



# Annual Report of the Seasonal Communities Advisory Council

Dec. 31, 2025



# 2025 Seasonal Communities Advisory Council Annual Report

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## Acknowledgements

**Governor Maura T. Healey** established the Seasonal Communities Advisory Council on August 6, 2024, with the signing of the Affordable Homes Act.<sup>i</sup> The Healey-Driscoll Administration extends its gratitude to the Advisory Council for the time and dedication members have contributed to ensuring that this legislation can have the greatest possible impact for seasonal communities.

Staff from HLC, along with partners from local and regional organizations, provided technical expertise and facilitated discussions with key stakeholders to help shape the recommendations in this report. Under the direction of the Advisory Council, HLC staff also played a central role in drafting the report.

## Executive Summary

Seasonal communities across Massachusetts face growing housing pressures driven by rising costs, short-term rentals, and second-home demand. These trends reduce the supply of year-round housing needed to support local economies, municipal services, and essential public workers.

In response, the Affordable Homes Act created the seasonal communities designation and established the Seasonal Communities Advisory Council to advise the state on how best to support communities affected by seasonal housing dynamics. The Advisory Council,



chaired by Executive Office of Housing and Livable Communities (HLC) Secretary Ed Augustus and composed of representatives from the Cape, Islands, Berkshires, legislature, and regional and housing organizations, met throughout 2025 to review the implementation of the new law and develop recommendations to strengthen its impact.

The Affordable Homes Act provides designated communities with important tools, including year-round occupancy restrictions, local or regional attainable housing trust funds, fair-housing-compliant preferences for essential employees and artists, expanded residential exemption authority, and zoning requirements for undersized lots and tiny homes. HLC is in the process of promulgating final regulations to further define how those tools can be used.

To enhance implementation, the Advisory Council recommends several targeted updates. These include technical statutory fixes, such as clarifying the treatment of year-round housing trusts and extending the allowable term of occupancy restrictions; legislative improvements that would allow communities to support a broader range of critical workers and create local revenue tools to fund year-round housing; and administrative steps to assist communities with model bylaws, model deed restrictions, and guidance for additional designations.

Together, these actions will help stabilize and grow year-round housing, support the local workforce, and sustain vibrant, resilient seasonal communities.

## About the Seasonal Communities Advisory Council

The Seasonal Communities Advisory Council is composed of 24 members who reflect a broad range of experience and viewpoints from across Massachusetts' seasonal communities. The Affordable Homes Act outlines several required appointments, and the Secretary added additional members to ensure balanced geographic representation and a diversity of professional expertise. Chaired by HLC Secretary Ed Augustus, the Advisory Council includes legislators, regional planning officials, housing developers, real estate professionals, land use attorneys, business and nonprofit leaders, advocates, and other community leaders focused on the housing needs of seasonal communities.

## Members

Name	Title	Organization
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Ed Augustus (Chair)	Secretary	Executive Office of Housing and Livable Communities
Julian Cyr	Senator	MA Senate
Paul Mark	Senator	MA Senate
Kipp Diggs	Representative	MA House of Representatives
Hadley Luddy	Representative	MA House of Representatives
Peter Lombardi	Town Manager	Massachusetts Municipal Association
Alisa Magnotta	Executive Director	Housing Assistance Corporation
Sandra Milano	Realtor	RE/MAX
Kristy Senatori	Executive Director	Cape Cod Commission
Laura Silber	Island Housing Planner	Martha's Vineyard Commission
Thomas Matuszko	Executive Director	Berkshire Regional Planning Commission
Megan Trudel	Deputy Director of Planning	Nantucket Planning and Economic Development Commission
James Anthony	CEO	Martha's Vineyard Bank
Jane Ralph	Executive Director	Construct, Inc.
Cameron Volastro	Realtor	Stone Hill Properties
Marian Rose	Attorney	Singer and Singer
Paul Niedzwicki	CEO	Cape Cod Chamber of Commerce
Jonathan Butler	President & CEO	1Berkshire
John Lewis	Executive Director	Blackshires Community Empowerment Foundation
Arielle Faria	Co-Chair	Coalition to Create the Martha's Vineyard Housing Bank
Kevin Galligan	Chair	Orleans Select Board
Michael Mecenas	Founder & President	Health Ministry, Inc.

