

Opening Summer 2026



58 Units in the Lottery

10 apartments restricted at 30% AMI

32 apartments restricted at 60% AMI

16 apartments restricted at 80% AMI

Of the lottery units:

4 units built out for mobility impairments

2 units built out for sensory impairments

There are 4 Market-Rate and 3 FCF* units
not included in the lottery.



*There are 3 FCF units, which are funded by the Facilities Consolidation Fund and will serve clients of the Department of Mental Health (DMH), as required by the State.

Located at 3 Jerome Smith Road, Provincetown, MA 02657 minutes away from sandy shorelines

Community Amenities

- ❖ Laundry Room
- ❖ Community Patios
- ❖ Bike Racks
- ❖ Seating Areas
- ❖ Walking & Bike Path
- ❖ On-site Maintenance
- ❖ On-site Management
- ❖ Off Street Parking



Unit Amenities

- ❖ Central A/C
- ❖ Vinyl Flooring
- ❖ Range Stove
- ❖ Dishwasher
- ❖ Electronic Thermostat
- ❖ Window Coverings
- ❖ Disposal
- ❖ Wheelchair access
- ❖ Refrigerator



Studio / One Bath

513-527 sq ft



One Bedroom, One Bathroom

676 sq ft



Two Bedroom, One Bathroom

779 - 789 sq ft



Three Bedrooms, Two Bathroom

1070 sq ft



Rents

Includes water and
sewage

Unit Type	Income Restriction (AMI)	Rent
Studio	30%	Income-based
1 Bedroom	30%	Income-based
2 Bedrooms	30%	Income-based
3 Bedrooms	30%	Income-based
Studio	60%	\$1,266
1 Bedroom	60%	\$1,339
2 Bedrooms	60%	\$1,587
3 Bedrooms	60%	\$1,816
Studio	80%	\$1,745
1 Bedroom	80%	\$1,852
2 Bedrooms	80%	\$2,203
3 Bedrooms	80%	\$2,527
1 Bedroom	100%	\$2,300
2 Bedrooms	100%	\$2,760
3 Bedrooms	100%	\$3,150

Leasing Timeline

- March 12, 2026: Applications Open
- March 18, 2026: Informational Meeting I at 4pm- Located at Provincetown Town Hall Auditorium; 260 Commercial St. Provincetown, MA 02657 (Virtual options available)
- April 4, 2026: Informational Meeting II at 10am - Located at Provincetown Town Hall Auditorium; 260 Commercial St. Provincetown, MA 02657 (Virtual options available)
- May 11, 2026: Application Deadline 11:59 PM (If an application is being mailed, ensure it is postmarked no later than May 11, 2026)
- May 18, 2026: Applicants will be notified via email or mail of their lottery number. Once the lottery waitlist has been set up, applicants will be contacted and provided unit information with an opportunity to view units (if possible) before beginning the application process and providing required documents.
- Summer 2026: Move ins – this could change due to nature of construction

Income Restrictions

MINIMUM INCOME REQUIREMENTS

Unit Type	Rent	AMI	Minimum income*
Studio, 1-, 2-, and 3- Beds	Income-Based	30%	None
Studio	\$1,266	60%	\$37,980
1 Bed, 1 Bath	\$1,339	60%	\$40,170
2 Beds, 1 Bath	\$1,587	60%	\$47,610
3 Beds, 1.5 Baths	\$1,816	60%	\$54,480
Studio	\$1,745	80%	\$52,350
1 Bed, 1 Bath	\$1,852	80%	\$55,560
2 Beds, 1 Bath	\$2,203	80%	\$66,090
3 Beds, 1.5 Baths	\$2,527	80%	\$75,810
1 Bed, 1 Bath	\$2,300	Market	\$69,000
2 Beds, 1 Bath	\$2,760	Market	\$82,800
3 Beds, 1.5 Baths	\$3,150	Market	\$94,500

*Minimum Income requirements do not apply to applicants with Housing Vouchers, VASH, etc.

AMI – Area Median Income - defined as the midpoint of a specific area's income distribution and is calculated on an annual basis by the U.S Department of Housing and Urban Development.

