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**SUBSTITUTE HOUSE BILL 2882**

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**State of Washington**

**66th Legislature**

**2020 Regular Session**

**By** House Housing, Community Development & Veterans (originally sponsored by Representatives Tarleton, Frame, and Santos)

READ FIRST TIME 02/07/20.

1 AN ACT Relating to establishing the Interbay community  
2 preservation and development authority; amending RCW 43.167.010;  
3 adding a new section to chapter 43.167 RCW; and providing an  
4 effective date.

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

6 NEW SECTION. **Sec. 1.** A new section is added to chapter 43.167  
7 RCW to read as follows:

8 (1) The legislature finds:

9 (a) The state of Washington owns a property of approximately  
10 twenty-five acres in size located at 1601 West Armory Way within  
11 Seattle's Ballard-Interbay northend manufacturing industrial center,  
12 known as the Interbay property. The national guard currently uses the  
13 Interbay property for the Seattle readiness center, built in 1974.  
14 The national guard has determined that it must relocate from the  
15 Interbay property to another site. Once the national guard is  
16 relocated in a new, fully operational readiness center, the Interbay  
17 property will be available for redevelopment.

18 (b) The area within the Interbay neighborhood is an impacted  
19 community.

20 (c) The persons who brought forth the proposal for creation of  
21 the Interbay community preservation and development authority are

1 members of the community and are constituents of the Interbay  
2 community preservation and development authority.

3 (2) The legislature authorizes the establishment of the Interbay  
4 community preservation and development authority, which boundaries  
5 are those contained in the Interbay neighborhood within the city of  
6 Seattle.

7 (3) The Interbay community preservation and development authority  
8 may exercise its authority in furtherance of projects that are  
9 located only within the boundaries of the Interbay property. For  
10 purposes of this subsection, "Interbay property" means a state-owned  
11 property located at 1601 West Armory Way, consisting of approximately  
12 twenty-five acres of land within Seattle's Ballard-Interbay northend  
13 manufacturing industrial center.

14 (4) The affairs of the Interbay community preservation and  
15 development authority shall be managed by a board of directors,  
16 consisting of the following members:

17 (a) Two members with experience developing workforce or  
18 affordable housing;

19 (b) Two members with project financing options for public-private  
20 partnerships related to housing;

21 (c) Two members with architectural design and development  
22 experience related to industrial and mixed-use zoning;

23 (d) One member representing the port of Seattle;

24 (e) One member representing the national guard;

25 (f) One member representing the King county council;

26 (g) One member representing the city of Seattle mayor's office;

27 (h) One member representing the Seattle city council; and

28 (i) Two members of the thirty-sixth legislative district  
29 delegation.

30 **Sec. 2.** RCW 43.167.010 and 2019 c 447 s 4 are each amended to  
31 read as follows:

32 (1) The residents, property owners, employees, or business owners  
33 of an impacted community may propose formation of a community  
34 preservation and development authority. The proposal to form a  
35 community preservation and development authority must be presented in  
36 writing to the appropriate legislative committee in both the house of  
37 representatives and the senate. The proposal must contain proposed  
38 general geographic boundaries that will be used to define the  
39 community for the purposes of the authority. Proposals presented

1 after January 1, (~~2020~~) 2022, must identify in its proposal one or  
2 more stable revenue sources that (a) have a nexus with the multiple  
3 publicly funded facilities or other land use decisions that have  
4 adversely impacted the community, and (b) can be used to support  
5 future operating or capital projects that will be identified in the  
6 strategic plan required under RCW 43.167.030.

7 (2) Formation of the community preservation and development  
8 authority is subject to legislative authorization by statute. The  
9 legislature must find that (a) the area within the proposal's  
10 geographic boundaries meets the definition of "impacted community"  
11 contained in RCW 43.167.003(4) and (b) those persons that have  
12 brought forth the proposal are members of the community as defined in  
13 RCW 43.167.003(1) and, if the authority were approved, would meet the  
14 definition of constituency contained in RCW 43.167.003(3). For  
15 proposals brought after January 1, (~~2020~~) 2022, the legislature  
16 must also find that the community has identified one or more stable  
17 revenue sources as required in subsection (1) of this section. The  
18 legislature may then act to authorize the establishment of the  
19 community preservation and development authority in law.

20 (3) (~~The~~) Except as provided in section 1(4) of this act, the  
21 affairs of a community preservation and development authority shall  
22 be managed by a board of directors, consisting of the following  
23 members:

24 (a) Two members who own, operate, or represent businesses within  
25 the community;

26 (b) Two members who reside in the community;

27 (c) Two members who are involved in providing nonprofit community  
28 or social services within the community;

29 (d) Two members who are involved in the arts and entertainment  
30 within the community;

31 (e) Two members with knowledge of the community's culture and  
32 history;

33 (f) One member who is involved in a nonprofit or public planning  
34 organization that directly serves the impacted community; and

35 (g) Two representatives of the local legislative authority or  
36 authorities, as ex officio members.

37 (4) No member of the board shall hold office for more than four  
38 years. Board positions shall be numbered one through nine, and the  
39 terms staggered as follows:

1 (a) Board members elected to positions one through five shall  
2 serve two-year terms, and if reelected, may serve no more than one  
3 additional two-year term.

4 (b) Board members initially elected to positions six through  
5 thirteen shall serve a three-year term only.

6 (c) Board members elected to positions six through thirteen after  
7 the initial three-year term shall serve two-year terms, and if  
8 reelected, may serve no more than one additional two-year term.

9 (5) With respect to an authority's initial board of directors:  
10 The state legislative delegation and those proposing formation of the  
11 authority shall jointly establish a committee to select the members  
12 of the initial board of directors once the authority has received  
13 legislative approval as established in subsection (2) of this  
14 section. For the purpose of identifying those persons who meet the  
15 criteria in subsection (3)(a) through (e) of this section, community  
16 shall mean the proposed geographic boundaries as set out in the  
17 proposal.

18 (6) With respect to subsequent elections of an authority's board  
19 of directors: A list of candidates shall be developed by the  
20 authority's existing board of directors and the election shall be  
21 held during the annual local town hall meeting as required in RCW  
22 43.167.030.

23 NEW SECTION. **Sec. 3.** Section 1 of this act takes effect July 1,  
24 2022.

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