

# Implementation

## OVERVIEW

As part of the Housing Action Plan, it is essential to understand the steps necessary to implement the strategic recommendations. This Implementation Plan is intended to guide budgeting and work planning for City departments, coordination with partners, and ongoing efforts to update City policies.

This Implementation Plan is divided between three different recommended timeframes:

- **Short-term actions** are generally expected to be accomplished within the next two years and prior to the expected regular update to the Comprehensive Plan.
- **Medium-term actions** include actions to be accomplished over the next three to four years, including updates to the Comprehensive Plan coordinated as part of the regular update cycle.
- **Long-term and ongoing actions** are actions expected to occur beyond five or more years. This would include actions that may need to be coordinated through updates to the Comprehensive Plan, and actions that may depend on success with earlier identified actions.

As part of this plan, the following sections detail the following for the expected steps:

- A summary of the **action** to be taken.
- References to the **implementation step** referenced in the Strategic Recommendations section
- Potential **partners** for the implementation of the action.
- The expected **priority** of the action, where:
  - **Very high** priority actions are essential in achieving the housing goals identified in this Plan and should be a commitment by the City under the Plan
  - **High** priority actions are important for achieving the goals of this Plan and should be strongly considered during Plan implementation
  - **Moderate** priority actions are important for long-term implementation of the Plan but are not identified as part of the critical path in achieving identified goals
- The expected **investment** required, where:
  - **Very high** investment would require significant budget allocations by the City, including significant capital expenditures and external support.
  - **High** investment would require specific budget allocations by the City, including the use of existing sources of support specifically targeted to housing-related actions.
  - **Moderate** investment would require a significant focus of staff time and resources from involved City departments, potentially including the use of external consultants.
  - **Low** investment would be expected to involve staff time and resources as allocated to regular tasks, potentially with changes to identified priorities.

## KEY IMPLEMENTATION ACTIONS

Although there are several actions described in this section that are involved with implementing the Housing Action Plan, there are topic areas in the Plan that will require further coordination and guidelines for detailed tasks. Although these have been identified at a high level in this HAP, full implementation will need additional coordination and effort.

This will include the following:

- **Residential Land Use Analysis.** To implement Recommendation 2, the City should determine specific changes with land uses and zoning districts to achieve increased production and diversity of housing. This Study should be coordinated with and inform the Comprehensive Plan updates expected in 2024, and highlight opportunities for the following changes to the Code and Comprehensive Plan policies:
  - Minimum density requirements across different zoning districts to reduce lower-density development.
  - Targeted rezoning of certain locations to allow for increased development densities, especially in areas close to transit options.
  - Implementation of a new Residential Multi Family (RMF) zone to provide an option for a higher-density residential zoning district.
  - Allowances for new housing types in residential areas.

The Study should focus specifically on identifying changes that would result in new capacity and diversity in the city's housing stock. To support this objective, it should examine the feasibility and likelihood of development under different land use changes, and highlight options that would help achieve a diversity of housing types and sizes across the city through development, redevelopment, and infill across the city. Ongoing efforts should be coordinated to monitor the long-term effects of these changes and to adjust these policies and provisions as needed.

- **Development Incentives Study.** A more detailed review of the financial and economic considerations of development will be necessary to accommodate some of the targeted changes to affordable housing incentives identified as part of this plan. Specifically, this would cover the evaluation of both the adjustments to affordable housing incentives with density bonusing. This type of evaluation should determine how these programs would impact the feasibility of development, and whether there would be any additional concerns with impacts to overall housing production rates.
- **Affordable Housing Funding Strategy.** There are new sources of funding now available to the City of Renton through sales taxes that can be allocated to the Renton Housing Authority and other affordable housing developers to support projects in the city. Additionally, other sources of funding such as housing levies and linkage fees may also provide resources for affordable housing development. The City should develop a coordinated strategy to determine how these sources of

funding should be applied to maximize the yield of affordable housing and address critical gaps in the availability of local affordable housing.

