

Developing Partnerships...

Our partners believe in our mission to develop vibrant communities and stand firmly behind our proven ability to complete our projects on time and to achieve our goals. Our partners invest their funds in our projects, receiving financial, tax, public relations, marketing, relationship building, and/or social benefits in return.

Equally important, many of our partners also invest their time and experience to help build our communities. Our planning, our curriculum, our designs, and our solutions come through the consultation, conversation, advice, and experiences of all involved. In short, we work closely with our strategic partners in every aspect and stage in the development of our properties.

Utilizing Volunteers...

CPDC values the unique contributions a volunteer can bring to an organization, from fresh perspectives to much needed specialized skills.

CPDC has openings with our seniors and youth community programs divisions and opportunities to work with our experts in real estate development. CPDC also welcomes those interested in contributing in general clerical work.

Our headquarters are in Washington, DC, but CPDC also has program sites at many of our communities across Maryland and Virginia.

Join Our Team

We are always looking for those who want to help CPDC build vibrant communities by working with low-income residents across the region. For more information about our Investors, Strategic Partners, or Volunteering with CPDC, please contact us at cpdc@cpdc.org.



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CPDC's Mission is embodied in the principles of:

Quality: Providing the highest quality service to our customers, staff and stakeholders by striving towards the highest possible standard of excellence

Innovation: Seeking creative solutions by challenging the proven norm and supporting continuous improvements through innovation

Initiative: Taking the initiative for creating and seizing opportunities and learning from experience by demonstrating the ability and the willingness to achieve our corporate mission

Inclusiveness: Building strong inclusive partnerships by fostering positive, effective relationships through collaboration

Flexibility: Promoting successful business opportunities by being flexible and responsive to change consistent with our mission and core values

Developing Vibrant Communities Through Innovation and Partnerships

Community Preservation and Development Corporation

A Profile In Community



A developer of a different kind...



Our Young Residents at Tech Week

Community Preservation and Development Corporation (CPDC) is the premier affording housing developer in the mid-Atlantic region. Governments and residents alike seek our expertise to redevelop homes. However, they seek us out not for mere structural expertise, but for our ability to revitalize communities even as we renovate homes.

In short, CPDC desires for our communities to be vibrant, to thrive.

We revitalize properties by restoring, repairing, and upgrading the living environment. We set aside community space. We intentionally plan for mixed-income communities. Simply put, we create safe communities where residents are secure in the knowledge that their homes will be taken care of and remain financially secure for the long-term.

We also understand that communities are built not merely of bricks and mortar, but of people, so we invest our financial and personnel resources in the lives of our

residents and neighbors through our community development programs in the areas of youth development and senior living enhancement.

We collaborate with all involved to create links between the residential and business communities, so that all involved can succeed and thrive.



The aesthetic as well as the practical are integral to our designs.

Community Preservation and Development Corporation's mission is to develop vibrant communities through innovation and partnerships.

a 501(c)(3) corporation

Community Assessment

CPDC believes that success lies in the proven value of our work. Therefore, we have created corporate and operational models—centered around our mission and the residents of our communities—that evaluate the efficacy, relevancy, economic viability, competency, and synergy of our work.

The fulfillment of these models is our new Community Assessment approach, which involves all players in the revitalization process from the start of a project through the asset management of a completed redevelopment and is built on an assessment and evaluation cycle.

Community Assessment comprehensively examines and evaluates the strengths and challenges of a property relative to its place in the larger community. The property and the surrounding community environments are surveyed, researched, and mapped to determine how to best leverage community resources with the owner's capacity and funding in coordinating and delivering services.

Woven throughout this process is the continual evaluation of outcomes so that they may best align with current and future residential needs, utilizing established benchmarks, measurement tools, and regular resident feedback.

Thus, Community Assessment has become the lynchpin of our organization that ensures the health and viability of our communities.



As developers, we always keep the larger neighborhood in mind as we plan, design, and build our communities.

