The Promise and Potential of Transformative TOD in Northern Massachusetts May 30, 2019

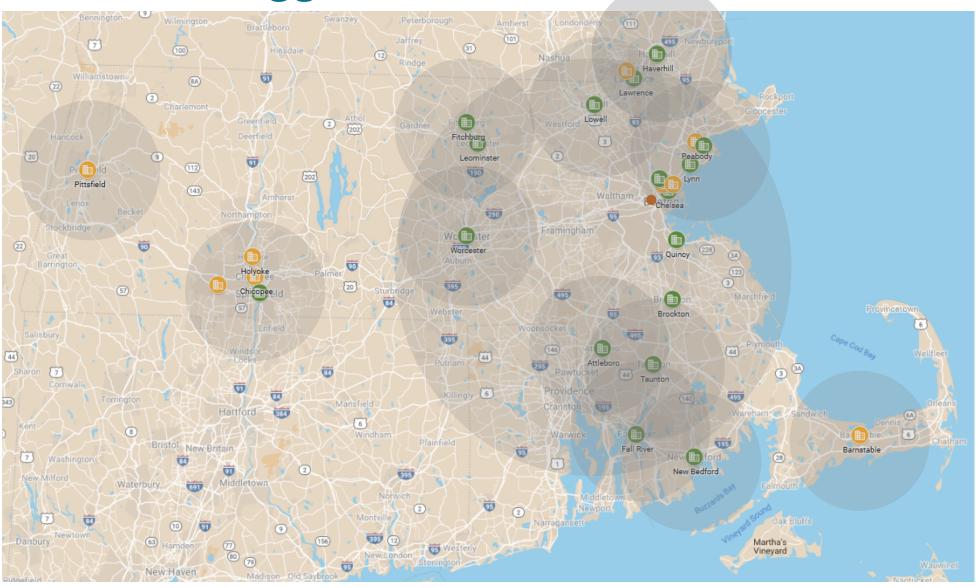
By Dr. Tracy A. Corley, tcorley@massinc.org





