



community development partnership

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

Creating a Welcome Environment for Recovery

“We really tried to pick nice materials. We wanted to create a more welcoming environment and have the work hold up over the years.”

—Kayla Baier, CDP, Director of Property Management

Since 1992, the Community Development Partnership (CDP) has provided a broad range of programs and services to improve the lives of low to moderate-income residents of the Lower Cape. One of the first programs was a community-based effort to provide housing for people struggling with addiction and needing a living environment that would support their sobriety.

Established in 1996, Canal House is the only sober living residence on the Lower Cape that serves low-income individuals in recovery from alcohol and substance abuse. The property houses 5 men, 3 women, and an on-site manager. Canal House supports residents in recovery by providing a safe, affordable living environment free from the pressures that can fuel addiction, allowing them to focus on recovery and a successful transition back into a healthy community. Rents at Canal House are subsidized by the Federal Government and never exceed 30% of a resident's income. Nearly 200 individuals have been served by Canal House.



The finished manager's kitchen

In 2007, Canal House received significant upgrades to its exterior including re-shingling, exterior painting, and replacing some of the doors and windows. Replacement of the heating system was funded in 2014 by the Town of Orleans Community Preservation Committee and helped to reduce energy costs at the property.

In 2020, with funding from Charlesbank Homes and The Kelley Foundation, the CDP planned extensive interior renovations. The scope of the project included a complete renovation of the manager's kitchen, the men's kitchen, and the upstairs men's bathroom.

The COVID-19 pandemic caused significant delays in scheduling work, and, for the health and safety of the residents and staff, maintenance was limited to outside work and only critical indoor repairs. Work did not begin again until the spring of 2021.

3 Main Street Mercantile, Unit 7 Eastham, MA 02642
P 508.240.7873 F 508.240.5085 E contact@capecdp.org

www.capecdp.org





The finished men's side kitchen

The CDP staff installed countertops, cabinets, stoves, and microwaves in both kitchens, and each received aesthetic upgrades, including a new coat of paint and tile backsplashes. A closet was removed from the men's kitchen that extended into the manager's kitchen creating an awkward and cramped space. "It really opened up the room, and made space for a pantry," says Kayla Baier, the Director of Property Management.

In the men's kitchen, the floor was replaced, recess lighting was added, and a window was replaced with a door. The manager's kitchen also received a new sink.

The last room to be renovated was the upstairs men's bathroom, which was completed in December of 2021. The bathroom originally featured an old clawfoot tub with shower fixture which was removed and replaced with a brand-new walk-in shower. The floor was replaced, a new vent was added, and the room was repainted.

For some of the work, such as plumbing and electrical, the CDP hired outside contractors, but the vast majority was completed by Rich Breese, one of our Maintenance Technicians. "Rich is super skilled; he was able to do a lot of the work in house and save money," says Kayla.

Kayla hopes that the new renovations will not only create a welcoming and comfortable living space but hold up to the wear and tear of a communal environment. According to Kayla, "We really tried to pick nice materials. We wanted to create a more welcoming environment and have the work hold up over the years."



Rich Breese
Maintenance Technician