

Federal Way Affordable Housing Snapshot

Demographic Data		Housing Costs			
<p>Population: 98,340 South King County Owners: 55.7% Renters: [#]%</p>		<p>Median Estimated Rent: \$1,343 Median Rent Change (2018-19): 2.47% <small>Source: CoStar data, mediana rent of 2-bedroom apartment (2020)</small></p>	<p>Median Estimated Home Value: \$404,400 Median Home Value Change (2010-2020): 91% <small>Source: Zillow, median home sale price</small></p>		
<p>People Experiencing Homelessness: Sheltered (Southwest KC): 880 people Unsheltered (Southwest KC): 1,084 people <small>Sources: US Census Bureau QuickFacts population estimate for July 1 2018 & owner-occupied housing unit rate 2013-2017, 2019 AllHome Count Us In report</small></p>		<p>Cost burdened - Households that spend over 30% of income on housing and may have difficulty affording other necessities such as food, transportation, and medical care. <ul style="list-style-type: none"> • 7,594 or 50.6% of rental households are cost-burdened • 5,615 or 28.9% of households with a mortgage are cost-burdened <small>Source: 2012-2016 CHAS data</small></p>			
	FUND SOURCE	ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION
COMMITMENTS	<ul style="list-style-type: none"> • Ensure any new AH required by City remains affordable through tools approved by City. • Require portion of large housing sites to be AH. Developers compensated for AH by increased density/other benefits. 	<ul style="list-style-type: none"> • Use design guidelines to ensure new, infill devs. appeal & minimize impacts on surrounding dev. • Provide wide range of densities & types in single-family areas. • Develop AH opportunities for low-income households consistent with community needs, especially employment, services, & transit. • Encourage mixed-income projects & communities. • Develop zones flexible to produce innovative housing solutions, diversifying range of housing types. • Amend development regulations for diverse housing forms, compatible with character. • Allow manufactured housing in residential zones. 	<ul style="list-style-type: none"> • Encourage a variety of housing opportunities for persons with special needs. • Assist special needs housing developers, local service organizations, and self-help groups to obtain funding & support. 	<ul style="list-style-type: none"> • Provide incentives, such as density bonuses, for MF housing, & expand incentives to encourage AH in new developments. • Consider exemptions for AH dev/impact fees, requirements, & expenses that interfere with environment protection, etc. • Coordinate all AH programs so that developer can use multiple incentives/programs on single project. Required that the affordability levels & duration are the same for all programs. 	<ul style="list-style-type: none"> • Develop efficient & timely dev. review based on public/private partnership. • Coordinate the City's housing programs with regional efforts & local providers.
	POLICIES	<ul style="list-style-type: none"> • MFTE in several resident target areas. 3.30. • Imposition of sales and use tax for Affordable and Supportive Housing. 3.35.090. Article III. * Implementation of HB 1406 through SKHHP 	<ul style="list-style-type: none"> • ADU/DADU permitted in several zones. 19.195.180, 19.205.040, 19.200.180. Requirements include one ADU per property and cannot exceed lot coverage outlined in 19.200.010. • Mobile home parks allowed in MF zones. 19.200.040. • Several zones for senior & special needs housing. 19.200.100, 19.205.070. • Cottage AH development in SF residential zone. 19.250. • Cluster subdivision to promote AH. Reduce lots in subdivision may, up to 0.5 of size of zone underlying req. 18.55.040. 	<ul style="list-style-type: none"> • Good cause eviction ordinance. 20.05. • Senior citizen/special needs housing. 19.200.100. • Special regulations & notes for group homes. 19.220.090. • Special regulations & notes for social service transitional housing 19.220.100. 	<ul style="list-style-type: none"> • In RS zones, AH units may exceed base level of 12 units up to a total of 16 units. 19.250.150. • One bonus market rate unit for each AH unit included in a project; up to 10% above the max. number units in zone. 19.110.010 3A. • New SF devs. in the certain zones have the option of providing AH units as part of project. Projects including AH may reduce minimum lot size. See 19.110.010 4A. • Impact fees shall be calculated annually and set in fee schedule adopted by city council. 19.95.100 & 19.95.110. Impact fee exemptions for elderly housing & ADUS. 19.95.060.

ADU	Accessory Dwelling Unit
AH	Affordable Housing
AMI	Area Median Income
ARCH	A Regional Coalition for Housing
AWC	Association of Washington Cities
DADU	Detached Accessory Dwelling Unit
devs	Developments (affordable housing developments)
EHSF	Eastside Human Services Forum
EKC	East King County
FAR	Floor Area Ratio
KC	King County
MFH	Multi-Family Housing
MFTE	Multi-Family Tax Exemption
MIZ	Mandatory Inclusionary Zoning
MUR	Mixed-Use Residential
NKC	North King County
NP	Nonprofit
NUHSA	North Urban Human Services Alliance
PHA	Public Housing Authority
PSH	Permanent Supportive Housing
PTE	Property Tax Exemption
RTA	Residential Target Areas
SCA	Sound Cities Association
SF	Single Family
SKC	South King County
SKHHP	South King Housing and Homelessness Partners
TDR	Transfer of Development Rights
TOD	Transit Oriented Development