



CO00019331

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ORDINANCE NO. 99-051

AMENDING CHAPTER 4.46 OF THE SNOHOMISH COUNTY CODE PERMITTING
THE USE OF SURPLUS COUNTY REAL PROPERTY FOR AFFORDABLE
HOUSING

BE IT ORDAINED:

Section 1. Snohomish County Code, Section 4.46.170, adopted by Resolution, December 18, 1978 and last amended by Ordinance 95-004, Section 15, February 15, 1995, effective February 27, 1995 is amended to read:

Section 4.46.170 Duty to inventory and to declare real property surplus. The property management division shall prepare an inventory, current as of the preceding December 31, of all county-owned real property showing cost, if known, method of acquisition, current departmental custodianship, present and estimated value, special characteristics, and improvements affecting its economic value and potential uses. The property management division shall submit the inventory to the council by February 15 of each year, PROVIDED That real property acquired for the sole use of a road right-of-way shall not be included on such inventory.

County departments having custodianship of real property shall provide, no later than November 1 of each calendar year, a list of each property, its present use, cost of improvements made that year and any property considered surplus to the department's future needs to the property management division.

The property administrator shall review and make recommendations to the council for disposal of surplus real property in accordance with SCC 4.46.160. Possible uses to be considered shall include:

- (1) Other county ~~((care))~~ use.
- (2) Exchange for privately or publicly owned lands that meet future county land needs.
- (3) Lease to nongovernmental parties.
- (4) Sale or lease to other governmental agencies.
- (5) Retention by the county if the parcel is contained within an environmentally sensitive area described as follows:
 - (a) Property zoned as flood hazardous property.
 - (b) Property zoned as slide hazardous property.
 - (c) Wetlands recommended by the department of planning and development services for retention.
 - (d) Access to public lakes, rivers, or creeks.

- (e) Areas determined by the public works department to contain hazardous waste sites.
- (6) Long-term lease or sale for on-site development of affordable housing. Affordable housing for the purpose of this ordinance means residential housing that is rented or owned by a person who qualifies as a very low-income, low-income, or moderate-income household as those terms are defined in RCW 43.63A.510 as now or hereafter amended.
- (7) Public sale.

Section 2. New Section Snohomish County Code, Chapter 4.46, adopted by Resolution, December 18, 1978, and last amended by Amended Ordinance 95-123, on January 3, 1996, effective January 15, 1996 is amended by adding a new section:

Section 4.46.175 Sale of county real property - Affordable housing.

(1) Applicable Property.

The County Property Administrator in determining whether a surplus piece of county real property is suitable for use as affordable housing shall consider the following criteria:

- (a) The surplus real property lies within a designated Urban Growth Area of Snohomish County.
- (b) The underlying zoning for the property support residential uses.
- (c) The availability of public services and transportation within a reasonable walking distance.

(2) Restriction on Use of Property.

When the County Property Administrator submits a formal recommendation to the County Council on the potential use of surplus county real property for affordable housing, this recommendation will include appropriate restrictions, if any, regarding future use of such real property.

Section 3. Snohomish County Code, Section 4.46.260, adopted by Resolution, December 18, 1978 and last amended by Amended Ordinance 93-137 on December 22, 1993, effective January 1, 1994 is amended to read:

Section 4.46.260. Sale of county property - Public sale. All sales of real and personal county property shall be made to the highest responsible bidder at public sale except when:

- (1) Sold to a governmental agency.
- (2) The council has determined an emergency to exist.

- (3) County real property is traded for real property of equal or greater value.
- (4) County personal property is traded in on the purchase of a replacement article acquired through award of an advertised sealed bid.
- (5) The county real property is sold for on-site development of affordable housing which provides a public benefit, provided that the developer has been selected through a request for proposals approved by the council.
- (6) Otherwise provided within chapter 4.46 SCC.

The council or property administrator may, if it deems such action to be for the best public interest, reject any and all bids, either written or oral, and withdraw the property from sale. Where there is no bid within advertised terms for the advertised minimum value, the county may withdraw the property from sale and thereafter negotiate the sale of the withdrawn property, providing the negotiated price is equal to or higher than the advertised minimum value and that the public has two weeks notice by advertisement and an opportunity to compete for purchase by offer of more favorable price on the terms negotiated.

PASSED this 30th day of June, 1999.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Richard Tamm
Chairperson

ATTEST:

Barbara Sitonski
Clerk of the Council, *Asst.*

- APPROVED
- EMERGENCY
- VETOED

DATE: 7/1/99
Gary Weikel
County Executive

gn **GARY WEIKEL**
Executive Director

ATTEST: *heena Nelson*

Approved as to form only:

[Signature]
Deputy Prosecuting Attorney

D-20