

2025 Provincetown Community Housing Report

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Summary

Faced with the critical need for year-round attainable units, the Provincetown Select Board and Town Manager have prioritized housing as their top goal throughout the last two decades. Substantial focus has been towards supporting the development of housing at all income ranges and developing strategies to increase the stock of safe, affordable, and accessible housing in Provincetown. A total of 269 units of housing in Provincetown are deed-restricted to year-round use at eligible income levels ranging from 30%-200% AMI. 211 of these are rentals and 58 are homeownership units. 201 are specifically deed-restricted at or below 80% AMI, contributing to the State's current Subsidized Housing Inventory (SHI) calculation of 8.03%. Provincetown holds the second highest percentage of SHI units in Barnstable County. As an indication of the Town's commitment to housing, most of these units were developed in part with financial assistance approved by Town Meeting, Housing Boards, and with financial consideration from supportive initiatives like Inclusionary Zoning. These units are now home to hundreds of residents and exemplify the successful dedication to sustainable year-round living in Provincetown.

Barnstable County 2024 Area Median Income (AMI)					
Household Size	30%	50%	80% HUD	100% CPA	200%
1	\$26,600	\$44,300	\$68,500	\$85,890	\$171,780
2	30,400	50,650	78,250	98,160	196,320
3	34,200	56,950	88,050	110,430	220,860
4	38,000	63,300	97,800	122,700	245,400

Rentals		# Bedrooms				Targeted AMI								AHR Expiration
Address	Total	SRO	1	2	3	30%	50%	60%	80%	100%	120%	150%	200%	
26 Alden (PHA)	3		3						3					Perpetuity
44 Harry Kemp Way (PHA Maushope)	24		24						24					Perpetuity
Family: Pearl, Aunt Sukey's, Court St. (PHA)	9		1	4	4				9					Perpetuity
Foley House (PHA)	10	10						2	8					2036
122 Bradford St. Ext [Meadows]	5		5						5					Perpetuity
27A Conwell	5		3	2			1	4						2037
Old Ann Page Way	18		4	9	5	6		12						2042
54-58 Harry Kemp Way	4		4			4								2044
Harbor Hill	28		5	22	1								28	Perpetuity
27 Nelson Ave	2				2				2					2031
40A Nelson Ave.	6		4	2					6					2103
Seashore Point/100 Alden 55+	9		9						9					Perpetuity
83 Shank Painter Rd	15		15				5	10						Perpetuity
90 Shank Painter [Province Landing]	50		25	21	4	5		36	9					Perpetuity
Stable Path	23		5	16	2	8		10		5				Perpetuity
TOTALS	211	10	107	76	18	23	6	74	75	5			28	

Ownership		# Bedrooms			Targeted AMI							AHR Expiration
Address	Total	1	2	3	IZ	60%	65/80%	80/100%	100/120%	120/150%	200%	
21 Bradford St Ext [Herring Cove Village]	3	3					3					Perpetuity
122 Bradford St Ext [Meadows]	12	8	4				9	3				Perpetuity
24 Capt Bertie's	5		5				5					2041
Hensche Lane	7	3	1	3			7					2041
34-36 Conwell	1	1					1					2042
953 Commercial	1	1						1				Perpetuity
5 Fritz's Way	2			2			2					Perpetuity
16 Harry Kemp Way	2	2					2					Perpetuity
36 Nelson Ave	1	1			IZ		1					Perpetuity
48/60 Race Point	3	1	2				3					2055/Perp.
68 Race Point Rd	1	1					1					Perpetuity
Sandy Hill Lane	12	9	3				4	8				Perpetuity
30 Shank Painter	1	1			IZ			1				Perpetuity
56 West Vine	1	1					1					2042
48 Winslow	2	2							1	1		Perpetuity
286.5 Bradford St	2		2		IZ			2				Perpetuity
50 Nelson	1	1			IZ			1				Perpetuity
170 Bradford Ext.	1	1			IZ				1			Perpetuity
TOTALS	58	36	17	5	6		39	16	2	1		

Provincetown's Housing Needs

The Town engaged in an extensive Housing Needs Assessment conducted by UMass Donahue Institute to better understand the housing needs of the Provincetown community and guide decisions about how to allocate scarce resources when it comes to current and future decisions about housing programs, policies, and developments. The [final report](#) was published in September 2024. Information gathered from the Housing Needs Assessment has demonstrated a need for dense development, noting an upwards of 200 individuals with unmet housing needs in Provincetown.

