



MONROE CITY COUNCIL

Regular Study Session Meeting
Tuesday, June 15, 2021 7:00 P.M.
Zoom Online Meeting Platform

Mayor
Geoffrey Thomas

Councilmembers
*Heather Rousey, Mayor Pro Tem;
Patsy Cudaback; Kevin Hanford;
Jason Gamble, Jeff Rasmussen;
Ed Davis, & Kirk Scarboro*

MINUTES

CALL TO ORDER

The City Council meeting was held virtually via Zoom. Due to the COVID-19 pandemic, and Proclamation 20-28 issued by Governor Jay Inslee, in-person meetings are not being held at this time.

Mayor Thomas called the meeting to order at 7:01 p.m.

ROLL CALL

Councilmembers present:

Rousey, Hanford, Davis, Gamble, and Scarboro. Councilmembers Rasmussen and Cudaback were excused.

Staff present:

Knight, Hasart, Swanson, Jolley, Farrell, Feilberg, Marrero, Huebner, and Christian

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Scarboro.

PROCLAMATION – Mayor Thomas proclaimed June 19, 2021 as Juneteenth 2021 and read the proclamation into the record.

PUBLIC COMMENTS – there were no public comments.

COUNCILMEMBER REPORTS

Councilmember Scarboro thanked Councilmember Davis for his clarification last week regarding the railroad quiet zone discussion. He always appreciates learning new things.

Councilmember Hanford is looking forward to attending the Juneteenth march and celebration and marching with the Mayor again.

Councilmember Gamble mentioned the community congratulations to the graduating seniors and stated it is greatly appreciated by the seniors and their parents. Shared information on about the Monroe Schools Foundation (MSF) efforts and shared that the MSF, in cooperation with other local organizations, awarded over \$93,000 in scholarships this year. This is a great testament to this community-great job. The foundation is also reaching out and helping regarding the recent house fire. He is always amazed and grateful to the generosity of this community.

Councilmember Rousey stated having King 5 in town this week was a nice event.



MONROE CITY COUNCIL

Regular Study Session Meeting
Tuesday, June 15, 2021 7:00 P.M.
Zoom Online Meeting Platform

Mayor
Geoffrey Thomas

Councilmembers
*Heather Rousey, Mayor Pro Tem;
Patsy Cudaback; Kevin Hanford;
Jason Gamble, Jeff Rasmussen;
Ed Davis, & Kirk Scarboro*

PRESENTATION

Ms. Marrero introduced Mr. Chris Collier who made a presentation regarding Snohomish County Housing Perspective and Housing Affordability Study (attachment 1).

Councilmember Scarboro thanked Mr. Collier for the well presented information and stated this is a good reminder for him about the plight of those outside his experience. This helps to shape his thinking.

STAFF/DEPARTMENT REPORTS

Mr. Feilberg provided an Emergency Management update (attachment 2).

MAYOR/ADMINISTRATIVE REPORTS

City Administrator Update. Ms. Knight reviewed the extended agenda included in the packet materials. Mayor Thomas shared Councilmember Cudaback will be absent on July 20, 2021.

Councilmember Gamble asked for an update on the resolution regarding COVID masking. Mayor Thomas responded this will be coming forward at the next meeting.

Ms. Knight reminded Council to register for the Association of Washington Cities conference if you are attending.

Ms. Knight updated regarding the Imagine Monroe survey occurring from June 16 to July 9, 2021. The City interns will be attending the Farmer's Market to promote the survey and the newsletter about Imagine Monroe and its related survey will be mailed next week.

Councilmember Gamble shared follow up information about siting issues within the Farm residential area and requested the City follow up about what its maintenance responsibilities are.

Mayor Thomas highlighted the Monroe This Week edition included in the packet and shared he issued a proclamation honoring Father's Day and a proclamation for Amateur Radio Week.

Mayor Thomas shared that Jake Whittenberg and Mimi Jung from King 5 were in town last Thursday to interview him and Janelle Drews with the Chamber. King 5 did video and inquired about events and how the City managed through COVID-19. Mayor Thomas felt it was a good interview and it should be incorporated into their upcoming "Five Cities in Five Day" segment.

Mayor Thomas shared information on how the testing for a hybrid meeting is progressing. The hope is to be able to test run a live meeting with limited participants with next week's meeting and to go live with a hybrid model on July 13, 2021.

Mayor Thomas and Ms. Knight updated what is required by L&I for Councilmembers to enter City Hall without a mask.

Councilmember Gamble stated he does not agree with the policy and shared how larger corporations are addressing the issue. Councilmember Davis inquired if this conflicts with HIPAA laws. Staff will follow up. Councilmember Hanford echoed Councilmember Gamble's concerns.



MONROE CITY COUNCIL

Regular Study Session Meeting
Tuesday, June 15, 2021 7:00 P.M.
Zoom Online Meeting Platform

Mayor
Geoffrey Thomas

Councilmembers
*Heather Rousey, Mayor Pro Tem;
Patsy Cudaback; Kevin Hanford;
Jason Gamble, Jeff Rasmussen;
Ed Davis, & Kirk Scarboro*

DISCUSSION

- 9.1. Countywide Planning Policies Update – Mr. Swanson discussed the updates to the Countywide Planning Policies (CPPs) as presented in the meeting materials.

Mayor Thomas inquired about the issue of extending water and sewer lines outside city limits and the potential to increase density unintentionally. Staff responded.

Mayor Thomas expressed appreciation to Mr. Swanson for his efforts to encourage growth in the City's urban area and not into the unincorporated urban growth areas.

