

Approved 40R Districts (thru 06.30.2025)

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 2026 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	0	77	77	\$75,000	\$231,000	\$306,000		
Boston	Olmsted Green	52	0	29	29	0	368	368	\$600,000	\$780,000	\$1,380,000	57	\$102,000
Bridgewater	Waterford Village	128	26	26	26	0	0	0	\$600,000	\$0	\$600,000		
Brockton	Downtown	127	27	42	44	46	354	400	\$600,000	\$1,056,000	\$1,656,000	166	\$498,000
Brockton	Thatcher Street	16	0	0	8	0	0	0	\$200,000	\$0	\$200,000		
Chelsea	Central Ave (Innes)	3	3	3	3	0	330	330	\$350,000	\$702,000	\$1,052,000		
Chelsea	Gerrish Ave	3		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	0	169	169	\$200,000	\$384,000	\$584,000		
Dartmouth	Lincoln Park	41	0	0	16	0	126	126	\$350,000	\$252,000	\$602,000		
Easthampton	Smart Growth Overlay District	212	8	0	37	0	73	73	\$600,000	\$201,000	\$801,000		
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	0	112	112	\$75,000	\$321,000	\$396,000		
Grafton	Fisherville Mill	14	0	0	14	0	0	0	\$350,000	\$0	\$350,000		
Grafton	North Grafton Transit Village OD	19	0	0	16	0	0	0	\$350,000	\$0	\$350,000	233	\$699,000
Great Barrington	North District	37	0	0	16	0	0	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	404	404	\$600,000	\$1,086,000	\$1,686,000	42	\$126,000
Holyoke	Smart Growth Overlay District	152	5	2	5	0	59	59	\$350,000	\$93,000	\$443,000		
Kingston	1021 Kingston's Place	109	32	0	37	0	0	0	\$0	\$0	\$0		
Lakeville	Lakeville Station-Nemasket	33	0	15	11	0	315	315	\$350,000	\$945,000	\$1,295,000		
Lancaster	NLSGOD	38				0	0	0	\$0	\$0	\$0		
Lawrence	Arlington Mills	34	0	0	34	0	326	326	\$600,000	\$978,000	\$1,578,000		
Lawrence	Downtown SGD	205.0	0	0	50	0	166	166	\$350,000	\$498,000	\$848,000		
Lee	SGOD (Eagle Mill)	9.9	0	0	6	56	0	56	\$200,000	\$168,000	\$368,000		
Lowell	Smart Growth Overlay District	4.6	0	0	5	0	122	122	\$350,000	\$366,000	\$716,000		
Ludlow	Smart Growth Overlay District	186.8	152	60	187	95	75	170	\$350,000	\$510,000	\$860,000		
Lunenburg	Tri-Town	9.0	0	0	9	0	201	201	\$350,000	\$603,000	\$953,000		
Lynnfield	Meadow Walk	80.3	0	7	7	0	180	180	\$200,000	\$522,000	\$722,000		
Marblehead	Pleasant Street	1.0	0	0	2	0	0	0	\$0	\$0	\$0		
Marblehead	Vinnin Square	2.0	0	0	0	0	0	0	\$0	\$0	\$0		
Methuen	Methuen Center SGOD	54.0	0	0	18	4	33	37	\$350,000	\$111,000	\$461,000		
Middleborough	Middleborough Train Station	40.0	0	13	27	40	26	66	\$75,000	\$72,000	\$147,000	108	\$324,000
Montague	SGOD	4.0	1	1	4	0	0	0	\$75,000	\$0	\$75,000		
Natick	SGOD	5.0	5	5	5	0	138	138	\$200,000	\$414,000	\$614,000		
Newburyport	SGOD	49.0	0	0	34	92	160	252	\$600,000	\$480,000	\$1,080,000	92	\$276,000
North Adams	SGOD	58.0	0	51	51	0	0	0	\$600,000	\$0	\$600,000		

Approved 40R Districts (thru 06.30.2025)

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 2026 Anticipated Construction Activity*	
			Single Family	2 – 3 Family	Multi-Family							Number of Units	Anticipated DBP Requests*
N. Andover	Osgood	169.0	0	27	27	0	0		\$600,000	\$0	\$600,000		
N. Attleboro	KBSGOD	13.7			14	0	0	0	\$350,000	\$0	\$350,000		
N. Reading	Berry Center / Edgewood Apts.	46.0	0	0	46	0	406	406	\$350,000	\$1,218,000	\$1,568,000		
Northampton	Sustainable / Village Hill	33.4	0	0	33	0	366	366	\$350,000	\$624,000	\$974,000		
Northampton	Urban Residential SD District	9.6	0	0	9.6	60	31	91	\$200,000	\$153,000	\$353,000		
Norwood	Guild Street	0.6	0	0	1	0	40	40	\$75,000	\$120,000	\$195,000		
Norwood	St. George Ave	0.8	0	0	1	0	15	15	\$10,000	\$33,000	\$43,000		
Pittsfield	Smart Growth Overlay District	10.7	0	0	11	0	112	112	\$350,000	\$126,000	\$476,000		
Plymouth	Cordage Park	56.8	0	0	57	0	302	302	\$600,000	\$906,000	\$1,506,000		
Reading	Downtown	41.5	0	0	16	10	205	215	\$350,000	\$642,000	\$992,000		
Reading	Gateway	10.0	0	0	10	0	200	200	\$350,000	\$600,000	\$950,000		
Revere	Green St SGOD	6.4	6.4	6.4	6.4	0	0	0	\$75,000	\$0	\$75,000		
Revere	Shirley Ave SGOD	59.8	59.8	59.8	59.8	0	0	0	\$75,000	\$0	\$75,000		
Rochester	Cranberry Highway SGOD	30.9	0	0	10	0	0	0	\$0	\$0	\$0		
Rockland	Downtown	34.0	0	0	9	0	0	0	\$0	\$0	\$0		
Sharon	Sharon Commons	11.8	0	3	9	0	192	192	\$200,000	\$561,000	\$761,000		
South Hadley	South Hadley Falls SGOD	48.0	24	26	0	0	0	0	\$350,000	\$0	\$350,000		
South Hadley	Newton Street SGD	22.0	2.5	0	22	60	0	60	\$350,000	\$171,000	\$521,000		
Sudbury	Malone SGOD	6.0	0.0	0	6	0	101	101	\$0	\$0	\$0		
Swampscott	Vinnin Square	2.3	0	0	2	0	0	0	\$75,000	\$0	\$75,000	96	\$288,000
Wellesley	Wellesley Park SGOD	27.0	0	0	27	0	350	350	\$350,000	\$987,000	\$1,337,000		
Westfield	Southwick Road	22.2	22	22	22	0	0	0	\$200,000	\$0	\$200,000		
Woburn	Woburn Mall SGOD	23.0	0	0	15	0	350	350	\$350,000	\$1,050,000	\$1,400,000		
Totals:		2,830	431	455	1,337	463	7,333	7,796	\$18,645,000	\$19,371,000	\$38,016,000	794	\$2,313,000

* 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.

7,796 (units built or in construction)