



GSA Public Buildings Service

# Acquiring Federal Real Estate for Public Uses



*Front Cover-*

*Inside of U.S. Custom House & Post Office,  
St. Louis, MO*

*Inside Cover-*

*Detail of Exterior of U.S. Custom House  
& Post Office, St. Louis, MO*

*Back cover-*

*Former Federal Building  
Ruston, LA*





**Bell Federal Service Center**  
**Bell, CA**

**Conveyed by GSA** – March 29, 2007

**Type of Conveyance** – Homeless

**Conveyed to** – Salvation Army

**Current Use** –

The property is being used for the receipt, storage, shipping and other warehouse-type activities of non food materials to support homeless persons assistance operations.

## Overview

The mission of the General Services Administration (GSA) is to help federal agencies better serve the public by offering, at best value, superior workplaces, expert solutions, acquisition services, and management policies. GSA consists of the Federal Acquisition Service (FAS), the Public Buildings Service (PBS), and various other business lines dedicated to serving the needs of our customers.

PBS serves as the Federal Government's builder, developer, lessor, and manager of government-owned and leased properties. PBS is the largest and most diversified real estate organization in the world.

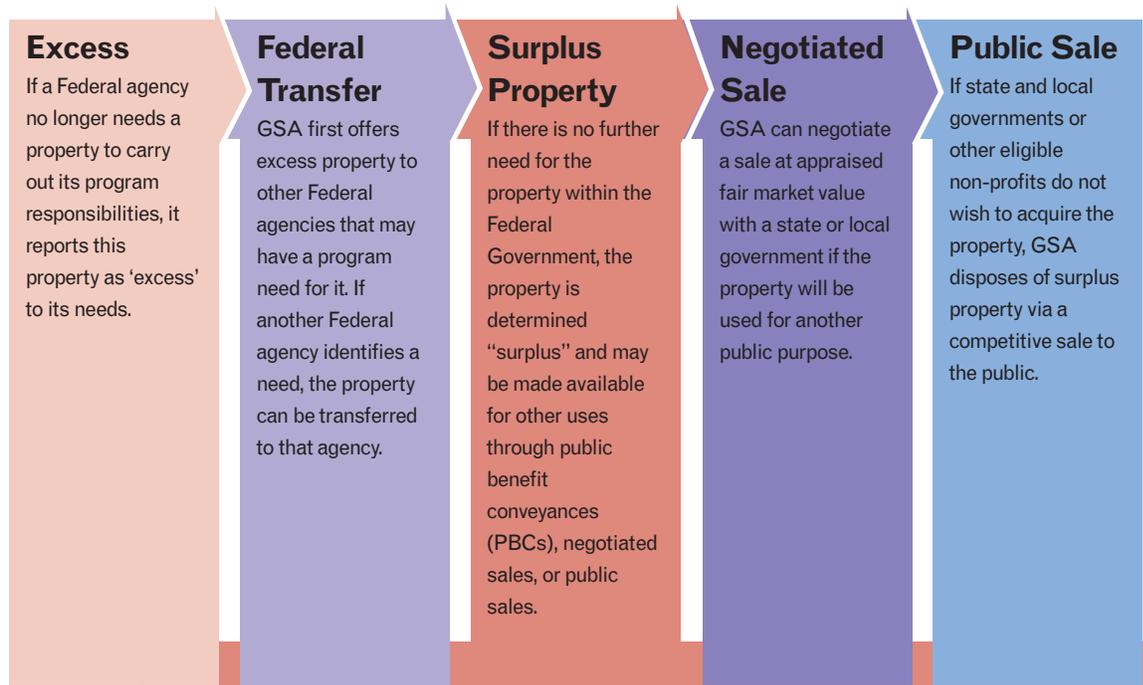
The PBS Office of Real Property Disposal is responsible for managing the utilization and disposal of Federal excess and surplus real property government-wide.

As part of the disposal process, the Office of Real Property Disposal partners with other Federal Agencies to ensure that local communities are given the opportunity to benefit from surplus Federal real property by making it available for numerous public purposes. These opportunities have a lasting positive impact on communities, as the reuse of Federal Property can serve as an integral component of a community's vitality.

Homeless-assistance providers, eligible non-profit organizations, economic development entities, and state and local governments are generally given priority before surplus property is made available for sale to the general public.

New learning centers, transitional housing, expanded employment opportunities, revitalized waterfronts, rehabilitated historic properties, parks and open spaces are all essential to community growth and development.

When disposing of Federal real estate, the Office of Real Property Disposal follows a process mandated by Federal law and Executive Orders. This chart illustrates the various disposal methods (in order of progression) that may be utilized when finding the best possible use for surplus Federal property.



