



# community development partnership

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

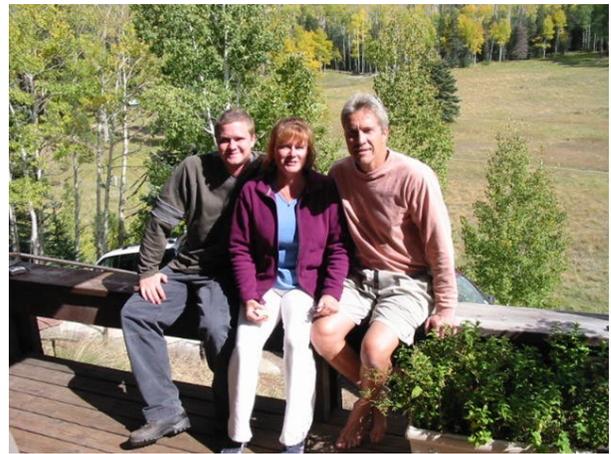
## Supporter Spotlight: Janet Reinhart

**“One of the greatest things the CDP has done is to show that affordable housing, green space, individuality and convenience can all be part of the plan.”**

Janet Reinhart  
CDP Supporter

Janet Reinhart first came to Cape Cod when she was 3 and visited Provincetown with her family. They came to spend time with her uncle who had polio. It had been recommended that the cool waters of Cape Cod would be good therapy for him. Not long after, her parents bought a vacation home in town. They made friends, fell in love with Provincetown and made it their summer escape.

When she was in her twenties Janet married a man from Wellfleet and moved to the Cape permanently. While her husband was a painter, “I did a bit of everything,” muses Janet. “I worked in a jewelry store, cleaned an inn at Captain Jack’s Wharf, then got a job with Center for Coastal Studies doing clerical jobs and as an assistant to Stormy Mayo.”



Janet, her son Jerome (left), and husband Tom (right)

“I first learned about the CDP when they held a class on Quick Books,” says Janet. “It was about thirteen years ago and I had started my own business teaching exercise, yoga, and personal training.” Her husband also used QuickBooks and Janet wanted to sharpen her skills. “It was such a great thing for me to be able to take a needed course only 15 minutes from my house,” says Janet. “Every other person in class was a small business owner from the Lower Cape just like me.” This is an important aspect of the CDP’s work, according to Janet, as the workshops and one on one support empowers people and equips them with the knowledge they need to help themselves and their community.

In addition to her work, Janet has always been a volunteer. She served on the Board of WOMR when she lived in Provincetown and was a volunteer at the Wellfleet Library. When Janet and her husband saw year-round houses being bought up in Wellfleet by second home-owners, reducing the availability of housing for the local population, they both wanted to do something to top the loss of housing for

---

3 Main Street Mercantile, Unit 7 Eastham, MA 02642  
P 508.240.7873 F 508.240.5085 E [contact@capecdp.org](mailto:contact@capecdp.org)

[www.capecdp.org](http://www.capecdp.org)



year-round residents. Her husband joined the Zoning Board of Appeals and encouraged Janet to get on the Planning Board and serve as liaison to the housing authority. “I wanted to understand why we had so little housing and what we could do solve it,” reflects Janet. “The need was there, and what was getting in our way included restrictive housing by laws, the expense and complexity of building affordable housing and water restrictions.” It seemed that any project ideas or housing initiatives that came up were likely to fail due to restrictions and NIMBYism. Janet decided to run for Wellfleet Select Board so she could help address these and other key issues. “I got involved in housing, because everyone who lives on the Cape is involved in housing - but they just don’t know it,” says Janet

Although it was a CDP Business & Credit Program that first caught Janet’s attention, it is the work that the CDP has done on housing that she finds particularly important. Janet has been a regular participant in the CDP’s Lower Cape Housing Institute -- an annual series of trainings for municipal leaders designed to build the capacity of our communities to implement policies that support the creation of more affordable housing. To date, over 200 individuals representing all eight towns have participated in the Institute.

“Through the Housing Institute, you are educating people about existing by-laws, common challenges and misperceptions...and you have showed us that affordable housing designs can be nice. One of the greatest things the CDP has done is to show that affordable housing, green space, individuality and convenience can all be part of the plan.”

While there has been significant progress made on housing across the Lower Cape – over \$19 million has been approved for 120 housing articles at Town meetings between 2018-2020 - The real estate boom over the past 8 months has increased the average selling price of homes, potentially making the current crisis even worse long-term.

Janet speculates that in Wellfleet “every house is being bought up as a result of COVID.” When we spoke with Janet she mentioned that in Wellfleet there is no house for sale under \$500K, and when there is, it is a complete tear down. “One thing I want to do,” says Janet, “is to adopt a transfer tax on the sale of real estate and increase the local option on the Short-Term Rental Tax.” When all is said and done, the time is right for developing housing on a larger scale. As Janet says, “there are no more excuses – there is no more land.”

The CDP is grateful for Janet, and many other Lower Cape leaders, who both support and are involved with the Lower Cape Housing Institute.