



Commonwealth of Massachusetts
EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES
100 CAMBRIDGE STREET, SUITE 300
BOSTON, MA 02114

Seasonal Communities Grant Program

**Grant program available to Seasonal Communities that have
accepted the Seasonal Communities designation.**

Notice of Funding Availability FY2026

Agency Document Number: EOHLC2026-34
COMMBUYS Bid Number: BD-26-1076-OCDDE-OCD01-122025
Division: Livable Communities Division

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Please Note: This is a single document associated with a complete Bid (also referred to as a “Notice of Funding Availability” (“NOFA”), Procurement, or Solicitation) that can be found on www.COMMBUYS.com. All Bidders (also referred to as Respondents or Applicants) are responsible for reviewing and adhering to all information, forms and requirements for the entire Bid, which are all incorporated into the Bid. Bidders may also contact the OSD Help Desk Helpdesk at OSDHelpDesk@mass.gov or the OSD Helpline at 1-888-MA-STATE. The Helpline is staffed from 8:00 AM to 5:00 PM Monday through Friday Eastern Standard or Daylight time, as applicable, except on federal, state and Suffolk County holidays.

The terms of [815 CMR 2.00](#), State Grants, Federal Grant Awards, Federal Subgrants and Subsidies are incorporated by reference into this NOFA. Contract and fiscal requirement terms used in this NOFA shall have the meanings defined in [815 CMR 2.00](#).

I. INTRODUCTION & PURPOSE

The Executive Office of Housing and Livable Communities (“EOHLC”) is pleased to announce the [Seasonal Communities Grant Program](#) (“SCGP”), a new grant program of the Healey-Driscoll Administration to support its efforts to increase housing production in the Commonwealth. This non-competitive, formula-based grant program will award funds to eligible [Seasonal Communities](#) for a variety of activities in recognition of the needs faced by Seasonal Communities and to support creating distinctive tools to address their unique housing needs.

The Seasonal Communities Designation was created as part of the 2024 Mass. Acts, Chapter 150 (An Act Relative to the Affordable Homes Act). The Seasonal Communities Designation is designed to recognize Massachusetts communities that experience substantial variation in seasonal employment and to create distinctive tools to address their unique housing needs. The law also established a Seasonal Communities Advisory Council.

II. GRANT PROGRAM OVERVIEW

1. Program Authorization

The SCGP was 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 as part of the Affordable Homes Act efforts.

The SCGP will accept proposals from eligible municipalities as outlined in Section II.4. below.

This NOFA outlines the anticipated parameters of the projects and the minimum anticipated requirements and services. EOHLC may make changes to the original terms and requirements identified in this NOFA at any time, to ensure compliance with state and federal laws, regulations, policies, and program goals. EOHLC may negotiate and execute contract amendments with the awarded Applicant(s) which EOHLC reasonably determines are within the scope of this NOFA and necessary to result in best value to the Commonwealth.

2. Funding Availability

Up to approximately \$2,000,000 is available per fiscal year from FY26 through FY27 for the SCGP, for a total of approximately \$4,000,000. Funding availability is subject to the final state budget and capital investment plan.

As a non-competitive grant, the SCGP will make formula-based awards to eligible Seasonal Communities as outlined in Section II.4., below. The formula-based awards will be based on a minimum award to all eligible communities, added allocation of funds to eligible communities based on 2020 Census year-round population, and up to a maximum award amount.

Funds will be distributed based on the communities that have accepted the Seasonal Communities Designation who meet the outlined application deadlines and requirements in Section II.4. Funds

will be disbursed on a cost-incurred reimbursement basis. The project must be able to fully spend the grant funds in FY26 (by June 30, 2026) and the grant may be used to fully fund a project or towards completion of efforts related to a component, stage, or phase of a larger project.

All payments will be subject to the applicable Commonwealth Terms and Conditions, the Commonwealth's Bill Paying policy, and the availability of sufficient funding.

3. Formula Criteria:

- It is anticipated that all eligible communities will receive a **minimum grant** of approximately \$50,000.
- Remaining funds will be equally allocated to eligible communities based on the number of people in each community per the 2020 U.S. Census numbers.
- It is anticipated that all eligible communities will receive a **maximum grant** of approximately \$175,000.
- Any unallocated funds will be reapportioned as many times as needed to other communities receiving less than approximately \$175,000, based on 2020 Census numbers, until the available funds are fully allocated to all eligible communities.

