

# 2023 State Surplus Property Program



2023 annual report inventory of state-owned real properties and  
recommendations per RCW 43.63A.510

STATE SURPLUS PROPERTY  
PROGRAM

December 1, 2023

Report to the Legislature

Director Mike Fong

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# Executive summary

## Overview

In nearly every Washington community, the rising cost of land and construction negatively affects the ability of affordable housing providers to develop housing for people with low incomes.<sup>1 2</sup> This is especially true in high-cost areas like the Puget Sound region. The use of state-owned real property provides a low-cost or no-cost option if the land is used for public benefit, such as for affordable housing for people with low incomes.

Each year the Department of Commerce (Commerce) is required to consolidate surplus real estate inventories of designated state agencies into two groups: Properties suitable for consideration in affordable housing development, and properties that are not suitable for consideration. Of the properties inventoried by Commerce in 2023, five were determined suitable for consideration for affordable housing development (Table 1).

Since 1993, Commerce has worked with other state agencies to provide an annual inventory of real property that is state-owned and available for sale, transfer or lease. Since 2018, the designated agencies are the Washington State Patrol (WSP), the State Parks and Recreation Commission (PARKS), and the departments of Natural Resources (DNR), Social and Health Services (DSHS), Corrections (DOC), and Enterprise Services (DES).<sup>3</sup> The program also requests the inventory of Washington State Department of Transportation (WSDOT).

The State Surplus Property Program annual report and [interactive mapping tool](#) provides access to the inventory of state-owned lands that are vacant or available for sale or lease for affordable housing. The program's inventory informs local decision makers, affordable housing developers, public housing authorities, and other interested parties of the state's surplus real estate. In 2023, staff enhanced marketability and technical assistance available so that these surplus properties are more visible as affordable housing opportunities. The program's goal is to promote the use of state-owned surplus lands for public benefit, specifically to increase the supply of quality, safe and affordable housing units.

Statute<sup>4</sup> requires designated state agencies report annually by Nov. 1 and Commerce to submit its analysis to the Office of Financial Management and appropriate policy and fiscal committees of the Legislature by Dec. 1.

Table 1: State surplus suitable properties

Agency	Situs Address	Location	Leg. District
DNR	S. Forest St. & W. Newell Ave	Westport, WA 98595	19
DNR	S. Forest St. & W. Newell Ave	Westport, WA 98595	19
DNR	S. Forest St. & W. Newell Ave	Westport, WA 98595	19
PARKS	Nolte-Veazie Cumberland Rd	Naco, WA 98022	5
WSDOT	3rd Avenue Off-Ramp	Lacey, WA 98513	22

<sup>1</sup> Affordable Housing Advisory Board, "2019 Annual Report," (March 2019), <https://www.commerce.wa.gov/wp-content/uploads/2020/03/2019-AHAB-Annual-Report.pdf>

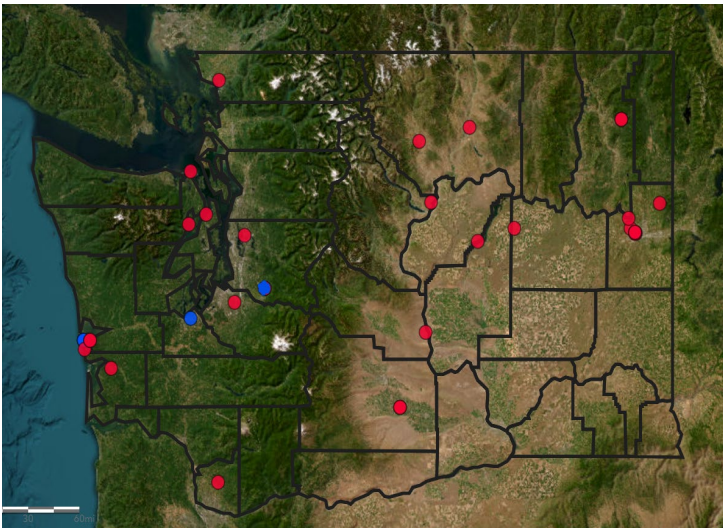
<sup>2</sup> Washington State Housing Finance Commission and Department of Commerce, "Annual Affordable Housing cost Data," (December 2022), <https://deptofcommerce.app.box.com/s/a5ons78sxay4hfenv1tfn34i36i6aolq>

<sup>3</sup> [Chapter 217, Laws of 2018](#)

<sup>4</sup> [Chapter 217, Laws of 2018](#)

Therefore, the preliminary determination of suitability for development is based on a swift analysis of state agency reports, in which properties that were clearly unsuitable for affordable housing development consideration are eliminated.

**Figure 1: Surplus property locations**



Source: State Surplus Property Program Interactive Map

## Surplus real property inventory annual update

Of the six designated agencies required to report their surplus real estate inventories, none had new property for consideration in 2023. DNR reported eight properties, and PARKS reported 21. The State Surplus Property Program also requested WSDOT's surplus property inventory from WSDOT's Real Estate Services Program. WSDOT reported five state-owned surplus parcels. In total, there are 34 properties reviewed for this report.

The State Surplus Property Program determined that five are suitable for consideration for affordable housing development and 29 are not suitable.

No designated agency disposed of public property for affordable housing, under the authority of RCW 39.33.015, during the one-year period starting Nov. 1, 2022 and ending Nov. 1, 2023.

### Parks and Recreation Commission

PARKS reported no change to their inventory from the prior year.

### Department of Natural Resources

Department of Natural Resources (DNR) reported they sold one parcel in Spokane (4312 E. Joseph Ave) and would sell another parcel in December of 2023 (XXX E 57th Street/ E. Q Street parcel in Tacoma). The agency also reported that they have been in negotiations with the City of Westport regarding DNR's three suitable surplus properties on South Forest Street. The City is working to secure funding in the next year and plans to build workforce housing on the parcels.

### Department of Enterprise Services

Department of Enterprise Services reported no change to their inventory from the prior year.

## Department of Transportation

Through the authority of [RCW 47.12.064](#) Washington State Department of Transportation (WSDOT) identifies and catalogs real property that is no longer required for department use and is suitable for the development of affordable housing. WSDOT's surplus real estate has an active rotation of properties available at auction. The agency reported that from Nov. 1, 2022 to Nov. 1, 2023, five surplus property parcels were sold or pulled from surplus until further notice. They did not add any new surplus properties to their inventory from the prior year.

## Conclusions

The State Surplus Property Program inventory list includes 34 properties in 2023:

- Five properties (15%) on the surplus property inventory are suitable for consideration of affordable housing development.
- Twenty-nine properties (85%) on the surplus property inventory are unsuitable for consideration of affordable housing development.

Three suitable properties were removed from the 2022 suitable inventory for the 2023 annual report. These include DNR's Tacoma parcel at xxx E. 57th Street and E. Q Street; WSDOT's 107th Ave and 53rd Street property in Vancouver, which sold to private investors; and WSDOT's Patton Boulevard and Harris Road NE parcel which has been pulled from surplus until further notice. Five suitable properties carried over from the 2022 suitable inventory with no new surplus property added to the suitable inventory in 2023.

Generally, properties on the suitable inventory list do not have quick turnover. The majority of the properties in the program's 2023 suitable inventory have been reported as suitable for nearly five years. As in years prior, no designated agency disposed of public property for affordable housing, under the authority of [RCW 39.33.015](#), during the one-year period starting Nov. 1, 2022 and ending Nov. 1, 2023. The State Surplus Property Program continues to work with stakeholders to elevate the report and the program's inventory, which has garnered more interest from developers, affordable housing providers, and community development financial institutions.

# Program history and authorizing legislation

The potential to use available state properties for capital investments has gained attention among lawmakers in recent years. In 2018, the Washington State Legislature directed Commerce to produce a report on state-owned surplus land that could be developed into affordable housing and increased the number of reporting agencies from five to six.<sup>5</sup> More detail on the history of this program is in the [2018 State Surplus Property Program Report](#).

Starting in 2019, the State Surplus Property Program expanded the parcel information it collected about the properties on the surplus inventory list to include more detailed assessment of state-owned real estate. After review of Washington State Affordable Housing Combined Funders applications, Commerce Housing Trust Fund handbook, and the Evergreen Sustainable Development Standards, additional criteria were selected to provide more detailed property data to interested stakeholders. Criteria included:

- Analysis of lot size and land use that fits within zoning requirements
- Permitted construction of single-family dwellings, multi-family dwellings, and group homes
- Evaluate the presence of tsunami hazards, critical areas, and wetlands in the property's vicinity
- Establish whether properties have access to roads and basic utilities
- Determine there are no geological or environmental impediments to development
- Calculate the distance to basic services, such as schools, medical facilities, and grocery stores
- Assess if properties have access to employment centers

To elevate the information presented in the program's annual report, an interactive mapping tool was produced in 2021 to illustrate the locations of these parcels statewide. The mapping tool has the added benefit of allowing users to see pertinent report details, transit routes and stops for transit oriented development, and locations of community resources relative to available state-owned parcels.

[RCW 43.63A.510](#) establishes statutory requirements for the State Surplus Property Program, creating the framework for the property suitability criteria the program uses.

## **RCW 43.63A.510- Affordable housing —Inventory of state -owned land.**

(1) The department must work with the designated agencies to identify, catalog, and recommend best use of under-utilized, state-owned land and property suitable for the development of affordable housing for very low -income, low-income or moderate-income households. The designated agencies must provide an inventory of real property that is owned or administered by each agency and is vacant or available for lease or sale. The department must work with the designated agencies to include in the inventories a consolidated list of any property transactions executed by the agencies under the authority of [RCW39.33.015](#), including the property appraisal, the terms and conditions of 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 the department by November 1 of each year.

