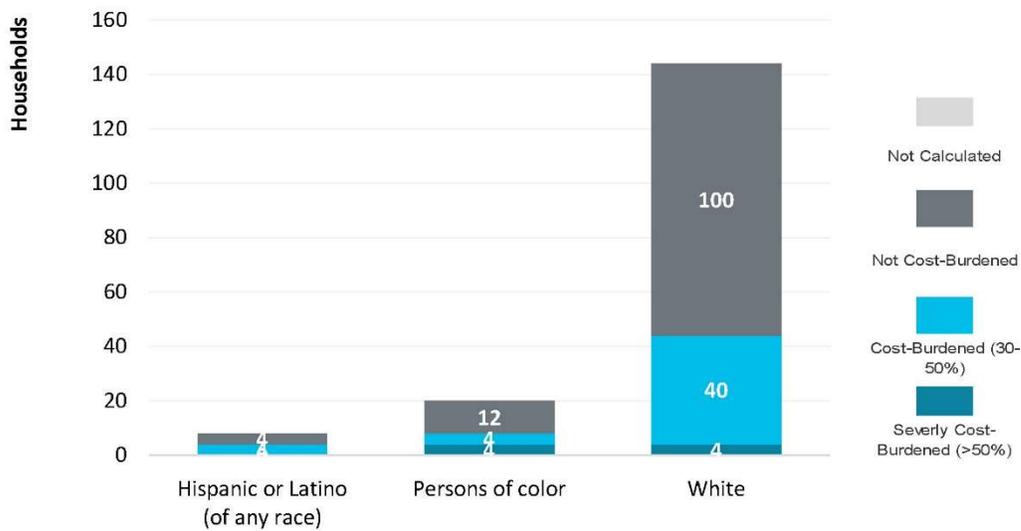
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 6. Ruston renter households by race and cost burden, 2019



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

Chart 6a. Ruston renter households by race and cost burden, 2019



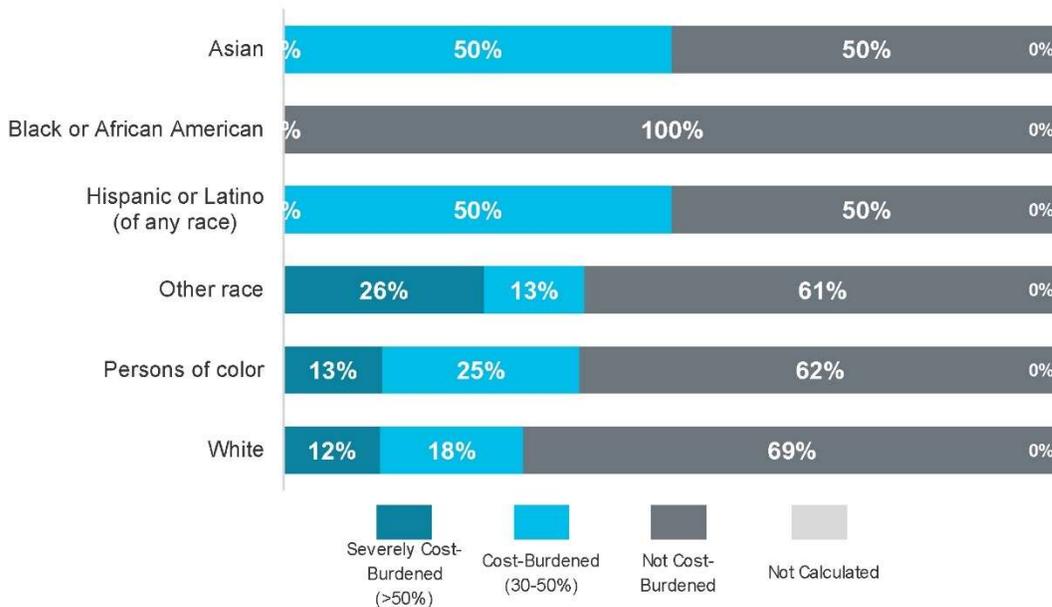
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

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% |
| <i>Cost-Burdened (30-50%)</i> | 25% | 18% | 50% | 0% | 50% | 13% |
| <i>Severely Cost-Burdened (>50%)</i> | 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% |
| <i>Cost-Burdened (30-50%)</i> | 32% | 14% | 40% | 0% | 100% | 21% |
| <i>Severely Cost-Burdened (>50%)</i> | 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% |
| <i>Cost-Burdened (30-50%)</i> | 18% | 28% | 0% | 0% | 40% | 0% |
| <i>Severely Cost-Burdened (>50%)</i> | 18% | 3% | 0% | 0% | 0% | 50% |
| Not Calculated | | | | | | |

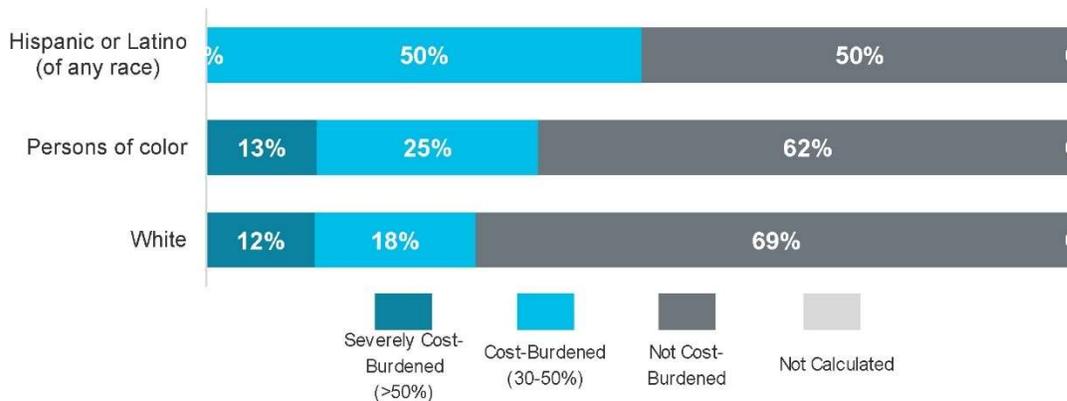
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 7. Ruston percent of all households experiencing housing cost burden, 2019



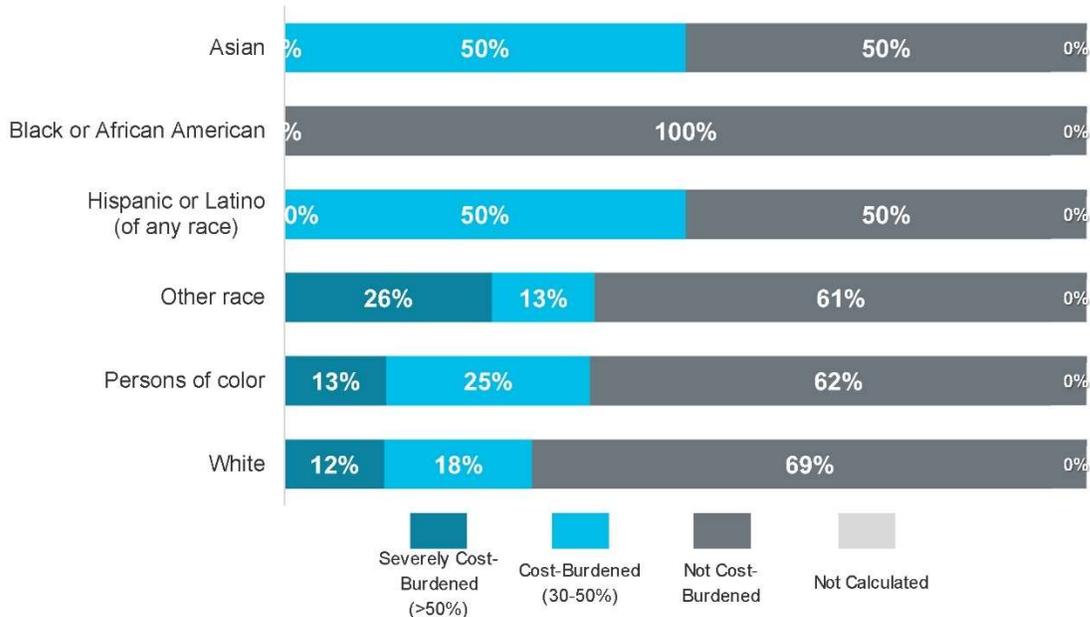
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 7a. Ruston percent of all households experiencing housing cost burden, 2019



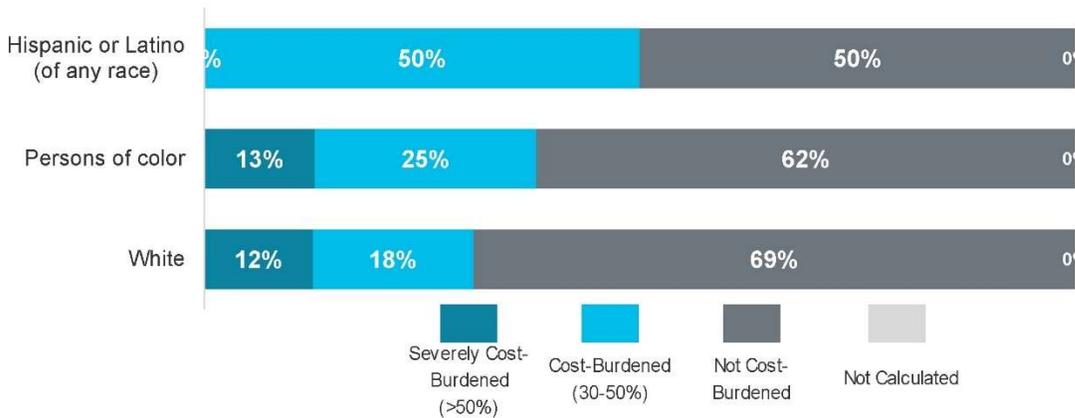
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 8. Ruston percent owner households experiencing housing cost burden, 2019



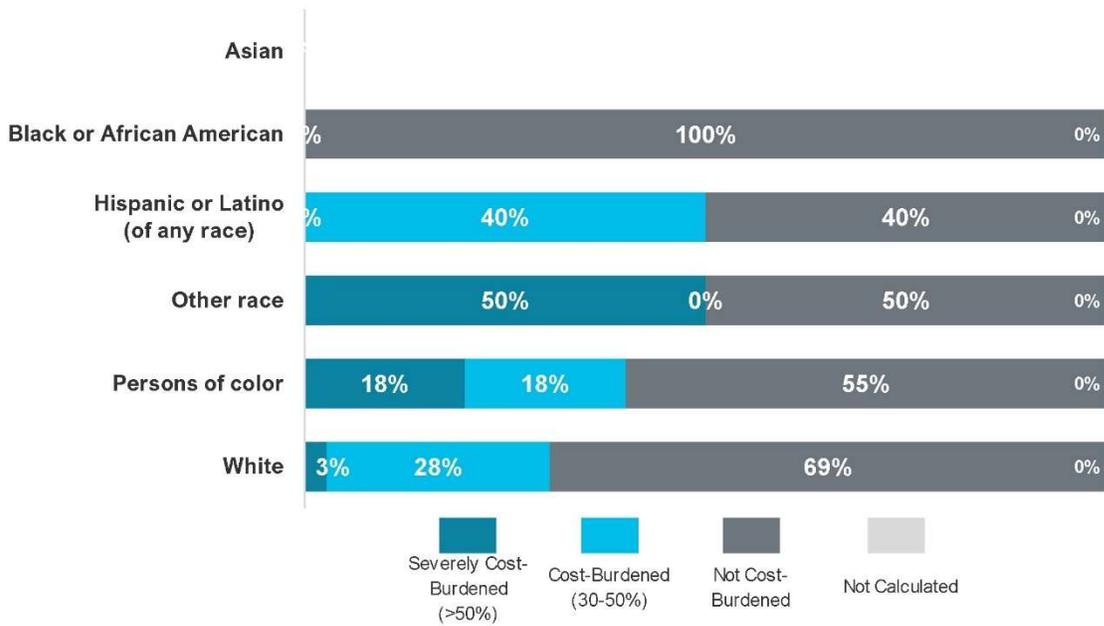
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 8a. Ruston percent owner households experiencing housing cost burden, 2019



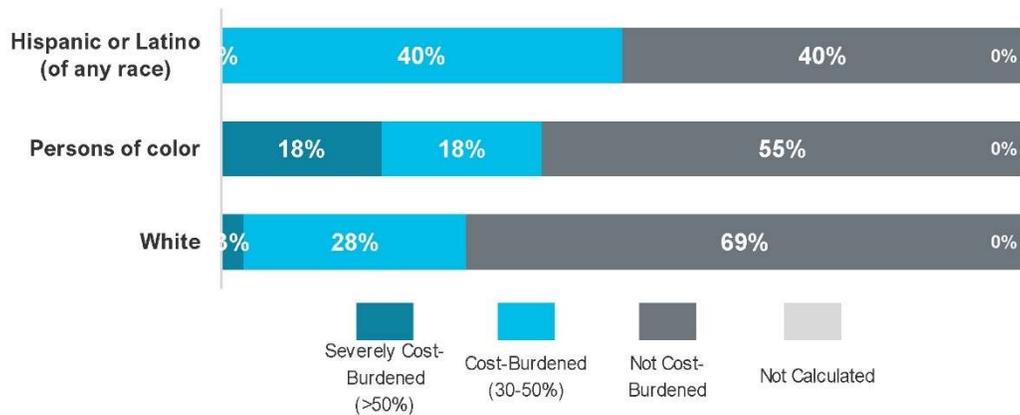
Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

Chart 9. Ruston percent renter households experiencing housing cost burden, 2019



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

Chart 9a. Ruston percent renter households experiencing housing cost burden, 2019



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

Rental Affordability

Rental affordability is a crucial issue in many communities, and understanding the rental market is essential for identifying areas that need improvement. Table 5 provides data on Ruston and Pierce County rental units categorized by affordability and households by income in 2019. Recent data on Pierce County's rental unit mix further adds to our understanding of rental affordability in the area.

