

1 Sponsored by: Councilmembers Derek Young, Marty Campbell, Jani Hitchen, and Ryan Mello
2 Requested by: County Council
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6 **RESOLUTION NO. R2022-174**

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9 **A Resolution of the Pierce County Council Implementing the 2022-2023** 10 **Budget as Amended; Declaring Certain County Policy; and** 11 **Requesting Information from Agencies of County** 12 **Government.**

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14 **Whereas**, the Pierce County Council (Council) enacted Ordinance No.
15 2021-100s2 on November 23, 2021, adopting the 2022-2023 Budget for Pierce County;
16 and

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18 **Whereas**, the 2022-2023 Budget has been amended through Ordinance Nos.
19 2022-30, 2022-50, and 2022-76; and

20 **Community First Village**

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23 **Whereas**, the 2022-2023 Budget includes an appropriation of \$22,300,000 of
24 COVID-19 American Rescue Plan funds to support the establishment of one or more
25 microhome village projects to serve chronically homeless residents of Pierce County,
26 referred to as the Community First Village; and

27
28 **Whereas**, the appropriation of funds for the Community First Village project
29 required the County Executive to develop a project proposal, conduct site analysis, and
30 submit a development plan to the Council no later than October 1, 2022, that includes a
31 timeline and costs for a minimum of 150 living units along with information regarding
32 project location(s); land acquisition costs; regulatory, zoning, and permitting
33 requirements to effect development; draft purchase and sale agreement; an identified
34 owner, operator-provider, and developer; operating pro forma showing a credible plan to
35 pay for operating costs; and a transportation plan to address the needs of residents;
36 and

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38 **Whereas**, the County Executive submitted a Community First Village project
39 proposal to the Council on October 7, 2022, and presented the proposal to the Council
40 at an October 18, 2022, study session; and

41
42 **Whereas**, the Council supports the microhome village concept as a form of
43 permanent supportive housing that is urgently needed in Pierce County to serve our
44 neighbors experiencing chronic homelessness and desires to successfully site and
45 operate one or more Community First Villages. However, the environmental constraints
46 at the proposed Community First Village site, coupled with the necessity to amend the



1 Pierce County development regulations to allow the use, present substantial uncertainty
2 and risk and it is prudent that additional analysis be conducted and that other potential
3 sites for the Community First Village be explored; and
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5 **Whereas**, the site identified by the project development team working for the
6 County Executive as the proposed location for the Community First Village contains
7 environmental constraints such as wetlands, floodplains, and a stream, and is not
8 presently served by the public sewer system or public transit; and
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10 **Whereas**, following the presentation of the Community First Village project
11 proposal to the Council, it was determined that the zoning in place at the proposed
12 location allows for low-density residential housing, but does not allow the location to be
13 used for a shared housing community and that an amendment to the Pierce County
14 development regulations is required to enable the project proposal to be executed; and
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16 **Whereas**, the form of the real estate transaction and the operating cost funding
17 approach for the Community First Village warrant additional review prior to the
18 advancement of the proposal submitted by the Executive; and
19

20 **Whereas**, the expenditure of the American Rescue Plan funds is subject to
21 timelines established by the federal government which require Pierce County to obligate
22 these funds by December 31, 2024, and to fully expend these funds by December 31,
23 2026, which necessitate that additional analysis for the Community First Village be
24 conducted in a timely manner; and
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26 Street Lighting

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28 **Whereas**, lighting of pedestrian facilities plays a key role in increasing the safety
29 performance of the road network for all users. Effective pedestrian lighting installations
30 are a means of addressing the vulnerability of pedestrians during dark conditions and
31 improving safety and security for road users of all ages and abilities. Lighting may also
32 increase a pedestrians' confidence in performing certain tasks, such as assessing and
33 selecting appropriate gaps at uncontrolled crossings and monitoring vehicles
34 approaching and making different movements through both signalized and unsignalized
35 intersections (U.S. Department of Transportation, Lighting for Pedestrian Safety,
36 FHWA-SA-22-062 [2022]); and
37

