



community development partnership

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

November 18, 2024

Walter North
Chair, Orleans Community Preservation Committee
Town of Orleans
19 School Road
Orleans, MA 02653

RE: FY26 CPA PROJECT FUNDING REQUEST: 2025-2026 Lower Cape Housing Institute

Dear Mr. North:

I am pleased to enclose a copy of an application from the Lower Cape Cod Community Development Corporation d/b/a Community Development Partnership (CDP) in submission for 2026 CPA Project Funding for the 2025-2026 Lower Cape Housing Institute (our fiscal year 2026).

The CDP is excited about continuing year nine of our Lower Cape Housing Institute and providing training opportunities to municipal officials and town staff in Orleans on advanced level topics for those who have already attended the Lower Cape Housing Institute. The Institute is a much-needed continuing education opportunity as evidenced by the 408 people who have attended the past eight Housing Institutes including 55 participants from the Town of Orleans. These participants include members of the Board of Selectmen, Finance Committee, Housing Authority, Zoning Board of Appeals, Planning Board, Community Preservation Committee, and the Administration department.

With more than 30 years of experience in managing and developing affordable housing, the CDP understands that creating more affordable housing in our region is complicated. That's why we created the Lower Cape Housing Institute to demystify the process and support towns in creating and implementing a comprehensive housing supply strategy to meet current and future housing needs.

We look forward to the Committee's response and please feel free to contact me with questions or comments.

Sincerely,

Jay Coburn
Chief Executive Officer
Community Development Partnership



Town of Orleans

Community Preservation Committee
9 School Road Orleans MA 02653-3699
Telephone (508) 240-3700 – Fax (508) 240-3388

FY26 COMMUNITY PRESERVATION PROJECT APPLICATION

(for consideration at Annual Town Meeting in Spring 2025 or Special Town Meeting in Fall 2025)

SECTION A

Project Title: Lower Cape Housing Institute

Submission Date: 10/31/2024

Applicant (note if Town, individual or non-profit): Lower Cape Cod Community Development Partnership dba

Mailing Address: PO Box 2786 Community Development Partnership

Orleans, MA 02653

Co-Applicant, if any (note if Town, individual or non-profit):

Mailing Address:

Project Contact Person: Andrea Aldana, Chief Program Officer

Telephone: 508-290-0110

E-mail: grants@capecdp.org

Federal Tax Identification Number (if non-profit): 22-3191450

Project purpose (Check all that apply):

Open Space Historic Preservation Community Housing Recreation

Project Location/Address: 260 Cranberry Highway, Unit 1, Orleans, MA, 02653

Community Preservation Funding Request: \$ 10,000

Brief Project Summary, including justification of project category checked above:

The Lower Cape Housing Institute (LCHI), a component of the Lower Cape Community Housing Partnership (LCCHP), directly addresses the urgent need for affordable housing in Orleans and the surrounding Lower and Outer Cape region. The primary goal of the LCHI is to equip municipal leaders, elected officials, and appointed volunteers with the knowledge and skills to address the region's housing crisis through zoning reforms, increased funding for affordable housing, and community engagement. This initiative is particularly aligned with the Town of Orleans' goals of increasing its Subsidized Housing Inventory (SHI) and supporting housing production for low- to moderate-income residents. The program includes a series of workshops and peer group meetings that provide technical assistance, focusing on innovative zoning strategies, affordable housing finance, and sustainable development.

TOWN OF ORLEANS
FY26 COMMUNITY PRESERVATION PROJECT APPLICATION

Project Narrative

1. COMMUNITY NEED

Cape Cod has the most severe housing shortage in the state after Boston. Year-round rentals are in short supply due to the premium placed on high-priced summer vacation rentals, and lower-wage workers cannot afford market rate rents for year-round housing, assuming they can find a rental. Many workers have moved off-Cape to find housing, which has led to many small businesses needing to reduce their hours due to staffing shortages. Between 2010 and 2015, the Cape lost 3,800 year-round housing units while gaining 5,000 seasonal units. These figures are based on pre-pandemic data and the housing crisis has worsened significantly since then.

