

# Mobility Mitigation Fee Update

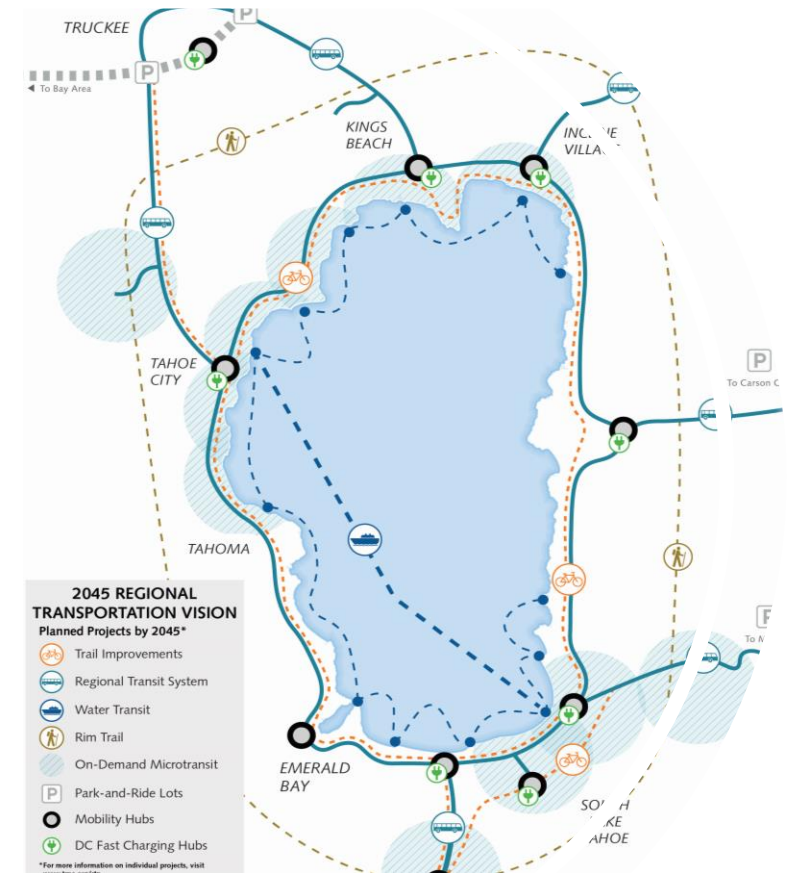
TRPA Governing Board  
December 15, 2021

