

Amendment 1 Version 2 to CB 121011 – Roots to Roofs

Sponsor: Councilmember Rinck

Correct a typographical error in the introduced legislation to clarify the definition of a qualifying community development organization

Effect: Council Bill 121011 would create a pilot program that would allow larger development for projects on sites where qualifying community development organizations (QCDOs) have a legally established and ongoing property-related interest. The intent of the bill is to provide incentives for QCDOs to participate in mixed-use projects that support community needs and seek to reduce displacement.

As introduced, CB 121011 contains a typographical error that would inadvertently limit the types of qualifying organizations to public development authorities and housing authorities. The intent of the legislation is to include those types of organizations and not-for-profit organizations that have as their purpose the creation or preservation of affordable housing, affordable commercial space, affordable arts space, community gathering spaces, or equitable development uses. This amendment also clarifies that requirements for ownership and control of qualifying development by a QCDO can apply to one or more QCDOs. This would allow for participation in a qualifying development by multiple QCDOs with a development partner.

Amend Section 2 of Council Bill 121011, as follows:

Section 2. New Sections 23.40.090 through 23.40.097 are added to the Seattle Municipal

Code as follows:

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23.40.091 Definitions for Sections 23.40.090 through 23.40.097

For the purposes of Sections 23.40.090 through 23.40.097:

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“Qualifying community development organization” means a nonprofit organization registered with the Washington Secretary of State ~~as~~, a public development authority created pursuant to RCW 35.21.730, or a public housing authority created pursuant to RCW 35.82.030,

that has as its purpose the creation or preservation of affordable housing, affordable commercial space, affordable arts space, community gathering spaces, or equitable development uses. A qualifying community development organization may consist of a partnership among one or more qualifying community development organizations, one or more qualifying community development organizations and a partnering for-profit development entity, or a partnership or limited liability company of which at least one qualifying community development organization serves as the controlling general partner or managing member.

“Qualifying development” means a development located on a site in which a qualifying community development organization has a legally established and ongoing property-related interest on the date of complete building permit application submittal. To have a legally established and ongoing property-related interest, a qualifying community development organization, alone or in combination with other qualifying community development organizations, shall own at least 51 percent of the property or have a controlling and active management role in a corporation or partnership that owns a property, such as a sole managing member of a limited liability company or sole general partner of a limited partnership.

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