## Charge of the Council

The Affordable Homes Act describes the Seasonal Communities Advisory Council's Charge:



“The council shall provide advice and recommendations to the executive office regarding policies or programs necessary to serve the distinct needs of seasonal communities, including, but not limited to, accessing specialized or general application grant programs and best practices on incentivizing the production of attainable year-round housing in seasonal communities. Annually, not later than December 31, the council shall submit a report of any recommendations to the executive office, the clerks of the house of representatives and the senate and the joint committee on housing.”

## Timeline & Methods

The Seasonal Communities Advisory Council first convened on December 12, 2024. Since then, the group has met regularly throughout 2025, both informally and in full council meetings, to develop the recommendations in this report. The advisory council established three working groups to help advance the work of the Council:

- Metrics and Further Designation – focused on the criteria/metrics for which additional municipalities can qualify as seasonal communities.
- Year-Round Housing Trusts and Restrictions – focused on how year-round housing trusts work and the related restrictions (e.g., year-round occupancy mechanisms).
- Tools and Requirements: Existing and Future – focused on the specific policy “tools” and requirements seasonal communities can use now and potentially add later.

The Council held meetings in Stockbridge, Provincetown, Nantucket, and Boston, and HLC hosted three public listening sessions in June and July to gather input on how the Commonwealth can best support seasonal communities. The Council also consulted with national experts familiar with the housing challenges facing seasonal communities in other parts of the country.

## Seasonal Communities Designation

The Affordable Homes Act identifies certain municipalities as seasonal communities based on the prevalence of seasonal or second homes and also allows HLC to designate additional communities using a set of statutory factors.



The Affordable Homes Act automatically offers the seasonal communities designation to 25 municipalities:

- (1) all municipalities in Dukes and Nantucket Counties,
- (2) municipalities in Barnstable County with over 35% of housing units classified as seasonal, and
- (3) municipalities in Berkshire County with more than 40% of units classified as seasonal.

These include every municipality in Dukes and Nantucket Counties: Aquinnah, Chilmark, Edgartown, Gosnold, Oak Bluffs, Tisbury, and West Tisbury on Martha's Vineyard, along with the island of Nantucket.

On Cape Cod, the towns offered designation under the Act are Brewster, Chatham, Dennis, Eastham, Harwich, Orleans, Provincetown, Truro, and Wellfleet.

In the Berkshires, eight towns also meet the statutory threshold: Alford, Becket, Hancock, Monterey, Mount Washington, Otis, Stockbridge, and Tyringham.<sup>ii</sup>

As of December 2025, 14 communities have already accepted their designation: Aquinnah, Chilmark, Chilmark, Eastham, Edgartown, Gosnold, Nantucket, Oak Bluffs, Orleans, Provincetown, Tisbury, Truro, Wellfleet, and West Tisbury.

Beyond these communities designated by statute, the Affordable Homes Act allows HLC to designate additional municipalities as seasonal communities based on consideration of the following factors:

- (i) a high rate of short-term rentals in relation to the overall housing inventory;
- (ii) a significant population increase in seasonal visitors;
- (iii) an excessive disparity between the area median income and the income required to purchase the municipality's median home price;
- (iv) the percentage of housing stock that is used for seasonal, occasional or recreational use or is otherwise not used as a primary residence by the property's owner; and
- (v) high variations in the average monthly variation of employment in the sector over the full year, in relation to the municipality's minimum employment threshold.<sup>iii</sup>



In December 2025, HLC offered designation to an additional 18 municipalities as seasonal communities. To identify municipalities that meet the legislative goal of supporting communities with significant seasonal housing pressures, HLC used statewide data and evaluated the relationship between the statutory factors and the type of seasonal housing demand contemplated in the law. Based on the availability and reliability of data, HLC focused on two housing-related variables expressly authorized in statute:

1. A high rate of short-term rentals in relation to the overall housing inventory, defined as 3.25% or more of total housing units.
2. The percentage of the housing stock used for seasonal, occasional, or recreational use or otherwise not used as a primary residence by the owner, with a threshold set at 12.5% of total housing units.