- 9.2. American Rescue Plan Act (ARPA) Proposed Distribution Process – Ms. Knight provided an overview of ARPA and presented the proposed distribution strategy for the City's portion of ARPA funding as provided in the meeting materials. Mayor Thomas inquired by when Ms. Knight would like any comments from the Council. Staff responded it would be best by the first week of July.

Councilmember Scarboro requested clarification about the distribution timing strategy and asked about the City funded programs that may qualify for ARPA money. Staff responded.

Councilmember Rousey shared it would be good to share who is funded and ask for periodic updates on new ideas for the funding. Mayor Thomas concurred.

Councilmember Scarboro inquired if there is thought to using these funds on a regional basis for homelessness issues. Mayor Thomas responded with information about discussions with the Mayor's group. Ms. Knight shared information on other countywide discussions related to this issue.

Ms. Knight inquired if Council is comfortable with using our various appointed boards to review applications. There were no objections from Council.

EXECUTIVE SESSION

Mayor Thomas noted the need for an executive session and provided the following information:

The City Council will convene an executive session for the purposes of discussing property acquisition pursuant to RCW 42.30.110(1)(b) and for the purposes of discussing pricing of property pursuant to RCW 42.30.110(1)(c) for 5 minutes. The Mayor will notify the Interim City Clerk (Ms. Hasart) if the executive session has been extended and the Interim City Clerk will notify the public. Council is anticipated to take action following the executive session. For purposes of the executive session, the Council will leave the current, publicly accessible Zoom meeting and will join a new Zoom meeting, for which the dial-in information has been separately provided to the Council Members.

The Council meeting was recessed to executive session at 8:49 p.m. for 5 minutes.

The executive session ended at 8:54 p.m.

The Council meeting reconvened to regular session at 8:55 p.m.

Councilmember Scarboro asked for an update on the Fisher property. Staff will follow up. Councilmember Scarboro mentioned some pallets along Highway 2 and Old Owen. He also shared concerns about who is doing the upkeep at Wells Fargo but stated he does not need a follow up on these two items.



MONROE CITY COUNCIL

Regular Study Session Meeting
Tuesday, June 15, 2021 7:00 P.M.
Zoom Online Meeting Platform

Mayor
Geoffrey Thomas

Councilmembers
*Heather Rousey, Mayor Pro Tem;
Patsy Cudaback; Kevin Hanford;
Jason Gamble, Jeff Rasmussen;
Ed Davis, & Kirk Scarboro*

ADJOURNMENT

There being no further business, Councilmember Gamble moved to adjourn the meeting. Councilmember Davis seconded. Motion passed 5-0.

MEETING ADJOURNED: 8:56 p.m.

Geoffrey Thomas (Jul 28, 2021 13:53 PDT)