- **Affordable Housing Land Strategy.** In addition to coordinating financial resources under the Affordable Housing Funding Strategy, the City of Renton should also look to coordinate available land resources for accommodating affordable housing. This includes possible options for infill, redevelopment, and rehabilitation of properties across the city, which may be owned by the City of Renton, other government agencies, non-profits, school districts, or religious organizations.
- **TOD Land Banking Strategy.** In addition to coordinating a broader land strategy, the City should also work with partners to provide land banking for affordable housing in transit station areas in the City. This should be done to ensure that affordable housing can be provided in these areas over time and that increases in land value due to changes in zoning or development regulations, new development, and increased transit access do not hinder efforts to provide affordable housing for lower-income households that areas supported by transit.
- **Ongoing monitoring and review.** Ensuring that these programs have the intended effects and will meet the overall goals identified in this Housing Action Plan and the 2024 Comprehensive Plan will require long-term efforts to monitor the development of market-rate and affordable housing in the City. Because of this, the overall implementation of the HAP should be reviewed with a series of indicators, as well as regular reviews within the next five years.

## COMPREHENSIVE PLAN POLICY INTEGRATION

A substantial portion of the actions identified in this Housing Action Plan will either need to be implemented directly through changes to the Comprehensive Plan or will need to be supported through changes to policies in the Comprehensive Plan. Because of this, these revisions should be specifically identified and incorporated into the initial planning processes for the Comprehensive Plan update.

Under the recommendations in this document, the following step would be necessary to coordinate potential revisions for the Comprehensive Plan update:

- **Overall policy focus:** Develop a series of clear policy statements based on recommendations from the HAP that reinforce the commitment of the City in specific topic areas related to housing, including racial equity in the real estate market, anti-displacement efforts, and the demand for diverse housing types.
- **Affordable housing goals:** Amend the goals for affordable housing production based on the projections included in this report. These may be adjusted to account for 2021 revisions to the Countywide Planning Policies but should consider the identified need for additional affordable housing across income categories in the community.
- **Residential Land Use Study:** Coordinate a detailed review of current zoning and development feasibility to determine potential areas where increased development densities and new housing types would result in housing production. From this assessment, establish recommended areas

where zoning regulations should be changed through targeted rezones, minimum density requirements, and/or allowances for new housing types within these areas. These changes should be provided as revisions to the land use map and related policies in the Comprehensive Plan.

- **Development Incentives Study:** Develop a more detailed review of financial and economic considerations of higher density development to identify potential adjustments to density bonusing that would need to be implemented through the Comprehensive Plan process. As part of this work, provide recommendations for policies to be included in the Comprehensive Plan to implement these programs.
- **Affordable Housing Land Strategy/TOD Land Banking Strategy:** Coordinate the development of policies for land management to be included in the Comprehensive Plan that accommodate the overall goals of the Affordable Housing Land Strategy. This includes clear policy statements regarding the use of surplus lands for affordable housing where applicable, as well as the need to coordinate land management and banking with efforts by partners and ongoing planning in transit station areas.

# RECOMMENDATION 1: SUPPORT PARTNERSHIPS TO MEET HOUSING GOALS

Action	Implementation Steps	Partners	Priority	Investment
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## Short-term Implementation (1–2 years)

Create a Housing Advisory Committee in partnership with the Human Services Advisory Committee.	1.1 Create Housing Advisory Committee	Human Services Advisory Committee	High	Moderate
Continue participation with SKHHP and SoKiHo cities on housing-related goals, including pooling of resources for affordable housing development and planning for increased subregional housing production.	1.2 Continue efforts with neighboring communities	SKHHP; SoKiHo cities (Auburn, Burien, Kent, Federal Way, Tukwila); other cities in South King County	High	Low
Continue the ongoing partnership with the Housing Development Consortium to promote increased market-rate and affordable housing development.	1.3 Continue to coordinate with County and regional agencies	Housing Development Consortium; Renton Housing Authority, private, public, and non-profit development partners	High	Low
Continue the ongoing partnership with the Affordable Housing Committee to implement recommendations from the Regional Affordable Housing Task Force's five-year action plan.	1.3 Continue to coordinate with County and regional agencies	Affordable Housing Committee	High	Low
Provide for ongoing outreach to other County and regional agencies working with affordable housing.	1.3 Continue to coordinate with County and regional agencies	King County Housing Authority; PSRC; other state, regional, county, and local agencies	Moderate	Low
Develop an Affordable Housing Funding Strategy (see Recommendation 4)	1.4 Identify long-term funding sources for the Renton Housing Authority and non-profit development organizations	Housing Advisory Committee; Renton Housing Authority; regional, state, and local affordable housing agencies	Very High	Moderate/High
Incorporate discussions of housing needs and increasing housing production into community planning materials.	1.5 Regularly conduct community planning 2.5 Coordinate neighborhood outreach	Neighborhood organizations	Moderate	Low

