

New Tools We're Considering

TRANSFER OF DEVELOPMENT RIGHTS (TDR)

LAND IN HAMLET

Development Potential: 5 Units



Land Value: \$750,000

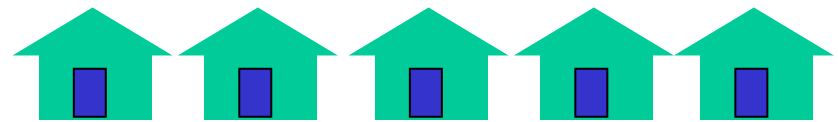
Development Value: \$500,000

Assessed Value: \$1,250,000

(Also has \$500,000 in cash)

LAND IN OPEN SPACE AREA

Development Potential: 5 Units



Land Value: \$750,000

Development Value: \$500,000

Assessed Value: \$1,250,000

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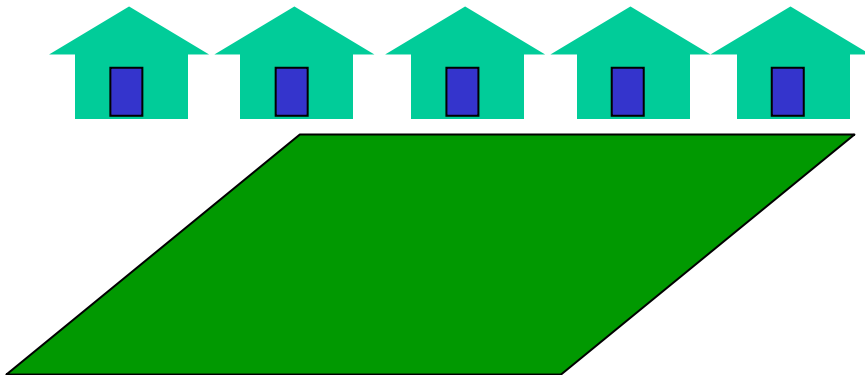
LAND IN HAMLET

\$500,000

LAND IN OPEN SPACE AREA

Development Potential: 5 Units

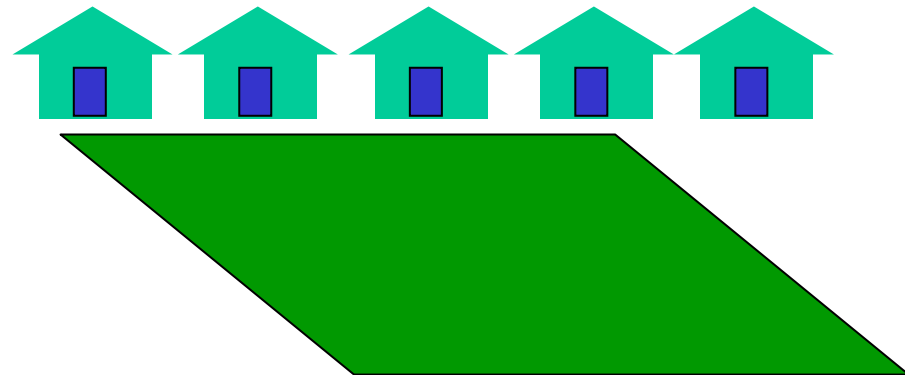
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Developer gets to build more units

Where the plan wants them built & can make more

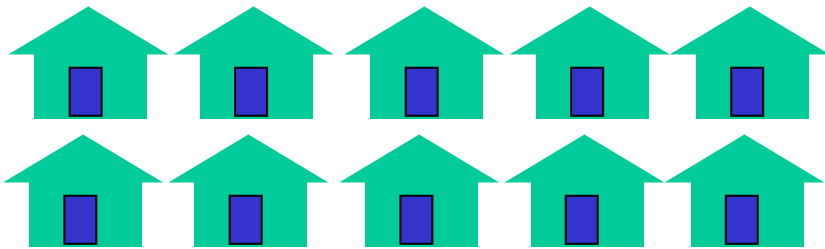
money

LAND IN HAMLET

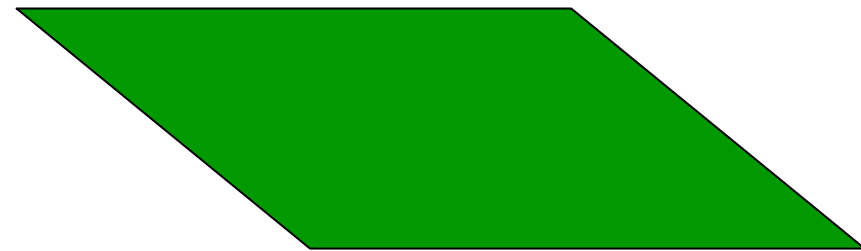
LAND IN OPEN SPACE AREA

Development Potential: 10 Units

Development Potential: 0 Units



Land becomes permanent open space, but the landowner is compensated \$500,000 for giving up development rights.



Land Value: \$750,000

Land Value: \$750,000

Development Value: \$1,000,000

Development Value: \$0

Assessed Value: \$1,750,000

Assessed Value: \$750,000

(Also has \$500,000 in cash)