**Excess**

If a Federal agency no longer needs a property to carry out its program responsibilities, it reports this property as 'excess' to its needs.

**Federal Transfer**

GSA first offers excess property to other Federal agencies that may have a program need for it. If another Federal agency identifies a need, the property can be transferred to that agency.

**Surplus Property**

If there is no further need for the property within the Federal Government, the property is determined "surplus" and may be made available for other uses through public benefit conveyances (PBCs), negotiated sales, or public sales.

**Negotiated Sale**

GSA can negotiate a sale at appraised fair market value with a state or local government if the property will be used for another public purpose.

**Public Sale**

If state and local governments or other eligible non-profits do not wish to acquire the property, GSA disposes of surplus property via a competitive sale to the public.

**Public Uses**

After determining if the property is suitable to assist the homeless, GSA can make surplus Federal property available to public bodies (such as state and local governments or certain qualified tax exempt 501(c)(3) nonprofit institutions) through public benefit conveyances (PBCs) and/or negotiated sale based on the property's highest and best use.

**Homeless Screening**

If a property is suitable for homeless use (as determined by HUD), GSA must first consider transferring the property as a homeless conveyance before any other public benefit conveyance may be considered.

**Public Benefit Conveyance (PBC)**

As a PBC, the property can be substantially

discounted in price (up to 100% of fair market value) if it is used for a specific public use that qualifies for a PBC through a partner sponsoring agency.

**Types of Public Benefit Conveyances**

- Homeless
- Education
- Correctional
- Emergency Management
- Airports
- Self-Help Housing
- Park & Recreation
- Law Enforcement
- Wildlife Conservation
- Public Health
- Historic Monuments
- Port Facilities
- Highways
- Negotiated Sale



**U.S. Custom House & Post Office**  
**St. Louis, MO**

**Conveyed by GSA**– October 13, 2004

**Type of Conveyance** – Historic Monument

**Conveyed to** –  
Missouri Development Finance Board

**Current Use** –  
After a \$35 million renovation, the building has an assortment of public businesses and services. They include Webster University's downtown campus, the Missouri Court of Appeals, a branch of the St. Louis public library, a restaurant, and a variety of state and private offices.

**Public Uses of Property**

Public uses for properties are those that are accessible to and can be shared by all members of a community. These uses include: community centers, schools and colleges, parks, municipal buildings, emergency management facilities, and many others. Homeless assistance groups, state and local governments, eligible non-profit organizations and other community-based institutions may apply for Federal property that is made available for public use.

There are three important and distinct aspects to the Public Benefit Conveyance Process: Homeless Assistance, Public Benefit Conveyances and Negotiated Sales.

**Homeless Assistance**

GSA is required to coordinate with the U.S. Department of Housing and Urban Development (HUD) to determine if surplus Federal property is suitable and/or available for use to assist the homeless as soon as it is declared 'surplus' to the Federal Government. If the property is suitable for homeless use, GSA must first consider homeless

needs before any other public uses can be considered. Properties can be used to provide shelter, services, storage, or other uses which benefit homeless persons.

If properties are not suitable and/or available for homeless use, or if there is no interest in a homeless conveyance, GSA proceeds with the public benefit conveyance process working closely with its partner sponsoring agencies.

The McKinney-Vento Homeless Assistance Act (42 U.S.C. 11411) requires that public uses aimed at assisting the homeless are given top priority before other community uses are considered.



## Mesa Federal Building

Mesa, AZ

Conveyed by GSA – August 2002

Type of Conveyance – Parks Conveyance

Conveyed to – City of Mesa

### Current Use –

The building is now used for 7th Mesa Southwest Museum Annex to display traveling exhibits from around the world. The museum features a multitude of exhibits representing southwest cultural and natural history. Visitors to the museum learn about the history of the state from prehistoric Arizona forward.

For more information, visit

<http://www.cityofmesa.org/swmuseum/>.

## Public Benefit Conveyances

A public benefit conveyance (PBC) allows the Federal government to lease or transfer title of surplus property to qualified entities for public uses at a substantial discount (up to 100% of fair market value). The intent of a PBC is to support property uses that benefit the community as a whole.

A PBC can provide access to property for public and non-profit entities that may not otherwise be able to acquire it for community uses.

## The Role of Sponsoring Agencies

All public benefit conveyances are sponsored by a designated Federal agency. While the decision to convey rests with GSA, the sponsoring agency serves as the approving authority that decides if the proposed use is a viable program (e.g., the National Park Service for park and recreation conveyances). These sponsoring agencies are responsible for reviewing the PBC application, educating the

grantee on or about the conditions of the conveyance and, in some cases, deeding the property to the new owner. Either the Sponsoring agency or GSA periodically monitor properties conveyed for public benefit uses to ensure that the property continues to be used for the purpose for which it was conveyed.

