

Amendment 3
to
Council Bill 120081
Sponsor: Pedersen
Definition of “controlled by”

Amend Section 1 of Council Bill 120081 as shown:

Section 1. A new Section 23.42.055 is added to the Seattle Municipal Code as follows:

23.42.055 Low-income housing on property owned or controlled by a religious organization

A. This Section 23.42.055 establishes the requirements for developments using alternative development standards for low-income housing on property owned or controlled by a religious organization where allowed by the provisions of the zone. For the purposes of this Section 23.42.055 a property is controlled by a religious organization when a religious organization has a legally established and ongoing property-related interest in a property as demonstrated by ownership of at least 51 percent of an incorporated owner; or 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.

Effect: This amendment would define “controlled by” for the purposes of establishing qualifying entities that can participate in the bonus program.

Religious organizations that own property or that have control over property through an on-going, property-related interest in a property, such as through controlling shareholder interest in a corporate property owner or managing partnership position in a development entity could avail themselves of the alternative development standards.