# The Promise and Potential of Transformative TOD on the North Shore June 19, 2019

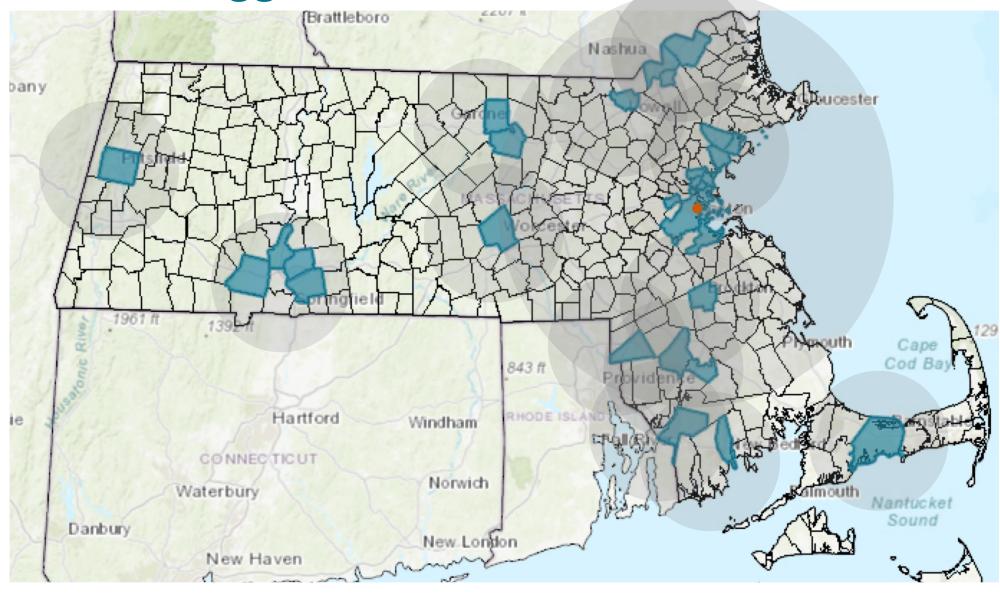
By Dr. Tracy A. Corley, tcorley@massinc.org





