DEVELOPMENT RIGHTS
Strategic Initiative

Governing Board

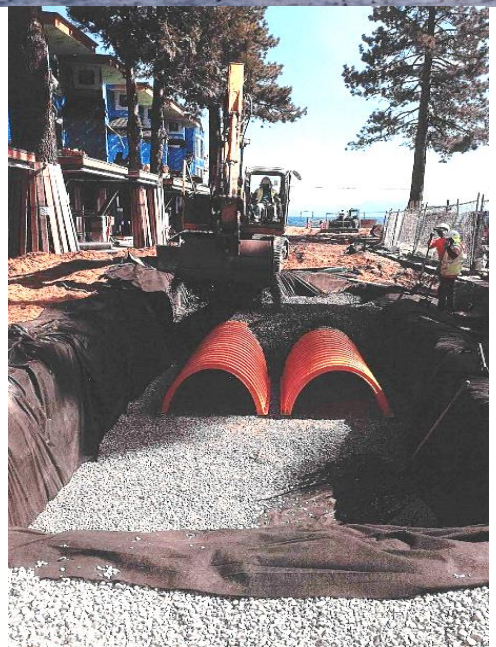
June 27, 2018

TAHOE REGIONAL PLANNING AGENCY

A Voice for Lake Tahoe

Before

After



MISSION

- Identify barriers for environmentally beneficial redevelopment
- Consider changes to the existing system
- Improve effectiveness and predictability

AGENDA

- Work Program Status Report
- Working Group Recommendations
- Next Steps

Final Stretch!

	Tasks	2016 (July – December)						2017 (January – December)												2018 (January – December)											
		J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
1.1.1-1.1.4	Stakeholder interviews preparation, interviews, presentation to APC and GB, and distribution of final stakeholder assessment report	Completed																													
1.2.1	Prepare work program																														
1.2.2	Present work program and obtain GB approval																														
1.3.1	Identify working group membership																														
1.3.2	GB approval of working group membership																														
1.3.3	APC selection of two working group members																														
1.4.1	Enhance online development rights data																														
1.4.2	Prepare report on current development rights inventories																														
1.5.1	Outline development rights policies, programs, regulations, permitting process; compare original intent to current situation; and identify areas for potential improvements																														
1.5.2	Add website improvements based on 1.5.1																														
1.5.3	Provide results from 1.5.1 to working group and listserv																														
2.1.1	Present information sheets to working group																														
2.1.2	Working group will determine "sideboards" and APA PAS inquiry specifications; staff will contact schools and post an RFP for consultants																														
2.2.1	Document existing policies and code, and present to working group																														
2.2.2	Submit APA PAS inquiry																														
2.3.1	Working group will determine criteria for selection of best alternative(s)																														
2.3.2	Present best practices research plan to working group																														
2.4.1	Engage California and Nevada university planning programs in research																														
2.4.2	Engage consultant or consultants (e.g., planning, legal, development economics, and/or financing) to synthesize APA PAS, universities, and original research, and to prepare best practices findings and alternatives																														
2.4.3	Present best practices findings and preliminary alternative ideas, and solicit feedback from working group, APC, and GB																														
2.5.1	Identify range of alternatives																														
2.5.2	Evaluate alternatives using results from 2.3.1																														
2.5.3	Present recommended alternative to working group for their recommendation with changes, if any																														
2.5.4	Present working group recommendation on alternatives to APC and GB for feedback and approval (GB)																														
3.1	Develop policy and code amendments																														
3.2	Perform environmental review																														
3.3	Obtain formal approval through APC, RPIC, and GB public hearing process																														
3.4	Implementation of approved recommendations																														
4.1-4.9	Additional sort and long-term projects to be determined																													TBD	

Completed Tasks

Phase 3 Tasks

Photo credit: http://bothendsofthelead.com.au/wp-content/uploads/2014/03/French-Bulldog-Stretch.jpg

RECOMMENDATIONS

- Establish exchange rates for CFA, TAUs, and RUUs.
- Expand eligibility criteria for residential bonus units to encourage “achievable” housing.
- Eliminate local approval for interjurisdictional transfers.
- Partner with land banks and increase development right inventories.
- Implement process improvements.

