
HOUSE BILL 1511

State of Washington

67th Legislature

2021 Regular Session

By Representatives Bergquist, Taylor, Santos, Thai, Ormsby, Slatter, Hackney, and Lekanoff

Read first time 02/09/21. Referred to Committee on Housing, Human Services & Veterans.

1 AN ACT Relating to defining affordable housing for purposes of
2 using surplus public property for public benefit; and amending RCW
3 39.33.015.

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

5 **Sec. 1.** RCW 39.33.015 and 2018 c 217 s 3 are each amended to
6 read as follows:

7 (1) Any state agency, municipality, or political subdivision,
8 with authority to dispose of surplus public property, may transfer,
9 lease, or (~~other disposal~~) otherwise dispose of such property for a
10 public benefit purpose, consistent with and subject to this section.
11 Any such transfer, lease, or other disposal may be made to a public,
12 private, or nongovernmental body on any mutually agreeable terms and
13 conditions, including a no cost transfer, subject to and consistent
14 with this section. Consideration must include appraisal costs, debt
15 service, all closing costs, and any other liabilities to the agency,
16 municipality, or political subdivision. However, the property may not
17 be so transferred, leased, or disposed of if such transfer, lease, or
18 disposal would violate any bond covenant or encumber or impair any
19 contract.

20 (2) A deed, lease, or other instrument transferring or conveying
21 property pursuant to subsection (1) of this section must include:

1 (a) A covenant or other requirement that the property shall be
2 used for the designated public benefit purpose; and

3 (b) Remedies that apply if the recipient of the property fails to
4 use it for the designated public purpose or ceases to use it for such
5 purpose.

6 (3) To implement the authority granted by this section, the
7 governing body or legislative authority of a municipality or
8 political subdivision must enact rules to regulate the disposition of
9 property for public benefit purposes. Any transfer, lease, or other
10 disposition of property authorized under this section must be
11 consistent with existing locally adopted comprehensive plans as
12 described in RCW 36.70A.070.

13 (4) This section is deemed to provide a discretionary alternative
14 method for the doing of the things authorized herein, and shall not
15 be construed as imposing any additional condition upon the exercise
16 of any other powers vested in any state agency, municipality, or
17 political subdivision.

18 (5) No transfer, lease, or other disposition of property for
19 public benefit purposes made pursuant to any other provision of law
20 prior to June 7, 2018, may be construed to be invalid solely because
21 the parties thereto did not comply with the procedures of this
22 section.

23 (6) The transfer at no cost, lease, or other disposal of surplus
24 real property for public benefit purposes is deemed a lawful purpose
25 of any state agency, municipality, or political subdivision, for
26 which accounts are kept on an enterprise fund or equivalent basis,
27 regardless of the primary purpose or function of such agency.

28 (7) This section does not apply to the sale or transfer of any
29 state forestlands, any state lands or property granted to the state
30 by the federal government for the purposes of common schools or
31 education, or subject to a legal restriction that would be violated
32 by compliance with this section.

33 (8) For purposes of this section:

34 (a) "Affordable housing" means residential housing that is rented
35 or owned by a person who qualifies as a very low-income or low-income
36 household or who is from a special needs population, and whose
37 monthly housing costs do not exceed:

38 (i) For rental housing, 30 percent of the household's monthly
39 income. For rental housing, monthly housing costs include utilities,
40 other than a telephone; or

1 (ii) For owner-occupied housing, 38 percent of the household's
2 monthly income and the total household debt is no more than 45
3 percent of the monthly household income. For owner-occupied housing,
4 housing costs include mortgage principal, interest, property taxes,
5 homeowner's insurance, homeowner's association fees, and land lease
6 fees, as applicable. Total debt includes other debt and utilities;
7 (b) "Low-income household" means a single person, family, or
8 unrelated persons living together whose income is more than 50
9 percent but is at or below 80 percent of the median income where the
10 affordable housing is located;
11 (c) "Public benefit" means affordable housing for low-income and
12 very low-income households ((as defined in RCW 43.63A.510)), and
13 related facilities that support the goals of affordable housing
14 development in providing economic and social stability for low-income
15 persons; ((and
16 ~~(b))~~) (d) "Surplus public property" means excess real property
17 that is not required for the needs of or the discharge of the
18 responsibilities of the state agency, municipality, or political
19 subdivision; and
20 (e) "Very low-income household" means a single person, family, or
21 unrelated persons living together whose income is at or below 50
22 percent of the median income, adjusted for household size, for the
23 county where the affordable housing is located.

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