



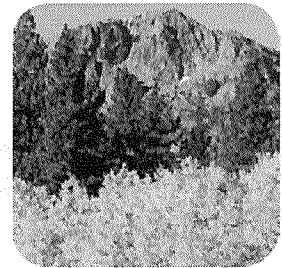
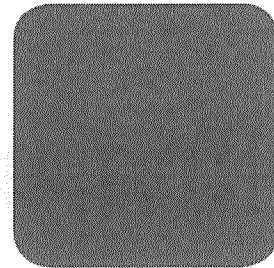
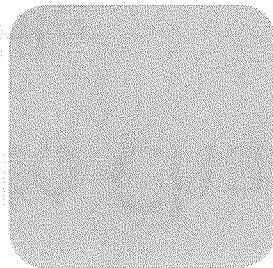
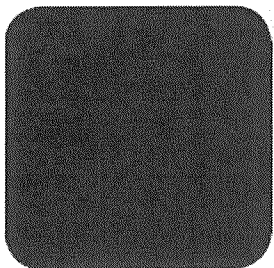
LAKE TAHOE
imagine. plan. achieve.



TRPA Advisory Planning Commission

Workshop to Discuss Potential Residential Allocation Distribution Program Changes

September 10, 2014





Interests to Change 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





August Information Request

	Current Percent Distribution	Vacant Parcel Inventory with Residential Development Rights	Vacant Currently Buildable Parcel Inventory	Area within Town Centers for Potential Multi-Family Development	Current Allocation Supply and Demand (<i>Waiting List</i>)
DG County	7%	282 lots - 5%	201 lots - 6%	204 acres -13%	(47)
EL County	38%	1699 lots - 33%	1346 lots - 43%	100 acres - 6%	12
PL County	22%	1507 lots - 29%	464 lots - 15%	340 acres - 22%	68
CSLT	16%	1513 lots - 29%	988 lots - 31%	623 acres - 40%	(114)
WA County	17%	219 lots- 4%	141 lots - 5%	302 acres - 19%	86
Total		5,220 lots	3,140 lots	1,569 acres	



Potential 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)



Inter-Jurisdictional Assignment

- Current Code allows for sharing between CSLT and El Dorado County
- Broaden opportunity for allocation sharing between jurisdictions

