



Housing Action Plan

Fact Sheet

The Housing Action Plan (HAP) provides the city with a "how to" guide for encouraging more development of attainable housing.

Housing availability is an urgent and growing challenge in Federal Way.

Rapid job and population growth coupled with a lack of housing supply across the region has resulted in a sustained high demand for housing and rising costs. Two out of every five households are struggling to manage the cost of housing, and the lack of supply and resulting cost pressure is contributing to the displacement of long-term Federal Way residents, a process that can uproot lives and undermine the social fabric and support structure for many residents.

The Housing Action Plan identifies strategies the City of Federal Way can implement to support housing opportunities for residents at all income levels.

These strategies are intended to increase housing production and choices available to better meet the diverse needs of Federal Way residents and reduce displacement pressure. Providing a sufficient supply of both market-rate and income-qualified affordable housing also supports neighborhood stability, vibrant communities, and economic vitality.

HAP Objectives

1. **Promote** new market-rate and affordable housing construction that expands housing choices and addresses community needs.
2. **Encourage** homeownership opportunities and support equitable housing outcomes
3. **Plan** for forecasted growth and ensure the built environment promotes community development and increases the quality of life for Federal Way's existing and future residents.
4. **Protect** tenants and support pathways to homeownership

Federal Way



Population (2020)
98,340



Median Household Income
\$66,653



Average Rent (2 Bedroom)
\$1,510



Housing Occupancy
56% Owner - 44% Renter



Median Home Sale Price
\$414,700

Sources: Washington State OFM (Population), ECONorthwest (Income, Tenure, Sale Price), CoStar, HUD, BERK (Rent)

HAP Strategies

1 Promote a dense, walkable, and mixed-use city center

2 Promote mixed-use, walkable subareas and neighborhood centers.

3 Increase diversity in housing choice through expanding "missing middle" development opportunities.

4 Encourage accessory dwelling unit (ADU) production.

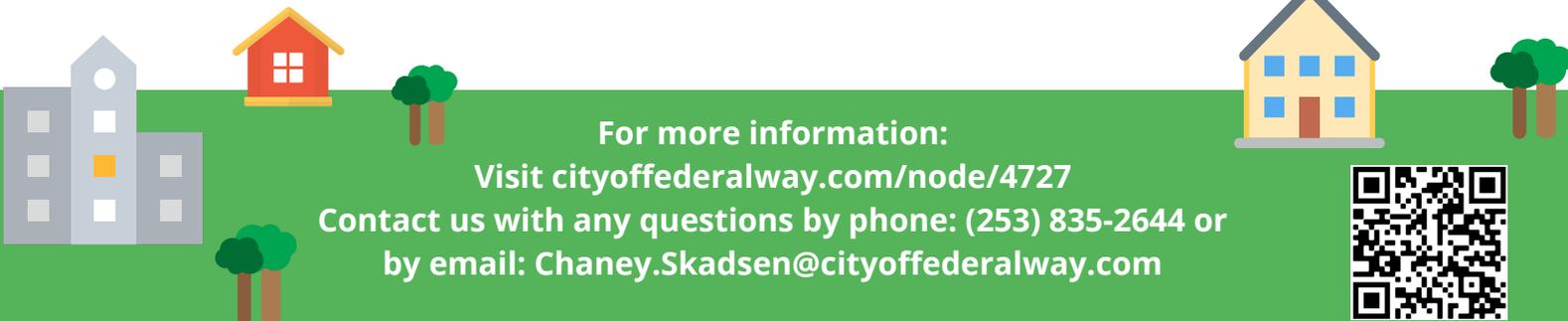
5 Ensure that financial and regulatory incentives for mixed-income housing are effective.

6 Review school impact fees on multifamily housing.

7 Coordinate affordable housing development and preservation with nonprofit developers, community groups, and the South King Housing and Homelessness Partners (SKHHP).

8 Protect tenants and support pathways to homeownership.

Implementation of the HAP will take place over many years. The plan includes an implementation matrix that sorts suggested actions from short-term to long term based on priority and the level of effort required. During the implementation process, there will be additional opportunities for public input.



For more information:

Visit cityoffederalway.com/node/4727

Contact us with any questions by phone: (253) 835-2644 or
by email: Chaney.Skadsen@cityoffederalway.com