(2) The department must consolidate inventories into two groups: properties suitable for consideration in affordable housing development and 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. The department shall 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.

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<sup>5</sup> [Chapter 217, Laws of 2018](#)

(3) Upon written request, the department shall 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.

(4) As used in this section:

(a) "Affordable housing" means residential housing that is rented or owned by a person who qualifies as a very low-income, low-income, or moderate-income household or who is from a special needs population, and whose monthly housing costs, including utilities other than telephone, do not exceed thirty percent of the household's monthly income.

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

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

(d) "Moderate-income household" means a single person, family, or unrelated persons living together whose income is more than eighty percent but is at or below one hundred fifteen percent of the median income where the affordable housing is located.

(e) "Affordable housing development" means state-owned real property appropriate for sale, transfer, or lease to an affordable housing developer capable of:

(i) Receiving the property within one hundred eighty days; and

(ii) Creating affordable housing units for occupancy within thirty-six months from the time of transfer.

(f) "Designated agencies" means the Washington state patrol, the state parks and recreation commission, and the departments of natural resources, social and health services, corrections, and enterprise services.



# State Surplus Program improvements

## Meeting with community development financial institutions:

This year the State Surplus Program met with community development financial institutions (CDFIs) to improve outreach methods to connect stakeholders interested in state-owned surplus lands with additional resources to support their development.

Enterprise Community Partners (Enterprise) is a nonprofit corporation and CDFI in the Puget Sound region offering advisory services and technical assistance for affordable housing development, including pre-development, acquisition, project design, and evaluation support. Enterprise volunteered to assist with assessments for parties interested in developing a state-owned surplus property in the State Surplus program. Developers can also use Enterprise's expertise to connect with local institutions to determine a range of options for development of state-owned real estate.

The Office of Rural and Farmworker Housing (ORFH) is a nonprofit corporation and CDFI specializing in the development of housing options in rural communities. ORFH assists nonprofit organizations and public housing authorities in feasibility, acquisition, pre-development, financing, related to building or preservation of affordable rental housing.<sup>6</sup> ORFH expressed interest in using the State Surplus Annual Report and interactive map as another resource for its work and the work of its partners.

## Neighborhood-level information for suitable properties :

Another initiative continued from 2022 was neighborhood-level assessments for suitable properties. These reports provide a detailed look at community and rental housing market profiles using U.S. Census data and [PolicyMap](#) reports. Table 2 indicates the types of data available in these reports, which can be found in the expanded property data reports in [Appendix D](#) as well as through the Suitability Reports link found in the State Surplus interactive map..

**Table 2: PolicyMap report data**

Demographic data	Rental housing market data
Racial characteristics	Rental households by rental unit size
Age group distributions	Gross rents by rental unit size
Income levels	Renter household annual income
Immigration	Renter households with cost burden
Household size	
Housing tenure	
Housing vacancy rates	
Employment by industry	
Unemployment rate	

## Disseminating the annual report to developers:

The Multifamily Housing and Community Facilities Division of the Washington State Housing Finance Commission will include State Surplus Program information in a newsletter to developers on their mailing list.

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<sup>6</sup> Office of Rural and Farmworker Housing, "Office of Rural and Farmworker Housing 2021-2022 Annual Report," (2022), <https://www.orfh.org/orfh-annual-report>

**Continue to develop interactive map for stakeholders:**

More emphasis was placed on building out elements of the interactive map for stakeholders and members of the public. This includes expanding information about local community services and developing features that would be beneficial for examining sites. Analytics from the first full year of the interactive map indicate there is statewide interest in the use of the annual report's content. The program will continue to develop features that are useful for stakeholders and expand communication about these features to end users.

# Determination of affordable housing suitability

## Affordable housing suitability criteria

In developing the suitability criteria, Commerce aligned the four industry-accepted standards in Table 3 with the goals and standards used in [Chapter 217, Laws of 2018](#), the Washington State Growth Management Act (GMA)<sup>7</sup> and Washington State Affordable Housing Combined Funders application.<sup>8</sup> A number of affordable housing development entities adhere to the Washington State Affordable Housing Combined Funders standards, including:

- Washington State Housing Trust Fund
- City of Seattle Office of Housing
- King County and Snohomish County local and Department of Housing and Urban Development-funded affordable housing programs
- A Regional Coalition for Housing (ARCH)
- Washington State Housing Finance Commission for Low-Income Housing Tax Credits

Table 3 details Commerce’s criteria in determining the property’s suitability for affordable housing development. The first column describes criteria that suggest a property might be suitable for consideration. The second column describes criteria that tend to exclude a property from being suitable, absent significant extenuating circumstances.

**Table 3: Affordable housing suitability criteria**

Industry-accepted standards	Criteria for properties suitable for consideration in affordable housing development	Criteria for properties NOT suitable for consideration in affordable housing development
Location	<ul style="list-style-type: none"> <li>• No impediments to development, such as steep slopes and the presence of significant critical areas</li> <li>• Located near population centers and services, preferably inside the urban growth area</li> <li>• Infrastructure (streets and utilities) in place</li> <li>• Property must be legally accessible</li> </ul>	<ul style="list-style-type: none"> <li>• Impediments to development, such as steep slopes, wetlands or flooding</li> <li>• Remote location (too far from population centers, services and transit)</li> <li>• No infrastructure (streets and utilities) in place</li> <li>• No legal or feasible ingress/egress</li> </ul>
Approximate lot size	<ul style="list-style-type: none"> <li>• Dimensions of lot allow development under existing zoning</li> </ul>	<ul style="list-style-type: none"> <li>• Not developable per codes, or some parcels appear to be too small to develop</li> </ul>

<sup>7</sup> [Chapter 217, Laws of 2018](#). The Growth Management Act ([Chapter 36.70 RCW](#) 1990, and [WAC 365-196](#)) requires cities and counties develop comprehensive plans containing specific information and analysis. The goal is to focus urban growth and protect rural and resource lands from sprawl. All development in counties and cities that plan under the GMA must adhere to the city and county comprehensive plans.

<sup>8</sup> Washington State Housing Finance Commission, "Combined Funders Application," (2023), <https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.seattle.gov%2Fdocuments%2FDepartments%2FHousing%2FHousingDevelopers%2FProjectFunding%2F2022%280CFA%2520Sections%2520v1.0.docx&wdOrigin=BROWSELINK>

Industry-accepted standards	Criteria for properties suitable for consideration in affordable housing development	Criteria for properties NOT suitable for consideration in affordable housing development
Current land-use designation	<ul style="list-style-type: none"> <li>• Should be residential, ideally within urban growth area</li> <li>• Parcels in rural areas outside urban growth areas can be zoned at a density that would not allow for affordable housing unless in a “limited area of more intensive rural development” (LAMIRD)</li> </ul>	<ul style="list-style-type: none"> <li>• Natural Resource designation (forest, agricultural, mineral) because they are generally very large parcels that are remote from urban services.</li> <li>• Parcels that do not have a residential designation would be excluded, as changing the zoning would slow the development process beyond the 36-month goal detailed in <a href="#">Chapter 217, Laws of 2018</a> Section 1.</li> </ul>
Current zoning classification	<ul style="list-style-type: none"> <li>• Current zoning permits all types of affordable housing</li> <li>• Allows higher-density development</li> </ul>	<ul style="list-style-type: none"> <li>• Zoning that is low density or overly restrictive may be difficult to use for affordable housing</li> </ul>

# State Surplus Property results

## Properties suitable for consideration in affordable housing development

Table 4 lists the suitable properties and provides the street or nearest intersection of the property, which hyperlinks to the county assessor’s map for each property, when available. The table also includes relevant parcel data, the land-use designation, city or county zoning code information, agencies responsible for property disposition, additional comments, and the page number where more detailed parcel information can be found in [Appendix D](#).

**Table 4: Surplus properties suitable for consideration in affordable housing development**

Street address or nearest intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">S. Forest St &amp; W. Newell Ave (Lot 1 of 3)</a>  <a href="#">Page 23</a>	Westport 98595 Grays Harbor	Access is on private driveway off W Newell Ave. Undeveloped, with access to utilities. No mapped erosion, landslide, or flood plain designations.	0.79	Residential 1	<a href="#">R-1</a>	Undeveloped	Native tree growth on parcel. Minimum lot size is 5,000 sq. ft.	DNR
<a href="#">S. Forest St &amp; W. Newell Ave (Lot 2 of 3)</a>  <a href="#">Page 26</a>	Westport 98595 Grays Harbor	Split lot abutting S Forrest St. Undeveloped with access to utilities. No mapped erosion, landslide, or flood plain designations.	0.85	Residential 1 & Mixed Use Tourism Commercial	<a href="#">R-1</a> & <a href="#">MUTC-1</a>	Undeveloped	Native tree growth on parcel. Zoning allows residential and mixed-use development.	DNR
<a href="#">S. Forest St &amp; W. Newell Ave (Lot 3 of 3)</a>  <a href="#">Page 29</a>	Westport 98595 Grays Harbor	Access is on W Newell Ave. Undeveloped with access to utilities. No mapped erosion, landslide, or flood plain designations.	0.619	Residential 1	<a href="#">R-1</a>	Undeveloped	Native tree growth on parcel. Minimum lot size is 5,000 sq. ft.	DNR
<a href="#">Nolte-Veazie Cumberland Rd SE/304th Ave SE</a>  <a href="#">Page 32</a>	Black Diamond 98010 King	Public road access. Adjacent to Nolte State Park and Deep Lake. No mapped erosion, landslide, or flood plain designations.	15.84	OP & RA-5	<a href="#">RA-5</a>	Undeveloped	Undeveloped parcel with heavy evergreen tree growth.	PARKS

