
SECOND SUBSTITUTE HOUSE BILL 3165

State of Washington 59th Legislature 2006 Regular Session

By House Committee on Capital Budget (originally sponsored by Representatives Miloscia, Chase and Hasegawa)

READ FIRST TIME 02/07/06.

1 AN ACT Relating to using surplus property to develop affordable
2 housing; amending RCW 43.63A.510, 35.21.687, 36.34.137, 43.20A.037,
3 47.12.063, 47.12.064, 72.09.055, 43.19.19201, 79A.05.170, 79A.05.175,
4 and 79.11.005; adding a new section to chapter 43.30 RCW; and creating
5 a new section.

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

7 **Sec. 1.** RCW 43.63A.510 and 1993 c 461 s 2 are each amended to read
8 as follows:

9 (1) The department shall work with the departments of natural
10 resources, transportation, social and health services, corrections, and
11 general administration, the state parks and recreation commission, and
12 cities, towns, and counties, to identify and catalog under-utilized,
13 ~~((state-))~~ publicly owned land and property suitable for the
14 development of affordable housing for very low-income, low-income or
15 moderate-income households. The department, and the departments of
16 natural resources, transportation, social and health services,
17 corrections, and general administration, the state parks and recreation
18 commission, and cities, towns, and counties, shall ~~((provide))~~ each
19 produce an inventory of real property that is owned or administered by

1 each agency or local government and is available for lease or sale.
2 The inventories shall be provided to the department by November 1,
3 1993, with updated inventory revisions provided (~~each November 1~~
4 ~~thereafter~~) as surplus property becomes available, but no less often
5 than each calendar quarter, beginning in June 2006.

6 (2) (~~Upon written request,~~) The department shall (~~provide a copy~~
7 ~~of~~) publicly advertise on its web site the inventory of (~~state-owned~~
8 ~~and publicly owned~~) all lands and buildings (~~to parties interested in~~
9 ~~developing the sites for affordable housing~~) suitable for the
10 development of affordable housing and owned by the state, cities,
11 towns, and counties that are available for lease or sale, including
12 contact information. A list of available federal surplus property
13 shall also be included on the web site. Printed copies of the list
14 shall be provided upon request.

15 (3) As used in this section:

16 (a) "Affordable housing" means (~~residential housing that is rented~~
17 ~~or owned by a person who qualifies as a very low income, low income, or~~
18 ~~moderate income household or who is from a special needs population,~~
19 ~~and whose monthly housing costs, including utilities other than~~
20 ~~telephone, do not exceed thirty percent of the household's monthly~~
21 ~~income~~) housing that has a sales price or rental amount that is within
22 the means of a household that may occupy moderate-income or low-income
23 housing. The department shall adopt policies for residential rental
24 and homeownership housing, occupied by low-income households, that
25 specify the percentage of household income that may be spent on monthly
26 housing costs, including all utilities other than telephone costs, to
27 qualify as affordable housing.

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

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

36 (d) "Moderate-income household" means a single person, family, or
37 unrelated persons living together whose income is more than eighty

1 percent but is at or below one hundred fifteen percent of the median
2 income where the affordable housing is located.

3 (e) "Nonprofit housing organization" means any public or private
4 nonprofit organization that: (i) Is organized under federal, state, or
5 local laws; (ii) has no part of its net earnings inuring to the benefit
6 of any member, founder, contributor, or individual; and (iii) has among
7 its purposes, significant activities related to the provision of decent
8 housing that is affordable to very low-income, low-income, or moderate-
9 income households and special needs populations.

10 (f) "Authority" or "housing authority" means any of the public
11 corporations created by RCW 35.82.030.

12 (4) Surplus property for sale by the departments of natural
13 resources, social and health services, corrections, and general
14 administration, the state parks and recreation commission, and by
15 cities, towns, and counties, which is included in the inventory as
16 required by subsections (1) and (2) of this section, shall be offered,
17 for the first ninety days after its availability, exclusively to public
18 and private nonprofit housing organizations and housing authorities,
19 for the purpose of developing affordable housing for very low-income
20 and low-income households. Nonprofit housing organizations and
21 authorities may purchase such property at fair market value under
22 reasonable option and purchase conditions, subject to the following:

23 (a) Each purchase offer must include a proposed affordable housing
24 project description, including an estimated number of affordable
25 housing units to be created, the income level population for which the
26 housing will be available, the number of years the nonprofit intends to
27 retain the housing as affordable housing for that income level
28 population, and a proposed development schedule. The department, or
29 individual local governments and state agencies, may establish
30 additional requirements for purchase offers by nonprofit housing
31 organizations and housing authorities.