# RECOMMENDATION 1 (CONTINUED)

Action	Implementation Steps	Partners	Priority	Investment
<b>Medium- and Long-term Implementation (3+ years)</b>				
Continue internal and external coordination on meeting housing needs and increasing housing production	1.1 Create Housing Advisory Committee	Human Services Advisory Committee; Affordable Housing Committee; SKHHP; SoKHo cities (Auburn, Burien, Kent, Federal Way, Tukwila); other agencies; development partners	High	Low
	1.2 Continue efforts with neighboring communities			
	1.3 Continue to coordinate with County and regional agencies			
Implement the Affordable Housing Funding Strategy (see Recommendation 4)	1.4 Identify long-term funding sources for the Renton Housing Authority and non-profit development organizations	Housing Advisory Committee; Renton Housing Authority; regional, state, and local affordable housing agencies	Very High	Moderate/High
Continue to provide for community discussions about housing and intended changes to residential development regulations as part of regular planning activities.	1.5 Regularly conduct community planning	Neighborhood organizations	Moderate	Low
	2.5 Coordinate neighborhood outreach			

# RECOMMENDATION 2: PROMOTE DIVERSE HOUSING TYPES AND SIZES IN NEIGHBORHOODS

Action	Implementation Steps	Partners	Priority	Investment
<b>Short-term Implementation (1–2 years)</b>				
Coordinate a Residential Land Use Study to determine specific recommendations for Code and Comprehensive Plan changes that would provide: <ul style="list-style-type: none"> <li>more diverse housing types in new subdivisions.</li> <li>targeted rezones to higher-density residential areas.</li> <li>minimum density requirements in higher-density residential zones.</li> <li>a higher-density Residential Multi-Family (RMF) zone.</li> </ul>	2.1 Consider permitting additional housing types	External consultant (optional); city departments; private, public, and non-profit development partners; residents	Very High	Moderate
	2.2 Evaluate minimum densities in R-10, R-14, and RMF zones			
	2.3 Add a second higher-density RMF designation			
	2.4 Evaluate areas for targeted rezoning to R-10, R-14, and RMF			
<b>Medium-term Implementation (3–4 years)</b>				
Based on the findings of the Residential Land Use Study, implement recommendations for Comprehensive Plan changes to allow: <ul style="list-style-type: none"> <li>more diverse housing types in new subdivisions.</li> <li>targeted rezones.</li> <li>minimum density requirements.</li> <li>additional residential zones.</li> </ul> Coordinate the development of Code changes to implement the recommendations of the Residential Land Use Study.	2.1 Consider permitting additional housing types	External consultant (optional); City departments; private, public, and non-profit development partners; residents	Very High	Moderate
	2.2 Evaluate minimum densities in R-10, R-14, and RMF zones			
	2.3 Add a second higher-density RMF designation			
	2.4 Evaluate areas for targeted rezoning to R-10, R-14, and RMF			
2.1 Consider permitting additional housing types in new subdivisions	External consultant (optional); City departments; private, public, and non-profit development partners; residents	Very High	Moderate	
2.2 Evaluate minimum densities in R-10, R-14, and RMF zones				
2.3 Add a second higher-density RMF designation				
2.4 Evaluate areas for targeted rezoning to R-10, R-14, and RMF				

## RECOMMENDATION 2 (CONTINUED)

Action	Implementation Steps	Partners	Priority	Investment
<b>Long-term Implementation (5+ years)</b>				
Monitor outcomes from changes to land use and development regulations under the Residential Land Use Study.	2.1	Consider permitting additional housing types		
	2.2	Evaluate minimum densities in R-10, R-14, and RMF zones		
	2.3	Add a second higher-density RMF designation		
	2.4	Evaluate areas for targeted rezoning to R-10, R-14, and RMF		
			External consultant (optional); city departments; private, public, and non-profit development partners; residents	Very High