These two criteria were applied to municipalities that were not automatically designated under the Affordable Homes Act and that are not directly served by rapid transit or commuter rail. Eighteen additional municipalities exceed both thresholds and qualify as “presumptively seasonal” under this approach. They include:

- Barnstable County: Barnstable, Bourne, Falmouth, Mashpee, Sandwich, and Yarmouth.
- Berkshire County: Egremont, Great Barrington, Lee, Lenox, New Marlborough, Richmond, Sandisfield, Sheffield, West Stockbridge, and Williamstown.
- Franklin County: Hawley and Monroe.

Together with the 25 municipalities automatically designated by statute, this results in 43 total seasonal communities.

HLC recognizes that the two variables described above do not capture all aspects of seasonality. Factors such as regional interconnectedness, visitor-driven economic activity, and localized housing pressures may significantly affect some municipalities even if they do not meet both thresholds. To ensure an inclusive and equitable process, HLC will open an application pathway for municipalities not designated at this time to request consideration from the Secretary. Municipalities will be able to outline how they meet the statutory intent, describe the effects of seasonal housing demand on year-round residents, and note any regional relationships that contribute to seasonal pressures.



## Housing Challenges Facing Seasonal Communities

While housing affordability is a statewide concern, the dynamics in seasonal communities are distinct in both scale and impact. Massachusetts has roughly 118,000 housing units classified as seasonal, recreational, or occasional use, representing about 4% of the statewide housing stock. These homes include properties reserved for personal vacation use and units offered as seasonal or short-term rentals. The concentration of this seasonal housing varies widely by region. On Nantucket and Martha's Vineyard, about 60% of all housing falls into this category, compared with 36% on Cape Cod and 13% in Berkshire County. In contrast, no other region in the state exceeds 3.5%.<sup>iv</sup>

Short-term rentals provide important economic benefits for local towns and support many small businesses across seasonal communities. But the strong economics of short-term rentals has reduced the availability and affordability of housing for year-round residents. A University of Massachusetts Donahue Institute analysis found that in 2022 the average daily rate for a short-term rental in Massachusetts was about \$365 (in 2025 dollars). At that rate, renting a home for 30 nights could generate more than \$10,000 in a single month, while the statewide median gross monthly rent was \$1,653. Even with operating expenses, a host renting for only a few nights per month could earn as much as a long-term lease, making year-round rentals less financially attractive for many property owners.<sup>v</sup>

Over time, these pressures have reshaped local housing markets. Between 2009 and 2019, Cape Cod added about 8,800 new homes, but only 2,400 became year-round residences. During the same period, the region lost roughly 3,400 year-round homes, implying that about 5,800 homes shifted into seasonal or other uses—close to 6% of the Cape's year-round stock. While new construction offset some of this decline, it was insufficient to prevent an overall reduction in permanent housing. Similar, though smaller, losses occurred elsewhere: approximately 2.5% of the year-round housing in Berkshire County, 0.7% in the Pioneer Valley, and 0.1% in Franklin County was converted to seasonal use.<sup>vi</sup>

Seasonal employment adds another layer of strain. Housing pressures intensify in the summer months when the influx of seasonal workers coincides with peak tourist demand. On Cape Cod, for example, private sector employment in July 2023 was 27,000 jobs higher than it was in February. Many of these positions are filled by workers who relocate temporarily for the summer and require stable housing for several months. This demand differs significantly from that of short-term visitors and competes directly with housing options for year-round residents.<sup>vii</sup>



