

---

**SENATE BILL 5725**

---

**State of Washington                      69th Legislature                      2025 Regular Session**

**By** Senators Slatter, Hasegawa, Trudeau, and Valdez

Read first time 02/11/25. Referred to Committee on Housing.

1            AN ACT Relating to expanding affordable housing opportunities on  
2 community and technical college lands; amending RCW 28B.50.090 and  
3 43.17.400; adding a new section to chapter 28B.50 RCW; adding a new  
4 section to chapter 82.29A RCW; and creating new sections.

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

6            NEW SECTION.    **Sec. 1.** The legislature finds that the lack of  
7 housing and housing affordability affects every community in  
8 Washington. The legislature also finds that increased housing  
9 instability is overwhelmingly caused by rising rents, which are  
10 exacerbated by very low vacancy rates, making it difficult for people  
11 to find housing even when they have sufficient income to pay market  
12 rates. Low housing vacancies, population growth, and limited housing  
13 supply have created a housing shortage in which existing inventory is  
14 priced at a premium.

15            The legislature also finds that although household incomes have  
16 grown along with the economy, wage increases, especially for those in  
17 public service, frontline work, and education, have not kept pace  
18 with rising rents and home prices. This problem is especially  
19 impacting moderate, lower, and fixed-income households, including  
20 frontline workers, public employees, educators, students, seniors,  
21 veterans, farmworkers, and people with disabilities. These households

1 face increasing barriers to securing stable housing near their  
2 workplaces and schools, forcing many to commute long distances or  
3 relocate entirely.

4 The legislature recognizes that housing instability among public  
5 sector employees and frontline workers directly affects the quality  
6 and continuity of essential services, including education, health  
7 care, and emergency response. Additionally, high housing costs have  
8 made it difficult for state institutions of higher education to  
9 attract and retain faculty and staff, contributing to turnover that  
10 disrupts student learning and creates inefficiencies in recruitment,  
11 hiring, and training.

12 The legislature finds that ensuring access to stable, affordable  
13 housing for employees, faculty, and students is critical to the  
14 success of schools, public institutions, and local economies.

15 Therefore, it is the intent of the legislature to increase the  
16 supply of housing and expand affordable housing opportunities for  
17 Washington's workforce, including public employees, frontline  
18 workers, and educational faculty, staff, and students, by removing  
19 barriers and encouraging the development of affordable housing on  
20 underutilized land at community and technical colleges across  
21 Washington, ensuring that those who contribute to the vitality of  
22 their communities have the opportunity to live within them.

23 **Sec. 2.** RCW 28B.50.090 and 2013 c 57 s 1 are each amended to  
24 read as follows:

25 The college board shall have general supervision and control over  
26 the state system of community and technical colleges. In addition to  
27 the other powers and duties imposed upon the college board by this  
28 chapter, the college board shall be charged with the following  
29 powers, duties and responsibilities:

30 (1) Review the budgets prepared by the boards of trustees,  
31 prepare a single budget for the support of the state system of  
32 community and technical colleges and adult education, and submit this  
33 budget to the governor as provided in RCW 43.88.090;

34 (2) Establish guidelines for the disbursement of funds; and  
35 receive and disburse such funds for adult education and maintenance  
36 and operation and capital support of the college districts in  
37 conformance with the state and district budgets, and in conformance  
38 with chapter 43.88 RCW;

39 (3) Ensure, through the full use of its authority:

1 (a) That each college district, in coordination with colleges,  
2 within a regional area, shall offer thoroughly comprehensive  
3 educational, training, and service programs to meet the needs of both  
4 the communities and students served by combining high standards of  
5 excellence in academic transfer courses; realistic and practical  
6 courses in occupational education, both graded and ungraded; and  
7 community services of an educational, cultural, and recreational  
8 nature; and adult education, including basic skills and general,  
9 family, and workforce literacy programs and services;

10 (b) That each college district shall maintain an open-door  
11 policy, to the end that no student will be denied admission because  
12 of the location of the student's residence or because of the  
13 student's educational background or ability; that, insofar as is  
14 practical in the judgment of the college board, curriculum offerings  
15 will be provided to meet the educational and training needs of the  
16 community generally and the students thereof; and that all students,  
17 regardless of their differing courses of study, will be considered,  
18 known and recognized equally as members of the student body:  
19 PROVIDED, That the administrative officers of a community or  
20 technical college may deny admission to a prospective student or  
21 attendance to an enrolled student if, in their judgment, the student  
22 would not be competent to profit from the curriculum offerings of the  
23 college, or would, by his or her presence or conduct, create a  
24 disruptive atmosphere within the college not consistent with the  
25 purposes of the institution. This subsection (3)(b) shall not apply  
26 to competency, conduct, or presence associated with a disability in a  
27 person twenty-one years of age or younger attending a technical  
28 college;

