



Commonwealth of Massachusetts
**EXECUTIVE OFFICE OF HOUSING &
LIVABLE COMMUNITIES**

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus Jr., Secretary

December 31, 2025

Honorable Aaron M. Michlewitz, Chair
House Committee on Ways and Means
State House Room 243
Boston, MA 02133

The Honorable Michael J. Rodrigues, Chair
Senate Committee on Ways and Means
State House Room 212
Boston, MA 02133

Re: Annual Update to Legislature on Chapter 40R Program

Dear Chair Michlewitz and Chair Rodrigues:

Pursuant to Section 92 of Chapter 149 of the Acts of 2004, I am submitting the Executive Office of Housing and Livable Communities (EOHLC) update on the Chapter 40R Smart Growth Zoning Program.

As outlined in the attached spreadsheet, since the program started accepting applications in 2006 up through the end of FY25, EOHLC has approved sixty-three 40R Districts adopted in fifty-one communities, twelve of which have two approved Districts. Collectively, these Districts have incentivized over 7,000 housing units that are built or under construction and established zoning that could accommodate as many as an estimated 20,000 additional units.

Please contact Seth Nadeau at seth.nadeau@mass.gov if you would like additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward M. Augustus Jr.", written in a cursive style.

Edward M. Augustus Jr.
Secretary