Transit-Oriented Development (TOD) creates vibrant neighborhoods near transit

**TOD Individual Benefits**
- Enhanced transportation and housing choice
- Greater connectivity to local and regional destinations, including neighborhood services, healthcare & jobs
- Improved health from more active lifestyles

**TOD Community Benefits**
- Local economic development
- Higher transit ridership
- Less traffic congestion and cleaner air

**Communities Want TOD**
- **26 States** were found to have taken one or more TOD-supportive actions for a total of 53 Actions
  - 28 Policy and Planning
  - 41 Funding and Financial Incentives
  - 1 Programs

- **47 Regions** were found to have taken one or more TOD-supportive actions for a total of 60 Actions
  - 49 Policy and Planning
  - 1 Zoning
  - 20 Funding and Financial Incentives
  - 22 Programs

- **66 Localities** were found to have taken one or more TOD-supportive actions for a total of 71 Actions
  - 42 Policy and Planning
  - 21 Zoning
  - 14 Funding and Financial Incentives
  - 6 Programs

*A single action can be classified as one or more types of TOD support. Multiple actions can be taken by a state, region, or locality.*

Successful TOD requires a multi-stakeholder approach from all levels of government and the private and non-profits sectors. State, regional and local actors proactively foster TOD through:
- Policy & Planning
- Zoning
- Funding & Financial Incentives
- Programs

Source: Communities Are Embracing Development near Transit: A Snapshot of Transit-Oriented Development Support Across the United States, AARP Public Policy Institute, August 2017

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