Provincetown has a population of 3,600 and a housing stock of 5,000 units, of which 56% is considered seasonally vacant as noted in the Housing Needs Assessment. Of Provincetown's 211 deed-restricted rentals, 178 serve households under 80% AMI. The remaining 33 rental units serve households earning up to 200% AMI. Of the 58 deed-restricted ownership units in Provincetown, 39 units are eligible to lower income levels up to 65% AMI. The remaining 19 ownership units serve households between 80%-150% AMI. A few of these developments serve additional cohorts of need, including Senior/Disabled housing, HIV supportive housing and units for families.

The survey conducted for the Needs Assessment was completed by 1,700 individuals, composed of current residents, former residents, employees and students in Provincetown. The Assessment captured over 400 survey respondents who were considered "housing insecure". These individuals either currently did not have, or expressed concern that they would not have available housing within the next twelve months, had trouble making rent or mortgage payment in the past twelve months or were

financially burdened by the cost of their housing. Of these respondents, most were renters, government employees and service industry workers. While the Assessment estimated a median household income in Provincetown of \$95,000, incomes at all levels were represented in housing insecure respondents. Across all survey respondents in the Housing Needs Assessment, \$2,000 was the median monthly amount that households could afford to dedicate to housing expenses after covering other essential expenses (e.g. food and childcare).

There was strong interest in both rental and homeownership opportunities, demonstrated in the Assessment. In 2023, the median sale price for a single-family home in Provincetown was over \$2,068,000. For a condominium in 2023, it was over \$806,000. Reflecting the high price of condominiums and single-family homes, in the Town survey, the median monthly housing cost was \$3,000 for homeowners. Inclusionary Zoning (IZ), a bylaw passed in 2017 to encourage the creation of housing opportunities, is Provincetown's primary avenue for creating homeownership units at flexible income levels. This mechanism protects the long-term affordability of housing through deed restrictions and engages residential developments to contribute in a direct way towards increasing the supply of Affordable and Community Housing. To date, Inclusionary Zoning has created 6 new ownership units. The Town will welcome an additional 65 year-round rental units in 2026, with the construction of 3 Jerome Smith Road, a traditional 40B development. The Needs Assessment survey shows that 63% of renters in Provincetown make less than \$35,000 in a year. Another 25% of renters make between \$35,000 and \$75,000. The majority of renters are below the median household income and only 7% of renters make more than \$100,000.

Housing Developments in Progress

Provincetown expects to develop approximately 200 new units of housing over the next few years, comprised of Inclusionary Zoning developments, permitted land pending sewer expansion, and ongoing construction. With units where AMI is final, the Town can expect to increase rentals serving up to 80% AMI from 178 to 230. Rental units serving 100% AMI and above will increase from 33 to 37. Ownership units serving up to 80% AMI will increase from 16 to 20 and units serving 100% AMI and above will increase from 3 to 30.

Projects Pending	Total Units	Affordable Ownership	Income Eligibility	Affordable Rental	Income Eligibility
33 Conwell St.	16	4	100-120% AMI	-	-
27 Winthrop/34 Court St	6	1	120% AMI	-	-
22/R & 24 Nelson	60	-	pending	-	-
288A Bradford	15	-	pending	-	-
3 Jerome Smith Road (40B)	65	-	-	61 + 4 market rate	30%-80% AMI
207 Rt. 6 Barracks (+ 112 dorms)	13	-	-	13	pending
227R Commercial	4	1	pending	-	-
307 Commercial	4	-	-	1	pending
26 Shank Painter	40	30 + 10 market rate	80%-245% AMI	-	-
44 Captain Bertie's	36	10	pending	-	-
Total Projects Pending	259	46		75	

3 Jerome Smith Rd. / Province Post: Provincetown’s largest housing development since 2012 officially broke ground in June of 2024, preparing for the construction of 65 units of affordable rental housing. This project, managed by The Community Builders, Inc., was approved for State funding in May 2023, with an additional \$500,000 in Provincetown CPA funding, \$750,000 from the Affordable Housing Trust Fund and \$2,250,000 as Town Contribution approved at 2023 Town Meeting. The units will be available to eligible occupants earning between 30%-80% AMI, with four market rate units, by lottery for initial lease-up. The project is expected to be completed in the Spring of 2026, and applications will open near that time.