32 (b) Each selling entity must establish criteria to use if more than
33 one purchase offer is received from nonprofit housing organizations and
34 housing authorities for a single piece of property during the ninety-
35 day period. Such criteria may include giving preference to nonprofit
36 housing organizations and housing authorities that propose affordable
37 housing developments which:

1 (i) Serve the lowest income populations or special needs
2 populations;

3 (ii) Create the greatest number of units;

4 (iii) Preserve the affordability of those units for the longest
5 periods of time; and

6 (iv) Integrate other supportive services.

7 (c) After ninety days, if no purchase offers are made on behalf of
8 a nonprofit housing organization or housing authority which meet the
9 requirements of (a) of this subsection, offers from the general public
10 may be considered.

11 (5) The department of community, trade, and economic development
12 shall produce a single statewide report to be provided to the
13 appropriate committees of the legislature each year by December 31st.
14 The report must consolidate all municipal, county, and state agency
15 reports and include information on all state, locally, or federally
16 owned surplus property that was purchased by a nonprofit housing
17 organization or housing authority in the most recently completed fiscal
18 year. The report shall include the following:

19 (a) A list of all properties purchased and the identity of all
20 corresponding nonprofit or housing authority purchasers;

21 (b) For each property, the number of affordable housing units
22 created, under development, and planned, including anticipated dates of
23 completion if applicable;

24 (c) For each property, a notation of the income level populations
25 for which the housing units will be available.

26 (6) The following property is exempt from this chapter:

27 (a) Real property which is designated or which was acquired as
28 state forest lands;

29 (b) Federally granted school lands and other trust lands; and

30 (c) Lands acquired under restrictive conveyances.

31 **Sec. 2.** RCW 35.21.687 and 1995 c 399 s 37 are each amended to read
32 as follows:

33 (1) Every city and town, including every code city operating under
34 Title 35A RCW, shall identify and catalog real property owned by the
35 city or town that is no longer required for its purposes and is
36 suitable for the development of affordable housing for very low-income,
37 low-income, and moderate-income households as defined in RCW

1 43.63A.510. The inventory shall include the location, approximate
2 size, and current zoning classification of the property. Every city
3 and town shall provide a copy of the inventory to the department of
4 community, trade, and economic development by November 1, 1993, with
5 inventory revisions (~~each November 1 thereafter~~) provided as surplus
6 property becomes available, but no less often than each calendar
7 quarter, beginning in June 2006.

8 (2) (~~By November 1 of each year, beginning in 1994,~~) Property for
9 sale, which is included in the inventory as required by subsection (1)
10 of this section, shall be offered, for the first ninety days after its
11 availability, exclusively to nonprofit housing organizations, as
12 defined in RCW 43.63A.510, and housing authorities, as required in RCW
13 43.63A.510(4).

14 (3) Every city and town, including every code city operating under
15 Title 35A RCW, shall regularly purge the inventory of real property of
16 sites that are no longer available for the development of affordable
17 housing. The inventory revision shall also contain a list of real
18 property that has become available since the last update.

19 (4) An annual report must be submitted to the department of
20 community, trade, and economic development, which shall include a list
21 of all properties that were purchased by a nonprofit housing
22 organization or housing authority in the most recently completed fiscal
23 year. The report must also include all information required in RCW
24 43.63A.510(5).

25 (5) As used in this section, "real property" means buildings, land,
26 or buildings and land.

27 **Sec. 3.** RCW 36.34.137 and 1993 c 461 s 5 are each amended to read
28 as follows:

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

1 (~~each November 1 thereafter~~) provided as surplus property becomes
2 available, but no less often than each calendar quarter, beginning in
3 June 2006.

4 (2) (~~By November 1 of each year, beginning in 1994,~~) Property for
5 sale, which is included in the inventory as required by subsection (1)
6 of this section, shall be offered, for the first ninety days after its
7 availability, exclusively to nonprofit housing organizations, as
8 defined in RCW 43.63A.510, and housing authorities, as required in RCW
9 43.63A.510(4).

