



community development partnership

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

Preserving Year-Round Homes While Providing Excellent Service

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-John Conlon, Housing Rehabilitation Loan Recipient

At the Community Development Partnership, we utilize every tool available to tackle the housing crisis in our region. In addition to creating and advocating for new housing, our Housing Rehabilitation program preserves existing housing for future generations.

Through the Housing Rehabilitation program, qualified residents of Eastham, Truro, and Provincetown can receive a loan of up to \$50,000 to pay for critical home repairs. If the homeowner remains in the residence for the term of the 15-year loan, the loan is one hundred percent forgiven. CDP program staff coordinate an assessment of the home and contracts with local vendors for the repairs. Homeowners are supported by the CDP team throughout the entire process at no cost to the homeowner.

John Conlon, whose renovation project was completed this spring is a recipient of one of our housing rehabilitation loans. John first moved to the Outer Cape after completing college in the 1980s. He lived with his grandparents in Provincetown in a house his family had owned for multiple generations before moving briefly to Truro and then Wellfleet. In 2008, he purchased his current home in Eastham. “When I visited my grandparents in 1981, I didn’t intend to stay here, but a few weeks turned into six months which turned into 40 years,” jokes John.

When John purchased his home, it was already in need of repair. He suspected that it had not been upgraded since it was built in the 1950s. Working with the Cape Light Compact and using his own money, he addressed some of the more critical energy efficiency upgrades. Insulation was installed in the walls and John built a wooden “skirt” around the house to prevent cold air from blowing underneath. “After those initial repairs, I was able to cut my energy bill in half,” recalls John.



Before (top) and after (bottom) photos of John's home.

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Over the years, when he had the time and money, John continued to complete small projects on the home, but larger upgrades were more of a challenge. In the fall of 2021, he received an advertisement for the CDP's Housing Rehab Program with his town's tax mailing. "I had never heard about the program before, but I picked up the phone to call almost immediately," recalls John. "I was struck by how helpful Terri Barron, the Director of Housing Rehab Programs, was on my initial call. She was absolutely wonderful. I was blown away with the amount of time she was willing to spend with me," he said.

John and Terri completed the pre-application over the phone and determined that he was eligible to apply for the program. With assistance and direction from the CDP, John was able to gather the appropriate documents and completed his application by the end of October.

The next step was a walk-through with the CDP staff and prospective contractors to identify the work that needs to be done, and to help the contractors create their estimates. John's contract was awarded to Bronov Enterprises, and the paperwork was signed by the end of December. "This crew was great - professional, polite and steady in their pace of getting the job done," he says about the team for his project.

John was thrilled with the work that was performed on his home, especially the attention to detail and thoroughness as they completed the work. "With new roof, windows, doors, and siding, it looks like a new house. This made me really happy given the difficulty I had in getting home repairs and improvements done on my own."

The CDP is committed to preserving existing year-round affordable housing for members of the Lower and Outer Cape Community like John. Last year we helped renovate 23 households resulting in \$720,000 flowing to local contractors. To learn more about the program go to visit our website capecdp.org.