The updated data shows that in 2019, Pierce County's rental unit mix was as follows: 9% were extremely low income, 22% were very low income, 55% were low income, and 15% were moderate income. Comparatively, Ruston had a higher proportion of low-income and moderate-income units, with 56% classified as low income and 22% as moderate income. Ruston also had a higher proportion of extremely low income and very low-income units, at 16% and 6% respectively, compared to Pierce County's 9% and 22%.

It is important to note that the absence of rental units above 100% of the area median income (AMI) observed in Ruston's data is consistent with Pierce County's rental unit mix. This suggests a significant demand for rental housing in the area for households with incomes higher than the median.

The updated data also highlights a shortage of affordable housing for extremely low and very low-income households in both Ruston and Pierce County. While there are rental units available for low or moderate-income households, the proportion of extremely low and very low-income units is lower, indicating a lack of affordable housing options for these households. This shortage can result in housing insecurity and homelessness, which can have severe negative impacts on individuals and families.

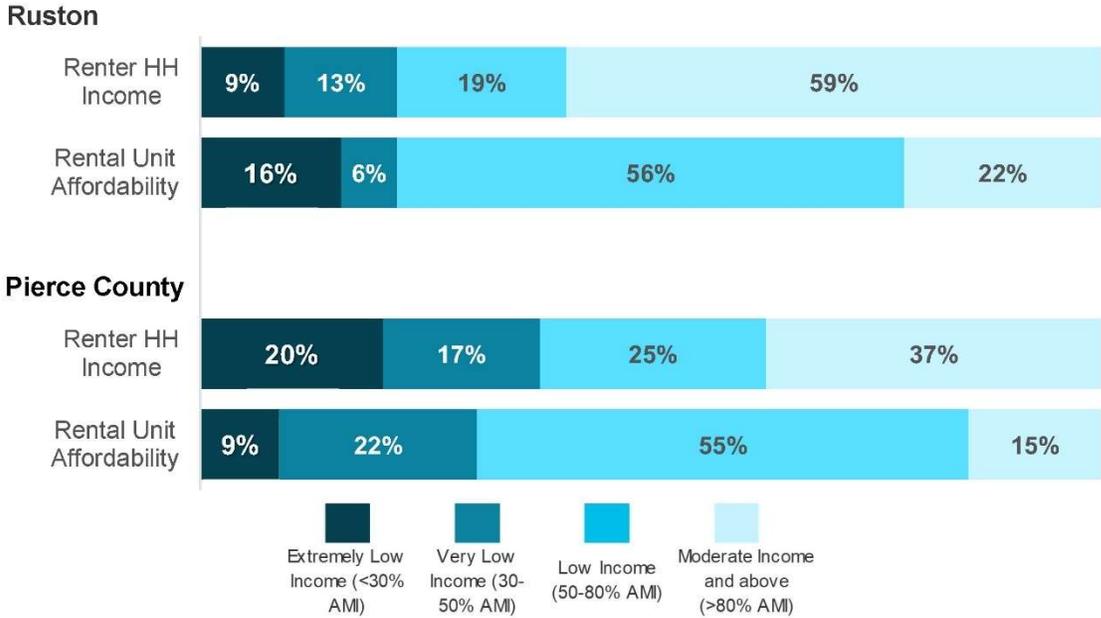
Table 5. Ruston and Pierce County rental units by affordability and households by income, 2019

| | Ruston | | Ruston | | Pierce County | |
|---------------------------------|------------|--------------|------------|--------------|---------------|--------------|
| | Households | Rental Units | Households | Rental Units | Households | Rental Units |
| Extremely-Low Income (<30% AMI) | 15 | 25 | 9% | 16% | 20% | 9% |
| Very-Low Income (30-50% AMI) | 20 | 10 | 13% | 6% | 17% | 22% |
| Low-Income (50-80% AMI) | 30 | 90 | 19% | 56% | 25% | 55% |
| Moderate-Income (80%-100% AMI) | 25 | 35 | 16% | 22% | 12% | 15% |
| Greater than 100% of AMI | 70 | - | 44% | | 25% | |
| Total | 160 | 160 | | | | |

Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 8) & US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 15C)

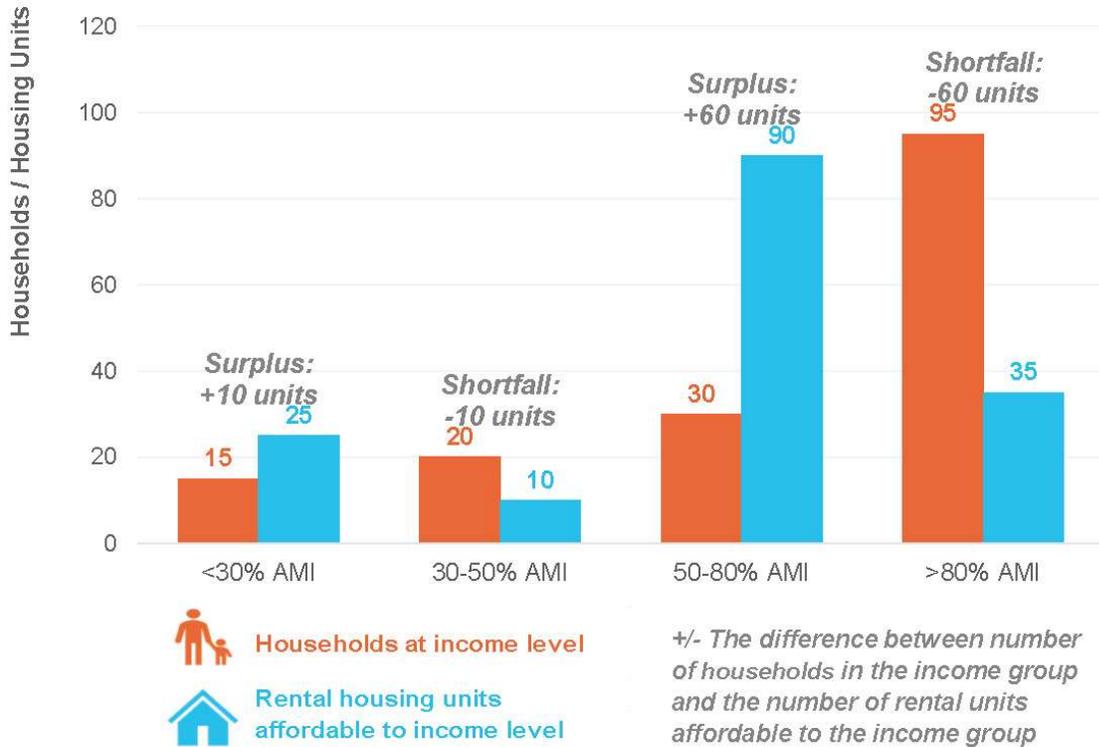
Note: Rental housing unit counts include vacant units available for rent and do not include housing units lacking complete kitchen or plumbing facilities.

Chart 10. Ruston and Pierce County renter household income compared to rental unit affordability, 2019



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 8)

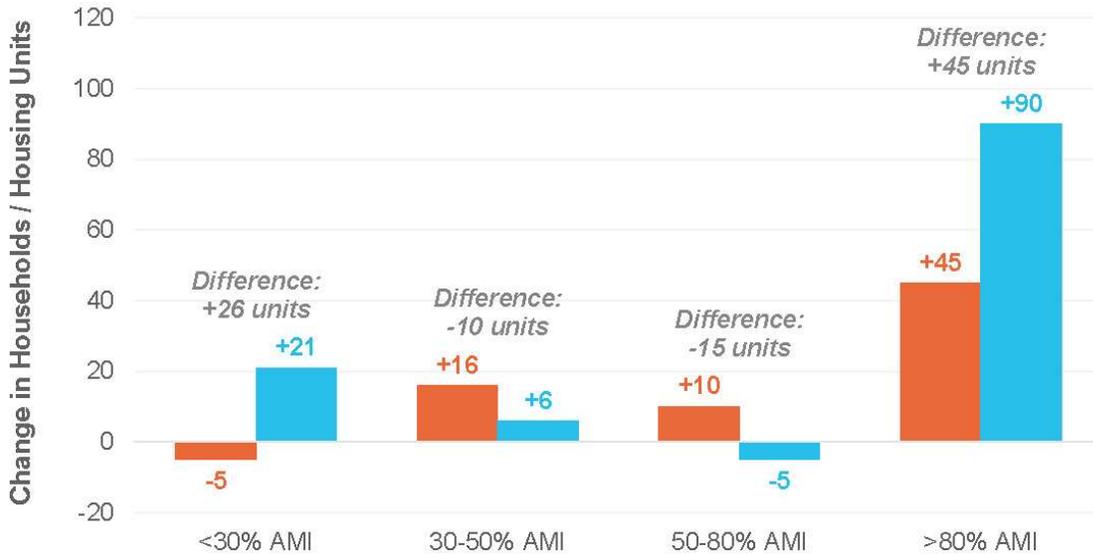
Chart 11. Ruston renter households by income compared to rental units by affordability, 2019



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

Note: Chart 11 compares the estimate of rental households and rental housing units (both occupied and vacant) at each income or affordability level. The comparison helps identify gaps in the available rental housing for the renter households in the jurisdiction. Shortfalls and surpluses suggest a mismatch between the rental housing need and availability. A surplus indicates that either a lower-income household is experiencing housing cost burden by paying more than 30% of its income on housing or a higher-income household is "down renting" by paying less than they can afford in rental housing. High rates of down-renting by moderate-income households are associated with an undersupply of entry-level homeownership options.

Chart 12. Ruston five year change in renter households by income and rental units by affordability, 2014 - 2019



Change in households at income level



Change in rental housing units affordable to income level

+/- The change in the number of households in the income group and the number of rental units in the affordability group between 2014 and 2019

Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 15C) & US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 14B) & US HUD, 2010-2014 Comprehensive Housing Affordability Strategy (CHAS) (Table 15C) & US HUD, 2010-2014 Comprehensive Housing Affordability Strategy (CHAS) (Table 14B)

Note: Chart 12 compares the estimated change in the number of households in the income group and the number of housing units in the affordability group. The change in households could be new households in the jurisdiction or households switching between income groups due to an increase or decrease in income relative to county-wide patterns. Changes in rental units could indicate a loss of housing units, new housing units, or the relative affordability of the housing unit changing between 2014 and 2019.

Income

Ruston is a diverse city with different income levels and ethnicities. The income distribution in Ruston is summarized in three tables. Table 6, from 2019, shows the number of households in each income and race category. Out of 494 households, 34 were extremely low income, 44 were very low income, 75 were low income, 43 were moderate income, and 295 were above median income. The majority of households fell into the above-median income category. Asian and black or African American households had 100% above-median income representation.

Table 6 also reveals the racial distribution within income categories. Extremely low-income households were predominantly white (85%). Very low-income households were exclusively white, while low-income households were 92% white. Moderate-income households were mostly white (88%) with a small percentage being Hispanic or Latino (9%). Above-median-income households had a more diverse racial distribution, with 88% white, 3% Pacific Islander, 1% Hispanic or Latino, 3% black or African American, and 3% Asian.

Tables 7 and 8 provide information on the changes in Ruston's households categorized by income and race between 2014 and 2019. The number of households increased from 425 to 491 during this period. The distribution across income categories remained similar, with 34 extremely low-income, 44 very low-income, 75 low-income, 43 moderate-income, and 295 above-median income households in 2019.

In summary, the demographic data on income in Ruston highlights the distribution of households by income and race. The data indicates a predominantly white population, with Asian and black or African American households having above-median income representation. Additionally, most households in Ruston fall into the above-median income category.

