Washington State
House of Representatives
Office of Program Research

BILL ANALYSIS

Community & Economic Development Committee

HB 1471

Brief Description: Concerning community preservation and development authorities.

Sponsors: Representatives Santos, Harris-Talley and Lekanoff.

Brief Summary of Bill

- Lengthens the terms of the members of the boards of directors for Community Preservation and Development Authorities.

Hearing Date: 2/9/21

Staff: Cassie Jones (786-7303).

Background:

Community Preservation and Development Authorities (CPDA) are entities formed to restore or enhance the health, safety, and economic well-being of communities adversely impacted by the construction of, or ongoing operation of, multiple major public 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:
- to revitalize, enhance, and preserve the unique character of impacted communities;
- to 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;
- to restore a local area's sense of community;
- to reduce the displacement of community members and businesses;
- to stimulate the community's economic vitality;

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- to enhance public service provisions;
- to improve the standard of living of community members; or
- to preserve historic buildings or areas by returning them to economically productive uses that are 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 well-being of the impacted community and to restore and preserve its cultural and historical identity. The CPDA must establish funding mechanisms to support projects and programs identified and supported in the strategic plan such as grants and loans.

The CPDA must be managed by a board of directors consisting of members who: (1) own businesses or reside in the community; (2) are involved in arts and entertainment in the community; (3) have knowledge of the community's culture and history; (4) are involved in a nonprofit or public planning organization directly serving the community; and (5) 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 CPDAs that have been authorized: Pioneer Square-International District CPDA and Central District CPDA.

Summary of Bill:

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.

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