According to the Cape Cod Commission, “The region’s housing market did not meet its residents’ diverse needs prior to COVID-19, and challenges to the adequate provision of affordable and attainable housing on Cape Cod have only increased in the wake of the pandemic. The annual median sales price of single-family homes in Barnstable County has increased substantially over the past few years, from \$433,000 in 2019 to \$730,000 for 2023. At the same time, the inventory of homes (both single-family and condominiums) for sale at the end of the year has decreased, from 1,713 in 2019 to a low of 454 in 2021. These trends persisted through 2022 and 2023, though the increases in price have slowed somewhat compared to during the height of the pandemic and inventory increased slightly in 2022 and 2023 compared to 2021.” (<https://datacapecod.org/pf/real-estate-trends/>, accessed October 15, 2024).

The pre-Covid housing shortage was driven by second homeowners with higher incomes that out competed year-round households. While this is still true, the post-Covid housing shortage is exacerbated by a new group of residents who fled urban centers to find safety on the rural Lower and Outer Cape. These so-called Covid refugees have added significant pressure to an already strained housing market. There is a large body of both qualitative and quantitative evidence showing that homes at all price points are being purchased above asking price in cash within hours of hitting the market. The economic impacts of Covid are significant as it has become commonplace in the region for businesses to operate for reduced hours due to staff shortages from housing insecurity.

The Lower Cape Housing Institute will assist the Town of Orleans in responding to this crisis by supporting the creation of affordable community housing in its town.

2. GOALS AND OBJECTIVES

The Lower Cape Housing Institute advances the purpose of the Community Preservation Act by providing training and technical assistance to the Town of Orleans to create, preserve and support affordable and community housing in the town and across the Lower and Outer Cape region.

CDP CPA Request – FY26 Lower Cape Housing Institute

The Lower Cape Housing Institute (LCHI) is a component of the Lower Cape Community Housing Partnership (LCCHP) – a comprehensive response to insufficient affordable and attainable housing in Orleans and throughout the Lower and Outer Cape. The region’s ability to respond to this housing crisis is hindered by land use policies that encourage sprawl and discourage smart growth oriented multi-family housing. Existing zoning has resulted in a housing monoculture: over 80% of the Cape’s housing is single family, detached homes. Local elected and appointed municipal officials, and town staff seek training and technical assistance in the complexity of developing and managing affordable housing to year-round residents to address this situation.

Another major factor hindering the creation of affordable housing in the region has been community resistance to specific proposals to build affordable housing. Many voters have misconceptions and harbor stereotypes about working families in need of affordable housing. Few voters understand the economics of development and the need for density to reduce costs and reduce negative impact on the environment.

In June of 2017, the Community Development Partnership (CDP) launched a comprehensive community-based strategy entitled the Lower Cape Community Housing Partnership (LCCHP). It is designed to build public support for affordable housing and equip LMI (low to moderate-income) residents, business and community leaders, and local elected and appointed officials with the knowledge and skills to support the creation of more year-round housing.

The LCCHP helps overcome many barriers to developing more affordable housing in the region to better meet the housing needs of our communities. Without an informed electorate, skilled and knowledgeable volunteer officials, and town staff with expertise in affordable housing development, little progress can be made in addressing the region’s affordable and year-round housing challenges.

The LCCHP advances outcomes under the following categories:

- Increased funding for housing production that serves low- and moderate-income households in Orleans.
- Zoning changes that encourage multifamily housing development by right in Orleans activity/village centers.
- Increase in units on Orleans’ Subsidized Housing Inventory.
- Increased public support for housing in Orleans.

Lower Cape Housing Institute

Since 2017, the CDP has offered an annual Lower Cape Housing Institute (LCHI) to educate at least 40 local elected and appointed officials from towns on the Lower Cape including the Town of Orleans, per year. Over the past six years, 306 Lower and Outer Cape officials attended the LCHI including 45 Orleans officials and staff.

For the first three years, the Institute consisted of a series of six workshops intended to equip officials with the knowledge and skills to support affordable housing development in their towns. In 2020, the pandemic forced the Institute to be held online and sparked a change in format. All offerings were online, and each workshop was independent of each other rather than building on the subsequent

one. This is the format the CDP has chosen to stay with to increase access to the material. We collaborate with the Massachusetts Housing Partnership (MHP), Citizens' Housing and Planning Association (CHAPA) and the Cape Cod Commission to refine and deliver the LCHI curriculum.

The Lower Cape Housing Institute has covered a wide range of topics. The current 2024-2025 LCHI Calendar of Events is enclosed and all CPC members are encouraged to attend.

