DEVELOPMENT RIGHTS Strategic Initiative

Advisory Planning Commission June 13, 2018



A voice for Lake Tahoe





Before



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!

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Tasks		<u>2016 (</u> July	– Deo	emb	er)			2017	/ (Ja	nuar	ry – I	Decer	mber) <u>2018 (</u> January – December)																		
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1.1.1-	Stakeholder interviews preparation, interviews, presentation to APC and	Completed					+	_	+	_				_	_	_	_			_	_				\vdash	+	+	+	+	+	_
1.1.4	GB, and distribution of final stakeholder assessment report	compicted																													
1.2.1	Prepare work program							+	+	-						\neg										+	\neg	+	+	\neg	—
1.2.2	Present work program and obtain GB approval								+					+		\neg										+	-	+	+	\neg	_
1.3.1	Identify working group membership																									+	-	-	+	\neg	_
1.3.2	GB approval of working group membership																									\neg			\neg		
1.3.3	APC selection of two working group members																			_						-	-	\neg	\neg	\neg	_
1.4.1	Enhance online development rights data																0	m	ple	et	ed	11	as	ks	, Г						
1.4.2	Prepare report on current development rights inventories																								Г						
1.5.1	Outline development rights policies, programs, regulations, permitting																								Г						
	process; compare original intent to current situation; and identify areas for													· · · · ·							_										
	potential improvements															P	'n	as	е З	3 1	[a:	sk	S		Ш						
1.5.2	Add website improvements based on 1.5.1																								Ш						
1.5.3	Provide results from 1.5.1 to working group and listserv																														
2.1.1	Present information sheets to working group	100000000000000000000000000000000000000																													
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													+												+	-	+	+	\neg	—
2.2.2	Submit APA PAS inquiry																														_
2.3.1	Working group will determine criteria for selection of best alternative(s)																									\top	\neg				_
2.3.2	Present best practices research plan to working group																									\top	\neg				_
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 alternatives indiages and alternatives		\vdash	-+		+			+					+	+	+							<u> </u>		┝──	+	\rightarrow	+	+	\rightarrow	
2.4.5	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)															T															
3.1	Develop policy and code amendments			\neg			\neg		\top						\neg	\neg			1					1	E	1	\neg	\neg	\neg	\neg	
3.2	Perform environmental review						\neg									\neg										4		\neg	\neg	-+	_
3.3	Obtain formal approval through APC, RPIC, and GB public hearing process			\neg			+		+	-+	\neg			+	+	+				+	-									\neg	
3.4	Implementation of approved recommendations						\neg		\top						\top	\neg										\top				Ħ	
4.1-4.9	Additional sort and long-term projects to be determined			\neg			+		\top	+				\top		\neg										\top	+	\neg	\neg	TBD	,
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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 jurisdictional transfer approvals.
- 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	Equivalent Development Rights											
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: "Local Achievable"
- All needed development rights awarded
- Allocation exemptions
- Half of the pool reserved
- Program reporting every two years







Residential Bonus Units

Other Criteria:

- Inclusionary housing units for local achievable
- ¹/₂ mile of transit stop
- No short-term rental use
- Multi-family or singlefamily





2018

NEXT STEPS Phase 3

Complete Environmental Review Adopt Recommendations & Amendments

Implementation

2018 Meeting Calendar

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

Next APC will be September 12, 2018



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trpa.org/development-rights