The Promise and Potential of Transformative TOD in Central Massachusetts

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#MassTOD
Promise & Potential of Transformative TOD

**Figure 3-3: Growth in Population and Jobs in TOD Areas at Optimal Buildout, All Gateway Cities**

- Population in TOD Areas: ~140,000
- Jobs in TOD Areas: ~140,000

Source: RKG Associates and Hodge Economic Consulting

Virtuous Cycle of TTOD Benefits

- Environmental
- Fiscal
- Equitable Growth
Virtuous Benefits of Transformative TTOD

- GHG Emissions
- Pollution
- Sensitivity
- Proximity
- Efficiency
- Activity
- Resiliency

Environ-
mental

Fiscal

Equitable
Growth
Virtuous Benefits of Transformative TTOD

Costs
- Real Estate Development
- Business Starts
- Improvements

Focused mixed-use, mixed-income TOD
- Stronger, more competitive regional economies
- Up to 44% job, wage, & land use growth, diversifying revenues

Revenues
- Rents/Sales
- Commercial Taxes
- Value Capture
- More housing = economic expansion & more revenues

Fiscal

Environmental

Equitable Growth
Virtuous Benefits of Transformative TTOD

- Fiscal
- Environmental
- Equitable Growth

Workers

Employers

Job/Housing Choices
Opportunity Window: Development 2010-2019

- **2010**: 40H CDC law renewed
- **2010**: Housing Development Incentive Program (HDIP) authorized
- **2016**: HDIP revised, improving viability
- **2017**: Federal Opportunity Zone legislation enacted
- **1/9/2019**: MassINC issues Neighborhood Stabilization report
- **1/30/2019**: Neighborhood Stabilization bill filed
- **2/27/2019**: Gov. Baker calls for 135,000 new housing units in Housing Choice bill
- **3/21/2019**: MOBD Vacant Storefront Program launched
Potential: Transit Service

Frequency

Bi-directional Speed

12k 25k

Ridership

To do: Regional Mobility & Connectivity

15 Min. @ Key Stations
<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
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<tbody>
<tr>
<td>1/2017</td>
<td>Regional Ballot Initiatives (RBI) bill filed</td>
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<tr>
<td>4/2018</td>
<td>MassINC releases TTOD Report &amp; launches initiative</td>
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<tr>
<td>12/2018</td>
<td>Gov. Commission releases Future of Transportation Report</td>
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<td>3/12/2019</td>
<td>Spkr. DeLeo and Pres. Spilka call for revenue ideas</td>
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<td>11/2017</td>
<td>Sec. Pollack &amp; Gov. Baker recommit to Transportation &amp; Climate Initiative (TCI)</td>
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<tr>
<td>6/2018</td>
<td>T4MA establishes Commuter Rail Communities Coalition</td>
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<td>3/5/2019</td>
<td>Rail Vision Task Force releases options</td>
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<tr>
<td>4/2019</td>
<td>Budget bill amendments increase RTA funding &amp; funds South Coast Rail</td>
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Thank you!

Resources & Gateways Podcast available at www.massinc.org/ttod

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#MassTOD