

# TDR Success Factors for Marion County

## **SUCCESS FACTOR 1:**

### **Reduce Ability to Gain Increased Development Potential Without Using TDR**

In Marion County, potential receiving sites can currently gain additional density through Future Land Use (FLUE) designation amendments that permit additional residential density without the need for TDR. There are many ways to increase the likelihood that TDRs will be used for increases in residential density including requiring TDRs for all, most, or some of the additional density gained by future FLUE designation amendments.

## **SUCCESS FACTOR 2: Create More Demand for TDR**

The 2019 FLUE contains provisions for using TDRs to increase the intensity of nonresidential development or allow limited reductions in non-essential on-site open space. Adding these provisions to the LDC would increase demand for TDR.

## **SUCCESS FACTOR 3: Form a TDR Bank**

TDR banks buy, hold, and sell Transferable of Development Credits (TDC), thereby facilitating transactions. Banks can also reinvest TDC sale proceeds in additional TDC purchases creating an ongoing revolving fund for preservation.

## **SUCCESS FACTOR 4:**

### **Determine an Effective Price for Transferable Development Credits (TDC)**

Uncertainty about how much to charge or pay for TDCs can make buyers and sellers reluctant to act. TDR bank sales can help overcome that reluctance.