Income Restrictions

MAXIMUM LIMITS

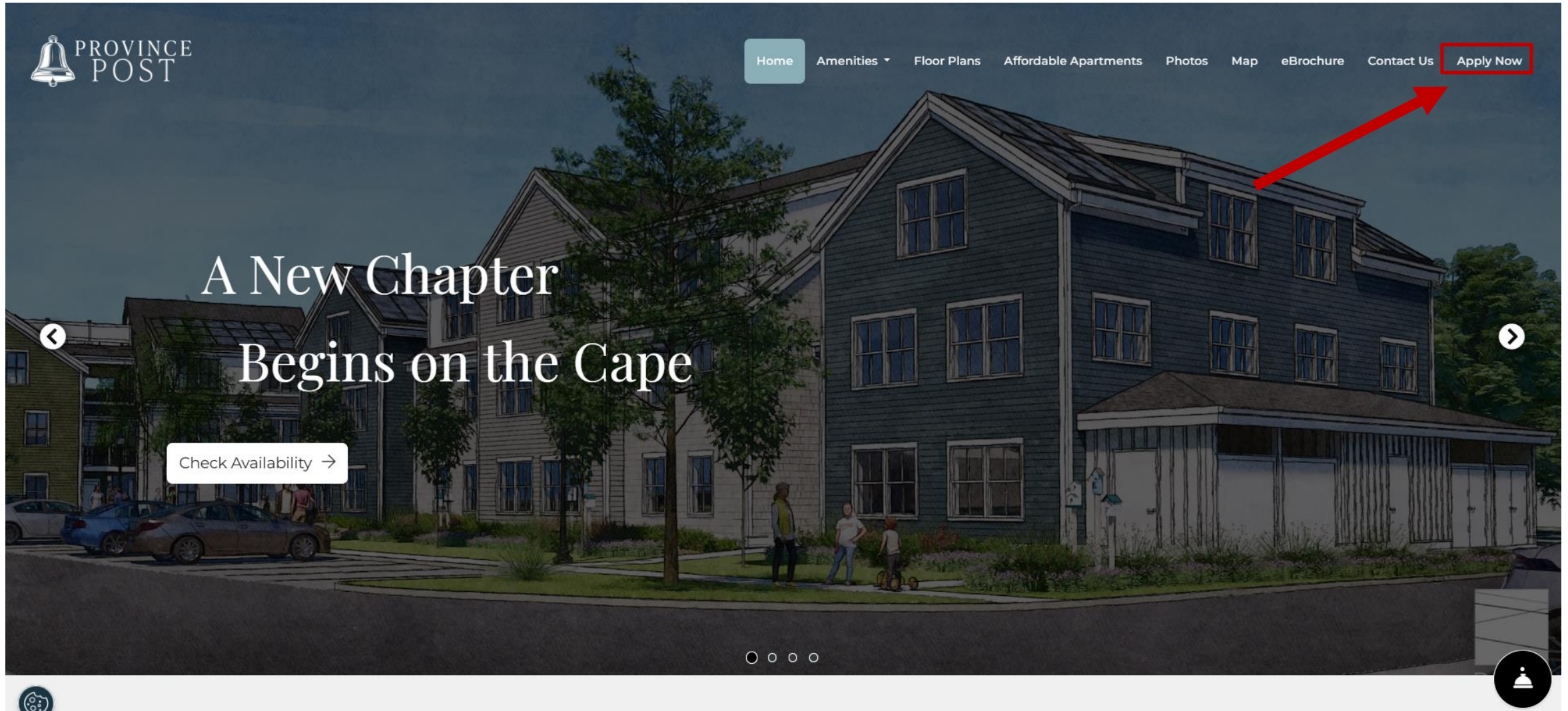
Household Size	30% AMI**	60% AMI	80% AMI
1 Person	\$28,710	\$57,420	\$75,560
2 Persons	\$32,820	\$65,640	\$87,520
3 Persons	\$36,930	\$73,860	\$98,480
4 Persons	\$41,010	\$82,020	\$109,360
5 Persons	\$44,310	\$88,620	\$118,160
6 Persons	\$47,580	\$95,160	\$126,880

Maximum limits are anticipated to change between April-June 2026.

