

Community	Community category	2020 Housing Units	Minimum multi-family unit capacity*	Minimum land area**	Developable station area***	% of district to be located in station area
Abington	Commuter Rail	6,811	1,022	50	307	40%
Acton	Commuter Rail	9,219	1,383	50	246	20%
Amesbury	Adjacent community	7,889	789	50 -		0%
Andover	Commuter Rail	13,541	2,031	50	587	50%
Arlington	Adjacent community	20,461	2,046	32	58	0%
Ashburnham	Adjacent small town	2,730	137 -	-		0%
Ashby	Adjacent small town	1,243	62 -	-		0%
Ashland	Commuter Rail	7,495	1,124	50	272	40%
Attleboro	Commuter Rail	19,097	2,865	50	467	50%
Auburn	Adjacent community	6,999	750	50 -		0%
Ayer	Commuter Rail	3,807	750	50	284	40%
Bedford	Adjacent community	5,444	750	50 -		0%
Bellingham	Adjacent community	6,749	750	50 -		0%
Belmont	Commuter Rail	10,882	1,632	28	509	50%
Berkley	Adjacent small town	2,360	118 -		79	0%
Beverly	Commuter Rail	17,887	2,683	50	1,435	90%
Billerica	Commuter Rail	15,485	2,323	50	308	40%
Bourne	Adjacent small town	11,140	557 -	-		0%
Boxborough	Adjacent small town	2,362	118 -	-		0%
Boxford	Adjacent small town	2,818	141 -	-		0%
Braintree	Rapid Transit	15,077	3,769	50	485	50%
Bridgewater	Commuter Rail	9,342	1,401	50	181	20%
Brockton	Commuter Rail	37,304	5,596	50	995	90%
Brookline	Rapid Transit	27,961	6,990	41	1,349	90%
Burlington	Adjacent community	10,431	1,043	50 -		0%
Cambridge	Rapid Transit	53,907	13,477	32	1,392	90%
Canton	Commuter Rail	9,930	1,490	50	451	50%
Carlisle	Adjacent small town	1,897	95 -	-		0%
Carver	Adjacent small town	4,701	235 -	-		0%
Chelmsford	Adjacent community	14,769	1,477	50 -		0%
Chelsea	Rapid Transit	14,554	3,639	14	608	75%
Cohasset	Commuter Rail	3,341	638	43	241	20%
Concord	Commuter Rail	7,295	1,094	50	519	50%
Danvers	Adjacent community	11,763	1,176	50 -		0%
Dedham	Commuter Rail	10,459	1,569	49	507	50%
Dover	Adjacent small town	2,046	102 -	-		0%

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Dracut	Adjacent community	12,325	1,233	50	-	0%
Duxbury	Adjacent community	6,274	750	50	-	0%
East Bridgewater	Adjacent community	5,211	750	50	-	0%
Easton	Adjacent community	9,132	913	50	-	0%
Essex	Adjacent small town	1,662	83	-	-	0%
Everett	Rapid Transit	18,208	4,552	22	200	20%
Fall River	Commuter Rail	44,346	6,652	50	324	40%
Fitchburg	Commuter Rail	17,452	2,618	50	601	75%
Foxborough	Adjacent community	7,682	768	50	-	0%
Framingham	Commuter Rail	29,033	4,355	50	270	40%
Franklin	Commuter Rail	12,551	1,883	50	643	75%
Freetown	Commuter Rail	3,485	750	50	346	40%
Georgetown	Adjacent community	3,159	750	50	-	0%
Gloucester	Commuter Rail	15,133	2,270	50	430	50%
Grafton	Adjacent community	7,760	776	50	82	0%
Groton	Adjacent small town	4,153	208	-	-	0%
Groveland	Adjacent small town	2,596	130	-	-	0%
Halifax	Commuter Rail	3,107	750	50	300	40%
Hamilton	Commuter Rail	2,925	731	49	184	20%
Hanover	Adjacent community	5,268	750	50	-	0%
Hanson	Commuter Rail	3,960	750	50	218	20%
Harvard	Adjacent small town	2,251	113	-	-	0%
Haverhill	Commuter Rail	27,927	4,189	50	415	50%
Hingham	Commuter Rail	9,930	1,490	50	757	75%
Holbrook	Commuter Rail	4,414	662	41	170	20%
Holden	Adjacent community	7,439	750	50	-	0%
Holliston	Adjacent community	5,562	750	50	-	0%
Hopkinton	Adjacent community	6,645	750	50	79	0%
Hull	Adjacent community	5,856	586	7	34	0%
Ipswich	Commuter Rail	6,476	971	50	327	40%
Kingston	Commuter Rail	5,364	805	50	345	40%
Lakeville	Adjacent small town	4,624	231	-	30	0%
Lancaster	Adjacent small town	2,788	139	-	-	0%
Lawrence	Commuter Rail	30,008	4,501	39	271	40%
Leicester	Adjacent small town	4,371	219	-	-	0%
Leominster	Commuter Rail	18,732	2,810	50	340	40%