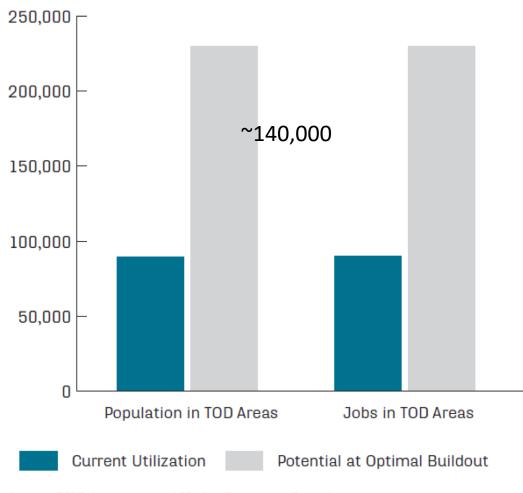
#MassTOD

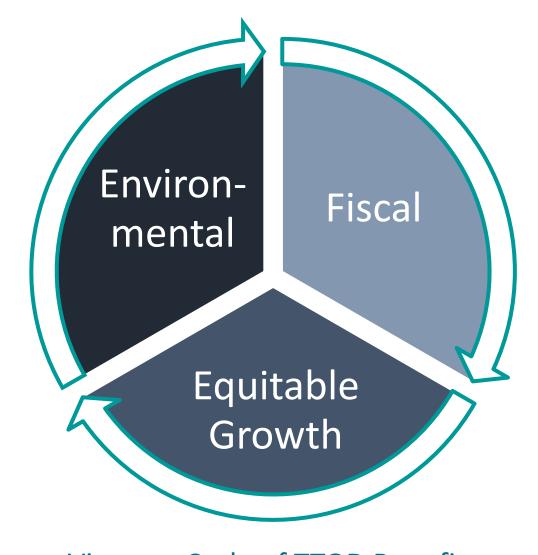
Out of the Agglomeration Shadow



Promise & Potential of Transformative TOD

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





Virtuous Cycle of TTOD Benefits

Source: RKG Associates and Hodge Economic Consulting

Virtuous Benefits of Transformative TTOD





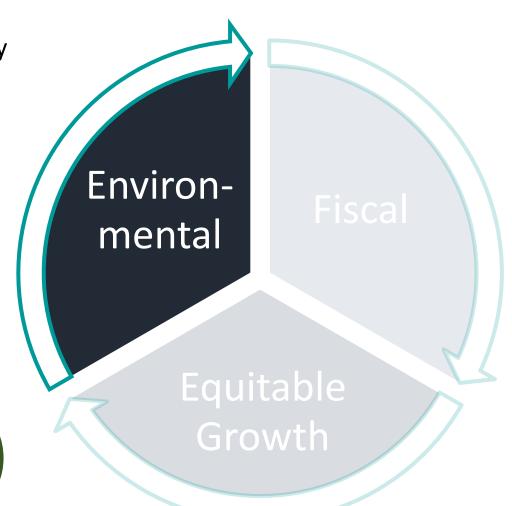












Virtuous Benefits of Transformative TTOD



Real Estate Development
Business Starts
Improvements



Stronger, more competitive regional economies





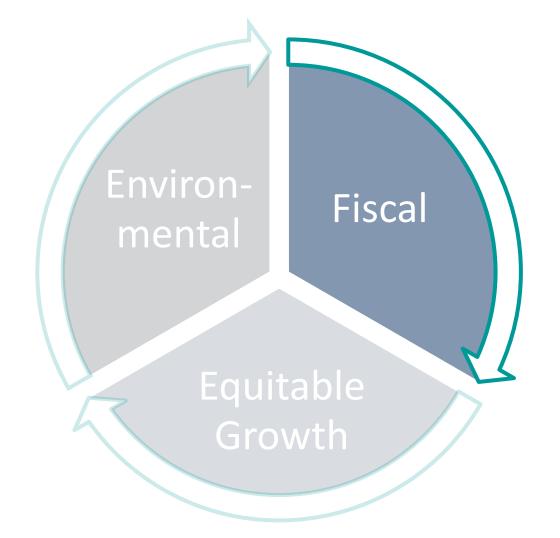
Job, wage, & land use growth, diversifying revenues



