

Approved 40R Districts (thru 07.01.2024)													
Community	District Name	District Total Acres	Area (acres) Zoned For			Bldg. Permits Only - No Occupancy (in construction)	Occupancy Permits Issued (cumulative permits since District approved.)	Total Units Built or Under Construction	Zoning Incentive Payment	Density Bonus Payment (DBP)	Total 40R Payments	FY 2025 Anticipated Construction Activity*	
			Single Family	2 – 3 Family	Multi-Family							Number of Units	Anticipated DBP Requests*
Adams	SGOD	43	0	0	14	0	0	0	\$350,000	\$0	\$350,000		
Amesbury	Gateway Village	52	2	2	10	0	240	240	\$350,000	\$720,000	\$1,070,000		
Amesbury	East End	32	0	1	14	0	0	0	\$200,000	\$0	\$200,000		
Belmont	Oakley Neighborhood	2	2	1	1	0	17	17	\$10,000	\$36,000	\$46,000		
Beverly	Beverly SGOD	5	0	0	5	39	38	77	\$75,000	\$231,000	\$306,000		
Boston	Olmsted Green	52	0	29	29	0	347	347	\$350,000	\$780,000	\$1,130,000		
Bridgewater	Waterford Village	128	26	26	26	0	0	0	\$600,000	\$0	\$600,000		
Brockton *	Downtown	127	27	42	41	111	243	354	\$600,000	\$1,056,000	\$1,656,000	30	\$90,000
Brockton *	Thatcher Street	16	0	0	8	0	0	0	\$200,000	\$0	\$200,000		
Chelsea	Central Ave (Innes)	3	3	3	3	330	0	330	\$350,000	\$702,000	\$1,052,000		
Chelsea	Gerrish Ave	3	0	0	3	0	120	120	\$75,000	\$255,000	\$330,000		
Chicopee	Chicopee Center SGOD	30	11	11	26	0	41	41	\$600,000	\$123,000	\$723,000		
Danvers	TND	17	17	17	17	145	24	169	\$200,000	\$384,000	\$584,000		
Dartmouth	Lincoln Park	41	0	0	16	0	84	84	\$350,000	\$252,000	\$602,000		
Easthampton	Smart Growth Overlay District	212	8	0	37	0	73	73	\$600,000	\$201,000	\$801,000	44	\$132,000
Easton	Queset Commons	61	0	0	14	0	110	110	\$350,000	\$138,000	\$488,000		
Fitchburg	West SGOD (2010)	33	0	0	33	0	272	272	\$600,000	\$0	\$600,000		
Fitchburg	Downtown SGOD (2019)	47	26	26	26	68	44	112	\$75,000	\$321,000	\$396,000	107	
Grafton	Fisherville Mill	14	0	0	14			0	\$350,000	\$0	\$350,000		
Grafton	North Grafton Transit Village OD	9	0	0	8			0	\$75,000	\$0	\$75,000	233	\$699,000
Great Barrington	North District	37	0	0	16			0	\$350,000	\$0	\$350,000		
Great Barrington	South District	39	0	0	9	0	49	49	\$200,000	\$135,000	\$335,000		
Haverhill	Downtown	58	0	0	54	0	362	362	\$600,000	\$1,086,000	\$1,686,000		
Holyoke	Smart Growth Overlay District	152	5	2	5		59	59	\$350,000	\$93,000	\$443,000		
Kingston	1021 Kingston's Place	109	70	0	70			0	-\$600,000	\$0	-\$600,000		
Lakeville	Lakeville Station-Nemasket	33	0	15	11	0	315	315	\$350,000	\$945,000	\$1,295,000		
Lawrence	Arlington Mills	34	0	0	34		239	239	\$600,000	\$717,000	\$1,317,000	87	\$261,000
Lawrence	Downtown SGD	205	0	0	50	40	40	80	\$350,000	\$240,000	\$590,000	86	\$258,000
Lee	SGOD (Eagle Mill)	10	0	0	6		56	56	\$200,000	\$168,000	\$368,000		
Lowell	Smart Growth Overlay District	5	0	0	5		122	122	\$350,000	\$366,000	\$716,000		
Ludlow	Smart Growth Overlay District	187	152	60	187	95	75	170	\$350,000	\$510,000	\$860,000	95	\$285,000
Lunenburg	Tri-Town	9	0	0	9	0	201	201	\$350,000	\$603,000	\$953,000		
Lynnfield	Meadow Walk	80	0	7	7		180	180	\$200,000	\$522,000	\$722,000		
Marblehead	Pleasant Street	1	0	0	2			0	\$0	\$0	\$0		
Marblehead	Vinnin Square	2	0	0	0			0	\$0	\$0	\$0		
Methuen	Methuen Center SGOD	54	0	0	20	16	33	51	\$350,000	\$99,000	\$449,000	16	\$48,000
Middleborough	Middleborough Train Station	40	0	13	27	0	26	26	\$75,000	\$72,000	\$147,000		
Montague	SGOD	4	1	1	4			0	\$75,000		\$75,000		
Natick	SGOD	5	5	5	5		138	138	\$200,000	\$414,000	\$614,000		

