

Development Rights Strategic Initiative

Advisory Planning Commission
March 8, 2017

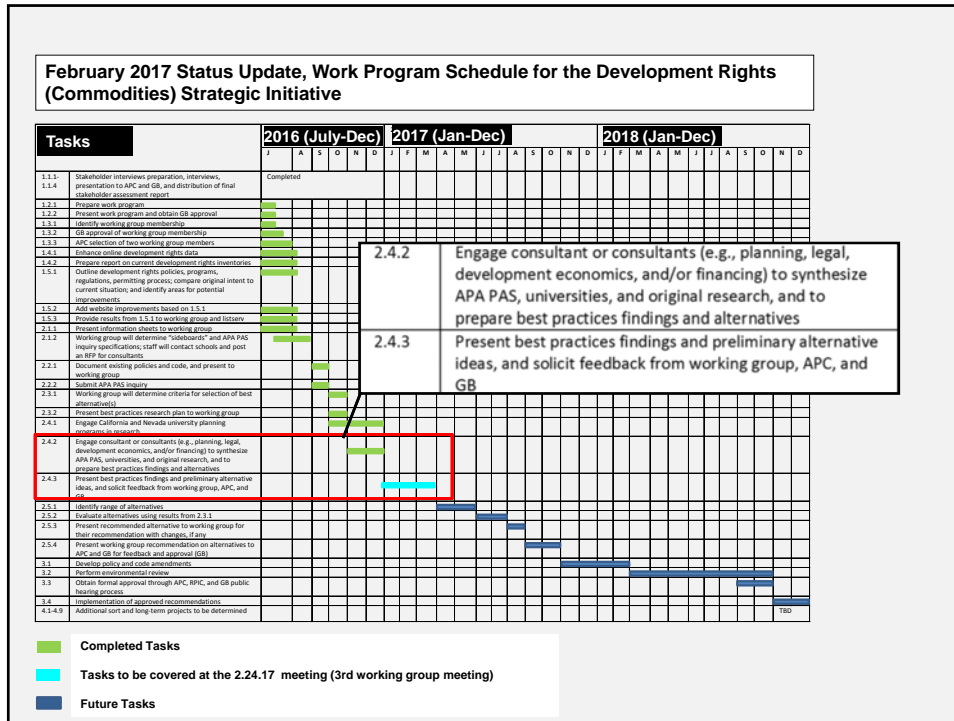
     

Agenda

- Work Program Status
- Best Practices and Working Group Input
- Fiscal Impact Analysis
- Upcoming Activities


 







Best Practices Features

- ### 1. Development Rights Costs (1-15)
- ### 2. System Complexity (16)
- ### 3. Improve Predictability (17-18)
- ### 4. Increase Flexibility (19-20)
- ### 5. Workforce Housing (21 – 24)





LAKE TAHOE
imagine. plan. achieve.




Working Group Input


Selected Features:

- Use single currency for all commodities (#16)
- Eliminate local veto of inter-jurisdictional transfers (#17)
- Use density transfer charges for optional compliance (#2)
- Increase reliance on non-TDR sources to fund preservation (#7)
- Sell TDR bank commodities at prices developers can afford (#1)
- Allow bonus floor area for individual dwelling units (#9)



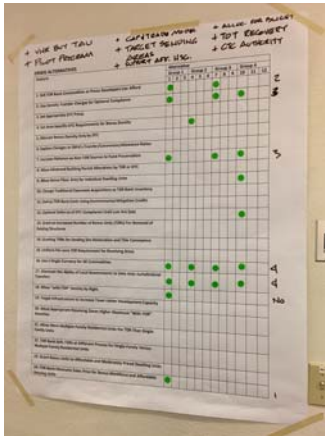
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Working Group Input

Other Features Discussed:

- Set area-specific DTC requirements for bonus density (#4)
- Optional deferral of DTC compliance until lots are sold (#12)
- TDR bank discounts sales price for bonus workforce and affordable housing units (#24)
- Mixed: allow TDR by right (#18)










Working Group Input

New Development Rights System Ideas Proposed by Individual Subgroups:

- Post-development reimbursement for TDRs from development agreements, transient occupancy tax
- Target high-priority sending sites
 - Bonus allocation
 - Use environmental restoration authority
- Others:
 - Test by pilot programs
 - Cap & trade model
 - Incentivize workforce housing
 - Additional CTC authority











Fiscal Impact Analysis


- Awarded SGC technical assistance from TischlerBise
- Fiscal impacts & revenue shifts analyzed for land use changes, for CSLT & Placer County
- Analyzing 3 different scenarios:
 - Existing (baseline)
 - Compact Center development
 - Less development (buy out)



Upcoming Activities

- Present best practices status report to APC & GB in March
- Provide adopted plans and development rights comparison
- Provide range of alternatives to Working Group in April and APC & GB in May
- Evaluate alternatives using criteria
 - Provide economic and legal analysis
 - Integrate fiscal impact analysis findings
- Present recommended alternative
- Complete additional tasks (draft code, environmental analysis, etc.)



Questions? Thank you!

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