



community development partnership

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

From Thankful Chases to first time home owners

“Thankful Chases made it possible for us to save the money.”

Lelibeth Cook
Former Resident, Thankful Chases

For Dale and Lelibeth Cook, 2021 has gotten off to a promising start. After living at Thankful Chases Pathway for the past seven years the couple was finally able to purchase their own home.

Dale, a native of Cape Cod with family roots in Provincetown, met Lelibeth in the Philippines and after a time was able to convince her to move to Cape Cod where they were married. They had a daughter Hannah and the family of three was living in the basement of Dale’s parent’s house in East Harwich. When Lelibeth became pregnant with their second child, they knew they would need to move out to accommodate their growing family.



The Cook Family on their new front steps

While Lelibeth was still pregnant with Dale Jr., they started looking for a stable place to rent that they could call home. It was important that the location was safe, in a neighborhood and not at risk of rent hikes or being sold on short notice. They searched for months. “We had been looking for a long time,” says Dale, but “the only places we could afford were all run down. It was a horrible selection,” recalls Dale.

It was only by accident that they discovered Thankful Chases Pathway, the CDP’s LEED certified affordable housing units in Harwich. Dale and Lelibeth are Jehovah’s Witnesses and during one of their afternoons knocking on doors they met one of the residents. “They told us how much they liked it there and encouraged us to call the CDP,” says Dale. “It happened so quickly. The CDP staff was great in helping us complete the application,” says Dale. “It was wonderful,” says Lelibeth, “I came home from the hospital and went right to our new place.”

That was seven years ago and since that time Dale, who works for Champion Tree Service in Harwich, and Lelibeth, a CNA, were able to save enough money to gain their financial footing and ultimately

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become homeowners themselves. This past January the Cooks closed on a 3-bedroom house on a corner lot in a nice neighborhood in Yarmouth Port. “We are looking forward to settling down and enjoying our own house and growing into it,” says Dale.

“Thankful Chases made it possible for us to save the money,” says Lelibeth. “We loved it there,” says Dale. “It’s a good neighborhood and you have nice neighbors. We are going to miss it.”

While Dale and Lelibeth might miss Thankful Chases, everyone is excited about the new home, especially their children. Hannah, who can barely contain her excitement exclaims as she opens the door to her bedroom, “I am going to paint my walls yellow and put my desk for school in the corner!” When asked what he is most excited about, Dale Jr. responds “My bedroom!” which he plans to paint dark blue. “We also have a yard where we can go play outside,” shares Hannah.

Although it requires some driving, Dale and Lelibeth plan to keep Hannah and Dale Jr. in the Monomoy School District for the quality of the education and the stability it provides.

Despite the pandemic, Dale and Lelibeth have stayed employed and working. “Just before the pandemic I had an offer to join the hospital’s CNA staff,” says Lelibeth, “and I turned it down.” In light of the economic impacts of the pandemic and the layoffs at Cape Cod Hospital earlier this year, Lelibeth is glad she did. She has been able to provide CNA care to a small group of clients throughout the pandemic and due to the nature of his work, Dale has stayed busy as well.

Over the last ten years, we have seen many families begin their path to home ownership and financial security after moving into the CDP’s affordable rental apartments. Most residents pay no more than 30% of their income for their housing leaving sufficient resources for day to day expenses and savings for a down payment for a new home.