

Station Map

Station Graph

Welcome to TODEX, a Transit-Oriented Development Explorer for Massachusetts

We believe that good transit policy requires good land use and housing policy, and we've created this site to share our ongoing research on development patterns around transit stations in Greater Boston. Massachusetts Housing Partnership's Center for Housing Data has started this effort by estimating the number and concentration of homes near every rapid transit and commuter rail station in the system. Make sure to check out the "Research Brief" for a policy discussion and to read about our plans for future research. If you're curious about how our analysis is conducted, check out the "Methodology" tab to learn more and even access GIS files to explore or use the data in your own work.

If you're looking to jump right in, start by clicking any station area on the map and a graphic showing the number of homes and residential density for every parcel in the chosen area will appear here. To look at totals and compare across station areas, head to the "Data" tab to sort, filter and download the summary data. As you explore, if you have any questions, notice anything missing, or have suggestions for how we can improve this work, please reach out using the contact button in the navigation bar. Your input improves the quality of the data and the strength of our research, so we would love to hear from you.

Thanks for visiting!

[← Click on any station area to start exploring](#)

[Download image](#)

Getting started

[How are station areas defined?](#)

[What is a good housing density?](#)

[Notice a missing housing development?](#)



Who we are

Massachusetts Housing Partnership (MHP) is a quasi-public agency created by state statute in 1985

- Increase the supply of affordable housing in the state
- Work with municipalities to demonstrate new and better ways of meeting our affordable housing needs



What we do

- Community Assistance team
- Permanent financing for affordable rental housing
- ONE Mortgage program
- Research on housing data to support policy efforts



Why TODEx was made

We need to have more conversations about land use that focus on the interconnectedness of housing, transportation and climate. TODEx is our first step in doing this, with future research focusing on the nexus of these crucial priorities.

Housing | Transportation | Climate

Why prioritize TOD?

- Reduced car dependence
- Successful transit systems rely on concentrated development patterns and walkability/multimodal connections
- Current land use patterns are not environmentally sustainable
- Quality of life - better access to jobs, recreation, services
- Affordable housing near public transit provides mobility and access for those who need it most
- Tough commutes take away from economic activity, impact public health, mental health
- Infrastructure efficiency from concentrated development

How TODEX was made

Data collection/analysis

1. Tax assessors data

- Routinely maintained by MassGIS
- 85% of communities have data as recent as 2017
- Challenge 1: Use codes are not completely standardized across towns
- Challenge 2: Not all assessors report # of units in each property
- Data pulled in July 2019

2. Master Address Data

- Also compiled by MassGIS
- Data from July 2019
- Spatially joined to assessors data and address counts were used to validate unit field from assessors data, or impute when missing or erroneous.

3. CoStar

- Used to validate large developments and add new developments not captured in the other data sets. Also used to verify reports of missing/incorrect unit counts from users.

How TODEx was made

Calculating station areas & their density

1. Creating station areas in GIS

- Create ½ mile buffer around each station “as the crow flies”
- Where buffers overlapped we used thiesen polygons to make equidistant divisions between stations.
- Omitted protected green space & hydrography from the station area land calculation.

2. Creating residential density metrics

- Total residential unit count / total acres in new station area

What is TOD EX telling us?

- Overall low density near TOD: 3.2 homes per acre in South Shore station areas.
- Of the 30 station areas on the South Shore, 23 had a gross density level of less than five units per acre.
- At an average of 10 homes per acre, we would have almost 75,600 more housing units on the South Shore. At an average of 5 homes per acre, we would have almost 20,336 more housing units on the South Shore.
- Wide variation in development patterns as a result of inconsistent commitments and expectations around TOD values across municipalities.

