Planning for Equitable TOD in the Commonwealth

October 4, 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

- Environmental
- Fiscal
- Equitable Growth

Source: RKG Associates and Hodge Economic Consulting
Virtuous Benefits of Transformative TTOD

- Fiscal
- Equitable Growth
- Environmental

- Proximity
- Efficiency
- Activity
- Resiliency

- GHG Emissions
- Pollution
- Sensitivity

- GHG
- Pollution
- Sensitivity
Virtuous Benefits of Transformative TTOD

**Costs**
- Real Estate Development
- Business Starts
- Improvements

**Focused mixed-use, mixed-income TOD**

- Up to 44%
- Stronger, more competitive regional economies
- Job, wage, & land use growth, diversifying revenues

**Revenues**
- Rents/Sales
- Commercial Taxes
- Value Capture

More housing = economic expansion & more revenues

**Environmental**

**Fiscal**

**Equitable Growth**
Virtuous Benefits of Transformative TTOD

- Equitable Growth
- Environmental
- Fiscal

Workers
Employers
Job/Housing Choices
Why Equitable TOD?

Key issues

✓ Displacement
✓ Environmental justice
✓ Community engagement & empowerment
❑ Spatial disconnect (belonging)
❑ Economic exclusion
❑ Geographic disparity
❑ Mode disparities

2017 Median Income by Geography

Source: ACS, US Census Bureau

|$0| $10,000| $20,000| $30,000| $40,000| $50,000| $60,000| $70,000| $80,000|

| Half Mile | $37,778 |
| Mile | $40,419 |
| Gateway Cities | $51,412 |
| State | $74,167 |

$37,778 $40,419 $51,412 $74,167

Source: ACS, US Census Bureau
Elements of Equitable TOD

Mix of uses, incomes, abilities, ages, cultures

• Land use and zoning
• Transit/transportation
• Other infrastructure
• Economic opportunities
• Financial incentives
• Basic services
• Open/public space and programming
Discussion: Planning for Equity

• How can we mitigate displacement, environmental justice, community engagement & empowerment, spatial disconnect, economic exclusion, geographic disparity, and mode disparities?

• How can we create transit-oriented districts that encourage a mix of uses, incomes, abilities, ages, and cultures?

• What is your team doing now to plan for equity?
Thank you!
Resources & Gateways Podcast available at www.massinc.org/t tod
Contact: Dr. Tracy A. Corley, Transit-Oriented Development Fellow
tcorley@massinc.org
617.224.1611
#MassTOD