



community development partnership

Promoting a vibrant and diverse community on Lower Cape Cod

**PRESS RELEASE**  
**FOR IMMEDIATE RELEASE**

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***For Immediate Release***

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**Community Development Partnership Wins Annual TD Charitable Foundation Housing for Everyone Affordable Housing Grant Competition, Awarded \$100,000 for The Real Return Initiative**

**December 8, 2011**– Eastham MA– **Community Development Partnership** was recently awarded a \$100,000 affordable housing grant through the TD Charitable Foundation’s Housing for Everyone grant competition. The grant will be used to fund **The Real Return Initiative**.

**The Real Return Initiative**

*“We are thrilled that the CDP has been chosen for a Housing for Everyone grant from the TD Charitable Foundation,” exclaims Elizabeth Bridgewater. “**The Real Return Initiative** will harness the power of the sun to lower energy costs for our year round residents, provide a new revenue stream to fund deep energy retrofits and put our local contractors to work. This triple bottom line project which will have measurable impact for families, the environment and for our economy is a strong theme that runs through all of the CDP’s programming.”*

*“Congratulations to the TD Charitable Foundation and the Community Development Partnership for linking affordable housing and alternative energy,” said State Senator Dan Wolf. “Both goals are crucial for our future, and it’s great to see both accomplished under--or better put on--the same roof.”*

This year’s Housing for Everyone theme was *Building for the Future*, focusing on three critical areas in affordable housing:

- Energy efficiency, including weatherization initiatives, HVAC improvements, or implementation of alternative or renewable energy sources;
- Capacity building, including the expansion of programmatic efforts or staff development for organizations that provide affordable housing services for low-to-

moderate-income individuals or in low-to-moderate-income communities.

Infrastructure investment to expand services provided will also be considered;

- And new unit creation, where organizations focus their efforts on the creation of new affordable housing units that benefit low-to-moderate-income individuals or communities.

The Housing for Everyone grant competition is one of the TD Charitable Foundation's most widely known signature programs. The competition invites local non-profit organizations from Maine to Florida to submit proposals outlining their plans and initiatives to support and provide affordable housing initiatives in their communities. Twenty-five organizations throughout TD Bank's footprint from Maine to Florida were awarded a \$100,000 grant for a total grant donation of \$2.5 million in 2011.

**The Program: The Real Return Initiative** will install solar photovoltaic (PV) panels on five affordable housing buildings that the organization owns and rents to individuals and families with modest incomes. It will also upgrade these buildings in other ways to conserve energy. The estimated 66,000 kilowatts generated by the PV panels will be available for residents to offset their electric bills for a savings of approximately 21% per month. To be eligible for this financial benefit, residents will be required to attend a workshop on energy conservation and install energy efficient light bulbs throughout their homes. They will also be encouraged to implement other low cost energy efficient measures.

In addition, the sale of Solar Renewable Energy Certificates (SRECs), will provide much needed revenue for the CDP to leverage a commercial bank loan that will fund a number of deep energy retro-fits throughout the portfolio— in effect “recycling” the initial grant provided by TD Charitable Foundation. The results: measurable energy conservation and cost savings, better living conditions for individuals and families, and a stronger community organization to promote affordable housing and economic development on the Lower Cape.

**Background: The Community Development Partnership (CDP)** is a 20 year old non-profit based in Eastham that promotes environmental and economic sustainability, expands opportunities for low- and moderate-income residents, and preserves the unique cultural and historic character of the region. It owns 58 units of affordable rental units in 10 locations throughout the Lower Cape providing a critical and stable housing resource to help year round residents stay in the region. Many of the families that reside in CDP owned rental units are employed at local small businesses and are an important part of the region's local workforce.

However, one of the significant challenges to the CDP's scattered site property management is the high cost of maintaining the buildings. With rents intentionally kept low to meet the CDP's mission and the lack of economies of scale, the organization is compelled to develop strategies that create alternative revenue streams that allow the CDP to provide safe and decent housing for its year round residents. **The Real Return Initiative** is one such strategy and was a stand out among the projects that applied for funding from TD Charitable Foundation's Housing for Everyone grant program.

The CDP is a results driven organization with a strong track record in the areas of housing rehabilitation, energy efficiency and renewable energy generation. For example, the CDP operates a program that provides forgivable loans to low- and moderate-income homeowners to fund safety, code and energy efficiency upgrades. This program has consistently ranked highest in the State of Massachusetts for the past three years. Another example is Thankful Chases Pathway in Harwich, 12 energy efficient rental homes that the CDP developed, overseeing the design and construction in-house. In 2010, all 12 units achieved Platinum LEED rating from the U.S. Green Building Council, and in 2011 Thankful Chases Pathway received an Honorable Mention in HUD's National HOME Door Knocker Award Program for "Producing Sustainable Housing."

### **About the TD Charitable Foundation**

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***Please join State Representative Sarah Peake, State Senator Dan Wolf and Peter Rice from TD Bank to help launch the CDP's Real Return Initiative.***

***Location: TD Bank Branch, Harwichport; Date: December 16<sup>th</sup> Time: 10:00 am***

**For more information about the program please contact:**

**Elizabeth Bridgewater, Executive Director, CDP 508-240-7873 ex 16 or via cell phone at 508-254-2893.**