



Considerations in Creating a TDC Credit System

For the establishment of a TDC credit system, there are a number of program- and situation-specific considerations for a municipality. The municipality would need to consider the vision for the program area and address at least the following questions:

Program Goals

1. What is the desired / acceptable density across the area?
2. Is it equal to or higher than what is currently allowed?

TDC Development Area

3. What is the base amount of development in the receiving area?
4. What bonus options are there?
5. What potential benefit do the bonus options provide the developer?
6. Are there certain kinds of development to be encouraged over others (e.g., residential, commercial, industrial)?

TDC Conservation Area

7. How many acres in the policy area are designated for conservation?
8. Is the conservation goal acreage or landscape feature based?
9. Do you want to encourage the owners of specific land over others to participate? How can this be incentivized?

Transaction Activity

10. What are the economic conditions that might affect transfers? Do you understand the developers' interests?
11. Do you want to establish some level of activity (e.g. set the ratio to encourage developers to participate more quickly)
12. Do you want to allow credit brokering? (a place for landowner to sell and buy credits – “one-stop shopping”)
13. Will your actions set the price, market; will the MD be involved?

Market Characterization

14. How have you defined incentives?
15. Are your market players characterized? (e.g. conservation players motivated by more than money; progressive developers motivated by more than money)
16. Can you characterize your markets? (Historical to new development? Headwaters to existing hamlet?)
17. What are the other opportunities for conservation?
18. What are the other opportunities for development?