# RECOMMENDATION 3: INCENTIVIZE HOUSING DEVELOPMENT

Action	Implementation Steps	Partners	Priority	Investment
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## Short-term Implementation (1–2 years)

Support potential changes to parking under the Rainier/Grady Junction Subarea Plan.	3.1 Maintain parking requirements and consider modified requirements in areas supported by frequent transit	Housing Development Consortium; private, public, and non-profit development partners	High	Low
Study the potential for updated development regulations to permit alternatives for ground-floor commercial space.	3.2 Allow flexibility in commercial space for affordability	Housing Development Consortium; private, public, and non-profit development partners	Moderate	Low
Coordinate with Public Works to determine the potential for developing regional stormwater facilities to support new development, and possible locations.	3.3 Explore the development of regional stormwater facilities	Renton Public Works Department	High	Low
Continue to coordinate with the Housing Development Consortium and other regional partners to identify new building techniques.	3.4 Continue innovative building techniques	Housing Development Consortium; private, public, and non-profit development partners	Moderate	Low

## Medium- and Long-term Implementation (3+ years)

Provide ongoing monitoring of parking utilization in neighborhoods to identify any changes in demand.	3.1 Maintain parking requirements and consider modified requirements in areas supported by frequent transit	Housing Development Consortium; private, public, and non-profit development partners	Moderate	Low
Implement any recommended changes to development regulations to permit alternatives for ground-floor commercial space.	3.2 Allow flexibility in commercial space for affordability	Housing Development Consortium; private, public, and non-profit development partners	Moderate	Moderate
Continue to coordinate with Public Works to implement regional stormwater facilities to support new development as recommended.	3.3 Explore the development of regional stormwater facilities	Renton Public Works Department	High	Moderate/High

# RECOMMENDATION 4: PROMOTE AFFORDABLE HOUSING PRESERVATION & DEVELOPMENT

Action	Implementation Steps	Partners	Priority	Investment
<b>Short-term Implementation (1–2 years)</b>				
<p>Coordinate the development of City regulations to require information on tenants' rights to be provided to renters as part of a contract.</p> <p>Study and potentially develop recommended code changes to allow for a 20-year MFTE option and the use of MFTE for property rehabilitation.</p>	<p>4.1 Pass requirements for the distribution of information to tenants</p>	Tenants' rights organizations; landlords and property managers	High	Low
	<p>4.2 Adjust the Renton MFTE program</p>	Private, public, and non-profit development partners	Very High	Low
<p>Develop an <b>Affordable Housing Funding Strategy</b> that includes:</p> <ul style="list-style-type: none"> <li>▪ Coordination of revenue from sales taxes under SHB 1406 and HB 1590 to support affordable housing projects.</li> <li>▪ Review of additional potential funding for affordable housing, such as General Fund allocations, linkage fees, and voter-approved levies.</li> <li>▪ Identification of targeted affordable housing needs and associated public, private, and philanthropic partners.</li> <li>▪ Development of grant and loan programs for property rehabilitation and affordable housing preservation.</li> <li>▪ Coordination of support for property acquisition and rehabilitation.</li> <li>▪ Coordination of support for capital and operations and maintenance by partners from available funding.</li> </ul>	<p>1.4 Identify long-term funding sources for the Renton Housing Authority and non-profit development organizations</p>	Housing Advisory Committee; Renton Housing Authority; SKHHP Foundation; corporate and philanthropic partners; and regional, state, and local affordable housing agencies	Very High	Moderate/High
	<p>4.3 Develop other property rehabilitation grants and loans</p>			
	<p>4.4 Coordinate other sources of funding</p>			
	<p>4.5 Include affordable housing as a potential public benefit for a Planned Urban Development.</p>		Private, public, and non-profit development partners	High
<p>Amend the Planned Urban Development regulations under RMC 4-9-150 to include affordable housing as a public benefit.</p>				