The cumulative effect is a shrinking supply of permanent housing in communities that depend on year-round workers to support schools, hospitals, municipal services, and local businesses. The steady loss of year-round housing to seasonal use poses a serious threat to communities across Massachusetts. While seasonal homes bring economic benefits, including increased property values, tax revenues, and tourism dollars, every unit converted from year-round to seasonal use reduces the inventory available to the people who sustain these communities throughout the year. Without intervention, these trends risk accelerating, making it increasingly difficult to maintain vibrant, stable, year-round communities.

## What the Affordable Homes Act Enables for Seasonal Communities

The Affordable Homes Act provides seasonal communities that accept the designation with a set of new tools designed to preserve and expand year-round, attainable housing and support the workers and residents who sustain these communities throughout the year.

### Year-Round Occupancy Restrictions

Communities may acquire deed restrictions that require certain homes to be used as year-round primary residences, occupied at least 10 months of the year. These restrictions help protect existing housing from being converted into short-term rentals or second homes and ensure that more units remain available for local residents.

### Year-Round Housing Trust Funds

Towns may create a local or regional housing trust fund dedicated to producing and preserving year-round affordable or attainable housing. These trusts can receive money or property from a variety of sources and use it flexibly for housing purposes. Regional trusts allow multiple towns to pool resources to develop affordable housing for their community.

### Housing Preference for Essential Workers & Housing for Artists

Communities may adopt fair-housing-compliant preferences for local essential public employees, such as teachers, first responders, and public works staff. They may also support housing for artists when there is a demonstrated local need. These preferences



help communities retain workers and contributors who are central to their long-term vitality.

## Property Tax Exemption Adjustments

Towns that use the state's residential property tax exemption may increase it to as much as 50% of the average assessed home value. This optional adjustment strengthens incentives for properties to remain primary residences and helps balance the rise in property values driven by second-home demand.

## Zoning Flexibility for Undersized Lots and Tiny Homes

Seasonal communities must amend zoning to allow the development of undersized lots if they are used for year-round, attainable housing purposes. They also must allow by-right development of tiny houses, provided they are restricted for year-round occupancy and meet health and safety standards. This gives towns and local residents more tools to unlock small-scale housing production without requiring lengthy permitting.

## Waivers

Under the proposed regulations, if a town faces undue hardship in meeting certain requirements, it may request a waiver from HLC.

The full text and details of these new regulations will be available on HLC's website, once they are finalized.

## Seasonal Communities Grant Program

In the FY2026–2030 Capital Investment Plan, the Governor allocated up to \$2 million in FY2026 and \$2 million in FY2027 for a seasonal communities grant program. These grants are disbursed to communities that have accepted their designation using a formula approach to support related efforts around planning, housing, or infrastructure development. Additional details of this program can be found on HLC's website.

## Recommendations for Additional Actions<sup>viii</sup>

While the Affordable Homes Act gives seasonal communities a strong foundation of tools to address year-round housing needs, the Advisory Council identified several areas where refinements or additional support would further strengthen the program. These recommendations reflect the experiences and insights of local officials, regional partners,



housing practitioners, and community members who engaged in meetings and listening sessions throughout 2025.

The recommendations focus on practical steps the legislature and administration can take to improve implementation, expand flexibility for communities, and ensure that the new tools are accessible, effective, and aligned with the realities facing seasonal communities. The following proposals include targeted statutory amendments, legislative improvements, and administrative actions that together would enhance the impact of the seasonal communities framework.