Exchange Rates

- Convert between CFA, RUU, TAU
- Based on environmentally neutral metrics
- Broader applicability of supply facilitates redevelopment

Existing Development Rights	Equivalent Development Rights			
	CFA	TAU	SF	MF
300 sq. ft. CFA	300 sq. ft.	1	1	1.5
1 TAU	300 sq. ft.	1	1	1.5
1 Single Family RUU	300 sq. ft.	1	1	1.5
1 Multi-Family RUU	200 sq. ft.	0.75	0.75	1

Residential Bonus Units

- New income bracket: “Achievable”
- All needed development rights awarded
- Allocation exemptions
- Half of the pool reserved
- Program reporting every two years

Top photo credit: www.tpchousing.com/workforce-housing

Residential Bonus Units

Other Criteria:

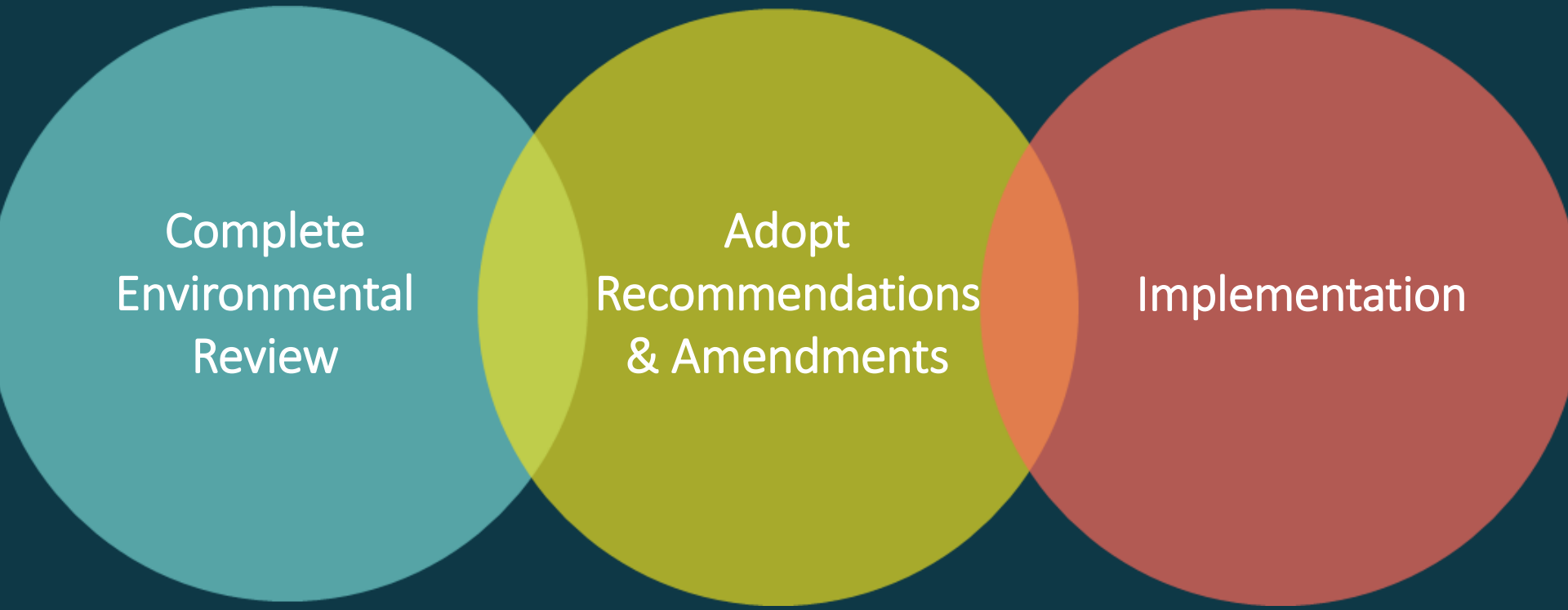
- Inclusionary housing units for achievable
- ½ mile of transit stop
- No short-term rental use
- Multi-family or single-family

Top photo credit: www.tpchousing.com/workforce-housing

2018

NEXT STEPS

Phase 3



2018 Meeting Calendar

	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Working Group									
Tech Code Team									
APC/GB Updates									
Public Hearing Approval & Adoption									

RPIC meeting will be September 26, 2018.

Next GB will be October 24, 2018.

THANK YOU

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trpa.org/development-rights