

Mobility Mitigation Fee Update

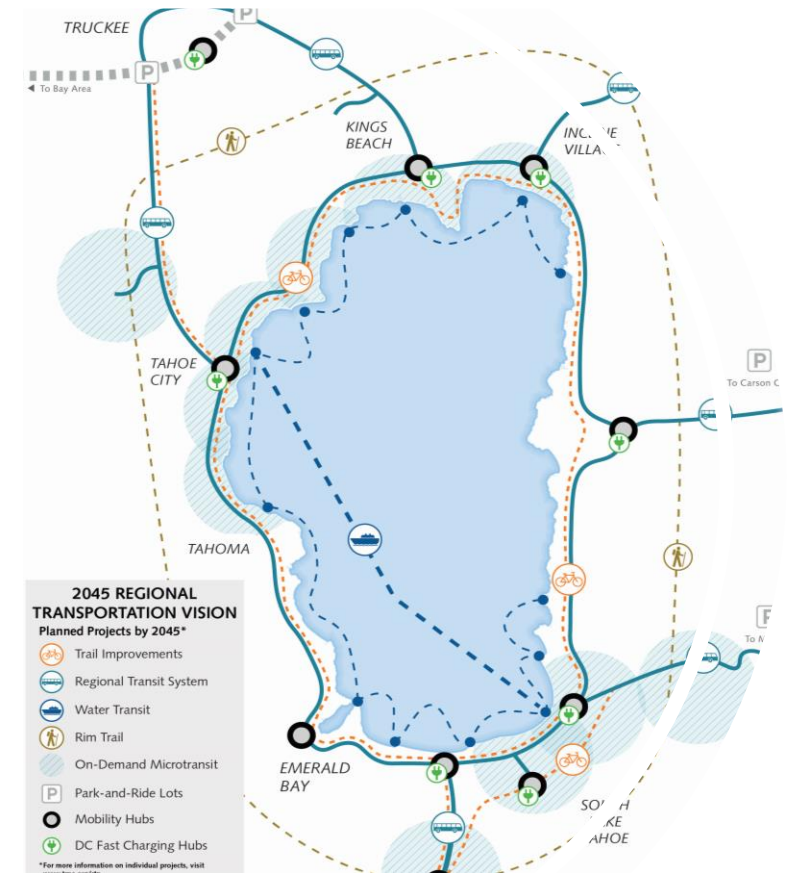
TRPA Advisory Planning Commission
December 08, 2021

Mobility Mitigation Fee Overview

Fee Basics

- Assessed on projects that produce new VMT
- Ensures development contributes to regional vision
- Promotes sustainable communities
- Support Implementation of Regional Plan
Regional Transportation Plan

