In early-April, in advance of Town meetings, the Outer Cape and Lower Cape Municipal peer groups met for the first time. All eight Lower Cape towns were represented with a total of 28 people participating. The groups will meet again in July.

The focus of these initial conversations was around each town reporting on housing initiatives that were coming forward. The Peer Groups have been one of the first opportunities for town officials to gather on a sub-regional level.

In preparation for upcoming town meetings each group reviewed town meeting articles and discussed where there was overlap. For the Outer Cape group, how to leverage greater use of Accessory Dwelling Unit by-laws was of primary concern while for the Lower Cape group housing trusts emerged as a priority issue, particularly as several towns are establishing a new housing trust or reforming an existing one.

“This is a great opportunity for towns who have had more success moving forward to share how they have been so successful,” remarks Andrea Aldana, the CDP’s Director of Housing Advocacy. “They can be a model for other towns and get into the nitty gritty of the strategies.”

Towns are also trying to be creative about procuring local funds for these efforts, not only looking to such places as CPC, or Community Preservation funds but also looking at other revenue sources. With the prospect of the State allowing for the rooms tax to be applied to renters of vacation condos and homes, new revenue from the local option of the rooms tax could be used for affordable housing.

One thing seems clear, the CCHP has galvanized both municipal leaders and citizens who have brought the issue of affordable housing to Town Meetings.

“I was overwhelmed by the number of housing initiatives that were considered during Annual Town Meetings across the Lower Cape this spring,” said Jay Coburn, CEO of the CDP. “Orleans’ voters were asked to dedicate 1% of their budget for housing, Harwich residents voted on funding for a Housing Trust, and Brewster voted on purchasing land for affordable housing.”

“This is a great opportunity for towns who have had more success moving forward to share how they have been so successful.”

ANDREA ALDANA, CDP’S DIRECTOR OF HOUSING ADVOCACY

The impact is real - at Truro’s Town meeting on April 25, residents voted to put $200,000 into their Affordable Housing Trust from free cash and voted to allow condos in Truro to be occupied year round. Wellfleet voted to use $100,000 of its CPC funds to help build a 65 unit rental housing development in Eastham. When Selectman Kathleen Bacon was asked why Wellfleet would spend money in Eastham she replied “It will benefit the whole region.”
Join us on WEDNESDAY, AUGUST 22, 2018 for our biggest fundraiser of the year — Our Fifth Annual Summer Evening on the Farm followed by a Farm to Table Feast at Sunbird Kitchen. Great music, food and fun!

**TICKETS**

- GENERAL ADMISSION ................... $75
- KIDS 15 AND UNDER ................... $30
- FARM TO TABLE FEAST* ................. $200

*Includes beverages and admission to A Summer Evening on the Farm.

If you are interested in becoming a sponsor, please contact Britt at britt@capecdp.org or 508-240-7873 x25

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HOMEOWNERS SAY ENERGY EFFICIENCY A KEY ELEMENT OF HOUSING REHAB PROGRAM

Last year, 26 low-income homeowners on the Lower Cape – 24 of them elderly, were recipients of energy efficient upgrades totaling $352,200. The CDP’s Housing Rehabilitation program has helped to lower the monthly energy bills for 52 residents.

The Housing Rehab Program was developed with the goal of preserving existing affordable homes and rentals for year round living. Last year the CDP offered the program in Dennis, Provincetown, Truro and Wellfleet.

The energy efficiency work is a significant component of the Housing Rehab program for two reasons. First, we are able to increase the affordability of homes for low and moderate income individuals through energy savings. At the same time, the energy being conserved is helping to protect our natural environment.

Some of the energy conscious upgrades completed through the program include, high-efficiency boilers, low-flow water fixtures and Energy Star appliances. New windows and doors, re-roofing and re-siding round out the work. On top of this, we work with the Cape Light Compact to refer program participants to receive an energy assessment. The resulting recommended improvements enable homeowners to save more energy and money.