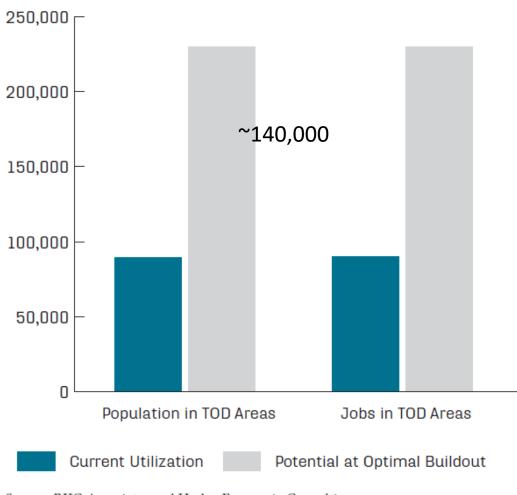
#MassTOD

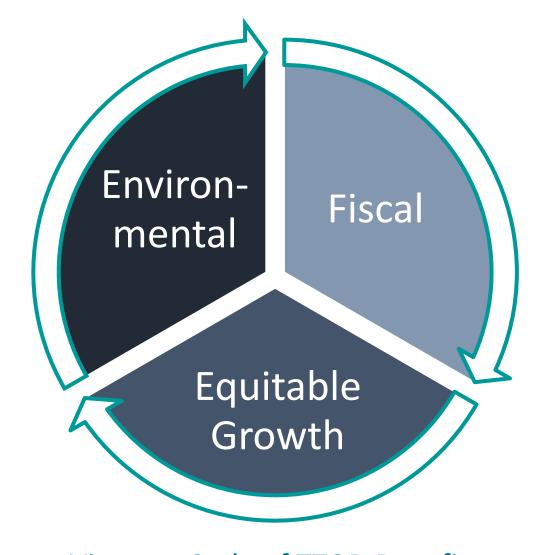
# Out of the Agglomeration Shadow



## 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





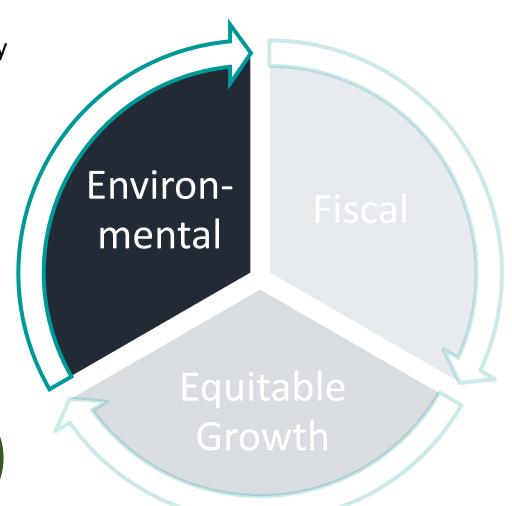












# Virtuous Benefits of Transformative TTOD



Real Estate Development
Business Starts
Improvements



Stronger, more competitive regional economies





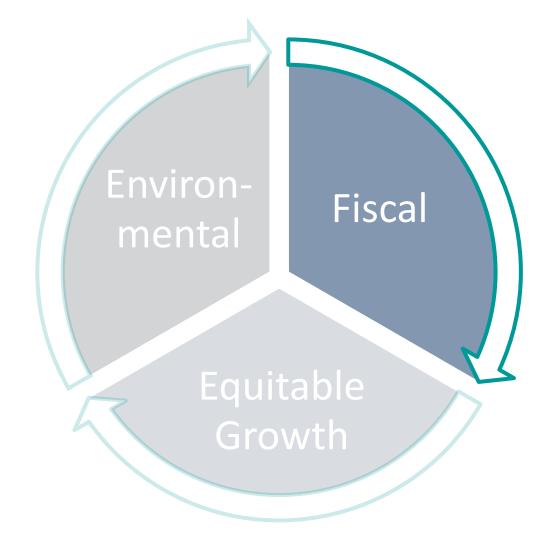
Job, wage, & land use growth, diversifying revenues



