



## community development partnership

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

### **A Rising Tide is a Time for Action**

**David Koven, Guest Contributor**  
**Affordable Housing Consultant and CDP Board Member**

My family has spent time on the Outer Cape for over 30 years, and 13 years ago, we were fortunate to buy a home in Wellfleet. I have been involved with community development corporations throughout Massachusetts as a staff member, consultant, board member, and enthusiastic donor since 1984, and my involvement in public service goes back to 1974. My area of expertise is affordable housing development. I have seen many very capable CDCs and some not-so-effective ones. When I was asked to join the Community Development Partnership Board, it was a natural fit. In the time I have served, I have become even more impressed with the dedication, professionalism, positive attitude, and proactive work of the CDP board and staff.



Pick up any Cape newspaper, and you will see new weekly stories about advances on the housing front. Working low- and moderate-income families need relief from the high cost of housing here, and young families need opportunities that will enable them to stay in the communities where they grew up. We tend to think of our state as generally liberal, at least on most issues, but affordable housing seems to spark intense reactions from local residents, both in favor and in opposition. I have seen municipal and community responses on the Cape and elsewhere ranging from extremely hostile and litigious to receptive and supportive. Today, however, Cape Cod residents, government officials, business owners, and representatives are increasingly aware of the acute need to expand the supply of affordable housing. From Brewster and Harwich to Provincetown, I see the tide shifting increasingly in favor of affordable housing, and the CDP has been a major contributor to that shift.

In its three decades, the CDP has been a credible source of resources, pro-housing strategies, and policy solutions focused on the eight outermost Cape Cod municipalities and serving the year-round community. The CDP team provides expert support tailored to each town and responsive to residents' needs. Examples of the past year include:

- Partnering in developing 46 new rental homes at Lawrence Road in Wellfleet and supporting the development of 65 more on Jerome Smith Road in Provincetown.

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- Providing ADU feasibility studies for homeowners in all eight towns, nearly 100 homeowners benefitted from the CDP's technical expertise and assistance in navigating the intricacies of each town's bylaws and zoning rules.
- Providing financial literacy and homeownership education to assist more than 143 first-time, low- and moderate-income homebuyers.
- Operating 91 units of stable rental housing for more than 160 residents spread across our region.

The CDP understands that the magnitude of our housing crisis demands collaborative solutions at town and regional levels. It partners with local government and advocates to encourage both permitting and allocation of financial resources that promote an expansion of the affordable housing supply. It helps by bringing regional perspective and significant experience to the challenge of affordable housing, moving beyond the historically isolated, town-by-town housing agendas. The CDP works throughout the region to:

- Provide support to towns to pursue multi-family zoning.
- Encourage town allocation of short-term rental tax funds to support housing efforts.
- Educate municipal officials on bold pro-housing strategies and policies.
- Empower and mobilize the year-round community to advocate for their housing needs, including voting at town meetings.
- Amend local towns' differing rules relating to ADU (accessory dwelling unit) bylaws and facilitate the creation of new units.

The CDP also understands that the magnitude of the housing crisis requires greater participation by people most affected by barriers and inequities to affordable housing and those who care deeply about this issue. Whether you are a year-round or part-time resident, there are opportunities for everyone to participate in our efforts. We need people who believe affordable, quality housing is important to a thriving community and who want to take action, from helping to organize advocacy groups and train people to feel confident speaking at meetings to making introductions to officials, business owners, and representatives interested in providing support and resources.

If you want to get more involved, I encourage you to do so. Many folks have helped us come this far, and there is still a long, long way to go. But the tide is turning, and a rising tide lifts all boats!

## Join Our Efforts

We are a dynamic and fast-growing agency advancing collaborative solutions to address the affordable housing crisis.

To learn more about the CDP's programs and join our housing advocacy movement, please contact:

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