community development partnership

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

October 10, 2025

Dear Friends:

After much reflection, I am writing to share the news that I will be stepping down as President and CEO of the Community Development Partnership (CDP) on June 30, 2026. I care deeply about the Lower and Outer Cape communities that we serve. Leading this organization, advancing solutions to the region's affordable housing crisis and supporting small businesses over the past 13 years has been among the greatest privileges of my life.

My first introduction to the CDP was in the fall of 1997 when I was referred to the organization's small business development center by a loan officer at Seamen's Bank for help in writing a business plan for what would become CHESTER Restaurant in Provincetown. Fifteen years later, after a decade as owner and Executive Chef of CHESTER and then two years as State Senator Dan Wolf's Political Director, I was recruited to lead the CDP.

When I began this journey, I was inspired by the urgency of addressing gentrification's impact on the people who live on the Lower and Outer Cape and the need to preserve and strengthen our vibrant year-round community. Together with all of you—the CDP's Staff and Board of Directors, our Advisory Council, collaborative partners, community leaders, and dedicated donors—we have made meaningful progress by providing, developing, and advocating for affordable housing, while also supporting small businesses with training, technical assistance, and access to capital.

I am deeply proud of what we have achieved together:

- Growing our annual operating budget from $1.5 million to $3.2 million
- Expanding private sector support from $35,000 to more than $900,000 annually
- Increasing our staff team from 6 to 17 professionals
- Building our unrestricted and operating reserves from approximately $200,000 to over $2 million
- Conceiving and launching the Lower Cape Community Housing Partnership, which has transformed the affordable housing conversation in our region and supported a development pipeline of 29 affordable and attainable housing projects that will create 1,200 new homes for our community.
- Partnering with Preservation of Affordable Housing to build the Residences at Lawrence Hill – 46 units of affordable and attainable housing in Wellfleed designed to meet the passive house standard.
- Launching Project 365, a community organizing and advocacy program to support year-round residents in claiming their voice in town governance, currently operating in 4 towns on the Lower and Outer Cape.

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None of this would have been possible without our extraordinary staff. I have had the privilege of working alongside a team of dedicated, talented, and hardworking professionals whose creativity, commitment, and perseverance bring the CDP's mission to life every day. Their passion for strengthening our communities has been both humbling and inspiring, and they deserve tremendous credit for turning aspirations into real and lasting impact.

I am also deeply grateful to the CDP's Board of Directors. The Board's steadfast guidance has shaped our strategy, secured the resources to fuel our work, and ensured that our efforts remain rooted in and responsive to the communities we serve. Its leadership has been essential to the organization's growth and to laying a strong foundation for the years ahead.

Looking forward, I am confident in the CDP's bright future. Though this is not goodbye just yet, I wanted you to hear this news directly from me. I remain committed to working with you over the next eight months to ensure a strong and seamless transition. It has been the honor of my career to lead the CDP, and I am profoundly grateful for your partnership and shared vision for a more equitable Lower and Outer Cape.

With gratitude,



Jay Coburn
President & CEO
Community Development Partnership