# 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



# Mobility Mitigation Fee Update Need

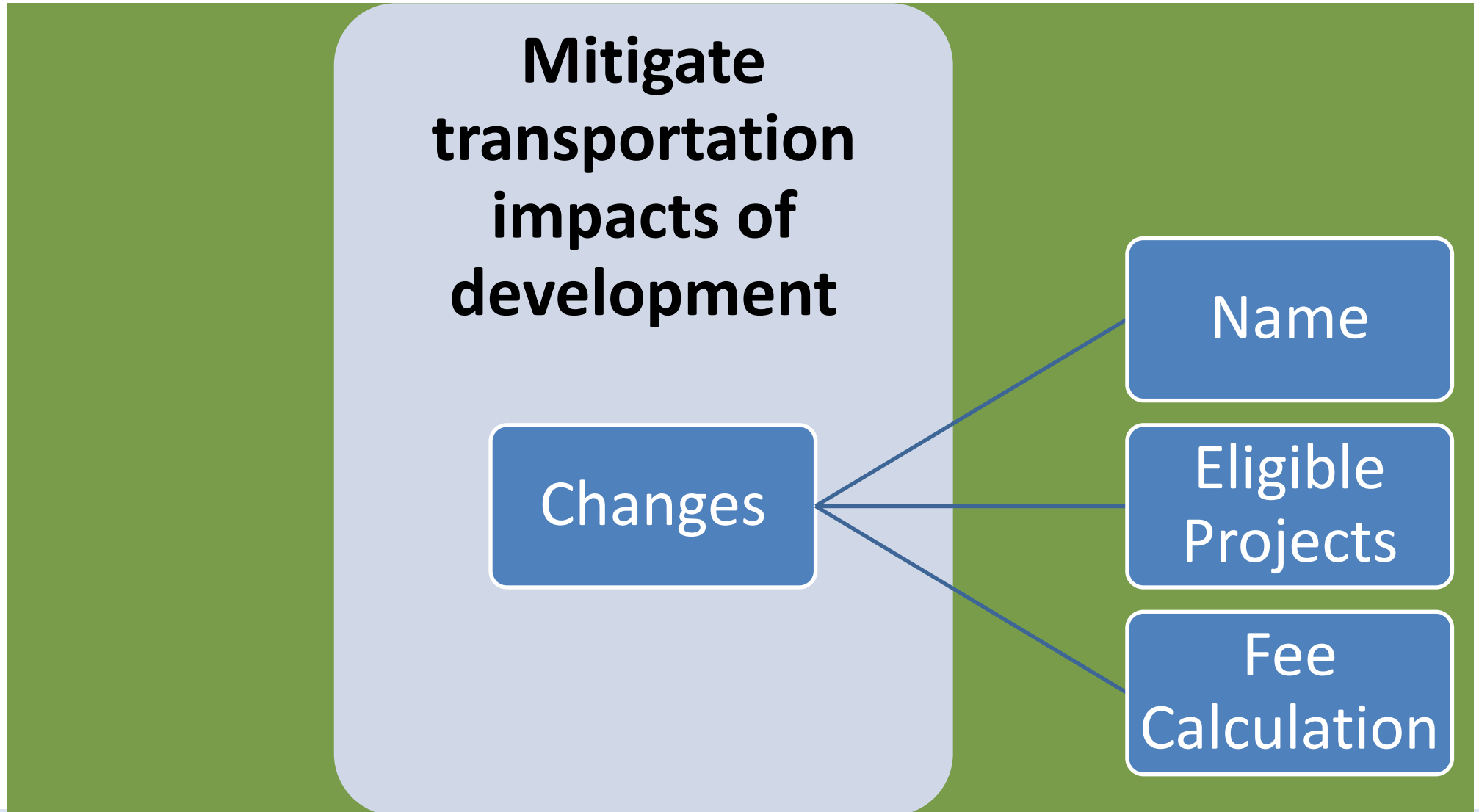
## Need

- 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

# Mobility Mitigation Fee Changes



# Mobility Mitigation 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**

# Mobility Mitigation Fees



Simple & Predictable



Incentivizes Development  
in low-VMT areas



Charged on Net Increase in  
VMT

# Mobility Mitigation Fee: 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

# Mobility Mitigation Fee: 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



# Mobility Mitigation Fee: Engagement



DRAFT  
RECOMMENDATION



FINAL  
RECOMMENDATION



IMPLEMENTATION

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

# Question & Answer



*A Voice for Lake Tahoe*