In FY26, the CDP will continue its commitment to advancing the goals outlined in its work plan for the Lower Cape Housing Institute, with a strong emphasis on zoning reform outcomes. We will offer monthly learning opportunities from September to June, ensuring consistency and engagement across the fiscal year. Each year, the program will kick off with "Housing 101," a foundational workshop designed to equip participants with the essential knowledge and skills needed to address pressing housing challenges. This introductory course provides a broad overview of topics, laying the groundwork for more advanced training.

Building on this foundation, we will offer specialized workshops tailored to elected and appointed officials who have a basic understanding of housing issues. These advanced sessions will delve deeper into critical areas such as affordable housing finance, zoning reform, and community housing development. For FY26, we will prioritize high-impact rural zoning strategies, innovative wastewater solutions, effective community engagement techniques, and sustainable building practices in response to climate change. Each fiscal year, we plan to offer at least five workshops, focusing on delivering high-quality, relevant content to support our mission of addressing housing challenges in the Lower Cape region.

Due to town participation in these trainings, Orleans will be better positioned to implement changes in zoning by-laws that support affordable housing development and ultimately increase the number of affordable units in Orleans' Subsidized Housing Inventory. Furthermore, the LCHI encourages towns to increase their use of Community Preservation Act funding for affordable housing and make optimal use of the town's Affordable Housing Trust.

In addition to the workshops, Peer Group Meetings are held quarterly for Lower and Outer Cape participants. These meetings are open to Town staff involved in housing issues (i.e., Town managers, planners, housing specialists) and elected and appointed officials. The meetings provide an opportunity for the exchange of ideas and the development of regional solutions to address the Lower and Outer Cape's housing crisis. Since the pandemic, we have moved to a hybrid format where we hold fall and summer peer groups meeting in person for each sub-region and then in the winter and spring, we hold virtual meetings that include all eight towns. This change was a direct result of responding to past participant feedback.

Our short-term annual goals for the Lower Cape Housing Institute are:

- Two towns create or amend zoning bylaws to increase density in their village center.
- Two towns work toward implementing a wastewater treatment system that will allow them to allow for higher density.

- Two towns increase their allocation of short-term rental tax revenue for housing production OR adopt a real estate transfer fee.

3. ALIGNMENT WITH THE TOWN OF ORLEANS PLANNING GOALS

Alignment with Community Preservation Goals

The Lower Cape Housing Institute is specifically designed to assist the Town of Orleans in creating, preserving and supporting community housing for low-to-moderate income residents including families and seniors. As such, this project is eligible for CPA funds under the Community Housing eligible use. By attending the Lower Cape Housing Institute, Town officials and staff will have the knowledge and tools that they need to make decisions and implement strategies that increase affordable housing in a way that is appropriate for the town. Furthermore, Orleans will be better positioned to support the creation of affordable housing in a way that protects open space, maintains its historic character, and enhances recreational use of land.

The LCHI is well-aligned with the following decision guidelines in the March 2023 update of the Orleans CPC Plan:

#2. Preservation of the essential character of the Town and #4. Meeting more than one CPA purpose (linking open space, historic preservation, recreation, and community/affordable housing): Housing 101 and other workshops highlight the need to think about and plan for the community's future in a holistic way. Housing contributes to the character of the community and housing developments should be sited in already-developed areas to preserve open space and our natural resources.

#3. Serving populations in town that have specific financial needs: The Covid real estate boom combined with recent inflation has pushed many segments of the population into financial instability. The LCHI has always been grounded in understanding and supporting the needs of low-to-moderate income households, which now comprise many families, people working in a range of positions essential to the community, and our older adults on fixed incomes.

#6. Affordability and practicality of the project, including determination that the benefits of the project outweigh the costs, and #7. Feasibility of implementing the project expeditiously, including spending the granted funds within the proposed fiscal year, and the leveraging of additional sources of non-CPA public and/or private funds: As a non-profit entity, we constantly pursue all available grant opportunities to continue to be able to provide high-quality, valuable programming and pay our staff livable wages. The contributions from each of the eight CPCs in our region help make it possible for the CDP to have a dedicated staff member, the Director of Housing Advocacy, to design, implement, and improve this program. Having Town officials who are well-educated about the benefits of affordable housing and their role in supporting housing production is invaluable in making progress towards Orleans' housing goals.