29 (4) Prepare a comprehensive master plan for the development of  
30 community and technical college education and training in the state;  
31 and assist the office of financial management in the preparation of  
32 enrollment projections to support plans for providing adequate  
33 college facilities in all areas of the state. (~~The master plan shall~~  
34 ~~include implementation of the vision, goals, priorities, and~~  
35 ~~strategies in the statewide strategic master plan for higher~~  
36 ~~education under RCW 28B.76.200 based on the community and technical~~  
37 ~~college system's role and mission.)) The master plan shall also  
38 contain measurable performance indicators and benchmarks for gauging  
39 progress toward achieving the goals and priorities;~~

1 (5) Define and administer criteria and guidelines for the  
2 establishment of new community and technical colleges or campuses  
3 within the existing districts;

4 (6) Establish criteria and procedures for modifying district  
5 boundary lines and consolidating district structures to form multiple  
6 campus districts consistent with the purposes set forth in RCW  
7 28B.50.020 as now or hereafter amended and in accordance therewith  
8 make such changes as it deems advisable;

9 (7) Establish minimum standards to govern the operation of the  
10 community and technical colleges with respect to:

11 (a) Qualifications and credentials of instructional and key  
12 administrative personnel, except as otherwise provided in the state  
13 plan for vocational education;

14 (b) Internal budgeting, accounting, auditing, and financial  
15 procedures as necessary to supplement the general requirements  
16 prescribed pursuant to chapter 43.88 RCW;

17 (c) The content of the curriculums and other educational and  
18 training programs, and the requirement for degrees and certificates  
19 awarded by the colleges;

20 (d) Standard admission policies;

21 (e) Eligibility of courses to receive state fund support; and

22 (f) Common student identifiers such that once a student has  
23 enrolled at any community or technical college he or she retains the  
24 same student identification upon transfer to any college district;

25 (8) Encourage colleges to use multiple measures to determine  
26 whether a student must enroll in a precollege course including, but  
27 not limited to, placement tests, the SAT, high school transcripts,  
28 college transcripts, or initial class performance, and require  
29 colleges to post all the available options for course placement on  
30 their website and in their admissions materials;

31 (9) Establish and administer criteria and procedures for all  
32 capital construction including the establishment, installation, and  
33 expansion of facilities within the various college districts;

34 (10) Encourage innovation in the development of new educational  
35 and training programs and instructional methods; coordinate research  
36 efforts to this end; and disseminate the findings thereof;

37 (11) Exercise any other powers, duties and responsibilities  
38 necessary to carry out the purposes of this chapter;

39 (12) Authorize the various community and technical colleges to  
40 offer programs and courses in other districts when it determines that

1 such action is consistent with the purposes set forth in RCW  
2 28B.50.020 as now or hereafter amended;

3 (13) Notwithstanding any other law or statute regarding the sale  
4 of state property, ~~sell ((~~or~~)),~~ exchange, lease, transfer, assign,  
5 pledge, or dispose of and convey any or all interest in any community  
6 and technical college real and personal property for a public  
7 purpose, such as affordable housing, except such property as is  
8 received by a college district in accordance with RCW 28B.50.140(8),  
9 when it determines that such property is surplus or that such a sale  
10 ~~((~~or~~)),~~ exchange, lease, transfer, assignment, pledge, or disposal is  
11 in the best interests of the community and technical college system;

12 (14) In order that the treasurer for the state board for  
13 community and technical colleges appointed in accordance with RCW  
14 28B.50.085 may make vendor payments, the state treasurer will honor  
15 warrants drawn by the state board providing for an initial advance on  
16 July 1, 1982, of the current biennium and on July 1st of each  
17 succeeding biennium from the state general fund in an amount equal to  
18 twenty-four percent of the average monthly allotment for such  
19 budgeted biennium expenditures for the state board for community and  
20 technical colleges as certified by the office of financial  
21 management; and at the conclusion of such initial month and for each  
22 succeeding month of any biennium, the state treasurer will reimburse  
23 expenditures incurred and reported monthly by the state board  
24 treasurer in accordance with chapter 43.88 RCW: PROVIDED, That the  
25 reimbursement to the state board for actual expenditures incurred in  
26 the final month of each biennium shall be less the initial advance  
27 made in such biennium;

28 (15) Notwithstanding the provisions of subsection (13) of this  
29 section, may receive such gifts, grants, conveyances, devises, and  
30 bequests of real or personal property from private sources as may be  
31 made from time to time, in trust or otherwise, whenever the terms and  
32 conditions thereof will aid in carrying out the community and  
33 technical college programs and may sell, lease or exchange, invest or  
34 expend the same or the proceeds, rents, profits and income thereof  
35 according to the terms and conditions thereof; and adopt regulations  
36 to govern the receipt and expenditure of the proceeds, rents, profits  
37 and income thereof; and

38 (16) The college board shall have the power of eminent domain.