# Governing Board Agenda

*December 15, 2021*

## Recommendation

### AGENDA ITEM VIII.B

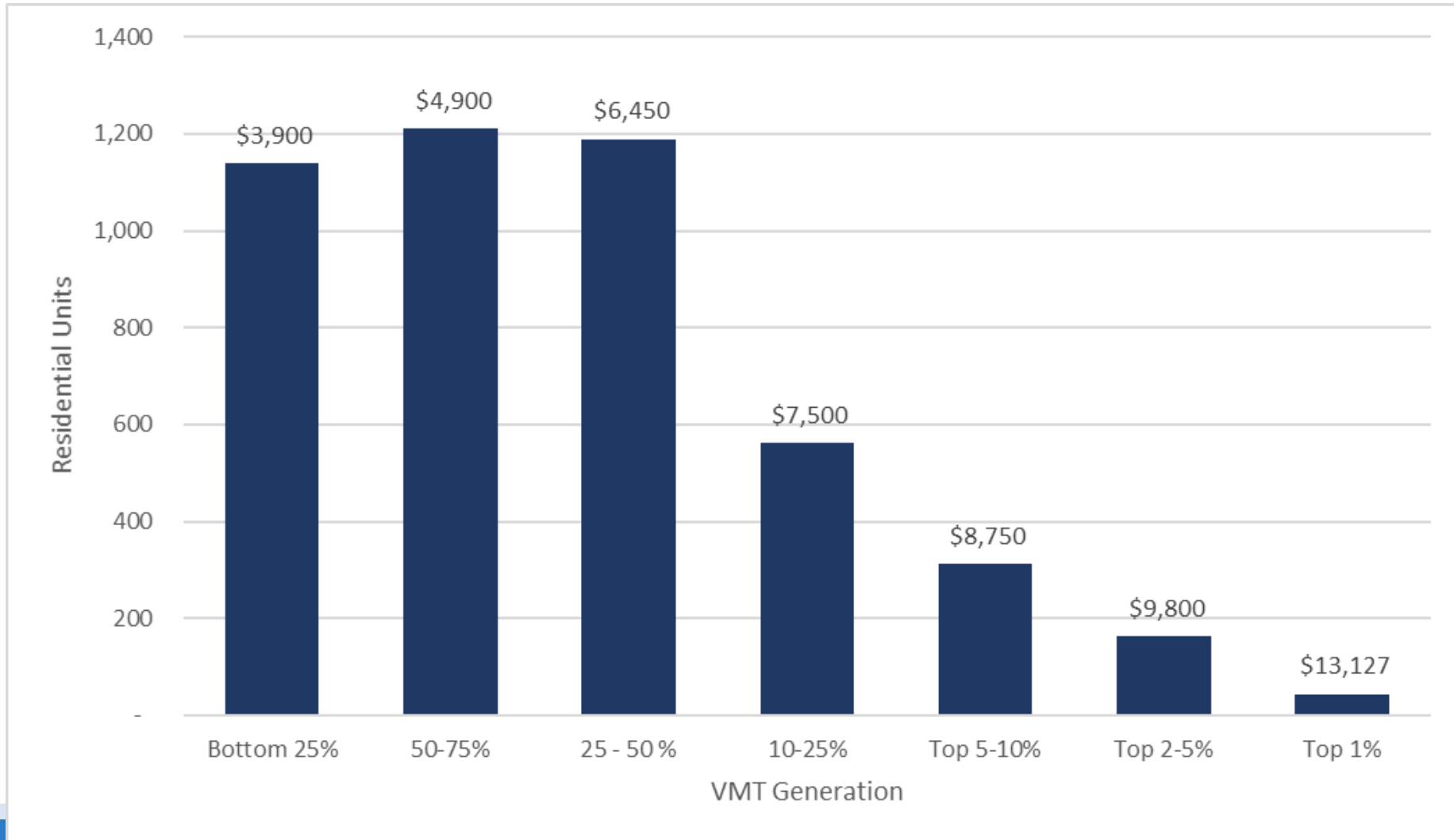
- 1) A motion to adopt the findings, including a finding of no significant effect, as set forth in Exhibit 1
- 2) A motion to adopt Ordinance 21 - \_\_ amending Ordinance 2019-03, as previously amended to amend the Code of Ordinances as set forth in Exhibit 3
- 3) A motion to adopt the Resolution 21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

# Mobility Mitigation Fee: Motions

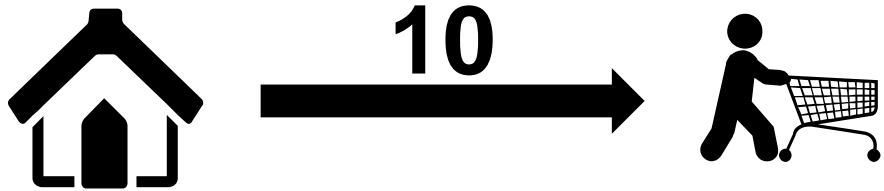
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Additional slides, if needed, after this point

# 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**

# Example Fees

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

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