10 (3) Every county shall regularly purge the inventory of real
11 property of sites that are no longer available for the development of
12 affordable housing. The inventory revision shall include an updated
13 listing of real property that has become available since the last
14 update.

15 (4) An annual report must be submitted to the department of
16 community, trade, and economic development which shall include a list
17 of all properties that were purchased by a nonprofit housing
18 organization or housing authority in the most recently completed fiscal
19 year. The report must also include all information required in RCW
20 43.63A.510(5).

21 (5) As used in this section, "real property" means buildings, land,
22 or buildings and land.

23 **Sec. 4.** RCW 43.20A.037 and 1995 c 399 s 65 are each amended to
24 read as follows:

25 (1) The department shall identify and catalog real property that is
26 no longer required for department purposes and is suitable for the
27 development of affordable housing for very low-income, and moderate-
28 income households as defined in RCW 43.63A.510. The inventory shall
29 include the location, approximate size, and current zoning
30 classification of the property. The department shall provide a copy of
31 the inventory to the department of community, trade, and economic
32 development (~~by November 1, 1993, and every November 1 thereafter~~),
33 with inventory revisions provided as surplus property becomes
34 available, but no less often than each calendar quarter, beginning in
35 June 2006.

36 (2) (~~By November 1 of each year, beginning in 1994,~~) Property for
37 sale, which is included in the inventory as required by subsection (1)

1 of this section, shall be offered, for the first ninety days after its
2 availability, exclusively to nonprofit housing organizations, as
3 defined in RCW 43.63A.510, and housing authorities, as required in RCW
4 43.63A.510(4).

5 (3) The department shall regularly purge the inventory of real
6 property of sites that are no longer available for the development of
7 affordable housing. The department shall include an updated listing of
8 real property that has become available since the last update.

9 (4) An annual report must be submitted to the department of
10 community, trade, and economic development which shall include a list
11 of all properties that were purchased by a nonprofit housing
12 organization or housing authority in the most recently completed fiscal
13 year. The report must also include all information required in RCW
14 43.63A.510(5).

15 (5) As used in this section, "real property" means buildings, land,
16 or buildings and land.

17 **Sec. 5.** RCW 47.12.063 and 2002 c 255 s 1 are each amended to read
18 as follows:

19 (1) It is the intent of the legislature to continue the
20 department's policy giving priority consideration to abutting property
21 owners in agricultural areas when disposing of property through its
22 surplus property program under this section.

23 (2) Whenever the department determines that any real property owned
24 by the state of Washington and under the jurisdiction of the department
25 is no longer required for transportation purposes and that it is in the
26 public interest to do so, the department may sell the property or
27 exchange it in full or part consideration for land or improvements or
28 for construction of improvements at fair market value to any of the
29 following governmental entities or persons:

30 (a) In the case of property suitable for residential use, any
31 housing authority as defined in RCW 43.63A.510, or any nonprofit
32 organization that is (i) dedicated to providing affordable housing to
33 very low-income, low-income, and moderate-income households as defined
34 in RCW 43.63A.510 and (ii) eligible to receive assistance through the
35 Washington housing trust fund created in chapter 43.185 RCW;

36 (b) Any other state agency;

37 (~~(b)~~) (c) The city or county in which the property is situated;

1 ~~((e))~~ (d) Any other municipal corporation;

2 ~~((d))~~ (e) Regional transit authorities created under chapter
3 81.112 RCW;

4 ~~((e))~~ (f) The former owner of the property from whom the state
5 acquired title;

6 ~~((f))~~ (g) In the case of residentially improved property, a
7 tenant of the department who has resided thereon for not less than six
8 months and who is not delinquent in paying rent to the state;

9 ~~((g))~~ (h) Any abutting private owner but only after each other
10 abutting private owner (if any), as shown in the records of the county
11 assessor, is notified in writing of the proposed sale. If more than
12 one abutting private owner requests in writing the right to purchase
13 the property within fifteen days after receiving notice of the proposed
14 sale, the property shall be sold at public auction in the manner
15 provided in RCW 47.12.283;

16 ~~((h))~~ (i) To any person through the solicitation of written bids
17 through public advertising in the manner prescribed by RCW 47.28.050;

18 ~~((i))~~ (j) To any other owner of real property required for
19 transportation purposes;

20 ~~((j) In the case of property suitable for residential use, any
21 nonprofit organization dedicated to providing affordable housing to
22 very low income, low income, and moderate income households as defined
23 in RCW 43.63A.510 and is eligible to receive assistance through the
24 Washington housing trust fund created in chapter 43.185 RCW;))~~ or

25 (k) A federally recognized Indian tribe within whose reservation
26 boundary the property is located.

