

February 2, 2026

Wellfleet Selectboard,

I am writing to express my concern regarding the stated needs in the Master Plan that is currently in place regarding the Development of Maurice's Campground. I do not believe that the current plan fulfills the actual needs of our community.

I believe that the town needs to take a step back and look at some FACTS that have come to be known related to the applicants of Lawrence Hill, and develop facts related to the so-called "missing middle", which I do not believe is getting enough attention in the current Maurice's Development Plan.

Lawrence Hill Lottery Applications

In looking at Lawrence Hill only 75 (26%) of the applicants were local as defined by the lottery. That leaves 217 (74%) that were from out of the defined local pool. Out of the 46 units available 21 (46%) were allocated to the local pool. This is well below the 70% allocation to the local pool that has been talked about when local preference in a development is discussed in open meetings.

As local residents were also given a chance in the open pool, I have estimated that there would be some additional local wins of some units. *(I tried to get actual facts but two emails to the Housing Assistance Corporation of Cape Cod requesting additional information have gone unanswered over the past two weeks. I do not believe they think it in their interests to allow actual facts to be analyzed.)*

Based on the applications to Lawrence Hill and the number of local households under 100% AMI who were awarded units I estimate that there is a need for an additional 51 local households in that income category.

Analysis of Lawrence Hill Lottery			
Applicants	Local	Rest of State	Total
Income Categories	Applicants	Applicants	Applicants
30% & 50% AMI (c)	28	110	138
60% & 100% AMI (a)	47	107	154
Total Applicants (b)	75	217	292
As a Percent	26%	74%	100%
Estimate of Local Need Based on Lawrence Hill Lottery and Available Units			
	60% & 100% AMI	30% & 50% AMI	Total
Local Preference Units (d)	21	-	21
Statistical Chance of Lottery Selection from Open Pool*	1	2	3
Possible Local Awards of Units	22	2	24
Beginning Need (Local Applicants)	47	28	75
Remaining Estimated Need	25	26	51
* In 11% of lottery chances the applicants were Local - This is an estimate of awards			
Local preference defined as:			
1. Living in Wellfleet			
2. Working in Wellfleet			
3. Have a student in the household in the Wellfleet and /or the Nauset School District			
Sources of Information			
(a) Housing Assistance Lottery Report			
(b) Provincetown Independent 1/14/2026			
Seventy-five of the 292 households in the lottery met one of those three conditions (Local Preference)			
(c) Calculated			
(d) Farrukh Najmi - Wellfleet Community Space: 21 Units (Local Preference): These units—specifically the 11 units at 100% AMI and 10 of the 19 units at 60% AMI—allow for local preference.			

Maurices Master Plan Stated Need

Maurice’s Campground Master Plan states that there are 460 cost burdened homes in Wellfleet, of which 295 are under 80% AMI. There were 75 Local (definition broader than Wellfleet alone) applications at 100% AMI and below for the housing lottery at Lawrence Hill. We must question what is the real need of our community, and build housing for the actual need. We must question the current plan!

Housing Needs in Stated Plan vs. Reality of Lawrence Hill Lottery	
Cost Burdened Households (Master Plan Page 9)	460
Of these:	
Low or Moderate under 80% AMI (Master Plan Page 9)	295
Lawrence Hill Lottery Applications	
30% & 50% AMI	28
60% & 100% AMI	47
Total Applicants	<u>75</u>
Even at 100% AMI - only 75 Applied - What is the real need?	
Stated Need	295
Real Need	75
OVERSTATED NEED	<u>220</u>
Remaining Household to examine	165

The “Missing Middle”

I looked and could not find any facts regarding the Missing Middle, that I would define as those households that do not qualify for subsidized housing, but cannot afford to purchase a home in a seasonal community like Wellfleet. These are the hard-working people who make are community a viable community. Although I have no hard facts, I have had conversations with many who fit into this category. In all my conversations those that I spoke with would have a strong interest in deed restricted home ownership. They would stay and work in the community that they call home given an opportunity to actually own a home.

I strongly urge the Selectboard to initiate a survey to see what the real need is in the Missing Middle. We should have this information before Maurice’s Planning is finalized.

Conclusion

I strongly believe that Wellfleet should develop Maurice’s for the actual needs of our community, not what the “cookie cutter” plan to get state and federal funding suggests. The analysis done that supports the Master Plan is flawed with compared to actual facts that came to light after the plan was created. Additionally, in my opinion, we have not adequately studied

the Missing Middle. Please look at the number of local applications to Lawrence Hill as a starting point as factual vs anticipated needs of Wellfleet as stated in the Maurice's Master Plan. Let's take care of Wellfleet, not the rest of the Commonwealth.

Yours truly,

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