## Timeframe for PBCs

Depending on the type of PBC, the use of the property that is conveyed can be restricted for up to 30 years or in perpetuity. If at any time the property is not used for its intended purposes, it may be returned to the Federal government. If the recipient of the property complies with the deed restrictions for the specified period, the use restriction will be lifted at the end of that time frame (except for those restrictions granted in perpetuity) and the grantee may use or sell the property for any purpose consistent with local land use regulations.

## Types of PBCs

To qualify for a PBC, eligible public entities and non-profit organizations must express interest in a property during the surplus screening process and apply to the specific sponsoring agency to acquire the surplus property for a particular public use. Below are descriptions of each qualifying PBC use, the required years of use, and the sponsoring agency.

### Homeless Use

**Agency:** Department of Health & Human Services  
**Duration:** 30 years  
**For:** Use as facilities to assist the homeless. This also includes facilities used to assist the homeless as a permissible use in the protection of public health. Conveyance for homeless assistance has a priority of consideration over all other public benefit uses.

### Educational Use

**Agency:** Department of Education  
**Duration:** 30 years  
**For:** School, classroom, or other educational uses.

### Public Health

**Agency:** Department of Health & Human Services  
**Duration:** 30 years  
**For:** Use in the protection of public health, including research and hospitals.

### Correctional Facility Use

**Agency:** Department of Justice  
**Duration:** In perpetuity  
**For:** Correctional facility use for the care or rehabilitation of criminal offenders.

### Public Parks and Public Recreation Areas

**Agency:** Department of Interior, National Park Service  
**Duration:** In perpetuity  
**For:** Use as a public park or recreation area.

### Historic Monuments

**Agency:** Department of Interior  
**Duration:** In perpetuity  
**For:** Historic preservation purposes. Historic federal properties such as courthouses, post offices, and military bases are conveyed under this program. These properties must be preserved in accordance with federal treatment standards, which allow rehabilitation for new uses, including revenue-producing activities.

### Port Facilities

**Agency:** Department of Transportation  
**Duration:** In perpetuity  
**For:** Development or operation of a port facility.

### Highways

**Agency:** Department of Transportation  
**Duration:** No restriction  
**For:** Federal or other highway or as a source of material for construction or maintenance of any highway adjacent to Federal real property.

### Wildlife Conservation

**Agency:** GSA in consultation with the Department of Interior, Fish and Wildlife Service  
**Duration:** In perpetuity  
**For:** Wildlife conservation purposes or in support of the conservation of wildlife or the national migratory bird management program.

### Law Enforcement

**Agency:** Department of Justice  
**Duration:** In perpetuity  
**For:** Control or reduction of crime and juvenile delinquency, enforcement of criminal law, investigative activities, forensic laboratory functions, or training.

### Public Airports

**Agency:** GSA in consultation with the Federal Aviation Administration  
**Duration:** In perpetuity  
**For:** Development, improvement, operation, or maintenance of a public airport. This can include property needed to develop sources of revenue from non-aviation businesses at a public airport.

### Self-Help Housing

**Agency:** Department of Housing & Urban Development  
**Duration:** 30 years  
**For:** Housing and/or housing assistance to low income individuals and families. Individuals and families receiving property under this authority are required to contribute a "significant" amount of labor toward the construction, rehabilitation, or refurbishment of the property.

### Emergency Management

**Agency:** Federal Emergency Management Agency  
**Duration:** In perpetuity  
**For:** Emergency management response purposes, including fire and rescue services



## Former Federal Building Ruston, LA

Conveyed by **GSA** – 2007

**Type of Conveyance** – Correctional

**Conveyed to** –  
City of Ruston and Lincoln Parish Police Jury

**Current Use** –  
The main floor is fully occupied by PRIDE of Lincoln, Inc., Crime and Drug Prevention Program. Also on the main floor is the City and Parish Tax Collection office from which funds collected go to support the local Sheriff's office. Geographic Information Systems, located in the west offices, assists in dispatching correctional officials to sites in the City and Parish. The basement has recently been renovated to house the Sheriff's task force for computer solicitation.

### Qualified Entities

Only certain entities are eligible to receive a public benefit conveyance. GSA and Federal sponsoring agencies can convey surplus Federal property through a PBC to state and local governments or for certain PBCs to qualified non-profit organizations.

### Eligibility for Non-Profit Organizations

The general definition of a qualified non-profit organization is any institution, organization, or association that meets two main criteria:

- The net earnings of the organization must not benefit any private shareholder or individual.
- The organization must be determined by the Internal Revenue Service to be tax exempt under section 501(c)(3) of the IRS Code.

Qualification determinations are made in collaboration with GSA's Federal sponsoring agencies.

