Public Comment

Captain Berties Housing-25002-Provincetown

Submitted By: Edward Malone
Town/Village: Provincetown
Submission Date/Time: 3/31/2025 3:30 PM
via online form

Comment

From: Edward “Ted” Malone, Managing Member CHR 83 SPR LLC

Re: DRI Application – Captain Bertie’s Way Housing (CCC File #25002)

Letter of Support

I am the owner of the property at 83 Shank Painter Road adjacent to 44 Captain Bertie’s Way. As an abutter, as a housing advocate on the Cape for 34 years, and an affordable housing developer, I am happy to support the efforts of New Boston Ventures to create 10 affordable home ownership opportunities as a part of their 36-unit condominium development at 44 Captain Bertie’s Way.

My 15-unit rental apartment building at 83 Shank Painter Road has long-term affordability deed restriction with income targeting below 60% of Area Median Income (AMI). Other nearby affordable rental housing operated by The Community Builders, Inc. at Province Landing and the Province Post development under construction, are also predominantly targeted to households below 60% of AMI. Creating home ownership opportunities for 10 small households below 80% AMI is appropriately targeting a significant need in our Outer Cape community, increasing housing diversity and choice.

The notification list maintained by CHR for many years included households seeking either rental or home ownership opportunities; both skewed heavily towards small single person households in need. This is also consistent with UMass Donaghue Institute study that identified need for smaller units.

The 10 affordable units proposed represents 28% of the Captain Bertie’s Way project. This proposal exceeds the minimum 10% threshold of the Cape Cod Commission guidelines and the 15% Town of Provincetown threshold. This is a significant contribution without reliance on public subsidy resources.

The density proposed is efficient use of the land and below grade parking is an innovative solution to parking needs. With the Shank Painter Road Corridor improvements and rezoning for added building height and density, this project will be a model. The location offers the opportunity for pedestrian and bicycle access along the improved Shank Painter Road and through the Town Grace Hall Parking Lot to the Center of Town.

I encourage you to act favorably on this DRI review.

PDF File submitted: Yes