Street address or nearest intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">One-way Highway Off Ramp at 3rd Avenue SE<sup>9</sup></a>  <a href="#">Page 35</a>	Lacey 98516 Thurston	Access to parcel via 3rd Ave and Golf Club Rd. Parcel is lightly treed, has some open space with native grasses. No mapped erosion, landslide, or flood plain designations.	0.69	Woodland District	<a href="#">Urban Neighbor 1 - Woodland Square</a>	Undeveloped	Parcel has a natural tree buffer over most of the common property line along Interstate 5.	WSDOT

The results of this report are not conclusive, but rather reflect data provided by participating state agencies and digitally accessible data. Site-specific visits and consultation with the jurisdiction's planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

## Supplemental State Surplus Property information and results

[Appendix A](#) provides a review of the definitions contained in [RCW 43.63A.510](#) (Affordable Housing -- Inventory of State-owned Land), and [RCW 39.33.015](#) (Transfer, Lease, Disposal of Public Property for Affordable Housing.) [Appendix B](#) includes the list of surplus properties that are unsuitable for consideration in affordable housing development in Appendix B Table 1.

[Appendix C](#) describes the methodology for the expanded data collected for suitable properties in the State Surplus Property inventory. [Appendix D](#) has detailed information on the five properties that were determined to be potentially suitable for affordable housing development.

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<sup>9</sup> Google Maps, "47°02'45.4"N 122°49'45.9," (Nov. 8 2023), <https://www.google.com/maps/place/47%C2%B002'45.4%22N+122%C2%B049'45.9%22W/@47.0459378,-122.8305053,18z/data=!4m4!3m3!8m2!3d47.0459444!4d-122.8294167?entry=ttu>

# Conclusion

## State Surplus Property Program inventory findings

The State Surplus Property Program inventory list includes 34 properties in 2023:

- Five properties (15%) on the surplus property inventory are suitable for consideration of affordable housing development.
  - Five properties from the 2022 suitable inventory remain on the suitable inventory in 2023.
  - No new surplus properties were added to the suitable inventory in 2023.
- Twenty-nine properties (85%) on the surplus property inventory are unsuitable for consideration of affordable housing development. Unsuitable properties typically have more than one disqualifying feature with the primary reason being a lack of available infrastructure near the property:
  - Twenty-four properties (83%) lack access to at least two types of utilities (power, water, and sewer)
  - Sixteen (55%) do not have legal access
  - Fourteen properties (48%) have a lot that is too small for residential development based on local code
  - Five properties (17%) have zoning restrictions disallowing residential construction
  - Five properties (17%) with wetlands present
  - Five properties (17%) with geologic hazards present
  - Five properties (20%) with erosion impediments present
- No properties from the 2021 State Surplus Property Program Report were transferred, leased, or disposed for affordable housing development under the authority of [RCW 39.33.015](#).

## An ongoing need to support affordable housing in Washington

In Washington, nearly half of renters are cost-burdened, spending more than 30% of their household income on housing costs.<sup>10</sup> Those with extremely low incomes, where household income is 30% or less of the Area Median Income (AMI), have the hardest time finding and keeping housing.<sup>11</sup>

Figure 2 illustrates that extremely low income, very low income, and low-income households must spend more of their income on housing than what is affordable to their income level. This puts these households at risk of losing their housing or moving to less expensive areas, which are further from jobs and public transportation options.<sup>12</sup> When housing costs are more affordable and housing opportunities are more readily available, there is a lower likelihood of these households becoming homeless or being priced out of the places they currently live. According to a 2021 report, 21.1% of Washington renters (229,612 households) were extremely low-income. A deficit of 158,225 units were both affordable and available to them.<sup>13</sup>

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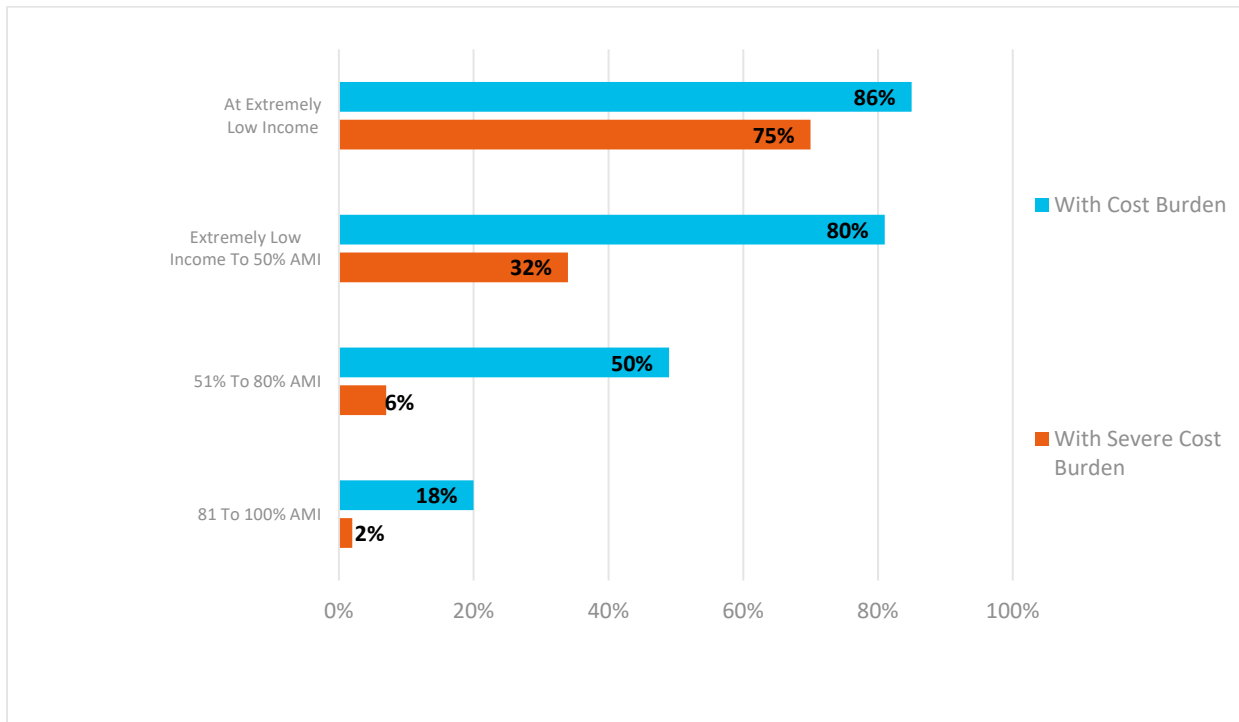
<sup>10</sup> U.S. Census Bureau, "2021 American Community Survey, 1-Year Estimates, Table DP-04" (2021), <https://www.census.gov/programs-surveys/acs/technical-documentation/table-and-geography-changes/2021/1-year.html>

<sup>11</sup> Washington State Department of Commerce, "2019 Affordable Housing Update" (March 2019), <https://www.commerce.wa.gov/wp-content/uploads/2020/03/2019-AHAB-Annual-Report.pdf>

<sup>12</sup> Northern Virginia Affordable Housing Alliance, "Leveraging Public Land for Affordable Housing," (Sep. 2014), [https://nvaha.org/wp-content/uploads/2014/09/NVAHA\\_1404\\_PubLandRPT\\_WebFinal.pdf](https://nvaha.org/wp-content/uploads/2014/09/NVAHA_1404_PubLandRPT_WebFinal.pdf)

<sup>13</sup> National Low Income Housing Coalition, "The Gap: A Shortage of Affordable Homes 2021, Washington State," (2021), [https://reports.nlihc.org/sites/default/files/gap/Gap-Report\\_2021.pdf](https://reports.nlihc.org/sites/default/files/gap/Gap-Report_2021.pdf)

**Figure 3: Renter Households with Cost Burden**



Source: National Low Income Housing Coalition, The Gap 2023

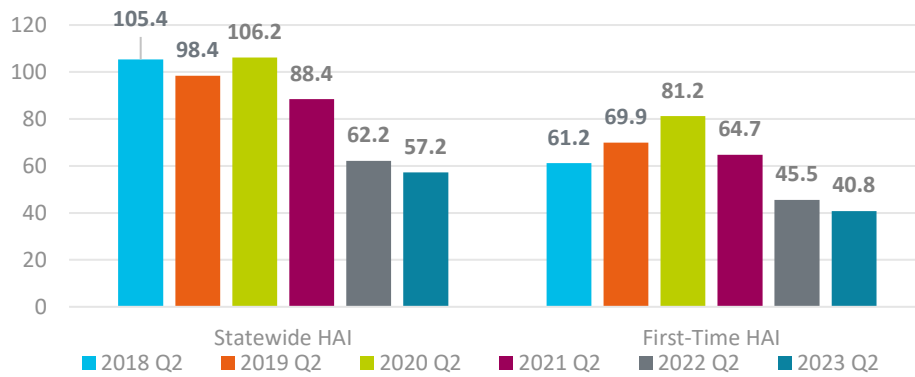
Housing affordability is also not improving for Washington's prospective homeowners. In the second quarter of 2023, the Washington Center for Real Estate Research's (WCRRER) [Housing Market Snapshot](#) indicates that home purchases continue to be unaffordable in 37 of the state's 39 counties for first-time and repeat homebuyers.