Table 1 – Formula-based distribution to eligible Communities at posting of NOFA

Seasonal Community	Designation Status	2020 Census Population	Eligible Award
Aquinnah	Accepted	439	\$60,147.00
Chatham	Accepted	6,594	\$175,000.00
Chilmark	Accepted	1,212	\$78,015.00
Eastham	Accepted	5,752	\$175,000.00
Edgartown	Accepted	5,168	\$169,456.00
Gosnold	Accepted	70	\$51,618.00
Nantucket	Accepted	14,255	\$175,000.00
Oak Bluffs	Accepted	5,341	\$173,455.00
Orleans	Accepted	6,307	\$175,000.00
Provincetown	Accepted	3,664	\$134,692.00
Tisbury	Accepted	4,815	\$161,296.00
Truro	Accepted	2,454	\$106,723.00
Wellfleet	Accepted	3,566	\$132,426.00
West Tisbury	Accepted	3,555	\$132,172.00
			\$1,900,000.00

4. Eligible Awardees

Municipalities eligible for the Seasonal Communities Designation, as outlined by 2024 Mass. Acts, Chapter 150 (An Act Relative to the Affordable Homes Act) and the [promulgated guidance by EOHLC on December 12, 2024](#), that have accepted the Seasonal Communities Designation by December 10, 2025, are eligible to receive funds. Eligible communities are: Aquinnah, Chatham, Chilmark, Eastham, Edgartown, Gosnold,

Nantucket, Oak Bluffs, Orleans, Provincetown, Tisbury, Truro, Wellfleet, and West Tisbury.

Eligible municipalities that accept the Seasonal Communities Designation after December 10, 2025, may be eligible to apply for FY27 funds pending availability, subject to the final state budget and capital investment plan.

5. Eligible Uses of Grant Funds

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

Permissible activities

The SCGP will award funds for:

- Planning and zoning activities, including, but not limited to:
 - Planning activities related to housing needs assessments.
 - Zoning and/or bylaw revisions to implement Seasonal Communities policies.
 - Planning for housing development.
 - Ongoing planning efforts that could be further supported by this grant.
- 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 that could be further supported by this grant.
- 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; and
 - Other related horizontal infrastructure work adjacent to planned or imminent housing improvements.
 - Ongoing infrastructure efforts that could be further supported by this grant.

Funds shall not be used for administrative or project administration tasks of municipal staff hours, including but not limited to procurement activities, grant administration, or project management.

The project must be able to fully spend the grant funds in FY26 (by June 30, 2026). The grant funds may be used to fully fund a project or toward completion efforts related to a component, stage, or phase of a larger project. Projects that have already started and are in progress and could use support from this grant are eligible for funding. For example, a grant may fund but is not limited to funding:

- Portion of an ongoing housing related plan.
- Complete drafting of zoning amendments related to Seasonal Communities Policies.

- Portion of infrastructure design and engineering related to current or future housing.
- Portion of construction of an affordable housing unit.

Funds will be disbursed on a cost-incurred reimbursement basis and EOHLC may, depending on specific community and project need, at its discretion, allow grantees to be reimbursed for costs related to this grant as of the date of an award letter through a “Settlement and Release” that may be added to a grantee contract.

III. Application Guidance & Process

1. SCGP Project Proposal Application

While this is a formula-based grant program, eligible municipalities must submit a brief [SCGP Project Proposal Application form](#) for consideration of funds. An eligible applicant may submit one or more SCGP Project Proposals up to the maximum award amount each community is eligible for as detailed in Section II. 3. Table 1. The SCGP Project Proposal Application will open at 9:00AM on December 10, 2025, and must be submitted by 11:59PM on January 9, 2026.

The SCGP Project Proposal Application is available on the [Seasonal Communities webpage](#) at www.mass.gov/SeasonalCommunities, and the [SCGP Project Proposal Application form](#) may be accessed at <https://www.mass.gov/how-to/seasonal-communities-grant-program-scgp>.

EOHLC may, at its discretion, update the SCGP Project Proposal Application and/or submission process and notify eligible applicants of any updates.

2. Guidance Webinar and Optional Office Hours

On Tuesday, December 16, 2025, at 1:00 PM, EOHLC will host a SCGP guidance webinar. All eligible communities that wish to participate must register to attend via the registration information below:

What: SCGP Application Guidance Webinar

When: Tuesday, December 16, 2025

Time: 1:00pm to 2:00pm EST

Registration: [Zoom webinar registration](#)

Participation in the SCGP Application Guidance Webinar is not required to apply but it is highly encouraged to learn about the application process and ask live questions to EOHLC staff. EOHLC staff are only able to respond to technical questions related to the SCGP NOFA and guidelines and cannot provide further advice to communities seeking to submit one or more projects for SCGP consideration. A recording of the SCGP Application Guidance Webinar will be made available online.

