
HOUSE BILL 3165

State of Washington 59th Legislature 2006 Regular Session

By Representatives Miloscia, Chase and Hasegawa

Read first time 01/23/2006. Referred to Committee on Housing.

1 AN ACT Relating to using surplus property to develop affordable
2 housing; and amending RCW 35.21.687, 36.34.137, 43.20A.037, 47.12.064,
3 and 72.09.055.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 **Sec. 1.** RCW 35.21.687 and 1995 c 399 s 37 are each amended to read
6 as follows:

7 (1) Every city and town, including every code city operating under
8 Title 35A RCW, shall identify and catalog real property owned by the
9 city or town that is no longer required for its purposes and is
10 suitable for the development of affordable housing for very low-income,
11 low-income, and moderate-income households as defined in RCW
12 43.63A.510. The inventory shall include the location, approximate
13 size, and current zoning classification of the property. Every city
14 and town shall provide a copy of the inventory to the department of
15 community, trade, and economic development by November 1, 1993, with
16 inventory revisions each November 1st thereafter.

17 (2) Property suitable for the development of affordable housing
18 shall be offered first to public and private nonprofit housing
19 organizations that have ninety days to present a formal offer to

1 purchase the property before the property is offered for sale to the
2 general public. Nonprofits may purchase a property at ninety percent
3 of appraised value under reasonable option and purchase conditions.

4 (3) By November 1st of each year, beginning in 1994, every city and
5 town, including every code city operating under Title 35A RCW, shall
6 purge the inventory of real property of sites that are no longer
7 available for the development of affordable housing. The inventory
8 revision shall also contain a list of real property that has become
9 available since the last update. As used in this section, "real
10 property" means buildings, land, or buildings and land.

11 (4) By November 1st of each year, beginning in 2007, the inventory
12 revision provided to the department of community, trade, and economic
13 development shall include a report on properties that were purchased by
14 a nonprofit housing organization and properties that were used, or have
15 plans to be used, for the development of affordable housing, according
16 to guidelines developed by the department.

17 (5) The department of community, trade, and economic development
18 shall consolidate municipal reports required in subsection (4) of this
19 section into a single statewide report that is provided to the
20 appropriate committees of the legislature each year by December 31,
21 2007.

22 **Sec. 2.** RCW 36.34.137 and 1993 c 461 s 5 are each amended to read
23 as follows:

24 (1) Every county shall identify and catalog real property owned by
25 the county that is no longer required for its purposes and is suitable
26 for the development of affordable housing for very low-income, low-
27 income, and moderate-income households as defined in RCW 43.63A.510.
28 The inventory shall include the location, approximate size, and current
29 zoning classification of the property. Every county shall provide a
30 copy of the inventory to the department of community, trade, and
31 economic development by November 1, 1993, with inventory revisions each
32 November 1st thereafter.

33 (2) Property suitable for the development of affordable housing
34 shall be offered first to public and private nonprofit housing
35 organizations that have ninety days to present a formal offer to
36 purchase the property before the property is offered for sale to the

1 general public. Nonprofits may purchase a property at ninety percent
2 of appraised value under reasonable option and purchase conditions.

3 (3) By November 1st of each year, beginning in 1994, every county
4 shall purge the inventory of real property of sites that are no longer
5 available for the development of affordable housing. The inventory
6 revision shall include an updated listing of real property that has
7 become available since the last update. As used in this section, "real
8 property" means buildings, land, or buildings and land.

9 (4) By November 1st of each year, beginning in 2006, the inventory
10 revision provided to the department of community, trade, and economic
11 development shall include a report on properties that were purchased by
12 a nonprofit housing organization and properties that were used, or have
13 plans to be used, for the development of affordable housing.

14 (5) The department of community, trade, and economic development
15 shall consolidate municipal reports required in subsection (4) of this
16 section into a single statewide report that is provided to the
17 appropriate committees of the legislature each year by December 31,
18 2007.

19 **Sec. 3.** RCW 43.20A.037 and 1995 c 399 s 65 are each amended to
20 read as follows:

21 (1) The department shall identify and catalog real property that is
22 no longer required for department purposes and is suitable for the
23 development of affordable housing for very low-income, and moderate-
24 income households as defined in RCW 43.63A.510. The inventory shall
25 include the location, approximate size, and current zoning
26 classification of the property. The department shall provide a copy of
27 the inventory to the department of community, trade, and economic
28 development by November 1, 1993, and every November 1st thereafter.

