City of Federal Way

102,000 People (4.3% of King County) | \$80,360 Median Household Income (King County AMI \$116,340)

Housing Needs

Permanent Housing Needs									Emergency	
	Total	0 to ≤ PSH	≦30% Non PSH	>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	Housing Needs	
Baseline Supply: 2019	37,677	78	1,625	6,912	13,075	7,209	3,416	5,362	107	
Net New Need: 2019-2044	11,260	1,799	946	842	208	981	1,112	5,372	2,152	
Total Future Need: 2044	48,937	1,024	3,424	7,754	13,283	8,190	4,528	10,734	2,259	
Countywide	2	6%		14%	16%	7%	5% 5%	2	26%	
Federal Way	16%	8%	8%	<mark>2%</mark> 9%	10%		Z	18%		
OS	% 10%	20%	30%	6 40%	6 50%	60%	70%	80%	90% 100	



Geography: Federal Way is part of PSRC's Core Cities regional geography, meaning PSRC considers it to be among the most intensely urban places in the region.

Key Facts

- Federal Way has been designated a Regional Growth Center, making it a focal point for investment and development, and plans to receive light rail service by 2035.
- Federal Way's population grew 13% between 2010 and 2020 and fell by 3.3% between 2021 and 2023.
- Renter households are 52% more likely to be cost burdened compared to 27% owner occupied households.
- Hispanic/Latino (43%) and Black/African American (50%) households are more likely to be cost-burdened than White or Other Race households (34%).
- As of 2023 there were only 91 beds/units of emergency housing, transitional housing and permanent supportive housing.

Draft AHC Recommendations

- 1. Demonstrate sufficient capacity and meaningfully plan for and accommodate permanent supportive housing (CPPs H-1, H-11)
- Clarify affordability assumptions and ensure sufficient capacity for housing types serving extremely low- and very low-income households (CPPs H-1, H-11)
- 3. Provide more detailed implementation strategies that commit to meaningful action (CPPs H-2, H-10, H-12, H-21, H-23, H-24, H-27)