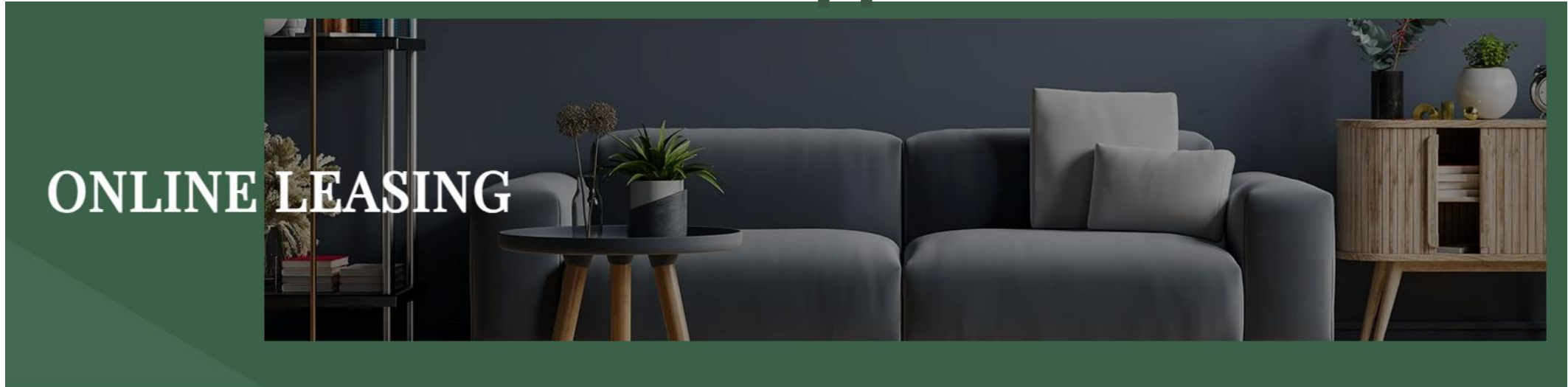
How to Apply for the Lottery:

- You can apply to the lottery on our website: www.provincepost.com using the "Apply Now" button.
- You can also apply using the link shown on a later slide.
- You may also request a PDF application by emailing our team at provincepost@tcbinc.org or calling us at (508)-514-1334 to request an application to be mailed to you.
- As long as you sign and submit your application by May 11, 2026, 11:59 PM, you will automatically be added to the lottery waiting list. If you have any edits or changes, you'd like to make to the application, please feel free to contact us at the information located on the last slide. Only changes to the contact information and gross income will be accepted after the lottery.
- Once the lottery has been conducted (it will be recorded), we will share results via email and mail (for anyone who did not provide their email).
- Our lottery waiting list will be ordered by lottery # and preferences will affect your position on the lottery.

Submit an Application



Submit an Application



Login

Market Rate units have minimum (gross) income requirements of 2.5 times the rent (does not apply to mobile voucher holders with vouchers that cover the market rent).

If you suspect you may qualify for a market unit, or are unsure, please feel free to apply both to the market rate and affordable unit options.

Keep in mind, affordable units will be entered into a lottery.

Email

Continue

Register for a Fast, Easy Application

With a free account, you can:

- ✓ Save your application and log in at any time to continue.
- ✓ Check the status of your applications.
- ✓ Use your account with multiple applications.

[▶ Register Now](#)



Submit an Application

Create an Account

First, you will see these two options on your screen.



I want to apply to this property

I currently live at this property

Once you've made the selection above, select the following:






I have a registration code

I do NOT have a registration code

Don't have an account yet?

Create your account today, and Apply Online!

-  Submit your application
-  Check out the status of your application
-  Get ready to move in!

Already have an account? Login Now!

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Email

Continue

Submit an Application



Create an Account

* Denotes a required field

Personal Details

First Name*

Last Name*

SSN#* (If you do not have a SSN, please enter 999-99-9999)

Confirm SSN#*

Phone*

Account Information

Email Address* (Your email address is your user name)

Confirm Email Address*

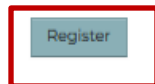
Password*

Confirm Password*

This site is protected by reCAPTCHA and the Google [Privacy Policy](#) and [Terms of Service](#) apply.

Please read and accept the Terms and Conditions

Once you've entered all of your information, select "Register"



Register

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Keep in mind, affordable units will be entered into a lottery.