27 (3) Sales to purchasers may at the department's option be for cash,
28 by real estate contract, or exchange of land or improvements.
29 Transactions involving the construction of improvements must be
30 conducted pursuant to chapter 47.28 RCW or Title 39 RCW, as applicable,
31 and must comply with all other applicable laws and rules.

32 (4) Conveyances made pursuant to this section shall be by deed
33 executed by the secretary of transportation and shall be duly
34 acknowledged.

35 (5) All moneys received pursuant to the provisions of this section
36 less any real estate broker commissions paid pursuant to RCW 47.12.320
37 shall be deposited in the motor vehicle fund.

1 (6) An annual report must be submitted to the department of
2 community, trade, and economic development which shall include a list
3 of all properties that were purchased for the purpose of affordable
4 housing development by a nonprofit housing organization or housing
5 authority in the most recently completed fiscal year. The report must
6 also include all information required in RCW 43.63A.510(5).

7 **Sec. 6.** RCW 47.12.064 and 1995 c 399 s 121 are each amended to
8 read as follows:

9 (1) The department shall identify and catalog real property that is
10 no longer required for department purposes and is suitable for the
11 development of affordable housing for very low-income, low-income, and
12 moderate-income households as defined in RCW 43.63A.510. The inventory
13 shall include the location, approximate size, and current zoning
14 classification of the property. The department shall provide a copy of
15 the inventory to the department of community, trade, and economic
16 development (~~by November 1, 1993, and every November 1 thereafter~~),
17 with inventory revisions provided as surplus property becomes
18 available, but no less often than each calendar quarter, beginning in
19 June 2006.

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

27 (3) An annual report must be submitted to the department of
28 community, trade, and economic development which shall include a list
29 of all properties that were purchased in the most recently completed
30 fiscal year by a nonprofit housing organization, as defined in RCW
31 43.63A.510, housing authority, or any other entity for the purpose of
32 affordable housing development. The report must also include all
33 information required in RCW 43.63A.510(5).

34 (4) As used in this section, "real property" means buildings, land,
35 or buildings and land.

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

3 (1) The department shall identify and catalog real property that is
4 no longer required for department purposes and is suitable for the
5 development of affordable housing for very low-income, low-income, and
6 moderate-income households as defined in RCW 43.63A.510. The inventory
7 shall include the location, approximate size, and current zoning
8 classification of the property. The department shall provide a copy of
9 the inventory to the department of community, trade, and economic
10 development (~~by November 1, 1993, and every November 1 thereafter~~),
11 with inventory revisions provided as surplus property becomes
12 available, but no less often than each calendar quarter, beginning in
13 June 2006.

14 (2) (~~By November 1 of each year, beginning in 1994,~~) Property for
15 sale, which is included in the inventory as required by subsection (1)
16 of this section, shall be offered, for the first ninety days after its
17 availability, exclusively to nonprofit housing organizations, as
18 defined in RCW 43.63A.510, and housing authorities, as required in RCW
19 43.63A.510(4).

20 (3) The department shall regularly purge the inventory of real
21 property of sites that are no longer available for the development of
22 affordable housing. The department shall include an updated listing of
23 real property that has become available since the last update.

24 (4) An annual report must be submitted to the department of
25 community, trade, and economic development which shall include a list
26 of all properties that were purchased by a nonprofit housing
27 organization or housing authority in the most recently completed fiscal
28 year. The report must also include all information required in RCW
29 43.63A.510(5).

30 (5) As used in this section, "real property" means buildings, land,
31 or buildings and land.