More housing = economic expansion & more revenues

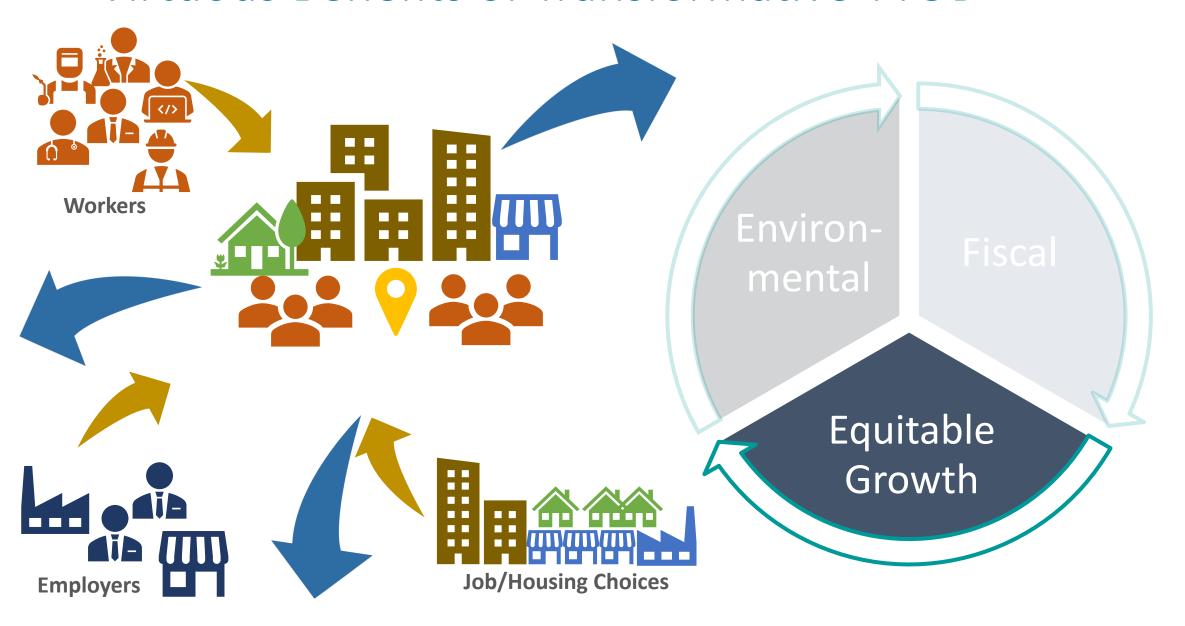
Revenues



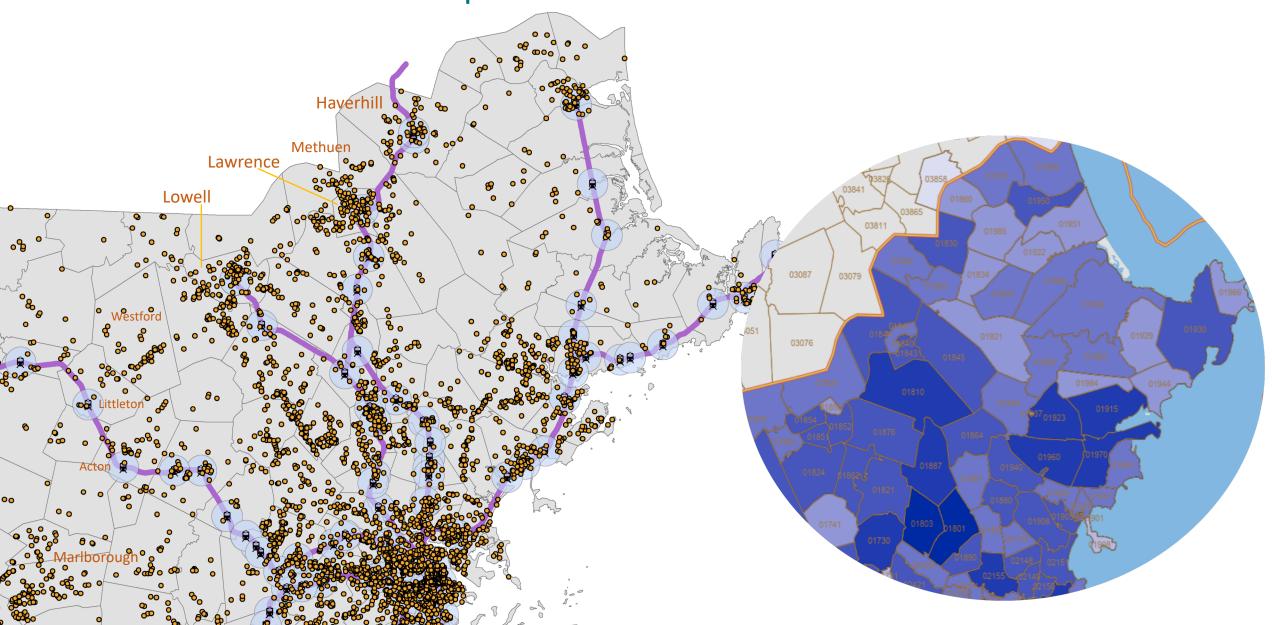




Virtuous Benefits of Transformative TTOD



Potential: Development in Northern Mass.