Station:
Quincy Center

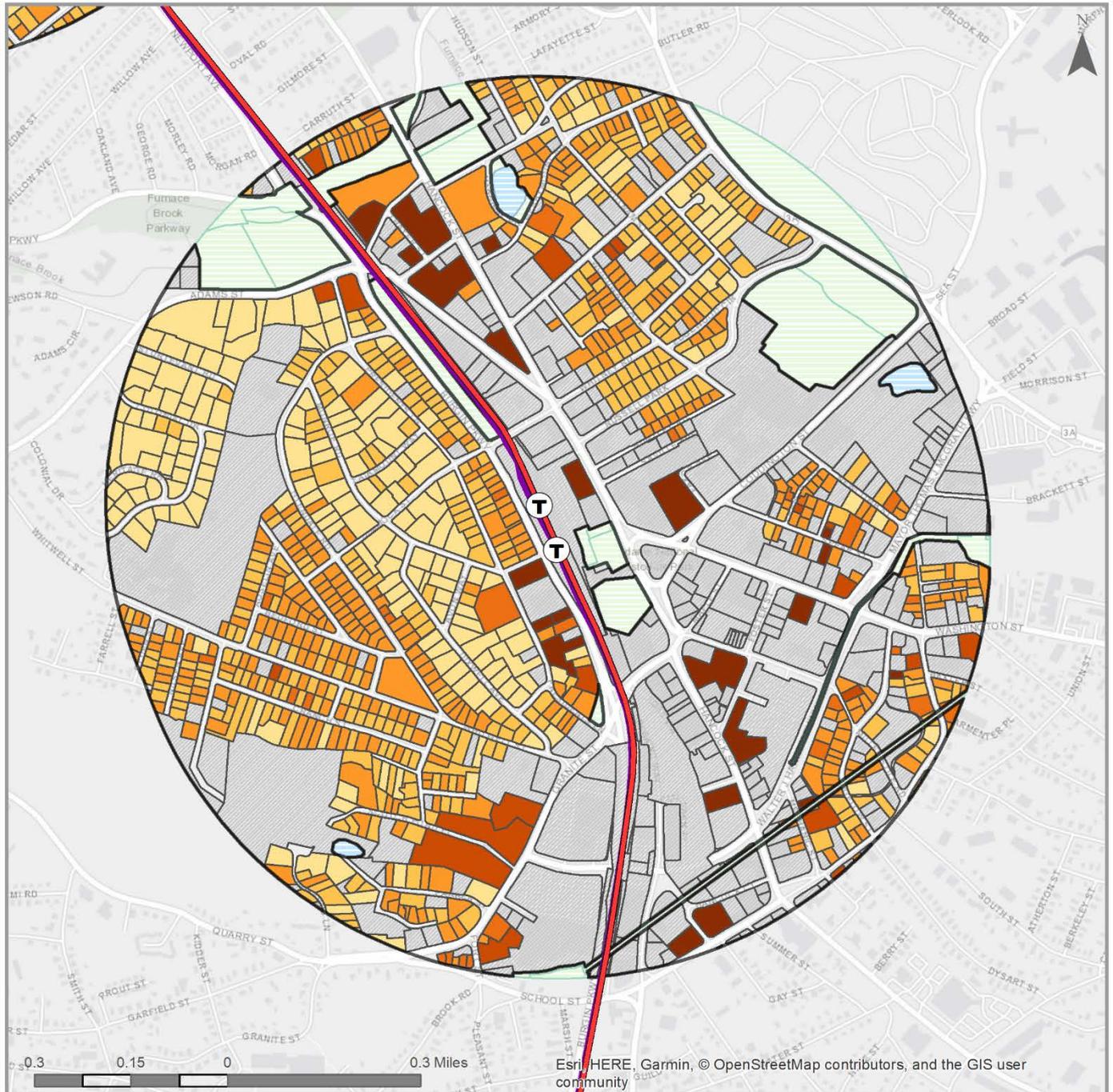
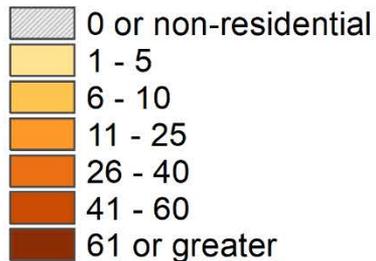
Line/Route:
Red Line;
various commuter