32 **Sec. 8.** RCW 43.19.19201 and 1995 c 399 s 64 are each amended to
33 read as follows:

34 (1) The department of general administration shall identify and
35 catalog real property that is no longer required for department
36 purposes and is suitable for the development of affordable housing for
37 very low-income, low-income, and moderate-income households as defined

1 in RCW 43.63A.510. The inventory shall include the location,
2 approximate size, and current zoning classification of the property.
3 The department of general administration shall provide a copy of the
4 inventory to the department of community, trade, and economic
5 development (~~by November 1, 1993, and every November 1 thereafter~~),
6 with inventory revisions provided as surplus property becomes
7 available, but no less often than each calendar quarter, beginning in
8 June 2006.

9 (2) (~~By November 1 of each year, beginning in 1994,~~) Property for
10 sale, which is included in the inventory as required by subsection (1)
11 of this section, shall be offered, for the first ninety days after its
12 availability, exclusively to nonprofit housing organizations, as
13 defined in RCW 43.63A.510, and housing authorities, as required in RCW
14 43.63A.510(4).

15 (3) The department of general administration shall regularly purge
16 the inventory of real property of sites that are no longer available
17 for the development of affordable housing. The department shall
18 include an updated listing of real property that has become available
19 since the last update.

20 (4) An annual report must be submitted to the department of
21 community, trade, and economic development which shall include a list
22 of all properties that were purchased by a nonprofit housing
23 organization or housing authority in the most recently completed fiscal
24 year. The report must also include all information required in RCW
25 43.63A.510(5).

26 (5) As used in this section, "real property" means buildings, land,
27 or buildings and land.

28 **Sec. 9.** RCW 79A.05.170 and 1991 sp.s. c 13 s 23 are each amended
29 to read as follows:

30 (1) Any lands owned by the state parks and recreation commission,
31 which are determined to be surplus to the needs of the state for
32 development for state park purposes and which the commission proposes
33 to deed to a local government or other entity for outdoor recreation
34 purposes, shall be accompanied by a clause requiring that if the land
35 is not used for outdoor recreation purposes, ownership of the land
36 shall revert to the state parks and recreation commission.

1 (2) The state parks and recreation commission, in cases where land
2 subject to such a reversionary clause is proposed for use or disposal
3 for purposes other than recreation, shall require that, if the land is
4 surplus to the needs of the commission for park purposes at the time
5 the commission becomes aware of its proposed use for nonrecreation
6 purposes, the ~~((holder of the land or property shall reimburse the
7 commission for the release of the reversionary interest in the land.
8 The reimbursement shall be in the amount of the fair market value of
9 the reversionary interest as determined by a qualified appraiser
10 agreeable to the commission. Appraisal costs shall be borne by the
11 local entity which holds title to the land))~~ commission shall offer the
12 property for sale, for the first ninety days after its availability,
13 exclusively to nonprofit housing organizations, as defined in RCW
14 43.63A.510, and housing authorities, as required in RCW 43.63A.510.
15 The commission shall provide each calendar quarter a revised inventory
16 of real property sites that are available for the development of
17 affordable housing to the department of community, trade, and economic
18 development.

19 (3) ~~((Any funds generated under a reimbursement under this section
20 shall be deposited in the parkland acquisition account which is hereby
21 created in the state treasury. Moneys in this account are to be used
22 solely for the purchase or acquisition of property for use as state
23 park property by the commission, as directed by the legislature; all
24 such funds shall be subject to legislative appropriation.))~~ An annual
25 report must be submitted to the department of community, trade, and
26 economic development which shall include a list of all properties that
27 were purchased by a nonprofit housing organization or housing authority
28 in the most recently completed fiscal year. The report must also
29 include all information required in RCW 43.63A.510(5).

30 **Sec. 10.** RCW 79A.05.175 and 1999 c 249 s 601 are each amended to
31 read as follows:

32 Whenever the commission finds that any land under its control
33 cannot advantageously be used for park purposes, it is authorized to
34 dispose of such land by the method provided in this section or by the
35 method provided in RCW 79A.05.170. If such lands are school or other
36 grant lands, control thereof shall be relinquished by resolution of the
37 commission to the proper state officials. If such lands were acquired

