
HOUSE BILL 1648

State of Washington

63rd Legislature

2013 Regular Session

By Representatives Appleton, Johnson, McCoy, Pike, Ryu, Moscoso, and Hansen

Read first time 02/04/13. Referred to Committee on Community Development, Housing & Tribal Affairs.

1 AN ACT Relating to community economic revitalization in
2 incorporated areas; and adding a new section to chapter 43.160 RCW.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 43.160 RCW
5 to read as follows:

6 (1) The legislature finds that there is a need to establish a
7 distinct program administered by the board to encourage the
8 revitalization of abandoned and vacant properties within incorporated
9 areas of the state. The goal of the revitalization program is to
10 maximize the number and type of businesses, services, and employment
11 opportunities available in communities and to enhance their vitality
12 and livability.

13 (2) The definitions in this subsection apply throughout this
14 section unless the context clearly requires otherwise.

15 (a) "Municipality" means a city, town, county, or port district of
16 this state.

17 (b) "Project" means a project of a municipality for the planning,
18 acquisition, construction, repair, reconstruction, replacement,
19 rehabilitation, or improvement of a public facility.

1 (c) "Public facilities" means: (i) Bridges; (ii) roads; (iii)
2 research, testing, training, and incubation facilities in areas
3 designated as innovation partnership zones under RCW 43.330.270; (iv)
4 buildings or structures; (v) domestic and industrial water; (vi) earth
5 stabilization; (vii) sanitary sewer; (viii) storm sewer; (ix) railroad;
6 (x) electricity; (xi) telecommunications; (xii) transportation; (xiii)
7 natural gas; and (xiv) port facilities.

8 (3)(a) The board may make interest-free loans to municipalities to
9 finance public facilities projects that will improve opportunities for
10 revitalizing existing retail, industrial, or commercial properties
11 located within incorporated areas. These properties must have either
12 been abandoned, or have more than seventy-five percent of their square
13 footage vacant.

14 (b) The board may make a revitalization program loan only for a
15 public facilities project approved by a municipality that demonstrates
16 convincing evidence that a specific private development or expansion is
17 ready to occur and will occur only if the public facility improvement
18 is made.

19 (c) The board may allow de minimis general system improvements to
20 be funded if they are critically linked to the viability of the
21 project.

22 (4) The board may not provide financing for any public facilities
23 project that:

24 (a) Has the primary purpose of facilitating or promoting a retail
25 shopping development whose floor area exceeds ten thousand square feet;

26 (b) Will result in a development or expansion that would displace
27 existing jobs in any other community in the state;

28 (c) Has the primary purpose of facilitating or promoting gambling;

29 (d) Is located outside the jurisdiction of the applicant; or

30 (e) Will result in a development or expansion of a professional
31 sports arena.

32 (5) An application for a revitalization program loan must be made
33 in the form and manner prescribed by the board.

34 (6) When evaluating and prioritizing projects for revitalization
35 program loans, the board must give consideration, at a minimum, to the
36 following factors:

37 (a) The project's value to the community, including evidence of
38 support from affected local businesses and government;

1 (b) The project's feasibility, using standard economic principles;
2 (c) Commitment of local matching resources and local participation;
3 (d) The project's inclusion in a capital facilities plan,
4 comprehensive plan, or local economic development plan consistent with
5 applicable state planning requirements;

6 (e) The project's readiness to proceed; and

7 (f) The projected median hourly wage of the private sector jobs
8 created after the project is completed in comparison to the countywide
9 median hourly wage.

10 (7) In making revitalization program loans, the board must conform
11 to the following requirements:

12 (a) The board must provide reasonable terms and conditions for
13 repayment for loans;

14 (b) The board may not require the municipality to pay interest on
15 the loan;

16 (c) The board may not make loans that exceed twenty years in
17 duration;

18 (d) A municipality must begin repayment of a loan five years after
19 receiving it; and

20 (e) One or a combination of loans made to a municipality for a
21 specific project may not exceed two million dollars.

22 (8) The board must make loans and administer the revitalization
23 loan program using appropriations provided specifically for that
24 purpose.

25 (9) No more than ten million dollars may be appropriated for the
26 revitalization loan program in the biennial capital budget.

27 (10)(a) The revitalization loan program account is created in the
28 state treasury. All receipts from loan repayments, any moneys
29 appropriated to it by law, and any gifts, grants, or bequests pledged
30 for the purposes of the revitalization loan program must be deposited
31 into the account.

32 (b) Moneys in the account may be spent only after appropriation.
33 Expenditures from the account may be used only to fulfill commitments
34 arising from loans authorized in subsection (3) of this section and to
35 pay for the associated administrative costs of the board and staff.

36 (c) The total outstanding amount that the board may dispense at any

1 time pursuant to this subsection shall not exceed the moneys available
2 from the account.

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