

TRPA

Advisory Planning Commission

Proposed Amendments to Chapter 50 of the Code of Ordinances to Update the Residential Allocation Distribution Program

October 8, 2014



Interests to Change the Distribution

- Fair and equitable
- Clear record that is defensible
- Consistent with the Regional Plan
- Suitable for 20-year planning horizon
- Simple and understandable
- Not retroactive
- Allows allocation sharing between jurisdictions and local discretion
- Allows flexibility and adaptive management

Three Potential Changes

1. Update the Percent Distribution for Jurisdictions
2. Expand Opportunities for Inter-Jurisdictional Assignment
3. Change to a Multi-Year Allocation Distribution to Jurisdictions

August Distribution Options

	Current Percent Distribution	Vacant Parcel Inventory with Residential Development Rights	Area within Town Centers for Potential Multi-Family Development	Hybrid – Avg. of SFD Inventory and MFD Potential
DG County	7% (9 allocations)	282 lots - 5% (6 allocations)	204 acres - 13% (15 allocations)	9% (11 allocations)
EL County	38% (45 allocations)	1699 lots - 33% (39 allocations)	100 acres - 6% (8 allocations)	19.5% (23 allocations)
PL County	22% (27 allocations)	1507 lots - 29% (35 allocations)	340 acres - 22% (26 allocations)	25.5% (31 allocations)
CSLT County	16% (19 allocations)	1513 lots - 29% (35 allocations)	623 acres - 40% (48 allocations)	34.5% (41 allocations)
WA County	17% (20 allocations)	219 lots - 4% (5 allocations)	302 acres - 19% (23 allocations)	11.5% (14 allocations)
Total	100% (120 allocations)	5,220 lots	1,569 acres	100% (120 allocations)

September Distribution Options

	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
	Current % Distribution	Vacant Parcel Inventory	Area within Centers	Area w/in ¼-mile of Centers (Center Excluded) <u>and</u> MFD Permissible	Area w/in ¼-mile of Transit Stops	Area w/in ¼-mile of Transit Stops <u>and</u> MFD Permissible	Area w/in ¼-mile of Centers <u>and</u> w/in ¼-mile of Transit Stops <u>and</u> MFD Permissible
DG	7.14% 9 allocations	282 lots 5% 6 allocations	204 acres 13% 15 allocations	117 acres 7% 9 allocations	1,262 acres 12% 15 allocations	311 acres 10% 12 allocations	258 acres 11% 13 allocations
EL	37.76% 45 allocations	1,699 lots 33% 39 allocations	100 acres 6% 8 allocations	0 acres 0% 0 allocations	1,457 acres 14% 17 allocations	151 acres 5% 6 allocations	0 acres 0% 0 allocations
PL	22.45% 27 allocations	1,507 lots 29% 35 allocations	340 acres 22% 26 allocations	203 acres 13% 16 allocations	3,388 acres 33% 39 allocations	709 acres 22% 26 allocations	331 acres 15% 18 allocations
CSLT	15.99% 19 allocations	1,513 lots 29% 35 allocations	623 acres 40% 48 allocations	839 acres 54% 64 allocations	2,893 acres 28% 34 allocations	1,384 acres 43% 51 allocations	1,159 acres 51% 61 allocations
WA	16.67% 20 allocations	219 lots 4% 5 allocations	302 acres 19% 23 allocations	400 acres 26% 31 allocations	1,294 acres 13% 15 allocations	664 acres 20% 25 allocations	529 acres 23% 28 allocations
Total	100% 120 allocations	5,220 lots 100% 120 allocations	1,569 acres 100% 120 allocations	1,559 acres 100% 120 allocations	10,294 acres 100% 120 allocations	3,219 acres 100% 120 allocations	2,277 acres 100% 120 allocations

September Distribution Options

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	Current % Distribution	Vacant Parcel Inventory	Area within Centers	Area w/in ¼-mile of Centers (Center Excluded) <u>and</u> MFD Permissible	Area w/in ¼-mile of Transit Stops	Area w/in ¼-mile of Transit Stops <u>and</u> MFD Permissible	Area w/in ¼-mile of Centers <u>and</u> w/in ¼-mile of Transit Stops <u>and</u> MFD Permissible
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Potential Distribution Options

	Current % Distribution	(75%) Vacant Parcel Inventory (Column 2) X (25%) ¼-mile Transit Stop (Column 5)	(60%) Vacant Parcel Inventory (Column 2) X (40%) ¼-mile Transit Stop (Column 5)	(50%) Vacant Parcel Inventory (Column 2) X (50%) ¼-mile Transit Stop (Column 5)
DG	7.14% 9 allocations	6.75% rounded to 7% (8 allocations)	7.8% rounded to 8% (10 allocations)	8.5% rounded to 9% (11 allocations)
EL	37.76% 45 allocations	28.25% rounded to 28% (34 allocations)	25.4% rounded to 25% (30 allocations)	23.5% rounded to 23% (28 allocations)
PL	22.45% 27 allocations	30% (36 allocations)	30.6 % rounded to 31% (37 allocations)	31% (37 allocations)
CSLT	15.99% 19 allocations	28.75% rounded to 29% (35 allocations)	28.6% rounded to 28% (33 allocations)	28.5% rounded to 28% (33 allocations)
WA	16.67% 20 allocations	6.25% rounded to 6% (7 allocations)	7.6 % rounded to 8% (10 allocations)	8.5% rounded to 9% (11 allocations)
Total	100% 120 allocations	100% (120 allocations)	100% (120 allocations)	100% (120 allocations)