#9. Demonstration by applicant, through successful performance on similar projects and/or financial self-sufficiency, of the ability to implement and maintain the project as proposed, and #10. Assurance that the individuals, teams, or organizations who will administer a CPC-funded project are qualified to do so in a timely and thorough manner: The CDP has been running the LCHI

since 2017 and includes both external feedback and internal review as an integral part of program evaluation. Workshop and peer group attendees have an opportunity to evaluate each session, and staff coordinate throughout the year on how to improve program offerings and ensure timely financial reporting.

Alignment with the 2025 Orleans Comprehensive Plan

The LCHI offers education, training, and technical assistance for local officials, helping them navigate the complexities of housing development, zoning reforms, and community engagement, all of which are key to Orleans' housing strategies. This partnership aligns with the following housing goals and policies:

- A) **Planning Policies:** The 2024-25 Orleans Comprehensive Plan recognizes the need for innovative solutions to address housing shortages while protecting the environment and preserving the town's character. The Lower Cape Housing Institute plays an integral role in equipping Orleans officials and residents with the knowledge and skills required to advance these goals. The LCHI provides expert-led workshops on emerging housing needs, smart growth, and sustainable development. These sessions align with the town's goal to develop fair, affordable housing while addressing environmental concerns. The Institute offers technical assistance to help town officials identify new housing strategies that integrate Orleans' unique needs, such as supporting the growing seasonal workforce and addressing the gap in year-round housing. Through its Housing 101 course, the LCHI presents vital data on housing trends and needs, which helps the town create evidence-based policies. Zoning Policies discussed in the LCHI align with the town's updated focus on zoning reforms to allow for mixed-use developments and higher density near village centers, ensuring smart growth that complements the town's infrastructure and environmental goals.
- B) **Zoning Policy:** The Lower Cape Housing Institute offers targeted workshops on zoning reform, directly supporting Orleans' goals of increasing affordable housing while maintaining environmental sustainability and town character. LCHI's zoning workshops provide Orleans officials with knowledge on best practices for zoning that encourages affordable housing, particularly in village centers and areas close to infrastructure. For example, the 2023 session, "Zoning Basics for Rural Communities," focused on practical zoning options that allow smaller towns like Orleans to create affordable housing while reducing sprawl and preserving natural resources. Zoning strategies learned through the LCHI align with Orleans' goal to encourage affordable housing in areas of mixed-use development while avoiding overdevelopment in industrial zones or ecologically sensitive areas. The Institute's guidance on integrating zoning reforms into local planning ensures Orleans can attract the type of development necessary to meet its updated housing goals, including achieving 15% affordable housing stock by 2030.
- C) **Finance & Development Policies:** The Lower Cape Housing Institute provides significant support for the financial aspects of housing development, ensuring the town's policies can be implemented effectively. The LCHI's workshops on funding affordable housing initiatives align with Orleans' goal to expand its use of Community Preservation Act (CPA) funds and the Affordable Housing Trust Fund. By guiding officials through complex financing methods and subsidy options, the LCHI empowers Orleans to attract high-quality, affordable housing developments. The Institute's focus on reuse and redevelopment of existing structures

complements Orleans' policy of promoting adaptive reuse as a key strategy for affordable housing production, preserving the town's historic character while meeting modern housing needs.

- D) Fair Housing Policy: The Lower Cape Housing Institute is a critical partner in advancing Fair Housing in Orleans, which remains a cornerstone of the 2024-25 Comprehensive Plan. LCHI workshops emphasize the importance of understanding and complying with Fair Housing regulations, helping towns like Orleans craft housing policies that foster diversity and inclusivity. By participating in LCHI sessions, Orleans officials gain the tools they need to prevent discrimination in housing based on race, income, disability, and other protected statuses. The Institute's training programs align with the town's commitment to ensuring equal housing opportunities for Orleans' most vulnerable populations, including low-income households, seniors, and people with disabilities.
- E) Additional Policies: Through the Lower Cape Housing Institute, Orleans has access to regional housing strategies, ensuring that its affordable housing efforts are part of a broader, Cape-wide initiative. LCHI's Peer Group Meetings foster regional collaboration, providing Orleans officials the opportunity to share insights, challenges, and solutions with neighboring towns. This regional approach strengthens Orleans' ability to implement the policies outlined in the 2024-25 Comprehensive Plan, particularly regarding housing production and regional resource-sharing. The Institute's emphasis on long-term affordability and the use of deed restrictions aligns with Orleans' updated policies to maintain affordable housing availability for future generations.