As one homeowner commented, “The house is nice and tight now and the energy we’re going to save is incredible due to no more drafts. It is a remarkable improvement.”

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COMMUNITY DEVELOPMENT PARTNERSHIP
•
QUARTERLY NEWSLETTER

This 52 mile bike ride starts in Sandwich and ends in Provincetown and helps raise money for local groups like the CDP.
— Todd Coan, Canal House

While a resident, Coan was able to save money. At the end of April he moved out on his own. He got his driver’s license back in May.
Coan believes he has a solid circle of support, “The folks at Canal House are like family to me,” Coan says. “I know I can always make a call and talk to someone if I am getting a craving.”
Coan also looks to his brother, who has been clean for 10 years, for support. The two talk daily. They bought a trailer and fishing boat together so that they can go camping and fishing. “I love fresh water fishing.” It’s a passion he wants to share with others. “Every month, I’d like to pick up a couple of temporary fishing licenses and take some folks with me, to get them out and enjoying something.”

For those that are still struggling with addiction Coan offers, “It’s not always going to be this bad. But you are going to have to get up and do the work. You have to put passion into your life,” says Coan. “you have to want more for yourself and stop the self-loathing. If you are going to continue through this life, why not live it to its fullest?”

THE CDP IS PARTICIPATING IN THE LAST GASP!
Join Our Team!
SUNDAY, SEPTEMBER 16, 2018

This 52 mile bike ride starts in Sandwich and ends in Provincetown and helps raise money for local groups like the CDP.
We are recruiting men and women riders to join our team. You don’t need to be a hard core cyclist – this is above all a day to have fun and support a cause you love!
Be a biker or just support our team.

Visit: thelastgasp.everydayhero.do
or contact Britt Beedenbender if you are interested or have questions: call 508.240.7873 x25 or email britt@capcdp.org

Canal House is a “savior” to those in recovery

Todd Coan, a native of Lynn, MA, was a teenager when his father committed suicide. It wreaked havoc on the family. Then, at the age of 19, Coan was diagnosed with stage 4 Lymphoma. For the next two and a half years, he was in the hospital undergoing cancer treatments. He was prescribed opiates to manage the extreme pain.

When he was released from the hospital he went back to work. “I had a great job, a 3 bedroom house and a good salary. Things were going well.” he says. But then Coan’s mother died of cancer. It was a devastating blow.

After a couple of jobs and a series of mishaps, including a serious work accident that severely injured his back, the opiates that had been prescribed to Coan’s over the years, had now become an addiction. He had missed a lot of work due to the hospitalization, and he feared for his job. He started having panic attacks and his addiction to opiates worsened. His fear was realized when he was fired.

Coan had two brothers living on Cape Cod and they encouraged him to move. He moved to Falmouth and started working side jobs in construction. But his panic attacks intensified. Without steady work, he couldn’t keep up with rent. By mid-2014 Coan was homeless. He would live on the streets for the next 18 months.

Every day and night Coan went to the Noah shelter where he worked in the kitchen and stayed the night. One afternoon he was rushed to the hospital after collapsing from a heart attack that was brought on by an acute case of pancreatitis. Again he was given opiates to manage the pain. He went into the hospital weighing 270 pounds and left at 158.

When he was released, he knew he needed help. He entered rehab with a recovery group in Hyannis.

When asked where he wanted to go next he knew he needed to remain in a sober house, away from bad influences and stress while he worked on remaining sober. Coan chose Canal House. “The house has been a savior for me,” says Coan. “I have gotten so much support from Cam and the other house members.”

“We are excited to be a part of this annual event and hope you will join us!”