Geoffrey Thomas, Mayor

Rabecca R. Hasart, Interim City Clerk

Snohomish County Housing Perspective

Chris Collier
AHA Program Manager
City of Monroe City Council
6/15/2021

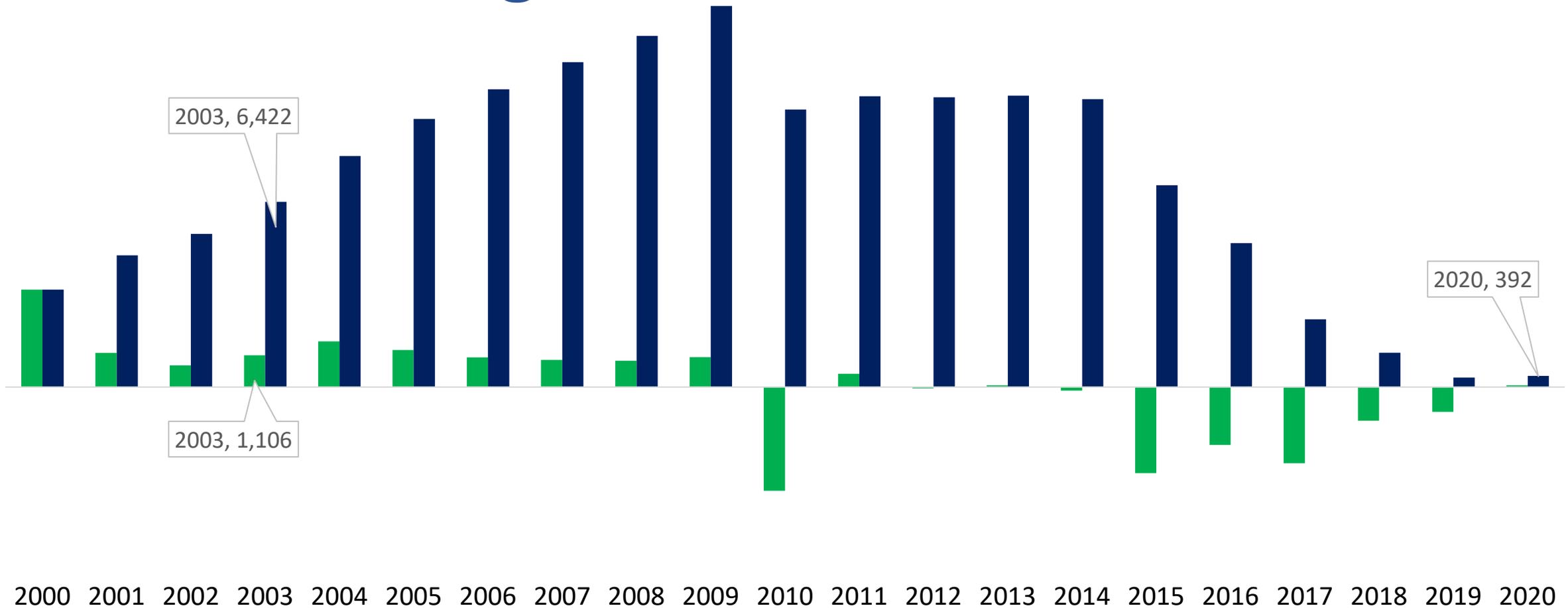
Background

- AHA a multi-jurisdictional collaborative to
- Provide data & analytics, technical expertise & outreach
- Assist members in understanding housing affordability shortage
- Please reach out & ask questions, learn more, help me help you!
ccollier@hasco.org, or 425-293-0601

AHA Member Jurisdictions:

Arlington, Edmonds, Everett, Granite Falls, Lake Stevens, Lynnwood, Marysville, Mill Creek, Mountlake Terrace, Mukilteo, Snohomish, Stanwood, Snohomish County, Woodway, HASCO

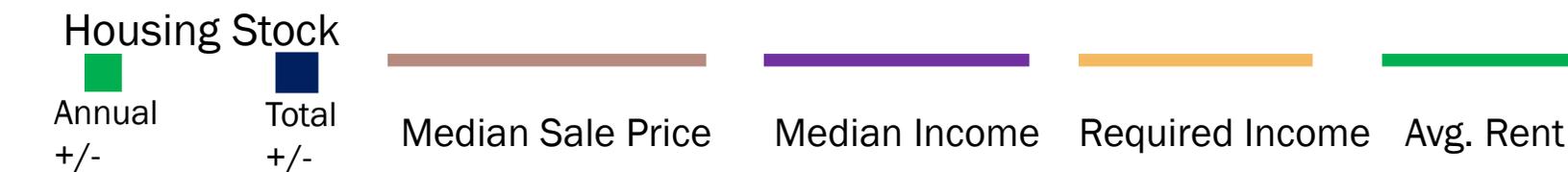
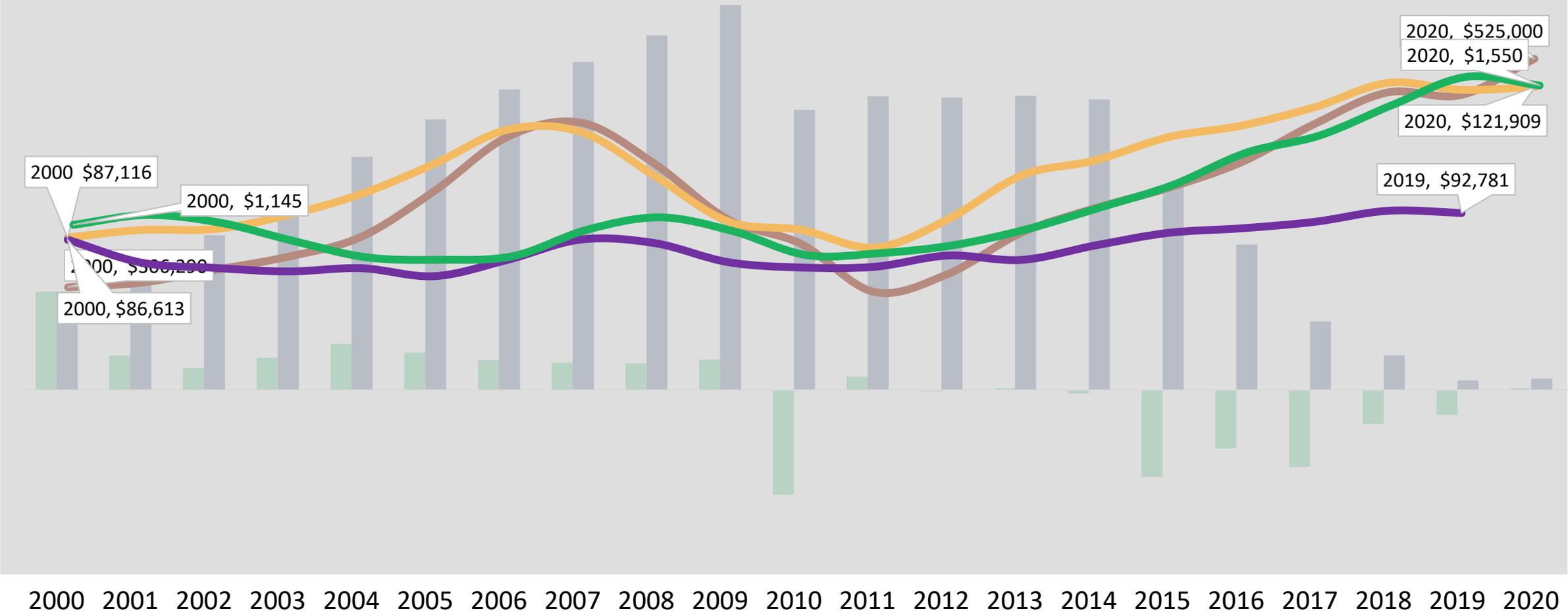
In One Slide: Regional Context



