



Toward a Transit-Oriented Development Housing Investment Strategy

Senate Concurrent Resolution 162 (2023) House Resolution 188 (2023)

- The Legislature tasked OPSD with identifying:
 - “sites that have the collective capacity to accommodate 10,000 new homes per year, for the next 50 years.”
- Working Group members included: HHFDC, HPHA, HCDA, and the Governor’s Office
- Findings were submitted in December 2023



How Much Housing is Needed?

- Approx. 50,000 units are needed by 2025
 - pent-up demand (approx. 29,000)
 - homelessness (approx. 4,000)
- Demographic projections suggest the State will need approx. 3,000 to 5,000 units annually to keep up with population growth after pent-up demand and homelessness are addressed



How Many Units Can TOD Areas Accommodate?

- Quantity of State & County-owned land
 - 57,000 acres statewide in TOD areas
 - Nearly 30% of these lands are owned by the State and Counties
- Approx. 90 TOD projects on 3,000 acres are currently planned to produce approx. 66,000 housing units
- Extrapolation of these numbers is tempting, but should be avoided without additional research



What still needs to be done?

- Further analysis
 - Additional sites with future potential: schools and underutilized publicly-owned sites, e.g. 77 schools on 1,206 acres in TOD
- Infrastructure investments
 - State and County legislation & funding
 - *Infra Financing & Delivery for TOD Pilot Areas – Dec 2023*
 - Grants, like PRO Housing
- Continued coordination