The Lower Cape Housing Institute is a vital resource that directly supports the 2025 Orleans Comprehensive Plan. By providing workshops, technical assistance, and peer collaboration opportunities, the LCHI helps Orleans achieve its housing goals. The alignment between the LCHI's programming and Orleans' strategic objectives ensures that the town can create sustainable, affordable housing while protecting its unique environment and character.

Alignment with the 2024 10-Year Housing Plan

The LCHI provides educational resources, technical assistance, and networking opportunities to local officials, housing advocates, and community leaders, aligning its efforts with the housing goals outlined in the plan. This support is critical in achieving the town's objectives to create and preserve affordable housing, address housing shortages, and promote sustainable development practices.

- A) Supporting Housing Production Goals: The 10-Year Housing Plan sets an ambitious goal of creating and preserving a minimum of 350 financially accessible year-round housing units, including 150 affordable units, by 2033. The LCHI aids in this effort by:
- i. Providing training on affordable housing production through workshops and resources that highlight best practices in housing development and zoning reform.
 - ii. Sharing strategies to streamline housing development, including zoning changes and incentives for developers, which can help Orleans increase housing density while preserving the town's character and environment.
 - iii. Collaborating with regional experts who provide guidance on innovative housing solutions, such as mixed-use developments, accessory dwelling units (ADUs), and cottage-style homes, all of which are integral to meeting Orleans' production goals.

- B) Zoning and Regulatory Reform: The LCHI offers workshops and peer group meetings that directly support the town’s zoning and planning goals, which are essential for addressing housing affordability and availability. The 10-Year Housing Plan emphasizes the need to amend zoning bylaws to encourage "missing middle" housing types, such as duplexes and townhomes. The LCHI supports this through:
 - i. Workshops on zoning reform, focusing on strategies that encourage higher-density housing in areas served by infrastructure, particularly in village centers and along Route 6A, which aligns with the town's goals to allow for more diverse housing types.
 - ii. Education on state and regional zoning trends, offering local officials a deeper understanding of the zoning changes needed to support the production of affordable housing and reduce barriers to development.
- C) Capacity Building and Collaboration: A core focus of the LCHI is to build capacity within local governments and community organizations, which directly supports the 10-Year Housing Plan’s goal to increase collaboration and coordination. The Institute:
 - i. Facilitates partnerships between Orleans and neighboring towns to address regional housing challenges, fostering collaboration through Peer Group Meetings. This regional approach helps Orleans leverage shared resources and align its housing efforts with broader Cape-wide initiatives.
 - ii. Offers technical assistance to Orleans’ housing committee and town officials, ensuring they have the knowledge and resources to effectively implement the housing strategies outlined in the plan. This includes support for affordable housing initiatives, zoning changes, and housing trust management.
- D) Educational Resources and Public Outreach: The 10-Year Housing Plan calls for increased community engagement and education around housing issues. The LCHI supports this by:
 - i. Providing training and resources for public outreach, ensuring that local officials and community leaders are well-equipped to engage residents in discussions about affordable housing and zoning reforms.
 - ii. Enhancing transparency and inclusivity by educating residents on the housing crisis, available resources, and the town’s housing initiatives. LCHI workshops often include topics on the history of housing policies, current challenges, and strategies for creating inclusive housing opportunities for vulnerable populations.

The Lower Cape Housing Institute is a valuable partner in supporting Orleans' 10-Year Housing Plan. Through its educational programs, technical assistance, and regional collaboration efforts, the LCHI equips the town with the tools needed to meet its housing goals, address affordability challenges, and foster sustainable community growth.

The purpose of the Lower Cape Housing Institute is to provide Orleans elected and appointed officials, and staff with the knowledge and skills necessary to increase the supply of affordable housing in their town. By definition, these units will add to Orleans’ Subsidized Housing Inventory (SHI) thereby getting closer to meeting the Commonwealth’s 10% affordability goal. However, the Institute will go further by teaching participants how to exceed this goal by planning for the future needs of town residents at all income levels. The Lower Cape Housing Institute will support the Town of Orleans in determining

its affordable housing needs and implementing strategies to meet those needs in a way that is place-based and contextual.

4. ACTION PLAN AND TIMELINE

See attached FY25 LCHI Work Plan as an example of activities to be undertaken in FY26.

See Attached FY25 LCHI Calendar

5. FINANCIAL DATA

The requested funding of \$10,000 from the Orleans CPC grant will be used to partially fund staff time spent on the Lower Cape Housing Institute. See the enclosed FY26 Projected LCHI budget. Expense estimates are based on eight years of implementing the LCHI.