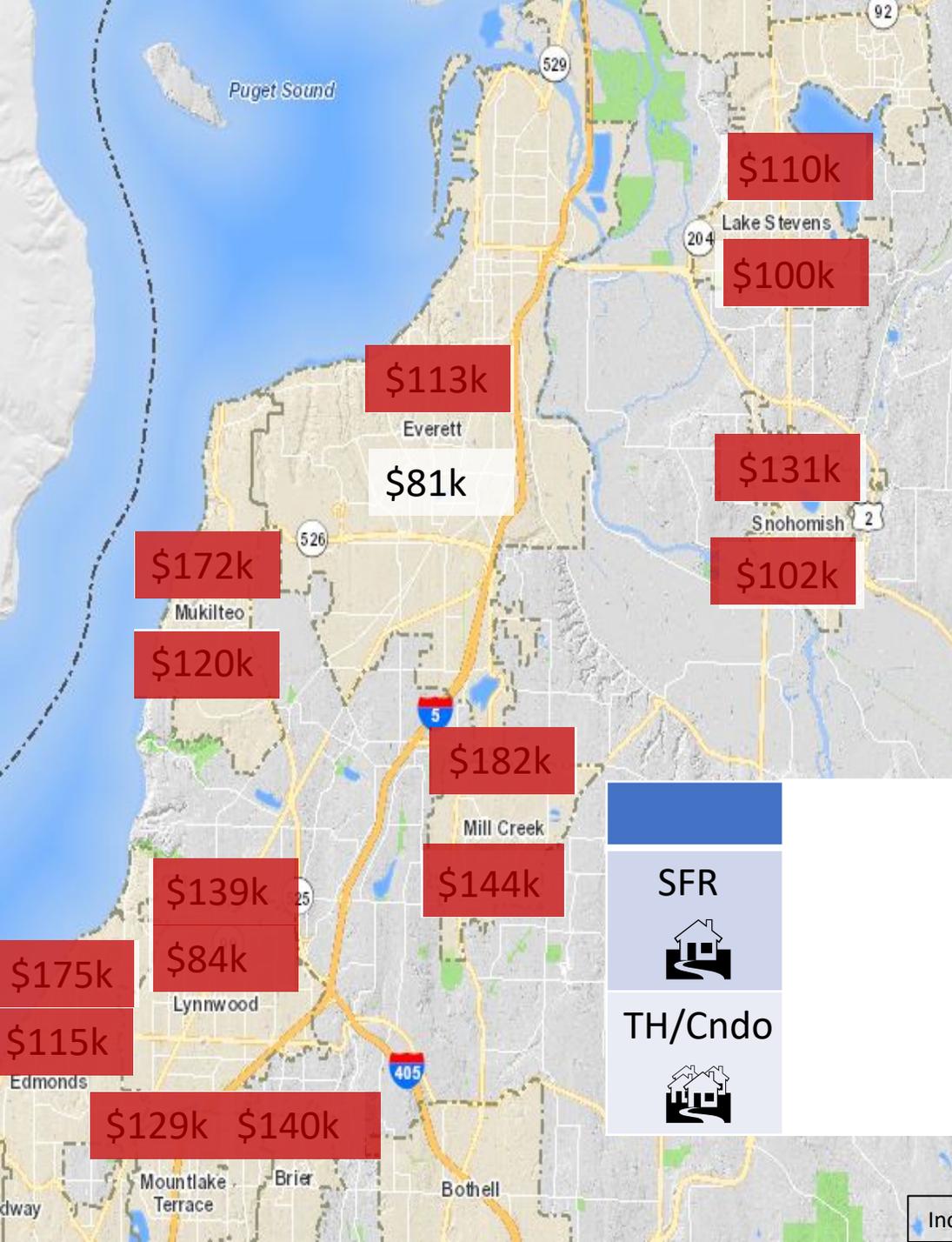
Housing Stock

■ Annual +/-
■ Total +/-

In One Slide: Regional Context

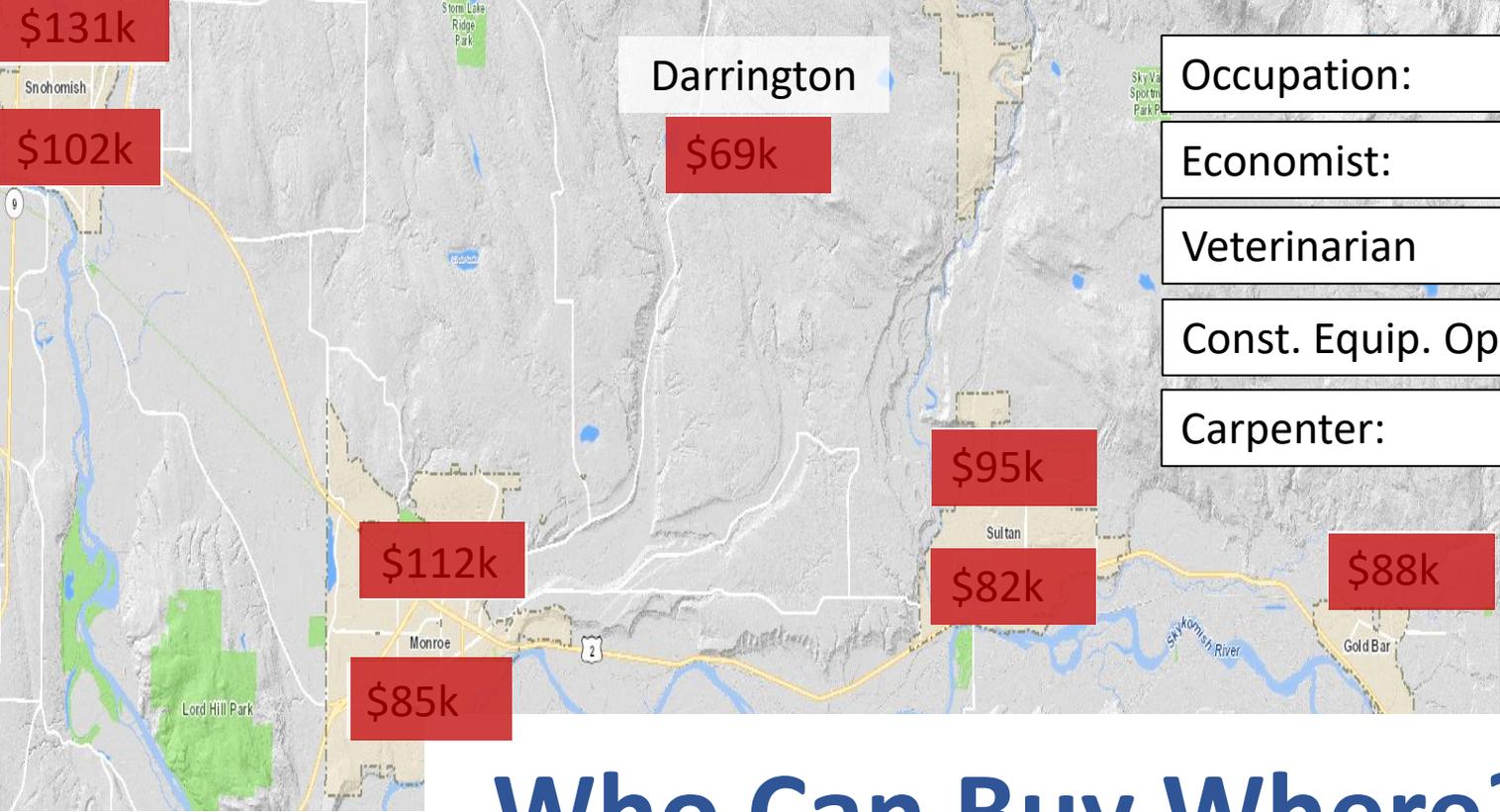


Income requirement based on sale price, assumed 3.5% interest, 30-year term, 10% down pmt., 26% DTI, real property tax figures



Occupation:	25 th Pct – 50 th Pct
