

Community Economic Revitalization Board

Local Infrastructure Financing Tool Requirements

Revenue Development Area Requirements

The RDA ordinance describes the boundaries of the revenue development area, subject to the limitations in RCW 39.102.060. <i>(RCW 39.102.090(1)(b))</i>
The taxable real property within the RDA boundaries will/did not exceed one billion dollars in assessed value when the RDA is/was designated. <i>(RCW 39.102.060(1))</i>
The average assessed value per square foot of taxable land within the RDA boundaries, as of January 1, 2008, does not exceed \$70 when the RDA is designated. <i>(RCW 39.102.060(2))</i>
The RDA does not have, within its boundaries, any part of a hospital benefit zone established under Chapter 39.100 RCW or any part of another revenue development area created under Chapter 39.102. <i>(RCW 39.102.060(3))</i>
The RDA described in the ordinance consists of contiguous tracts, lots, pieces, or parcels of land without the creation of islands of property not included in the RDA. <i>(RCW 39.102.060(4))</i>
The boundaries of an RDA have not been drawn to purposely exclude parcels where economic growth is unlikely to occur. <i>(RCW 39.102.060(5))</i>
The RDA is/was less than 25 percent of the total assessed value of the taxable real property within the boundaries of the sponsoring local government, including any cosponsoring local government, at the time the RDA is/was designated. <i>(RCW 39.102.060(7))</i>
The boundaries of the RDA will remain unchanged for the time period that local infrastructure financing is used. <i>(RCW 39.102.060(8))</i>
An RDA does not include any part of an increment area created under RCW 39.89 after December 31, 2005. <i>(RCW 39.102.060(9))</i>
The revenue development area (RDA) ordinance describes the proposed public improvements to be made in the revenue development area. <i>(RCW 39.102.090(1)(a))</i>
All of the public improvements being proposed for LIFT financing are located in the RDA. <i>(RCW 39.102.060(6))</i>
All of the proposed public improvements described in the RDA ordinance are eligible public improvements as detailed in RCW 39.102.020(21).
The RDA ordinance estimates the cost of the proposed public improvements and the portion of the costs that will be financed using LIFT. <i>(RCW 39.102.090(1)(c))</i>
All of the public improvements in the RDA financed with LIFT are projects identified within the capital facilities, utilities, housing or transportation element of the comprehensive plan required under RCW 36.70A or are public improvements that are historical preservation activities as defined in RCW 39.89.020. <i>(RCW 39.102.070(2))</i>
The public improvements to be financed (wholly or partly) using LIFT are expected to encourage private development within the RDA and to increase the fair market value of real property within the RDA. <i>(RCW 39.102.070(3))</i>
The sponsoring local government, participating local government, or participating taxing districts have or will enter into a contract with a private developer to undertake private improvements within the RDA, or have received a letter of intent from a private developer that plans to undertake private improvements within the RDA. <i>(RCW 39.102.070(4))</i>

Anticipated private development in the RDA as a result of the public improvements will be consistent with countywide planning policy adopted by the county under RCW 36.70A.210 and the local government's comprehensive plan and development regulations adopted under RCW 36.70A. (RCW 39.102.070(5))
The RDA ordinance estimates the time during which local excise tax allocation revenues, local property tax allocation revenues, and other revenues from local public sources are to be used for local infrastructure financing. (RCW 39.102.090(1)(d))
The RDA ordinance provides the date when the use of local excise tax allocation revenues and local property tax allocation revenues will begin. (RCW 39.102.090(1)(e))
The RDA ordinance finds all of the conditions in RCW 39.102.070 are met and all of the findings in RCW 39.102.080 are complete. (RCW 39.102.090(1)(f))
The governing body of the sponsoring local government and the governing body of any cosponsoring local government or a committee comprised of the majority of the governing body or bodies held a hearing before passage of the RDA ordinance to discuss establishment of the RDA and the public improvements proposed to be financed wholly or partly with LIFT. (RCW 39.102.090(2))
The sponsoring local government and any cosponsoring local government have delivered a certified copy of the adopted ordinance to the county treasurer, the governing body of each participating local government and participating taxing district within the RDA is located, as well as to CERB. (RCW 39.102.090(3))