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Lexington	Adjacent community	12,310	1,231	50 -		0%
Lincoln	Commuter Rail	2,771	642	43	161	20%
Littleton	Commuter Rail	3,889	750	50	244	20%
Lowell	Commuter Rail	43,482	6,522	50	274	40%
Lunenburg	Adjacent small town	4,805	240 -	-		0%
Lynn	Commuter Rail	36,782	5,517	50	637	75%
Lynnfield	Adjacent community	4,773	607	40 -		0%
Malden	Rapid Transit	27,721	6,930	31	484	50%
Manchester	Commuter Rail	2,433	585	39	305	40%
Mansfield	Commuter Rail	9,282	1,392	50	327	40%
Marblehead	Adjacent community	8,965	897	27 -		0%
Marlborough	Adjacent community	17,547	1,755	50 -		0%
Marshfield	Adjacent community	11,575	1,158	50 -		0%
Maynard	Adjacent community	4,741	474	21 -		0%
Medfield	Adjacent community	4,450	750	50 -		0%
Medford	Rapid Transit	25,770	6,443	35	714	75%
Medway	Adjacent community	4,826	750	50 -		0%
Melrose	Commuter Rail	12,614	1,892	25	774	75%
Merrimac	Adjacent small town	2,761	138 -	-		0%
Methuen	Adjacent community	20,194	2,019	50 -		0%
Middleborough	Commuter Rail	9,808	1,471	50	260	40%
Middleton	Adjacent community	3,359	750	50 -		0%
Millbury	Adjacent community	5,987	750	50 -		0%
Millis	Adjacent community	3,412	750	50 -		0%
Milton	Rapid Transit	9,844	2,461	50	404	50%
Nahant	Adjacent small town	1,680	84 -	-		0%
Natick	Commuter Rail	15,680	2,352	50	680	75%
Needham	Commuter Rail	11,891	1,784	50	1,223	90%
New Bedford	Commuter Rail	44,588	6,688	50	744	75%
Newbury	Adjacent small town	3,072	154 -		69	0%
Newburyport	Commuter Rail	8,615	1,292	35	213	20%
Newton	Rapid Transit	33,320	8,330	50	2,833	90%
Norfolk	Commuter Rail	3,601	750	50	333	40%
North Andover	Adjacent community	11,914	1,191	50	5	0%
North Attleborough	Adjacent community	12,551	1,255	50 -		0%
North Reading	Adjacent community	5,875	750	50 -		0%