Action	Implementation Steps	Partners	Priority	Investment
Coordinate a <b>Development Incentives Study</b> to determine recommendations for potential adjustments to available density bonuses.	<p>4.2 Adjust the Renton MFTE program</p> <p>4.6 Explore increases to density bonuses</p>	Housing Development Consortium; private, public, and non-profit development partners	Very High	Moderate
<b>Medium-term Implementation (3–4 years)</b>				
Monitor compliance with the developed City regulations to require information on tenants' rights to be provided to renters as part of a contract.	4.1 Pass requirements for the distribution of information to tenants	Tenants' rights organizations; landlords and property managers	High	Low
Implement the provisions of the <b>Affordable Housing Funding Strategy</b> :	1.4 Identify long-term funding sources for the Renton Housing Authority and non-profit development organizations	Housing Advisory Committee; Renton Housing Authority; regional, state, and local affordable housing agencies	Very High	Moderate/High
<ul style="list-style-type: none"> <li>▪ Continue to allocate revenue from sales taxes under HB 1590 and from General Fund allocations to support affordable housing projects.</li> <li>▪ Implement additional recommended funding options such as linkage fees and voter-approved levies.</li> <li>▪ Implement grant and/or loan programs for property rehabilitation and affordable housing preservation (see above).</li> </ul>	4.3 Develop other property rehabilitation grants and loans			
	4.4 Coordinate other sources of funding			
Monitor the inclusion of affordable housing as a public benefit as part of the Planned Urban Development regulations under RMC 4-9-150.	4.5 Include affordable housing as a potential public benefit for a Planned Urban Development.	Private, public, and non-profit development partners	High	Low
Develop a series of proposed statutory and program changes based on the <b>Development Incentives Study</b> , potentially including adjustments to available density bonuses and MFTE program.	4.2 Adjust the Renton MFTE program	Private, public, and non-profit development partners; downtown organizations	Very High	High
	4.6 Explore increases to density bonuses			

## RECOMMENDATION 4 (CONTINUED)

Action	Implementation Steps	Partners	Priority	Investment			
<b>Long-term Implementation (5+ years)</b>							
<p>Continue to implement and update the <b>Affordable Housing Funding Strategy</b>:</p> <ul style="list-style-type: none"> <li>identify priorities for dedicated sources of funding for affordable housing, including sales taxes, General Fund allocations, and new instruments.</li> <li>continue to investigate and implement new sources of funding for housing.</li> <li>review the efficacy of the funding programs.</li> </ul> <p>Monitor the implemented statutory and program changes to development incentives based on the <b>Development Incentives Study</b> and provide for additional adjustments to available density bonuses and MFTE program, as required.</p>	<p>1.4 Identify long-term funding sources for the Renton Housing Authority and non-profit development organizations</p> <p>4.3 Develop other property rehabilitation grants and loans</p> <p>4.4 Coordinate other sources of funding</p>	<p>Housing Advisory Committee; Renton Housing Authority; regional, state, and local affordable housing agencies</p>	<p>Very High</p>	<p>Moderate/High</p>			
	<p>4.2 Adjust the Renton MFTE program</p> <p>4.6 Explore increases to density bonuses</p>				<p>External consultant (optional); private, public, and non-profit development partners; downtown organizations</p>	<p>Very High</p>	<p>Moderate</p>

# RECOMMENDATION 5: USE AVAILABLE LAND FOR AFFORDABLE HOUSING DEVELOPMENT

Action	Implementation Steps	Partners	Priority	Investment
<b>Short-term Implementation (1–2 years)</b>				
<p>Begin development of an <b>Affordable Housing Infill Strategy</b> that includes:</p> <ul style="list-style-type: none"> <li>a general inventory of City-owned properties that are currently or expected to be vacant or underutilized and suitable for housing redevelopment.</li> <li>an assessment of other public or quasi-public vacant or underutilized properties that could provide sites for housing through redevelopment or infill.</li> <li>a list of affordable housing partners with the capacity and interest for developing on these sites.</li> </ul>	<p><b>5.1</b> Develop a general inventory of available properties</p>	<p>Renton Housing Authority; City, County, State, and Federal agencies; non-profit agencies; local school districts; religious organizations; affordable housing developers</p>	<p>Very High</p>	<p>Moderate</p>
	<p><b>5.2</b> Coordinate with property owners to use vacant and underutilized sites</p>			
	<p><b>5.3</b> Identify partners for development</p>			
<p>Develop amendments to City Policy 100-12 to identify affordable housing as a priority for surplus City land and prioritize the use of suitable properties for housing in cooperation with partners. This should be aligned with work on the Affordable Housing Infill Strategy, below.</p>	<p><b>5.4</b> Update the City's real property disposal policy</p>	<p>Renton Housing Authority, private, public, and non-profit development partners</p>	<p>Very High</p>	<p>Low</p>
	<p><b>5.5</b> Coordinate land acquisition and banking to preserve land for affordable housing</p>			
<p>Coordinate the development of a <b>TOD Land Banking Strategy</b> in parallel with the Affordable Housing Infill Strategy that identifies opportunities for banking properties for affordable housing development</p>	<p><b>5.5</b> Coordinate land acquisition and banking to preserve land for affordable housing</p>	<p>Renton Housing Authority; City, County, State, and Federal agencies; non-profit agencies; local school districts; religious organizations; affordable housing developers</p>	<p>Very High</p>	<p>Moderate</p>