Table 6. Ruston count of households by income and race, 2019

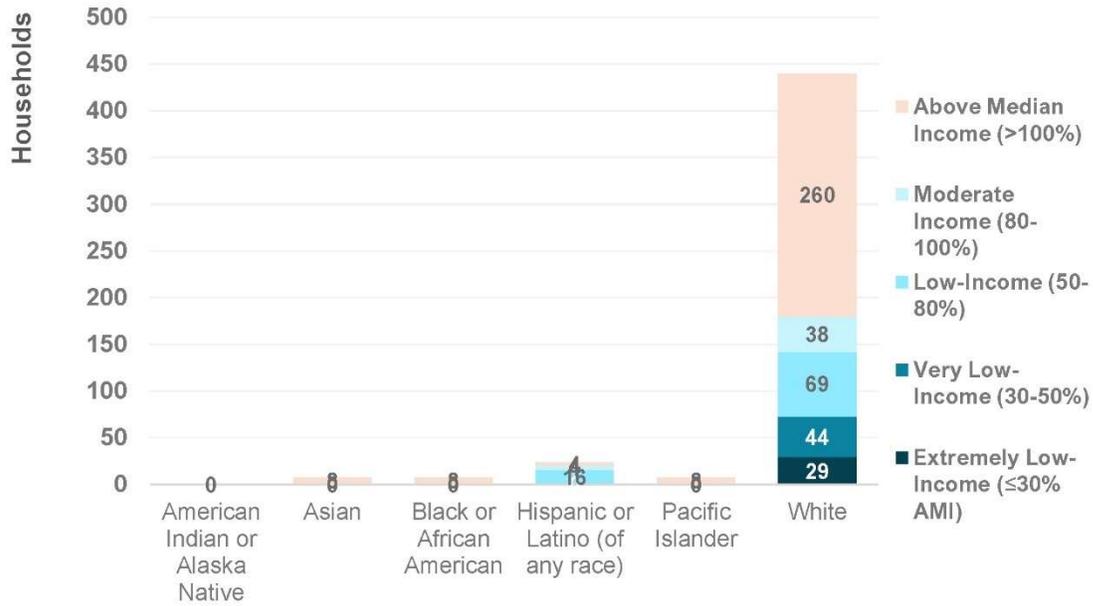
| Income Category (% of AMI) | American Indian or Alaska Native | Asian | Black or African American | Hispanic or Latino (of any race) | Pacific Islander | White | Not Reported* | All |
|---------------------------------|----------------------------------|-------|---------------------------|----------------------------------|------------------|-------|---------------|---------------------|
| Number | | | | | | | | |
| Extremely Low-Income (≤30% AMI) | - | - | - | - | - | 29 | 5 | 34 |
| Very Low-Income (30-50%) | - | - | - | - | - | 44 | - | 44 |
| Low-Income (50-80%) | - | - | - | 16 | - | 69 | (10) | 75 |
| Moderate Income (80-100%) | - | - | - | 4 | - | 38 | 1 | 43 |
| Above Median Income (>100%) | - | 8 | 8 | 4 | 8 | 260 | 7 | 295 |
| Total for published estimates | - | 8 | 8 | 24 | 8 | 440 | 3 | 494 |
| Percentage | | | | | | | | |
| | | | | | | | | Not Reported |
| Extremely Low-Income (≤30% AMI) | 0% | 0% | 0% | 0% | 0% | 85% | 15% | |
| Very Low-Income (30-50%) | 0% | 0% | 0% | 0% | 0% | 100% | 0% | |
| Low-Income (50-80%) | 0% | 0% | 0% | 21% | 0% | 92% | -13% | |
| Moderate Income (80-100%) | 0% | 0% | 0% | 9% | 0% | 88% | 2% | |
| Above Median Income (>100%) | 0% | 3% | 3% | 1% | 3% | 88% | 2% | |

* The category "Other (including multiple races, non-Hispanic)" is suppressed in source data(CHAS 2015-2019 Table 1)

Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1) & US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 8)

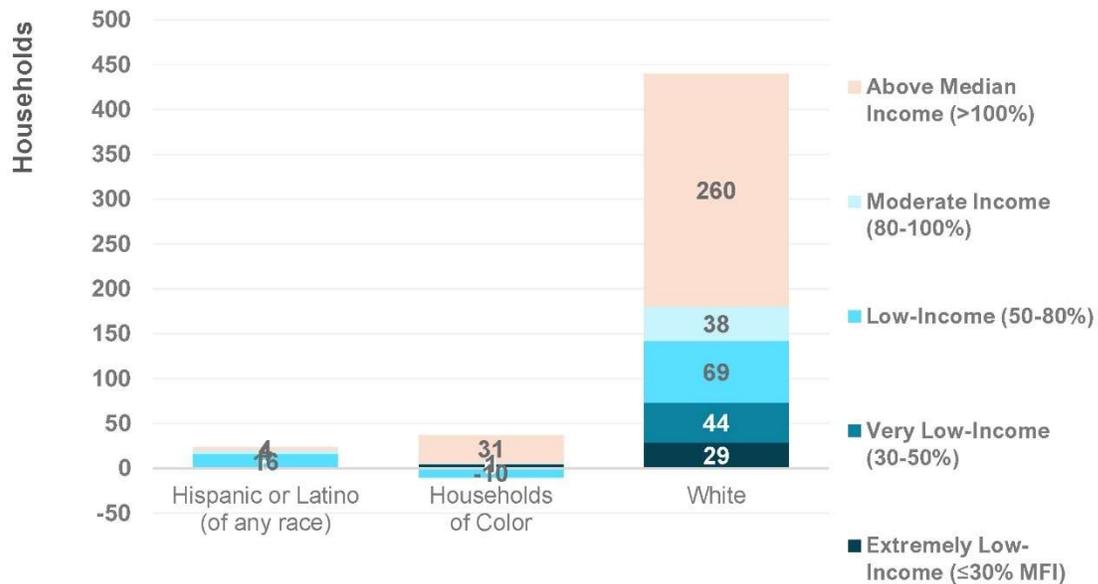
Note: The sum of the individual racial or ethnic groups may not equal the estimate for all occupied housing units (category "All") for a couple of reasons. First, the CHAS 2015 - 2019 data release suppresses the racial category "Other (including multiple races, non-Hispanic)" for Table 1. In addition, CHAS data use a rounding protocol established by the Census Bureau for small estimates. Due to sampling error, estimates for small groups may be unreliable.

Chart 13. Ruston number of households by income category and race, 2019



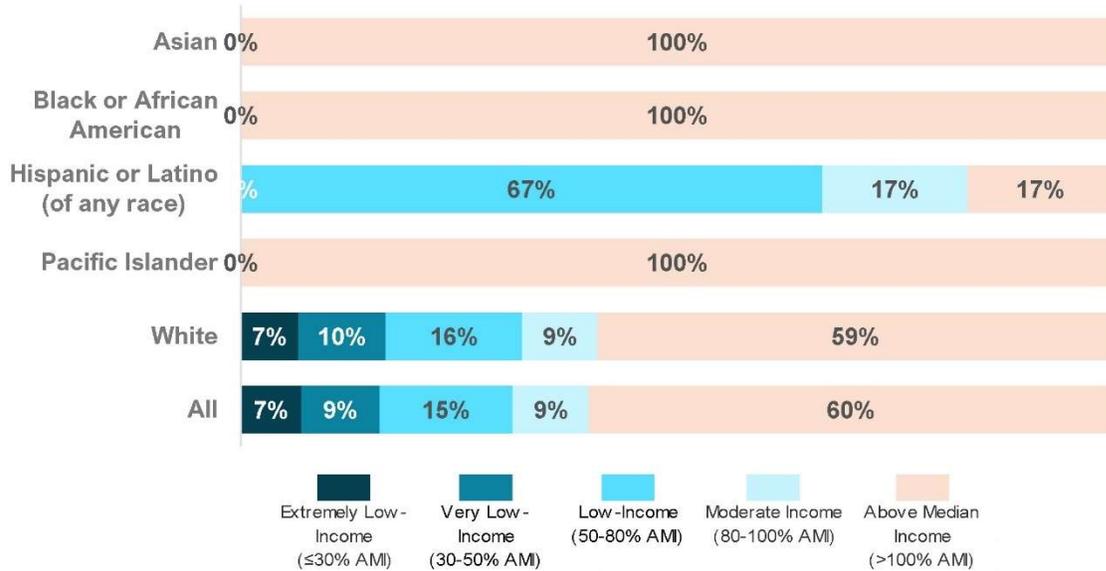
Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)

Chart 13a. Ruston number of households by income category and race, 2019



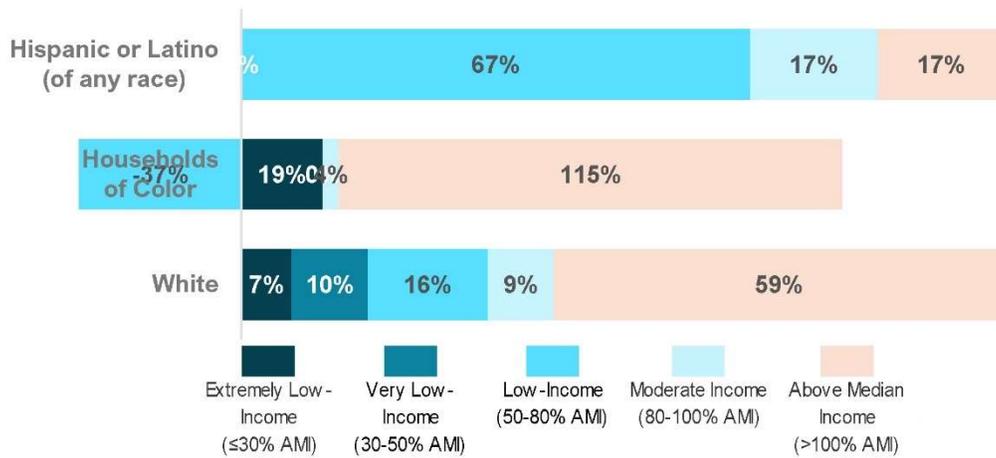
Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)

Chart 14. Ruston distribution of households by income and race or ethnicity, 2019



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)

Chart 14a. Ruston distribution of households by income and race or ethnicity, 2019



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)

Table 7. Ruston five year change in households by income and race, 2014 - 2019

| | Extremel y Low- Income (≤30%) | Very Low- Income (30-50%) | Low- Income (50-80%) | Moderat e Income (80- | Above Median Income (>100%) | All |
|---|--|------------------------------------|----------------------------|--------------------------------|--------------------------------------|-----|
| All Households | | | | | | |
| 2015 | 24 | 34 | 38 | 34 | 295 | 425 |
| 2020 | 34 | 44 | 75 | 43 | 295 | 491 |
| Asian | | | | | | |
| 2015 | - | - | - | - | 4 | 4 |
| 2020 | - | - | - | - | 8 | 8 |
| Black or African American | | | | | | |
| 2015 | 4 | - | 4 | - | 14 | 22 |
| 2020 | - | - | - | - | 8 | 8 |
| Hispanic or Latino (of any race) | | | | | | |
| 2015 | - | - | - | - | 19 | 19 |
| 2020 | - | - | 16 | 4 | 4 | 24 |
| Other Race | | | | | | |
| 2015 | (4) | - | 5 | - | 30 | 31 |
| 2020 | 5 | - | (10) | 1 | 15 | 11 |
| White | | | | | | |
| 2015 | 24 | 34 | 28 | 34 | 230 | 350 |
| 2020 | 29 | 44 | 69 | 38 | 260 | 440 |