Administrative Law Judge:	\$110k – \$132k
Physicist:	\$104k - \$130k
Emergency Mgmt. Director:	\$95k - 115k
Audiologists:	\$77k – \$92k

Who Can Buy Where?



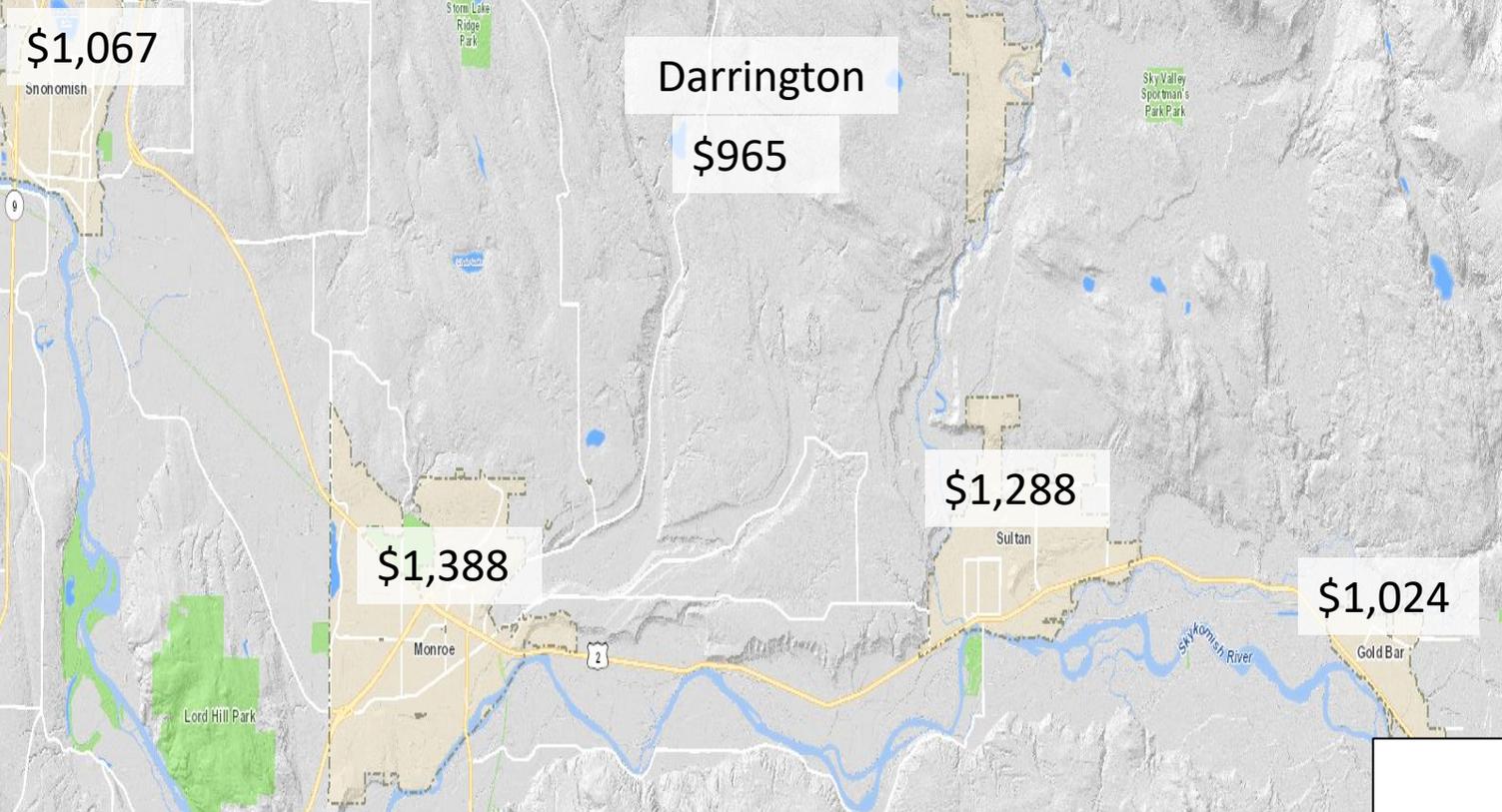
Occupation:	25 th Pct – 50 th Pct
Economist:	\$91k – \$111k
Veterinarian	\$85k - \$100k
Const. Equip. Operator:	\$64k - \$81k
Carpenter:	\$56k – \$66k