### Negotiated Sales

A negotiated sale is a transaction in which the Federal Government offers state and local governments the right to purchase property at appraised fair market value before it is offered to the general public. Property acquired via negotiated sale must be for a public purpose, although they are not restricted to a particular use.

Much like a public benefit conveyance, a negotiated sale can bring about substantial benefits for the local community and municipality. State or local governments can purchase a property before it is listed on the open market.

In most instances, localities save money by reusing Federal facilities and avoiding unnecessary expenses associated with building new structures. Federal facilities can often be adapted to another public use without substantial rehabilitation costs. For example, a Federal courthouse may be easily retrofitted as a local courthouse facility.

Two general types of uses that typically qualify for a negotiated sale are direct public uses and economic development uses.

#### Direct Public Uses Examples

- Use of a Federal office building as a city municipal or administrative building.
- Development of a community center or public works depot.

#### Economic Development Examples

- Redevelopment of the land parcel as an industrial park.
- Subdivide the property, build streets and other infrastructure, and market the property at a later date.



## Chet Holifield Federal Building Parking Lot

Laguna Niguel, CA

Conveyed by GSA – May 13, 1999

Type of Conveyance – Negotiated Sale

Conveyed to –

Laguna Niguel Community Services District

Current Use –

The property has since been converted from a parking lot into a skate and soccer park featuring a 20,000 square foot Skateboard Park and synthetic grass soccer field. This state of the art park provides year round enjoyment for soccer and skateboard enthusiasts. A variety of local teams play at the park and it is open to the general public for a low admission cost.

### Time Frame for Negotiated Sales

In addition to the public use requirement, negotiated sales include an "excess profits clause." If within a specified period of time following the negotiated sale the purchaser sells the property, all proceeds in excess of the original negotiated price (plus allowable expenses) will be returned to the Federal government. This clause was established to prevent localities from "land banking" property and then selling it for a higher price to a third party. After the designated period, the public entity is entitled to do as they wish with the property.

### How to Find Available Federal Property

When surplus property becomes available as a possible PBC or negotiated sale, GSA prepares a surplus screening notice for the property. The notice contains a brief description of the property, lists the PBC uses and statutes under which the property can be conveyed, and contact information for the Regional GSA office and appropriate sponsoring agencies.

Surplus screening notices are available on the GSA Office of Real Property Disposal Resource Center at <https://rc.gsa.gov>. Public entities are encouraged to visit this website for valuable information regarding Federal properties and GSA regulations.

### Responding to a Surplus Screening Notice

Eligible public entities interested in acquiring the surplus property must inform the appropriate GSA Regional office and Federal sponsoring agency in writing within 30 days of the date on the notice. Interested parties should indicate:

1. The intended use of the property,
2. A reference to the applicable Federal statute or statutes that allow for the intended use of the property (see 'Authorizing Legislation' section of this book),
3. How much of the property is needed if the entire parcel is not desired,
4. The length of time that is required to develop and submit a formal application for the property, and
5. The reason for the time required developing and submitting a formal application.



**Richland Federal Building  
Parking Lot  
Richland, WA**

**Conveyed by GSA–** 2005

**Type of Conveyance –** Education

**Conveyed to –**  
Columbia Basin College

**Current Use –**  
The Health Sciences Center at Columbia Basin College will enable Columbia Basin College to double its nursing student capacity and build up programs including radiological studies and surgery technicians. The center opened its doors in 2006. The new healthcare center will also meet the medical needs of the growing community.

Based upon the facts and circumstances involved, including the potential suitability of the property for the use proposed, the sponsoring agency will determine what constitutes a reasonable period of time to allow the interested party to develop and submit a formal application for the property. The sponsoring agency coordinates with GSA and the applicant throughout the process. The Sponsoring Agency performs final PBC application review, notifies the applicant of the decision, and provides further instructions for proceeding with the acquisition of the property.

**Public Sales**

If no interest from eligible public or non-profit entities is received within the specified time period, GSA concludes that there is no public benefit use for the property and proceeds with plans to market the property for competitive public sale. For more information on acquiring Federal property by public sale, please see our brochure, 'A Guide to Buying Federal Real Estate' or visit our website at [www.propertydisposal.gsa.gov](http://www.propertydisposal.gsa.gov).



## Columbia Federal Building

Columbia, MO

Conveyed by GSA– October 29, 2003

Type of Conveyance – Education

Conveyed to –

YouZeum, formerly called the Health Adventure

Current Use –

TheYouZeum, formerly called the Health Adventure Center, was created by the Boone County Medical Society Alliance in the early 1990s. The mission of YouZeum is to provide an interactive environment where visitors can better understand the workings of the human body and the healthy choices they have within their control.

