

Multiple Agency Fiscal Note Summary

Bill Number: 1332 E 2S HB	Title: Affordable housing
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Estimated Cash Receipts

Agency Name	2007-09		2009-11		2011-13	
	GF- State	Total	GF- State	Total	GF- State	Total
Office of State Treasurer	Non-zero but indeterminate cost. Please see discussion."					
Superintendent of Public Instruction	0	(4,300,000)	0	(8,600,000)	0	(8,600,000)
Total \$	0	(4,300,000)	0	(8,600,000)	0	(8,600,000)

Local Gov. Courts *						
Local Gov. Other **	Non-zero but indeterminate cost. Please see discussion.					
Local Gov. Total						

Estimated Expenditures

Agency Name	2007-09			2009-11			2011-13		
	FTEs	GF-State	Total	FTEs	GF-State	Total	FTEs	GF-State	Total
Office of State Treasurer	.0	0	0	.0	0	0	.0	0	0
Department of Community, Trade, and Economic Development	.0	0	0	.0	0	0	.0	0	0
Department of Revenue	.0	0	0	.0	0	0	.0	0	0
Department of General Administration	.0	0	0	.0	0	0	.0	0	0
Department of Social and Health Services	.0	0	0	.0	0	0	.0	0	0
Department of Corrections	.0	0	0	.0	0	0	.0	0	0
Superintendent of Public Instruction	.0	0	209,450	.0	0	418,900	.0	0	418,900
Department of Transportation	.0	0	0	.0	0	0	.0	0	0
State Parks and Recreation Commission	.1	9,991	9,991	.1	19,982	19,982	.1	19,982	19,982
Department of Natural Resources	.0	0	0	.0	0	0	.0	0	0
Total	0.1	\$9,991	\$219,441	0.1	\$19,982	\$438,882	0.1	\$19,982	\$438,882

Local Gov. Courts *									
Local Gov. Other **	Non-zero but indeterminate cost. Please see discussion.								
Local Gov. Total									

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Prepared by: Mike Woods, OFM	Phone: 360-902-9819	Date Published: Final 2/28/2008
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* See Office of the Administrator for the Courts judicial fiscal note

** See local government fiscal note

FNPID: 20477

Individual State Agency Fiscal Note

Bill Number: 1332 E 2S HB	Title: Affordable housing	Agency: 090-Office of State Treasurer
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Part I: Estimates

☐ No Fiscal Impact

Estimated Cash Receipts to:

Non-zero but indeterminate cost. Please see discussion.

Estimated Expenditures from:

	FY 2008	FY 2009	2007-09	2009-11	2011-13
Fund					
Total \$					

The cash receipts and expenditure estimates on this page represent the most likely fiscal impact. Factors impacting the precision of these estimates, and alternate ranges (if appropriate), are explained in Part II.

Check applicable boxes and follow corresponding instructions:

- ☒ If fiscal impact is greater than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete entire fiscal note form Parts I-V.
- ☐ If fiscal impact is less than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete this page only (Part I).
- ☐ Capital budget impact, complete Part IV.
- ☐ Requires new rule making, complete Part V.

Legislative Contact:	Phone:	Date: 02/21/2008
Agency Preparation: Dan Mason	Phone: 360-902-9090	Date: 02/22/2008
Agency Approval: Dan Mason	Phone: 360-902-9090	Date: 02/22/2008
OFM Review: Mike Woods	Phone: 360-902-9819	Date: 02/28/2008

Part II: Narrative Explanation

II. A - Brief Description Of What The Measure Does That Has Fiscal Impact

Briefly describe, by section number, the significant provisions of the bill, and any related workload or policy assumptions, that have revenue or expenditure impact on the responding agency.

E2SHB 1332 requires certain state agencies, local governments, and school districts to offer surplus property for sale that they judge to be suitable for affordable or special needs housing to eligible organizations for the initial 180 days of sale availability.

Earnings from investments:

The amount of earnings by an account is a function of the average daily balance of the account and the earnings rate of the investment portfolio. The average daily balance is a function of the beginning balance in the account and the timing & amount of receipts, disbursements, & transfers during the time period in question. Accordingly, even with a beginning balance of zero, two accounts with the same overall level of receipts, disbursements, and transfers can have different average balances, and hence different earnings.

There will be an impact to the earnings; however, the actual earnings will be determined more by the impact to the average daily balance than the amount of increases or decreases in receipts, disbursements, and transfers. Currently, estimated earnings are indeterminable. Without projected monthly estimates of receipts, disbursements, and transfers, OST is unable to estimate the changes to the average balance of the account and the impact to earnings.

Based on the February 2008 Revenue Forecast, the net rate for estimating earnings for FY 09 is 2.36%, FY 10 is 2.96%, and FY 11 is 4.00%. Approximately \$23,600 in FY 09, \$29,600 in FY 10, and \$40,000 in FY 11 in net earnings and \$5,000 in OST management fees would be gained or lost annually for every \$1 million increase or decrease in average daily balance.

II. B - Cash receipts Impact

Briefly describe and quantify the cash receipts impact of the legislation on the responding agency, identifying the cash receipts provisions by section number and when appropriate the detail of the revenue sources. Briefly describe the factual basis of the assumptions and the method by which the cash receipts impact is derived. Explain how workload assumptions translate into estimates. Distinguish between one time and ongoing functions.

E2SHB 1332 requires certain state agencies, local governments, and school districts to offer surplus property for sale that they judge to be suitable for affordable or special needs housing to eligible organizations for the initial 180 days of sale availability.

II. C - Expenditures

Briefly describe the agency expenditures necessary to implement this legislation (or savings resulting from this legislation), identifying by section number the provisions of the legislation that result in the expenditures (or savings). Briefly describe the factual basis of the assumptions and the method by which the expenditure impact is derived. Explain how workload assumptions translate into cost estimates. Distinguish between one time and ongoing functions.

Part III: Expenditure Detail

III. A - Expenditures by Object Or Purpose

	FY 2008	FY 2009	2007-09	2009-11	2011-13
FTE Staff Years					
Total:					

Part IV: Capital Budget Impact

Part V: New Rule Making Required

Identify provisions of the measure that require the agency to adopt new administrative rules or repeal/revise existing rules.