# RECOMMENDATION 5 (CONTINUED)

Action	Implementation Steps	Partners	Priority	Investment
<b>Medium-term Implementation (3–4 years)</b>				
<p>Continue the development and implementation of the <b>Affordable Housing Land Strategy</b>, including:</p> <ul style="list-style-type: none"> <li>ongoing updates to potential public and quasi-public properties for affordable housing development and interested partners.</li> <li>prioritization of identified sites for affordable housing development.</li> <li>steps necessary to allow for affordable housing development on the most suitable sites identified.</li> </ul>	<p>5.1 Develop a general inventory of available properties</p>	<p>Renton Housing Authority; City, County, State, and Federal agencies; non-profit agencies; local school districts; religious organizations; affordable housing developers</p>	<p>Very High</p>	<p>Moderate</p>
	<p>5.2 Coordinate with property owners to use vacant and underutilized sites</p>			
	<p>5.3 Identify partners for development</p>			
<p>Implement the <b>TOD Land Banking Strategy</b> in parallel with the <b>Affordable Housing Infill Strategy</b> by coordinating strategic land acquisitions with partners.</p>	<p>5.5 Coordinate land acquisition and banking to preserve land for affordable housing</p>	<p>Renton Housing Authority; City, County, State, and Federal agencies; non-profit agencies; local school districts; religious organizations; affordable housing developers</p>	<p>Very High</p>	<p>High</p>
	<b>Long-term Implementation (5+ years)</b>			
<p>Continue the implementation of the <b>Affordable Housing Land Strategy</b>, including:</p> <ul style="list-style-type: none"> <li>ongoing updates to potential public or quasi-public properties for affordable housing development; interested partners, and processes for achieving affordable housing.</li> <li>monitoring and review of the efficacy of these efforts.</li> </ul>	<p>5.1 Develop a general inventory of available properties</p>	<p>External consultant (optional); Renton Housing Authority; City, County, State, and Federal agencies; non-profit agencies; local school districts; religious organizations; affordable housing developers</p>	<p>Very High</p>	<p>Moderate</p>
	<p>5.2 Coordinate with property owners to use vacant and underutilized sites</p>			
	<p>5.3 Identify partners for development</p>			

## RECOMMENDATION 5 (CONTINUED)

Action	Implementation Steps	Partners	Priority	Investment
Continue to implement and monitor the <b>TOD Land Banking Strategy</b> in parallel with the <b>Affordable Housing Infill Strategy</b> by coordinating strategic land acquisitions with partners.	5.5 Coordinate land acquisition and banking to preserve land for affordable housing	Renton Housing Authority; City, County, State, and Federal agencies; non-profit agencies; local school districts; religious organizations; affordable housing developers	Very High	High

# RECOMMENDATION 6: ALIGN COMPREHENSIVE PLAN POLICIES AND OTHER PLANNING

Action	Implementation Steps	Partners	Priority	Investment
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## Short-term Implementation (1–2 years)

Coordinate an internal housing policy review for the Comprehensive Plan update to determine necessary changes with respect to specific topics, including:

- Overall goals and identified needs
- Racial equity in housing
- Affordability and anti-displacement goals
- Allowable housing diversity and development flexibility
- Housing indicators to be used for regular monitoring and reporting of progress

6.1	Reinforce the commitment of the City to address racial equity	Planning Commission; Housing Advisory Committee	High	Low
6.2	Increase the emphasis on housing affordability and reducing displacement			
6.3	Amend the Land Use Element to accommodate more diversity and flexibility			
6.4	Update goals and identified needs for affordable housing			
6.5	Provide regular reporting on indicators to measure progress on housing goals in the Comprehensive Plan			

## Medium-term Implementation (3–4 years)

Compile identified revisions to the Comprehensive Plan based on the recommendations in the Housing Action Plan and incorporate them into the review process.