For more information, visit

<http://www.youzeum.org/>.

## Authorizing Legislation

The following Federal statutory language is provided for assistance in confirming an appropriate intended property use and in preparing a response to a surplus screening notice.

### Educational Use

Title 40 U.S.C. 550(c) authorizes the Administrator of General Services, in his discretion, to assign to the Secretary of Education, as appropriate, for disposal of such surplus real property, including buildings, fixtures, and equipment situated thereon, as is recommended by the appropriate Secretary as being needed for school, classroom, or other educational uses. The Act authorizes the appropriate Secretary to sell or lease such properties to States or their political subdivisions and instrumentalities, and tax-supported educational institutions, nonprofit educational institutions, or other similar institutions not operated for profit which have been held exempt from taxation under section 501(c)(3) of the Internal Revenue Code of 1954, and to fix the sale or lease value of the property to be disposed of taking into consideration any benefit which has accrued or may accrue to the United States from the use of the property by any such State, political subdivision, instrumentality, or institution. The principal restrictive provision in the instrument of conveyance requires the property to be used continuously for a specified period for the specific purpose stated in the application for the property made to the Departments of Education.

### Public Health Use

Title 40 U.S.C. 550(d) authorizes the Administrator of General Services, in his discretion, to assign to the Secretary of Health and Human Services, as appropriate, for disposal of such surplus real property, including buildings, fixtures, and

equipment situated thereon, as is recommended by the appropriate Secretary as being needed for use in the protection of public health, including research purposes. The Act authorizes the appropriate Secretary to sell or lease such properties to States or their political subdivisions and instrumentalities, and tax-supported medical institutions, hospitals, or other similar institutions not operated for profit which have been held exempt from taxation under section 501(c)(3) of the Internal Revenue Code of 1954, and to fix the sale or lease value of the property to be disposed of taking into consideration any benefit which has accrued or may accrue to the United States from the use of the property by any such State, political subdivision, instrumentality, or institution. The principal restrictive provision in the instrument of conveyance requires the property to be used continuously for a specified period for the specific purpose stated in the application for the property made to the Department of Health and Human Services.

### Public Parks and Public Recreational Areas

Title 40 U.S.C. 550(e) authorizes the Administrator of General Services, in his discretion, to assign to the Secretary of the Interior for disposal, such surplus property, including buildings, fixtures, and equipment situated thereon, as is recommended by the Secretary of the Interior as being needed for use as a public park or recreation area. The Act authorizes the Secretary to sell or lease such properties to any State, political subdivision, instrumentalities thereof, or municipality, and to fix the sale or lease value of the property to be disposed of, taking into consideration any benefit which has accrued or may accrue to the United States from the use of such property by any such State, political subdivision, instrumentality, or municipality.

Deeds conveying any surplus real property disposed of under this authority shall provide that the property shall be used and maintained for the purpose for which it was conveyed in perpetuity and may contain such additional terms, reservations, restrictions, and conditions as may be determined by the Secretary of the Interior to be necessary to safeguard the interest of the United States.

### **Historic Monuments**

Title 40 U.S.C. 550(h) authorizes conveyance to any State, political subdivision, instrumentalities thereof, or municipality, of all the right, title, and interest of the United States in and to any surplus real and related personal property which in the determination of the Secretary of the Interior is suitable and desirable for use as a historic monument for the benefit of the public.

Conveyances of property for historic monument purposes under this authority shall be made without monetary consideration to the United States:

Provided, that no property shall be determined under this authority to be suitable or desirable for use as an historic monument except in conformity with the recommendation of the National Park Advisory Board established under section 3 of the Act of Congress approved August 21, 1935 (16 U.S.C. 463) and only so much of any such property shall be so determined to be suitable or desirable for such use as is necessary for the preservation and proper observation of its historic features.

Property conveyed for historic monument purposes may under certain circumstances be used for revenue producing activities to support the historic monument. All income exceeding the cost of repairs, rehabilitation, and maintenance shall be used for public historic preservation, park, or recreational purposes.

Deeds conveying any surplus real property under this authority shall be used and maintained for the purposes for which it was conveyed in perpetuity and may contain such additional terms, reservations, restrictions, and conditions as may be determined by the Administrator to be necessary to safeguard the interest of the United States.