	30% AMI	50% AMI	60% AMI	80% AMI	Market	Total
Studio/Eff.	4		9	5		18
1BR	5		18	7	2	32
2BR	3		4	2	1	10
3BR	1		1	2	1	5
Total	13		32	16	4	65

26 Shank Painter Rd. / Old Police Station: With the new police station completed, the property at 26 Shank Painter Rd. found new purpose over the Summer of 2024 as temporary seasonal housing for Community Service Officers. In March of 2024, the Select Board approved a Purchase and Sale agreement between Ecotecture, the awarded bidder for the Town issued RFP back in 2023. The agreement permits up to 40 units of mixed-income housing, 15 of which will be designated affordable for households earning between 80% AMI-150% AMI. The Select board also approved a soft commitment of \$4 million, subject to the appropriation of funds at Annual Town Meeting in 2025. The Team continues to share renderings and unit plans to prepare for development, focusing on homeownership with 30 of the 40 units available below market.

22/22R & 24 Nelson Ave: At April 2024 Town Meeting, voters officially approved to purchase and pay down the full amount of debt associated with the purchase of these properties. This property is to be used for future housing development by the Town, dependent on Town Sewer expansion. The approved funds were allocated from Free Cash (\$885,000), unappropriated money from the Tourism Fund (\$350,000) and money approved by the Community Housing Council from the Housing Fund (\$800,000). The Select Board has executed Purchase and Sale Agreements for the properties, with sales amounting to \$1,270,000 for the 22/22R property and \$765,000 for the property at 24 Nelson Ave. With connection to Town Sewer, this development can create up to 60 units of housing.

288A Bradford St: Approved at Annual Town Meeting in 2022, the Town purchased 288A Bradford Street for both open space and affordable housing development. The agreed upon purchase price was \$1,475,000 with an additional \$100,000 to handle diligence costs as well as the relocation of two existing tenants and site preparation. The Town has coordinated with one tenant to secure a re-homing solution and is actively working to find a successful result for the remaining tenant. In partnership with the Provincetown Housing Authority, units that meet the current tenants’ needs are in progress. Housing

development plans at this site are being explored. Under inclusionary zoning, up to 15 units could be built on the property. At Annual Town Meeting in April 2023, voters approved a CIP request which included \$200,000 for the Demolition and Debris Removal and Site Readiness for 288A Bradford Street and 26 Shank Painter Road to allow for the demolition and clearing of the 288A Bradford Street and 26 Shank Painter Road projects in preparation for housing development.

Strategies and Initiatives

Provincetown's toolbox for addressing housing challenges has been developing substantially over the last 20 years. Initial efforts included amending the Growth Management By-law [GMBL] (1997) to dedicate unallocated growth management permits for affordable housing projects. The Town approved the creation of an Affordable Housing Trust Fund (Chapter 230 of the Acts of 2002) and enrollment in the Community Preservation Act ("CPA" MGL C.44B), both which directly address financial needs to support housing.

Affordable Housing Rental Tax Exemption- At the April 1, 2002, Special Town Meeting, Provincetown voters approved STM Article 9, to submit a home rule petition for special state legislation allowing the Town of Provincetown to offer a property tax exemption available to owners of housing units that are rented on a year-round basis to low-income households at rents (including utilities) not exceeding HUD limits for low income households. On December 19, 2002, this bill was signed into law as Chapter 408 of the Acts of 2002. The benefit of the program is that property owners who provide affordable housing are exempt from paying property tax on that portion of their property which is being rented at or below the affordable rates per HUD, to income-eligible households. Rental rates and tenant incomes must qualify under 80% AMI. Property owners must apply to the Assessors Department annually by April 1st for this program.

Residential Tax Exemption (w/ Expanded Exemption)- In the Town of Provincetown there are two ways in which property may qualify for a Residential Exemption. This exemption is based on the residency status of the taxpayer or the residency status of a year-round renter. Residential taxpayers who are domiciled in a community or non-domiciled taxpayers who rent on a year-round basis to qualified renters, receive a reduction to the assessed value of their property and a corresponding reduction in their real estate tax. The exemption amount is based on the average assessed residential value times 35%, as voted by the Select Board. If qualified under either version of the exemption, a property's taxable value will be lowered by a fixed amount. The resulting net amount will then have the tax rate applied. Property owners must apply to the Assessors Department annually for this program.

Lease to Locals- Approved by the Select Board in January 2023, the University of Massachusetts Amherst Donahue Institute (“UMDI”) conducted a study on the short-term rental market in Provincetown. The study examined current practices nationwide around short-term rental regulation and identifies what lessons these regulations may offer to Provincetown, especially regarding increasing the availability and attainability of year-round housing. The [final report](#) was delivered in September 2023 and found that the primary use of housing in Provincetown is for vacation homes, with the price of homes in Provincetown vastly outpacing income growth. It was also shown that homeowners can earn more money renting short-term compared to long-term, while retaining use of the home for their own personal use. In April 2024, the Town of Provincetown launched Lease to Locals, a pilot program with the goal of converting short-term rentals and underutilized properties like these, into year-round units. The program is open to property owners with eligible units that would house income qualifying tenants under a year-round lease. Property owners are compensated with a stipend for the program year, to address the financial gap apparent from renting year-round in a seasonally forward community. The first year of Lease to Locals supported a total of 25 properties in Provincetown, housing 37 residents who work in and contribute to the community in various ways.