Individual State Agency Fiscal Note

Bill Number: 1332 E 2S HB	Title: Affordable housing	Agency: 103-Community, Trade & Economic Develop
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Part I: Estimates

☒ **No Fiscal Impact**

The cash receipts and expenditure estimates on this page represent the most likely fiscal impact. Factors impacting the precision of these estimates, and alternate ranges (if appropriate), are explained in Part II.

Check applicable boxes and follow corresponding instructions:

- ☐ If fiscal impact is greater than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete entire fiscal note form Parts I-V.
- ☐ If fiscal impact is less than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete this page only (Part I).
- ☐ Capital budget impact, complete Part IV.
- ☐ Requires new rule making, complete Part V.

Legislative Contact:	Phone:	Date: 02/21/2008
Agency Preparation: Laurie Bahr	Phone: 360-725-2935	Date: 02/22/2008
Agency Approval: Jenny Greenlee	Phone: 360-725-2920	Date: 02/22/2008
OFM Review: Mike Woods	Phone: 360-902-9819	Date: 02/22/2008

Part II: Narrative Explanation

II. A - Brief Description Of What The Measure Does That Has Fiscal Impact

Briefly describe, by section number, the significant provisions of the bill, and any related workload or policy assumptions, that have revenue or expenditure impact on the responding agency.

No Fiscal Impact

II. B - Cash receipts Impact

Briefly describe and quantify the cash receipts impact of the legislation on the responding agency, identifying the cash receipts provisions by section number and when appropriate the detail of the revenue sources. Briefly describe the factual basis of the assumptions and the method by which the cash receipts impact is derived. Explain how workload assumptions translate into estimates. Distinguish between one time and ongoing functions.

None

II. C - Expenditures

Briefly describe the agency expenditures necessary to implement this legislation (or savings resulting from this legislation), identifying by section number the provisions of the legislation that result in the expenditures (or savings). Briefly describe the factual basis of the assumptions and the method by which the expenditure impact is derived. Explain how workload assumptions translate into cost estimates. Distinguish between one time and ongoing functions.

None

Part III: Expenditure Detail

Part IV: Capital Budget Impact

None

Part V: New Rule Making Required

Identify provisions of the measure that require the agency to adopt new administrative rules or repeal/revise existing rules.

None

Department of Revenue Fiscal Note

Bill Number: 1332 E 2S HB	Title: Affordable housing	Agency: 140-Department of Revenue
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Part I: Estimates

☒ **No Fiscal Impact**

The cash receipts and expenditure estimates on this page represent the most likely fiscal impact. Factors impacting the precision of these estimates, and alternate ranges (if appropriate), are explained in Part II.

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- ☐ If fiscal impact is greater than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete entire fiscal note form Parts I-V.
- ☐ If fiscal impact is less than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete this page only (Part I).
- ☐ Capital budget impact, complete Part IV.
- ☐ Requires new rule making, complete Part V.

Legislative Contact:	Phone:	Date: 02/21/2008
Agency Preparation: Margaret Knudson	Phone: 360-570-6082	Date: 02/21/2008
Agency Approval: Kim Davis	Phone: 360-570-6087	Date: 02/21/2008
OFM Review: Ryan Black	Phone: 360-902-0417	Date: 02/21/2008

Part II: Narrative Explanation

II. A - Brief Description Of What The Measure Does That Has Fiscal Impact

Briefly describe, by section number, the significant provisions of the bill, and any related workload or policy assumptions, that have revenue or expenditure impact on the responding agency.

Note: This fiscal note reflects language in E2SHB 1332.

This version adds the definition of "community school" and directs schools districts to offer surplus property for the development of community schools. The development of community schools supersede projects to develop affordable housing or housing for special needs populations.

This bill adds language requiring selected state agencies, local governments, and school districts to identify and catalog surplus real property that may be suitable for housing development for very low and low income or special needs populations.

The purpose of this act is to:

- 1) identify publicly owned land and buildings that may be suitable for the development of affordable housing for selected populations,
- 2) provide a central inventory of such lands, and
- 3) facilitate the effective use of such lands for the development of affordable housing.

Cities subject to the requirements of this bill are those with a population of at least 15,000 within a county subject to RCW 36.70a.215, including every code city operating under Title 35A RCW. Every county subject to RCW 36.70A.215 with a population of at least 400,000 shall also meet the requirements of this bill.

School districts with enrollments of less than 5,000 are not subject to the requirements of the bill.

As no date is specified, it is assumed that the bill takes effect 90 days after final adjournment of the session in which it is enacted. However, new section 20 states that if specific funding for the purposes of this act is not provided by June 30, 2008, in the omnibus appropriations act, this act is null and void.

II. B - Cash receipts Impact

Briefly describe and quantify the cash receipts impact of the legislation on the responding agency, identifying the cash receipts provisions by section number and when appropriate the detail of the revenue sources. Briefly describe the factual basis of the assumptions and the method by which the cash receipts impact is derived. Explain how workload assumptions translate into estimates. Distinguish between one time and ongoing functions.

REVENUE ESTIMATES

This bill does not have any direct effect on the taxes or programs administered by the Department of Revenue.

II. C - Expenditures

Briefly describe the agency expenditures necessary to implement this legislation (or savings resulting from this legislation), identifying by section number the provisions of the legislation that result in the expenditures (or savings). Briefly describe the factual basis of the assumptions and the method by which the expenditure impact is derived. Explain how workload assumptions translate into cost estimates. Distinguish between one time and ongoing functions.

The Department of Revenue will not incur any costs with the implementation of this legislation.

Part III: Expenditure Detail

Part IV: Capital Budget Impact

NONE.

Part V: New Rule Making Required

Identify provisions of the measure that require the agency to adopt new administrative rules or repeal/revise existing rules.

No rule-making required.

Individual State Agency Fiscal Note

Bill Number: 1332 E 2S HB	Title: Affordable housing	Agency: 150-Dept of General Administration
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Part I: Estimates

☐ No Fiscal Impact

Estimated Cash Receipts to:

FUND					
Total \$					

Estimated Expenditures from:

	FY 2008	FY 2009	2007-09	2009-11	2011-13
Fund					
Total \$					

The cash receipts and expenditure estimates on this page represent the most likely fiscal impact. Factors impacting the precision of these estimates, and alternate ranges (if appropriate), are explained in Part II.