### **Correctional Facility/Emergency Management Response Use**

Title 40 U.S.C. 553 authorizes the Administrator of General Services, in his discretion, to transfer or convey to States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, American Samoa, the Virgin Islands, the Trust Territory of the Pacific Islands, the Commonwealth of the Northern Mariana Islands, or any political subdivision or instrumentality thereof, surplus real and related personal property, without monetary consideration for:

1. Correctional facility purposes. The Attorney General must determine the surplus real and related personal property to be required for such purposes by an authorized transferee or grantee under an appropriate program or project for the care and/or rehabilitation of criminal offenders as approved by the Attorney General.
2. Law enforcement purposes. The Attorney General must determine the surplus real and related personal property to be required for any activity involving the control or reduction of crime and juvenile delinquency, or enforcement of the criminal law, including investigative activities, such as laboratory functions, as well as training.
3. Emergency management response purposes. The Director of the Federal Emergency Management Agency must determine the surplus real and related personal property to be

required for emergency management response purpose, including fire and rescue services.

The deed or other instrument of conveyance for property will require that all property be used and maintained for correctional facility, law enforcement, or emergency management response (including fire and rescue services) purposes in perpetuity and may contain such additional terms, reservations, restrictions, and conditions as may be determined by the Administrator to be necessary to safeguard the interest of the United States.

### **Port Facilities**

Title 40 U.S.C. 554 authorizes the Administrator of General Services, in his discretion, to assign to the Secretary of Transportation for disposal, such surplus property, including buildings, fixtures, and equipment situated thereon, as is recommended by the Secretary of Transportation as being needed for the development or operation of a port facility. The Act authorizes the Secretary to convey properties at no cost to the States, the District of Columbia, the Commonwealth of Puerto Rico, Guam, American Samoa, the Virgin Islands, the Federated States of Micronesia, the Marshall Islands, and the Commonwealth of the Northern Mariana Islands, or any political subdivision, municipality, or instrumentality thereof. Deeds conveying any surplus real property disposed of under this authority shall be made without monetary consideration to the Federal Government and provide that the property shall be used and maintained for the purpose for which it was conveyed in perpetuity and may contain such additional terms, reservations, restrictions, and conditions as may be determined by the Secretary of Transportation to be necessary to safeguard the interest of the United States.

## **Public Airports**

Title 49 U.S.C. 47151 authorizes the conveyance or disposal of all right, title, and interest of the United States in and to any surplus real property or personal property (exclusive of property the highest and best use of which is determined by the Administrator to be industrial) to any State, political subdivision, municipality or tax-supported institution without monetary consideration to the United States. Such property must be determined by the Secretary of Transportation to be suitable, essential, or desirable for development, improvement, operation, or maintenance of a public airport as defined in the Federal Airport Act, as amended (49 U.S.C. 1101) or reasonably necessary to fulfill the immediate and foreseeable future requirements of the grantee for development, improvement, operation, or maintenance of a public airport, including property needed to develop sources of revenue from non-aviation businesses at a public airport. This section provides specific terms, conditions, reservations, and restrictions upon which such conveyances or disposals may be made.

## **Wildlife Conservation**

Title 16 U.S.C. 667b-d provides that, upon request, real property which is under the jurisdiction or control of a Federal agency and no longer required by such agency: (1) can be utilized for wildlife conservation purposes by the agency of the State exercising administration of the wildlife resources of the State wherein the real property lies or by the Secretary of the Interior; and (2) is valuable for use for any such purpose, and which, in the determination of the Administrator of General Services, is available for such use may, not withstanding any other provisions of the law, be transferred without reimbursement or transfer of funds (with or without improvements as determined

by said Administrator) by the Federal agency having jurisdiction or control of the property to (a) such State agency if the management thereof for the conservation of wildlife relates to other than migratory birds, or (b) to the Secretary of the Interior if the real property has particular value in carrying out the national migratory bird management program. Any such transfer to other than the United States shall be subject to the reservation by the United States of all oil, gas, and mineral rights and to the condition that the property shall continue to be used for wildlife conservation or other of the above stated purposes or in the event it is no longer used for such purposes or in the event it is needed for national defense purposes title thereto shall revert to the United States.

## **Homeless Assistance**

Title V of the McKinney-Vento Act, as amended (42 U.S.C. 11411), authorizes the identification and use of underutilized and unutilized property for use as facilities to assist the homeless as a permissible use in the protection of public health. The Secretary of Housing and Urban Development collects data on Federal properties and identifies those suitable to assist the homeless. The General Services Administration and the Department of Health and Human Services make suitable surplus properties available to private nonprofit organizations, units of local government, and States for use as facilities to assist the homeless. These properties are leased, deeded, or made available on an interim basis at no cost to approved homeless assistance providers. Federal land-holding agencies may lease/permit suitable underutilized property to approved homeless assistance applicants.

## **Self-help Housing**

Title 40 U.S.C. 550(f)(3) authorizes the Administrator of General Services to assign to the Secretary of

Housing and Urban Development (Secretary) surplus real property, including buildings, fixtures, and equipment situated thereon, as is recommended by the Secretary as being needed for providing housing or housing assistance for low income individuals or families.

