



## community development partnership

*Creating opportunities for people to live, work, and thrive on the Lower Cape*

### **MEMO**

TO: Maurice's Campground Planning Committee

FROM: Jay Coburn, President & CEO  
Community Development Partnership

DATE: February 9, 2026

RE: Residences at Lawrence Hill Lottery Data Analysis

Following a two-month marketing and outreach campaign, the lottery for the rent up for the Residences at Lawrence Hill was held on December 17<sup>th</sup>, 2025. This memo provides a preliminary analysis of the demographics of applicants to the lottery for the forty-six affordable and attainable units of housing.

**This memo, however, does not answer the question as to how many residents of Lawrence Hill will live, work or have children in the Wellfleet schools. Only when all of the applications have been processed, leases signed and the new residents have moved in will we be able to report on how these new housing units are serving existing residents. Until then, any assertions that Wellfleet residents are not being served by this development are speculative and not based on any facts.**

The CDP/POAH Development Team received 292 completed preliminary applications for the lottery. The preliminary applications are designed to reduce the burden on applicants by allowing them to self-certify their incomes and minimize proof of other qualifying information. Over the next two months, applicants with a low lottery number will be asked to complete a more comprehensive application and provide proof of their income and qualification for the local preference. In April 2026, we expect to provide a more in-depth summary of the initial residents of the project. Applicants who are not offered an apartment will comprise the wait list for the project.

The MA Executive Office of Housing & Livable Communities (HLC) approved the Town of Wellfleet's application for a 70% local set-aside for the initial lease-up of the thirty units that do not have project-based rental subsidy attached to the unit. The remaining 16 units for applicants at 30% and 50% of AMI (Area Median Income) have a Section 8 or MRVP (Mass Rental Voucher Program) rental subsidy voucher attached to them to ensure that the residents pay no more than 30% of their household income on rent and utilities. The monthly subsidy covers the difference between what the resident can afford and the rent that is required to operate and maintain the unit. HLC does not allow units with rental subsidies to be included in a local preference.

- A total of 75 of 292 applicants (26%) qualified for local preference, and 47 (16%) were ultimately entered into the local pool because they applied for units that were eligible for local

180 Cranberry Highway, Unit 5  
PO Box 2786  
Orleans, MA 02653

p 508.240.7873  
800.220.6202

[contact@capecdp.org](mailto:contact@capecdp.org)  
capecdp.org

preference. These applicants met the criteria for local preference of living/working in Wellfleet, or having a child at Wellfleet Elementary School. Of the 47 households qualifying for the local preference:

- Seven households have children attending Wellfleet Elementary School
  - One household is expecting a baby
  - Eleven households have children
  - Eighteen households have a head of household under age 40
- 29% of applicants (85) are from the Outer Cape towns of Eastham, Provincetown, Truro & Wellfleet, with 46 or 15% of those coming from Wellfleet specifically.
  - The Lower Cape represented 10% of applicants (29); the Mid Cape and Upper Cape represent 20% of the applicant pool (59). A total of 60% of the applicants are from Cape Cod, and 40% of applicants are from off-Cape.
  - While the units at 30% and 50% AMI were not eligible for local preference, there were a significant number of applicants from Wellfleet for those units. Fourteen of the applicants for the 30% units were from Wellfleet and 14 of the applicants for the 50% units were from Wellfleet.
  - The need for extremely low-income units is particularly significant with 37% (107) of the applicants eligible for units at 30% of AMI. Only nine of the 46 units are available at the 30% level.
  - The need for 1- and 2- bedroom units is also significant, with 83% of applicants seeking these units (116 or 40% for 1 bedrooms and 127 or 43% for 2 bedrooms).

More data on household size and age will be available once the units are fully rented. It is our hope that residents who will be new to Wellfleet will include school-aged children and help reverse the significant decline in enrollment at Wellfleet Elementary School.

A copy of HUD's 2025 Income Limits for Barnstable County are attached for your reference.

260 Cranberry Hwy, Unit 1  
Orleans, MA 02653

p 508.240.7873  
800.220.6202

[contact@capecdp.org](mailto:contact@capecdp.org)  
[capecdp.org](http://capecdp.org)



# FY 2025 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov HUD User Home Data Sets Fair Market Rents Section 8 Income Limits MTSP Income Limits HUD LIHTC Database](https://www.huduser.gov/portal/portalDataSets/FairMarketRents/Section8IncomeLimits/MTSPIncomeLimits/HUDLIHTCDatabase)

## FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Barnstable Town, MA MSA</b>	\$124,100	Very Low (50%) Income Limits (\$)	47,850	54,700	61,550	<b>68,350</b>	73,850	79,300	84,800	90,250
		Extremely Low Income Limits (\$)*	28,700	32,800	36,900	<b>41,000</b>	44,300	47,600	50,850	54,150
		Low (80%) Income Limits (\$)	74,800	85,450	96,150	<b>106,800</b>	115,350	123,900	132,450	141,000

NOTE: **Barnstable Town city** is part of the **Barnstable Town, MA MSA**, so all information presented here applies to all of the Barnstable Town, MA MSA.

The **Barnstable Town, MA MSA** contains the following areas: Barnstable Town city, MA; Bourne town, MA; Brewster town, MA; Chatham town, MA; Dennis town, MA; Eastham town, MA; Falmouth town, MA; Harwich town, MA; Mashpee town, MA; Orleans town, MA; Provincetown town, MA; Sandwich town, MA; Truro town, MA; Wellfleet town, MA; and Yarmouth town, MA.

\* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

For last year's Median Family Income and Income Limits, please see here:

Select a different county or county equivalent in  
Massachusetts:

Abington town  
Acton town  
Acushnet town  
Adams town  
Agawam Town city  
Alford town

Select any FY2025 HUD Metropolitan FMR Area's  
Income Limits:

Barnstable Town, MA MSA

Or press below to start over and select a different  
state:

Prepared by the [Program Parameters and Research Division](#), HUD.