[WCRRER's Homeownership Affordability Index](#) measures the ability of a household with median income to afford a median priced home. A Homeownership Affordability Index value of 100 means that a household with a median income has exactly enough income to qualify for a mortgage on a median priced home.

The First Time Homeownership Affordability Index (HAI) assesses the affordability of a house at 85% of the median price for a household with 70% of the median income and a reduced down payment. A First Time HAI value of 100 means that a household with 70% of median household income has exactly enough income to qualify for a mortgage on a home priced at 85% of the median.<sup>14</sup> As illustrated in Figure 4, there was an increase in housing affordability statewide in 2020, but those gains were temporary and households with 70% of the median income no longer have adequate income to afford a home priced at 85% of median price.



Figure 4: Statewide HAI & first-time HAI



Source: Washington Center for Real Estate Research

## Using state-owned surplus properties for affordable housing development

Although no properties on the State Surplus Property Program's inventory were used for affordable housing development throughout 2022-23, Commerce notes a substantial need for housing development throughout Washington.<sup>14</sup> With the continued support of designated state agencies, the State Surplus Program Report can be a valuable tool to support efforts that result in more affordable housing throughout the state.

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<sup>14</sup> Washington State Department of Commerce, Growth Management Services, [Housing Need Projections, 2023](#); Affordable Housing Advisory Board, [2019 Annual Report](#); Bond Cap Allocation Program, [2020 Bond Cap Biennial Report](#); Community Development Block Grant Program, [2020-2024 Consolidated Housing Plan](#);

# Appendix A: Definitions from RCW 43.63A.510 and RCW 39.33.015

## RCW 43.63A.510 "Affordable Housing--Inventory of State-owned Land"

"Affordable housing" means residential housing that is rented or owned by a person who qualifies as a very low-income, low-income, or moderate-income household or who is from a special needs population, and whose monthly housing costs, including utilities other than telephone, do not exceed 30 percent of the household's monthly income.

"Very low-income household" means a single person, family, or unrelated persons living together whose income is at or below 50 percent of the median income, adjusted for household size, for the county where the affordable housing is located.

"Low-income household" means a single person, family, or unrelated persons living together whose income is more than 50 percent but is at or below 80 percent of the median income where the affordable housing is located.

"Moderate-income household" means a single person, family, or unrelated persons living together whose income is more than 80 percent but is at or below 115 percent of the median income where the affordable housing is located.

"Affordable housing development" means state-owned real property appropriate for sale, transfer, or lease to an affordable housing developer capable of:

- Receiving the property within 180 days
- Creating affordable housing units for occupancy within 36 months from the time of transfer

"Designated agencies" means the Washington State Patrol, the State Parks and Recreation Commission, and the departments of Natural Resources, Social and Health Services, Corrections, and Enterprise Services.

## RCW 39.33.015 "Transfer, Lease, Disposal of Public Property for Affordable Housing"

"Public benefit" means affordable housing for low-income and very low-income households as defined in RCW 43.63A.510, and related facilities that support the goals of affordable housing development in providing economic and social stability for low-income persons.

"Surplus public property" means excess real property that is not required for the needs of or the discharge of the responsibilities of the state agency, municipality, or political subdivision.

## Appendix B: State Surplus Property Inventory results: Properties not suitable for consideration

Appendix B Table 1: Surplus properties not suitable for consideration in affordable housing development

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">Former Ice Caves State Park</a>	Chelan 98816 Chelan	Too far from utility services. Entire parcel is in erosion hazard zone. Portion of parcel is in landslide hazard zone.	159.00	RR20	RR20	Undeveloped	Parcel has hilly topography with valley running through the middle. Access via Apple Acres Rd., North of Lake Chelan Airport.	PARKS
<a href="#">Battle Ground Lake State Park NE Palmer Rd &amp; NE 171 St Ct</a>	Battle Ground 98604 Clark	Northern portion of parcel is in a severe erosion hazard area. Parcel has slopes with >15% incline. Outside flood area.	0.05	PF, R-5	Rural	Undeveloped	Clark County code states the minimum lot size for development in this zone is five acres for a maximum density of one unit per five acres. Lot is too small for development.	PARKS
<a href="#">HWY2/SR17 (near Sun Lakes Dry Falls State Parks)</a>	Coulee City 98823 Douglas	No legal access. Too far from utility services and transit lines. Variable topography but mostly flat land.	40.00	Rural Resource 20	RR 20	Undeveloped	Landlocked parcel. No access to utilities.	PARKS

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">116th Ave between NE 64th St &amp; NE 61st St</a>	Kirkland 98033 King	No legal access. Parcel is currently landlocked.	0.14	Low Density Residential	RS-8.5	Undeveloped	Undeveloped parcel. Lot is too small for development under zoning regulations.	DNR
<a href="#">Grayland A- HWY 105</a>	Grayland 98547 Grays Harbor	The western portion of this parcel is in a flood zone. The lot is located next to a shoreline.	1.30	R-3 SMP: Shoreline Residential	R-3	Restroom Facility & Open Access	Parcel intersected by Grayland Beach Rd. to beach access. 2018 construction of a restroom building (comm./ag./utility).	PARKS
<a href="#">Bottle Beach (Lot 1 of 2)</a>	Ocosta 98520 Grays Harbor	No legal access, parcels are currently landlocked.	0.60	G-5	G-5	Undeveloped	Undeveloped parcels with native evergreen trees present. Lot is too small for development under zoning regulations.	PARKS
<a href="#">Bottle Beach (Lot 2 of 2)</a>	Ocosta 98520 Grays Harbor	No legal access, parcels are currently landlocked. Wetlands surround property to the north and east.	0.60	G-5	G-5	Undeveloped	Undeveloped parcels with native evergreen trees present. Lot is too small for development under zoning regulations.	PARKS
<a href="#">HJ Carroll Park-Dabob Bay near Brinnon</a>	Brinnon 98320 Jefferson	No public access. Triangular lot with native trees and undeveloped land.	1.12	PPR	PPR	Undeveloped	Jefferson County zoning code states that no residential units may be developed on properties zoned as PPR.	PARKS

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">Near Stillpoint Ln &amp; N Jacob Miller Rd</a>	Port Townsend 98368 Jefferson	Access through private driveway. Too far from services. This lot is on city water.	0.83	Rural Residential	RR-20	Vacant	Parcel is too small to develop based on zoning criteria. Partially cleared parcel surrounded by evergreen trees.	DNR
<a href="#">Kitsap Memorial-178 NW Park St</a>	Poulsbo 98370 Kitsap	No legal access. Portions of this lot are in wetlands and erosion hazard zones.	4.00	Public Facilities	Park	Undeveloped, Park Land	This zone is not intended to accommodate population growth and therefore does not have an allowed density.	PARKS
<a href="#">Ginkgo Huntzinger Rd</a>	Vantage 98950 Kittitas	Portion of property is on a slope steeper than 30 percent. There is an extreme hazard rating for roof safety.	8.30	Rural Working	Forest and Range	Undeveloped	In a Forest and Range zone, plots must be at least 20 acres, or at least ½ an acre if cluster platting or conservation platting occurred.	PARKS
<a href="#">Corner of S 1st St and W Main St</a>	Almira 99103 Lincoln	There is a hill that intersects most of the lots on this parcel. North portion of lot sits on a drainage ditch which is classified as a wetland.	0.18	Residential	Agriculture/ Commercial	Vacant	Lots 1-12 - Lots vary in size. Further research needed. Lincoln County states it is not owned by DNR, possible sale disruption.	DNR

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">30050 SE 375th St</a>	Enumclaw 98022 King	This parcel does not have access to utilities or sewer access at the property.	18.39	OP	RA-5	Undeveloped	Wetland present. Steep Slope Hazard Area. Muskrat Lake Riparian Habitat Area.	PARKS
<a href="#">East of Twisp Airport Rd. &amp; WA-20</a>	Methow Valley 98856 Okanogan	The majority of the parcel is steep mountainside with an estimated one acre gently sloping.	6.12	MRD UL20	MRD	Undeveloped	Parcel is covered in various types of brush and grass. Situated outside the Twisp UGA Boundary.	WSDOT
<a href="#">168F Old Riverside HWY</a>	Omak 98841 Okanogan	This parcel has private access leading to site. The parcel is generally level with slopes in the previously mined area.	14.55	Suburban Residential	Rural 20	Undeveloped, former WSDOT Pit Site Area	Parcel is covered in various types of brush and grass.	WSDOT
<a href="#">13th St. SW &amp; 31st Ave SW</a>	Puyallup 98373 Pierce	Legal access on 13th St. SW. Limited access to utilities. Mostly level parcel with gentle sloping.	2.85	PF	PF	Undeveloped	The PF zoning does not allow for residential construction.	WSDOT
<a href="#">Riverside- Charles Rd/W Highland Rd</a>	Nine Mile Falls 99026 Spokane	Undeveloped land covered with trees. Slight hilled incline on SW triangular lot.	3.18	RCV	RCV	Undeveloped	Two lots intersected by W. Charles Rd & W. Highland Rd. Too far from services.	PARKS

