

FAQ: *Transportation Impact Assessment (TIA) Fee Program Study for the Hollywood Community Plan Update*

As a part of the Hollywood Community Plan Update (HCPU2.org), the City is evaluating the potential for a Transportation Impact Assessment (TIA) fee program to help fund transportation improvements in the Plan Area. A Nexus Study was completed in 2018 to support the development of a TIA fee program. Although the Nexus Study identifies potential fee amounts for various land uses, based on public feedback and other policy considerations the City has the ability to adjust the fee schedule, exempt uses, and offer fee credit opportunities.

What is a TIA fee program?

TIA fee programs help mitigate the impacts of development by requiring new development to contribute a fair share towards completing needed regional transportation improvements.

How will TIA fees benefit Hollywood's residents, workers, and visitors?

A TIA fee would help fund transit, pedestrian, and active transportation infrastructure and also improvements to roadway operations within the Community Plan Area. A list of potential transportation improvements has been identified from the Mobility Element, Regional Transportation Plans, and community input and is publicly available. Improvements funded through the TIA fee program would increase mobility options; increase transit and multimodal connectivity; provide safe active transportation facilities; and provide transportation demand management programs.

Who would pay the fee?

New development adding either (a) new commercial or industrial square footage or (b) new market rate single family homes or multifamily units would be subject to a one-time TIA fee. Affordable Housing units would be exempt from the fee. Additionally, owning a home or business within the Hollywood Community Plan Area does not mean you will be required to pay a fee. The fee would only be assessed when additional dwelling units are constructed or when new commercial or industrial square footage is added. Single family home remodels, renovations, or additions would not be subject to the fee.

What is the purpose of the Nexus Study?

The first step in evaluating the potential for a TIA Fee program for Hollywood is to analyze the existing relationship (or nexus) between new development that occurs in an area and the demand for new and expanded multimodal transportation facilities and programs. The Hollywood "Nexus Study" (*Transportation Impact Assessment Fee Program Study for Hollywood Community Plan Update*) documents the necessary technical analysis to support TIA fees for new single family, multifamily, commercial and industrial development and conforms to the California Mitigation Fee Act. The study also evaluates the potential economic impact of assessing a TIA fee on new development.

What is the next step?

Following the preparation of a Nexus Study, the next step in developing a TIA Fee is refining the preliminary list of transportation improvements and the preliminary fee amounts.

PROCESS FOR DEVELOPING A FEE

1. Identify Need

Gather public input on potential transportation improvements, issues, and opportunities

2. Nexus Study

Conduct technical analysis required by the California Mitigation Fee Act and develop legal basis for fees

3. Develop Draft Recommendations

The City's many goals, other fees, and economic analysis are considered in development of a new fee

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4. Public Review

Share draft with the community and stakeholders for comment
A preliminary list of improvements and a preliminary fee schedule are now available for public review

5. Revise Recommendation

Prepare revised draft fee program based on public input

6. Adopt

Decisionmakers consider adoption of a fee program