6.1	Reinforce the commitment of the City to address racial equity	Planning Commission; Housing Advisory Committee	High	Moderate
6.2	Increase the emphasis on housing affordability and reducing displacement			
6.3	Amend the Land Use Element to accommodate more diversity and flexibility			
6.4	Update goals and identified needs for affordable housing			



## RECOMMENDATION 6 (CONTINUED)

Action	Implementation Steps	Partners	Priority	Investment
Incorporate identified housing indicators for regular monitoring and reporting of progress towards housing goals into the Comprehensive Plan.	6.5 Provide regular reporting on indicators to measure progress on housing goals in the Comprehensive Plan	Planning Commission; Housing Advisory Committee	High	Moderate
<b>Long-term Implementation (5+ years)</b>				
Coordinate regular monitoring and reporting of progress towards housing goals into the Comprehensive Plan.	6.5 Provide regular reporting on indicators to measure progress on housing goals in the Comprehensive Plan	Planning Commission; Housing Advisory Committee	High	Moderate

## MEASURING PLAN PROGRESS

To ensure that the Housing Action Plan is accomplishing its goals of supporting additional market-rate and affordable housing development in Renton, it is important to understand how progress towards the goals identified in the HAP will change over time. These may be related to the metrics defined in the Housing Action Plan, as well as other measures that may show progress on different topic areas.

For this Plan, recommended indicators are provided below in Exhibit 29 that describe how progress towards goals can be evaluated. This would include evaluating data both for Renton and for surrounding communities for comparison. References to figures in the Housing Needs Assessment in Appendix C have been provided here.

**Exhibit 29. Recommended Indicators, Renton Housing Action Plan.**

Indicator	Intent	Source/Reference
<b>Promote diverse neighborhoods</b>		
<b>Housing development completed, total and by housing type</b>	Understanding whether the city is maintaining production of diverse housing types over time to meet needs will require monitoring the rate at which new housing units of different types are produced	<b>Exhibits 46–49</b> <ul style="list-style-type: none"> <li>▪ <i>Internal City construction permit tracking</i></li> <li>▪ <i>King County Assessor’s Office</i></li> <li>▪ <i>WA State Office of Financial Management, Postcensal Estimates of Housing</i></li> </ul>
<b>Housing losses, total and by type</b>	Additionally, understanding whether Renton is losing certain housing types more than others can be important to highlight whether diversity in housing types is being supported in the local housing stock	<b>Exhibit 46</b> <ul style="list-style-type: none"> <li>▪ <i>Internal City demolition permit tracking</i></li> <li>▪ <i>King County Assessor’s Office</i></li> </ul> <i>WA State Office of Financial Management, Postcensal Estimates of Housing</i>

Indicator	Intent	Source/Reference
Housing production by size and square footages	Achieving housing diversity goals will require reviewing new housing unit by size and square footage to assess changes in building patterns	<b>Exhibit 3417-18</b> <ul style="list-style-type: none"> <li>Internal City permit tracking</li> <li>WA State Office of Financial Management, <i>Postcensal Estimates of Housing</i></li> </ul>

## Build sustainable and complete housing ecosystems

Housing development completed, total and by housing type	Understanding whether the city is maintaining production of diverse housing types over time to meet needs will require monitoring the rate at which new housing units of different types are produced	<b>Exhibits 46–49</b> <ul style="list-style-type: none"> <li>Internal City construction permit tracking</li> <li>King County Assessor’s Office</li> <li>WA State Office of Financial Management, <i>Postcensal Estimates of Housing</i></li> </ul>
Housing losses, total and by type	Additionally, understanding whether Renton is losing certain housing types more than others can be important to highlight whether diversity in housing types is being supported in the local housing stock	<b>Exhibit 46</b> <ul style="list-style-type: none"> <li>Internal City demolition permit tracking</li> <li>King County Assessor’s Office</li> <li>WA State Office of Financial Management, <i>Postcensal Estimates of Housing</i></li> </ul>
Housing price index	Significant increases in housing prices over time may suggest that homeownership is becoming less accessible for households.	<b>Exhibit 53</b> <ul style="list-style-type: none"> <li>Zillow</li> <li>King County Assessor’s Office</li> </ul>
Rent increases (Year Over Year)	Significant increases in rents over time may suggest that households are at risk of being priced out of the community.	<b>Exhibits 54–55</b> <ul style="list-style-type: none"> <li>Zillow</li> <li>CoStar</li> </ul>