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">Riverside-Old Trails-btwn N Hayford Rd &amp; N Old Trails Rd</a>	Nine Mile Falls 99026 Spokane	Parcel is currently landlocked. Parcel is intersected by two elevated ridges with a narrow valley is between them.	40.00	RCV	RCV	Undeveloped	Parcel is too far from services and does not have public road access.	PARKS
<a href="#">Government Way/Huston Road (Lot 1 of 4)</a>	Spokane 99224 Spokane	Parcel ID: 25101.0607. Entire lot is on an incline in a wooded area. Access to services and utilities is limited.	1.94	RCV	RCV	Undeveloped	Located near west Spokane. Public access via Government Way and Huston Rd.	PARKS
<a href="#">Government Way/Huston Road (Lot 2 of 4)</a>	Spokane 99224 Spokane	Parcel ID: 25101.1402. Entire lot is on an incline in a wooded area. Access to services and utilities is limited.	0.63	RCV	RCV	Undeveloped	Located near west Spokane. Public access via Government Way and Huston Rd.	PARKS
<a href="#">Government Way/Huston Road (Lot 3 of 4)</a>	Spokane 99224 Spokane	Parcel ID: 25102.1101. No public access. Irregular shaped narrow lot on an incline. Variable topography with natural trees.	3.74	RCV	RCV	Undeveloped	Located near west Spokane.	PARKS
<a href="#">Government Way/Huston Road (Lot 4 of 4)</a>	Spokane 99224 Spokane	Parcel ID: 25102.9055. No public access. Irregular shaped narrow lot. Variable topography with natural trees.	3.98	RCV	RCV	Undeveloped	Located near west Spokane.	PARKS

Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">Summit Ave/Wyoming St</a>	South Bend 98577 Pacific	Parcel has paved street access. Water, sewer and power available but not gas.	1.5	ND	CC	Vacant	Parcel is in a 100-year Flood Zone and 500-year Flood Zone. Slight geologic hazard.	PARKS
<a href="#">Mt. Spokane-Nelson Rd-North of Day Mt Spokane Rd</a>	Chattaroy 99003 Spokane	Possible issue with access to the parcel. Property does not have access to utilities. Too remote for services.	160.00	RCV	RCV	Undeveloped	Access via N. Day Mt. Spokane Rd to south portion of parcel. Parcel has a variable topography and is covered in native trees	PARKS
<a href="#">Crystal Falls-HWY 20 Colville-Tiger Rd</a>	Colville 99140 Stevens	Forest service road access to south end of property. Parcel is covered with native trees and variable topography. Too remote for services.	104.00	5629600: RA-10 & Forest Land	Forest Lands & Open Spaces	Undeveloped	Site is north Crystal Falls State Park. Intersected by a HWY 20 Colville-Tiger Rd	PARKS
<a href="#">Crystal Falls-HWY 20 Colville-Tiger Rd</a>	Colville 99140 Stevens	No road to access, parcel is currently landlocked. Parcel is covered with native trees and variable topography. Too remote for services.	13.00	5630300: RA-10 & Forest Land	Forest Lands & Open Spaces	Undeveloped	Site is Crystal Falls State Park, parcels are separated by HWY-20 Colville-Tiger Rd.	PARKS
<a href="#">4357 Meridian St</a>	Bellingham 98226 Whatcom	Parcel has no legal or constructed access. The slightly below grade parcel is covered in native vegetation.	0.31	Public land	Commercial	Vacant	Public utilities are available to the area, but will need to be extended to the parcel.	WSDOT



Street Address or Nearest Intersection	City Zip code County	Location (topography, accessibility, etc.)	Lot size (acres)	Current land use designation	Current zoning	Current use	Comment	Agency
<a href="#">215 S Beech St</a>	Toppenish 98948 Yakima	Legal access vis S Beech St. Access to utilities. Level topography covered with native grasses.	0.13	General Business	B2	Vacant	Residential construction is not allowed per zoning regulations. Parcel has issue with parked vehicles.	DNR
<a href="#">5th Ave &amp; Alder St</a>	Toppenish 98948 Yakima	Legal access vis 5th Ave & Alder St. Access to utilities. Level topography covered with native grasses.	0.12	R2	R1	Vacant	Lot is too small per zoning regulations.	DNR

# Appendix C: Expanded data collected for suitable properties in the State Surplus Property Inventory

The suitability of a property is defined by [RCW 43.63A.510 \(2\)](#) as:

- The characteristics of the lot, for example lot size
- Its current land-use designation
- Its current zoning code and ability to develop all forms of affordable housing
- Its location characteristics and impediments to construction

Starting in 2019, the State Surplus Property Program decided to include more detailed location information about the properties on the surplus inventory list. After review of Washington State Affordable Housing Combined Funders applications, the Department of Commerce Housing Trust Fund handbook, and the Evergreen Sustainable Development Standards additional criteria were selected to provide more detailed property data to interested stakeholders. Criteria included:

- Analysis of lot size and land use that fits within zoning requirements
- Permitted construction of single-family dwellings, multi-family dwellings and group homes
- Evaluate the presence of tsunami hazards, critical areas and wetlands in the property's vicinity
- Establish whether properties have access to roads and basic utilities
- Determine there are no geological or environmental impediments to development
- Calculate the distance to basic services, such as schools, medical facilities and grocery stores
- Assess if properties have access to employment centers

The results of this report are not conclusive; they merely reflect data provided by participating state agencies —Washington State Patrol, State Parks and Recreation Commission, Department of Natural Resources, Department of Social Health Services, Department of Corrections, Department of Enterprise Services, the Department of Transportation —and digitally accessible data.

In some cases, discrepancies between information gathered by agencies and county assessors prevented determination of a property's suitability. In other cases, the requisite data to determine a property's suitability could not be located.

Site-specific visits would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

# Appendix D: Expanded property information, suitable properties

## S. Forest St & W. Newell Ave - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Adequate Infrastructure No Mapped Wetlands No Mapped Erosion Impediments No Mapped Geological Hazards	37,026 Sq. Ft. / 0.850 Acres  Minimum Lot Size 5,000 Sq. Ft.	Westport Mixed Use Commercial Tourism 1 (Westport MUCT1)  No Comprehensive Plan Overlay	Westport Mixed Use Commercial Tourism 1 (Westport MUCT1)  Westport R1 (Residential 1)  No Zoning Overlays

### General Information

Tax parcel ID/Link: [102502900900](#)

Property Address: S. Forest St & W. Newell Ave Westport, WA 98595

State Agency Owner: Department of Natural Resources

Jurisdiction: Grays Harbor County, Incorporated

Legislative District: 19

Census Tract: 16

Section-Township-Range: S16-T12N-R13W

Area (approx.): 37,026 Sq. Ft. / 0.850 Acres

### Zoning and Land Use Characteristics

#### Zoning Characteristics

Zoning Classification:

Westport Mixed Use Commercial Tourism 1 (Westport MUCT1)

Westport R1 (Residential 1)

Allows Single-Family: Yes

Allows Multi -Family: Yes

Allows Group Homes: Yes

Maximum Density: 8 DU/1 Acre

Minimum Lot Size: 5,000 Sq. Ft.

#### Land Use Characteristics

Land Use Designation:

Westport Mixed Use Commercial Tourism 1 (Westport MUCT1)

Current Property Use: UNDEVELOPED LAND/VACANT



DOR Use Code91

Within Urban Growth Area?: Incorporated

Within "Limited Area of More Intense Rural Development"?: No

## Location Characteristics

### Aquatic Characteristics

**Wetlands:** No Mapped Wetlands

**Flood Hazards:** Outside Flood Area

**FIRM Panel(s):** [53027C0863D](#)

**Shoreline Designation:** Does Not Apply

**Critical Aquifer Recharge Area Susceptibility:** No Mapping Indicators

**Major Drainage:** Grays Harbor

**Minor Drainage:** Elk RiverFrontal South Bay

### Geologic Characteristics

**Hydric Soils Present:** No Hydric Soils Present

**Soil Type(s):**

Predominantly Non-Hydric - 153; Westport fine sand, 3 to 10 percent slopes

Predominantly Hydric - 162; Yaquina loamy fine sand

**Slope Stability:** No Mapped Erosion Impediments

**Geological Hazards:** No Mapped Geological Hazards

**National Earthquake Hazard Reduction Program Grade:** D

**Liquefaction Susceptibility:** Moderate to High

### Historic Characteristics

**Archaeological Probability:** High to Very High

**Historic Site:** No Mapping Indicators

### Habitat Characteristics

**Habitat and Species Impacts:** No Mapping Indicators

**Riparian Habitat:** No Mapping Indicators

### Access to Infrastructure

**Legal Ingress/Egress:** Public access to parcel via S Forest St & W Newell Ave

**Paved Streets:** Yes

**Water:** Available

**Sewer:** Available

**Electric:** Available

### Distance to Community Services

**Grocery Store:** Shop n' Kart, 1mi.

**Food Bank:** South Beach Food Bank, 1.1mi.

**Pharmacy:** Twin Harbor Drug, 1.6mi.

**Medical Facility:** Grays Harbor Community Hospital - East, 20.63mi.



**Social Services Office:** Aberdeen - Wishkah Street, 20.62mi.

**School(s):**

Ocosta Elementary School, 1.49mi.,

Ocosta Junior - Senior High, 1.26mi.