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- ☐ Capital budget impact, complete Part IV.
- ☐ Requires new rule making, complete Part V.

Legislative Contact:	Phone:	Date: 02/21/2008
Agency Preparation: Jonathon Iyall	Phone: 360-902-7434	Date: 02/25/2008
Agency Approval: Tristan Wise	Phone: 360-902-7356	Date: 02/25/2008
OFM Review: Regan Hesse	Phone: 360-902-9820	Date: 02/26/2008

Part II: Narrative Explanation

II. A - Brief Description Of What The Measure Does That Has Fiscal Impact

Briefly describe, by section number, the significant provisions of the bill, and any related workload or policy assumptions, that have revenue or expenditure impact on the responding agency.

Section 2 of the legislation will require the Department of Community, Trade, and Economic Development, General Administration and other state agencies to produce an inventory of real property that is owned or administered by the agency and that is suitable for the development of affordable housing or for housing for special needs populations, and is available for lease or sale.

The inventory must contain descriptive information about each property that includes, at a minimum, the contact information for the property and the location, approximate size, the sale or lease price and terms, and, if known, the current zoning classification of the property. Each inventory must also be updated and printed at least twice a year, with electronic copies of each inventory available upon request.

From the time the surplus property becomes available for sale and added to the inventory, eligible organizations have at least the first 180 days to exercise the right of first opportunity to purchase the surplus property, under reasonable option and purchase conditions, in return for a commitment to provide affordable housing or housing for special needs populations for at least thirty years.

If an eligible organization does not present a proposed project description that meets the requirements, then the agency may consider offers from the general public.

Section 9 (3) Requires General Administration to purge real property from the inventory when they are no longer available.

Section 9 (4) requires GA to maintain a retention schedule.

II. B - Cash receipts Impact

Briefly describe and quantify the cash receipts impact of the legislation on the responding agency, identifying the cash receipts provisions by section number and when appropriate the detail of the revenue sources. Briefly describe the factual basis of the assumptions and the method by which the cash receipts impact is derived. Explain how workload assumptions translate into estimates. Distinguish between one time and ongoing functions.

None

II. C - Expenditures

Briefly describe the agency expenditures necessary to implement this legislation (or savings resulting from this legislation), identifying by section number the provisions of the legislation that result in the expenditures (or savings). Briefly describe the factual basis of the assumptions and the method by which the expenditure impact is derived. Explain how workload assumptions translate into cost estimates. Distinguish between one time and ongoing functions.

GA estimates that approximately 12 properties per year will be identified that would meet the requirements of this legislation. Minimal added costs that would be incurred as a result of this legislation are for advertising, developing and maintaining the inventory, and making the inventory available in both electronic and hard copy to eligible organizations.

Part III: Expenditure Detail

III. A - Expenditures by Object Or Purpose

	FY 2008	FY 2009	2007-09	2009-11	2011-13
FTE Staff Years					
A-Salaries and Wages					
B-Employee Benefits					
C-Personal Service Contracts					
E-Goods and Services					
G-Travel					
J-Capital Outlays					
M-Inter Agency/Fund Transfers					
N-Grants, Benefits & Client Services					
P-Debt Service					
S-Interagency Reimbursements					
T-Intra-Agency Reimbursements					
Total:	\$0	\$0	\$0	\$0	\$0

Part IV: Capital Budget Impact

None

Part V: New Rule Making Required

Identify provisions of the measure that require the agency to adopt new administrative rules or repeal/revise existing rules.

None

Individual State Agency Fiscal Note

Bill Number: 1332 E 2S HB	Title: Affordable housing	Agency: 300-Dept of Social and Health Services
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Part I: Estimates

☒ **No Fiscal Impact**

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- ☐ Capital budget impact, complete Part IV.
- ☐ Requires new rule making, complete Part V.

Legislative Contact:	Phone:	Date: 02/21/2008
Agency Preparation: Marcia Wendling	Phone: 360-902-7769	Date: 02/21/2008
Agency Approval: Sue Breen	Phone: 360-902-8183	Date: 02/22/2008
OFM Review: Eric Mandt	Phone: 360-902-0543	Date: 02/22/2008

Individual State Agency Fiscal Note

Bill Number: 1332 E 2S HB	Title: Affordable housing	Agency: 310-Department of Corrections
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Part I: Estimates

☒ **No Fiscal Impact**

The cash receipts and expenditure estimates on this page represent the most likely fiscal impact. Factors impacting the precision of these estimates, and alternate ranges (if appropriate), are explained in Part II.

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- ☐ Requires new rule making, complete Part V.

Legislative Contact:	Phone:	Date: 02/21/2008
Agency Preparation: Alan Haskins	Phone: 360-725-8264	Date: 02/22/2008
Agency Approval: Clela Steelhammer	Phone: 360-725-8267	Date: 02/26/2008
OFM Review: Brian Enslow	Phone: 360-902-0539	Date: 02/27/2008

Part II: Narrative Explanation

II. A - Brief Description Of What The Measure Does That Has Fiscal Impact

Briefly describe, by section number, the significant provisions of the bill, and any related workload or policy assumptions, that have revenue or expenditure impact on the responding agency.

Section 1 adds a new section to RCW 43.30 declaring that the purpose of this act is to identify publicly owned land and buildings that may be suitable for the development of affordable housing for low-income households or for housing for special needs populations; provide a central inventory of state and other publicly owned land and buildings that may be suitable to be marketed, sold, leased, or exchanged for the development of affordable housing or for housing for special needs populations; and facilitate the effective use of publicly owned surplus and underutilized land and buildings suitable for the development of affordable housing for low-income households or housing for special needs populations by requiring that these types of surplus property to certain public agencies, commissions, and local governments be offered for an initial time period to eligible organizations for the development of affordable housing for low-income households or for housing for special needs populations.

