Dear Cape Cod Commission,

I am writing in regards to the proposed 40 unit development located at 26 Shank Painter Road in Provincetown. I applaud the town administration's efforts to support innovative solutions to the ongoing housing crisis, however, as it is currently structured, the proposed development will not help those for whom it is intended. The project technically meets the zoning requirements put forward by the town, but it fails the test for the exact group Provincetown is struggling to house: middle income year round residents.

The reasons for this failure are multi-faceted.

1. The AMI (Average Median Income) used to inform the project is based on the entirety of Barnstable County, not just Provincetown. Barnstable and Sandwich incomes pull the average way up, skewing the proposed purchase prices higher than the majority of Provincetown workers can afford.

2. AMI for Barnstable County is skewed high due to higher salary people who may live here and work at higher paying remote jobs or are second home owners. If you take these individuals out of the AMI equation and only focus on individuals who work in industries that maintain the infrastructure of Provincetown and live in Provincetown year round, the incomes (and what they can potentially afford for mortgages) is potentially much lower than the reported data used to inform the project.

3. Below is a summary of the number of proposed units, the price of those units, and the income necessary to afford those units (assumed down payment of 5%, 30-year fixed mortgage rate of 6.5%, PITI estimate of 25% and affordability benchmark set at 30% of annual wages).

Number of Proposed Homes	Proposed Home Prices	Annual Wages Needed to Afford Home
4	$200,000	$60,046
2	$250,000	$75,058
2	$300,000	$90,070
2	$350,000	$105,081
4	$400,000	$120,093
3	$450,000	$135,105
1	$475,000	$142,610
2	$575,000	$172,634
1	$595,000	$178,638
2	$615,000	$184,643
2	$630,000	$189,146

1	$650,000	$195,151
2	$670,000	$201,156
2	$675,000	$202,657

When you compare these numbers to the actual salaries of those who live in Provincetown and work in brick and mortars establishments in Provincetown(teachers, EMTs, nurses, postal workers, bank tellers, town administrators, DPW workers, etc.), you can see there is a wide mismatch that renders the majority of these units unobtainable to even the highest earners in Provincetown.

4. The lack of parking offered by this development is a serious detriment to the project and the town. According to the Provincetown Assessor's Office, in 2025 3573 people were billed excise tax for their cars. This means there were 3573 cars in Provincetown registered to year round residents. The total year round population of Provincetown according to the 2020 census is 3,364. This means almost everyone who lives in Provincetown owns a car. One can extrapolate the individuals who move into these 40 units will also own cars and need parking, and without designated parking spaces the burden will fall on peripheral neighborhoods and parking lots that are already over utilized.

Before this project at 26 Shank Painter Road moves forward, a more exhaustive exploration is necessary to determine income of those who work in Provincetown in brick and mortar establishments and live in Provincetown year round and what they can afford for homeownership and/or rental payment. The Provincetown Planning Board is currently working on an amendment for the upcoming 2026 Town Warrant to conduct a study to find this vital information. I ask the Cape Cod Commission to suspend its approval of this project until the AMI of those who work in Provincetown and live in Provincetown year round is determined so the town can create housing that meets the economic reality of those struggling with housing insecurity in our community. To move forward without this information would not only be a gamble with 4 million dollars of tax payer money, but may also create year round rental units that sit empty because no one can afford them.

I thank you for your consideration.

Sincerely,

Michael Gaucher
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