Communities in area:
Quincy

Total units:
3,907

Average density:
8.0 units per acre

**Residential Density
(units per acre)**



Station:
Wollaston

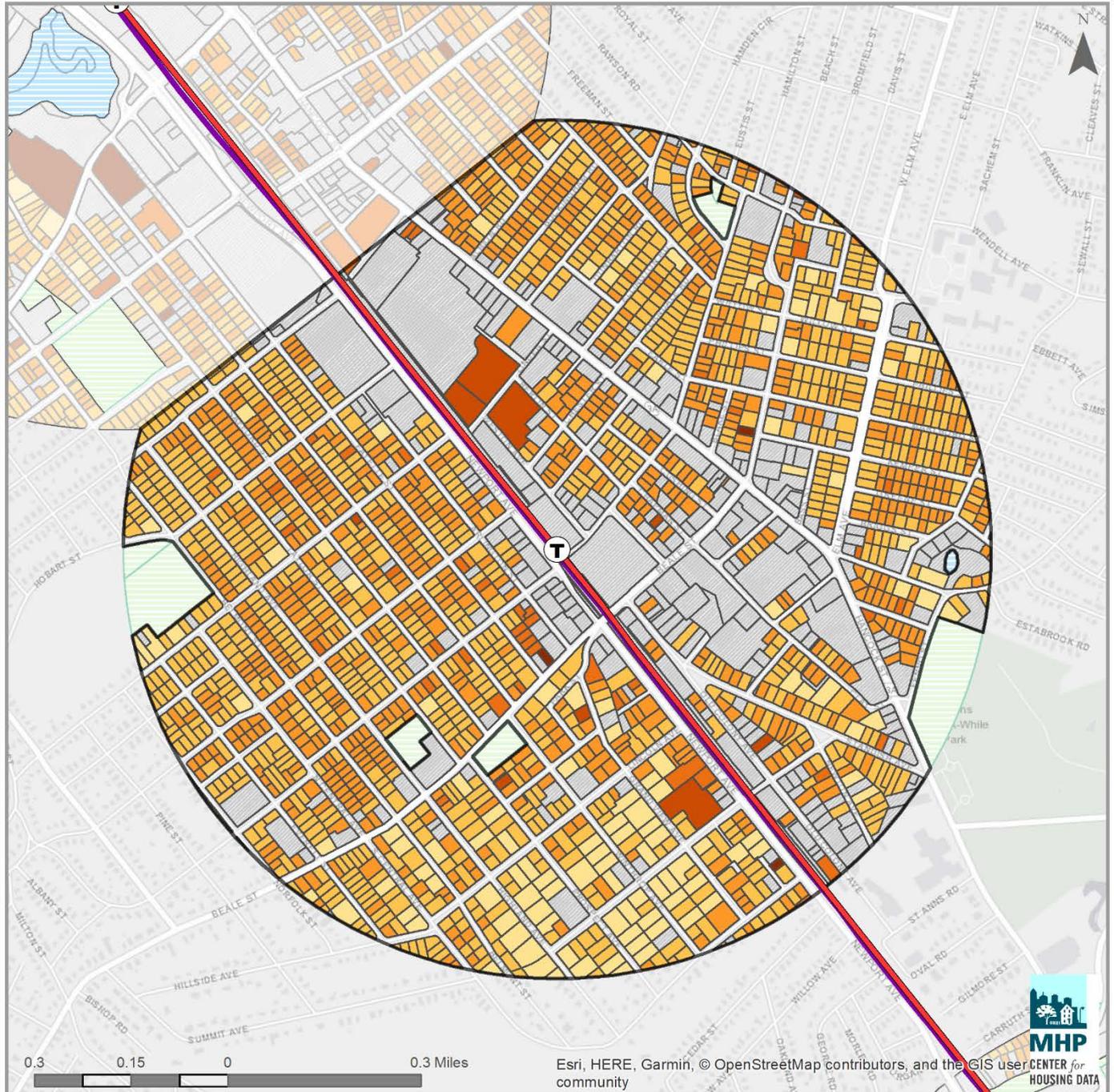
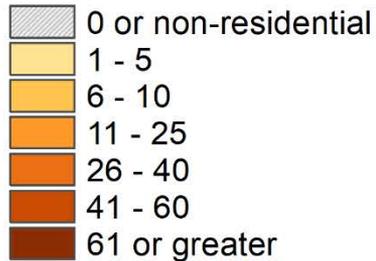
Line/Route:
Red Line