Opportunity Window: Development 2010-2019

2010

40H CDC law renewed

2016

HDIP revised, improving viability

1/9/2019

MassINC issues Neighborhood Stabilization report 2/27/2019

Gov. Baker calls for 135,000 new housing units in Housing Choice bill

2010

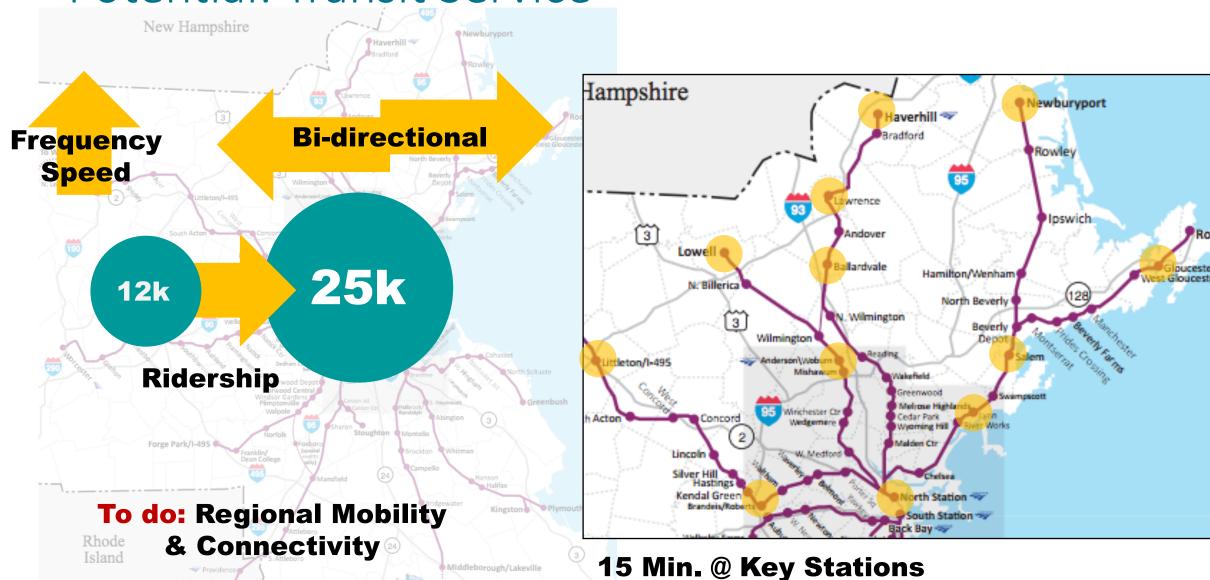
Housing Development Incentive Program (HDIP) authorized 2017

Federal
Opportunity Zone
legislation enacted

1/30/2019

Neighborhood Stabilization bill filed 3/21/2019

MOBD Vacant Storefront Program launched Potential: Transit Service



Opportunity Window: Transit 2017-2019

1/2017

Regional Ballot Initiatives (RBI) bill filed

4/2018

MassINC releases
TTOD Report &
launches initiative

12/2018

Gov. Commission releases Future of Transportation Report

3/12/2019

Spkr. DeLeo and Pres. Spilka call for revenue ideas

11/2017

Sec. Pollack & Gov.
Baker recommit to
Transportation &
Climate Initiative (TCI)

6/2018

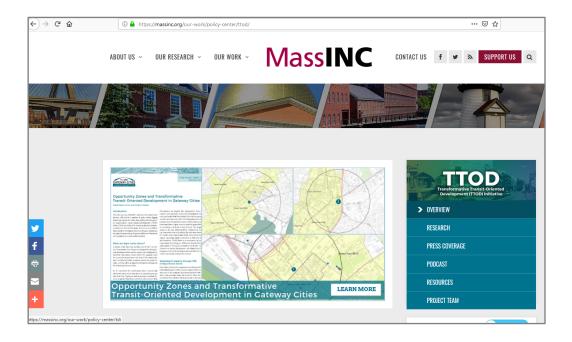
T4MA establishes
Commuter Rail
Communities
Coalition

3/5/2019

Rail Vision Task Force releases options

4/2019

Budget bill amendments increase RTA funding & funds South Coast Rail





Thank you!

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

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