



community development partnership

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

COMMUNITY DEVELOPMENT PARTNERSHIP COMMUNITY INVESTMENT PLAN (2019-2021) EXECUTIVE SUMMARY



MISSION

The Community Development Partnership (CDP) nurtures a diverse, vibrant and sustainable Lower Cape through initiatives that make this special region more welcoming, livable and rich with opportunity, while preserving its fragile landscape and unique cultural heritage. Our inter-related work in economic development and affordable housing is geared to retaining and attracting younger people and those with low-to-moderate incomes (LMI) as essential year-round community members.

ORGANIZATIONAL PROFILE AND HISTORY

In 1992, the Lower Cape Cod Community Development Corporation (d/b/a Community Development Partnership) was founded by a group of community and business leaders to improve the lives of low to moderate income residents of the Lower Cape through economic development and the creation of affordable housing. In 1994 a micro-loan program to support the development and growth of local businesses was established and the Housing Rehabilitation program, which provides loans to income eligible private property owners for critical home improvements was established with Community Development Block Grant funds through the Mass Department of Housing and Community Development. In 1996 the CDP established Canal House, a residential sober living facility with capacity for 8 men and women.

Throughout our twenty-seven-year history, the CDP has continued to adapt to the ever-shifting economic and demographic landscape of our area while maintaining our commitment to strengthening and expanding the building blocks of a vibrant community through the support of housing and economic initiatives.

ACHIEVEMENTS

- Establishment of the Lower Cape Community Housing Partnership, LCCHP, a multi-pronged initiative designed to provide communities with the tools and knowledge they need to support housing initiatives. The LCCHP is comprised of the Cape Housing Institute, Advocacy Training

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and a public education media campaign. These efforts resulted in the consideration of 43 housing-related articles during Town Meetings across the Lower Cape and the approval of \$15M in local funding.

- Developing, owning and managing 100 affordable & community housing rental units.
- Providing business assistance and/or loan capital to over 2,200 locally owned small businesses.
- Educating over 450 potential First Time Home Buyers so they have the resources to make informed decisions in the home buying process.
- Lending over \$3,251,000 in micro-loans to help start and sustain 204 local small businesses.
- Installing 420 solar panels on our properties to harness the power of the sun, generating \$50K each year.
- Developing the nationally recognized Cape Cod Fisheries Trust that retains over \$10,000,000 in fishing revenues in the local economy each year and provides direct technical assistance support to the local day-boat fishing fleet.
- Repairing and upgrading 469 homes for low-and-moderate income families while putting local contractors to work with contracts totaling \$11,549,963.00.

COMMUNITY INVESTMENT PLAN GOALS

Our Community Investment Plan lays out the following four goals:

- I. **Reboot our work in the area of economic development to have an even greater impact.**
Strengthen business sectors with a competitive regional advantage in ways that advance the interests of owners and employees – particularly those whose incomes are LMI.
- II. **Chart a bold and visionary path to preserve and expand affordable year-round housing.**
Create and preserve safe, stable and affordable year-round housing for LMI residents.
- III. **Do more to engage the diverse people who live here now and have a stake in our work.**
Deepen our outreach strategies and become even more inclusive, so that the people we serve can lift up the issues that matter and influence the priorities and decisions of their local government
- IV. **Refine our brand to match our bold vision for the future of the Lower Cape.**

These goals are highly inter-related. Businesses cannot take root and flourish without a diverse pool of potential employees and consumers. Workers and consumers cannot reside locally without access to affordable housing *and* decent-paying jobs. We can't build thriving year-round communities, places where diverse people want to live and are able to make a life, unless we work together and involve everyone. And the CDP cannot be an effective force for change unless our vision for and commitment to a vibrant, sustainable Lower Cape is clear to all.