Section 2 amends RCW 43.63A.510 adding state parks and recreation commission and local governments to the agencies that are to produce an inventory of real property owned or administered that is available for lease or sale. Each inventory must contain descriptive information about each property. Updated inventories must be provided to community trade & economic development (CTED) at least once a year and printed and electronic copies must be provided upon request. This section is further amended to include definitions to be used in this RCW.

Section 3 amends RCW 35.21.687 requiring the property available for lease or sale by cities and towns included in the inventory from section 1 must be offered to eligible organizations as defined in RCW 43.63A.510. This section is further amended to require records of all sales of properties included in the inventory must be maintained as required in RCW 43.63A.510(4).

Section 4 amends RCW 36.34.137 requiring the property available for lease or sale by counties included in the inventory from section 1 must be offered to eligible organizations as defined in RCW 43.63A.510. This section is further amended to require records of all sales of properties included in the inventory must be maintained as required in RCW 43.63A.510(4).

Section 5 amends RCW 43.20A.037 requiring the property available for lease or sale by the department of social and health services (DSHS) included in the inventory from section 1 must be offered to eligible organizations as defined in RCW 43.63A.510. This section is further amended to require records of all sales of properties included in the inventory must be maintained as required in RCW 43.63A.510(4).

Section 6 amends RCW 47.12.063 adding any eligible organization, as defined in RCW 43.63A.510 to the authorized list of government entities or persons eligible to purchase real property owned by the state of Washington that is no longer required for transportation purposes.

Section 7 amends RCW 47.12.064 requiring the property available for lease or sale by the department of transportation included in the inventory from section 1 must be offered to eligible organizations as defined in RCW 43.63A.510. This section is further amended to require records of all sales of properties included in the inventory must be maintained as required in RCW 43.63A.510(4).

Section 8 amends RCW 72.09.055 requiring the property available for lease or sale by the department of corrections included in the inventory from section 1 must be offered to eligible organizations as defined in RCW 43.63A.510. This section is further amended to require records of all sales of properties included in the inventory must be maintained as required in RCW 43.63A.510(4).

Section 9 amends RCW 43.19.19201 requiring the property available for lease or sale by the department of general

administration included in the inventory from section 1 must be offered to eligible organizations as defined in RCW 43.63A.510. This section is further amended to require records of all sales of properties included in the inventory must be maintained as required in RCW 43.63A.510(4).

Section 10 amends RCW 79A.05.170 requiring that property subject to reversion under clause for non-recreation usage be made available to eligible organizations as defined in RCW 43.63A.510 by the state parks and recreation commission.

Section 11 amends RCW 79A.05.175 outlining the process of sale if state parks and recreation commission land is not acquired by an eligible organization as defined in RCW 43.63A.510.

Section 12 adds a new section to RCW 79A.05 requiring the parks and recreation commission to catalog real property that is no longer required for commission purposes. Requires the property available for lease or sale by the parks and recreation commission included in the inventory from section 1 must be offered to eligible organizations as defined in RCW 43.63A.510. This section is further amended to require records of all sales of properties included in the inventory must be maintained as required in RCW 43.63A.510(4).

Section 13 amends RCW 79.11.005 requiring the property for sale by the Department of Natural Resources must be offered to eligible organizations as defined in RCW 43.63A.510. This section is further amended outlining the process of sale if the land is not acquired by a nonprofit housing organization or eligible public agency.

Section 14 amends RCW 79.22.060 requiring property suitable for affordable housing or for housing for special needs populations, which is included in the inventory as required by section 15 of this act, must be offered to eligible organizations as defined in RCW 43.63A.510. After the required initial offer period, if no purchase offers are made on behalf of an eligible organization that meets the requirements of RCW 43.63A.510, the property may be transferred or sold.

Section 15 adds a new section to RCW 79A.05 requiring the Department of Natural Resources to catalog real property that is no longer required for Department purposes. Requires the property available for lease or sale by the Department included in the inventory from section 1 must be offered to eligible organizations as defined in RCW 43.63A.510. This section is further amended to require records of all sales of properties included in the inventory must be maintained as required in RCW 43.63A.510(4).

Section 16 amends RCW 28A.335.120 affecting school districts with an enrollment of over five thousand students.

Section 17 adds a new section adding Rules adopted under this act must meet federal requirements.

II. B - Cash receipts Impact

Briefly describe and quantify the cash receipts impact of the legislation on the responding agency, identifying the cash receipts provisions by section number and when appropriate the detail of the revenue sources. Briefly describe the factual basis of the assumptions and the method by which the cash receipts impact is derived. Explain how workload assumptions translate into estimates. Distinguish between one time and ongoing functions.

II. C - Expenditures

Briefly describe the agency expenditures necessary to implement this legislation (or savings resulting from this legislation), identifying by section number the provisions of the legislation that result in the expenditures (or savings). Briefly describe the factual basis of the assumptions and the method by which the expenditure impact is derived. Explain how workload assumptions translate into cost estimates. Distinguish between one time and ongoing functions.

This legislation requires the Department to complete and submit upon request an updated inventory of publicly owned land, at least once a year. The department does not anticipate the need for additional funding to meet this requirement of the bill.

Part III: Expenditure Detail

Part IV: Capital Budget Impact

Part V: New Rule Making Required

Identify provisions of the measure that require the agency to adopt new administrative rules or repeal/revise existing rules.

Individual State Agency Fiscal Note

Bill Number: 1332 E 2S HB	Title: Affordable housing	Agency: 350-Supt of Public Instruction
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Part I: Estimates

☐ No Fiscal Impact

Estimated Cash Receipts to:

FUND	FY 2008	FY 2009	2007-09	2009-11	2011-13
Local School District Funds-Private/Local NEW-7		(4,300,000)	(4,300,000)	(8,600,000)	(8,600,000)
Total \$		(4,300,000)	(4,300,000)	(8,600,000)	(8,600,000)

Estimated Expenditures from:

	FY 2008	FY 2009	2007-09	2009-11	2011-13
Fund					
Local School District Funds-Private/Local NEW-7	0	209,450	209,450	418,900	418,900
Total \$	0	209,450	209,450	418,900	418,900

The cash receipts and expenditure estimates on this page represent the most likely fiscal impact. Factors impacting the precision of these estimates, and alternate ranges (if appropriate), are explained in Part II.