## Technical Amendments

### Exempt year-round housing trusts from 30B for intra-municipal transfers, and from taxation

Year-round housing trusts are intended to be nimble tools that allow seasonal communities to acquire, preserve, and produce attainable and year-round housing. However, because these trusts are treated as municipal agencies under state law, many of their real-property transactions are subject to Chapter 30B, the state's Uniform Procurement Act. Chapter 30B requires public advertising, competitive bidding, and other procedural steps when municipalities buy, sell, or transfer property. While these requirements are important safeguards in most contexts, they can significantly slow a trust's ability to move quickly in a competitive real-estate market or collaborate efficiently with other municipal entities to preserve homes that might otherwise be lost to seasonal or investor demand.

In addition, clarifying that year-round housing trusts are exempt from state and local taxation, consistent with the treatment of municipal affordable housing trusts under Chapter 44, Section 55C, would further strengthen their capacity. Tax exemption ensures that properties held temporarily by the trust do not incur tax liabilities that take away from already limited resources or discourage acquisition of key parcels.

The legislature could also consider additional changes to maximize the impact of year-round housing trusts. This could include exempting the procurement of year-round deed restrictions by year-round housing trusts from 30B requirements to enable them to stay competitive in fast-moving real estate transactions. Additionally, the legislature could look into additional reforms to make the trusts easier to operate and administer.



Combined with an explicit exemption from Chapter 30B for intra-municipal transfers, these changes would give trusts the financial and operational flexibility needed to act quickly, secure properties, and support the creation and preservation of year-round and attainable housing in communities facing acute seasonal pressures.

### Extend year-round housing occupancy restrictions for a longer term

Year-round occupancy restrictions are a central tool for seasonal communities to protect scarce year-round housing from being converted into short-term rentals, second homes, or seasonal-only use. However, under current Massachusetts law, these restrictions cannot be held in perpetuity without other mechanisms. This limitation exists because the new seasonal communities provisions did not modify M.G.L. Chapter 184, Section 31, the statute that governs which types of deed restrictions may legally run with the land forever. Section 31 allows perpetual restrictions only for affordable housing, agricultural use, watershed protection, and conservation. Year-round occupancy restrictions do not fall within any of these categories, so any restriction adopted by a municipality today can only be imposed for a limited duration, after which it may expire or require reauthorization.

Allowing year-round occupancy restrictions to be held in perpetuity would give municipalities the ability to permanently secure homes for local residents rather than repeatedly renewing short-term restrictions. Without durable restrictions, communities risk losing ground over time as expiring covenants erode the year-round housing stock. Amending Section 31 to authorize perpetual occupancy restrictions would align this tool with the real-world housing challenges in seasonal markets and provide municipalities with the lasting protection needed to stabilize their year-round population and housing supply.

### Clarify the acceptance and denial provision

Because the seasonal communities designation unlocks access to dedicated state funding, participation in regional year-round housing trusts, and other unique tools, long-term stability is essential to the program's integrity and effectiveness. Under the current law, however, the process for accepting or withdrawing from the designation is not fully specified. This creates the risk that a municipality could opt into the program, receive financial support or other benefits intended for designated communities, and then withdraw shortly thereafter to avoid complying with the accompanying requirements, such as allowing tiny homes and permitting housing on undersized lots.



To ensure that the designation is used responsibly and that state resources are directed to municipalities committed to the program's goals, a statutory amendment should clearly define the acceptance and withdrawal process. This recommendation would establish a simple majority vote of the local legislative body to accept the seasonal communities designation, allowing motivated communities to opt in without unnecessary barriers. At the same time, it would require a two-thirds vote to withdraw, mirroring the structure used by the Cape Cod and Islands Water Protection Fund. Requiring a supermajority to exit the program provides the stability needed to manage multi-year funding commitments, regional partnerships, and long-term housing initiatives. It also ensures that communities remain committed to both the benefits and responsibilities associated with the designation.

### Consider expanding employment specific housing eligibility

The current seasonal communities statute allows municipalities to prioritize housing for essential public employees, such as teachers, first responders, and public works staff, and for local artists. These preferences are intended to help communities retain workers who provide critical public services or contribute to local cultural vitality, especially in areas where seasonal demand drives up housing costs. However, the statute's narrow list of eligible groups does not reflect the full range of workers and community members who are essential to the functioning and character of seasonal communities but who face similar risks of housing instability or displacement.