Inter-Jurisdictional Assignment

50.5.1.C.3. Reassignment of Allocations

Local jurisdictions may assign allocations to other local jurisdictions. ~~Allocations assigned to the City of South Lake Tahoe and the South Tahoe Public Utility District (STPUD) service area within El Dorado County may be assigned to parcels within either jurisdiction provided the sending jurisdiction approves the reassignment.~~

Such reassignment shall not be considered an allocation transfer.

Two-Year Allocation Release Cycle

50.5.2.E.1 Performance Review System

~~Each year~~ Beginning with the 2015 and 2016 allocation release the Performance Review Committee (PRC) shall review the performance of the local jurisdictions and TRPA every two years.



Bonus Slides

Recommendation

TABLE 50.5.1-1: MAXIMUM YEARLY ALLOCATIONS FOR 2015 THROUGH 2032

Jurisdiction	Current % of Allocations	Maximum Allocation
Douglas County	8	10
El Dorado County	25	530
Placer County	31	737
City of South Lake Tahoe	28	933
Washoe County	8	10
Total	100%	120

TABLE 50.5.2-2: ALLOCATION PERFORMANCE TABLE FOR 2015 THROUGH 2032

Jurisdiction	Minimum Allocation with Deductions	Deduction Increments	Base Allocation
Douglas County	2	-52	10
El Dorado County	38	1.5	530
Placer County	1	-46.5	737
City of South Lake Tahoe	0	-36.75	933
Washoe County	3	-36.75	10
Total	34		120

Note: One deduction increment equals the number of allocations shown for individual jurisdictions. If the final allocation results in a decimal ending in 0.5 or higher the allocation will be rounded up to the nearest whole number, if the decimal is below 0.5 the allocation will be rounded down to the nearest whole number.

Vacant Parcel Inventory

Number of vacant parcels in each of the specified jurisdictions, within the Lake Tahoe region.

Q.1

Jurisdictions	Vacant	Total Parcels	% Vacant	% Not Vacant	Total
Douglas County	282	5,559	5.07%	94.93%	100.00%
City of South Lake Tahoe	1,513	15,384	9.83%	90.17%	100.00%
El Dorado (<i>Not Including the City of South Lake Tahoe</i>)	1,699	14,804	11.48%	88.52%	100.00%
Placer County	1,507	15,707	9.59%	90.41%	100.00%
Washoe County	219	9,401	2.33%	97.67%	100.00%
Grand Total	5,220	60,855			

Historic Demand



Residential Allocation Accounting 1987 Through 2014

Residential Allocations														
Jurisdiction	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Douglas County	18	23	23	18	18	23 (3)	23 (6)	23 (8)	23 (1)	23	23 (1)	23 (6)	23 (6)	23
Washoe County	67	67	45	45	45	59 (6)	59 (7)	59 (24)	59 (11)	59	59 (6)	59 (21)	59 (39)	59 (27)
El Dorado County	107	106	61	175	174	130 (1)	130 (3)	130 (10)	130 (19)	130	92 (12)	92 (11)	92 (7)	92 (7)
City of South Lake Tahoe	CSLT total were included in El Dorado County totals for years 1987 to 1996										38 (8)	38 (3)	38 (3)	38 (3)
Placer County	103	103	103	63	63	88 (5)	88 (20)	88 (26)	88 (12)	88	88 (38)	88 (39)	88 (34)	88 (37)
Total	295 (5)	299 (1)	232 (68)	301	300	300 (15)	300 (36)	300 (68)	300 (43)	300	300 (65)	300 (80)	300 (89)	300 (76)

Residential Allocations														
Jurisdiction	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010*	2011	2012*	2013	2014
Douglas County	22	22 (10)	13	14	12	13	14	14	15		7		8	9
Washoe County	59 (12)	59 (35)	38 (20)	40 (22)	34 (19)	31	31	37	40		18		22	22
El Dorado County	92 (6)	92 (8)	111	90	83 (1)	83	76	76	69		27		45	47
City of South Lake Tahoe	38 (3)	38 (3)	41	35	29	35	29	35 (3)	32		14		18	20
Placer County	88 (33)	88 (28)	46	46	50	50	50	50	50		20		26	31
Total	299 (54)	299 (84)	248 (20)	225 (22)	208 (20)	212	200	212 (3)	206		86		119	129

The number in parenthesis indicates the number of allocations that were unused in the identified year and returned to TRPA.

* TRPA did not distribute residential allocations to local jurisdictions in 2010 and 2012.