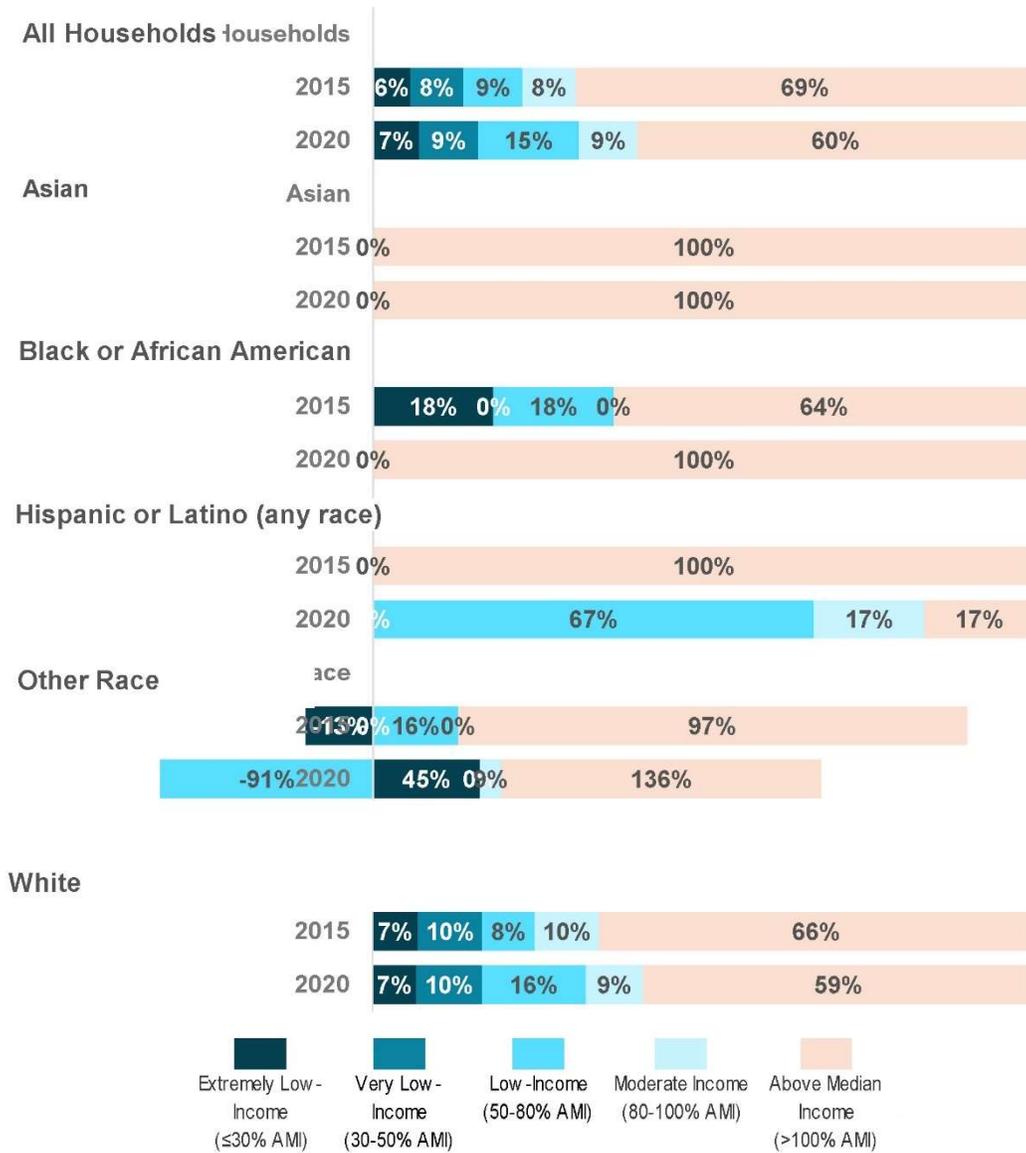
Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS)
(Table 1)

Table 8. Ruston five year change in distribution of households by income and race, 2014 - 2019

| | Very Low- Income (≤30% MFI) | Very Low- Income (30-50%) | Low- Income (50-80%) | Low- Income (80- 100%) | Above Median Income (>100%) |
|---|--------------------------------------|------------------------------------|----------------------------|---------------------------------|--------------------------------------|
| All Households | | | | | |
| 2015 | 6% | 8% | 9% | 8% | 69% |
| 2020 | 7% | 9% | 15% | 9% | 60% |
| Asian | | | | | |
| 2015 | 0% | 0% | 0% | 0% | 100% |
| 2020 | 0% | 0% | 0% | 0% | 100% |
| Black or African American | | | | | |
| 2015 | 18% | 0% | 18% | 0% | 64% |
| 2020 | 0% | 0% | 0% | 0% | 100% |
| Hispanic or Latino (of any race) | | | | | |
| 2015 | 0% | 0% | 0% | 0% | 100% |
| 2020 | 0% | 0% | 67% | 17% | 17% |
| Other Race | | | | | |
| 2015 | -13% | 0% | 16% | 0% | 97% |
| 2020 | 45% | 0% | -91% | 9% | 136% |
| White | | | | | |
| 2015 | 7% | 10% | 8% | 10% | 66% |
| 2020 | 7% | 10% | 16% | 9% | 59% |

Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)

Chart 15. Ruston percentage of all households by income category and race, (2010 - 2014 vs 2015 - 2019)



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 1)

Tenure

This section of the report focuses on the housing arrangement of households in Ruston, Washington, which can be classified as either “owner” or “renter”. The term “tenure” is used to describe this classification. The report analyses the percentage of households belonging to different racial groups in Ruston that own versus rent their homes, and it compares these figures to those of the broader Pierce County area. The data presented in Table 9 highlights that Ruston's housing tenure differs notably from that of Pierce County, with significant differences in homeownership rates.

When it comes to American Indian or Alaska natives, Ruston has 0% owner households and 0% renter households, while Pierce County has 55% owner households and 45% renter households. This indicates that the American Indian or Alaska native community in Ruston is significantly underrepresented in terms of homeownership compared to the rest of Pierce County.

Similarly, the Asian community in Ruston is 100% owner households and 0% renter households, while Pierce County has 65% owner households and 35% renter households. This suggests that the Asian community in Ruston is significantly more likely to own their homes compared to the Asian community in the rest of Pierce County.

For the Black or African American community, Ruston has 50% owner households and 50% renter households, while Pierce County has 35% owner households and 65% renter households. This indicates that the Black or African American community in Ruston is more likely to own their homes compared to the rest of Pierce County.

When it comes to the Hispanic or Latino community, Ruston has 29% owner households and 71% renter households, while Pierce County has 45% owner households and 55% renter households. This suggests that the Hispanic or Latino community in Ruston is significantly less likely to own their homes compared to the rest of Pierce County.

For the “Other race” category, Ruston has 79% owner households and 21% renter households, while Pierce County has 48% owner households and 52% renter households. This indicates that the “Other race” community in Ruston is significantly more likely to own their homes compared to the rest of Pierce County.

Finally, for the Pacific Islander community, Ruston has 50% owner households and 50% renter households, while Pierce County has 30% owner households and 70% renter households. This suggests that the Pacific Islander community in Ruston is significantly more likely to own their homes compared to the rest of Pierce County. See Table 9, below, and the charts that follow for additional details.

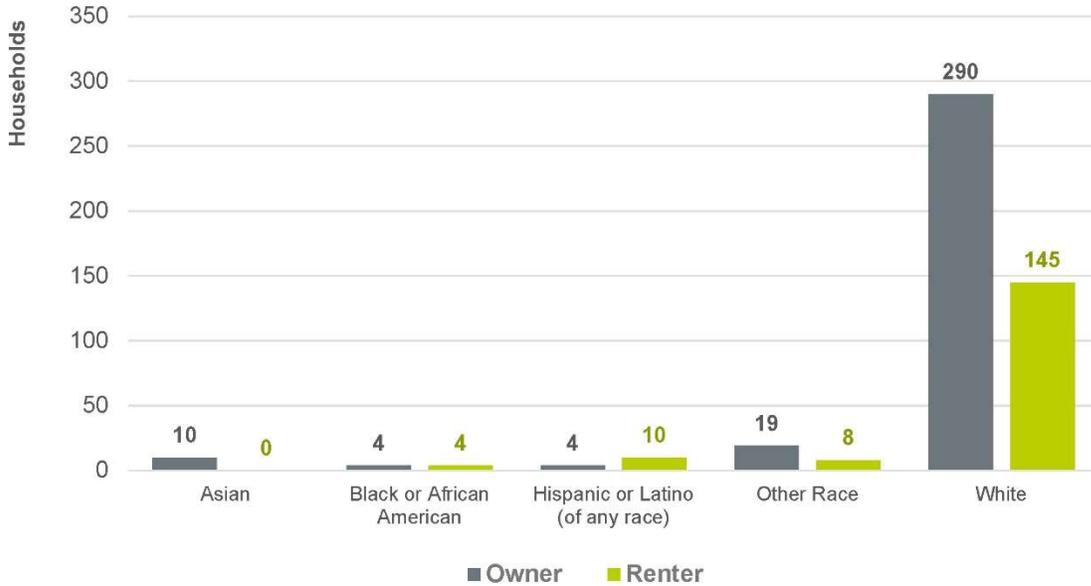
Table 9. Ruston count of owner and renter households by racial group, 2019

| | Ruston | | Ruston | | Pierce County | |
|----------------------------------|------------------|-------------------|---------------|----------------|---------------|----------------|
| | Owner Households | Renter Households | Percent Owner | Percent Renter | Percent Owner | Percent Renter |
| American Indian or Alaska Native | 0 | 0 | 0% | 0% | 55% | 45% |
| Asian | 10 | 0 | 100% | 0% | 65% | 35% |
| Black or African American | 4 | 4 | 50% | 50% | 35% | 65% |
| Hispanic or Latino (of any race) | 4 | 10 | 29% | 71% | 45% | 55% |
| Other Race | 15 | 4 | 79% | 21% | 48% | 52% |
| Pacific Islander | 4 | 4 | 50% | 50% | 30% | 70% |
| White | 290 | 145 | 67% | 33% | 68% | 32% |
| Total | 330 | 160 | 67% | 100% | 62% | 38% |

Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9)

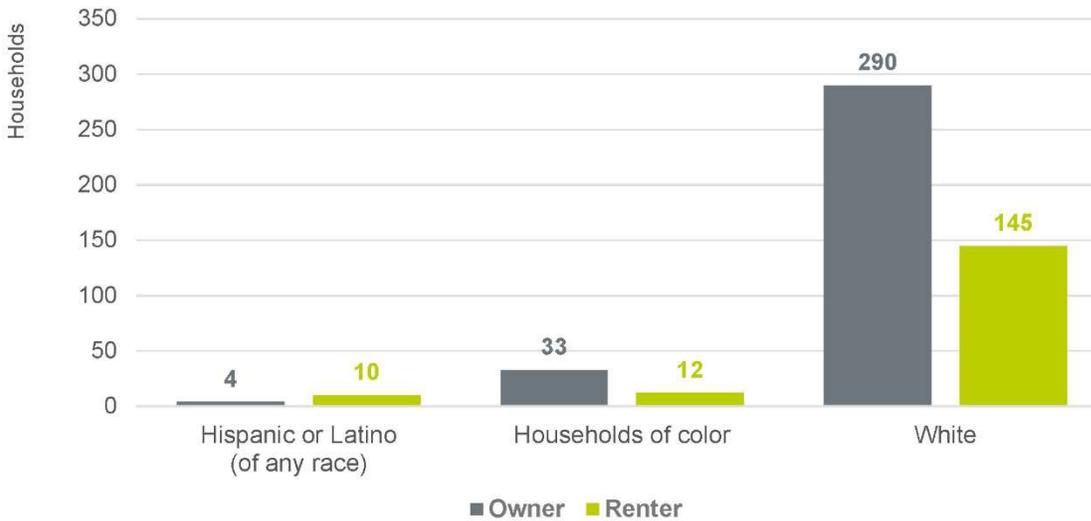
The sum of the race and ethnicity estimates may differ from the total estimate due to rounding. CHAS data uses a rounding protocol established by the Census Bureau. The rounding scheme is 0 remains 0, 1-7 rounds to 4, 8 or greater rounds to the nearest multiple of 5.

Chart 16. Ruston total number of owner and renter households by race and ethnicity, 2019



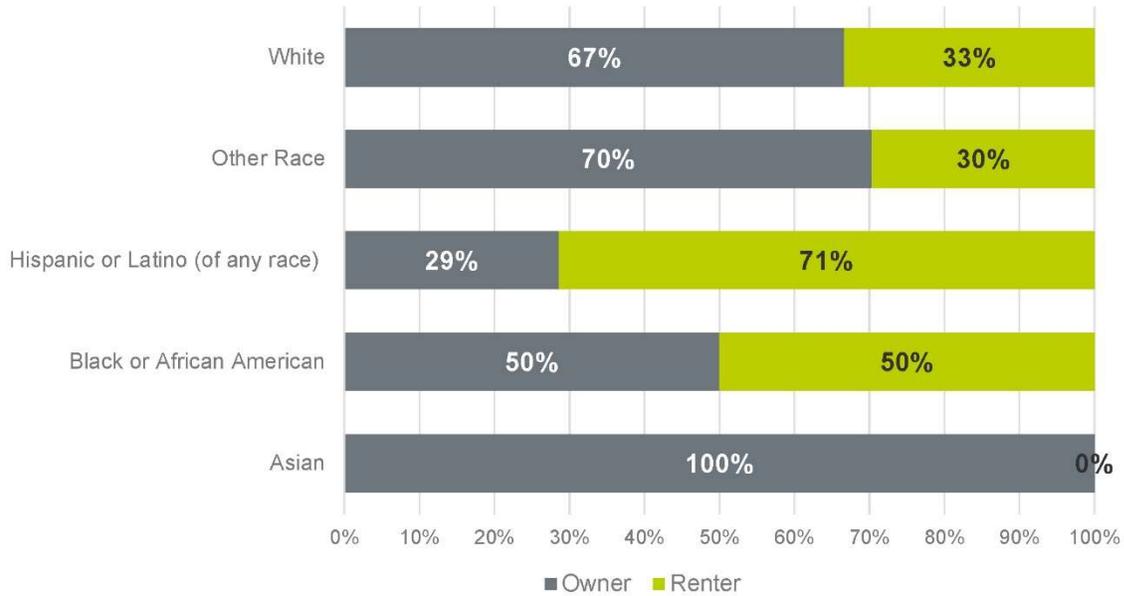
Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9)