Email

Continue

Submit an Application

To apply for the lottery waiting list, you must apply online or complete a PDF or paper application then mail or email to management by May 11, 2026, 11:59 PM.

The application must be fully completed and signed to be added to the list.



If you Selected Preferences:

Preferences - Preferences are priority categories (such as local residency, disability status, etc.) that give certain applicants an earlier opportunity to be selected in the lottery before the general pool.

Our management team will contact you requesting documents proving eligibility for the preferences you selected.

- You will be entered into the lottery regardless of eligibility for preferences but placed into preference categories **only after you've proven to be eligible.**
- Approval of preference eligibility does not mean that you qualify for an apartment at our community.

Type of Documents to Meet Accessibility Preference

Only applicable for accessible units:

- RA request form
- Note from doctor requesting the need for features in accessible units

Type of Documents to Meet Preferences Eligibility

MassHousing Required Preferences: These document examples are suggested and not exhaustive or guaranteed to meet every program's legal requirement.

First Priority - Displacement by Natural Forces (fire, earthquake, flood, declared disaster)

- Official fire department incident report or fire marshal report.
- Insurance claim or insurer's loss report (property/fire claim showing damage date).
- Emergency shelter intake form or letter from a shelter confirming displacement.
- FEMA or state disaster declaration documentation (FEMA case number, declaration letter).
- Building owner/landlord eviction or termination notice specifically referencing damage from fire/flood.
- Notice from municipal emergency management office or public works documenting damage.
- Photographs combined with contemporaneous receipts/estimates for emergency repairs plus a signed attestation, if other documentation unavailable.

Type of Documents to Meet Preferences Eligibility

MassHousing Required Preferences: These document examples are suggested and not exhaustive or guaranteed to meet every program's legal requirement.

Second Priority - Displacement by Public Action (Urban Renewal)

- Written notice from a public agency (municipal, state or federal) that applicant is being displaced because of public action(urban renewal, public improvement, eminent domain notice).
- Formal demolition/condemnation order or municipal code enforcement order.
- Relocation notice or letter from the public housing authority, redevelopment authority, or agency initiating the project.
- Court order or official municipal record showing the property was included in a public improvement project.
- Letter from project administrator or agency (with agency letterhead) confirming displacement.

Type of Documents to Meet Preferences Eligibility

MassHousing Required Preferences: These document examples are suggested and not exhaustive or guaranteed to meet every program's legal requirement.

Third Priority - Homelessness due to Displacement by Public Action (Sanitary Code Violations).

- Sanitary/code enforcement citation or condemnation notice signed by municipal code enforcement officer.
- Written inspection report from the local Board of Health or building inspector documenting violations rendering unit unsafe/uninhabitable.
- Notice of violation / repair order from landlord or municipal authority requiring vacancy.
- Photographs of violations plus a dated municipal complaint record (if supported by the municipal file).
- Letter from a licensed professional (e.g., structural engineer, licensed contractor) documenting unsafe conditions (useful as corroboration).

Type of Documents to Meet Preferences Eligibility

MassHousing Required Preferences: These document examples are suggested and not exhaustive or guaranteed to meet every program's legal requirement.

Fourth Priority - Involuntary Displacement by Domestic Violence, Rape, Dating Violence, Sexual Assault or Stalking

- Protection/restraining order or court records related to domestic violence.
- Police report documenting the incident(s).
- Letter from a domestic violence shelter or service provider on letterhead confirming applicant sought services.
- Letter from a health care provider, mental health counselor, or social worker (on letterhead) documenting the applicant's status and need for relocation.
- Confidential self-certification form plus corroborating evidence (medical records, police incident number, shelter intake) when other documents are unavailable ensure protection for privacy.

Type of Documents to Meet Preferences Eligibility

Local Residency (Up to 70% of lottery units) - Provincetown Residents and/or Employees - preference includes residents; municipal employees (or have received a bona fide offer of employment); employees (or have received a bona fide offer of employment) of business located in; or have children that attend schools in .

