

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

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Juana B. Matias, Secretary

April 10, 2026

Town of Wellesley Select Board  
Town Hall  
525 Washington Street  
Wellesley, MA 02482-5992

Dear Select Board Members and Town Officials:

Thank you for your letter of January 9, 2025. The Executive Office of Housing and Livable Communities (HLC) and the Division of Capital Asset Management and Maintenance (DCAMM) appreciate the Town of Wellesley's expressed support for promoting housing and housing affordability in the Commonwealth. As you know, we are pursuing State Land for Homes projects on sites across the Commonwealth – including in Wilmington, Westboro, Northboro, Bedford, Bridgewater, Oak Bluffs, Lancaster, Concord, and Boston – with a sense of urgency that is responsive to the depth of the housing crisis we find ourselves in. The project at 40 Oakland Street presents an opportunity to work together on a development approach that helps address this urgent need by building 180 much-needed new homes in a way that enhances the community and complements the town's overarching housing and planning goals. We can achieve this by concentrating development of these units on and around the parking area and permanently conserving the balance of the parcel, which does not enjoy such protection today, should the town still wish to do so.

As you know, beginning in early 2025, DCAMM, HLC, and MassBay Community College have had an ongoing engagement with Wellesley residents as we have sought to understand the community's goals for housing development on this site. Those efforts have included a presentation to the Select Board, six meetings with individual stakeholder groups, two public events hosted by the College, a survey that received over 150 responses digitally and in-person, and many meetings and phone calls with elected and appointed town leadership. We have been responsive to the Town's information requests in planning your own visioning workshop and have adjusted our overall project schedule to allow the Town the requested time to host the workshop.



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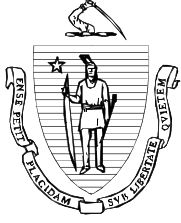
Following our last meeting with you, on December 11, 2025, DCAMM and HLC anticipated receiving questions from the Town related to these kinds of planning considerations for the approximately 45-acre parcel at 40 Oakland Street to help inform this visioning work. Although the scope of the Town's questions received went beyond planning considerations, we offer this response in the hopes of continuing to advance a collaborative dialogue with you.

Through our community engagement efforts, we have heard the community express a priority interest in clustering the housing development on and around the existing parking area, with a commitment not to build on the balance of the property. We are prepared to require that the selected developer cluster all of the units that the town is required to permit by the Affordable Homes Act (AHA) on and around that parking area. We are also prepared to require the developer to offer a conservation restriction to a qualified entity of the Town's choosing across the remainder of the site if that continues to be the Town's preference.

We are also aware of a strong local commitment to affordable housing, evidenced in part by the Town's Inclusionary Zoning. DCAMM is open to requiring that the selected developer comply with the Town's existing Inclusionary Zoning requirements for the creation and monitoring of affordable housing units if the Town confirms its continued interest in that approach.

Many of the questions you submitted relate to the implementation of Section 122 of the AHA, which discusses the role of local regulatory authorities in AHA-authorized housing developments. HLC published proposed regulations addressing this section. The public comment period is open until April 13, 2026, and HLC welcomes input from the Town through this process.

Per our December 11, 2025, discussion, we had anticipated receiving the Town's proposed schedule for completing its community-led visioning along with the questions you sent. Absent that proposed schedule, DCAMM and HLC will continue to work towards issuing the RFP in July 2026, allowing ample time for the Town to share the community's goals for housing development on this site so they can be considered and incorporated as the RFP is finalized. We have extended the timeline to an RFP to accommodate the local



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review of regulations and site planning efforts. As the next step in the process, the formal notification to local leadership required by the AHA is also enclosed with this letter.

We deeply value municipal engagement as we address the Commonwealth's urgent housing needs through the State Land for Homes program and complementary initiatives. Strong collaborative partnerships with several municipalities have yielded mutually beneficial solutions in communities throughout the Commonwealth. We sincerely hope to replicate that kind of partnership on this project that we all hope will help address both the Commonwealth's serious housing needs and Wellesley's local priorities through a thoughtfully planned housing development. We look forward to the upcoming opportunities for further constructive dialogue.

Sincerely,

A handwritten signature in black ink that reads "Juana B. Matias".

Juana Matias, Secretary  
Executive Office of Housing and  
Livable Communities

A handwritten signature in black ink that reads "Adam Baacke".

Adam Baacke, Commissioner  
Division of Capital Asset  
Management and  
Maintenance

Enclosed: Local Notice Letter