



HOME BUYER RESOURCES

Affordable Ownership Lotteries

Affordable home ownership lotteries are offered periodically through the Town of Provincetown. Lotteries typically occur when a pre-existing deed-restricted affordable unit is sold by its owner, or when a new deed-restricted affordable unit is created under the town's inclusionary zoning bylaws. Income and asset limits apply, with varying income levels targeted. Opportunities are advertised on the Town of Provincetown website and in local newspapers. Lotteries are administered through the **Provincetown Housing Office**.

First Time Home Buyer Education

The Community Development Partnership has partnered with NeighborWorks Housing Solutions to offer Homeownership Education and Counseling. These classes are incredibly valuable and helpful to anyone seeking to purchase their first home and may help you qualify for an affordable mortgage. Classes can be virtual or in-person. Completion of this class is required to qualify for Provincetown's Down Payment Closing Cost Assistance. For updates about the program, please check the CDP [website](https://www.cdp.org).

508.240.7873
pelinda@capecdp.org

Down Payment & Closing Cost Assistance

The Town of Provincetown, through its Affordable Housing Trust Fund & Community Preservation Fund, offers down-payment and closing cost assistance for the purchase of an eligible affordable unit. It is intended to assist year-round residents who income qualify up to the CPA 100% Area Median Income. Funding can be up to 10% of the home sale price, capped at \$30,000. The goal of the program is to increase home ownership among the low/moderate income households in the Town of Provincetown. This is a **zero-percent interest, deferred forgivable loan** program, subject to repayment under certain circumstances. The program is administered through the **Housing Office**.



Mackenzie Perry

Deputy Housing Director
mperry@provincetown-ma.gov
508-487-7000 x122

Provincetown Housing Office

VMCC - 2 Mayflower St.

Provincetown's Community Housing Office provides information and assistance for a variety of housing programs. It also supports the Community Housing Council, Year-Round Market Rate Rental Housing Trust (as well as the Community Preservation Committee and the Economic Development Committee) in their efforts to create and maintain attainable year-round housing on the Outer Cape.



HOMEOWNER & LANDLORD RESOURCES

Accessory Dwelling Units (ADU's)

An ADU is a small, self-contained unit on a private property. Provincetown allows ADU's by right that must meet building code & permitting, contain a private kitchen & bath and comply with sewer & septic standards. Short-term rental use is prohibited and must be rented a minimum of 32 days with a Town Rental Certificate. Financial incentives are offered to help build ADU's through the Lower Cape Housing & ADU Resource Center- a collaboration of the Community Development Partnership and Homeless Prevention Council through ARPA funding. Ongoing assistance is available to tenants and landlords to support the development process of creating an ADU and to promote positive tenancy afterwards.

Lower Cape Housing & ADU Resource Center

ADU services:

Talitha Abramsen
talitha@capecod.org (508) 290-0119

Resident Services & Housing Stabilization:

Maggi Flanagan
referrals@hpccapecod.org (508) 255-9667
ext. 110

Housing Rehabilitation Program- The Resource Inc. (TRI)

Income eligible homeowners who need to make critical repairs to their home (roof, siding, windows/doors, heating, septic etc.) can apply for **interest free, deferred, forgivable loan-up to \$50,000**. For residents of Provincetown, Truro, Wellfleet, Eastham, Brewster & Dennis. Applications currently open.

508.694.6521
jean@theresource.org

Provincetown Tax Exemptions

Affordable Housing Property Tax Exemption

The Town of Provincetown offers a tax exemption to property owners who rent units to low-income households on a year-round basis at affordable rates. Applications are required which include verification of an existing lease at an affordable rate to a qualified tenant for the previous year, tenant's proof of eligible income, and a current rental certificate. If program guidelines are met, the square footage of the affordable dwelling unit is exempt from taxation.

Residential Tax Exemption

Residential taxpayers who live in or rent their property year-round can 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 x 35% for FY2024. Exemption amount is \$372,166. There are no income restrictions. Applications for current fiscal year should be submitted between October and April 1st.

More info here

508-487-7017

sfahle@provincetown-ma.gov

Sewer Connection Assistance Program

This new program assists eligible property owners with connection costs for new municipal sewer service that will become available to their property. Provincetown as primary, sole-domicile required. Funds available to households earning up to 80% area median income who own eligible property. Applications available online and through the **Provincetown Housing Office**.