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Newburyport	SGOD	49	0	0	34	0	160	160	\$350,000	\$480,000	\$830,000	92	\$276,000
North Adams	SGOD	58	0	51	51			0	\$600,000	\$0	\$600,000		
N. Attleboro	SGOD	14			14			0	\$0	\$0	\$0		
N. Reading	Berry Center / Edgewood Apts.	46	0	0	46	0	406	406	\$350,000	\$1,218,000	\$1,568,000		
Northampton	Sustainable / Village Hill	33	0	0	33	20	346	366	\$350,000	\$624,000	\$974,000	20	\$60,000
Northampton	Urban Residential SD District	9.6	0	0	9.6	60	31	91	\$200,000	\$114,000	\$314,000	13	\$39,000
Norwood	Guild Street	1	0	0	1		40	40	\$75,000	\$120,000	\$195,000		
Norwood	St. George Ave	1	0	0	1	0	15	15	\$10,000	\$33,000	\$43,000		
Pittsfield	Smart Growth Overlay District	11	0	0	11		112	112	\$350,000	\$126,000	\$476,000		
Plymouth	Cordage Park	57	0	0	57		302	302	\$600,000	\$906,000	\$1,506,000		
Reading	Downtown	41	0	0	16	10	205	215	\$350,000	\$612,000	\$962,000	10	\$30,000
Reading	Gateway	10	0	0	10		200	200	\$350,000	\$600,000	\$950,000		
Rochester	Cranberry Highway SGOD	31	0	0	10			0	\$0	\$0	\$0		
Rockland	Downtown	34	0	0	9			0	\$0	\$0	\$0		
Sharon	Sharon Commons	12	0	3	9	0	192	192	\$200,000	\$561,000	\$761,000		
South Hadley	South Hadley Falls SGOD	48	24	26	0			0	\$350,000	\$0	\$350,000		
South Hadley	Newton Street SGD	22	2.5	0	22			0	\$350,000	\$0	\$350,000	60	\$171,000
Sudbury	Malone SGOD	6	0.0	0	6		101	101	\$0	\$0	\$0		
Swampscott	Vinnin Square	2	0	0	2			0	\$75,000	\$0	\$75,000		
Wellesley	Wellesley Park SGOD	27	0	0	27	0	350	350	\$350,000	\$987,000	\$1,337,000		
Westfield	Southwick Road	22	22	22	22			0	\$200,000	\$0	\$200,000		
Woburn	Woburn Mall SGOD	23	0	0	15		350	350	\$350,000	\$1,050,000	\$1,400,000		
61	Totals:	2,547	402	362	1,269	934	6,358	7,292	\$16,170,000	\$18,600,000	\$34,770,000	893	\$2,349,000

* Anticipated construction activity is based upon Annual Updates submitted by each community that has an adopted Chapter 40R District. Payment amount corresponds to the number of associated Bonus Units which may be less than the associated number of units listed as in construction.

** the numbers for the city of Brockton are based on the city's prior, FY23 Annual Update and any information EOHLC was able to otherwise verify . The City of Brockton did not submit an FY24 Annual Update.

N. Andover***	Osgood	169	0	27	27				\$600,000	\$0	\$600,000		
									\$16,770,000	\$18,600,000	\$35,370,000		

** *EOHLC recently just recently learned that this District is evidently still zoned for and there was not adequate time to send out a report for submission by the town. The Town of North Andover voted to repeal its 40R District in 2019. At that time DHCD's approval of the repeal was subject to the town returning the \$600K Zoning Incentive Payment it received or replacement of the 40R District. EOHLC never received a repayment or a formal proposal for a replacement District but nevertheless understood that the repeal stood. No units have been permitted in the District.