38 **Whereas**, the National Highway Traffic Safety Administration (NHTSA) reports
39 that 76 percent of pedestrian fatalities in 2019 occurred in dark conditions and that
40 minority communities experience a disproportionate burden of pedestrian fatalities in
41 dark conditions (U.S. Department of Transportation, Pedestrian Lighting Primer [April
42 2022]); and
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44 **Whereas**, Pierce County has specified design guidelines for street lighting within
45 the Manual on Design Guidelines and Specifications for Road and Bridge Construction
46 in Pierce County; and
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1 **Whereas**, these design guidelines identify locations where street lighting may be
 2 provided as a means of further enhancing traffic safety. These locations include
 3 signalized intersections; certain areas of raised median channelization; roadway
 4 construction or reconstruction projects for certain major, secondary, and collector
 5 arterials; arterial locations having high reported accident histories in which a significantly
 6 large proportion of those accidents occurred at night; certain arterials where an adjacent
 7 parcel will be undergoing improvements or development; intersections that have been
 8 identified for future signalization where lighting can be economically installed on a short-
 9 term basis; and locations that are identified, authorized, and funded by the Pierce
 10 County Council for traffic and pedestrian safety including established walking routes to a
 11 specific public school, walking routes to a specific public park, and other locations
 12 determined in consultation with a school district or law enforcement agency for student
 13 safety purposes; and

14
 15 **Whereas**, while Pierce County's guidelines identify locations where street lighting
 16 may be installed, Pierce County does not have an established service level for street
 17 lighting within the Urban Growth Area or a formal program to improve street lighting
 18 within the Urban Growth Area, and

19
 20 **Whereas**, the Council wishes to consider the establishment of a service level for
 21 street lighting within the Urban Growth Area and associated funding requirements; and

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 23 **Whereas**, implementation of the amended 2022-2023 Budget requires certain
 24 information from agencies of County government; **Now Therefore**,

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 26 **BE IT RESOLVED by the Council of Pierce County:**

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 28 **Community First Village**

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 30 **Section 1.** The County Executive is requested to provide additional information
 31 regarding the Community First Village proposal as follows:

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 33 A. Spanaway Loop Road Site.

- 34 i. A preliminary delineation and categorization of on-site wetlands, including
 35 anticipated buffer widths, a preliminary delineation, and classification of
 36 on-site streams including anticipated buffer widths, and a preliminary
 37 delineation of on-site floodplains.
- 38 ii. A preliminary design and cost estimate for serving the site with the public
 39 sanitary sewer system as an alternative to an on-site septic system. In
 40 addition to the estimated construction cost of the system, the cost
 41 estimate should include a calculation of the sewer connection charges
 42 applicable to the proposal. The estimated monthly sewer charge for
 43 community residents should also be provided.
- 44 iii. A preliminary on-site septic system design if it is determined that service
 45 of the site by the public sanitary sewer systems is not feasible or
 46 financially viable. The conceptual design should identify the type of
 47 system, identify potential drainfield locations, demonstrate that the system
 48 can accommodate the proposed density at full buildout of all project



1 phases based upon the soils present at the site, and demonstrate that the
2 system will be effective in preventing nitrates, phosphates, and other
3 septic effluent components generated at the site from adversely affecting
4 the water quality of Spanaway Lake and downstream areas. A preliminary
5 cost estimate for the system should be included. Information on any
6 Health Department required on-going inspection and maintenance
7 programs for the system should also be provided.

- 8 iv. A preliminary stormwater system design that demonstrates that the
9 system will be effective at controlling stormwater runoff generated from the
10 site at full buildout and at preventing this stormwater from adversely
11 impacting on-site wetlands and streams and downstream critical areas
12 and water bodies.
- 13 v. A permitting timeline that includes an estimate of time required for the
14 development regulation amendment to be enacted and the time required
15 to complete the Conditional Use Permit approval process assuming the
16 development regulation amendment legislative process is completed. The
17 timeline should include estimated time ranges that account for any and all
18 potential stages of the legislative, regulatory, and permitting processes so
19 that the Council can assess whether the American Rescue Plan obligation
20 and expenditure timelines are implicated.

21 B. Alternate or Additional Locations.

- 22 i. A list of at least two potential sites for a microhome village within the
23 Urban Growth Area that meet the following criteria:
 - 24 a. The site is reasonably available for purchase.
 - 25 b. The zoning of the site allows for a shared housing village as a
26 permitted or conditionally permitted use.
 - 27 c. The site is of sufficient size and developable area to accommodate at
28 least 75 living units.
 - 29 d. The site is served by public sewer, water, and other necessary utilities.
30 These sites are in addition to those previously identified in the Pierce
31 County Village Proposal report.