Chart 16a. Ruston total number of owner and renter households by race and ethnicity, 2019



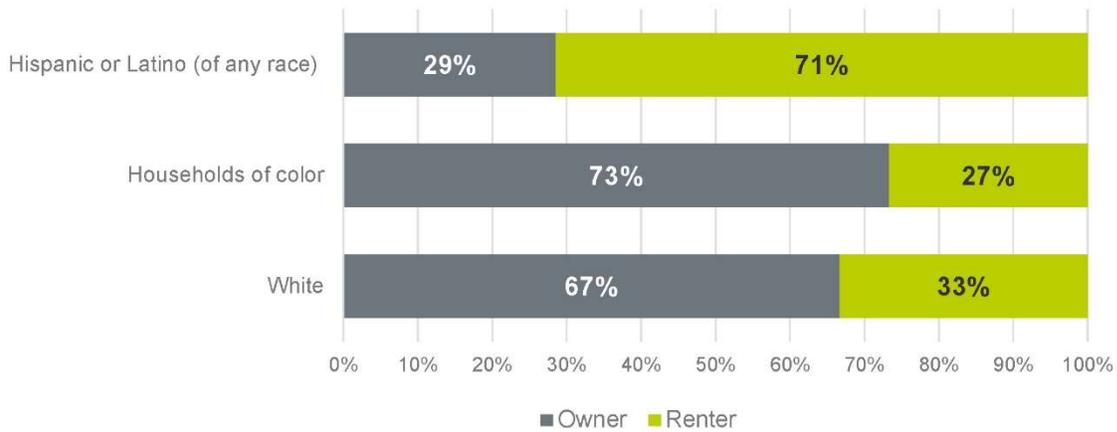
Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9)

Chart 17. Ruston percent owner and renter households by race and ethnicity, 2019



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9)

Chart 17a. Ruston percent owner and renter households by race and ethnicity, 2019



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9)

Demographics Summary

The information presented in the data tables and charts above sheds light on Ruston's advancement towards equity and affordability. Out of the 494 households surveyed in the RDI data, a significant portion

(79%) of low-income households are composed of white residents. Ruston's household income distribution indicates that 194 households, or 39.2%, are classified as moderate to very low income, while 295 households, or 59.7%, have incomes above the median. Although Ruston's demographic and economic makeup is nearly as diverse as Pierce County's, there remains a pressing need to create more affordable housing options. Further analysis on this matter, along with proposed policy and regulation revisions, can be found in the "Findings and Conclusions" and "Recommended Policy and Regulation Revisions" sections of this report below.

Evaluation of Existing Land Use Policies

Evaluation Method

Each element of the Ruston Comprehensive Plan contains policies on which all other city codes and policies are based. Comprehensive Plan elements discuss each area of concern for the city’s vision, such as transportation or housing, for example. The policies from each element are listed below and include an equity evaluation and description of details, concerns, and recommendations for each one.

Evaluation Framework

The table below provides a framework for how each Comprehensive Plan policy was evaluated within this report.

| Criteria | Evaluation |
|--|----------------|
| The policy is valid and supports achieving the GMA goal for housing. The policy helps or encourages the provision of equitable housing for all underserved demographic categories of the population, including race, age, and economic status. There is either a need for the policy and/or it fosters a development environment where the market is able and/or encouraged to construct missing middle housing choices beyond the typical single-family home. | S: Supportive |
| The policy may challenge the jurisdiction’s ability to achieve the GMA goal for housing. The policy’s benefits and burdens should be reviewed to optimize the ability to meet the policy’s objectives while improving the equitable distribution of benefits and limitations imposed by the policy. | C: Challenging |
| The policy does not affect the jurisdiction’s ability to achieve GMA goal housing and has no influence or impact on racial, age, or economic status issues. | N: Neutral |

Evaluation of Comprehensive Plan Policies

The policies listed and evaluated below have been copied here from the end of each chapter, or element, of the 2015 Comprehensive Plan.

| Policy | Evaluation | Summary |
|--|-------------------|---|
| Ruston Comprehensive Plan - Framework Policies | | |
| FW-1 – Support a sustainable community that recognizes that people, nature and the economy are all affected by both individual and collective actions. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| FW-2 Encourage active participation by all members of Ruston’s community in planning Ruston’s future. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| FW-3 Implement the Comprehensive Plan through a form-based code that recognizes the importance of: Ruston’s traditional neighborhoods; multimodal street network; and economic vitality. Neighborhoods should be diverse in use and population; communities should be designed for the pedestrian and transit as well as the car; Ruston should be shaped by physically defined and universally accessible public space and community institutions; urban places should be framed by architecture and landscape design that celebrate local history, climate, ecology, and building practice. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| FW-4 Evaluate annually, the effectiveness of policies, regulations, and other actions in achieving Ruston’s goals and vision for a sustainable future and take action as needed. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-5 Preserve Ruston’s heritage by identifying and protecting community treasures, history, and small-town culture. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-6 Design development to be architecturally compatible with the traditional arts and crafts style, including: scale; mass; or modulation of adjacent and nearby homes. Emphasis should be placed on the form of structures over their use. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-7 Ensure new development in commercial/mixed use districts, is designed to fit-in | Neutral | This policy is neutral as it has no negative impact on housing |

| | | |
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| well and an extension of existing development rather than a separate entity. Architectural treatments are the preferred method for transition between structural uses. | | equity, nor does it specifically encourage it. |
| FW-8 Design development to orient toward pedestrians and pedestrian thoroughfares rather than autos and parking areas. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-9 Provide a variety of gathering places, including: civic structures; opportunities to enjoy the natural environment; appreciate the arts or views; and opportunities to learn, to recreate, or to meet people. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-10 Encourage and direct: retail; restaurants; and other services to designated commercial areas; and neighborhood centers, when appropriate. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-11 Encourage mixed use of small scale (live-work units) and large scale (condominiums or offices) over ground floor retail uses. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| FW-12 Seek opportunities to meet daily shopping or service needs close to residences, apply the five-minute walk principle. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-13 Provide geographic placement of parks, community gathering places, and trails to support active, healthy lifestyles. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-14 Encourage and integrate: multifamily; accessory dwelling; and live-work housing types when appropriate, into neighborhoods. Design their forms to fit-in with neighborhood character and environmental characteristics. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| FW-15 Provide physical pedestrian connections between uses including: pedestrian thoroughfares between neighborhoods, commercial areas, parks and trails. Pedestrian connections are critical for a walkable, healthy, and vibrant community. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-16 Require architectural treatments between uses, particularly when retail and residential uses are adjacent to each other – focus on form. Transitions should favor pedestrian activity over vehicle activity. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |

| | | |
|---|--------------------|---|
| FW-17 Discourage large expanses of pavement and inefficient use of limited space in Ruston. Underground parking is preferred. Utilize parking impact fees versus parking maximum and minimums, when appropriate. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-18 Seek opportunities for community gardens to encourage healthy lifestyles and provide community gathering places. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-19 Continue to cooperate with state and federal agencies in the environmental clean-up of the former ASARCO site and affected areas to help achieve Ruston’s goals and vision. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-20 Protect Ruston’s natural environment and environmentally critical areas. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-21 Protect scenic views and corridors of Puget Sound, Mount Rainier, and the Olympic Mountains. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-22 Retain single-family residences as the primary housing type in Ruston. | Challenging | This policy is <u>not</u> supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| FW-23 Encourage multifamily, accessory dwelling units, and live-work units when their form is designed to be compatible with surrounding uses. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| FW-24 Housing, especially: multifamily; accessory dwelling; and live-work units should be located within a five-minute walk or as close as possible, whenever feasible to retail services and public transportation. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| FW-25 Encourage housing that is terraced into hillsides, where appropriate. Maximize scenic views and provide rooftop uses such as gardens and outdoor recreation space. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-26 Encourage accessory dwelling units as a permitted use to provide more affordable housing choices and options for accommodating growth. Provide architectural examples. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community |

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|---|-------------------|---|
| | | regardless of race, age, or economic status. |
| FW-27 Encourage live-work units by simplifying the permitting process and provide architectural examples. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| FW-28 Recognize advances in technology that help support live-work units and the concept of “live, work, play” in Ruston. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| FW-29 Pursue affordable housing whenever possible, primarily through: multifamily; accessory dwelling; and live-work housing types. Promotion of these types of housing will also help Ruston meet their goals for “fair share” housing. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| FW-29 Cultivate and enhance a broad variety of retail and service business choices that meet the needs of the Ruston community. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-30 Encourage a strong and diverse economy and tax base that keeps pace with economic and demographic changes. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-31 Support and encourage local employers to provide employment opportunities in Ruston. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| FW-32 Attract new employment opportunities in Ruston, including professional and medical offices. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-33 Encourage “cottage industry” businesses where employees work from home offices or shops below or adjacent to living space. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| FW-34 Develop accessible, safe, and efficient multimodal transportation thoroughfares for the movement of people, goods, and services. | Neutral | This policy is neutral as it has no negative impact on housing |

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| | | equity, nor does it specifically encourage it. |
| FW-35 Develop Pearl Street, 51st Street, and Ruston Way as parkways or “gateways” to Ruston. Provide multimodal thoroughfares from the parkways to commercial areas. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-36 Work with Metro Parks Tacoma to establish optimum multimodal thoroughfares to the City of Ruston’s commercial amenities, open spaces, and neighborhoods. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-37 Work with Pierce County Transit to improve bus service in Ruston and from Ruston to the Tacoma Dome transit station. Also work with Sound Transit to provide a light rail station in Ruston. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-38 Provide multimodal thoroughfares between Destination Point Defiance (City of Ruston, City of Tacoma and Point Defiance Park) and the Tacoma Dome transit station. Explore a partnership with Metro Tacoma Parks, City of Tacoma, Pierce County Transit, and Sound Transit for the purpose of providing a shuttle bus service (round trip) from the Tacoma Dome transit station to Destination Point Defiance. Improve multimodal thoroughfares for the purpose of attracting tourism to the area. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-39 Provide mobility choices and healthy lifestyles by investing in projects and programs that encourage a “walkable community.” | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-40 Continue developing Ruston’s Emergency Preparedness Plan which calls for protecting the transportation system against disaster and developing prevention and recovery strategies for disasters. The Plan will be coordinated with Pierce County and the City of Tacoma. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-41 Seek opportunities for common open space, parks, trails, and outdoor recreation accessible to all community members. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| FW-42 Maintain and promote a vibrant system of parks and trails that are sustainably designed and protect the natural beauty of Ruston. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-43 Consider the feasibility of a community garden to increase healthful living and food | Neutral | This policy is neutral as it has no negative impact on housing |

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| choices, provide recreation and a community gathering place. | | equity, nor does it specifically encourage it. |
| FW-44 Support development and dedication of Promontory Park as a “Neighborhood Park” that is dedicated open space, including: children’s play area; large open field; picnic shelters; interpretive signage; open grass field suitable for a sports field; along with other general site enhancements. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-45 Support dedication and development of Winnifred City Park. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-46 Plan, finance, build, rehabilitate, and maintain capital facilities and services that support Ruston’s vision and preferred land use pattern. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-47 New development should be designed to allow for the efficient provision of public services and utilities and must pay for its “fair share” of all infrastructure requirements. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| FW-48 Aerial utilities should be located and relocated underground. Seek opportunities to achieve this. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| | | |
| Ruston Comprehensive Plan - Community Character Policies | | |
| CC-1 Hillside development should be terraced into existing slopes and provide architectural treatments from all significant viewpoints. Structures should be placed with minimal impact to scenic views. Roof tops should be designed to be aesthetically pleasing, provide screening, and include “green uses” such as gardens, landscaping or stormwater treatment. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CC-2 Ensure scenic views will be maintained by limiting the height of structures and vegetation. Structures and vegetation should not exceed the maximum height permitted for structures per Ruston’s form-based code. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CC-3 Allow development that is compatible in scale and character with the existing neighborhood. Require architecturally thoughtful transitions between new and existing structures that are visually appealing and allow for adequate light and open space. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |

| | | |
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| CC-4 Allow development that encourages pedestrian-oriented architecture. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CC-5 Allow infill development when lot and home size are in proportion, similar to existing neighborhood character. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| CC-6 Design residential developments with arts and crafts-style homes (i.e. Craftsman, Tudor, and Pacific Northwest Timber Frame). Visible building materials should reflect human handicraft (cedar lap siding or shingles) over plywood siding such as T-1-11. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CC-7 Neighboring uses should be compatible through application of architectural treatments. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CC-8 Homes should provide living space as the dominate feature of the street elevation. Front porches, dormers, stonework/masonry, arbors, and architectural features should orient homes toward the street instead of garages. Garages should be accessed from alleys. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CC-9 Ensure scenic view corridors will be maintained when allowing development. Provide modulation or varying roof designs to minimize encroachment on view corridors for existing uses. Plan appropriate landscaping to avoid encroachment on views. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CC-10 Design commercial streetscapes with wide sidewalks, landscaping, street lighting, and room for outdoor seating to encourage pedestrian traffic. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CC-11 Design residential streetscapes with traditionally two-foot scored sidewalks, landscaping, street lighting, and connectivity to other neighborhoods and commercial zones. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CC-12 Identify community treasures and encourage their stewardship or recognition. Seek necessary funding through grants or other opportunities. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CC-13 Celebrate City history and small-town culture through public art, photos, plaques, festivals, celebrations and educational opportunities. | Neutral | This policy is neutral as it has no negative impact on housing |