Action required prior to adopting a Revenue Development Area ordinance

Written agreements (authorized by appropriate governing bodies) were obtained from all participating local government(s) and taxing districts to use dedicated amounts of local excise tax allocation revenues, local property tax allocation revenues, and other revenues from local public sources (wholly or partly) for local infrastructure authorized in the Act. (RCW 39.102.080(1))
The impact of the RDA on small businesses and low-income housing was estimated. (RCW 39.102.080(2))
A mitigation plan for impacted businesses and housing was developed. (RCW 39.102.080(2))
An inventory of existing low-income housing units, businesses and retail activity in the RDA was developed. (RCW 39.102.080(2)(a))
A reasonable estimate was produced of the number of low-income housing units, small businesses and other commercial activity that may be vulnerable to displacement within the RDA. (RCW 39.102.080(2)(b))
A reasonable estimate was produced of the projected net job growth and net housing growth caused by creation of the revenue development area when compared to the existing jobs or housing balance for the area. (RCW 39.102.080(2)(c))
A reasonable estimate was produced of the impact of net housing growth in the RDA on the current housing price mix. (RCW 39.102.080(2)(d))
Notice of the public hearing was published in a legal newspaper of general circulation within the proposed RDA at least 10 days before the public hearing and posted in at least 6 conspicuous public places located in the proposed RDA. (RCW 39.102.100(1))
Notice was sent by US mail to the property owners, all community-based organizations with involvement in the proposed RDA, and business enterprises located in the RDA at least 30 days prior to the hearing. (RCW 39.102.100(2))

Notices described the contemplated public improvements, estimated the public improvement costs to be borne by local infrastructure financing, described any other sources of revenue to fund the public improvements, described the boundaries of the RDA, estimated the impact that the public improvements will have on small businesses and low-income housing, and estimated the period during which local infrastructure financing is contemplated to be used. *(RCW 39.102.100(3))*

Notices instructed the public where to obtain information that demonstrated that all the limitations, conditions, and findings required in RCW 39.102.060, RCW 39.102.070, and RCW 39.102.080 had been met. *(RCW 39.102.100(4))*

The sponsoring local government and any cosponsoring local government delivered a certified copy of the proposed ordinance to the county treasurer, the governing body of each participating local government and participating taxing district in which the RDA is located as well as to CERB. *(RCW 39.102.100(5))*

Conditions on the use of the Local Infrastructure Financing Tool

No funds may be used to finance, design, acquire, construct, equip, operate, maintain, remodel, repair, or reequip public facilities funded with taxes collected under RCW 82.14.048. *(RCW 39.102.070(1))*

The governing body of the sponsoring local government, and any cosponsoring local government, must make a finding that the local infrastructure financing is not expected to be used for the purpose of relocating an existing Washington business from outside the RDA to inside the RDA.

(RCW 39.102.070(6)(a))

The governing body of the sponsoring local government, and any cosponsoring local government, must make a finding that the local infrastructure financing will improve the viability of existing business entities within the RDA. *(RCW 39.102.070(6)(b))*

The governing body of the sponsoring local government, and any cosponsoring local government, must make a finding that the public improvements proposed to be financed in whole or in part using local infrastructure financing are reasonably likely to increase private residential and commercial investment within the revenue development area. *(RCW 39.102.070(7)(a))*

The governing body of the sponsoring local government, and any cosponsoring local government, must make a finding that the public improvements proposed to be financed in whole or in part using local infrastructure financing are reasonably likely to increase employment within the revenue development area. *(RCW 39.102.070(7)(b))*

The governing body of the sponsoring local government, and any cosponsoring local government must make a finding that the public improvements proposed to be financed in whole or in part using local infrastructure financing are reasonably likely to improve the viability of any existing communities that are based on mixed-use development within the RDA. *(RCW 39.102.070(7)(c))*

The governing body of the sponsoring local government, and any cosponsoring local government must make a finding that the public improvements proposed to be financed in whole or in part using local infrastructure financing are reasonably likely to generate over the period of time that the local option sales and use tax will be imposed under RCCW 82.14.475, state excise tax allocation revenues and state property tax allocation revenues derived from the RDA that are equal to or greater than the respective state contributions made. *(RCW 39.102.070(7)(d))*

The local sponsoring local government will only use the local infrastructure financing in areas deemed in need of economic development or redevelopment within boundaries of the sponsoring local government. *(RCW 39.102.070(8))*