...and so on.
 1.5M occupations pay <\$85k/year median
 in the Puget Sound region.

Who Can Buy Where?

-
- SFR
- TH/Cndo

Income requirement based on sale price, assumed 3.5% interest, 30-year term, 10% down pmt., 26% DTI, real property tax figures



Occupation:	25 th Pct – 50 th Pct
Truck Driver:	\$46k – \$55k \$1,159 - \$1,377
Car Mechanic:	\$41k – \$52k \$1,020 - \$1,310
Retail Sales Supervisor:	\$40k – \$51k \$997 - \$1,288
Dental Assistant:	\$42k – \$49k \$1,050 - \$1,236

(Annual Income / 12) * 0.3 = Monthly Affordable Rent

...and so on.
In the Puget Sound region...

Who Can Rent Where? (2019)

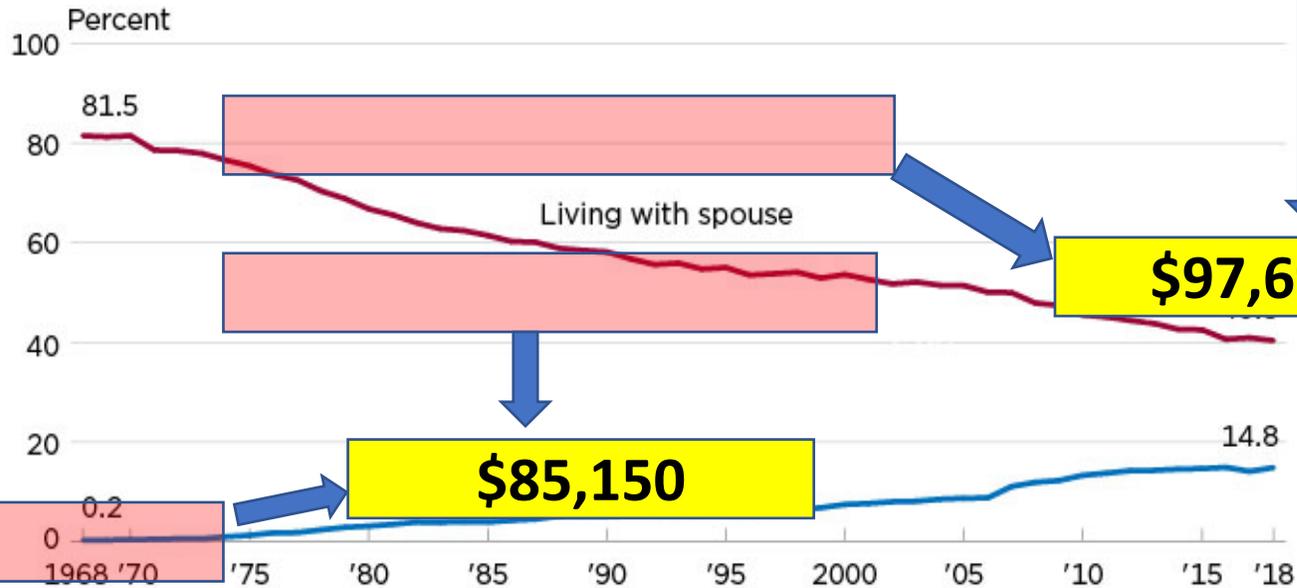
172,020 (99.3%) of Food Prep & Serving cannot afford \$1450/mo
89,600 (51%), can afford between \$716 and \$830/mo

Median Rent

Let's Combine Incomes

Cohabitation has become more common among 25- to 34-year-olds.

Living Arrangements of Young Adults Ages 25 to 34



Source: U.S. Census Bureau, Current Population Survey, Annual Social and Economic Supplements, 1968 to 2018.

City	Income Req.	City	Income Req.	City	Income Req.	City	Income Req.
Arlington	\$101,882	Lake Stevens	\$107,190	MLT	\$130,913	Monroe	\$109,328
Edmonds	\$162,291	Lynnwood	\$127,471	Mukilteo	\$163,034	Sultan	\$94,597
Everett	\$107,099	Marysville	\$104,144	Snohomish	\$125,803	Gold B.	\$88,506
Granite Falls	\$94,705	Mill Creek	\$175,817	Stanwood	\$105,276	Darr.	\$69,403

What's Getting Built?