The remaining costs will be covered by CPA granted funds from the other seven Lower and Outer Cape towns, a \$100,000 annual state earmark administered by the MA Executive Office of Housing & Livable Communities, and a five-year, \$1M MA Community Health & Healthy Aging Funds grant administered by the MA Department of Public Health. The CDP will use revenue earned through the Cape & Island License Plate program to cover any shortfalls.

2024-2025 Lower Cape Housing Institute Work Plan

Activities	Key Milestones & Dates	Activity Lead
<p>LCHI Curriculum Development</p> <ul style="list-style-type: none"> - Revise curriculum & recruit speakers - Recruit participants - Secure training venues, if applicable - Plan & schedule quarterly trainings 	June – August, annual	Director of Housing Advocacy
<p>Summer Lower & Outer Cape Peer Group Meetings (in-person)</p> <p>As a result of participating in this Peer Group meeting, participants will be able to:</p> <ul style="list-style-type: none"> - Discuss engagement strategies to broaden outreach and help inform better decision making at town meetings - Highlight different approaches to engaging regulatory boards and residents. - Identify how to reach community members that are underrepresented. 	July, annual	Director of Housing Advocacy
<p>Fall Lower & Outer Cape Peer Group Meetings (hybrid)</p> <p>As a result of participating in this Peer Group meeting, participants will be able to:</p> <ul style="list-style-type: none"> - Discuss engagement strategies to broaden outreach and help inform better decision making at town meetings - Highlight different approaches to engaging regulatory boards and residents. - Identify how to reach community members that are underrepresented. 	September, annual	Director of Housing Advocacy
<p>Housing 101 Workshop</p> <p>As a result of participating in this workshop, participants will be able to:</p> <ul style="list-style-type: none"> - Identify effective strategies to increase housing in your community. - Demonstrate the basics about who needs housing, why housing is so hard to build and what you can do to increase housing production in your town. - Discuss the best ways to talk about housing so that you can be an effective agent of change in your role as a municipal official. - Acquire knowledge and language to support housing initiatives. - Illustrate what must be done to solve your town’s housing crisis. 	October, annual	Director of Housing Advocacy
<p>Advanced Workshop #1</p> <p>2023 topic = Beyond the Usual Suspects: Addressing barriers to participation for Community Engagement</p> <p>As a result of participating in this workshop, participants will:</p> <ul style="list-style-type: none"> - Consider the demographics of those who regularly participate in local decision-making, as well as those who need to be involved but are not. - Reimagine what it means to engage with impacted populations; identify barriers to participation and discuss appropriate solutions. - Demonstrate the value of developing inclusive, strategic engagement best practices for long-term community success & outcomes - Delve more deeply into soliciting and prioritizing input from impacted populations while encouraging a high degree of engagement from the community overall 	October, annual	Director of Housing Advocacy
<p>Winter Regional Peer Group Meeting (virtual)</p> <p>As a result of participating in this Peer Group meeting, participants will be able to:</p>	December, annual	Director of Housing Advocacy

<ul style="list-style-type: none"> - Discuss engagement strategies to broaden outreach and help inform better decision making at town meetings - Highlight different approaches to engaging regulatory boards and residents. - Identify how to reach community members that are underrepresented. 		
<p>Advanced Workshop #2 2024 topic = ADU's to Zoning Changes: Strategies to Encourage Housing Production As a result of participating in this workshop, participants will be able to:</p> <ul style="list-style-type: none"> - Understand how our region developed its current zoning, centered around single-family homes on large lots - Discuss current ADU production and conditions, and barriers to both - Highlight emerging technologies in construction and wastewater - Explore zoning changes that more easily allow more homes to be created - Discuss process and requirements to implement zoning changes 	January, annual	Director of Housing Advocacy
<p>Advanced Workshop #3 2024 topic = Local Preference: "...but who's going to live there"? As a result of participating in this workshop, participants will be able to:</p> <ul style="list-style-type: none"> - Understand the history and mechanics of local preference and affirmative fair marketing - Explore the usage of local preference in reinforcing existing socioeconomic and racial demographics - Connect local preference to community visioning and discuss ways for towns to create opportunities to attract diverse residents that will economically contribute to and benefit from being part of the community 	February 2023	Director of Housing Advocacy
<p>Spring Regional Peer Group Meetings (virtual) As a result of participating in this Peer Group meeting, participants will be able to:</p> <ul style="list-style-type: none"> - Discuss engagement strategies to broaden outreach and help inform better decision making at town meetings - Highlight different approaches to engaging regulatory boards and residents. - Identify how to reach community members that are underrepresented. 	March, annual	Director of Housing Advocacy
<p>Advanced Workshop #4 2024 topic = Financing Attainable Housing As a result of participating in this workshop, participants will be able to:</p> <ul style="list-style-type: none"> - Share Cape Cod Commission's Regional Housing Strategies, specifically those about funding. - Examine how affordable housing development initiatives are financed. - Analyze the impact of implementing short-term rental tax allocations to affordable housing initiatives in your community. - Identify the funding gaps associated with building housing for 80% AMI and over. 	April, annual	Director of Housing Advocacy
<p>Annual Town Meeting Housing Summary</p> <ul style="list-style-type: none"> - Provide updates and results of pro-housing articles on town warrants. - Identify areas in which partnerships can be developed as part of community outreach. - List key individuals and housing champions that helped advance pro-housing articles. - Formulate areas of improvement in preparation for discussion at Summer Town Huddle in June. 	May, annual	Director of Housing Advocacy
<p>Summer Town Captain Huddle As a result of participating in the Summer Town Captain Huddle, participants will be able to:</p>	June, annual	Director of Housing Advocacy