Rental Assistance SSLVP- The Provincetown Self-Sufficiency Local Voucher Program (SSLVP) is a monthly rental assistance program for eligible tenants in Provincetown under qualifying year-round leases. The program aims to support households with affordable, year-round housing while supporting the tenant to become self-sufficient within a three (3) year period. Participants are required to coordinate monthly in case management to progress towards financial sustainability. Program eligibility allows up to 100% AMI, and up to \$400/month in rental stipends. Tenants must apply to the Housing Office.

Down Payment & Closing Costs- The Town of Provincetown, through its Community Preservation Fund, offers up to \$30,000 for each eligible buyer to put towards down payment and closing costs for the purchase of an eligible affordable unit. It is intended to assist year-round residents qualifying up to the CPA 100% AMI, who can afford monthly mortgage payments yet may not have enough money to pay the initial home purchase down payment and closing costs. The loan is considered a "deferred payment loan;" it is interest free; and only must be paid back if property is sold or transferred within 10 years. This program is available for homeownership opportunities through Inclusionary Zoning or existing resales to eligible buyers.

Financial Summary

The development of housing and the implementation of its supportive programming relies heavily on financial capacity. Through various avenues, the Town of Provincetown has generated effective resources that provide a crucial foundation to accomplishing housing strategies and initiatives across the board. The following chart highlights the primary funding sources directly related to housing, that the Town of Provincetown has available to address various needs.

Affordable Housing Trust Fund	
FY25 Starting Balance	\$1,491,380.03
FY25 Activity to date	
transfer from CPA	\$400,000
Interest	\$14,630
Donation	\$820
FY25 Revenue	\$415,450
SSLVP Rental Asst. Stipends	\$22,655
3 Jerome Smith	\$750,000
Case Mngmt/Contracted Services	\$48,750
Down Payment Program	\$35,998
FY25 Expenses	\$857,403
FY25 Available Cash Balance	\$1,049,427.07

balance of UMass Housing Study
left from \$100K tsfr from SB Housing fund

Year Round Market Rate Housing Trust Lease2Locals and other non Harbor Hill expenses	
FY24 Starting Balance	\$0.00
FY24 Activity	
transfer from SB Housing Fund for purchase of Nelson Ave	\$800,000
transfer from SB Housing Fund for Lease2Locals	\$348,500
transfer from SB Housing Fund for Admin Staff	\$40,000
FY24 Revenue	\$1,188,500
Admin Staff	\$9,135
Placemate	\$32,131
Lease2Locals	\$58,000
Nelson Avenue	\$800,000
FY25 Expenses	\$899,266
FY25 Starting Balance	\$289,233.84
FY25 Activity to date	
transfer from SB Housing Fund for Lease2Locals program see SB Housing Fund below	\$100,000
FY25 Revenue	\$100,000
Admin Staff	\$27,133
copier/fax machine	\$160
Placemate	\$45,000
Lease2Locals	\$86,000
FY25 Expenses	\$158,293
FY25 Available Cash Balance	\$230,941.21

Harbor Hill	
FY25 Starting Balance	\$467,741.63
Customer Security Deposits	(\$105,315.98) CANNOT BE SPENT
FY25 Activity to date	
Rent Receipts	\$323,234
FY25 Revenue	\$323,234
Insurance	\$111,094
Utilities (water, electric)	\$11,242
Property Management	\$36,674
Contracted Services	\$35,756
FY25 Expenses	\$194,766
FY25 Available Cash Balance	\$596,209.76

Community Preservation Act		Housing 60%	Open Space 10%	Historic 20%	Unreserved 20%
FY25 Starting Balance	\$2,266,564.79	\$1,195,143.18	\$406,394.30	\$141,830.50	\$523,196.81
FY25 Activity to date					
CPA State Revenue	\$193,916				
Interest	\$2,282				
P&I	\$442				
CPA Property Tax	\$400,356				
FY25 Revenue	\$596,996	\$358,197.88	\$119,399.29	\$71,639.58	\$47,759.72
Expenses	\$1,039,967	\$1,002,101	\$0	\$33,823	\$4,043
Debt Service	\$263,438	\$110,383	\$36,175	\$116,880	
FY25 Expenses	\$1,303,405	\$1,112,484	\$36,175	\$150,703	\$4,043
FY25 Current Balance	\$1,560,156.28	\$440,857.09	\$489,618.59	\$62,767.08	\$566,913.53
		Committed	Committed	Committed	Available