Expanding the categories of individuals eligible for locally administered housing preferences would allow municipalities to more effectively address the real-world needs of their workforce and year-round residents. Many communities have identified other indispensable workers, such as childcare providers, EMTs and paramedics, nonprofit employees, local fishermen and aquaculture workers, healthcare workers, and home health aides, who struggle to remain housed amid rising costs. Legislative action to broaden the statute's eligibility categories would give towns the flexibility to tailor preferences to their specific economic and social needs while still ensuring compliance with fair housing laws. By enabling communities to stabilize a wider range of critical workers, this change would support local economies, preserve essential services, and strengthen the long-term resilience of seasonal communities.



## Additional Legislation

### Enable communities to enact transfer fees or similar local revenue sources

Seasonal communities face some of the highest housing costs in the Commonwealth, yet they have limited local revenue sources to fund the production and preservation of year-round, attainable, and affordable housing. With the state's fiscal capacity constrained and demand for housing assistance growing, municipalities increasingly need locally generated funding tools to meet their housing needs. One such tool, real estate transfer fees, has been widely requested by seasonal communities. To date, at least ten designated or eligible communities have filed Home Rule Petitions seeking authority to adopt a transfer fee of 0.5% to 2% on the portion of a real estate transaction over \$1 million. These proposals typically target high-value sales to generate revenue from the purchase and sale activity that contributes to escalating prices, rather than relying on existing taxpayers.

Allowing seasonal communities to implement transfer fees or similar revenue mechanisms would provide a stable, predictable source of funding for year-round housing initiatives without requiring major new state appropriations. Transfer fee revenues could be used to support local year-round housing trusts, acquire properties at risk of conversion to seasonal use, fund deed-restricted attainable units, and support the infrastructure and services necessary to keep communities livable year-round. Legislative authorization, paired with reasonable guardrails around fee structure, exemptions, and use of funds, would empower municipalities to respond directly to their housing challenges. Enabling these local tools aligns with the principle of allowing communities most impacted by seasonal pressures to generate the resources they need to maintain a vibrant, stable year-round population.

### Determine the right balance between public health laws and tiny house production

Currently, some state and local public health regulations on the size requirements for habitable spaces make tiny houses difficult to build. The legislature and HLC should work with impacted communities and agencies to better understand the current landscape of local public health regulations and state regulatory codes to determine if legislative or regulatory changes can be made to enable the production of tiny houses while preserving core habitability standards.



## Administrative Action

### Build model bylaws

Many seasonal communities are eager to implement the new zoning tools created through the seasonal communities legislation, including provisions for developing housing on undersized lots and permitting tiny houses as year-round residences. However, many communities would benefit from additional support to translate the draft regulations into clear, practical zoning language that fits within their existing bylaws. Smaller municipalities often operate with limited planning staff or volunteer boards, so having ready-to-use templates can streamline the process of preparing zoning amendments that align with state guidance.

To support consistent and effective implementation, the Advisory Council recommends that HLC work with Regional Planning Agencies in the Berkshires, Cape, and Islands to develop model bylaws that communities can adopt or adapt with minimal local burden. Model bylaws would provide clear, legally vetted templates that reflect the legislative and regulatory framework, while still allowing municipalities to make local adjustments. This resource would accelerate adoption of key zoning reforms, reduce legal and administrative costs, and help ensure that communities have practical, ready-to-use tools that advance year-round and attainable housing in areas facing strong seasonal pressures.

### Develop model deed restrictions

In addition to zoning updates, communities have expressed interest in practical tools for implementing the deed restrictions authorized under the seasonal communities statute, including restrictions for essential public employees and year-round housing. Deed restrictions are a critical mechanism for ensuring that housing created or preserved through local efforts remains available to the intended households over time. Since these restrictions must be drafted carefully to comply with state law, be enforceable, and reflect the specific needs of each community, local officials have indicated that they would welcome examples and templates that provide a solid starting point.