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- ☐ Capital budget impact, complete Part IV.
- ☐ Requires new rule making, complete Part V.

Legislative Contact:	Phone:	Date: 02/21/2008
Agency Preparation: Angie Wirkkala	Phone: (360) 725-6267	Date: 02/22/2008
Agency Approval: Melissa Beard	Phone: (360) 725-6019	Date: 02/22/2008
OFM Review: Amy Skei	Phone: 360-902-0572	Date: 02/22/2008

Part II: Narrative Explanation

II. A - Brief Description Of What The Measure Does That Has Fiscal Impact

Briefly describe, by section number, the significant provisions of the bill, and any related workload or policy assumptions, that have revenue or expenditure impact on the responding agency.

Section 2 (1) requires agencies and local governments to each produce an inventory of real property that is owned or administered by the agency and would be suitable for the development of affordable housing or for housing special populations. The inventory would contain descriptive information about the property including contact information, location, size, sale or lease price and terms and zoning information. The inventory must be updated at least once a year and be available in printed and electronic copies upon request.

Section 2 (3)(a) says that surplus property for sale must be offered exclusively to eligible organizations for at least the first 180 days after its availability for sale. Eligible organizations have the right of first opportunity to purchase these surplus properties.

Section 2 (3)(c) requires that each agency must establish criteria to use if more than one eligible organization is interested in purchasing a single piece of surplus property and presents a proposed project description during the required initial offer period.

Section 2 (4) requires state agencies and local governments -- including school districts with an enrollment of at least five thousand students -- to keep inventory records for ten years. The records must include documentation of sales to eligible organizations and information on the affordable housing planned or produced on the properties sold to eligible organizations.

Section 2 (5) requires school districts, in addition to offering suitable surplus property for affordable housing or housing for special needs populations, to offer suitable surplus property to eligible organizations for the development of community schools. School districts may prioritize a community school development project over affordable housing or special needs populations projects.

Section 2 (6) exempts school lands held in trust for the support of the common schools.

Section 16 (2)(a) requires the board of directors of any school district with an enrollment of at least five thousand students proposing a sale of school district real property which is suitable for the development of affordable housing, for housing special needs populations or for the development of community schools to offer the property according to the requirements described in Section 2 of the bill.

II. B - Cash receipts Impact

Briefly describe and quantify the cash receipts impact of the legislation on the responding agency, identifying the cash receipts provisions by section number and when appropriate the detail of the revenue sources. Briefly describe the factual basis of the assumptions and the method by which the cash receipts impact is derived. Explain how workload assumptions translate into estimates. Distinguish between one time and ongoing functions.

IMPACT TO OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION

This bill has no cash receipt impact to the Office of Superintendent of Public Instruction. Section 2 (5) exempts school lands held in trust for the support of the common schools which provide the cash receipts to the Common School Construction Account in support of the State School Construction Assistance Grant Program. If there were any cash receipt impact, it would be reported by the Department of Natural Resources.

IMPACT TO SCHOOL DISTRICTS (See Table 1)

From school years 2000-01 through 2005-06, just over \$129.0 million in the sale of real property was deposited into the school districts' Capital Projects Fund and the Debt Service Fund. That equates to an annual average of \$21.5 million. School districts have reported that there will be up to a 20 percent - 40 percent impact to the value they receive from land sales. This is due to the loss in value between an appraised market value and a true, fair market value that may be generated from an open, competitive sale. It is unclear under Section 2(3)(a) whether offering the properties exclusively

to eligible organizations will result in a lower price paid and what would be considered "reasonable option and purchase conditions". The assumption for this fiscal note reflects that an appraised price would need to be considered reasonable by the school districts and that they would lose value generated by competition on their property sales.

In addition to value lost by competition, they may incur costs or lose opportunities because of the 180 day waiting period. They may not be able to move forward with negotiations and a property purchase in anticipation of selling the property that is surplus to school purposes.

\$21.5 million per year school district cash receipts X .20 percent lost value = \$4.3 million in lost cash receipts per year

II. C - Expenditures

Briefly describe the agency expenditures necessary to implement this legislation (or savings resulting from this legislation), identifying by section number the provisions of the legislation that result in the expenditures (or savings). Briefly describe the factual basis of the assumptions and the method by which the expenditure impact is derived. Explain how workload assumptions translate into cost estimates. Distinguish between one time and ongoing functions.

IMPACT TO OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION

The bill does not require the Office of Superintendent of Public Instruction to compile the inventory information from school districts. This fiscal note assumes that the school districts will report directly to the Department of Community, Trade and Economic Development (CTED) and that CTED will provide any technical assistance or support to the school districts for inventory reporting.

IMPACT TO SCHOOL DISTRICTS

To complete the inventory of property required in Section 2(1) of the bill, school districts report that they will need additional administrator and support staff time each year to research, review and compile information about property suitable for affordable housing and housing for special needs populations.

ASSUMPTIONS (See Table 2)

- 1) The fiscal note assumes the additional staff time will be needed in only those school districts making property available for sale or lease.
- 2) The largest 59 school districts (over 5,000 enrollment) will be used to estimate the fiscal impact to all school districts. Each school district will need \$3,550 per year to support 40 hours of administrator time and 20 hours of clerical support time to complete the annual inventory.

Section 2(3)(c) and Section 16(2)(a) allow for school districts to establish criteria when more than one eligible organization is interested in a single property and when a school board needs to determine whether their property is suitable for the development of affordable housing, for housing for special needs populations or for the development of a community school. There may be a small fiscal impact for school district administrators to meet these requirements of the bill.

Part III: Expenditure Detail

III. A - Expenditures by Object Or Purpose

	FY 2008	FY 2009	2007-09	2009-11	2011-13
FTE Staff Years					
A-Salaries and Wages					
B-Employee Benefits					
C-Personal Service Contracts					
E-Goods and Services					
G-Travel					
J-Capital Outlays					
M-Inter Agency/Fund Transfers					
N-Grants, Benefits & Client Services					
P-Debt Service					
S-Interagency Reimbursements					
T-Intra-Agency Reimbursements					
9-Local School District Impacts		209,450	209,450	418,900	418,900
Total:	\$0	\$209,450	\$209,450	\$418,900	\$418,900

Part IV: Capital Budget Impact

There is no state capital budget impact.