This amendment contains a "sweat equity" provision which requires that any individual or family receiving housing or housing assistance constructed, rehabilitated, or refurbished through the use of the property must contribute a significant amount of labor toward the construction, rehabilitation, or refurbishment.

The Secretary is authorized to sell or lease surplus real property for housing or housing assistance to any State, political subdivision, or instrumentality of a State, or any nonprofit organization existing for the primary purpose of providing housing or housing assistance for low-income individuals or families.

## **Highways**

Title 23 sections 107 and 317 of the United States Code authorize the conveyance of lands, or interests in lands, owned by the United States, to any State for the purpose of interstate construction, reconstruction, improvement, maintenance, right of way or materials source. Property being conveyed for these uses must be requested by the Secretary of Transportation and must be authorized by the Secretary of the Department supervising the administration of such lands or the interests in such lands. The conveyance of such property shall be made to the state transportation department or such political subdivision thereof as its laws may provide, in the form of purchase, donation, condemnation or other form so long as it complies with the laws of the United States. Title 40 U.S.C. 1304(b) provides for the conveyance of lands or

interest in such lands, with or without consideration, to such state or political subdivision for the purposes of highway, street or alley widening.

### **Negotiated Sales**

Title 40 U.S.C. 545(b)(8) and(9) allows the Administrator of General Services to prescribe regulations to govern non-competitive disposals and contracts for disposals if the disposal will be to a state, territory, or possession of the United States or to a political subdivision of, or a tax-supported agency in, a state, territory, or possession, and the estimated fair market value of the property and other satisfactory terms of disposal are obtained by negotiation or otherwise authorized by law. Section 545(e)(A)(ii) requires an explanatory statement of the circumstances shall be prepared for each disposal by negotiation of real property that has an estimated fair market value in excess of \$100,000. The prepared explanatory statement shall be transmitted to the appropriate committees of Congress for concurrence or approval in advance of the disposal.

### **Important Websites**

For additional information about the General Services Administration (GSA) log onto:  
**[www.gsa.gov](http://www.gsa.gov)**

For additional information about the Office of Real Property Disposal log onto:  
**<https://propertydisposal.gsa.gov/Property/About/>**

To search for real property available for sale by the GSA log onto:  
**[www.propertydisposal.gsa.gov](http://www.propertydisposal.gsa.gov)**

To access our online auction site log onto:  
**[www.auctionrp.com](http://www.auctionrp.com)**

To search for additional Federal real property and personal property (e.g., furniture, equipment, autos) log onto: **[www.GovSales.gov](http://www.GovSales.gov)**

For additional information about acquiring Federal real estate for public uses log onto:  
**[www.propertydisposal.gsa.gov/resourcecenter/](http://www.propertydisposal.gsa.gov/resourcecenter/)**

### **Office of Real Property Disposal Publications**

For information about purchasing surplus federal real property:  
***A Guide to Buying Federal Real Estate***

For information about real property available for sale by the GSA:  
***Real Estate Sales List***

For information about acquiring Federal real estate for public uses:

***Acquiring Federal Real Estate for Public Uses***

For information about environmental issues that affect the real property disposal process:  
***Environmental Framework for Real Property Disposal***

For information about the community benefits of federal real property reuse:  
***Measuring the Benefit of Federal Real Property Reuse***

For information about GovSales.gov:  
***GovSales.gov: The Official Site to Buy US Government Property***

For information about the Value Added Services program:  
***FAS RP***

### **To Obtain Any of the Above Publications, Please Write to:**

Office of Real Property Disposal  
General Services Administration  
1800 F Street, NW  
Washington, DC 20405

# GSA Real Property Disposal Zones

**New England Region**  
 General Services Administration  
 Office of Real Property Disposal (1PR)  
 10 Causeway Street  
 Boston, MA 02222  
 Telephone: 617-565-5700 • Fax: 617-565-5720

**Southeast Sunbelt Region**  
 General Services Administration  
 Office of Real Property Disposal (4PR)  
 401 West Peachtree Street  
 Atlanta, GA 30365  
 Telephone: 404-331-5133 • Fax: 404-331-2727

**Great Lakes Region**  
 General Services Administration  
 Office of Real Property Disposal (1PRM-5)  
 230 South Dearborn Street  
 Chicago, IL 60604  
 Telephone: 312-353-6045 • Fax: 312-886-9480

