
**Housing, Community Development &
Veterans Committee**

HB 2882

Brief Description: Establishing the Interbay community preservation and development authority.

Sponsors: Representatives Tarleton, Frame and Santos.

Brief Summary of Bill

- Establishes the Interbay Community Preservation and Development Authority.

Hearing Date: 2/5/20

Staff: Cassie Jones (786-7303).

Background:

Community Preservation and Development Authorities.

Residents, property owners, employees, or business owners of an impacted community may propose the formation of a Community Preservation and Development Authority (CPDA). The proposal must be presented in writing to the appropriate committees of the Legislature and must contain proposed general geographic boundaries for the CPDA. Proposals submitted after January 1, 2020, must identify one or more stable revenue sources that:

- have a nexus with the multiple publicly funded facilities that have adversely impacted the community; and
- can be used to support future operating or capital projects that will be identified in the strategic plan.

A CPDA must be authorized by statute. The Legislature must make the following findings before authorizing a CPDA in statute:

- the area within the proposal's geographic boundaries is an impacted community;
- the persons who brought forth the proposal are members of the community; and

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- the community has identified one or more stable revenue sources.

The affairs of a CPDA are managed by a board of directors with members consisting of representatives from specified groups including business owners, community members, non-profit and social services representatives, representatives involved in the arts and entertainment, and local government representatives.

Powers and Duties of a Community Preservation and Development Authority.

A CPDA has the power to:

- accept gifts, grants, loans, or other aid from public or private entities;
- employ and appoint such agents, attorneys, officers, and employees as may be necessary to implement the purposes and duties of an authority;
- contract and enter into partnerships with individuals, associations, corporations, and local, state, and federal governments;
- buy, own, lease, and sell real and personal property;
- hold in trust, improve, and develop land;
- invest, deposit, and reinvest its funds;
- incur debt in furtherance of its mission; and
- lend its funds, property, credit, or services for corporate purposes.

A CPDA has the duty to:

- establish specific geographic boundaries for the authority within its bylaws based on the general geographic boundaries established in the proposal approved by the Legislature;
- solicit input from members of its community and develop a strategic preservation and development plan to restore and promote the health, safety, and economic well-being of the impacted community, and to restore and preserve its cultural and historical identity;
- include within the strategic plan a prioritized list of projects identified and supported by the community, including capital or operating components;
- establish funding mechanisms to support projects and programs identified in the strategic plan including, but not limited to, grants and loans;
- use gifts, grants, loans, and other aid from public or private entities to carry out projects identified in the strategic plan; and
- demonstrate ongoing accountability for its actions by:
 - reporting to the appropriate committees of the Legislature, one year after formation and every biennium thereafter;
 - reporting any changes in the authority's geographic boundaries to the Legislature;
 - convening a local town hall meeting with its constituency on an annual basis; and
 - maintaining books and records as appropriate for the conduct of its affairs.

Summary of Bill:

The following legislative findings are made:

- The state owns a property of approximately 25 acres in size within Seattle's Ballard-Interbay Northend Manufacturing Industrial Center (BINMIC), known as the Interbay property. The National Guard currently uses the Interbay property for the Seattle Readiness Center, built in 1974.

- The National Guard has determined that it must relocate from the Interbay property to another site. Once the National Guard is relocated in a new, fully operational readiness center, the Interbay property will be available for redevelopment.
- The area within the Interbay neighborhood is an impacted community.
- The persons who brought forth the proposal for creation of the Interbay Community Preservation and Development authority (ICPDA) are members of the community and are constituents of the ICPDA.

The ICPDA is authorized. Its boundaries are those contained in the Interbay neighborhood within the city of Seattle. The ICPDA may exercise its authority in furtherance of projects that located only within the boundaries of the Interbay property.

The affairs of the ICPDA must be managed by a board of directors consisting of the following members:

- two members with experience developing workforce or affordable housing;
- two members with project financing options for public-private partnerships related to housing;
- two members with architectural design and development experience related to industrial and mixed-use zoning;
- one member representing the Port of Seattle;
- one member representing the National Guard;
- one member representing the King County Council;
- one member representing the City of Seattle mayor's office;
- one member representing the Seattle City Council; and
- two members of the thirty-sixth legislative district delegation.

"Interbay property" means a state-owned property located at 1601 West Armory Way, consisting of approximately 25 acres of land within the BINMIC.

Appropriation: None.

Fiscal Note: Requested on January 30, 2020.

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