Part V: New Rule Making Required

Identify provisions of the measure that require the agency to adopt new administrative rules or repeal/revise existing rules.

No required rule changes.

Sale of Real Property

	SY 2006-07	SY 2005-06	SY 2004-05	SY 2003-04	SY 2002-03	SY 2001-02	SY 2000-01	Total
Capital Projects Fund	-	35,651,767	17,619,587	11,668,428	12,280,469	9,248,152	14,641,551	101,109,954
Debt Service Fund	-	-	1,093,239	15,210,564	-	11,685,079	-	27,988,882
	-	35,651,767	18,712,826	26,878,992	12,280,469	20,933,231	14,641,551	129,098,836

[illegible]

Table 2

School District Staffing Impacts

Number of School Districts with > 5,000 enrollment	59
Clerical Support	\$ 350.00
Administrator Staff	\$ 3,200.00
Total Annual Cost to School Districts	\$ 209,450.00

Individual State Agency Fiscal Note

Bill Number: 1332 E 2S HB	Title: Affordable housing	Agency: 405-Department of Transportation
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Part I: Estimates

☒ **No Fiscal Impact**

The cash receipts and expenditure estimates on this page represent the most likely fiscal impact. Factors impacting the precision of these estimates, and alternate ranges (if appropriate), are explained in Part II.

Check applicable boxes and follow corresponding instructions:

- ☐ If fiscal impact is greater than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete entire fiscal note form Parts I-V.
- ☐ If fiscal impact is less than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete this page only (Part I).
- ☐ Capital budget impact, complete Part IV.
- ☐ Requires new rule making, complete Part V.

Legislative Contact:	Phone:	Date: 02/21/2008
Agency Preparation: Gerry Gallinger	Phone: 360-705-7305	Date: 02/22/2008
Agency Approval: Don Nelson	Phone: 360-705-7101	Date: 02/22/2008
OFM Review: Geri Beardsley	Phone: 360-902-9822	Date: 02/25/2008

Part II: Narrative Explanation

II. A - Brief Description Of What The Measure Does That Has Fiscal Impact

Briefly describe, by section number, the significant provisions of the bill, and any related workload or policy assumptions, that have revenue or expenditure impact on the responding agency.

This legislation requires the Office of Financial Management to work with various agencies to identify and produce an inventory of under-utilized, publicly owned land and property suitable for developing affordable housing. Since the department is already required to prepare an inventory of its properties, the new bill would not have any fiscal impact.

II. B - Cash receipts Impact

Briefly describe and quantify the cash receipts impact of the legislation on the responding agency, identifying the cash receipts provisions by section number and when appropriate the detail of the revenue sources. Briefly describe the factual basis of the assumptions and the method by which the cash receipts impact is derived. Explain how workload assumptions translate into estimates. Distinguish between one time and ongoing functions.

II. C - Expenditures

Briefly describe the agency expenditures necessary to implement this legislation (or savings resulting from this legislation), identifying by section number the provisions of the legislation that result in the expenditures (or savings). Briefly describe the factual basis of the assumptions and the method by which the expenditure impact is derived. Explain how workload assumptions translate into cost estimates. Distinguish between one time and ongoing functions.

Part III: Expenditure Detail

Part IV: Capital Budget Impact

Part V: New Rule Making Required

Identify provisions of the measure that require the agency to adopt new administrative rules or repeal/revise existing rules.

Individual State Agency Fiscal Note

Bill Number: 1332 E 2S HB	Title: Affordable housing	Agency: 465-State Parks and Recreation Comm
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Part I: Estimates

☐ No Fiscal Impact

Estimated Cash Receipts to:

FUND					
Total \$					

Estimated Expenditures from:

	FY 2008	FY 2009	2007-09	2009-11	2011-13
FTE Staff Years	0.0	0.1	0.1	0.1	0.1
Fund					
General Fund-State 001-1	0	9,991	9,991	19,982	19,982
Total \$	0	9,991	9,991	19,982	19,982

The cash receipts and expenditure estimates on this page represent the most likely fiscal impact. Factors impacting the precision of these estimates, and alternate ranges (if appropriate), are explained in Part II.

Check applicable boxes and follow corresponding instructions:

- ☐ If fiscal impact is greater than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete entire fiscal note form Parts I-V.
- ☒ If fiscal impact is less than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete this page only (Part I).
- ☐ Capital budget impact, complete Part IV.
- ☐ Requires new rule making, complete Part V.

Legislative Contact:	Phone:	Date: 02/21/2008
Agency Preparation: Shannon Stevens	Phone: (360) 902-8584	Date: 02/22/2008
Agency Approval: Brian Myhre	Phone: 360-902-8621	Date: 02/25/2008
OFM Review: Deborah Feinstein	Phone: 360-902-0614	Date: 02/25/2008

Part II: Narrative Explanation

II. A - Brief Description Of What The Measure Does That Has Fiscal Impact

Briefly describe, by section number, the significant provisions of the bill, and any related workload or policy assumptions, that have revenue or expenditure impact on the responding agency.

The engrossed second substitute differs from the second substitute in the following way:

School districts must offer suitable surplus property to eligible organizations, which includes nonprofit early learning providers, for the development of community schools, in addition to offering such land for the development of affordable or special needs housing.

The fiscal impacts of the engrossed second substitute bill remain unchanged from that of the second substitute bill.

This bill would require the Washington State Parks and Recreation Commission (State Parks) to offer suitable surplus land and buildings for a minimum period of time to eligible organizations, for the purpose of the development of affordable housing or housing for special needs populations.

The following is a section-by-section description of the bill and its potential impacts:

Section 2 would amend RCW 43.63A.510 as following:

Section 2(1). Require State Parks to produce an inventory of real property that is owned or administered by the agency; that is suitable for the development of affordable housing or for special needs populations; and that is available for lease or sale. This inventory must be updated at least once a year. Printed and electronic copies of the inventory must be provided upon request.