- Proof of employment, residence, or school enrollment in Provincetown
- Rent receipts
- Utility bills
- Voter registration listing
- Lease Agreement
- Pay stubs
- Employment contract
- Verifiable offer of employment
- School enrollment of household minors

If you are selected to move forward. Supporting Documents we will request:

These are the type of documents we will require if they apply to you, but are not limited to this list:

- 6 most recent pay stubs and signed release for Employment Verification
- Checking/Savings Account – most recent bank statement (all pages) (If applicable)
- Retirement accounts – most recent statement (If applicable)
- If Self-Employed - Two years of tax statements including Schedule C
- Social Security Benefits – a current (within last 120 days) copy of a Social Security benefit letter that lists your gross benefit amount (If applicable)
- Birth Certificates
- Child Support – Child Support Agreement, Child Support Court Order, or Child Support Enforcement Print-out (last twelve months)(If applicable)
- Recurring Cash Contribution – Recurring Gift Contribution form completed (If applicable)
- Cashapp, Paypal, etc.
- Unemployment Benefits – a current (within last 120 days) copy of Unemployment Benefits statement showing your gross benefit amount and expected duration (If applicable)
- Request for Tenancy Approval (RFTA) – all pages and proof of voucher size (if applicable)
- Prepaid Cash/Direct Deposit Card – most recent print-out showing the balance on the card (If applicable)
- SSN or ITIN
- Government Issued Identification for everyone who is 18 years and older who will reside in the apartment.

If you are selected to move forward.

Assets

- **You can still be eligible to live at Province Post despite owning these assets. As long, the income generated or imputed income from these assets do not exceed the income limits.**
 - Items of value that may be turned into cash. You will be required to provide documents for the type of accounts with their account numbers, name of the financial institution for each account along with the address, telephone & fax number.
 - This list is not a comprehensive list, and our management team may request additional documents on assets not listed here.
- Checking and/or Saving Accounts
 - CD Accounts
 - Money market Accounts
 - Direct Express Cards/Payroll Card/EBT Card
 - Cash App/Paypal/Etc.
 - IRA/401k/403b/Retirement Accounts
 - Stocks/Mutual Funds/Bonds
 - Life Insurance (Whole or Term Life)
 - Real Estate Rental Income
 - Real Estate Property
 - Insurance Settlements/Inheritance/Lottery Winnings/Any Lump Sum Payment
 - Revocable and Nonrevocable Trusts



























Frequently Asked Questions

What's due at move in?

- 1st Month Rent (Pro-rated if applicable)
- Security deposit = 1 month of rent

When can I move in?

- After you have been approved; completing your application, document submission, screening criminal/credit, and third-party verifications processes. Soonest is late Summer 2026.

If I am entered into the lottery, does this mean I qualify?

- No
- Since we are unable to conduct third party screenings and verifications, entrance into the lottery and receiving lottery numbers does not mean you qualify. You may still experience a rejection after the lottery, if you do not meet our rental criteria (can be found in our tenant selection plan).

Frequently Asked Questions

Is there a local preference?

- Up to 70% of the community will have Provincetown residents/employees outside of the set aside units (FCF/Market).

Does my assigned lottery # determine my position?

- No. It is not the only factor in determining your position on the wait list. Preferences and availability are also considered when building the lottery wait list, along with the lottery # being the last factor.

When do I hear back after I've submitted the lottery application?

1. Day before the deadline, an email and letter will be sent confirming that you've been entered into the lottery and provided an application number.
2. 7 days after the lottery (May 18, 2026) you will receive an email or letter with your lottery #.
3. It's dependent on your position on the wait list. If you are eligible for preferences with a lottery # less than 58, it is likely you will hear from us within a few days to weeks after the lottery. Anything after cannot be determined at this time.

Frequently Asked Questions

How will parking work?

- There is limited off-street parking at Province Post. There are 39 parking spaces on site for residents. It will be first-come, first serve. Overflow parking can be used by residents if you register to park in nearby public lots.
- Of the 39, there are 4 handicapped parking spots
- To apply for Provincetown Parking Permits, applications will be available March 23, 2026 - <https://www.provincetown-ma.gov/m/newsflash/Home/Detail/1862>
- Flyer- [Click to Open PDF and/or Print](#)

Contact

Website:

www.provincepost.com

Email:

provincepost@tcbinc.org

Phone:

(508) 514-1334 TTY: 711

Leasing Location:

Province Landing, 90 Shank Painter Rd. Provincetown, MA 02657