



Commonwealth of Massachusetts
Executive Office of Housing and
Livable Communities

Community Planning Grant Program Guidance Webinar

Community One Stop for Growth





Community Planning Grant Program (CP) Overview

Program Staff	McKenzie Bell, Senior Community Grants Coordinator (McKenzie.Bell@mass.gov) Victoria Healey, Community Grants Coordinator (Victoria.J.Healey@mass.gov)
What is the Purpose of the Program?	Funds activities for: <ul style="list-style-type: none">• community planning, zoning revision, planning for housing• direct community engagement efforts• produce draft, phased, final planning and zoning document(s)• other local planning activities
Who is Eligible?	Municipalities Regional Planning Agencies (RPA) Municipal entities (Redevelopment Authorities, Economic Development Industrial Corporations, bodies created by legislative act to serve a municipality)

The Community Planning is administered through the **Community One Stop for Growth** - a single application portal and collaborative review process designed to streamline the experience for the applicant and better coordinate economic development programs and staff on engagement and grant making.





What's New This Year?

MBTA Communities Compliance & Technical Assistance

- Noncompliant MBTA Communities are ineligible for this grant program except for efforts to become compliant with Section 3A of MGL c.40A in earnest.
- Applications for Section 3A of MGL c.40A compliance efforts will be evaluated during an “early action” round.

Housing Moratoria & Restrictive Bylaws

- Applicants with adopted housing moratoria or other restrictive bylaws that do not allow for at least a 5% increase in housing production over a single year are ineligible

Special Considerations

- Up to 10% of CP funds will be set aside each for:
 - Rural and Small Towns
 - Gateway Cities
 - Seasonal Communities

GUIDELINES

*For more details
about what's new*





Where Does CP Fit in the One Stop?

Preparing for Growth			Catalyzing Specific Projects	
Community Activation & Placemaking	Planning & Zoning	Site Preparation	Building	Infrastructure
Technical Assistance for Downtowns <ul style="list-style-type: none">• Downtown Design Consultant Services• Downtown Mobility/Parking Consultant Services• Downtown Wayfinding/Branding Consultant Services• Economics of Downtown Consultant Services• Pedestrian Orientation/Placemaking Consultant Services• Small Business Support/E-commerce Consultant Services• Forming a Downtown Management District: Feasibility• Forming a Downtown Management District: Implementation Incentivize Business in Vacant Downtown Storefronts <ul style="list-style-type: none">• Access Tax Credits for Business to Occupy Vacant Storefronts	Community Plan <ul style="list-style-type: none">• Master Plan• Neighborhood/Downtown/Corridor Plan• Urban Renewal Plan• Housing Production Plan• Housing Plan Alignment with State Housing Plan/Regional Goals• Regional Plan• Other Community Plan Zoning Revision <ul style="list-style-type: none">• Zoning Revision to Comply with Section 3A of MGL c.40A• Zoning Revision related to Accessory Dwelling Unit to comply with revisions to MGL c40A section 3• Zoning Revision to adopt pro-housing revisions that qualify for simple majority voting threshold• Comprehensive Zoning Review & Revision• Other Zoning Revision Planning for Housing <ul style="list-style-type: none">• Housing Feasibility Plan• Housing Site Master Plan• Housing Infrastructure Plan• Housing Site Design Plan District Redevelopment Technical Assistance <ul style="list-style-type: none">• Planning for Growth in a Commercial/Industrial District	Site Improvements to Unlock Development <ul style="list-style-type: none">• Site Readiness Pre-Construction• Site Readiness Construction Municipal Surplus Property Disposition <ul style="list-style-type: none">• Municipal Surplus Property Brownfield Site Clean Up <ul style="list-style-type: none">• Brownfields Site Assessment• Brownfields Remediation• Disposition Study	Underutilized Property Rehabilitation <ul style="list-style-type: none">• Underutilized Property Pre-Construction• Underutilized Property Construction Housing Production <ul style="list-style-type: none">• Support Housing Production• Support Housing Rehabilitation• Support Housing Preservation Revitalize Commercial Space in a TDI District <ul style="list-style-type: none">• Activation of Underperforming Commercial Space	Infrastructure to Support Residential Growth <ul style="list-style-type: none">• Pre-construction - Design / Engineering Documents Only• Construction Public Infrastructure to Support Mixed-Use Development <ul style="list-style-type: none">• Pre-construction - Design / Engineering Documents Only• Construction Public Infrastructure to Support Commercial/Industrial Development <ul style="list-style-type: none">• Pre-construction - Design / Engineering Documents Only• Construction Small Town Road Improvements to Enhance Public Safety (STRAP) <ul style="list-style-type: none">• Construction of Road Improvements to Enhance Public Safety



Application Instructions

Full Application, Section 2, select:

Development Continuum Category:

Planning & Zoning

Project Type:

Community Plan

Zoning Revision

Planning for Housing

2.4.b. Housing Choice Consideration -By

Please note that the maximum Ho

Infrastructure projects. To be cons

Housing Choice Grant Program.

Preparation, Building, and

onal Questions.

For more information on completing the Full Application, visit www.mass.gov/onestop to view *One Stop Webinar 2: Application Guidance*



CP Guidelines Highlights

Project Budget	<p>Awards for single entities limited up to \$150K</p> <ul style="list-style-type: none">• Awards over max are considered only for joint or regional applications on a case-by-case basis• No local cash match requirements, but applications with 10% local match get bonus points
Project Timeline Requirements	<p>2-fiscal year grant cycle</p> <ul style="list-style-type: none">• Awards made in fall 2025, projects must be completed by June 30, 2027
Eligible Use of Funds	<p>Activities related to community planning may include, but are not limited to:</p> <ul style="list-style-type: none">• Master Plan, Neighborhood/Downtown/Corridor Plan, Urban Renewal Plan, Housing Production Plan, Housing Plan alignment with State Housing Plan/regional goals, Regional Plan• Zoning revision to comply with Section 3A of MGL c.40A, zoning revision related to ADU, zoning revision to adopt pro-housing revisions that qualify for simple majority voting threshold, comprehensive zoning review and revision• Housing Feasibility Plan, Infrastructure Plan, Housing Site Master Plan, Housing Site Design Plan
Ineligible Activities	<p>Cannot fund staff time or training, any activities related to assertion of General Land Area Minimum (GLAM) safe harbor under 760 CMR 56.03(b)(Chapter 40B)</p>



Competitive Applications

CP guidelines include scoring rubric: **How can you maximize all possible points?**

- Note: In addition to score, award recommendations also consider:
 - Regional diversity
 - Environmental resiliency
 - Previous support for project from EOHLC
 - If applicant would be a first-time recipient
 - Alignment with EOHLC priorities

Competitive applications:

- Explain how this project addresses need(s) specific to YOUR community
- Outline a detailed scope of work that can be achieved within grant timeline
- Include documented evidence of progress to date and experienced leadership with a track record to execute project
- Have feasible and defensible costs/grant requests



FY26 Round Timeline



- **January:** Full Application and Expression of Interest (EOI) open
- **January to April:** Guidance phase (www.mass.gov/onestop for more information)
 - Expression of interest (EOI)
 - Webinars
 - Office Hours
- **May to June:** Full Application submission period
 - **June 4, 2025, at 11:59pm is Full Application deadline**
- **July to September:** Review and evaluation
- **October:** Notification of grant decisions
 - Note: CP may issue “early action” awards for applications related to Section 3A of MGL c.40A compliance efforts

