

SENATE BILL REPORT

EHB 1471

As Reported by Senate Committee On:
Housing & Local Government, March 24, 2021

Title: An act relating to community preservation and development authorities.

Brief Description: Concerning community preservation and development authorities.

Sponsors: Representatives Santos, Harris-Talley and Lekanoff.

Brief History: Passed House: 3/1/21, 96-1.

Committee Activity: Housing & Local Government: 3/17/21, 3/24/21 [DP].

Brief Summary of Bill

- Specifies that a Community Preservation and Development Authority (CPDA) is a public body corporate and politic and instrumentality of the state of Washington.
- Lengthens the terms of the members of the boards of directors for CPDAs.

SENATE COMMITTEE ON HOUSING & LOCAL GOVERNMENT

Majority Report: Do pass.

Signed by Senators Kuderer, Chair; Das, Vice Chair; Fortunato, Ranking Member; Gildon, Assistant Ranking Member; Short, Assistant Ranking Member; Cleveland, Lovelett, Salomon and Warnick.

Staff: Bonnie Kim (786-7316)

Background: Community Preservation and Development Authorities (CPDAs) are entities formed to restore or enhance the health, safety, and economic wellbeing of communities adversely impacted by construction of, or ongoing operation of, multiple major public

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

facilities, public works, and capital projects with significant public funding or other land use decisions.

A CPDA must have one or more of the following purposes:

- revitalize, enhance, and preserve the unique character of impacted communities;
- mitigate the adverse effects of multiple major public facilities projects, public works projects, or capital projects with significant public funding, a secure community transition facility, or other land use decisions;
- restore a local area's sense of community;
- reduce the displacement of community members and businesses;
- stimulate the community's economic vitality;
- enhance public service provisions;
- improve the standard of living of community members; or
- preserve historic buildings or areas by returning them to economically productive uses compatible with or enhance their historic character.

Among its other duties, a CPDA has a duty to develop a strategic preservation and development plan to restore and promote the health, safety, and economic wellbeing of the impacted community and to restore and preserve its cultural and historical identity. The CPDA must establish funding mechanisms, such as grants and loans, to support projects and programs identified and supported in the strategic plan.

The CPDA must be managed by a board of directors consisting of members who:

- own businesses or reside in the community;
- are involved in arts and entertainment in the community;
- have knowledge of the community's culture and history;
- are involved in a nonprofit or public planning organization directly serving the community; and
- are representatives of local legislative authorities and serve as ex officio members.

No board member may hold office for more than four years. The terms for the board of director positions must be staggered as follows:

- board members elected to positions one through five shall serve two-year terms, and if reelected, may serve no more than one additional two-year term;
- board members initially elected to positions six through 13 shall serve a three-year term only; and
- board members elected to positions six through 13 after the initial three-year term shall serve two-year terms, and if reelected, may serve no more than one additional two-year term.

The formation of a CPDA must be authorized by statute. There are currently two authorized CPDAs—Pioneer Square-International District CPDA and Central District CPDA.

Summary of Bill: A CPDA is a public body corporate and politic and instrumentality of the state of Washington.

The terms of the members of the boards of directors for CPDAs are modified as follows:

- the maximum length of time a board member may serve is increased from four years to six years;
- board members elected to positions one through five shall serve three-year terms instead of two-year terms, and if reelected, may serve no more than one additional three-year term instead of a two-year term;
- board members initially elected to positions six through 13 shall serve a two-year term instead of a three-year term and may serve no more than one additional three-year term; and
- board members elected to positions six through 13 after the initially elected members shall serve three-year terms instead of two-year terms, and if reelected, may serve no more than one additional three-year term instead of a two-year term.

Appropriation: None.

Fiscal Note: Not requested.

Creates Committee/Commission/Task Force that includes Legislative members: No.

Effective Date: Ninety days after adjournment of session in which bill is passed.

Staff Summary of Public Testimony: PRO: This is a technical bill. This bill clarifies that CPDAs operate as state agencies and lengthens board member terms so they can be effective. CPDAs ensure the health and economic wellbeing of our communities. This bill will help us with contracting and accessing state resources. There is a steep learning curve for our board members.

Persons Testifying: PRO: Representative Sharon Tomiko Santos, Prime Sponsor; Dr. Rayburn Lewis, Central District Community Preservation and Development Authority; Maria Batayola, Pioneer Square Chinatown International District CPDA; Kathleen Johnson, Historic South Downtown.

Persons Signed In To Testify But Not Testifying: No one.