


# Development Rights Strategic Initiative


Advisory Planning Commission  
June 14, 2017


     

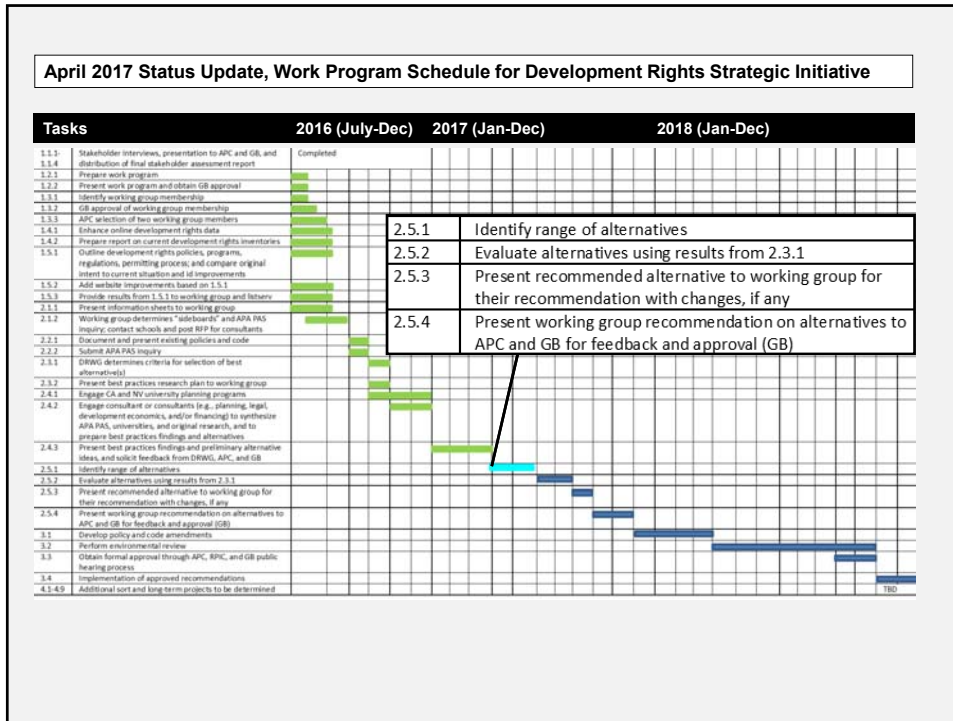
 


## Agenda


- Work Program Status
- Options
- Next Steps














## Presentation and Discussion of Options for Economic, Legal, and Environmental Analysis




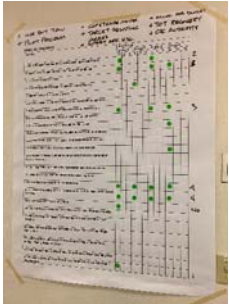






## February DRWG Input

Most promising features identified by DRWG subgroups


- Four:
  - Single currency: #16
  - Elimination of interjurisdictional transfer veto: #17
- Three:
  - Density transfer charges #2
  - Increased non-TDR funding: #7
- Two:
  - Bank sales at affordable prices #1
- One:
  - Five other features from Best Practices Report
  - Several new ideas generated by subgroups





## Option A Focus: Simplification





Single Currency (feature 16)


- Convert commodities (except coverage) into single generic currency – perhaps development credit (DC)
- Identify allocation and allowance ratios that achieve environmental, community and economic goals
- Expanded supply facilitates redevelopment
- Reduces complexity

Eliminate Inter-jurisdictional Transfer Veto (feature 17)



- Region-wide transferability facilitates redevelopment of Town Centers
- Reduces complexity
- Anticipate need for safeguards


## Option B: More Bank Involvement & DTC Simplification





- Establish density transfer charge (DTC) similar to the excess coverage mitigation fee (feature 2)
- Set DTC at affordable levels based on market conditions and/or priorities (feature 1, 3 & 4)
- Land banks use DTC revenue to buy more commodities
- Increase non-TDR sources to fund preservation (feature 7)
- Charge DTC for bonus floor area within individual residential dwelling units (feature 9)

## Option C: Process Improvements








- Optional deferral of DTC compliance (feature 12)
  - Close of escrow
  - Occupancy
  - Multi-year payment schedule via development agreement
- Allow development rights to be more easily severed and held by various entities including jurisdictional TDR banks (feature 26)

## Option D: Combine A, B and C


All of the features mentioned above:

-  – Options A, Simplification,
-  – B, More Bank Involvement & DTC, and
-  – C, Process Improvements.





## Option E: Targeted Redevelopment

- For areas designated by Regional Plan as a Center & within ¼ mile of Primary Transit Route
- DCs required but free from TRPA pool if available
- Can develop to allowed density in area plan
- Single Currency, but VHR cannot be gained by conversions of other uses
- New VHR sites must be zoned tourist commercial in an area plan
- No local veto but sending jurisdiction may demand up to 3-yr loss of property tax and TOT



## Options



Members of the DRWG have not reviewed the details in Option E and have not endorsed or approved any of the options except for further evaluation



## Next Steps



- Present to GB in June
- Evaluate options using
  - Economic and legal analysis
- Integrate fiscal impact analysis findings
- Present recommended alternative based on evaluation






**Thank you!**

**Website: [www.trpa.org/development-rights/](http://www.trpa.org/development-rights/)**

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