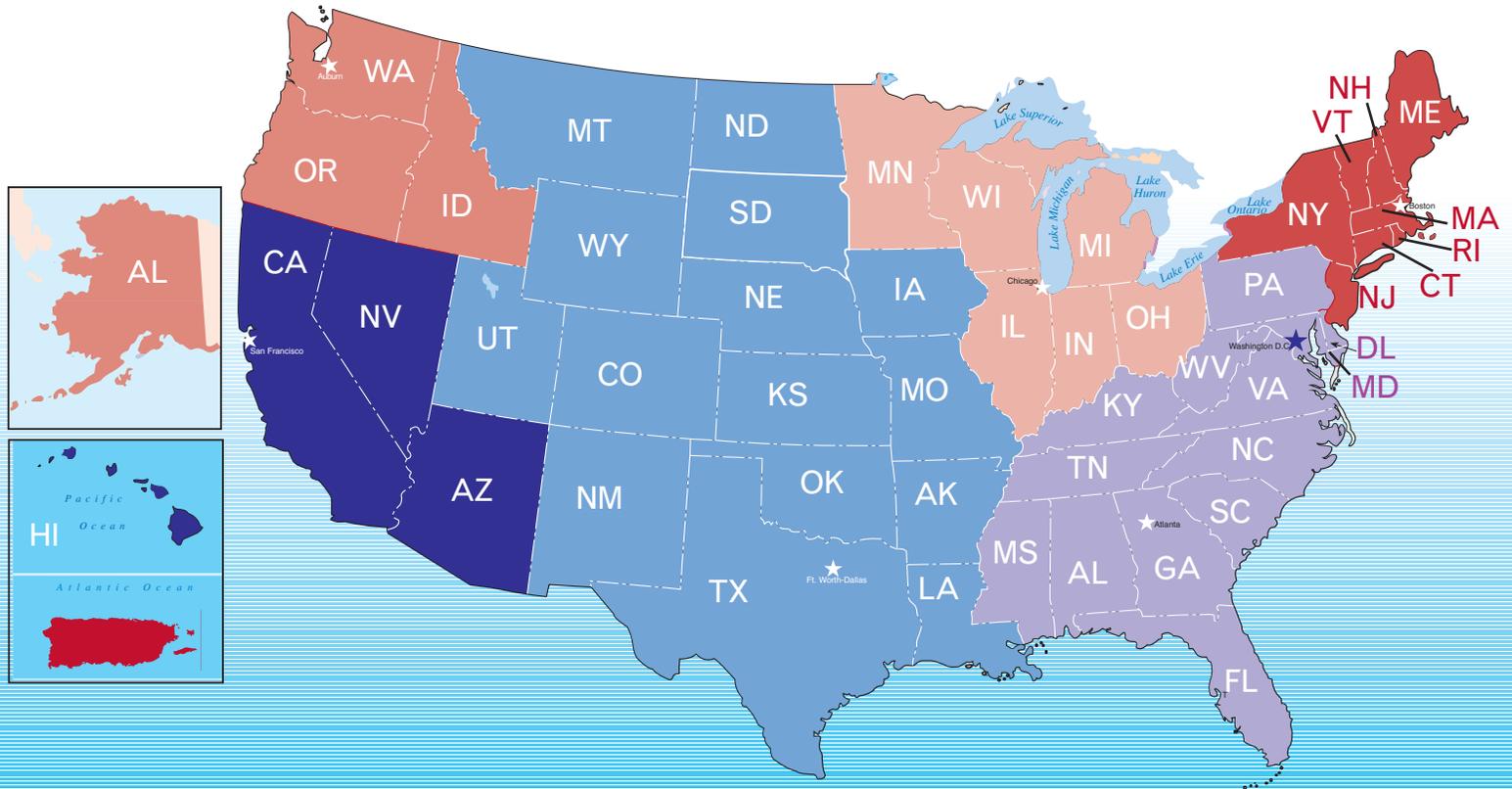
**Greater Southwest Region**  
 General Services Administration  
 Office of Real Property Disposal (7PR)  
 819 Taylor Street  
 Fort Worth, TX 76102  
 Telephone: 817-978-2331 • Fax: 817-978-2063

**Pacific Rim Region**  
 General Services Administration  
 Office of Real Property Disposal (9PR)  
 450 Golden Gate Avenue  
 San Francisco, CA 94102  
 Telephone: 888-472-5263 • Fax: 415-522-3213

**Northwest Artic Region**  
 General Services Administration  
 Office of Real Property Disposal (9PRF-10)  
 400 15th Street, SW  
 Auburn, WA 98001  
 Telephone: 253-931-7547 • Fax: 253-931-7554

**National Capital Region**  
 General Services Administration  
 Office of Real Property Disposal  
 7th & D Street, SW  
 Washington, DC 20407  
 Telephone: 202-205-2127 • Fax: 202-205-5295

**Central Office**  
 General Services Administration  
 Office of Real Property Disposal  
 1800 F Street, NW  
 Washington, DC 20405  
 Telephone: 202-501-0084 • Fax: 202-501-2520





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Office of Real Property Disposal

Office of Real Property Asset Management

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