Monroe			
	SF	MF1-49	MF50+
2006	32	20	0
2007	4	2	0
2008	1	2	0
2009	0	-3	0
2010	23	0	0
2011	9	-13	0
2012	13	6	0
2013	18	0	0
2014	7	47	0
2015	24	0	0
2016	111	9	0
2017	86	8	0
2018	144	0	0
	472	78	0
% of total	85.8%	14.2%	0.0%

Uninc. Snohomish County				
Municipal Totals				
	SF	MF1-49	MF50+	
2006	1172	592	939	
2007	965	588	91	
2008	1,029	368	301	
2009	682	141	950	
2010	509	576	299	
2011	508	450	400	
2012	734	238	123	
2013	590	103	235	
2014	795	74	0	
2015	632	144	108	
2016	515	328	269	
2017	1,119	416	0	
2018	1,141	560	0	
Total	10,391	4,578	3,715	
% of total	55.6%	24.5%	19.9%	

Regional Totals		
SF	MF1-49	MF50+
13824	5075	3728
10,940	5,639	8,010
5,586	3,225	7,871
4,528	1,159	2,104
5,680	1,933	2,926
5,465	2,043	4,913
7,031	2,666	9,126
7,619	3,287	8,924
6,866	4,912	8,896
7,241	4,962	13,468
7,864	5,916	10,221
7,928	6,505	10,643
6,840	6,666	12,982
97,412	53,988	103,812
38.2%	21.2%	40.7%

What Does This Tell Us?

- Protecting neighborhoods ensures unaffordability for our children
 - Seniors struggle to downsize
 - Homeownership harder for renters...while rents rise
 - One by one, renters fall victim to financial shocks
-
- The costs of no action can be seen in downtown Seattle. Alternative?

Alternative(s)?

- Policy side:
 - Funding Incentives (ex: HB1157, not passed), D/ADU reform, Credit Enhancement
 - Mandates: inclusionary zoning, rent control – not yet, but maybe soon
- Supply side:
 - Create homeownership for >\$70k/y income, rental for >\$35k/y incomes
 - This doesn't mean public subsidy
- Back up: What does the city want?
 - City's HAP an excellent starting point.
- Create? You mean the City mandates?
- Let's say allow, instead of create.







Photo
Credit:

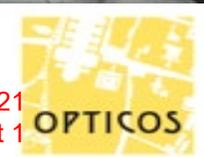
MCC Minutes 06/15/21
Attachment 1



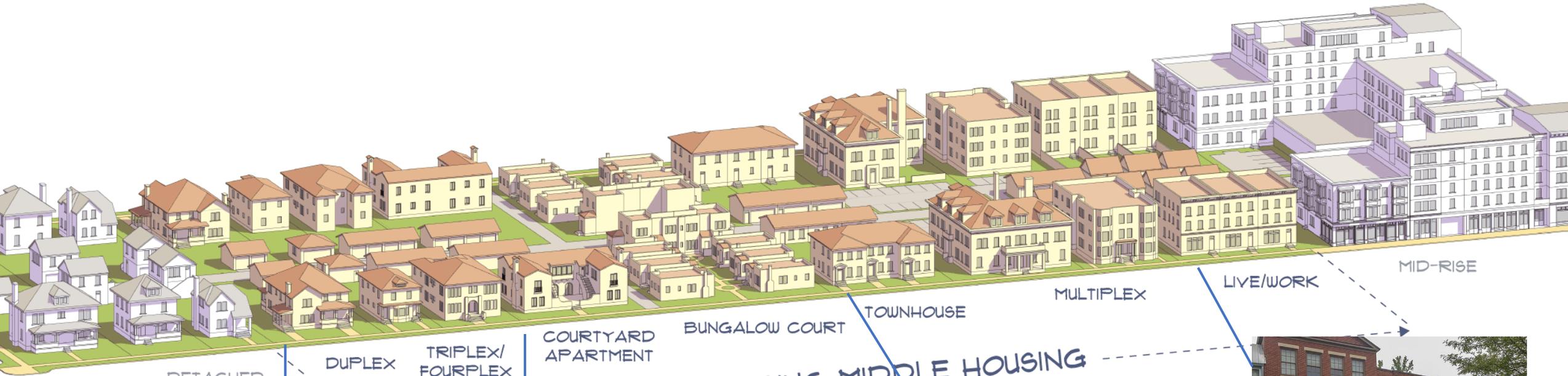


Photo
Credit:

MCC Minutes 06/15/21
Attachment 1



Where Are These Allowed?



DETACHED SINGLE-FAMILY HOMES

Duplex
Est. 6-13
DU/AC



DUPLEX TRIPLEX/
FOURPLEX

COURTYARD APARTMENT



Courtyard Apartments
Est. 24-61 DU/AC

BUNGALOW COURT

TOWNHOUSE

MULTIPLEX

LIVE/WORK

MID-RISE

MISSING MIDDLE HOUSING



Townhomes
Est. 11-25 DU/AC



Live/Work
Est. ~14-29 DU/AC

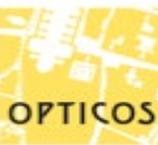
DU/AC = Dwelling Units/Acre

Photo

Credit

MCC Minutes 06/15/21
Attachment 1

Copyright
Opticos Design, Inc.



