

DEVELOPMENT RIGHTS Strategic Initiative

Advisory Planning Commission

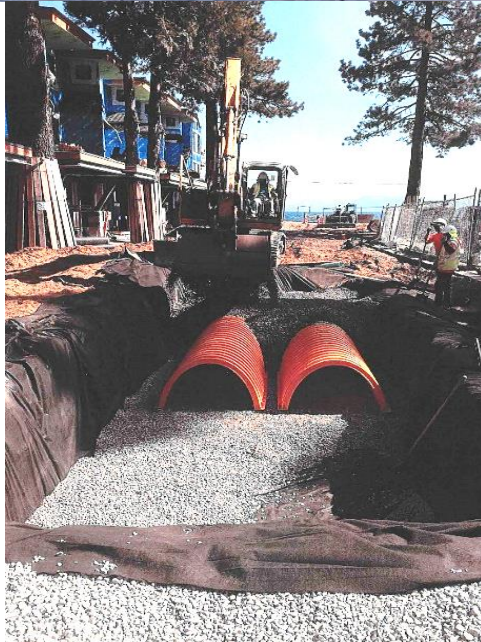
June 13, 2018



A Voice for Lake Tahoe



Before



After



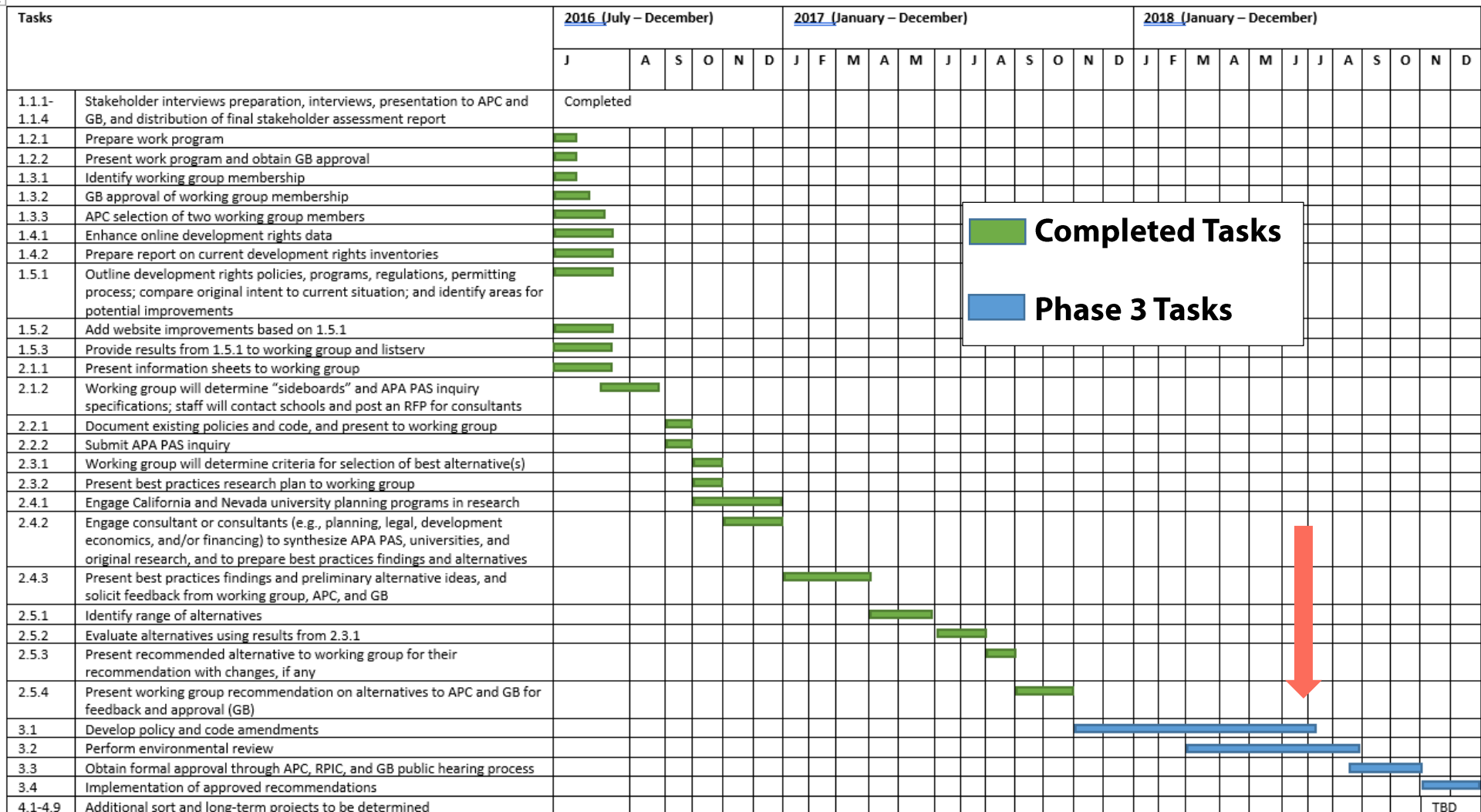
MISSION

- 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!



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 Rights	Equivalent Development 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
- ½ mile of transit stop
- No short-term rental use
- Multi-family or single-family



2018

NEXT STEPS

Phase 3



Complete
Environmental
Review

Adopt
Recommendations
& Amendments

Implementation

2018 Meeting Calendar

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

Next APC will be September 12, 2018



THANK YOU

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trpa.org/development-rights