

# Strategy #8

## Protect tenants and support pathways to homeownership

This strategy calls for the City to expand tenant protections to ensure housing safety, collect data on rental properties in the city, and increase homeownership opportunities.

Throughout South King County, the largest share of housing that is accessible to households with middle and low-incomes is provided by private owners in the open market. Housing in Federal Way also includes **naturally occurring affordable housing (NOAH)**.

Current market conditions include a deficit of affordable housing options, and households that rent are vulnerable to unsafe conditions given the lack of housing options in the community.

Another important way to provide more housing and economic security for renter households is to provide better pathways to homeownership. The Housing Needs Assessment identified barriers to achieving homeownership that BIPOC households often experience, and these barriers result in wide disparities in homeownership rates. Therefore, this strategy also includes actions the city can take to reduce these barriers.

### Naturally Occurring Affordable Housing (NOAH)

- Housing that is naturally affordable by nature of its age, location, condition or amenities.



## Actions & Implementation

**This is a short to medium term (0-7 year) strategy.**

- Develop an inspection program and inventory of rental housing units to monitor their condition.
- Provide additional tenant education and legal assistance.
- Partner to provide first time homebuyer educational programs, with special emphasis on the unique needs of BIPOC and immigrant communities.

## Benefits

- Maintaining existing affordable housing units can often be cheaper than constructing new units (though both are needed)
- Increased homeownership can improve the stability of neighborhoods and form longer-term social ties among residents.
- Tenant protections reduce eviction rates and community displacement