Communities in area:
Quincy

Total units:
3,003

Average density:
6.4 units per acre

**Residential Density
(units per acre)**



Station:
**Weymouth Landing/
East Braintree**

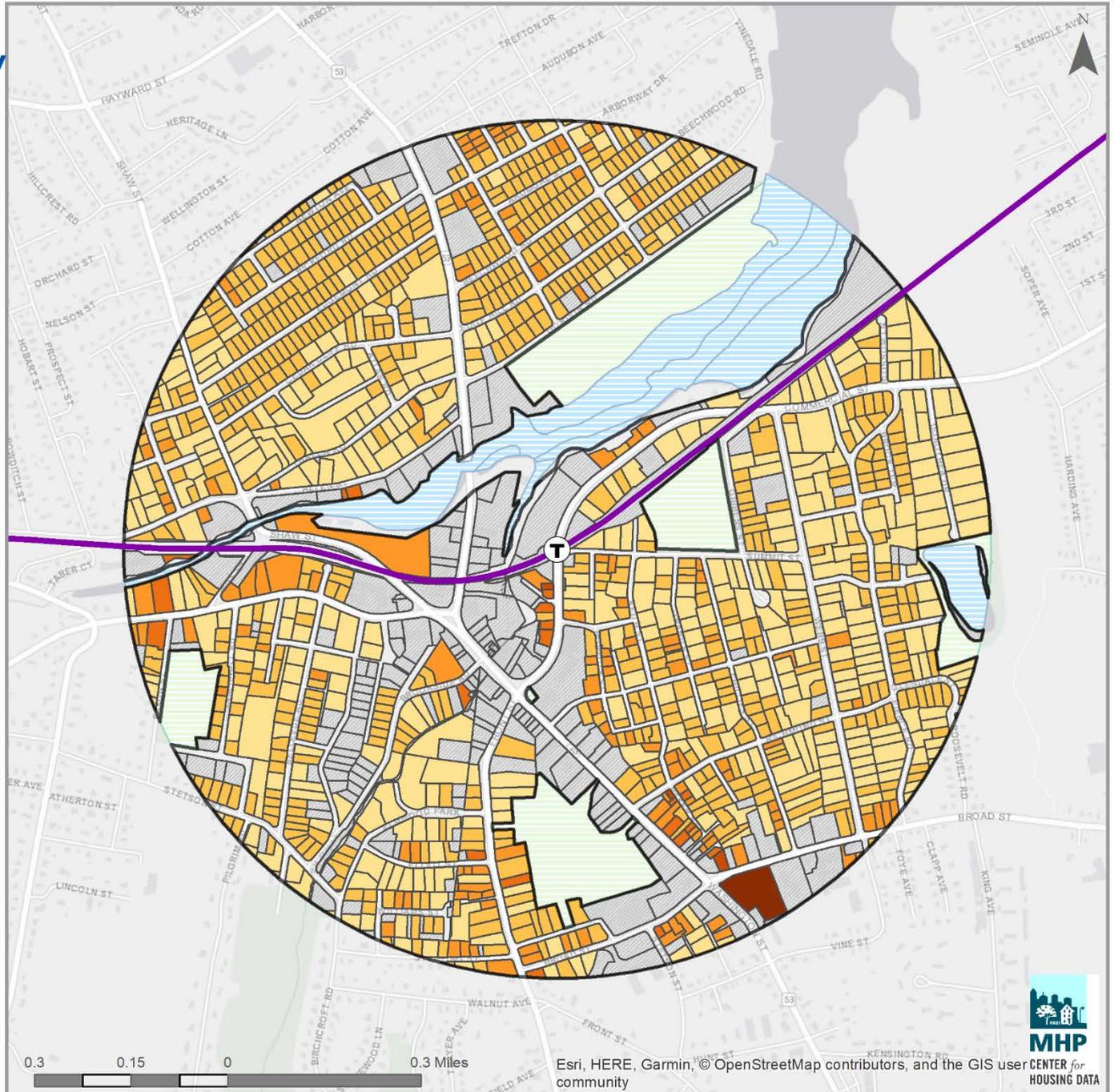
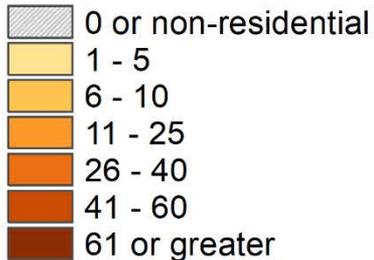
Line/Route:
Greenbush Line