SB Housing Fund	
FY25 Starting Balance	\$873,533.49
FY25 Activity to date	
Rooms Tax	\$1,263,018
STR Impact Fee	\$121,971
Return unspent Umass trasfr	\$250
Grant \$'s for Umass Study	\$25,000
FY25 Revenue	\$1,410,239
Transfer to fund Lease2Locals	\$100,000
FY25 Expenses	\$100,000
FY25 Available Cash Balance	\$2,183,772.31

Goals & Action

Fiscal Year 2025 Town-Wide Goals Adopted by the Select Board on June 24, 2024

Goal 1: Support & Promote Year-Round Housing: *Support and incentivize the creation and preservation of year-round housing for low and middle-income households. Pursue housing policies, by-law revisions, and programs that support housing development and the year-round economy.*

Deliverables:

- 1. Continue to support and advance the housing project at 26 Shank Painter Road.*
- 2. Advance site readiness at 26 Shank Painter Road.*
- 3. Complete Housing Needs Assessment, present findings to the Select Board, and advance planning and projects based on the findings of the study.*
- 4. Monitor Lease to Locals program and make recommendations to the Select Board on future funding and operation.*
- 5. Explore development of a year-round rental preservation program.*
- 6. Facilitate affordable homeownership opportunities.*
- 7. Rehouse tenants at 288A Bradford Street.*
- 8. Begin planning and site readiness at 288A Bradford Street and 22/24 Nelson Ave to advance future development.*
- 9. Explore feasibility and grant funding opportunities for connecting 22/24 Nelson Ave to municipal sewer earlier than currently scheduled.*
- 10. Advance planning for Route 6 parcels identified for possible future housing development.*
- 11. Continue to support The Barracks project to advance groundbreaking.*
- 12. Convert Firehouse #2 into Town employee housing.*
- 13. Convene at least two (2) housing workshops.*
- 14. Advance housing programs, initiatives, regulations, etc. developed by Joint Housing Workshops.*
- 15. Prepare zoning bylaw amendments to facilitate affordable and market-rate year-round housing options.*
- 16. Deliver Annual Community Housing Report to the Select Board providing details about the Town's progress toward increasing the amount of housing units available at different AMI levels.*

Housing Workshops

The Town prioritizes collaborative efforts across departments and boards to best serve the community from different perspectives. It was made a priority to conduct Housing Workshops with the Select Board, Town Staff, Community Housing Council, Year Round Market Rate Housing Trust and the Planning Board. These groups convene with the goal to discuss barriers to housing and innovative solutions, increase collaboration and partnership amongst the boards, discuss where and how to focus the Town's housing resources, fully grasp and understand existing housing efforts & programs, explore Annual Town Meeting articles to advance our shared housing goals.

Action items taken from workshops include:

- ✓ Approved Home Rule Petition to amend rooms tax receipts distribution to dedicate a category to housing efforts.
- ✓ Amended zoning bylaw to allow for 4 stories for inclusionary housing projects in the General Commercial District.
- ✓ Adopted 3% community impact fee for professionally managed STRs.
- ✓ Amended inclusionary zoning in-lieu fee to increase the payment to match cost of building a unit.
- ✓ Approved \$1.575M to purchase private property for future housing development.
- ✓ Approved funds to hire development consultants to look at potential housing development at town-owned sites (Route 6, VMCC, Firehouse #2, 30 Creek Rd.).
- ✓ Approved \$3,000,000 to fund Town's commitment to The Community Builders project at 3 Jerome Smith Road. (This revenue was from lodging taxes – not property taxes).
- ✓ Approved \$325,000 to fund conversion of Firehouse #2 to Town employee housing.
- ✓ Approved \$100,000 to fund seasonal employee transportation pilot.
- ✓ Approved home-rule petition to allow Provincetown's Year-Round Market Rate Rental Housing Trust to acquire year-round housing occupancy restrictions.
- ✓ Approved expansion of Residential tax exemption for year-round rentals.
- ✓ Amendment to the existing ADU Bylaw to eliminate year-round occupancy requirement, with continued prohibition on short-term rental use.
- ✓ Approval and debt payoff for the Town to purchase land at 22/22R & 24 Nelson Ave. to be used for housing development in the future.
- ✓ Review and collaboration on implementation of Lease to Locals Program.
- ✓ Discussion of future programming including ADU incentive and Zoning Amendments.