EOHLC plans to host optional office hours to provide basic feedback on project eligibility for eligible municipalities between December 10, 2025, and January 6, 2026. To sign up for a 30-

minute optional office hour, email Phil Dearing, Senior Policy Manager, at philip.dearing@mass.gov.

3. SCGP Deadlines

Below is the outlined timeline of all activities related to the FY26 round of SCGP application and award making. All eligible entities are encouraged to thoroughly review this timeline in preparation to submit a SCGP Project Proposal.

Table 2 – SCGP Key Dates and Deadlines

Estimated Dates	Activity
December 10, 2025, by 9:00AM	SCGP Project Proposal application form open for submission.
December 16, 2025, from 1:00PM – 2:00PM	SCGP Application Guidance Webinar .
December 10, 2025, through January 6, 2026	Timeline for office hours, first weeks of application period.
January 9, 2026, by 11:59PM	Deadline to submit SCGP Project Proposals.
February 2026	Anticipated awards and contracting.

All dates and times listed in this NOFA are in prevailing Eastern Standard Time. Any change in a date and/or time will be posted on COMMBUYS. Applicants are responsible for actively monitoring COMMBUYS for any and all updates to this NOFA. If there is a conflict between the dates in this calendar and dates on COMMBUYS, the dates on COMMBUYS shall prevail.

An eligible municipality that has already accepted the Seasonal Communities Designation at the time of posting must:

1. Submit the SCGP Project Proposal application to request funds for FY26 by 11:59PM on January 9, 2026.

EOHLC may, at its discretion, update the SCGP Project Proposal Application deadline for FY26 awards and notify eligible applicants of any updates.

4. Applicant Evaluation Criteria

SCGP Project Proposal Applications will be evaluated on the following criteria:

1. Applicant and project eligibility:
 - a. Project must meet one of the eligible categories of the SCGP as described in Section II.5.
2. Project readiness:
 - a. Project is either ongoing or can start upon award and be able to fully spend the grant funds in FY26 (by June 30, 2026). Activities that take place in FY27 (July 1, 2026, and later) are not eligible for this round of FY26 funding.
 - b. Only costs related to the project that are incurred in FY26 will be reimbursed.

- c. Financial feasibility: Projects must either be fully funded by the grant, be an otherwise fully funded project, or be completion efforts related to a component, stage, or phase of a larger project for which the grant covers a remaining unfunded portion.

If an application is deemed ineligible for the SCGP, program staff will notify the Eligible Applicant, who will be offered a chance to re-apply.

5. Additional Information

If you have questions about eligibility or the application process, please submit them in writing to McKenzie Bell, Senior Community Grants Coordinator, at mckenzie.bell@mass.gov.

Contract

The formal agreement (“Agreement”) resulting from this NOFA shall consist of the following documents in the following order of precedence:

1. The applicable Commonwealth Terms and Conditions,
2. the Commonwealth Standard Contract Form,
3. this NOFA (including all amendments, Agency answers to related Bidder questions and clarifications hereto),
4. any contract or agreement documents negotiated between and executed by EOHLC and the Applicant, and
5. the Applicant’s response to this NOFA (excluding any terms that conflict with the above listed items).

EOHLC shall have no obligations toward an Applicant until the Agreement has been executed.

Confidentiality and Security

The selected Applicant(s) must provide all contracted services in a non-discriminatory manner, and in conformance with applicable state and federal regulations, and with any administrative guidance, policies, and other requirements provided by EOHLC.

EOHLC shall maintain sole and exclusive ownership rights to all of its program participant files and data that may be assembled, created, or used by the selected Applicant(s) in the performance of its work under contract with EOHLC. For the avoidance of doubt, the selected Applicant(s) shall have no rights in or to EOHLC program participant files and data other than the limited, non-exclusive, and non-transferrable right to use such files and data solely as required for the selected Applicant(s) to meet its obligations under contract with EOHLC.

All goods and services provided to the Commonwealth must comply with M.G.L. c. 66A (<https://malegislature.gov/laws/generallaws/parti/titlex/chapter66a>), M.G.L. c. 93H (<https://malegislature.gov/laws/generallaws/parti/titlexv/chapter93h>), and the Enterprise

Information Security Standards and Policies (<https://www.mass.gov/handbook/enterprise-information-security-policies-and-standards>).

Promotional Materials

Applicants must not reference EOHLC or the Commonwealth in any promotional or marketing materials, including but not limited to use of EOHLC's or the Commonwealth's name or logo, without first obtaining EOHLC's prior written approval for such use. Applicants must not use the Commonwealth's seal in any promotional or marketing materials.

Pending Litigation; Debarment

By submitting their response, the Applicant affirms that there is no pending litigation involving the Applicant that may impair or interfere with EOHLC's contract with the Applicant, and that the Applicant is not debarred.