community development partnership

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

Housing Matters

The CDP's approach to Housing takes many avenues, but all follow the same guiding principle: housing is a foundation for people to grow, dream, and thrive.

Property Management:



The CDP owns and operates 64 units of affordable housing across the Lower and Outer Cape, providing homes for 75 adults and 45 children. In 2025, the CDP welcomed new residents into seven of those units. As part of this process, we painted all the units, replaced carpets in three of the units and refinished wood floors in two, and installed four ovens, three refrigerators, three washing machines, and one dryer. The exteriors of many of our properties also received upgrades, with Fred Bell Way exteriors being stripped of peeling paint, then stained for durability and curb appeal. Canal House also received extensive renovations thanks to a $75,000 grant from the Charles Bank Homes Foundation.

(more to follow!)

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Home Ownership Education Program:



In 2025, the CDP met with 110 clients and offered over 640 hours (that adds up to four solid weeks) of counseling and training. The CDP is especially proud of one client with whom we worked for over two years, who finally was able to purchase a home in Wellfleet. We also continued to work with the Wellfleet Housing Authority to provide support for their website, quarterly newsletter, monitoring of the Subsidized Housing Inventory, research on a variety of topics, and connection to resources. After several years of supporting Wellfleet in this way, we are thrilled that the Town now has their own full-time Housing Coordinator to carry these efforts forward**!**

Affordable Housing Development:



The Residences at Lawrence Hill in Wellfleet is nearing completion, with an anticipated move-in date of March 2026. This Fall, the CDP and Preservation of Affordable Housing launched an affordable housing lottery for 46-units of 1-, 2-, & 3-bedroom units, including 4 ADA compliant units. During the two-month application period, the CDP Housing & Business Program Manager Pelinda Deegan offered three information sessions and secured language assistance for applicants who had questions and/or needed assistance completing the application.

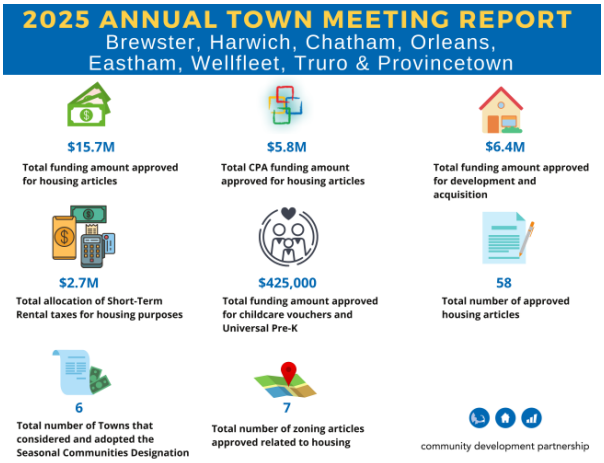
(more to follow!)

Lower Cape Housing and ADU Resource Center:



This year, in addition to providing ADU Feasibility Studies, the CDP hit the road, literally, for two Funk Bus Tours of ADUs on the Lower and Outer Cape. Designed to promote collaboration and break down silos across professions and municipalities, the mobile gathering offered participants an up-close look at different ADU projects across the region. To quote one participant on the Outer Cape Funk Bus tour, "What stood out to me was the variety of people—from all angles of the issue—who came to learn about potential solutions. We have so many resources and advocates for ADUs, and this event really got them talking. Hopefully it helps move the needle toward making these projects more attainable."

Lower Cape Housing Institute:



Through the Housing Institute, CDP continues to provide cutting-edge content, knowledge, and skills to support the creation of more affordable housing on the Lower and Outer Cape. In 2025, the CDP offered seven workshops to a total of 310 elected and appointed officials, municipal staff, residents, and business and community leaders. This year, the CDP expanded the programming to include Economic Development, recognizing the reality that housing is needed for small businesses to fully staff and grow their businesses. Similarly, the success of small businesses allows for jobs that can pay a livable wage allowing working families to remain on the Lower and Outer Cape. **(more to follow!)**

Project 365:



Project 365 continues to expand the number of towns with which it works and the members within those towns. In 2025, the Harwich 365 group was formed and hosted a "Meet the Candidates" event for Select Board hopefuls. Both the Harwich and Truro groups held pre-Town Meeting socials to review warrant articles and strategize arguments for the Town Meeting floor. The Truro and Eastham groups continue to grow and expand their interests to include such topics as tax policy, natural resource protection and utilization, and emergency preparedness. Project 365 also created informational flyers on the housing issues on Town Meeting and Special Town Meeting warrants and engaged in successful Get Out the Vote campaigns.