2020 REGIONAL TRANSPORTATION PLAN



Fee Update Need

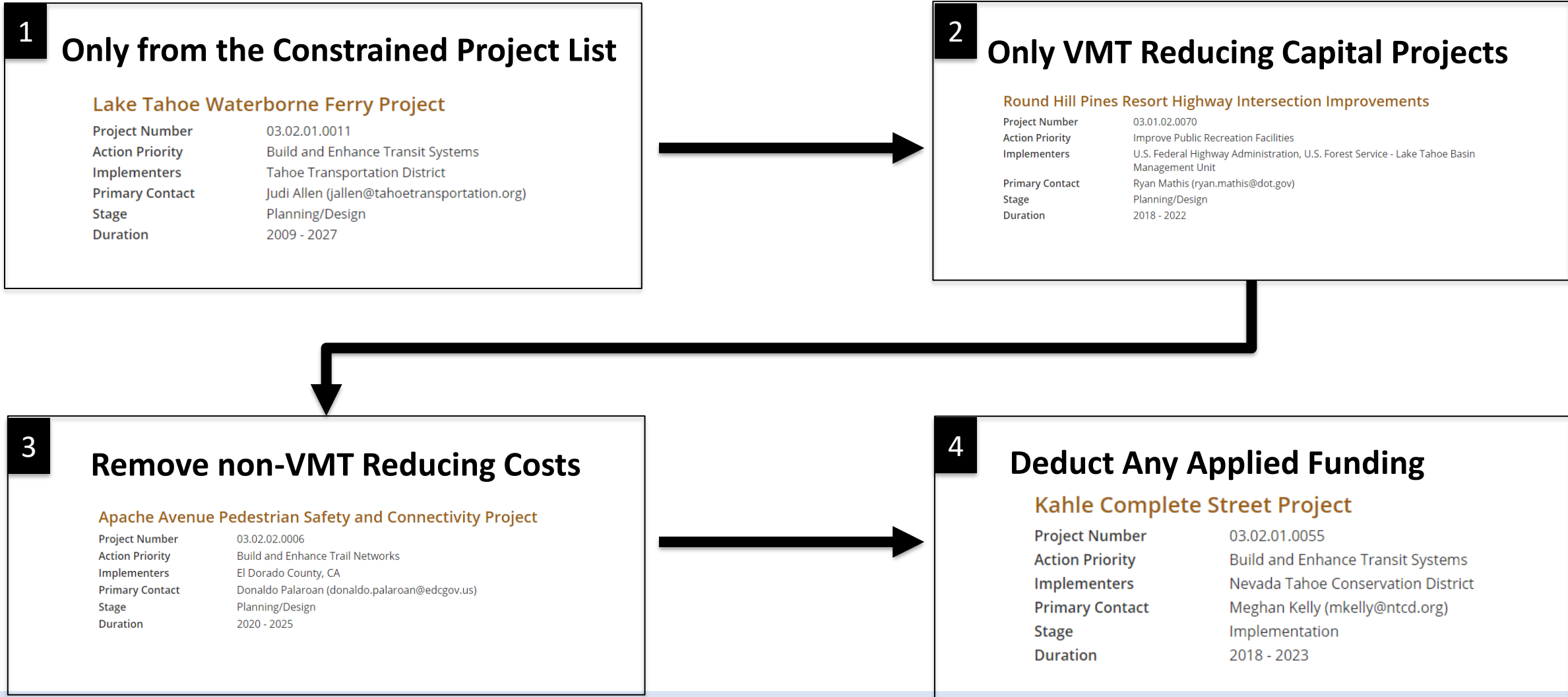
Need

- Align fees with impact (trips to VMT)
- Update to 2020 RTP project list
- Support threshold standard attainment
- Not updated since 2006



Fees provide matching funds for state
/ federal grants
to implement needed
transportation infrastructure

VMT Reducing Projects in the 2020 RTP



Fee Rate Calculation

- | | |
|---|--------|
| 1) Calculate cost of VMT reducing projects | \$550M |
| 2) Calculate new development's contribution to future VMT | 6.8% |
| 3) New development's share of project costs | \$37M |
| 4) Align fees with project impact assessment | |

Proposed Fee Rate: \$218/VMT

Example Fees

Residential	Old Trip-Based Fee (Inflation Adjusted fee)	Proposed VMT-Based Fee
Low VMT Area	\$3,258 (\$4,673)	\$3,738
Average VMT Area		\$6,478
High VMT Area		\$13,127

Tourist Accommodation (TAU)	Old Trip-Based Fee (Inflation Adjusted Fee)	VMT-Based Fee
Low VMT Area	\$2,724 (\$3,907)	\$6,020
Average VMT Area		\$9,597
High VMT Area		\$15,780

Affordable & Workforce Housing

- Policies & Programs to encourage development
- Recommended fee rate may prevent development
- Recommendation:
 - Waive the fee for deed-restricted affordable, moderate, and achievable housing developed within areas eligible for Residential Bonus Units

Use of Fees

- Mitigation Fund Release Policy Guidelines
 - Mobility Mitigation funds only used for VMT reducing projects
 - Jurisdiction's balance of Air Quality Mitigation funds can be used for air quality projects
 - Projects may qualify for other funds, e.g., Water Quality Mitigation
 - Continues approach of up to 25% of funds for Operations & Maintenance

Engagement



DRAFT
RECOMMENDATION



FINAL
RECOMMENDATION



IMPLEMENTATION

- Development community
- Transportation consultants
- Affordable housing developers
- League to Save Lake Tahoe
- Jurisdictions

Next Steps

- Request Recommendation to the Governing Board from:
 - Dec 15: Operations and Governance Committee
- Dec 15: Request Action from the Governing Board
- Continued collaboration on implementation of fee programs

