



Executive Office of
Housing & Livable Communities

FY26 Seasonal Communities Grant Program (SCGP) Guidance Webinar

December 16, 2025



Agenda



- Welcome and Introductions
- Seasonal Communities Grant Program Overview
- Award Formulas
- Application
- Dates & Deadlines
- Questions/Answers

Welcome



Filipe Zamborlini
Community Assistance Unit Manager
Filipe.Zamborlini@mass.gov



McKenzie Bell
Senior Community
Grants Coordinator
McKenzie.Bell@mass.gov



Phil Dearing
Senior Policy Manager
Philip.Dearing@mass.gov

Seasonal Communities Grant Program (SCGP)



Overview

- Created as part of the FY26-Five Year Capital Investment Plan as a continuation of the Healey-Driscoll Administration's commitment to make historic investments in housing production and preservation.
- Non-competitive, formula-based grant.
- FY26 funds available to Seasonal Communities (SCs) that have accepted Designation by 12/10/25.

Notice of Funding Availability (NOFA)
published on COMMBUYS.

FY26 Funding: \$2M

Highlights:

- Funds must be spent by end of FY26 (6/30/26), and disbursed on a cost incurred reimbursement basis.
- May support phase, complete project, or portion of ongoing project.





FY26 SCGP Award Formula

Calculation:

- Min. award of \$50K
- Max. award of \$175K
- Rest of funding divided to eligible SCs based on 2020 year-round population

Seasonal Community	2020 Census Population	Eligible Award
Aquinnah	439	\$60,147.00
Chatham	6,594	\$175,000.00
Chilmark	1,212	\$78,015.00
Eastham	5,752	\$175,000.00
Edgartown	5,168	\$169,456.00
Gosnold	70	\$51,618.00
Nantucket	14,255	\$175,000.00
Oak Bluffs	5,341	\$173,455.00
Orleans	6,307	\$175,000.00
Provincetown	3,664	\$134,692.00
Tisbury	4,815	\$161,296.00
Truro	2,454	\$106,723.00
Wellfleet	3,566	\$132,426.00
West Tisbury	3,555	\$132,172.00



FY26 SCGP Uses of Funds

Awarded grants will fund a variety of activities related to implementing the SC law and/or supporting communities' unique housing and community needs.

Planning and zoning activities, including, but not limited to:

- Planning activities related to housing needs assessments.
- Zoning and/or bylaw revisions to implement SC policies.
- Planning for housing development.
- Ongoing planning efforts.

Local actions for housing development, including but not limited to:

- Funding for housing development projects.
- Technical Assistance to establish a Year-Round Housing Trust Fund.
- Seed funding for Year-Round Housing Trust to support housing development.
- Ongoing housing development efforts.



FY26 SCGP Uses of Funds Continued

Awarded grants will fund a variety of activities related to implementing the SC law and/or supporting communities' unique housing and community needs.

Public horizontal infrastructure projects to leverage housing development, including pre-construction (design/engineering documents) and/or construction related to:

- Sewer lines, septic systems, and other sanitary waste disposal systems, water lines, wells, and water treatment systems.
- Utility extensions.
- Streets, roads, curb cuts, and other transit improvements such as crosswalks and pedestrian and bicycle ways.
- Other related horizontal infrastructure work adjacent to planned or imminent housing improvements.
- Ongoing infrastructure efforts.



FY26 SCGP Project Proposal

Eligible SCs **must** submit a SCGP Project Proposal application **by 11:59PM on January 9, 2026.**

SCGP Project Proposal Application

- May submit one or more proposals to use eligible award
- Application is intended to be simple – sections include:
 - Project Abstract
 - Scope of Work – *Does proposal align with eligible uses of funds?*
 - Implementation Timeline – *Can requested funds be spent down by 6/30/25?*
 - Leadership & Ability to Execute – *Is leadership in place to successfully execute within this short timeline?*
 - Anticipated Outcomes
 - Grant Request + any local or other match funds
 - Cost estimate
 - Other attachments, as applicable



Guidance & Timeline

Available Guidance

- Optional office hours
 - ✓ Email Phil Dearing at Philip.Dearing@mass.gov
- NOFA
- Recorded guidance webinar & slide deck
- SCGP Project Proposal Application

Dates	Activity
December 10, 2025 – January 6, 2026	Optional office hours available upon request: Philip.Dearing@mass.gov
January 9, 2026, by 11:59PM	Deadline to submit SCGP Project Proposals.
February 2026	Anticipated awards and contracting.

SCGP Questions

McKenzie Bell, Senior Community Grants Coordinator

McKenzie.Bell@mass.gov

Optional Office Hours

Phil Dearing, Senior Policy Manager

philip.dearing@mass.gov

Seasonal Communities

EOHLCSeasonalCommunities@mass.gov



KEY CONTACTS & QUESTIONS