**Library:** Westport Timberland Library, 1mi.

**Child Care Center:** South Beach Christian Dc 3.89mi.

**Park/Recreational Amenity:** Grant Army Memorial Park, 0.6mi.

**Bank:** First Interstate Bank, 1.37mi.

**Credit Union:** IAM Woodworkers, 19.21mi.

**Transit Stop:** Forrest at Chehalis, 0.4mi.

**Employment center:** WorkSource Grays Harbor 20.71mi.

## Neighborhood PolicyMap Reports

Community Demographics: [PolicyMap - Community Profile Report](#)

Rental Housing Market: [PolicyMap - Rental Housing Market Report](#)

## Property Assessment and Sale History

### Assessment

**Land Value:** \$93,000

**Building Value:** \$0

**Total Property Value:** \$93,000

**Total Taxable Value:** \$0

### Sale History

**Sale Date:** -

**Document Type:** -

**Sale Number:** -

**Sale Amount:** -

### SOURCES:

Department of Natural Resources Surplus Property Inventory, Westport, WA Municipal Code, Westport, WA Zoning Map, Grays Harbor County Assessor's Office, Grays Harbor County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level-Data Open Data Portal, PolicyMap (www.policymap.com), ESRI ArcGIS Online, image from Google Maps

### DISCLAIMER:

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Site-specific visits and consultation with the jurisdiction's planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

## S. Forest St & W. Newell Ave - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Adequate Infrastructure No Mapped Wetlands No Mapped Erosion Impediments No Mapped Geological Hazards	34,200 Sq. Ft. / 0.785 Acres  Minimum Lot Size 5,000 Sq. Ft.	Residential 1 (Westport R1)  No Comprehensive Plan Overlay	Residential 1 (Westport R1)  No Zoning Overlays

### General Information

Tax parcel ID/Link: [102503000100](#)

Property Address: S. Forest St & W. Newell Ave Westport, WA 98595

State Agency Owner: Department of Natural Resources

Jurisdiction: Grays Harbor County, Incorporated

Legislative District: 19

Census Tract: 16

Section-Township-Range: S16-T12N-R13W

Area (approx.): 34,200 Sq. Ft. / 0.785 Acres

### Zoning and Land Use Characteristics

#### Zoning Characteristics

Zoning Classification:

Residential 1 (Westport R1)

Allows Single-Family: Yes

Allows Multi -Family: Yes

Allows Group Homes: Yes

Maximum Density: 8 DU/1 Acre

Minimum Lot Size: 5,000 Sq. Ft.

#### Land Use Characteristics

Land Use Designation:

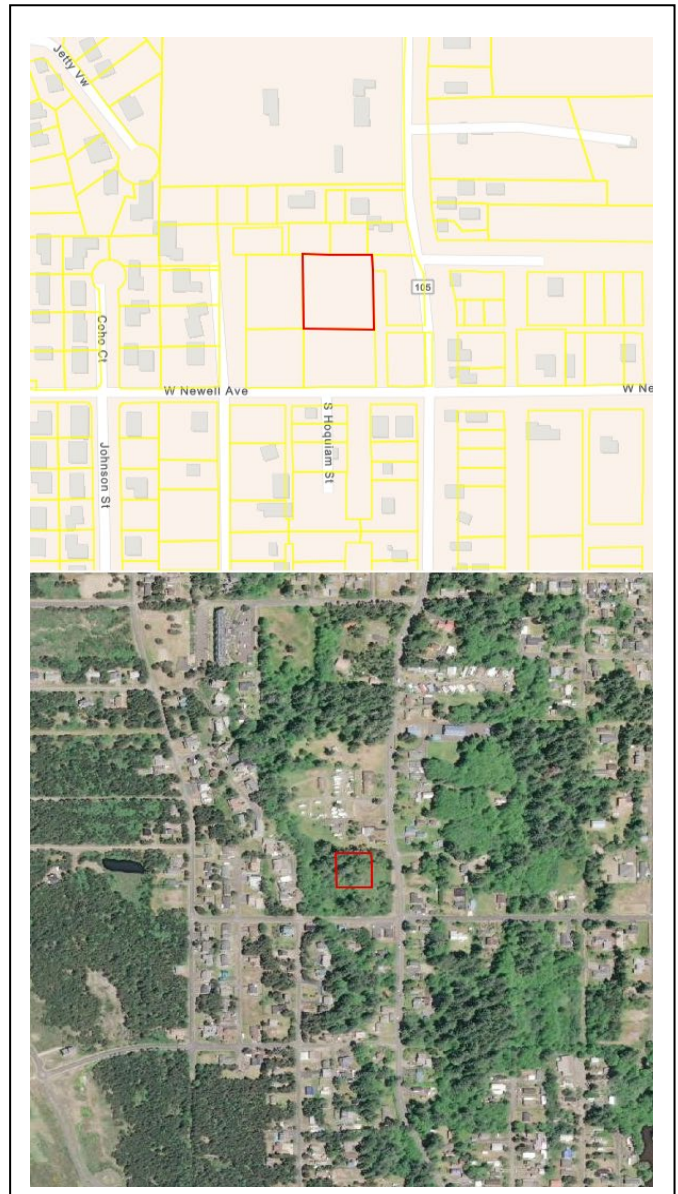
Residential 1 (Westport R1)

Current Property Use: UNDEVELOPED LAND/VACANT

DOR Use Code 91

Within Urban Growth Area?: Incorporated

Within "Limited Area of More Intense Rural Development"?: No



## Location Characteristics

### Aquatic Characteristics

Wetlands: -

Flood Hazards: Outside Flood Area

FIRM Panel(s): [53027C0863D](#)

Shoreline Designation: Does Not Apply -

Critical Aquifer Recharge Area Susceptibility: No Mapping Indicators

Major Drainage: Grays Harbor

Minor Drainage: Elk River/Frontal South Bay

### Geologic Characteristics

Hydric Soils Present: No Hydric Soils Present

Soil Type(s):

Predominantly Non-Hydric - 153; Westport fine sand, 3 to 10 percent slopes

Slope Stability: No Mapped Erosion Impediments

Geological Hazards: No Mapped Geological Hazards

National Earthquake Hazard Reduction Program Grade: D

Liquefaction Susceptibility: Moderate to High

### Historic Characteristics

Archaeological Probability: High to Very High

Historic Site: No Mapping Indicators

### Habitat Characteristics

Habitat and Species Impacts: No Mapping Indicators

Riparian Habitat: No Mapping Indicators

### Access to Infrastructure

Legal Ingress/Egress: Public access to parcel via S Forest St & W Newell Ave

Paved Streets: No

Water: Available

Sewer: Available

Electric: Available

### Distance to Community Services

Grocery Store: Shop n' Kart, 1.1mi.

Food Bank: South Beach Food Bank, 1.2mi.

Pharmacy: Twin Harbor Drug, 1.7mi.

Medical Facility: Grays Harbor Community Hospital - East, 20.63mi.

Social Services Office: Aberdeen - Wishkah Street, 20.62mi.

School(s):

Ocosta Elementary School, 1.48mi.,

Ocosta Junior - Senior High, 1.26mi.

Library: Westport Timberland Library, 1.1mi.



**Street View Image Not Available**

**Child Care Center:** South Beach Christian Dç 3.89mi.  
**Park/Recreational Amenity:** Grant Army Memorial Park, 0.65mi.  
**Bank:** First Interstate Bank, 1.47mi.  
**Credit Union:** IAM Woodworkers, 19.2mi.  
**Transit Stop:** Forrest at Chehalis, 0.5mi.  
**Employment center:** WorkSource Grays Harbor 20.7mi.

## Neighborhood PolicyMap Reports

Community Demographics: [PolicyMap - Community Profile Report](#)  
Rental Housing Market: [PolicyMap - Rental Housing Market Report](#)

## Property Assessment and Sale History

### Assessment

**Land Value:** \$31,500  
**Building Value:** \$0  
**Total Property Value:** \$31,500  
**Total Taxable Value:** \$0

### Sale History

**Sale Date:** -  
**Document Type:** -  
**Sale Number:** -  
**Sale Amount:** -

#### SOURCES:

Department of Natural Resources Surplus Property Inventory, Westport, WA Municipal Code, Westport, WA Zoning Map, Grays Harbor County Assessor's Office, Grays Harbor County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level Data Open Data Portal, PolicyMap (www.policymap.com), ESRI ArcGIS Online, Image from Google Maps

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Site-specific visits and consultation with the jurisdiction's planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.



## S. Forest St & W. Newell Ave - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Adequate Infrastructure No Mapped Wetlands No Mapped Erosion Impediments No Mapped Geological Hazards	27,000 Sq. Ft. / 0.620 Acres  Minimum Lot Size 5,000 Sq. Ft.	Residential 1 (Westport R1)  No Comprehensive Plan Overlay	Residential 1 (Westport R1)  No Zoning Overlays

### General Information

Tax parcel ID/Link: [102503001600](#)

Property Address: S. Forest St & W. Newell Ave Westport, WA 98595

State Agency Owner: Department of Natural Resources

Jurisdiction: Grays Harbor County, Incorporated

Legislative District: 19

Census Tract: 16

Section-Township-Range: S16-T12N-R13W

Area (approx.): 27,000 Sq. Ft. / 0.620 Acres

### Zoning and Land Use Characteristics

#### Zoning Characteristics

Zoning Classification:

Residential 1 (Westport R1)

Allows Single-Family: Yes

Allows Multi -Family: Yes

Allows Group Homes: Yes

Maximum Density: 8 DU/1 Acre

Minimum Lot Size: 5,000 Sq. Ft.

