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## DiPrete Engineering's projects help with the Cape Cod housing crisis

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Hyannis, MA Cape Cod is facing a housing crisis that has left many families and individuals without viable housing options. The cost of a home on Cape Cod surged by 84% from 2016 to 2022, reaching a median price of \$660,000 by December 2023. Meanwhile, the rental vacancy rate has plummeted to just 1%. These factors, combined with rising rents and shrinking inventory, have driven many long-time residents out of the area, leaving essential sectors like public safety, education, and healthcare severely understaffed. Local shops and cafes are struggling, and even nursing homes are closing their doors.

DiPrete Engineering is at the forefront of efforts to tackle the housing crisis, working on multiple projects to provide much-needed affordable housing in the region.

Kendall Lane - Hyannis, MA

One of the most significant projects aimed at addressing Cape Cod's housing needs is Hanover Hyannis, a development featuring 272 rental apartments, including 36 affordable units. DiPrete

Engineering played a critical role as a consultant to New England Development, the master developer. The project required a zoning change with the town and complex permitting processes through the Cape Cod Commission, with DiPrete overseeing the coordination to ensure the project met all regulatory requirements.

Another key project is 268 Stevens St., a 50-unit condominium development with a substantial affordable housing component. DiPrete is providing survey, planning, design, and permitting services for the project, which will be overseen through construction. Slated to break ground in the spring, the project is developed by Housing Assistance on Cape Cod, a non-profit organization dedicated to helping local families secure stable housing. By offering affordable homeownership opportunities, 268 Stevens St. is a crucial part of the broader solution to keep families in the area and strengthen the community.

### 268 Stevens Street - Hyannis, MA

Kendall Lane is a for sale residential project located in Falmouth Heights, consisting of 28 homes, including seven affordable units. The development features charming three-bedroom Capes and ranches, providing much-needed housing options for families looking to establish roots in the community. DiPrete Engineering was instrumental in the project's success, handling surveying, engineering, permitting, and construction oversight. Today, all units are sold and occupied, marking a significant win for both the development team and the families who now call Kendall Lane home.

DiPrete Engineering's involvement in these projects reflects a broader commitment to addressing the housing shortage on Cape Cod through innovative design and development solutions. With the region's limited available land and soaring housing costs, creating attainable housing requires collaboration, creative planning, and navigating complex regulatory landscapes. DiPrete's ability to work closely with developers, non-profits, and local government has positioned the firm as a leader in this critical effort.

As the housing shortage deepens, innovative solutions are required to meet the needs of the community. With 86% of Cape Cod's land already developed or protected, there are limited opportunities for new construction, making strategic and thoughtful planning essential. Legislative efforts, like the Affordable Homes Act, aim to address the crisis, and the Regional Housing Strategy developed by the Cape Cod Commission emphasizes the need for diverse, affordable housing options.