32 C. Real Estate Transaction.

- 33 i. A written description of the transaction method that will be used to
34 facilitate the acquisition of the Spanaway Loop Road Site and to transfer
35 ownership of the site to the Tacoma Rescue Mission. Documentation that
36 the proposed transaction method has been reviewed by the Pierce County
37 Prosecuting Attorney's Office to assure compliance with applicable law
38 should be included.
- 39 ii. An independent appraisal assessing the fair market value of the
40 Spanaway Loop Road Site and a review appraisal evaluating the accuracy
41 of the initial appraisal.

42 D. Operating and Capital Budgets and Funding.

- 43 i. A detailed operating budget with the anticipated expenses and revenue
44 sources for the first six years. Identify revenue options in addition to
45 vouchers and Right-of-Way funds for the ongoing operations,
46 management, services, and maintenance of the site. Include information
47 on additional funding sources including, but not limited to, an on-going and
48 county dedicated funding source such as the Housing and Related

1 Services Tax authorized by RCW 82.14.530 that could be made available
2 to strengthen financial sustainability in the event the planned private and
3 public funding does not come to fruition or meet the on-going operating
4 costs.

- 5 ii. A detailed capital budget with the anticipated expenses and revenues for
6 the first full phase of the project totaling \$49.4M. Include documentation
7 regarding revenue sources, revenue collection timeline, commitments by
8 funding partners, and any capital funding unknowns, uncertainties, and
9 shortfalls.

10 E. Resident Admission Criteria:

- 11 i. Provide information on the population that will be served. Indicate if
12 couples, including gay and lesbian couples, will be served. Also indicate if
13 adults and their children under the age of 18 will be served. If applicable,
14 explain why there are restrictions for couples or families.

15 F. Community Volunteers:

- 16 i. Provide information about the structure of the on-site volunteer role and
17 duties.
18 ii. Provide information on the manner in which on-site volunteers will be
19 housed during their volunteer time.
20 iii. Provide information on any compensation and stipends on-site volunteers
21 will receive.

22
23 The County Executive is requested to provide the information regarding the
24 alternate or additional locations, operating and capital budget and funding cost,
25 resident admission criteria, and community volunteers to the Comprehensive
26 Plan to End Homelessness Implementation Advisory Board no later than
27 February 1, 2023, and is requested to provide the information identified above to
28 the Council no later than March 1, 2023.

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30 Section 2. The Comprehensive Plan to End Homelessness Implementation
31 Advisory Board is requested to review the Pierce County Village Proposal and to
32 provide its written feedback to the Council no later than March 1, 2023. At a minimum,
33 the Board is requested to review the information prepared in response to Section 1 of
34 this Resolution regarding alternate or additional locations, operating and capital budget
35 and funding, resident admission criteria, and community volunteers. The Board is
36 encouraged to include input regarding other aspects of the Community First Village
37 concept in their written feedback to the Council.

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39 **Street Lighting**

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41 Section 3. The Planning and Public Works Department is requested to complete
42 a street lighting needs assessment for the Urban Growth Area and to develop
43 recommendations for service levels and associated funding requirements. The needs
44 assessment should include an inventory of the existing locations of Pierce County
45 owned or rented street lighting and any locations of planned street light installation by
46 Pierce County. When developing recommendations for service levels, the Department is
47 requested to consider pedestrian and bicycle safety recommendations and best
48 practices identified by the U.S. Department of Transportation, Vision Zero goals,



1 information from the Pierce County Equity Index, and other appropriate data sources.
2 The information on funding requirements to implement the identified service levels
3 should include installation, operation, and maintenance costs. The Department is
4 requested to complete the lighting needs assessment and to present its
5 recommendations to the Council no later than September 1, 2023.

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8 **ADOPTED** this 6th day of December, 2022.

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10 **ATTEST:**

PIERCE COUNTY COUNCIL
Pierce County, Washington

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13 *Denise D. Johnson*
14 _____
15 **Denise D. Johnson**
16 Clerk to the Council

17
Derek Young

Derek Young
Council Chair