Section 2(3)(a). Require State Parks to offer surplus properties that are suitable for the development of affordable or special needs housing, to eligible organizations exclusively for at least the first one hundred eighty days of being made available for sale. Eligible organizations have the right of first opportunity to purchase these surplus properties, under reasonable option and purchase conditions, in return for a commitment to provide affordable housing or housing for special needs populations for at least thirty years. The determination as to whether property is surplus or suitable for the development of affordable or special needs housing would reside with State Parks.

Section 2(3)(c). Require State Parks to establish criteria to use if more than one eligible organization is interested in purchasing a single piece of surplus property.

Section 2(4). Require State Parks to maintain records of all properties listed in the inventory required under subsection (1) of this section for at least ten years. Records must include the documentation of sales to eligible organizations and information regarding affordable housing planned or produced on the properties sold to eligible organizations.

Section 10 would amend RCW 79A.05.170:

Section 10(2)(a). If land reverts to State Parks from a local government or other entity due to a reversionary interest, and the land is surplus to State Parks, said surplus land for sale, which is suitable for affordable housing or for housing for special needs populations, will be offered exclusively to eligible organizations for at least the initial offering period after its availability.

Section 11 would amend RCW 79A.05.175: Any land that State Parks finds cannot advantageously be used for park purposes and that the agency is authorized to dispose of, which is suitable for affordable housing or for housing for special needs populations, must be offered for sale exclusively to eligible organizations for at least the initial offering period after its availability.

Section 12 would amend RCW 79A.05.175 as following:

Section 12(1) Requires State Parks to identify and catalog real property that is no longer required for Commission purposes and is suitable for the development of affordable housing or for housing for special needs populations and to produce an inventory.

Section 12(2). Require State Parks to offer any surplus property for sale, which is suitable for affordable housing or for housing for special needs populations, exclusively to eligible organizations for at least the first one hundred eighty days after its availability for sale.

Section 12(3). Require State Parks regularly to purge its inventory of real property of sites that are no longer available for affordable housing or for housing for special needs populations; and to include an updated listing of real property that has become available since the last update.

Section 12(4). Require State Parks to submit an annual report to OFM with information about surplus properties that were sold in the most recently completed fiscal year.

II. B - Cash receipts Impact

Briefly describe and quantify the cash receipts impact of the legislation on the responding agency, identifying the cash receipts provisions by section number and when appropriate the detail of the revenue sources. Briefly describe the factual basis of the assumptions and the method by which the cash receipts impact is derived. Explain how workload assumptions translate into estimates. Distinguish between one time and ongoing functions.

Indeterminate impact.

Section 2(3)(a). This section would require State Parks to offer surplus properties exclusively to eligible organizations for the purpose of developing affordable housing or housing for special needs populations. Eligible organizations have the right of first opportunity to purchase these surplus properties, under reasonable option and purchase conditions, in return for a commitment to provide affordable housing or housing for special needs populations for at least thirty years.

Currently, State Parks auctions surplus property by a sealed or oral bid process. This auction process has been generating winning bids at or above fair market value. Because of this, it is assumed that a non-competitive, direct sale to an eligible organization would bring in less than in an auction process. While it cannot be known how many sales to eligible organizations would occur, assuming that one acquisition by an eligible organization occurred every five years; and assuming the property to have a fair market value of \$1,000,000; and assuming that an eligible organization chooses to purchase or lease the property under reasonable options, we may expect a minimal amount of revenue to be “lost” by the use of the direct sales method (rather than sale by public auction method). This loss is estimated at \$50,000 over a five-year period.

The assumption of \$1,000,000 fair market value for the land sought for purchase is based on the premise that parcels of land suitable for affordable housing or for housing for special needs populations will be lands that are in urban areas with high market values.

II. C - Expenditures

Briefly describe the agency expenditures necessary to implement this legislation (or savings resulting from this legislation), identifying by section number the provisions of the legislation that result in the expenditures (or savings). Briefly describe the factual basis of the assumptions and the method by which the expenditure impact is derived. Explain how workload assumptions translate into cost estimates. Distinguish between one time and ongoing functions.

Sections 2 and 12 require State Parks to perform the following work:

- Identify and catalog under-utilized land and property suitable for the development of affordable housing or for housing for special needs populations, and produce an inventory of real property that is available for lease or sale.
- The inventory must be updated at least once a year.
- Printed and electronic copies of the inventory must be provided upon request.

– Establish criteria to use if more than one eligible organization is interested in purchasing a single piece of surplus property.

An additional .1 FTE at a Property & Acquisition Specialist 3 level would be needed to meet the requirements listed above. The staffing costs are represented in objects “A” & “B”.

Standard Goods & Services, included in object “E”, are costs associated with agency employees, such as for office supplies, phone service and mandatory agency training.

Agency administration costs, shown in object “T”, are costs associated with providing general standard government services for the agency including, but not limited to, human resources, budgeting, accounting, payroll, information technology, purchasing, and legislative services.

Part III: Expenditure Detail

III. A - Expenditures by Object Or Purpose

	FY 2008	FY 2009	2007-09	2009-11	2011-13
FTE Staff Years		0.1	0.1	0.1	0.1
A-Salaries & Wages		5,865	5,865	11,730	11,730
B-Employee Benefits		1,670	1,670	3,340	3,340
C-Personal Serv Contr					
E-Goods and Services		261	261	522	522
G-Travel					
J-Capital Outlays					
M-Inter Agency Fund Transfers					
N-Grants, Benefits Services					
P-Debt Service					
S-Interagency Reimbursement					
T-Intra-Agency Reimbursement		2,195	2,195	4,390	4,390
Total:	\$0	\$9,991	\$9,991	\$19,982	\$19,982

III. B - Detail: *List FTEs by classification and corresponding annual compensation. Totals need to agree with total FTEs in Part I and Part IIIA*

Job Classification	Salary	FY 2008	FY 2009	2007-09	2009-11	2011-13
Property and Acquisition Spec 3	58,654		0.1	0.1	0.1	0.1
Total FTE's			0.1	0.1	0.1	0.1

Part IV: Capital Budget Impact

None.

Part V: New Rule Making Required

Identify provisions of the measure that require the agency to adopt new administrative rules or repeal/revise existing rules.

None.