Miscellanea

- Monroe SR15,000 median sale price: +27% (2016 to 2020)
 - 2000-2016: +8% sale price
- Monroe R4 median sale price: +34% (2016 to 2020)
 - 2001*-2016: +8% sale price
- New built condo duplexes sell for \$58/sqft more than new SFD**
- This is 1/3rd of the issue (**market rate**, income restriction, homelessness)
- Regional cooperation is a must, intra- & inter-county
 - Every city & county is in a different place, but has a role to play
- Our choice is simply whether to let change happen or guide the change

* No R4 data for 2000

**Common Wall Condominiums (Property Code 142)

An aerial, grayscale photograph of a town, likely Hasco, Washington, showing residential streets, a large industrial or commercial building complex, and a railway line. The image is semi-transparent, allowing the text to be clearly visible.

*“Change is the only constant
in life”*

Heraclitus

Thank You

Chris Collier

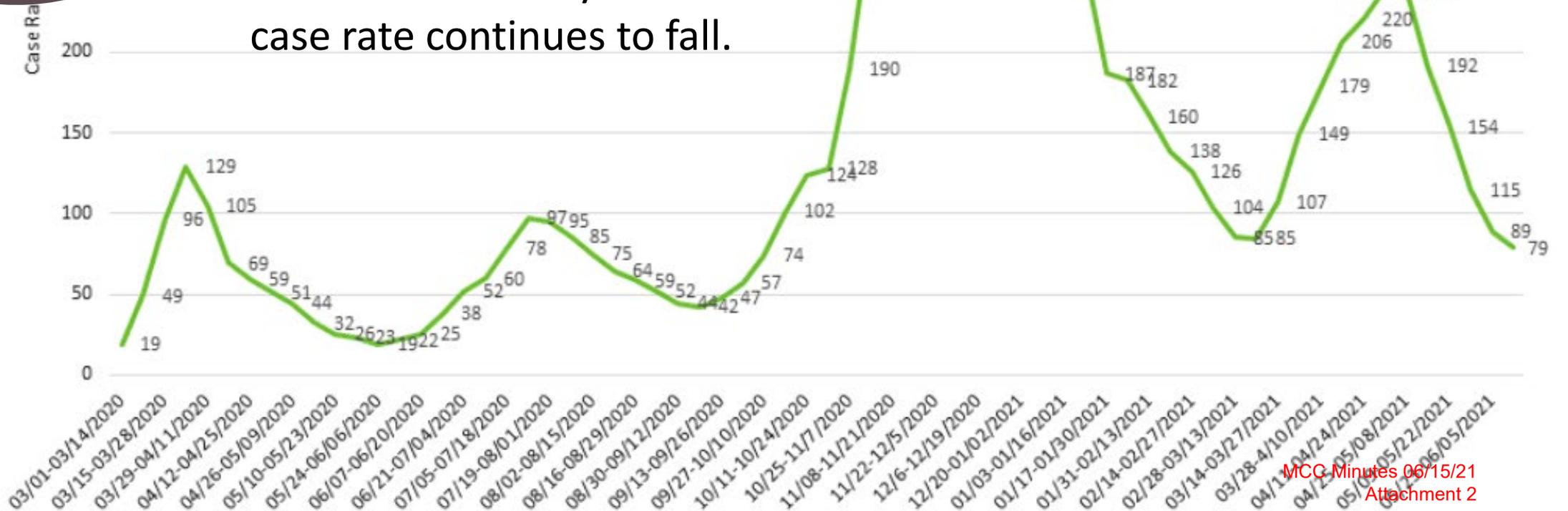
AHA Program Manager

ccollier@hasco.org

425-293-0601

COVID-19 Case Rate

Snohomish County COVID-19 case rate continues to fall.



Vaccination Progress

As of June 8, 2021

Total Doses Administered: 807,635

Completed Vaccinations: 377,809

**Percent of Snohomish County
who have initiated vaccination: 64.5%**

**Percent of Snohomish County
Completely Vaccinated: 53%**

Based on Percentage of
Snohomish County Residents Aged 12+

www.snohd.org/covidvaccine or bit.ly/snocovaccine



MCC Minutes 06-15-2021

Final Audit Report

2021-07-28

Created:	2021-07-28
By:	Becky Hasart (bhasart@monroewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAhPcN25ujEvMGZM3-_5OPF2NfaDp0ytSy

"MCC Minutes 06-15-2021" History

-  Document created by Becky Hasart (bhasart@monroewa.gov)
2021-07-28 - 3:43:06 PM GMT- IP address: 206.208.65.234
-  Document emailed to Geoffrey Thomas (gthomas@monroewa.gov) for signature
2021-07-28 - 3:43:37 PM GMT
-  Email viewed by Geoffrey Thomas (gthomas@monroewa.gov)
2021-07-28 - 8:52:58 PM GMT- IP address: 206.208.65.234
-  Document e-signed by Geoffrey Thomas (gthomas@monroewa.gov)
Signature Date: 2021-07-28 - 8:53:14 PM GMT - Time Source: server- IP address: 206.208.65.234
-  Document emailed to Becky Hasart (bhasart@monroewa.gov) for signature
2021-07-28 - 8:53:17 PM GMT
-  Email viewed by Becky Hasart (bhasart@monroewa.gov)
2021-07-28 - 9:05:32 PM GMT- IP address: 104.47.65.254
-  Document e-signed by Becky Hasart (bhasart@monroewa.gov)
Signature Date: 2021-07-28 - 9:05:40 PM GMT - Time Source: server- IP address: 206.208.65.234
-  Agreement completed.
2021-07-28 - 9:05:40 PM GMT