Question & Answer

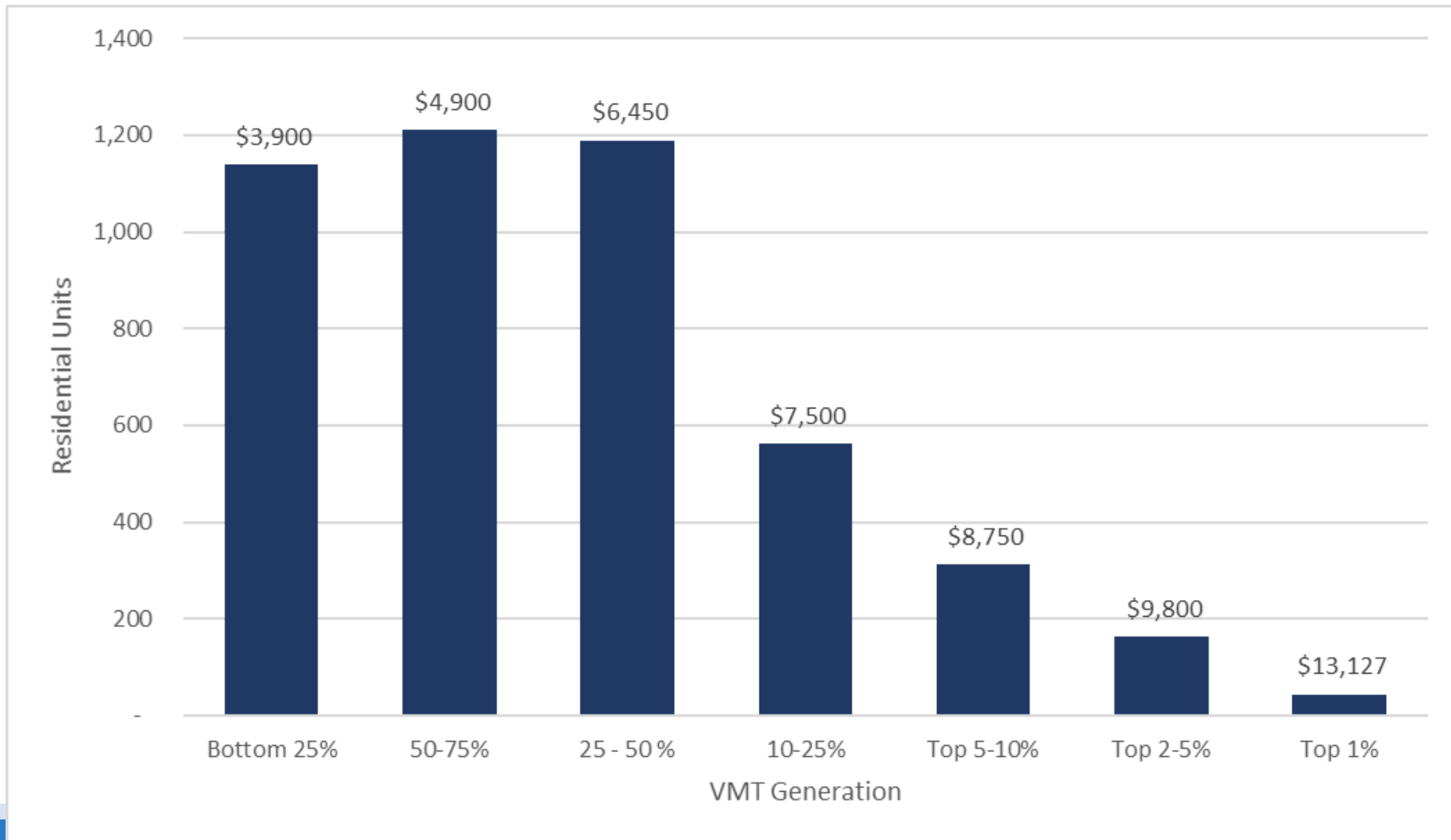


A Voice for Lake Tahoe

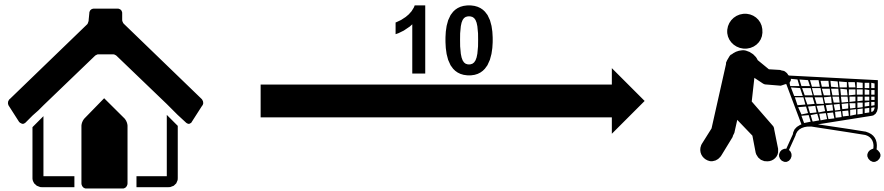
Motions

- 1) A motion to recommend adoption of the findings, including a finding of no significant effect, as set forth in Exhibit 1
- 2) A motion to recommend adoption of Ordinance 21 - ___ amending Ordinance 2019-03, as previously amended to amend the Code of Ordinances as set forth in Exhibit 3
- 3) A motion to recommend adoption of the Resolution 21 - ___ to amend the Rules of Procedures as set forth in Exhibit 4

Forecasted residential fees



Perspective: Regional vs. Project level



Regional Summary

- 1 trip
- 10 VMT

Project Summary

- Homes: 1 trip end
 - Shopping: 1 trip end
- Total: 2 trip ends, 20 VMT**