Communities in area:
**Braintree;
Weymouth**

Total units:
1,837

Average density:
4.3 units per acre

**Residential Density
(units per acre)**



Station:
Braintree

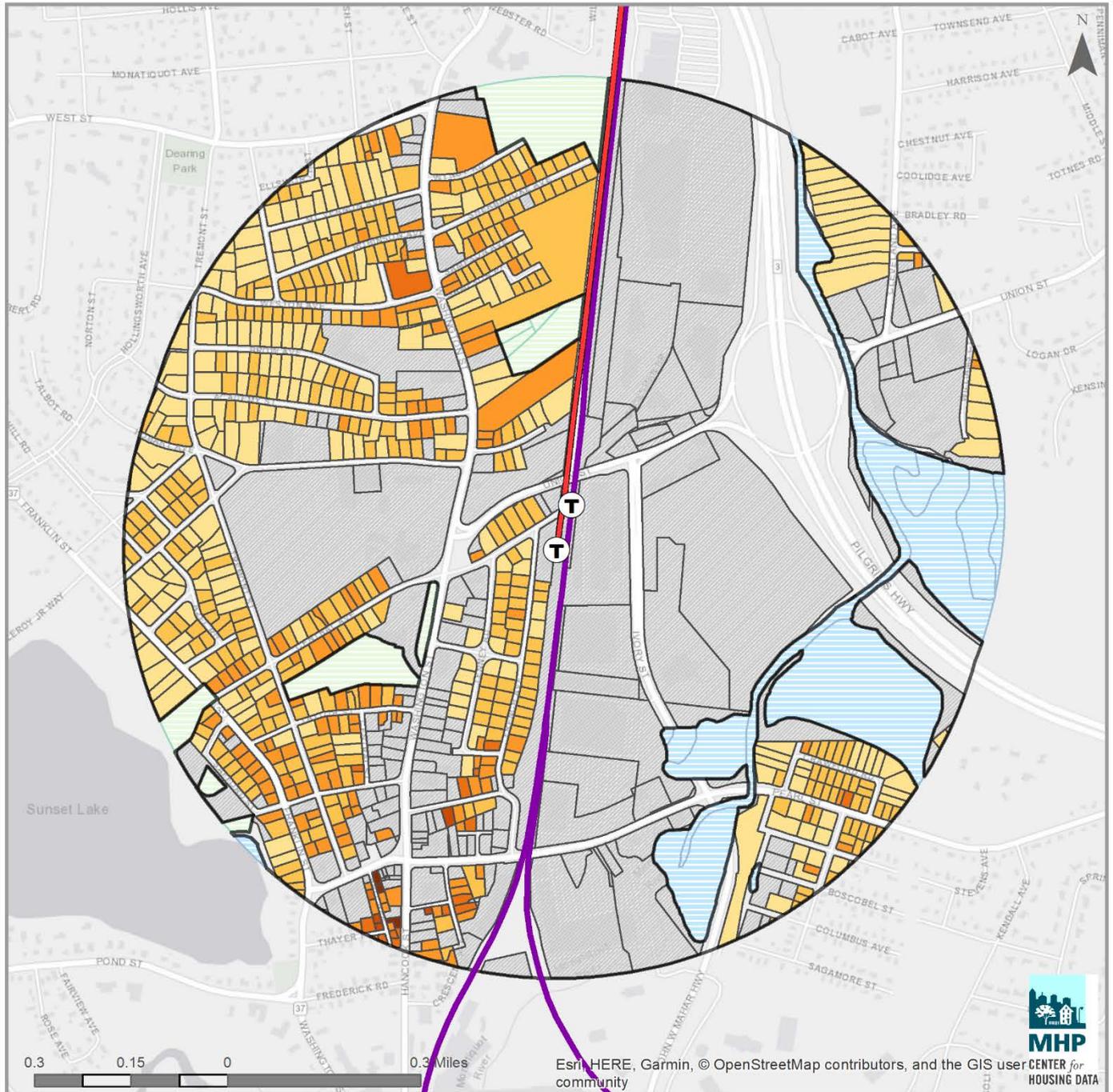
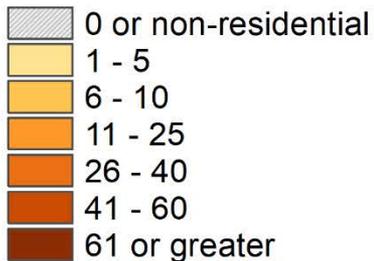
Line/Route:
**Red Line;
Kingston-Plymouth;
Middleborough-
Lakeville**