<ul style="list-style-type: none">- Celebrate successes of the past year.- Evaluate municipal pro-housing goals identified for Town Meetings and beyond to determine what was successful and what needs to be reevaluated.- Enhance CDP's pro-housing advocacy strategies (internal and external).- Provide feedback on next year's topics.		
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2024 – 2025 Lower Cape Housing Institute

Intersections in Housing

7/1/2024 - 6/30/2025

On the Lower and Outer Cape, all conversations lead back to housing. Whether the topic is the local economy, healthcare, wastewater, or even the nightlife, eventually, it comes back to housing. The mission of the Lower Cape Housing Institute (LCHI) is to provide municipal officials and staff with the resources, education, and support needed to effectively envision and create the housing that our communities cannot survive without. Housing is a complex, complicated, nuanced, and ever-changing topic that impacts, overlaps, and aligns with many other areas.

In recognition of the knowledge and skills required across disciplines to advance housing initiatives, this year's LCHI is organized around a theme: Intersections in Housing. Across the 2024-2025 LCHI curriculum's five workshops and four peer groups, we are offering advanced trainings that explore the interplay of housing and other disciplines. We invite our region's municipal officials, staff, resident advocates, future town leaders, and interested residents to attend and take advantage of these opportunities to expand and deepen their skillsets, in order to effectively and expeditiously advance housing initiatives in their towns.

Workshops and Peer Group Meetings

Month	Title	Date & Time
September 2024	Fall Peer Group Regional	9/24 Tues 3-5pm
October	Housing 101	10/18 Friday 10-11:30
November	RFP & Developer Selection Best Practices	11/14 Thurs 12-2pm
December	Winter Peer Group Regional	12/11 Weds 3pm - 5pm
January 2025	Wastewater	1/14 Tues 10-11:30
February	Community Land Trusts	2/12 Weds 12-2pm
March	Spring Peer Group Regional	3/13 Thurs 3-5pm
April	Smart Growth/40R	4/15 Tues 11-1
May	2025 Annual Town Meeting season	
June	Summer peer group regional	6/4 Weds 3-5pm

**Lower Cape Cod Community Development Corporation
dba: COMMUNITY DEVELOPMENT PARTNERSHIP**

Lower Cape Housing Initiative

	FY26 Projected Budget
Income:	
STATE GRANTS	\$ 50,000
TOWN GRANTS	102,500
PRIVATE GRANTS & DONATIONS	175,000
Total - Income	\$ 327,500
Expenses:	
SALARIES	\$ 234,282
PAYROLL TAXES	11,260
FRINGE BENEFITS	29,064
PROFESSIONAL SERVICES	3,000
ADVERTISING & MARKETING	
TRAVEL	3,000
PRINTING	550
COMPUTER SOFTWARE AND EQUIPMENT	
MEETING SPACE RENTAL	100
SUPPLIES	650
MEMBERSHIPS	
TRAINING	1,400
TELEPHONE	600
OTHER DIRECT PROGRAM COSTS	
ADMINISTRATIVE COSTS	47,555
Total - Expenses	\$ 331,460
Net Program Income	\$ (3,960)