#### Land Use Characteristics

Land Use Designation:

Residential 1 (Westport R1)

Current Property Use: UNDEVELOPED LAND/VACANT

DOR Use Code 91

Within Urban Growth Area?: Incorporated

Within "Limited Area of More Intense Rural Development"?: No



## Location Characteristics

### Aquatic Characteristics

**Wetlands:** No Mapping Indicators  
**Flood Hazards:** Outside Flood Area  
**FIRM Panel(s):** [53027C0863D](#)  
**Shoreline Designation:** Does Not Apply  
**Critical Aquifer Recharge Area Susceptibility:** No Mapping Indicators  
**Major Drainage:** Grays Harbor  
**Minor Drainage:** Elk River/Frontal South Bay

### Geologic Characteristics

**Hydric Soils Present:** No Hydric Soils Present  
**Soil Type(s):**  
Predominantly Non-Hydric - 153; Westport fine sand, 3 to 10 percent slopes  
Predominantly Hydric - 162; Yaquina loamy fine sand  
**Slope Stability:** No Mapped Erosion Impediments  
**Geological Hazards:** No Mapped Geological Hazards  
**National Earthquake Hazard Reduction Program Grade:** D  
**Liquefaction Susceptibility:** Moderate to High



### Historic Characteristics

**Archaeological Probability:** High to Very High  
**Historic Site:** No Mapping Indicators

### Habitat Characteristics

**Habitat and Species Impacts:** No Mapping Indicators  
**Riparian Habitat:** No Mapping Indicators

### Access to Infrastructure

**Legal Ingress/Egress:** Public access to parcel via S Forest St & W Newell Ave  
**Paved Streets:** Yes  
**Water:** Available  
**Sewer:** Available  
**Electric:** Available

### Distance to Community Services

**Grocery Store:** Shop n' Kart, 1.1mi.  
**Food Bank:** South Beach Food Bank, 1.2mi.  
**Pharmacy:** Twin Harbor Drug, 1.7mi.  
**Medical Facility:** Grays Harbor Community Hospital - East, 20.63mi.  
**Social Services Office:** Aberdeen - Wishkah Street, 20.62mi.  
**School(s):**  
Ocosta Elementary School, 1.48mi.,  
Ocosta Junior - Senior High, 1.26mi.

**Library:** Westport Timberland Library, 1.1mi.  
**Child Care Center:** South Beach Christian Dc 3.89mi.  
**Park/Recreational Amenity:** Grant Army Memorial Park, 0.65mi.  
**Bank:** First Interstate Bank, 1.47mi.  
**Credit Union:** IAM Woodworkers, 19.22mi.  
**Transit Stop:** Forrest at Chehalis, 0.5mi.  
**Employment center:** WorkSource Grays Harbor, 20.72mi.

## Neighborhood PolicyMap Reports

Community Demographics: [PolicyMap - Community Profile Report](#)  
Rental Housing Market: [PolicyMap - Rental Housing Market Report](#)

## Property Assessment and Sale History

### Assessment

**Land Value:** \$31,500  
**Building Value:** \$0  
**Total Property Value:** \$31,500  
**Total Taxable Value:** \$0

### Sale History

**Sale Date:** -  
**Document Type:** -  
**Sale Number:** -  
**Sale Amount:** -

#### SOURCES:

Department of Natural Resources Surplus Property Inventory, Westport, WA Municipal Code, Westport, WA Zoning Map, Grays Harbor County Assessor's Office, Grays Harbor County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey, Homeland Infrastructure Foundation Level Data Open Data Portal, PolicyMap ([www.policymap.com](http://www.policymap.com)), ESRI ArcGIS Online, Image from Google Maps

#### DISCLAIMER:

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Site-specific visits and consultation with the jurisdiction's planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

# Nolte-Veazie Cumberland Rd/304th Ave SE - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Inadequate Infrastructure No Mapped Wetlands No Mapped Erosion Impediments No Mapped Geological Hazards	689,990 Sq. Ft. / 15.840 Acres  Minimum Lot Size 3.75 Acres	Other Parks/Wilderness (OP)  Rural Area(RA)  Other Parks/Wilderness	Rural Area 5 (RA5)  No Zoning Overlays

## General Information

Tax parcel ID/Link: [3221079003](#)

Property Address: Nolte-Veazie Cumberland Rd/304th Ave SENaco, WA98022

State Agency Owner: Parks and Recreation Commission

Jurisdiction: King County, Unincorporated

Legislative District: 5

Census Tract: 315.01

Section-Township-Range: NE S32-T21-R7

Area (approx.): 689,990 Sq. Ft / 15.840 Acres

## Zoning and Land Use Characteristics

### Zoning Characteristics

Zoning Classification:

Rural Area 5 (RA5)

Allows Single-Family: Yes

Allows Multi -Family: Yes

Allows Group Homes: No

Maximum Density: 1 DU/2.5-10 Acres

Minimum Lot Size: 3.75 Acres

### Land Use Characteristics

Land Use Designation:

Other Parks/Wilderness (OP)

Rural Area (RA)

Current Property Use: UNDEVELOPED LAND/VACANT

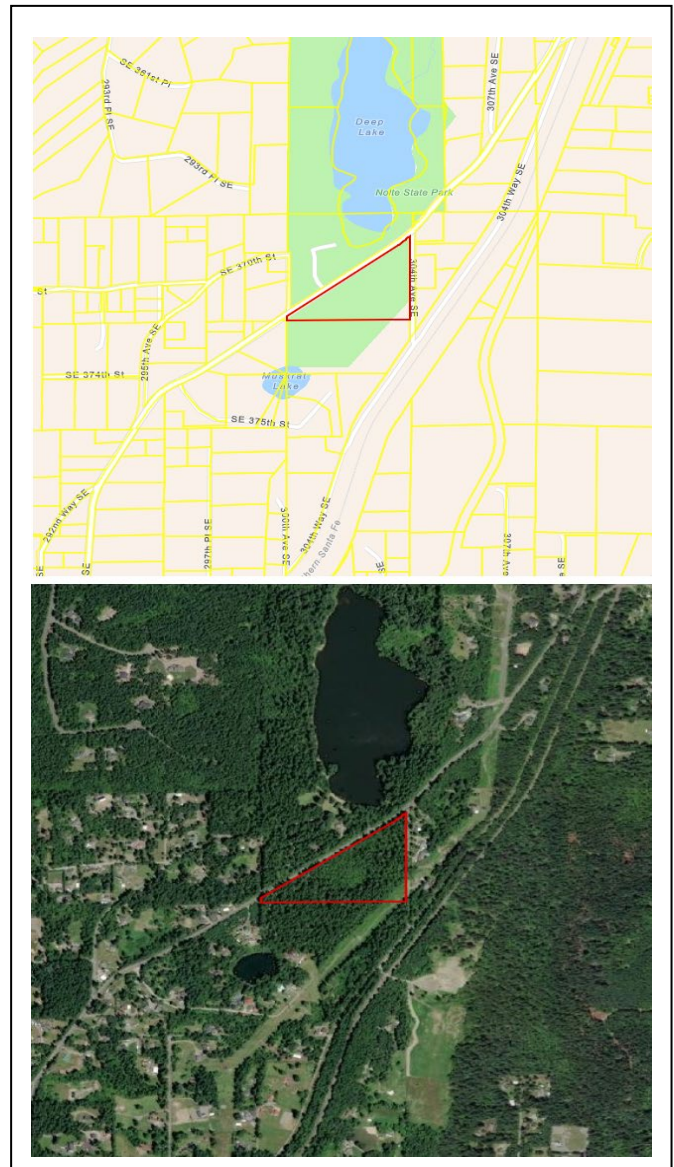
(Single-Family)

DOR Use Code 91

Within Urban Growth Area?: County

Within "Limited Area of More Intense Rural

Development"?: No



## Location Characteristics

### Aquatic Characteristics

**Wetlands:** No Mapping Indicators

**Flood Hazards:** Outside Flood Area

**FIRM Panel(s):** [53033C1315G](#)

**Shoreline Designation:** Does Not Apply

**Critical Aquifer Recharge Area Susceptibility:** No Mapping Indicators

**Major Drainage:** Duwamish

**Minor Drainage:** Coal Creek (Green) and Deep Creek

### Geologic Characteristics

**Hydric Soils Present:** No Hydric Soils Present

**Soil Type(s):**

Non-Hydric - EvC; Everett very gravelly sandy loam, 8 to 15 percent slopes

Non-Hydric - EvD; Everett very gravelly sandy loam, 15 to 30 percent slopes

**Slope Stability:** No Mapped Erosion Impediments

**Geological Hazards:** No Mapped Geological Hazards

**National Earthquake Hazard Reduction Program Grade:** C

**Liquefaction Susceptibility:** Low

### Historic Characteristics

**Archaeological Probability:** Moderate to High

**Historic Site:** No Mapping Indicators

### Habitat Characteristics

**Habitat and Species Impacts:** [Yes](#)

**Riparian Habitat:** No Mapping Indicators

### Access to Infrastructure

**Legal Ingress/Egress:** Public access to parcel via Nolte-Veazie Cumberland Rd/304th Ave SE

**Paved Streets:** Yes

**Water:** Available

**Sewer:** Not Available

**Electric:** Available

### Distance to Community Services

**Grocery Store:** Safeway, 5.9mi.

**Food Bank:** Enumclaw Kiwanis Food Bank, 6.1mi.

**Pharmacy:** Walgreens Pharmacy, 6.1mi.

**Medical Facility:** St. Elizabeth Hospital, 5.76mi.

**Social Services Office:** Buckley - Rainier School, 11.43mi.

**School(s):**

Byron Kibler Elementary School, 5.89mi.,



Thunder Mountain Middle School, 4.84mi.,  
Enumclaw Sr High School, 7.56mi.,  
Carbonado Historical School 19, 17.27mi.  
**Library:** Enumclaw Public Library, 5.94mi.  
**Child Care Center:** A Country Garden Montessori, 3.75mi.  
**Park/Recreational Amenity:** Nolte State Park, 0.1mi.  
**Bank:** JPMorgan Chase Bank, National Association, 4.58mi.  
**Credit Union:** White River Credit Union, 6mi.  
**Transit Stop:** Griffen Ave & Wells St, 6mi.  
**Employment center:** Allegiance Staffing, 20.8mi.