Communities in area:
Braintree

Total units:
1,249

Average density:
2.6 units per acre

**Residential Density
(units per acre)**



Station:
West Hingham

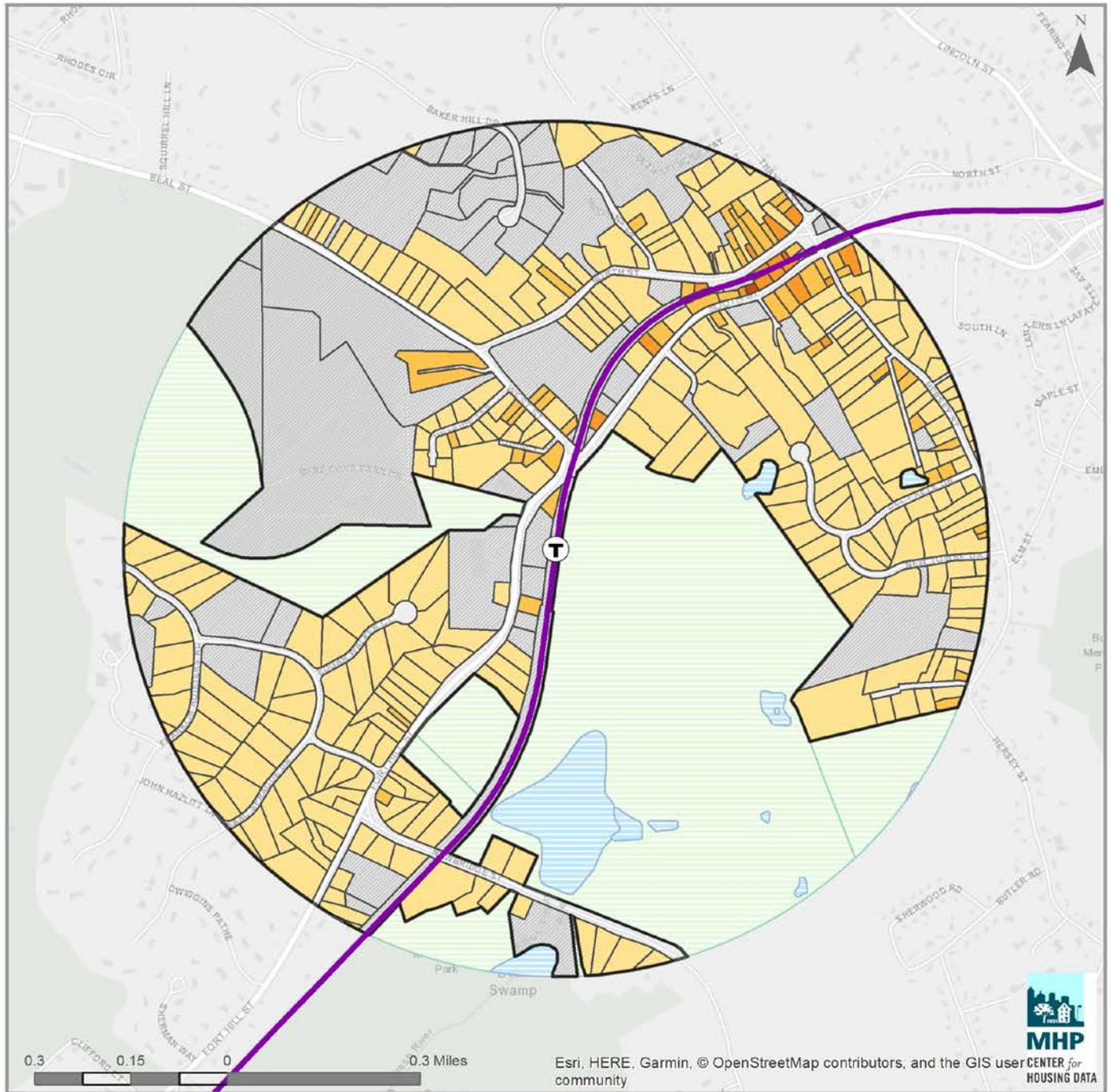
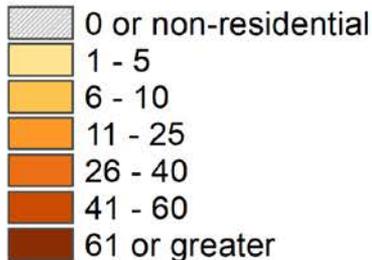
Line/Route:
Greenbush Line