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The problem...not enough contractors. Currently the CDP only has 5 contractors working on projects. It has been a challenge to attract and retain contractors for the (HR) program. In searching for a solution to this obstacle, the CDP recognized that contractors have to upfront costs of materials and labor until they can submit their first invoice at 50% completion of the project. The amount of money that any one contractor may have out at a given time has increased because, with a smaller pool of contractors working for the CDP, individuals are carrying three and four projects at a time. Therefore, a contractor may have to front as much as $80,000. To ease this burden, the CDP now offers lines of credit to contractors who participate in the CDP’s HR program. For over 20 years, our microloan program has helped small business owners get access to capital. Through this new line of credit program, the CDP can provide contractors with the cash they need until they receive payment from the CDP for the work they have completed. Since the CDP rehab contracts do not exceed $40,000, contractors easily have to advance more than $20,000 per project. Lines of credit will be for a maximum of $40,000 per contractor with a maximum of $20,000 advanced per project. The rewards to the CDP and the Lower Cape community are two-fold: we will be able to expand our lending program and we will be able to keep our HR contractors productive. In addition, contractors will no longer have a cash flow problem that may keep them from taking on additional HR projects. In keeping with our efforts to support local businesses and help their growth, the line of credit can also be a credit building tool for less established contractors.

The CDP’s Housing Rehabilitation (HR) Program is in full swing. We currently have two HR grants totaling just over $1.2 million which are going to help over thirty low and moderate income homeowners in Harwich, Eastham, Truro, Provincetown and Dennis.

This spring LeGeyt was lucky — when the CDP held a lottery to sell one of its extra Federal scallop permits, he won.

How did the CDP secure a Federal scallop permit in the first place? Several years ago federal fishing regulations changed so that scallopers had to own scallop quota, often referred to as shares. In an effort to ensure that the Cape’s day boat fishing fleet would have access to quota, the Cape Cod Commercial Fisherman’s Alliance (CCCFА) and the CDP purchased quota to create a permit bank. With the quota came more permits than were needed, so the CDP decided to sell its extra permit in a way that would ensure it helped create a new business and would stay on the Cape.

Unlike LeGeyt’s state permit, this federal permit allows scallop fishermen to fish in federal waters—three miles beyond the coastline. Federal permits are highly coveted as the scallops in federal waters are far more bountiful. In order to purchase or lease a quota, however, a permit is required. Therefore, a contractor may have out at a given time has reduced to 200 pounds a day. According to LeGeyt, “On most days, I catch half that if I’m lucky.”

Meet Glen LeGeyt Captain of the FV Tricia Lynn, a Cape Cod fisherman and father of a 16 year old son. For years, Glen was primarily a ground fisherman. But when the ground fishing regulations changed 10 to 15 years ago, it forced him to diversify his business and fish for other catch. He started with a scalloping license for state waters, but those regulations have gotten sticter and his catch has been reduced to 200 pounds a day. According to LeGeyt, “On most days, I catch half that if I’m lucky.” He started with a scalloping license for state waters, but those regulations have gotten sticter and his catch has been reduced to 200 pounds a day. According to LeGeyt, “On most days, I catch half that if I’m lucky.”

This permit, which triples the quota to 600 pounds, would essentially double LeGeyt’s income. “If I fish half as hard as I fish now, my yearly income should essentially double with any luck,” notes LeGeyt. “I can tell you the names of every single fisherman on Cape Cod - that is how few are left,” says LeGeyt.

Fishing regulations have put a great strain on fishermen and required them to become much more sophisticated business people. Many fishing businesses have not survived due to the decrease in stocks and the complicated regulatory environment. “I can tell you the names of every single fisherman on Cape Cod - that is how few are left,” says LeGeyt.

LeGeyt learned about the lottery through CCCFA. Federal licenses are hard to find and very rarely make it to the open market. When a fisherman gets out of the business their permit is quickly sold or passed on to another fisherman.

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community development partnership

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Give once, become a monthly donor or take advantage of our Community Investment Tax Credit Program, where gifts over $1000 are eligible for a 50% tax credit.

www.capecdp.org

SAVE the DATE

A Summer Evening
ON THE FARM

August 22
Our Fifth Annual fundraiser will be followed by a Farm to Table Feast at Sunbird Kitchen. See page 2 for details.

September 16
We are excited to be a part of this annual event and hope you will join us! See page 5 for details.

SUPPORT the CDP

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