
**Housing, Community Development &
Veterans Committee**

HB 2774

Brief Description: Concerning the inventory of underutilized, state-owned property that may be suitable for the development of affordable housing.

Sponsors: Representatives Ryu, Morgan, Ramel, Doglio, Lekanoff, Bergquist and Santos.

Brief Summary of Bill

- Requires the Department of Commerce (Commerce) to combine the inventories of state-owned real properties available for lease or sale that are submitted to Commerce by certain state agencies.
- Requires Commerce to annually publish the inventory of state-owned real properties on its website and provide notice of its publication to parties interested in developing the sites for affordable housing.

Hearing Date: 1/28/20

Staff: Cassie Jones (786-7303).

Background:

Inventories of State-Owned Land - Multiple Agencies.

The Department of Commerce (Commerce) must work with the State Patrol, the Parks and Recreation Commission, and the departments of Social and Health Services, Natural Resources, Transportation, Corrections, and Enterprise Services to identify, catalog, and recommend best use of under-utilized, state-owned property suitable for the development of affordable housing for very low-income, low-income, or moderate-income households. Each year, these agencies must submit to Commerce an inventory of their real property that is available for lease or sale. Commerce must work with the agencies to include in the inventories a consolidated list of any property transactions executed by the agencies that transfer, lease, or dispose of public property for affordable housing purposes including the property appraisal, the terms and conditions of

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sale, lease, or transfer, the value of the public benefit, and the impact of transaction to the agency. The inventories with revisions must be provided to Commerce by November 1 of each year.

Commerce must consolidate inventories into two groups: (1) properties suitable for consideration in affordable housing development; and (2) properties not suitable for consideration in affordable housing development. In making this determination, the department must use industry accepted standards such as: location, approximate lot size, current land use designation, and current zoning classification of the property. Commerce must provide a recommendation, based on this grouping, to the Office of Financial Management and appropriate policy and fiscal committees of the Legislature by December 1 of each year. Upon written request, Commerce must provide a copy of the inventory of state-owned and publicly owned lands and buildings to parties interested in developing the sites for affordable housing.

Inventory of State-Owned Land - Department of Transportation.

The Department of Transportation (DOT) must identify and catalog real property that is no longer required for DOT purposes and is suitable for the development of affordable housing for very low-income, low-income, and moderate-income households. The inventory must include the location, approximate size, and current zoning classification of the property. The DOT shall provide a copy of the inventory to Commerce by November 1, 1993, and every November 1 thereafter. By November 1 of each year, beginning in 1994, the DOT shall purge the inventory of real property of sites that are no longer available for the development of affordable housing. The DOT must include an updated listing of real property that has become available since the last update.

Summary of Bill:

The inventory of state-owned real property available for lease or sale is due to Commerce by April 1, 2021, and then by April 1 of each year, rather than November 1 for State Patrol, the Parks and Recreation Commission, and the departments of Social and Health Services, Natural Resources, Transportation, Corrections, and Enterprise Services.

Commerce is required to combine the inventories of the State Patrol, the Parks and Recreation Commission, and the departments of Social and Health Services, Natural Resources, Transportation, Corrections, and Enterprise Services and the DOT.

In determining whether the properties on the agencies' inventories are suitable for affordable housing, Commerce may consider other appropriate criteria in addition to location, lot size, land use designation, and zoning classification.

Commerce must annually publish the inventory of state-owned and publicly owned lands and buildings on its website. Upon written request, Commerce must provide notice of publication of the inventory to parties interested in developing the sites for affordable housing.

Appropriation: None.

Fiscal Note: Requested on January 21, 2020.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.