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| | | equity, nor does it specifically encourage it. |
| CC-14 Improve existing community gathering places with landscaping and recreational amenities. Seek opportunities and funding to rehabilitate existing spaces. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CC-15 Seek new locations for community gathering places such as a community garden. Explore the use of City parks and undeveloped rights-of-way. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CC-16 Create an excellent pedestrian experience through the use of safely defined walkways, landscaping, architecture, and art. Pedestrian connections are important and should be required between all uses, encouraging a more walkable and healthful community. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CC-17 Promote consistency in design and support Ruston’s “sense of place” with the use of coordinated fixtures including: street lights; bollards; street signs (vertical lettering); pedestrian crossings; trash receptacles; manhole covers; and benches. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CC-18 Promote a “sense of place” for Ruston and Destination Point Defiance by using Point Defiance Park’s signage design with Ruston’s logo in the vicinities of 51st Street, Pearl Street, 54th Street to the shoreline, and the shoreline trail within Ruston. The purpose of the signage is to identify enhanced multimodal transportation routes throughout Ruston. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CC-19 Promote a “sense of place” for Ruston with the use of art, signage displaying historical information, and park and trail maps throughout the City. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CC-20 Support community - building events such as festivals and block parties by allowing temporary street closures. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CC-21 Help preserve Ruston’s small-town character by encouraging cottage industries or live-work units where employees work from home offices or shops. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| CC-22 Encourage low impact live-work units by simplifying the permitting process. Provide | Supportive | This policy is applicable city-wide and is supportive to development that would serve |

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| architectural examples of live-work units that show good integration with the existing neighborhood. | | all members of the community regardless of race, age, or economic status. |
| CC-23 Encourage low-impact infill development such as accessory dwelling units by simplifying the permitting process. Provide architectural examples of accessory dwelling units that show good integration with the existing neighborhood. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| CC- 24 Enhance the scenic views and aesthetic quality of Ruston by placing overhead utilities underground. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CC-25 Ensure civic buildings and gather places are prominently visible in character and location-unique from the vernacular architecture (i.e. additional building height or unique architecture) and fit - in with Ruston’s small-town character. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
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| Ruston Comprehensive Plan - Land Use Policies | | |
| LU-1 Provide sufficient land area and densities to meet Ruston’s projected needs for housing, employment and public facilities over the next 20-year planning horizon. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| LU-2 Ensure that development regulations, including the allowed density, uses and site requirements, provide for achievement of Ruston’s preferred land use pattern. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| LU-3 Allow development only where adequate public facilities and services can be provided. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| LU-4 Encourage sustainable development of both public and private lands and right-of-way in Ruston through the use of techniques, such as green building and green infrastructure. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| LU-5 Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that height, bulk and design of infill and redevelopment projects are compatible with their surroundings. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| LU-6 Provide opportunities for shops, services, recreation, and access to healthy food sources | Neutral | This policy is neutral as it has no negative impact on housing |

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| within walking or bicycling distance of homes, workplaces and other gathering places. | | equity, nor does it specifically encourage it. |
| LU-7 Design developments to encourage access by modes of travel other than driving alone, such as walking, bicycling and transit, and to provide connections to the non-motorized system. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| LU-8 Develop Ruston as a balanced community while maintaining its traditional small-town character. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| LU-9 Development should provide for adequate infrastructure including telecommunication facilities and multi-modal linkages to support the concept of live-work units and “live, work, play” in Ruston. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| LU-10 Reduce impervious surfaces by encouraging green roofs, rain gardens and other pervious asphalt-like surfaces. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| LU-11 Encourage multifamily developments in appropriate areas that offer convenient multimodal access to local stores and services. Multifamily developments should not block defined scenic views corridors and should be designed to architecturally integrate with the existing neighborhood. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| LU-12 Encourage live-work units in areas where they have convenient multimodal access to local stores and services. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| LU-13 Encourage affordable housing in appropriate areas where there is convenient pedestrian access to local stores and services. Affordable housing development should not detract from the established small-town atmosphere of the community or block defined scenic view corridors. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| LU-14 Development should enhance the character and vitality of established residential neighborhoods. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| LU-15 Development should be designed to be environmentally sensitive, energy-efficient, and aesthetically pleasing. | Neutral | This policy is neutral as it has no negative impact on housing |

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| | | equity, nor does it specifically encourage it. |
| LU-16 Encourage building types, designs, and height restrictions that support: Ruston’s preferred land use pattern; maintaining scenic views and defined view corridors; community treasures; and existing residential neighborhoods while accommodating future density. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| LU-17 Design buildings architecturally and functionally so frontages are pedestrian-oriented toward the street with residential units included above or behind. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| LU-18 Avoid impacts to nearby residents such as noise and light by designing and placing buildings accordingly. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| LU-19 Design buildings to transition architecturally when near single-family residences. Examples include graduated building heights across alleys and properly screened parking. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| LU-20 Allow multifamily development in commercial areas. Locating multifamily residences near employment, commercial uses, and recreational amenities supports the concept of “live, work, play” in Ruston. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| LU-21 Require commercial business pedestrian entrances along street frontages be the functional main entrance, unlocked during business hours, and connected by pedestrian pathways to parking areas. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| LU-22 Use best available science to preserve and enhance the functions and values of critical areas through policies, regulations, programs, and incentives. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| LU-23 Conserve and protect environmentally critical areas from loss or degradation. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| LU-24 Maintain, and where possible improve, air quality, water quality, soil quality, and ecosystem function to ensure the health and well-being of people, plants, and animals. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| LU-25 Support sustainable development and strive toward becoming a sustainable community. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |

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| LU-26 Require public and private open space suitable for active and passive recreation such as plazas, parks, trails, natural areas, rooftop gardens, private patios, verandas, and porches be integrated into the design of all new development. When physical open space cannot be provided the City may consider a fee in-lieu of. Funds would be used to acquire or improve existing or future recreational opportunities. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| LU-27 Actively seek opportunities to secure and improve open space for the purposes of providing recreational opportunities to the Ruston community. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| LU-28 Work with Metro Tacoma Parks and the City of Tacoma to provide recreational opportunities within City boundaries and connections to Tacoma’s recreational facilities and Point Defiance Park. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
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| Ruston Comprehensive Plan - Housing Policies | | |
| HO-1 Support a fuller range of housing types in Ruston’s neighborhoods that offer housing for a variety of income levels and family sizes. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| HO-2 Provide flexibility in the City’s form-based code to encourage a variety of housing types citywide. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| HO-3 Work with Pierce County, local governments and appropriate agencies to provide and maintain Ruston’s “fair share” of affordable housing. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| HO-4 Encourage transit-oriented developments in Ruston on appropriate sites as a means to provide more affordable housing options. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| HO-5 Retain and improve older housing stock when possible through private and public opportunities. <i>The volume of older homes offers more affordable</i> | Supportive | This policy is applicable city-wide and is supportive to development that would serve |

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| <i>options and is an important resource to Ruston's neighborhoods. The mature housing stock contributes to the unique character and vibrancy of Ruston.</i> | | all members of the community regardless of race, age, or economic status. |
| HO-6 Eliminate unnecessary or excessive requirements that create barriers to affordable housing, including excessive requirements for siting and operating special needs housing. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| HO-7 Coordinate with and offer assistance to agencies that provide programs and services to needy households, special needs populations, and the homeless in Ruston. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| HO-8 Achieve more affordable housing options in Ruston mainly through multifamily, accessory dwelling and live-work units. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| HO-9 Consider density bonuses for new developments that include affordable housing. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
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| Ruston Comprehensive Plan - Economic Vitality Policies | | |
| EV-1 Collaborate with the local chamber of commerce and non-profit agencies to assist distressed areas and disadvantaged populations in Ruston for the purpose of encouraging redevelopment of underutilized commercial areas. | Supportive | This policy is applicable city-wide and is supportive to development that would serve all members of the community regardless of race, age, or economic status. |
| EV-2 Encourage flexibility in zoning and land use controls in order to permit a variety of economic uses, but doing so without sacrificing sound design and development standards. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| EV-3 Encourage programs, in conjunction with other public, quasi-public and private entities in order to attract appropriate businesses and industries, particularly those that diversify the economic base and/or provide family-wage jobs; fostering a supportive environment for business | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |

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| startups, small businesses, and locally owned businesses to help them continue to prosper. | | |
| EV-4 Recognize that big-box development with surface parking is neither feasible nor compatible with Ruston’s small-town character. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
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| Ruston Comprehensive Plan - Transportation Policies | | |
| TR-1 Support Sound Transit in planning and realizing an extension of light rail service to Ruston and the Destination Point Defiance area when updating Transportation Plans for: Ruston; Tacoma; and Metro Parks Tacoma. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| TR-2 New development should occur in a fashion that utilizes the existing grid pattern of right-of-ways in Ruston. Development along the existing grid pattern will help maintain a walkable and enjoyable small-town environment as well as provide safe and efficient vehicle circulation. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| TR-3 In instances where alley or side street access is available, prohibit vehicular access upon primary street frontages. New development should be accessed via alleys or rear lanes only. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| TR-4 Seek funds for multimodal right-of-way improvements through a variety of sources including grants and government matching programs. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| TR-5 Secure adequate thoroughfare width to accommodate future pedestrian facilities and roadways, utilizing the development approval process to acquire or require right-of-way dedication, sidewalk/utility easements and dooryards, (i.e. zoning, subdivision and building permit process) where appropriate. Utilize sound and environmentally responsible design principles in road construction. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| TR-6 Provide a non-motorized circulation system including sidewalks, bikeways and paths that: provide transportation, enhances public enjoyment of natural areas; and takes advantage of scenic views. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| TR-7 Policies and regulations that support Traditional Neighborhood Design shall take precedence over existing regulations and policies and supersede if a conflict exists. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |

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| TR-8 Neighborhood Centers, including Prominent Parcels are important to Ruston’s sustainability and vitality and should be given high priority when funding improvements. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| TR-9 Street performance measures for the City should incorporate additional variables including assessment of enjoyable walkability and adequacy of bicycle facilities including bike lanes and bike parking to gauge the overall quality of service for Ruston’s streets. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| TR-10 Street Typologies will be used as a set of best practices to support and guide the coordinated upgrade of the City’s streets including key pedestrian, bicycle, and on-street parking enhancements by both the City of Ruston and private development. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| TR-11 Non-motorized and motorized modes of transportation are all inclusive and not fundamentally separate. A street for cars is not fundamentally different from the street for other users. All streets should be “complete streets” and non-motorized improvements are considered requirements, not amenities. Therefore, funding for multimodal improvements should be included in ‘mainstream’ transportation programs. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| TR-12 Parking requirements may be waived when an in-lieu of fee or transportation impact fees are paid to fund City transportation facilities and improvements. Such improvements may include developing parking in targeted areas that are currently underutilized, see City parking inventory analysis. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| TR-13 Require new and re-development to align or re-align with (or dedicate right-of-way or easements when not physically possible), the existing neighborhood street grid-pattern and provide alleys. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| TR-14 Prohibit new curb cuts, (or expansion of existing curb cuts), to install driveways upon lots that have alley access. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
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| Ruston Comprehensive Plan - Utilities Policies | | |
| UT-1 Growth and development in Ruston should be guided by the timing and phasing of services and facilities in a manner that supports the City and regional vision. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |

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| UT-2 Promote demand management and the conservation of services and facilities prior to developing new facilities in Ruston or adjacent jurisdictions, including refuse transfer stations. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| UT-3 Offer urban services from Ruston or appropriate regional service providers, such as Puget Sound Energy (natural gas). | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| UT-4 Natural gas service should be extended to all existing and new development as opposed to use of propane tanks. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| UT-5 Design Ruston for biking and walking. Using non-motorized transportation can make a difference in energy use. Energy-saving materials and design can maximize energy efficiency. The increased use of renewable energy sources, such as wind and solar, generates much less air and water pollution than nonrenewable coal, gas, and oil. Energy efficiency also benefits the climate. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| UT-6 Encourage telecommunications in Ruston. Telecommunications allows for distant communication by electronic transmission of signals, including by cable, telephone lines, or airwaves. As Ruston and the region’s economy continues to center more on the exchange of information, it is important for our homes, our businesses, and our community to maintain and improve our electronic communication connections. Future computer and Internet connectivity-within the City, region and worldwide-will rely increasingly on wireless technology. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| UT-7 Plan for the provision of telecommunication infrastructure in Ruston to serve growth and development in a manner that is consistent with the regional vision and is friendly to the environment. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| UT-8 Preserve existing and future City utility corridors to ensure reliable and efficient service delivery as Ruston and the region grows. Many utility services, including water supply, sewer treatment, stormwater systems and energy supply, operate as part of networks that require vast systems of infrastructure connections and lines to function. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| UT-9 Avoid environmental and economic consequences of incremental utility extensions by | Neutral | This policy is neutral as it has no negative impact on housing |

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| only allowing utility-development which anticipates full build-out of the City. | | equity, nor does it specifically encourage it. |
| UT-10 Recognize that the responsibility for financing utility construction generally rests with developers, users and others directly benefiting from the improvement. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| UT-11 Pursue grant funding whenever feasible to assist with funding needed for utility system extensions, rehabilitation, and upgrades. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| UT-12 Facilitate the provision of utilities while ensuring environmentally sensitive, safe and reliable service that is aesthetically compatible with the surrounding land uses and results in reasonable economic costs. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| UT-13 All new electrical and telecommunication wires should be located underground. Existing overhead utilities should be placed underground when impacted by new development and whenever possible. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| UT-14 Support feasible co-location of new public and private utility distribution facilities in shared trenches. Promote coordination of construction timing to minimize construction-related disruptions to the public and reduce the cost to the public of utility delivery. Provision of an efficient, cost effective and reliable utility service is encouraged by ensuring land will be made available for the location of utility lines and utility facilities. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| UT -15 Support or facilitate the placement of City-owned conduit whenever feasible during trenching or road construction activities. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| UT-16 Utility services should be provided concurrently with or in advance of demand. System design practices should minimize the number and duration of interruptions to customer service. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| UT-17 Support the conversion to cost-effective and environmentally sensitive alternative technologies and energy sources. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| UT-18 Amendments to the Utility Element will be made as necessary for the purposes of updating individual provider plans. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |

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| UT-19 Ruston should continue to participate in conservation programs and seek funding to support them. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| UT-20 Ruston and utility providers should work together to ensure efficiencies in planning for service extensions, actual installation and long-term maintenance. Coordination between the City and utility providers on City projects such as street widening promotes cost-effective construction, minimizes road closures and delays, and reduces the likelihood of repeated construction activities in the same street. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| UT-21 Promote improved conservation and more efficient use of water, as well as the increased use of reclaimed water, <i>as is practical given ASARCO soil contamination issues</i> , to reduce wastewater generation and ensure water availability. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| Ruston Comprehensive Plan - Capital Facilities Policies | | |
| CF-1 Capital budget decisions should be in conformity with the goals and policies of the Comprehensive Plan. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CF-2 When planning for municipal services, consider Ruston’s small-town character and community gathering places. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CF-3 When planning park and recreation facilities, seek opportunities to create links between facilities, increase walkability in Ruston and offer healthful choices for the community. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CF-4 Manage parking as a valuable City resource. Seek opportunities to reconfigure existing parking and underutilized public-right-of ways to create additional on-street parking. Evaluate parking at Old School Building for economic development, land use development, and capacity for civic uses. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CF-5 Seek opportunities to reduce impervious surfaces with pervious surfaces to improve water quality. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| CF-6 Actively coordinate with the Tacoma Public School District regarding the interest of individuals in the Ruston community. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |

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| Ruston Comprehensive Plan - Participation, Implementation and Evaluation Policies | | |
| PI-1 Value public participation and promote broad-based involvement by members of the Ruston community in the update and implementation of the Comprehensive Plan. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| PI-2 Value public participation and provide opportunities for public review of plans, regulations, and development proposals. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| PI-3 Promote a culture of dialogue and partnership: among residents; property owners; the business community; interested citizens; and City officials. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| PI-4 Use public involvement and communication options at the City’s disposal including: websites; surveys; workshops; open houses; and other meetings. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| PI-5 Evaluate the effectiveness of public involvement methods and take action as needed to improve them. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| PI-6 Update the Comprehensive Plan annually according to processes prescribed in RCW 36.70A.130 and WAC 365-195-630(2). Review Plan for internal consistency and ensure consistency with City regulations as well as other jurisdictions and applicable state and local laws and policies. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
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| Ruston Comprehensive Plan - Shoreline Master Program Policies | | |
| SL-1 Support Ruston’s SMP in promoting the health, safety and general welfare of the community by providing long range, comprehensive policies and effective, reasonable regulations for development, use, and restoration of Ruston's shorelines. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-2 Encourage a balance among private ownership, public access, and public protection and ecological function of the state’s shorelines in Ruston. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-3 Encourage shoreline uses that protect water quality and the natural environment that depend on proximity to the shoreline, and preserve and enhance public access and public recreational opportunities. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |

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| SL-4 Design new uses and developments to avoid and/or mitigate impacts to the environment while protecting property rights. Existing legally established uses should be allowed to continue as “grandfathered.” | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-5 Support Ruston’s SMP which requires "no net loss" of shoreline ecological functions. Provide a restoration program and enhancement incentives to offset the cumulative impacts of new shoreline uses and developments over time. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-6 Support Ruston’s SMP Policies: General; Shoreline Modification; Residential Use; Recreational Use; Transportation Use and Utility Use. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-7 Ruston should work with tribal, state, federal and other local governments to identify significant local historic, cultural and archaeological sites consistent with applicable state and federal laws protecting such information from general public disclosure. Such sites should be protected, preserved and/or restored for study, education and/or public enjoyment to the maximum extent possible. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-8 When a new use or development is proposed adjacent to an identified historic, cultural or archaeological site, it should be designed and operated to be compatible with continued protection of the historic, cultural or archaeological site. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-9 Owners of property containing identified historic, cultural or archaeological sites should coordinate with appropriate tribes, and agencies such as the Washington State Department of Archaeology and Historic Preservation. Ample time should be allowed to assess the site and make arrangements to preserve historical, cultural and archaeological values. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-10 Shoreline use and development should not significantly and negatively impact, destroy, or damage any site having historic, cultural, scientific or educational value. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-11 Development plans for public open spaces, trails, or recreation lands should incorporate measures for historic, cultural and archaeological resource preservation, restoration, and education whenever compatible and possible. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |

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| <p>SL-12 New shoreline uses and developments should occur in a manner that maintains existing natural shorelines and assures no net loss of shoreline ecological functions and processes.</p> | <p>Neutral</p> | <p>This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it.</p> |
| <p>SL-13 New shoreline uses and developments should be designed and conducted in accordance with the regulations of this Program to minimize damage to the ecology and environment. These regulations are designed to protect shoreline ecological functions and processes. Shoreline ecological functions that should be protected include, but are not limited to, fish and wildlife habitat, conservation and recovery of threatened or endangered species, food chain support and water temperature maintenance. Shoreline processes that should be protected include, but are not limited to, water flow; infiltration; groundwater recharge and discharge; sediment delivery, transport, and storage; organic matter input; and nutrient and pathogen removal.</p> | <p>Neutral</p> | <p>This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it.</p> |
| <p>SL-14 In assessing the potential for net loss of ecological functions, both project-specific and cumulative impacts should be considered in accordance with WAC 173-26-186(8)(d).</p> | <p>Neutral</p> | <p>This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it.</p> |
| <p>SL-15 New shoreline uses and developments should be designed to be consistent with the Second Amendment to the U.S. Environmental Protection Agency Consent Decree, adopted June 29, 2006, (a copy of which can be obtained from the Ruston Clerk's Office), to help maintain the integrity of the cap upon the ASARCO Superfund clean-up site, and prevent the leaching of arsenic into the waters of Commencement Bay.</p> | <p>Neutral</p> | <p>This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it.</p> |
| <p>SL-16 Flood hazard reduction should be managed through Ruston's Comprehensive Plan and applicable development regulations.</p> | <p>Neutral</p> | <p>This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it.</p> |
| <p>SL-17 New development within the floodplains associated with Ruston's shorelines that would individually or cumulatively increase the risk of flood damage should be discouraged.</p> | <p>Neutral</p> | <p>This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it.</p> |
| <p>SL-18 Nonstructural flood hazard reduction measures should be given preference over structural measures. When necessary, structural flood hazard reduction measures should be accomplished in a manner that assures no net loss of ecological functions and ecosystem-wide</p> | <p>Neutral</p> | <p>This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it.</p> |

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| processes. Nonstructural measures include setbacks, land use controls prohibiting or limiting development in areas that are historically flooded, stormwater management plans, or biomechanical measures. | | |
| SL-19 Public access to shorelines should be incorporated into all private development projects, and publicly sponsored shoreline development projects when public health and safety concerns can be adequately addressed and when shoreline ecological functions and/or processes can be adequately protected. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-20 The design of all public shoreline access areas should attempt to minimize potential impacts to private property. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-21 Ruston should participate in cooperative restoration efforts and programs between local, state, and federal public agencies, tribes, nonprofit organizations, and landowners to improve shorelines with impaired ecological functions and/or processes. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-22 Restoration actions should improve shoreline functions, processes and/or features that meet the needs of important plant, wildlife and fish species. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-23 Restoration should be integrated with and should support other natural resource management efforts in Pierce County, and in the greater Puget Sound region. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-24 Priority should be given to restoration actions that meet the goals contained in the restoration element of this Program. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-25 The following uses/developments should be given preference for locating within the shoreline jurisdiction when they are consistent with Ruston's zoning regulations and located, designed, and maintained in a manner that is consistent with this Program: Water-dependent and water-related uses and developments; and Public uses and developments that provide physical and/or visual access to the shoreline for substantial numbers of people. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-26 Ruston should reserve areas for protection and restoration of ecological functions to control | Neutral | This policy is neutral as it has no negative impact on housing |

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| pollution, protect public health, and prevent damage to the environment. | | equity, nor does it specifically encourage it. |
| SL-27 Nonwater-oriented uses/developments should be limited to those shoreline locations where water-oriented uses are inappropriate. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-28 Nonwater-oriented uses/developments should be allowed only when they demonstrably contribute to the objectives of the Shoreline Management Act. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-29 Ruston should encourage activities that promote high intensity use of the shoreline that will complement the economic development goals of the Comprehensive Plan. Examples of uses that should be encouraged include commercial, hotel, and multifamily developments. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-30 New shoreline uses and developments should be planned and designed to retain or replace shoreline vegetation with the overall purpose of achieving no net loss of the ecological functions performed by the vegetation. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-31 New shoreline uses and developments should be designed in a manner that directs land alteration to the least sensitive portions of the site to maximize vegetation conservation; minimize impervious surfaces and runoff; protect riparian, nearshore and wetland habitats; protect fish and wildlife and their habitats; protect archaeological, historic and cultural resources; and preserve aesthetic values. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-32 Low Impact Development (LID) stormwater management practices are encouraged where site conditions allow in order to minimize impervious surface area and surface runoff in accordance with the Low Impact Development: Technical Guidance Manual for Puget Sound, by Puget Sound Action Team and WSU 2005, and Ruston's stormwater management policies and regulations. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-33 New shoreline uses and developments are encouraged to be located, constructed, operated, and maintained to prevent water quality and storm water quantity impacts that would adversely affect shoreline ecological functions, or cause significant impact to shoreline aesthetics or recreational opportunities. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-34 New shoreline uses and developments should be designed and operated to minimize the need for | Neutral | This policy is neutral as it has no negative impact on housing |

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| chemical fertilizers, pesticides or other chemical treatments to prevent contamination of surface and ground water and/or soils and minimize adverse effects on shoreline ecological functions. | | equity, nor does it specifically encourage it. |
| SL-35 New shoreline uses and developments are encouraged to minimize impervious surface and incorporate low impact development stormwater management techniques where reasonable to minimize surface water runoff and prevent water quality degradation. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-36 Point and non-point source pollution should be managed on a comprehensive, basin-wide basis to protect water quality and support the efforts of shoreline property owners to maintain shoreline ecological functions. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-37 Ruston should assess regional needs for public boat launches so they can be co-located with other compatible water-dependent uses. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-38 New or expanded public launch ramps and rails should only be sited where they have no negative impact on critical areas or habitat with which priority species have a primary association. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-39 New private boat launch ramps and rails should be discouraged. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-40 New public and private docks, floats, mooring buoys and lifts should be designed and constructed with appropriate mitigation as required by this Program to ensure no net loss of ecological functions. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-41 The type, design, and location of docks, floats, mooring buoys and lifts should be consistent with applicable state and federal regulations and compatible with the area in which they are located. Ruston should consider shoreline characteristics, shoreline functions and processes, wind and wave action, water depth, aesthetics, and adjacent land and water uses when assessing compatibility. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-42 New development should be sited and designed to avoid the need for maintenance dredging. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-43 When allowed, dredging should be planned and operated to minimize adverse impacts to | Neutral | This policy is neutral as it has no negative impact on housing |