Communities in area:
Hingham

Total units:
405

Average density:
1.2 units per acre

**Residential Density
(units per acre)**



Station:
Greenbush

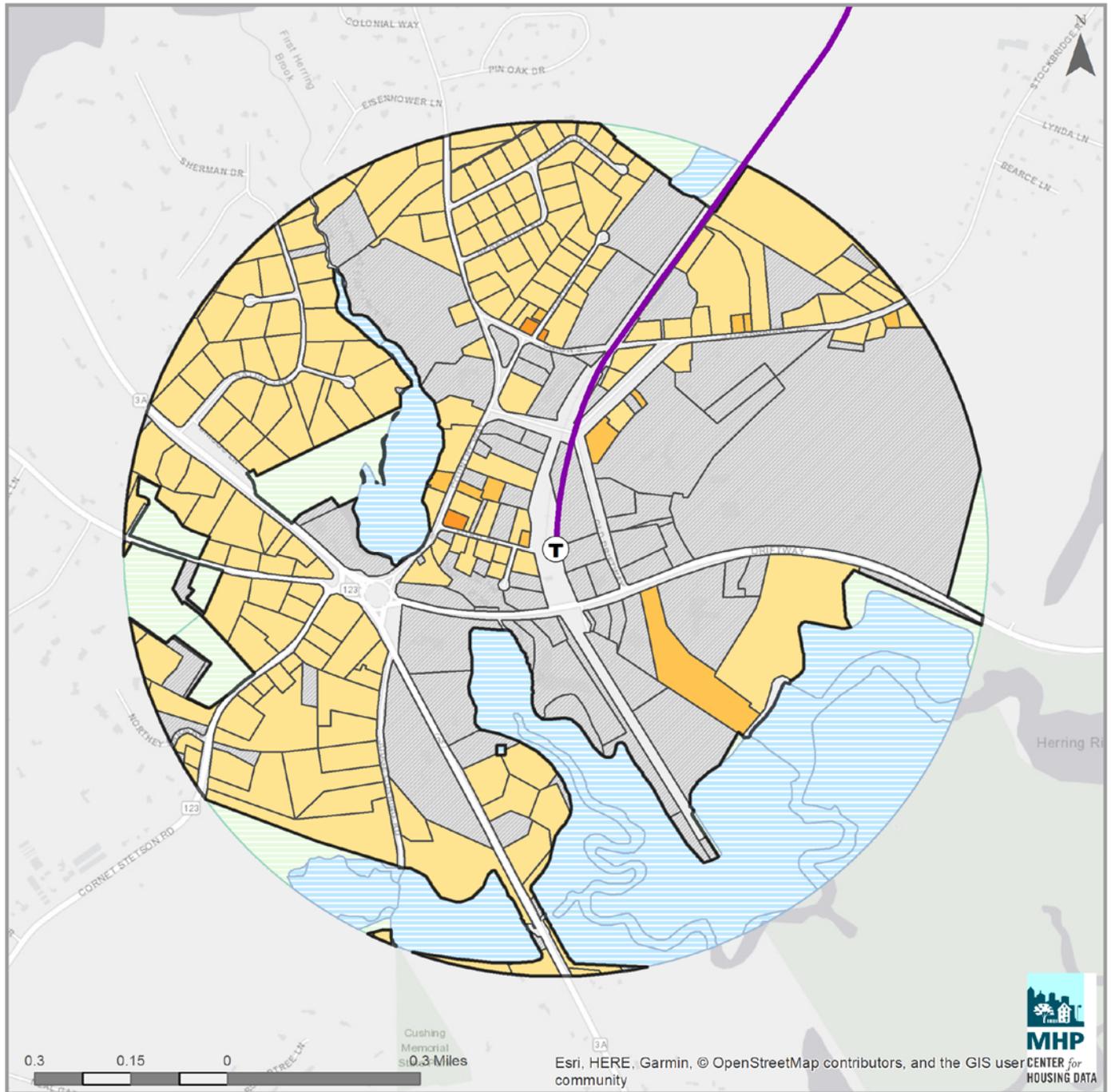
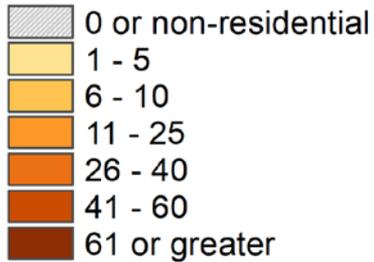
Line/Route:
Greenbush Line