1 under restrictive conveyances by which the state may hold them only so
2 long as they are used for park purposes, they may be returned to the
3 donor or grantors by the commission. All other such lands must be sold
4 by the method provided for in RCW 79A.05.170. After the first ninety
5 days that the property becomes available, if no purchase offers are
6 made on behalf of a nonprofit housing organization, as defined in RCW
7 43.63A.510, or housing authority, which meet the requirements of RCW
8 43.63A.510(4), offers from the general public may be considered, and
9 lands may be either sold by the commission to the highest bidder or
10 exchanged for other lands of equal value by the commission, and all
11 conveyance documents shall be executed by the governor. All such
12 exchanges shall be accompanied by a transfer fee, to be set by the
13 commission and paid by the other party to the transfer; such fee shall
14 be paid into the parkland acquisition account established under RCW
15 79A.05.170. Sealed bids on all sales shall be solicited at least
16 twenty days in advance of the sale date by an advertisement appearing
17 at least once a week for two consecutive weeks in a newspaper of
18 general circulation in the county in which the land to be sold is
19 located. If the commission feels that no bid received adequately
20 reflects the fair value of the land to be sold, it may reject all bids,
21 and may call for new bids. All proceeds derived from the sale of such
22 park property shall be paid into the park land acquisition account.
23 All land considered for exchange shall be evaluated by the commission
24 to determine its adaptability to park usage. The equal value of all
25 lands exchanged shall first be determined by the appraisals to the
26 satisfaction of the commission. No sale or exchange of state park
27 lands shall be made without the unanimous consent of the commission.

28 **Sec. 11.** RCW 79.11.005 and 2003 c 334 s 201 are each amended to
29 read as follows:

30 (1) The department is authorized to sell any real property not
31 designated or acquired as state forest lands, but acquired by the
32 state, either in the name of the forest board, the forestry board, or
33 the division of forestry, for administrative sites, lien foreclosures,
34 or other purposes whenever it shall determine that the lands are no
35 longer or not necessary for public use.

36 (2) Property for sale shall be offered, for the first ninety days

1 after its availability, exclusively to nonprofit housing organizations,
2 as defined in RCW 43.63A.510, and housing authorities as required in
3 RCW 43.63A.510(4).

4 (3) After ninety days, if no purchase offers are made on behalf of
5 a nonprofit housing organization or housing authority which meets the
6 requirements of RCW 43.63A.510(4), offers from the general public may
7 be considered and sales to the general public may be conducted under
8 subsection (4) of this section.

9 (4) The sale of property to the general public may be made after
10 public notice to the highest bidder for such a price as approved by the
11 governor, but not less than the fair market value of the real property,
12 plus the value of improvements thereon. Any instruments necessary to
13 convey title must be executed by the governor in a form approved by the
14 attorney general.

15 ~~((3))~~ (5) All amounts received from ~~((the sale))~~ all sales must
16 be credited to the fund of the department of government that is
17 responsible for the acquisition and maintenance of the property sold.

18 NEW SECTION. Sec. 12. A new section is added to chapter 43.30 RCW
19 to read as follows:

20 (1) The department of natural resources shall identify and catalog
21 real property that is no longer required for department purposes and is
22 suitable for the development of affordable housing for very low-income,
23 low-income, and moderate-income households as defined in RCW
24 43.63A.510. The inventory shall include the location, approximate
25 size, and current zoning classification of the property. The
26 department shall provide a copy of the inventory to the department of
27 community, trade, and economic development, with inventory revisions
28 provided as surplus property becomes available, but no less often than
29 each calendar quarter, beginning in June 2006.

30 (2) Property for sale, which is included in the inventory as
31 required by subsection (1) of this section, shall be offered, for the
32 first ninety days after its availability, exclusively to nonprofit
33 housing organizations, as defined in RCW 43.63A.510, and housing
34 authorities, as required in RCW 43.63A.510(4).

35 (3) The department shall regularly purge the inventory of real
36 property of sites that are no longer available for the development of

1 affordable housing. The department shall include an updated listing of
2 real property that has become available since the last update.

3 (4) An annual report must be submitted to the department of
4 community, trade, and economic development which shall include a list
5 of all properties that were purchased by a nonprofit housing
6 organization or housing authority in the most recently completed fiscal
7 year. The report must also include all information required in RCW
8 43.63A.510(5).

9 (5) As used in this section, "real property" means buildings, land,
10 or buildings and land.

11 NEW SECTION. **Sec. 13.** If specific funding for the purposes of
12 this act, referencing this act by bill or chapter number, is not
13 provided by June 30, 2006, in the omnibus appropriations act, this act
14 is null and void.

--- END ---