1        NEW SECTION.    **Sec. 3.**    A new section is added to chapter 28B.50

2    RCW to read as follows:

3        (1)    The college board is authorized to enter into long-term  
4    leases up to 99 years for the development of affordable housing on  
5    underutilized community and technical college land, consistent with  
6    RCW 39.33.015. The college board may lease college land to nonprofit  
7    developers, public housing authorities, or other entities to ensure  
8    affordable housing is developed and maintained. Community and  
9    technical colleges may pledge or grant land as security for financing  
10   contracts to support affordable housing projects.

11       (2)    Any land leased for affordable housing under this section  
12   must include restrictive covenants to prevent future conversion to  
13   market-rate housing or commercial use and must also address criteria  
14   and policies to maintain public benefit if the property is converted  
15   to a use other than which continues to provide for affordable  
16   housing.

17       (3)    If a project fails to secure financing or does not commence  
18   construction within four years of lease approval, the community and  
19   technical college may reclaim the land under a repurchase agreement.

20       (4)    Community and technical colleges may allow affordable housing  
21   projects to share parking, roads, and utilities without violating  
22   restrictions on the use of public resources. Easements may be granted  
23   to provide necessary access and services to affordable housing  
24   developments.

25       (5)    The college board may enter into leaseback agreements with  
26   nonprofit developers to ensure access to newly developed housing  
27   facilities.

28       (6)    If the college board decides to sell or lease underutilized  
29   community and technical college land property pursuant to this  
30   section, a community or technical college has a right of first  
31   refusal to purchase or lease at fair market value a property or  
32   unused portions of the property by negotiated agreement with mutual  
33   consideration.

34       **Sec. 4.**    RCW 43.17.400 and 2018 c 217 s 2 are each amended to  
35   read as follows:

36       (1)    Before any state agency may dispose of surplus state-owned  
37   real property to a private or any nongovernmental party, the agency  
38   must provide written notice to the following governmental entities at

1 least sixty days before entering into any proposed disposition  
2 agreement:

3 (a) All other state agencies;

4 (b) Each federal agency operating within the state; and

5 (c) The governing authority of each county, city, town, special  
6 purpose district, and federally recognized Indian tribe in which the  
7 land is located.

8 (2) The state agency must dispose of the property, for continued  
9 public benefit as defined in RCW 39.33.015, to any governmental  
10 entity responding within the notification period, upon mutual  
11 agreement reached within a reasonable time period after the response  
12 is received. Priority must be given to state agencies. The  
13 disposition may be for any terms and conditions agreed upon by the  
14 proper authorities of each party, in accordance with RCW 39.33.010,  
15 except where the disposition at fair market value is required by law.

16 (3) The requirements of this section are in addition and  
17 supplemental to other requirements of the laws of this state.

18 (4) For purposes of this section, "disposition" means the sale,  
19 exchange, or other action resulting in a transfer of ownership.

20 (5) The requirements of this section do not apply to ~~(the)~~:

21 (a) The department of transportation; or

22 (b) A community or technical college providing affordable housing  
23 under section 3 of this act.

24 NEW SECTION. Sec. 5. A new section is added to chapter 82.29A  
25 RCW to read as follows:

26 (1) All leasehold interests in underutilized community and  
27 technical college land are exempt from tax under this chapter, for  
28 the duration of the lease in accordance with section 3 of this act,  
29 when used for the placement of affordable housing under the following  
30 conditions:

31 (a) A lessee must commit to renting or selling 100 percent of the  
32 units as permanently affordable for low-income and moderate-income  
33 households; and

34 (b) The term of the lease is at least 99 years.

35 (2) Affordable housing for low-income households must be  
36 prioritized by the community and technical colleges and the lessee  
37 when receiving the exemption under this section.

1 (3) For purposes of this section, "affordable housing," "low-  
2 income household," and "moderate-income household" have the same  
3 meaning as defined in RCW 84.14.010.

4 NEW SECTION. **Sec. 6.** (1) This section is the tax preference  
5 performance statement for the tax preference contained in section 5,  
6 chapter . . ., Laws of 2025 (section 5 of this act). This performance  
7 statement is only intended to be used for subsequent evaluation of  
8 the tax preference. It is not intended to create a private right of  
9 action by any party or be used to determine eligibility for  
10 preferential tax treatment.

11 (2) The legislature categorizes these tax preferences as ones  
12 intended to induce certain designated behavior by taxpayers, as  
13 indicated in RCW 82.32.808(2) (a).

14 (3) It is the legislature's specific public policy objective to  
15 incentivize the placement of affordable housing on underutilized  
16 community and technical college land.

17 (4) If a review by the joint legislative audit and review  
18 committee finds that the number of affordable housing units placed on  
19 underutilized community and technical college land increased  
20 following the enactment of this tax preference, the legislature  
21 intends to extend the expiration date of the tax preference.

22 (5) In order to obtain the data necessary to perform the review  
23 in subsection (4) of this section, the joint legislative audit and  
24 review committee may refer to the number of new leasehold agreements  
25 on underutilized community and technical college land for the  
26 purposes of affordable housing.

27 NEW SECTION. **Sec. 7.** RCW 82.32.805 does not apply to this act.

--- END ---