Individual State Agency Fiscal Note

Bill Number: 1332 E 2S HB	Title: Affordable housing	Agency: 490-Department of Natural Resources
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Part I: Estimates

☒ **No Fiscal Impact**

The cash receipts and expenditure estimates on this page represent the most likely fiscal impact. Factors impacting the precision of these estimates, and alternate ranges (if appropriate), are explained in Part II.

Check applicable boxes and follow corresponding instructions:

- ☐ If fiscal impact is greater than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete entire fiscal note form Parts I-V.
- ☐ If fiscal impact is less than \$50,000 per fiscal year in the current biennium or in subsequent biennia, complete this page only (Part I).
- ☐ Capital budget impact, complete Part IV.
- ☐ Requires new rule making, complete Part V.

Legislative Contact:	Phone:	Date: 02/21/2008
Agency Preparation: Lisa Largent	Phone: 360-902-1093	Date: 02/25/2008
Agency Approval: Bob VanSchoorl	Phone: (360) 902-1298	Date: 02/26/2008
OFM Review: David Giglio	Phone: 360-902-0654	Date: 02/26/2008

Part II: Narrative Explanation

II. A - Brief Description Of What The Measure Does That Has Fiscal Impact

Briefly describe, by section number, the significant provisions of the bill, and any related workload or policy assumptions, that have revenue or expenditure impact on the responding agency.

This bill directs agencies to identify and catalog under-utilized, publicly owned land and property suitable for the development of affordable housing for very low-income and low-income households and special needs population.

The Department of Natural Resources (DNR) is not impacted by this bill because Section 2(6)(a) exempts real property designated or previously acquired as state lands as defined in RCW 79.02.010, and Section 2(6)(b) exempts all lands acquired under restrictive conveyances, such as conservation easements. DNR administrative sites could be considered eligible under Section 13(1), but these are rarely disposed of and typically are located in areas which would not be suitable or of interest to parties developing low income/special needs housing. Section 2(2) specifies details to be included in the annual real property inventory that is required in current statute, such as size and current zoning classification, but this is anticipated to be accomplished with existing resources.

II. B - Cash receipts Impact

Briefly describe and quantify the cash receipts impact of the legislation on the responding agency, identifying the cash receipts provisions by section number and when appropriate the detail of the revenue sources. Briefly describe the factual basis of the assumptions and the method by which the cash receipts impact is derived. Explain how workload assumptions translate into estimates. Distinguish between one time and ongoing functions.

II. C - Expenditures

Briefly describe the agency expenditures necessary to implement this legislation (or savings resulting from this legislation), identifying by section number the provisions of the legislation that result in the expenditures (or savings). Briefly describe the factual basis of the assumptions and the method by which the expenditure impact is derived. Explain how workload assumptions translate into cost estimates. Distinguish between one time and ongoing functions.

Part III: Expenditure Detail

Part IV: Capital Budget Impact

Part V: New Rule Making Required

Identify provisions of the measure that require the agency to adopt new administrative rules or repeal/revise existing rules.

LOCAL GOVERNMENT FISCAL NOTE

Department of Community, Trade and Economic Development

Bill Number: 1332 E 2S HB

Title: Affordable housing

Part I: Jurisdiction-Location, type or status of political subdivision defines range of fiscal impacts.

Legislation Impacts:

☒ Cities:

☒ Counties:

☒ Special Districts:

☐ Specific jurisdictions only:

☐ Variance occurs due to:

Part II: Estimates

☐ No fiscal impacts.

☐ Expenditures represent one-time costs:

☐ Legislation provides local option:

☒ Key variables cannot be estimated with certainty at this time: Local capacity to inventory and provide information on suitable properties

Estimated revenue impacts to:

Indeterminate Impact

Estimated expenditure impacts to:

Indeterminate Impact

Part III: Preparation and Approval

Fiscal Note Analyst: Linda Bradford	Phone: 360-725-5035	Date: 02/22/2008
Leg. Committee Contact:	Phone:	Date: 02/21/2008
Agency Approval: Steve Salmi	Phone: (360) 725 5034	Date: 02/27/2008
OFM Review: Mike Woods	Phone: 360-902-9819	Date: 02/27/2008

Part IV: Analysis

A. SUMMARY OF BILL

Provide a clear, succinct description of the bill with an emphasis on how it impacts local government.

MAIN DIFFERENCES BETWEEN E2SHB AND PSHB_P:

Differences will have minimal impact on the previous fiscal note. They pertain mainly to Section 17, aligning state programs with federal requirements, and Section 20, declaring the act null and void if specific funding is not provided by June 30, 2008, in the omnibus appropriations act.

Revenues and expenditures, both indeterminate, will not change.

This bill would require to all cities, towns, and counties to regularly report information on the sale of any surplus lands and property suitable for the development of affordable housing for special needs populations (Section 2).

Along with monthly and annual reporting requirements, properties identified on the inventory of surplus properties suitable for housing development for low-income families would be required to be offered first to governmental or nonprofit housing organizations for 90 days. After 90 days, if no appropriate sale has been made, those properties could be offered to the general public.

B. SUMMARY OF EXPENDITURE IMPACTS

Briefly describe and quantify the expenditure impacts of the legislation on local governments, identifying the expenditure provisions by section number, and when appropriate, the detail of expenditures. Delineate between city, county and special district impacts.

In discussion with local government jurisdictions, it was determined that the new reporting impact would probably be mild, but possibly greater for smaller jurisdictions that would be likely to have less capacity than larger entities.

C. SUMMARY OF REVENUE IMPACTS

Briefly describe and quantify the revenue impacts of the legislation on local governments, identifying the revenue provisions by section number, and when appropriate, the detail of revenue sources. Delineate between city, county and special district impacts.

Selling a parcel of land to other governmental or nonprofit agencies would probably result in an indeterminate net loss of revenue and impact future revenues as well. There could be possible tax revenues if the sale were to governmental agencies, but the sale to nonprofits would eliminate possible future tax revenues to the seller.

SOURCES:

Washington State Association of Counties

LGFN 2007 fiscal note for PSHBP 1332

Thurston County Central Services

City of Olympia

Dept. of Community, Trade, and Economic Development