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**SUBSTITUTE HOUSE BILL 1752**

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**State of Washington**

**65th Legislature**

**2017 Regular Session**

**By** House Community Development, Housing & Tribal Affairs (originally sponsored by Representatives Santos, Johnson, and Ortiz-Self)

READ FIRST TIME 02/17/17.

1       AN ACT Relating to supporting the development of affordable  
2 housing in urban areas; creating a new section; and providing an  
3 expiration date.

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

5       NEW SECTION.   **Sec. 1.**   (1) The affordable housing advisory board  
6 must conduct a study to identify the existence of potentially surplus  
7 publicly owned real property within areas with high rates of  
8 increased property value and the potential for holding such  
9 properties in a state affordable housing land bank or using the  
10 proceeds from the sale of such properties for affordable housing  
11 development. The department of commerce may provide additional  
12 support and resources to the affordable housing advisory board to  
13 conduct the study.

14       (2) The study must include a catalog of all publicly owned  
15 property within designated areas of high rates of increased property  
16 value, and may request the inventories of real property from any  
17 state or local agency. Any agency whose inventory of real property  
18 has been requested must provide the inventory within a reasonable  
19 time for the board to complete the study. The board should evaluate  
20 the condition of the properties in the catalog for potential  
21 development of affordable housing, as well as the location of the

1 property in relation to the need for affordable housing in the  
2 surrounding area.

3 (3) The affordable housing advisory board must consult with state  
4 and local agencies regarding the potential sale of public properties  
5 that would include a remittance to support funding for affordable  
6 housing development. The board must consider the potential sources  
7 for receiving such revenue including, but not limited to, the account  
8 established for the housing trust fund, pursuant to RCW 43.185.030.

9 (4) The study must consider the potential for establishing a  
10 state affordable housing land bank that could receive and manage  
11 surplus public property for the development of affordable housing.  
12 The board should consider the potential kinds of mechanisms for  
13 obtaining, holding, and leasing such property.

14 (5) The affordable housing advisory board should rely on the  
15 resources of the entities and organizations represented on the board  
16 to assist with the expertise and consultation to conduct the study.  
17 The board may also consult with experts in the real estate and  
18 housing development industry, as well as governmental entities and  
19 relevant stakeholders.

20 (6) By December 31, 2018, the affordable housing advisory board  
21 must prepare a report for each appropriate legislative standing  
22 committee regarding the results of the study. The report must  
23 include:

24 (a) The catalog of publicly owned properties within designated  
25 areas that have high rates of increased property values and  
26 development of such properties for affordable housing development and  
27 the effectiveness of development in such areas;

28 (b) The potential for creating a state affordable housing land  
29 bank that could hold public property and donated properties for the  
30 purpose of using for affordable housing development;

31 (c) Recommendations for the best uses of surplus publicly owned  
32 property for the purpose of increasing affordable housing  
33 development, especially in areas within the state where increased  
34 property values are decreasing opportunities to identify available  
35 land for affordable housing; and

36 (d) Any other related issues or recommendations the affordable  
37 housing advisory board may find relevant in the course of conducting  
38 the study.

1 (7) This section expires December 31, 2018.

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