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Northborough	Adjacent community	5,897	750	50	-	0%
Northbridge	Adjacent community	6,691	750	50	-	0%
Norton	Adjacent community	6,971	750	50	-	0%
Norwell	Adjacent community	3,805	750	50	-	0%
Norwood	Commuter Rail	13,634	2,045	50	861	90%
Paxton	Adjacent small town	1,689	84	-	-	0%
Peabody	Adjacent community	23,191	2,319	50	-	0%
Pembroke	Adjacent community	7,007	750	50	-	0%
Plymouth	Adjacent community	28,074	2,807	50	-	0%
Plympton	Adjacent small town	1,068	53	-	-	0%
Princeton	Adjacent small town	1,383	69	-	-	0%
Quincy	Rapid Transit	47,009	11,752	50	1,222	90%
Randolph	Commuter Rail	12,901	1,935	48	182	20%
Raynham	Adjacent community	5,749	750	50	-	0%
Reading	Commuter Rail	9,952	1,493	43	343	40%
Rehoboth	Adjacent small town	4,611	231	-	-	0%
Revere	Rapid Transit	24,539	6,135	27	457	50%
Rochester	Adjacent small town	2,105	105	-	-	0%
Rockland	Adjacent community	7,263	726	47	-	0%
Rockport	Commuter Rail	4,380	657	32	252	40%
Rowley	Commuter Rail	2,405	601	40	149	20%
Salem	Commuter Rail	20,349	3,052	42	266	40%
Salisbury	Adjacent community	5,305	750	50	-	0%
Saugus	Adjacent community	11,303	1,130	50	11	0%
Scituate	Commuter Rail	8,260	1,239	50	373	40%
Seekonk	Adjacent community	6,057	750	50	-	0%
Sharon	Commuter Rail	6,581	987	50	261	40%
Sherborn	Adjacent small town	1,562	78	-	-	0%
Shirley	Commuter Rail	2,599	650	43	338	40%
Shrewsbury	Adjacent community	14,966	1,497	50	52	0%
Somerville	Rapid Transit	36,269	9,067	24	1,314	90%
Southborough	Commuter Rail	3,763	750	50	167	20%
Sterling	Adjacent small town	3,117	156	-	-	0%
Stoneham	Adjacent community	10,159	1,016	27	12	0%
Stoughton	Commuter Rail	11,739	1,761	50	317	40%
Stow	Adjacent small town	2,770	139	-	-	0%

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Sudbury	Adjacent community	6,556	750	50	-	0%
Sutton	Adjacent small town	3,612	181	-	-	0%
Swampscott	Commuter Rail	6,362	954	20	236	20%
Taunton	Commuter Rail	24,965	3,745	50	269	40%
Tewksbury	Adjacent community	12,139	1,214	50	-	0%
Topsfield	Adjacent small town	2,358	118	-	-	0%
Townsend	Adjacent small town	3,566	178	-	-	0%
Tyngsborough	Adjacent community	4,669	750	50	-	0%
Upton	Adjacent small town	2,995	150	-	-	0%
Wakefield	Commuter Rail	11,305	1,696	36	630	75%
Walpole	Commuter Rail	10,042	1,506	50	638	75%
Waltham	Commuter Rail	26,545	3,982	50	470	50%
Wareham	Adjacent community	12,967	1,297	50	-	0%
Watertown	Adjacent community	17,010	1,701	24	27	0%
Wayland	Adjacent community	5,296	750	50	-	0%
Wellesley	Commuter Rail	9,282	1,392	50	921	90%
Wenham	Commuter Rail	1,460	365	24	111	20%
West Boylston	Adjacent community	3,052	587	39	-	0%
West Bridgewater	Adjacent small town	2,898	145	-	-	0%
West Newbury	Adjacent small town	1,740	87	-	-	0%
Westborough	Commuter Rail	8,334	1,250	50	194	20%
Westford	Adjacent community	9,237	924	50	-	0%
Westminster	Adjacent small town	3,301	165	-	30	0%
Weston	Commuter Rail	4,043	750	50	702	75%
Westwood	Commuter Rail	5,801	870	50	470	50%
Weymouth	Commuter Rail	25,419	3,813	50	713	75%
Whitman	Commuter Rail	5,984	898	37	242	20%
Wilmington	Commuter Rail	8,320	1,248	50	538	50%
Winchester	Commuter Rail	8,135	1,220	37	446	50%
Winthrop	Adjacent community	8,821	882	12	14	0%
Woburn	Commuter Rail	17,540	2,631	50	702	75%
Worcester	Commuter Rail	84,281	12,642	50	290	40%
Wrentham	Adjacent community	4,620	750	50	-	0%