To support consistent and effective use of these restrictions, the Advisory Council recommends that HLC collaborate with Regional Planning Agencies on the Islands, Cape, and in the Berkshires to develop model deed restriction documents. These models would offer clear language that communities can adopt or adapt, reducing administrative burden and promoting uniformity across regions facing similar housing pressures. Providing this



resource would help municipalities implement year-round and workforce housing goals more smoothly and ensure that the homes created through these efforts remain accessible to those who need them most.

### Examine caps on local preferences

Under current regulations, affordable housing developments may apply a local preference of up to 70% of units, a safeguard designed to ensure compliance with state and federal fair housing laws and to prevent exclusionary outcomes. While these protections are essential, seasonal communities face documented challenges in housing essential public employees who are critical to year-round municipal operation.

HLC should work with fair housing experts and seasonal community housing experts to examine fair housing-compliant mechanisms to better align affordable housing programs with essential workforce needs in seasonal communities. Any outcome should further the Commonwealth's obligation to affirmatively further fair housing and advance access and equity, while tailoring solutions for housing for public workers supported by demonstrated local needs.

### Support ongoing designations

The Advisory Council has encouraged HLC to take a regional approach to designating seasonal communities, recognizing that housing pressures and workforce needs often extend beyond a single municipality. At the Advisory Council's November meeting, HLC shared an updated method that uses available data, including the prevalence of short-term rentals and second homes, to identify additional communities that experience similar seasonal housing pressures. This broader lens helps ensure that more communities facing these challenges can access the tools and resources created through the program.

HLC will also open an application process for communities not yet designated to request consideration. This will allow municipalities to describe their regional connections and local conditions. HLC aims to provide timely decisions so municipalities can bring the designation to a vote before the 2026 town meeting season. Expanding access in this way supports a more coordinated regional response and allows more communities to benefit from the new strategies available for strengthening year-round and attainable housing.



## Conclusion

Seasonal communities play an essential role in the cultural, economic, and environmental vitality of Massachusetts. Their year-round residents support local businesses, sustain municipal services, and preserve the character that makes these communities special. The recommendations in this report reflect months of collaboration among state leaders, regional partners, local officials, and housing practitioners who are committed to ensuring that these communities remain livable and vibrant throughout the year.

The Affordable Homes Act established a strong foundation, and with continued partnership and targeted changes, the tools created through this law can have an even greater impact. Moving forward, the Executive Office of Housing and Livable Communities will work closely with municipal leaders, regional planning agencies, and the Seasonal Communities Advisory Council to consider these recommendations and support communities as they adopt strategies tailored to their unique needs. Together, these efforts can help safeguard year-round housing, support local workers, and promote sustainable, resilient communities across the Commonwealth.

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<sup>i</sup> Affordable Homes Act St. 2024, c. 150, § 127 (codified at G.L. c. 23B, § 5A)

<sup>ii</sup> Affordable Homes Act St. 2024, c. 150, § 127 (codified at G.L. c. 23B, § 5A)

<sup>iii</sup> Affordable Homes Act St. 2024, c. 150, § 127 (codified at G.L. c. 23B, § 5A)

<sup>iv</sup> State Housing Needs Assessment

<sup>v</sup> 2025 Housing Needs Assessment

<sup>vi</sup> 2025 Housing Needs Assessment

<sup>vii</sup> 2025 Housing Needs Assessment

<sup>viii</sup> These recommendations represent a consensus reached by members of the advisory council. They do not necessarily reflect the official positions of the Healey-Driscoll Administration, its constituent agencies or state employee serving on the council, nor those of each individual council member. Rather, they are recommendations submitted to the Administration and the Legislature by the advisory council as an independent advisory body for consideration and potential future action.