More housing = economic expansion & more revenues

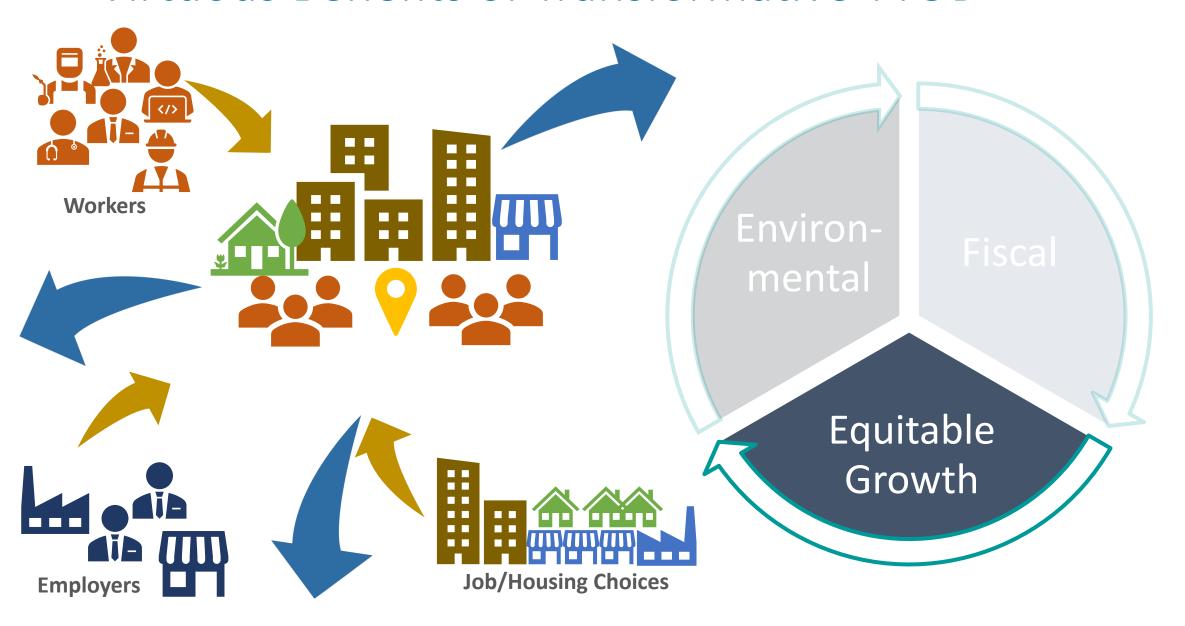
### Revenues



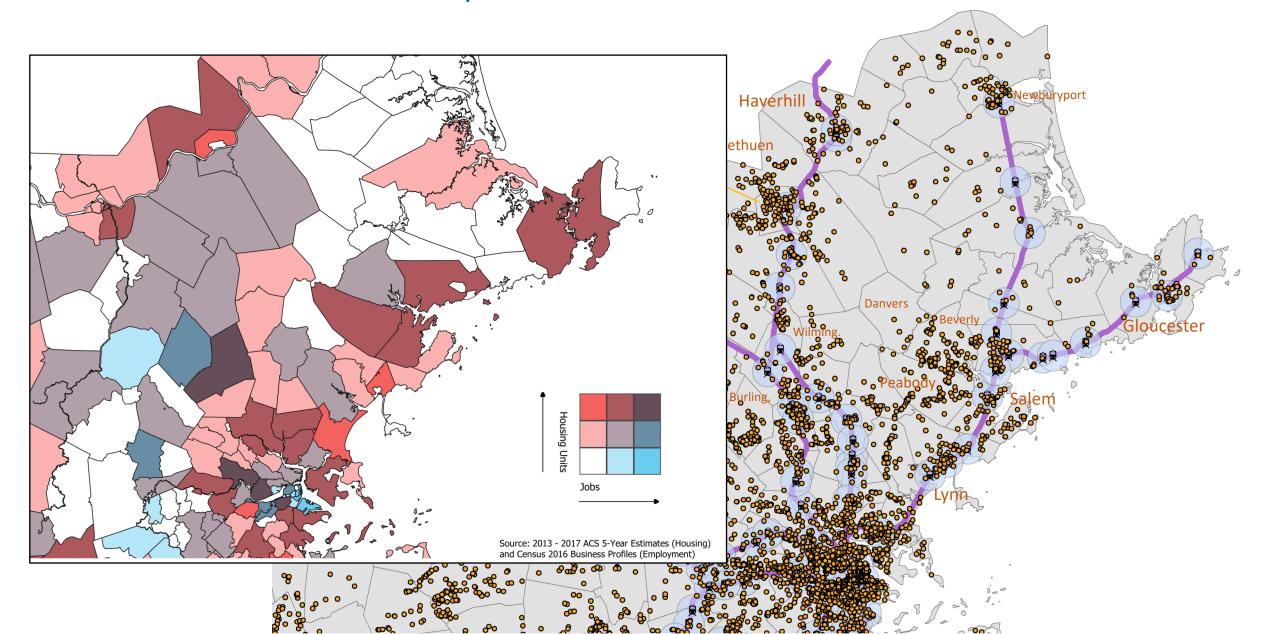




# Virtuous Benefits of Transformative TTOD



# Potential: Development on the North Shore



# 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

5/28/2019

GreenWorks bill introduced for electrification

### 2010

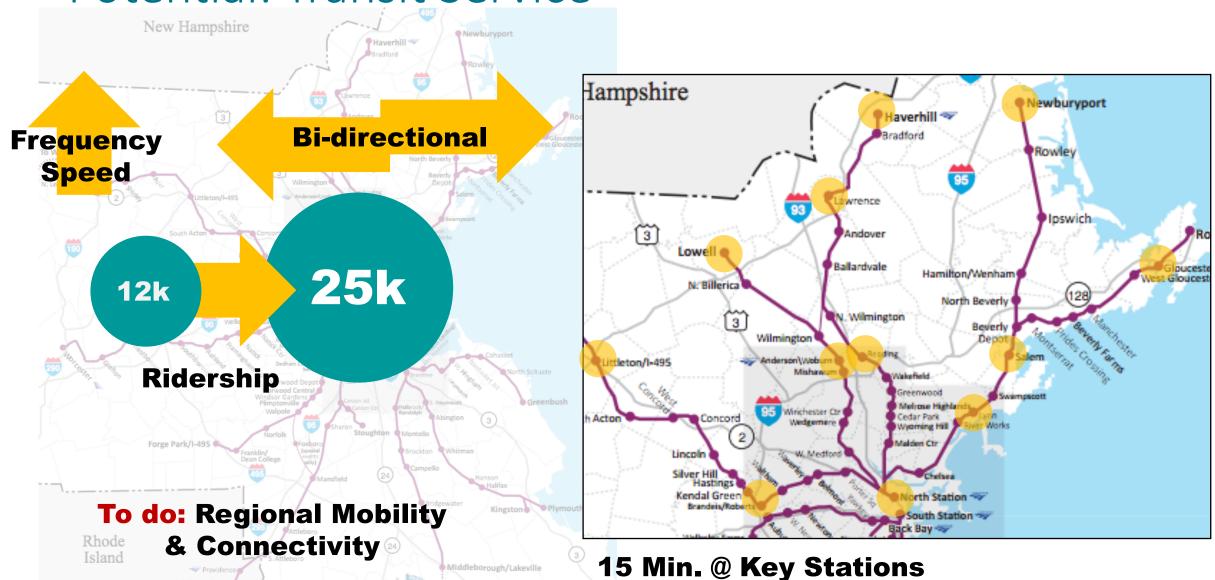
Housing Development Incentive Program (HDIP) authorized 2017

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

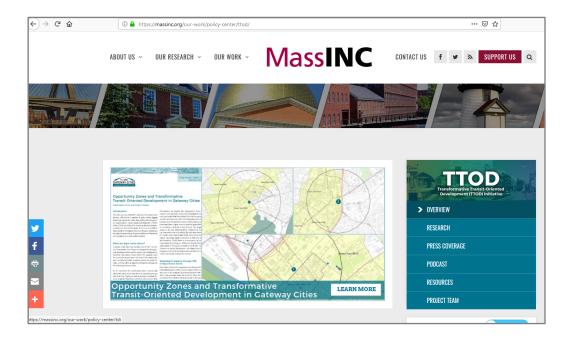
T4MA establishes
Commuter Rail
Communities
Coalition

### 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 <a href="https://www.massinc.org/ttod">www.massinc.org/ttod</a>

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#MassTOD

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