Communities in area:
Scituate

Total units:
292

Average density:
0.8 units per acre

**Residential Density
(units per acre)**



Station:
Kingston

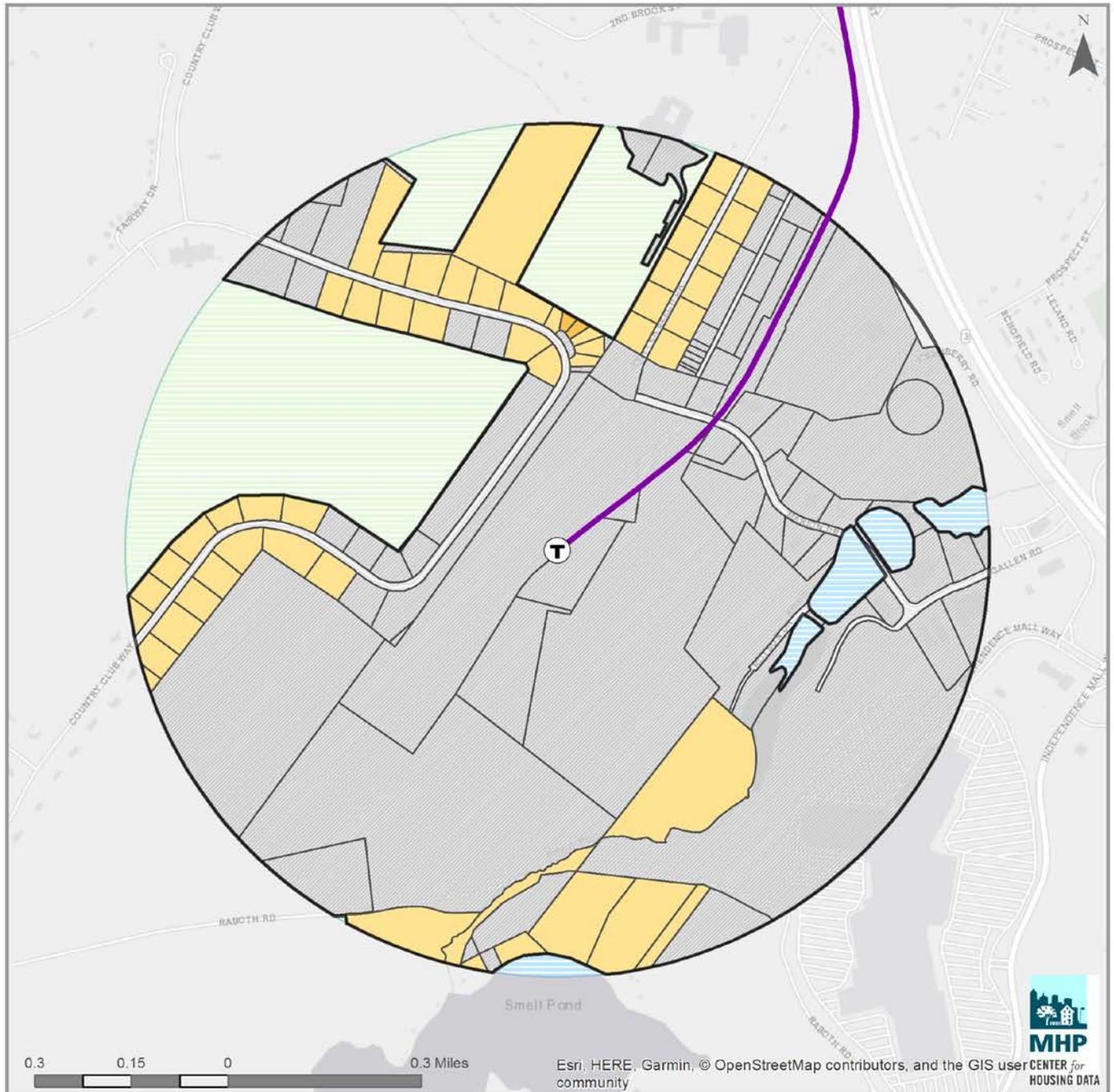
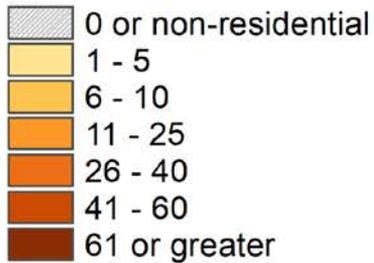
Line/Route:
**Kingston-
Plymouth Line**

Communities in area:
Kingston

Total units:
55

Average density:
0.1 units per acre

**Residential Density
(units per acre)**



Questions & discussion

www.mhp.net/todex

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