Indicator	Intent	Source/Reference
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### Promote more market-rate housing production

<b>Net housing production</b>	Achieving housing production goals will require reviewing the net increase in housing units in the community over time in comparison to production goals. In addition to measurements of housing development, this would also include housing demolitions.	<b>Exhibit 34</b> <ul style="list-style-type: none"> <li>▪ <i>Internal City permit tracking</i></li> <li>▪ <i>WA State Office of Financial Management, Postcensal Estimates of Housing</i></li> </ul>
<b>Vacancy rates</b>	Vacancy rates in the rental market can highlight whether local supplies of housing are low in comparison to demand, and whether short-term production is meeting local needs.	<b>Exhibit 57</b> <ul style="list-style-type: none"> <li>▪ <i>Zillow</i></li> <li>▪ <i>CoStar</i></li> </ul>
<b>Months of supply</b>	With the market for owner-occupied housing, another major indicator for the health of the market is how quickly existing housing is being sold, expressed as the number of housing units sold in a month versus the current inventory of housing available for sale, expressed in months.	<ul style="list-style-type: none"> <li>▪ <i>Northwest Multiple Listings Service</i></li> </ul>

### Expand local housing opportunities for low- and moderate-income households

<b>Housing supply by income category</b>	Housing supplies for low- and moderate-income households can be important to understand if there are shortfalls specifically with lower-cost housing in the city, and whether new development and existing stocks can be sufficient to meet changing needs.	<b>Exhibits 63 and 66</b> <ul style="list-style-type: none"> <li>▪ <i>US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) data, 5-year estimates</i></li> <li>▪ <i>Zillow</i></li> <li>▪ <i>CoStar</i></li> </ul>
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Indicator	Intent	Source/Reference
Homeownership rates, total and by race/ethnicity	Understand the access of households to homeownership in Renton, especially BIPOC and other groups that have often been challenged to access homeownership in the past.	<b>Exhibit 70</b> <i>US Census Bureau, American Community Survey, 5-year estimates</i>
Housing cost burden by household type and income category	In addition to identifying the potential supply of housing for low- and moderate-income households, it can also be important to understand changes in the housing burden these households are facing in accessing appropriate housing for them.	<b>Exhibits 64–65, 67–69</b> <ul style="list-style-type: none"> <li>▪ <i>US Department of Housing and Urban Development, Comprehensive Housing Affordability Strategy (CHAS) data, 5-year estimates</i></li> <li>▪ <i>US Census Bureau, Public Use Microdata Sample data, 5-year estimates</i></li> </ul>

### Increase subsidized, income-qualified housing

Development of income-restricted housing units by target income range and type of builder	Understanding how much income-restricted affordable housing units are produced, both in mixed-income projects and in 100% affordable housing projects, will be a main indicator to determine whether housing production targets for low-income households are being achieved. Additionally, information should be tracked about the agency responsible for building these units, to understand how which agencies may be more successful with affordable housing production	<ul style="list-style-type: none"> <li>▪ <i>City tracking of affordable housing incentive use</i></li> <li>▪ <i>Permit data for development of affordable housing projects</i></li> </ul>
Use of City funds and incentives to support development of income-restricted housing units	In addition to general targets for creating new rent-restricted housing for low-income households, it is also important to understand how the City’s funding and incentive programs are being used to support these goals.	<ul style="list-style-type: none"> <li>▪ <i>City tracking of housing expenditures</i></li> </ul>

Note that one of the major challenges with this full suite of indicators is that information on Renton residents, including both renters and homeowners, can be challenging for the City to collect promptly. While data from the State Office of Financial Management and Zillow are typically up-to-date, available sources of household-level information such as the American Community Survey often have a lag due to the reliance on surveys. Because of this, the time scale of these indicators should be explicitly considered and explained in any reporting.