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| shoreline ecology, to existing shoreline uses, and to minimize interference with navigation. | | equity, nor does it specifically encourage it. |
| SL-44 Dredging for the primary purpose of obtaining fill material to create uplands is not allowed. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-45 Fill and excavation should be allowed only in association with a permitted use/development and where allowed should be the minimum necessary to accommodate the proposed use. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-46 Filling and excavation should not be allowed where structural shoreline stabilization would be needed to prevent the fill from eroding. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-47 The perimeter of fill and excavation activities should be designed to avoid or eliminate erosion and sedimentation impacts, both during initial fill and excavation activities and over time. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-48 When allowed, filling and excavation should be conducted so that water quality, habitat, hydrology, and drainage patterns are not adversely affected. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-49 Excavation waterward of OHWM shall be considered dredging and shall be subject to the dredging policies and regulations of this Program. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-50 Proposed shoreline stabilization projects should not jeopardize the integrity of the existing riprap armoring used to cap the ASARCO Superfund clean-up site along the shoreline, or conflict with the requirements of the U.S. Environmental Protection Agency Consent Decree, (or its amendments), regarding methods of construction used to prevent leaching of arsenic into the waters of Commencement Bay. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-51 New developments should be designed and located to avoid the need for new stabilization measures. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-52 Bulkheads and other forms of hard structural shoreline stabilization should be discouraged. Bulkhead alternatives that implement bioengineering and bio-stabilization methods should be used where reasonable. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-53 Shoreline stabilization including bulkheads and bulkhead alternatives should be located, designed, and maintained to minimize adverse | Neutral | This policy is neutral as it has no negative impact on housing |

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| effects on shoreline ecology, including effects on the project site and adjacent properties over time. Probable effects of proposed shoreline stabilization on ongoing shoreline processes and functions should be fully evaluated for consistency with this Program. | | equity, nor does it specifically encourage it. |
| SL-54 Shoreline stabilization should be located and designed to fit the physical character of a specific shoreline reach, which may differ substantially from adjacent reaches. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-55 Shoreline stabilization should not interfere with existing or future public access to public shorelines or with other appropriate shoreline uses. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-56 Shoreline stabilization projects on public lands should be designed to accommodate multiple use, restoration, and/or public access, provided that safety and ecological protection are fully addressed. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-57 Failing, harmful, unnecessary, or ineffective shoreline stabilization structures should be removed, and shoreline ecological functions should be restored using bulkhead alternatives. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-58 Where existing legally established bulkheads are substantially repaired or replaced, property owners should make reasonable efforts to incorporate bioengineering and fisheries habitat enhancement design elements to minimize adverse effects on shoreline functions. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-59 New residential developments should be encouraged to protect, enhance, and restore shoreline ecological functions using low impact development stormwater management techniques and other conservation measures. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-60 New residential developments shall provide public access to the shoreline. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-61 New residential developments shall not be comprised of single-family or duplex dwelling-unit types. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-62 Public recreational development should be located on public lands to facilitate the public's ability to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |

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| SL-63 Public recreational development should incorporate public education regarding shoreline ecological functions and processes, the effect of human actions on the environment and the role of the public in shoreline management. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-64 Public recreational development should be located where existing infrastructure (utilities and roads) is adequate, or may be provided without significant damage to shoreline features commensurate with the number and concentration of anticipated users. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-65 Public recreational development should use low impact development stormwater management techniques and other methods that protect, enhance, and restore shoreline ecological functions where reasonable. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-66 New public transportation uses and facilities should be located outside of the shoreline jurisdiction unless alternative locations are infeasible or the transportation facility is required to serve water-dependent public uses. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-67 When required, new transportation uses and facilities should be planned to fit the topographical characteristics of the shoreline and to minimize alterations to the shoreline environment. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-68 When existing public transportation uses and facilities located within shoreline jurisdiction require maintenance or other improvements to address public health and safety, the maintenance/improvement should be designed and implemented to minimize additional impacts on the shoreline environment and consideration should be given to correcting past impacts caused by the transportation facility. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-69 Public transportation development should use low impact development stormwater management techniques and other methods that protect, enhance, and restore shoreline ecological functions where reasonable. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-70 Water-dependent transportation facilities such as ferry and cruise ship terminals should be encouraged. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-71 New public or private utilities should be located inland from the land/water interface, preferably outside of shoreline jurisdiction | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |

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| SL-72 Utilities should be located and designed to avoid public recreation and public access areas and significant natural, historic, archaeological or cultural resources. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-73 Development of pipelines and cables, particularly those running roughly parallel to the shoreline, and development of facilities that may require periodic maintenance that would disrupt shoreline ecological functions, should be discouraged except where no other reasonable alternative exists. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-74 When existing utilities located within shoreline jurisdiction require maintenance or other improvements to address public health and safety, the maintenance/improvement should be designed and implemented to minimize additional impacts on the shoreline environment and consideration should be given to correcting past impacts caused by the utility. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-75 Public utility development should use low impact development stormwater management techniques and other methods that protect, enhance, and restore shoreline ecological functions where reasonable. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-76 In order to plan and effectively manage shoreline resources and to provide a uniform basis for applying policies and use regulations within distinctively different shoreline areas, a system of categorizing shoreline areas is required by the Shoreline Management Act. Environmental designations are based on existing development patterns, physical capabilities and limitations, as well as community aspirations. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-77 In areas located upland of the ordinary high water mark, the Ruston shoreline is designated as "high intensity". In areas located waterward of the ordinary high water mark, the Ruston shoreline is designated as "aquatic." The shoreline jurisdiction is delineated on a map and incorporated as a part of the SMP and known as the Official Shoreline Map. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-78 The Official Shoreline Map is for planning purposes only. The map does not necessarily identify or depict the actual extent of shoreline jurisdiction or all associated wetlands. The lateral extent of the shoreline jurisdiction shall be determined on a case-by-case basis based on the | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |

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| location of the OHWM, floodway and/or the presence of associated wetlands. The landward extent so determined may extend beyond that depicted on the Official Shoreline Map. | | |
| SL-79 Areas within the shoreline jurisdiction that are not mapped and/or designated are automatically assigned an "urban conservancy" designation until the shoreline can be re-designated through a master program amendment. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-80 The purpose of the high intensity environment designation is to provide for commercial and recreational uses; high density residential uses in some locations; and public land uses while seeking opportunities for protection and restoration of ecological functions. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-81 The high intensity designation is appropriate for areas that currently support or are planned for high intensity water-oriented uses including commercial, recreation, transportation or residential development. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-82 High intensity designated areas are zoned for commercial and multifamily residential uses. Existing and planned uses in the high intensity designation represent a variety of water-oriented and nonwater-oriented uses such as retail businesses, hotels, restaurants, recreational uses, marinas, and multifamily residential uses. Management Policies—Uses. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-83 Give priority to water-oriented uses over nonwater-oriented uses. First priority should be given to water-dependent uses. Second priority should be given to water-related uses and third priority to water-enjoyment uses. Nonwater-oriented uses shall only be allowed if they are part of mixed use development where the primary use is (1) water dependent or (2) water related, or (3) in conjunction with a water-enjoyment use on sites where there is no access to water. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-84 Encourage uses that enhance ecological functions and/or enhance opportunities for the public use and enjoyment of the shoreline; new development shall not cause a net loss of shoreline ecological functions. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-85 Ensure that, where applicable, improvements within this district are reviewed for compatibility and consistency with all standards codified within the zoning code, including, but not limited to, | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |

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| height, setbacks, outdoor lighting, signs, and landscaping and screening standards. | | |
| SL-86 Encourage designs that incorporate conservation and restoration elements, such as restoration of intertidal habitat, shoreline vegetation, and enhancement of public access. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-87 Each site shall plan for a public pedestrian walkway system along the high intensity waterfront utilizing a combination of natural beaches, pathways, piers, wharves, street ends, sidewalks, stairways, or other improvements. Each proposal for development shall provide continuous public access from the nearest public right-of-way and extending along the site's entire shoreline frontage which is developed in accordance with the shoreline public access use requirements located elsewhere in this Program. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-88 Each site shall provide designs that enhance pedestrian traffic without impeding vehicular traffic through the use of paving textures, fencing, landscaping, and signage that make a greater distinction between automobile traffic and pedestrian circulation systems. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-89 The purpose of the aquatic environment designation is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-90 Designation Criteria. The aquatic environment designation is appropriate for all areas within Ruston that are located waterward of the ordinary high water mark. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-100 Allow new over-water structures only for water-dependent uses, public access, or ecological restoration. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-101 The size of new over-water structures should be limited to the minimum necessary to support the structure's intended use. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-102 In order to reduce the impacts of shoreline development and increase effective use of water resources, multiple-use of over-water facilities should be encouraged. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-103 All developments and uses on navigable waters or their beds should be located and designed to minimize interference with surface navigation, to consider impacts to public views, and | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |

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| to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration. | | |
| SL-104 Uses that adversely impact the ecological functions of critical saltwater and freshwater habitats should not be allowed except where necessary to achieve the objectives of RCW 90.58.020, and then only when their impacts are mitigated according to the sequence described in WAC 173-26-201-(2)(e) as necessary to assure no net loss of ecological functions. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
| SL-105 Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions. | Neutral | This policy is neutral as it has no negative impact on housing equity, nor does it specifically encourage it. |
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Findings and Conclusions

Existing Policies

Ruston has made significant strides in encouraging racial and economic diversity by supporting affordable housing and middle housing through its existing Comprehensive Plan policies. Generally, these policies, as implemented in the zoning code, have created opportunities for developers and homeowners to build mixed-income housing, (such as accessory dwelling units), increased access to affordable housing for low-income families, and encouraged the creation of more diverse and inclusive neighborhoods. However, as the demand for affordable and middle housing continues to grow, Ruston should consider expanding its support for affordable housing by further emphasizing middle housing in both the Housing and Land Use Elements in the Comprehensive Plan. Ruston also needs to make minor changes to at least one instance where a specific policy was categorized as “challenging” – which is discussed in detail in the “Specific Policy Revisions” section of this report below. Overall, Ruston has a strong foundation of policies supporting affordable and middle housing, and with some minor changes, it can further enhance its efforts to create a more inclusive and equitable community.

Recommended Policy and Regulation Revisions

General Strategy

Ruston can take several steps to help address the issue of affordable housing. One of the most effective strategies is to develop policies and incentives that encourage the construction of affordable housing units and locally owned businesses. This can include providing financial assistance or tax incentives to developers who build affordable housing units or using inclusionary zoning to require developers to include affordable units in their developments. Small cities can also partner with non-profit organizations and community development corporations to develop affordable housing projects. Additionally, small

cities can promote the preservation of existing affordable housing units by offering grants or loans to property owners who commit to keeping their rents affordable. Communities can also facilitate infill and redevelopment by encouraging middle housing and live/work units, and by streamlining permit processes. By taking some, or all these steps, Ruston can help increase the supply of affordable housing and ensure everyone has access to safe and stable housing.

Specific Policy Revisions

As mentioned in the above “Findings and Conclusions” section, Ruston’s Comprehensive Plan contained a policy that was deemed “challenging.” Although no other “challenging” policies were found, Ruston should consider including support for affordable housing and middle housing throughout its Land Use and Housing Comprehensive Plan Elements. Please refer to the details in the table below for recommendations to contemplate during the 2024 Comprehensive Plan Update process when revising it.

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| <p>FW-22 Retain single-family residences as the primary housing type in Ruston.</p> | <p>Challenging</p> | <p>Consider revising this policy to describe the desire to preserve Ruston’s historic residential style of architecture rather than a specific single-family residential unit type. Many middle housing typologies blend well with traditional neighborhood-scale architectural styles.</p> |
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Summary

Ruston’s demographic composition in terms of race and income aligns with that of Pierce County. Despite improvements made in promoting diversity and addressing affordable housing in the 2015 Comprehensive Plan, there is still room for further progress as we look to the 2024 Comprehensive Plan update – the timeline for which is currently underway and is anticipated to be completed by the end of 2024, allowing consideration of the findings and recommendations of this report to be integrated into the overall update. One way Ruston can create a more inclusive community is by facilitating the construction of middle housing projects – city-wide, which can enhance the availability of affordable housing and racial equity.

Furthermore, involving community members in discussions and decision-making processes is crucial in addressing affordable housing issues in Ruston. By listening to the perspectives of all stakeholders, including low-income and marginalized residents, Ruston can develop more effective strategies to improve access to affordable housing while promoting inclusivity and equity.