## Neighborhood PolicyMap Reports

Community Demographics: [PolicyMap - Community Profile Report](#)  
Rental Housing Market: [PolicyMap - Rental Housing Market Report](#)

## Property Assessment and Sale History

### Assessment

**Land Value:** \$470,000  
**Building Value:** \$0  
**Total Property Value:** \$470,000  
**Total Taxable Value:** \$0

### Sale History

**Sale Date:** -  
**Document Type:** -  
**Sale Number:** -  
**Sale Amount:** -

### SOURCES:

Parks and Recreation Commission Surplus Property Inventory, Naco, WA Municipal Code, Naco, WA Zoning Map, King County Assessor's Office, King County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey Homeland Infrastructure Foundation Level-Data Open Data Portal PolicyMap (www.policymap.com), ESRI ArcGIS Online, image from Google Maps

### DISCLAIMER:

The results of this report are not conclusive; they merely reflect data provided by participating state agencies—Washington State Patrol, State Parks and Recreation Commission, Department of Natural Resources, Department of Social Health Services, Department of Corrections, Department of Enterprise Services, the Department of Transportation—and digitally accessible data.

Site-specific visits and consultation with the jurisdiction's planning department would be required to reconcile conflicting data, gather missing data, and verify the suitability of these properties for affordable housing development.

## I-5 Off Ramp at 3rd Ave. - Suitable for Consideration

Meets Location Criteria?	Meets Lot Size Criteria?	Meets Land Use Designation Criteria?	Meets Zoning Classification Criteria?
Yes	Yes	Yes	Yes
Adequate Infrastructure No Mapped Wetlands No Mapped Erosion Impediments No Mapped Geological Hazards	30,056.40 Sq. Ft. / 0.69 Acres  Minimum Lot Size Does Not Apply	Woodland District (WD)  No Comprehensive Plan Overlay	Woodland District (WD)  Urban Neighborhood 1 - Woodland Square  No Zoning Overlays

## General Information

Tax parcel ID/Link: unlisted

Property Address: I-5 Off Ramp at 3rd Ave. Lacey, WA 98513

State Agency Owner: Department of Transportation

Jurisdiction: Thurston County, Incorporated

Legislative District: 22

Census Tract: 112

Section-Township-Range: S17-T18N-1W

Area (approx.): 30,056.40 Sq. Ft. / 0.69 Acres

## Zoning and Land Use Characteristics

### Zoning Characteristics

Zoning Classification:

Woodland District (WD)

Urban Neighborhood 1 Woodland Square

Allows Single-Family: No

Allows Multi -Family: Yes

Allows Group Homes: Conditional

Maximum Density: Form-Based

Minimum Lot Size: No Requirement

### Land Use Characteristics

Land Use Designation:

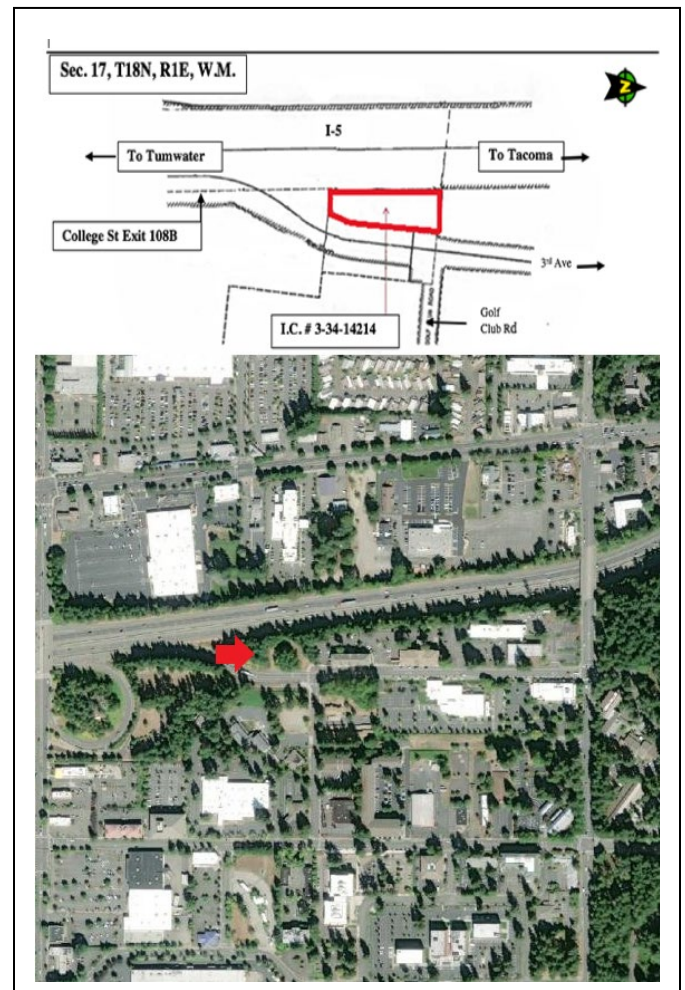
Woodland District (WD)

Current Property Use: UNDEVELOPED/VACANT

DOR Use Code:

Within Urban Growth Area?: Incorporated

Within "Limited Area of More Intense Rural Development"?: No



# Location Characteristics

## Aquatic Characteristics

**Wetlands:** No Mapping Indicators  
**Flood Hazards:** Outside Flood Area  
**FIRM Panel(s):** [53067C0187E](#)  
**Shoreline Designation:** Does Not Apply -  
**Critical Aquifer Recharge Area Susceptibility:** Category II  
Critical Aquifer Recharge Area  
**Major Drainage:** Puget Sound  
**Minor Drainage:** Woodland CreekFrontal Henderson Inlet

## Geologic Characteristics

**Hydic Soils Present:** No Hydic Soils Present  
**Soil Type(s):**  
Predominantly Non-Hydic - 2; Alderwood gravelly sandy loam, 8 to 15 percent slopes  
**Slope Stability:** No Mapped Erosion Impediments  
**Geological Hazards:** No Mapped Geological Hazards  
**National Earthquake Hazard Reduction Program Grade:** C  
**Liquefaction Susceptibility:** Very Low

## Historic Characteristics

**Archaeological Probability:** Moderately Low to Low  
**Historic Site:** No Mapping Indicators

## Habitat Characteristics

**Habitat and Species Impacts:** [Yes](#)  
**Riparian Habitat:** No Mapping Indicators

## Access to Infrastructure

**Legal Ingress/Egress:** Public access to parcel via I-5 Off Ramp at 3rd Ave.  
**Paved Streets:** Yes  
**Water:** Available  
**Sewer:** Available  
**Electric:** Available

## Distance to Community Services

**Grocery Store:** Fred Meyer, 0.4mi.  
**Food Bank:** Thurston County Food Bank, 4.6mi.  
**Pharmacy:** Rite Aid, 0.5mi.  
**Medical Facility:** Providence St. Peter Hospital, 1.8mi.  
**Social Services Office:** Lacey - College Street, 0.7mi.  
**School(s):**  
Mountain View Elementary, 1.4mi.,  
Chinook Middle School, 1mi.,  
North Thurston High School, 1mi.,





Avanti High School, 4.2mi.  
**Library:** Lacey Timberland Library, 0.5mi.  
**Child Care Center:** Jump For Joy Too, 0.6mi.  
**Park/Recreational Amenity:** Thomas W. Huntamer Park, 0.5mi.  
**Bank:** Columbia Bank, 0.5mi.  
**Credit Union:** Sound Credit Union, 1.3mi.  
**Transit Stop:** Lacey Transit Center, 0.3mi.  
**Employment center:** Exact Staff, 0.3mi.

## Neighborhood PolicyMap Reports

Community Demographics: [PolicyMap - Community Profile Report](#)  
Rental Housing Market: [PolicyMap - Rental Housing Market Report](#)

## Property Assessment and Sale History

### Assessment

Land Value: \$ -  
Building Value: \$ -  
Total Property Value: \$ -  
Total Taxable Value: \$ -

### Sale History

Sale Date: -  
Document Type: -  
Sale Number: -  
Sale Amount: -

### SOURCES:

Department of Transportation Surplus Property Inventory, Lacey, WA Municipal Code, Lacey, WA Zoning Map, Thurston County Assessor's Office, Thurston County Planning Department, Department of Natural Resources, Department of Archaeology and Historical Preservation, Department of Fish and Wildlife, U.S. Fish and Wildlife Service National Wetlands Inventory, Federal Emergency Management Agency, US Department of Agriculture Web Soil Survey Homeland Infrastructure Foundation Level-Data Open Data Portal PolicyMap (www.policymap.com), ESRI ArcGIS Online, Image from Google Maps

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