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**HOUSE BILL 2774**

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**State of Washington**

**66th Legislature**

**2020 Regular Session**

**By** Representatives Ryu, Morgan, Ramel, Doglio, Lekanoff, Bergquist, and Santos

Read first time 01/21/20. Referred to Committee on Housing, Community Development & Veterans.

1 AN ACT Relating to the inventory of underutilized, state-owned  
2 property that may be suitable for the development of affordable  
3 housing; and amending RCW 43.63A.510.

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

5 **Sec. 1.** RCW 43.63A.510 and 2018 c 217 s 1 are each amended to  
6 read as follows:

7 (1) The department must work with the designated agencies to  
8 identify, catalog, and recommend best use of under-utilized, state-  
9 owned land and property suitable for the development of affordable  
10 housing for very low-income, low-income or moderate-income  
11 households. The designated agencies must provide an inventory of real  
12 property that is owned or administered by each agency and is vacant  
13 or available for lease or sale. The department must work with the  
14 designated agencies to include in the inventories a consolidated list  
15 of any property transactions executed by the agencies under the  
16 authority of RCW 39.33.015, including the property appraisal, the  
17 terms and conditions of sale, lease, or transfer, the value of the  
18 public benefit, and the impact of transaction to the agency. The  
19 inventories with revisions must be provided to the department by  
20 (~~November 1st~~) April 1, 2021, and then by April 1st of each year.

1           (2) The department must combine the inventories received pursuant  
2 to subsection (1) of this section with the inventory received  
3 pursuant to RCW 47.12.064 and consolidate inventories into two  
4 groups: Properties suitable for consideration in affordable housing  
5 development; and properties not suitable for consideration in  
6 affordable housing development. In making this determination, the  
7 department must use industry accepted standards such as: Location,  
8 approximate lot size, current land use designation, ((and)) current  
9 zoning classification of the property, and other appropriate  
10 criteria. The department shall provide a recommendation, based on  
11 this grouping, to the office of financial management and appropriate  
12 policy and fiscal committees of the legislature by December 1st of  
13 each year.

14           (3) Upon written request, the department shall provide a copy of  
15 the inventory of state-owned and publicly owned lands and buildings  
16 to parties interested in developing the sites for affordable housing.

17           (4) The department shall annually publish the inventory of state-  
18 owned and publicly owned lands and buildings on its web site. Upon  
19 written request, the department shall provide notice of publication  
20 of the inventory to parties interested in developing the sites for  
21 affordable housing.

22           (5) As used in this section:

23           (a) "Affordable housing" means residential housing that is rented  
24 or owned by a person who qualifies as a very low-income, low-income,  
25 or moderate-income household or who is from a special needs  
26 population, and whose monthly housing costs, including utilities  
27 other than telephone, do not exceed thirty percent of the household's  
28 monthly income.

29           (b) "Very low-income household" means a single person, family, or  
30 unrelated persons living together whose income is at or below fifty  
31 percent of the median income, adjusted for household size, for the  
32 county where the affordable housing is located.

33           (c) "Low-income household" means a single person, family, or  
34 unrelated persons living together whose income is more than fifty  
35 percent but is at or below eighty percent of the median income where  
36 the affordable housing is located.

37           (d) "Moderate-income household" means a single person, family, or  
38 unrelated persons living together whose income is more than eighty  
39 percent but is at or below one hundred fifteen percent of the median  
40 income where the affordable housing is located.

1           (e) "Affordable housing development" means state-owned real  
2 property appropriate for sale, transfer, or lease to an affordable  
3 housing developer capable of:  
4           (i) Receiving the property within one hundred eighty days; and  
5           (ii) Creating affordable housing units for occupancy within  
6 thirty-six months from the time of transfer.  
7           (f) "Designated agencies" means the Washington state patrol, the  
8 state parks and recreation commission, and the departments of natural  
9 resources, social and health services, corrections, and enterprise  
10 services.

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