29 (2) Property suitable for the development of affordable housing
30 shall be offered first to public and private nonprofit housing
31 organizations that have ninety days to present a formal offer to
32 purchase the property before the property is offered for sale to the
33 general public. Nonprofits may purchase a property at ninety percent
34 of appraised value under reasonable option and purchase conditions.

35 (3) By November 1st of each year, beginning in 1994, the department
36 shall purge the inventory of real property of sites that are no longer
37 available for the development of affordable housing. The department

1 shall include an updated listing of real property that has become
2 available since the last update. As used in this section, "real
3 property" means buildings, land, or buildings and land.

4 (4) By November 1st of each year, beginning in 2006, the inventory
5 revision produced by the department shall include a report on
6 properties that were purchased by a nonprofit housing organization and
7 properties that were used, or have plans to be used, for the
8 development of affordable housing.

9 (5) The department of community, trade, and economic development
10 shall produce a single statewide report that is provided to the
11 appropriate committees of the legislature.

12 **Sec. 4.** RCW 47.12.064 and 1995 c 399 s 121 are each amended to
13 read as follows:

14 (1) The department shall identify and catalog real property that is
15 no longer required for department purposes and is suitable for the
16 development of affordable housing for very low-income, low-income, and
17 moderate-income households as defined in RCW 43.63A.510. The inventory
18 shall include the location, approximate size, and current zoning
19 classification of the property. The department shall provide a copy of
20 the inventory to the department of community, trade, and economic
21 development by November 1, 1993, and every November 1st thereafter.

22 (2) Property suitable for the development of affordable housing
23 shall be offered first to public and private nonprofit housing
24 organizations that have ninety days to present a formal offer to
25 purchase the property before the property is offered for sale to the
26 general public. Nonprofits may purchase a property at ninety percent
27 of appraised value under reasonable option and purchase conditions.

28 (3) By November 1st of each year, beginning in 1994, the department
29 shall purge the inventory of real property of sites that are no longer
30 available for the development of affordable housing. The department
31 shall include an updated listing of real property that has become
32 available since the last update. As used in this section, "real
33 property" means buildings, land, or buildings and land.

34 (4) By November 1st of each year, beginning in 2006, the inventory
35 revision produced by the department shall include a report on
36 properties that were purchased by a nonprofit housing organization and

1 properties that were used, or have plans to be used, for the
2 development of affordable housing.

3 (5) The department of community, trade, and economic development
4 shall produce a single statewide report that is provided to the
5 appropriate committees of the legislature.

6 **Sec. 5.** RCW 72.09.055 and 1995 c 399 s 202 are each amended to
7 read as follows:

8 (1) The department shall identify and catalog real property that is
9 no longer required for department purposes and is suitable for the
10 development of affordable housing for very low-income, low-income, and
11 moderate-income households as defined in RCW 43.63A.510. The inventory
12 shall include the location, approximate size, and current zoning
13 classification of the property. The department shall provide a copy of
14 the inventory to the department of community, trade, and economic
15 development by November 1, 1993, and every November 1st thereafter.

16 (2) Property suitable for the development of affordable housing
17 shall be offered first to public and private nonprofit housing
18 organizations that have ninety days to present a formal offer to
19 purchase the property before the property is offered for sale to the
20 general public. Nonprofits may purchase a property at ninety percent
21 of appraised value under reasonable option and purchase conditions.

22 (3) By November 1st of each year, beginning in 1994, the department
23 shall purge the inventory of real property of sites that are no longer
24 available for the development of affordable housing. The department
25 shall include an updated listing of real property that has become
26 available since the last update. As used in this section, "real
27 property" means buildings, land, or buildings and land.

28 (4) By November 1st of each year, beginning in 2006, the inventory
29 revision provided to the department of community, trade, and economic
30 development shall include a report on properties that were purchased by
31 a nonprofit housing organization and properties that were used, or have
32 plans to be used, for the development of affordable housing.

33 (5) The department of community, trade, and economic development
34 shall consolidate municipal reports required in subsection (4) of this
35 section into a statewide report that is provided to the appropriate

1 committees of the legislature each year by December 31st.

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