community development partnership

# Annual Report 2023











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

# A message from our Leadership

With pride and gratitude, we are thrilled to share the Community Development Partnership's (CDP) 2023 Annual Report with you.

On these pages, you will find an update on the steady and ongoing progress of our programs for individuals, businesses, and households on the Lower and Outer Cape. We wouldn't have been able to achieve what we did without the generous support of our donors, volunteers, and community partners. You are helping us build an equitable community where everyone can access what matters most—a safe, affordable home, a living wage, and a sustainable life.

Unfortunately, the shortage of affordable year-round housing has been a problem years in the making and will not be quickly remedied. While we continue to provide housing for 92 families, we are committed to creating long-term solutions through collaboration and creativity, in all eight towns across the region. We believe engagement, education, investment, and advocacy are necessary to increase the supply of affordable housing and create a community where everyone can thrive.

The CDP brings a community-based approach, leveraging our experience and relationships across the Lower and Outer Cape. Our team's engagement and efforts to build connections, provide training, share knowledge and information, promote best practices, and support collaborative action set the stage for a more significant impact in the coming year and beyond.

The CDP's strategies for advocacy, training, financing, and community response position us well to:

- Advocate for, provide, and create more affordable housing for year-round residents.
- Nurture and support small business owners and entrepreneurs in creating year-round jobs with family-sustaining wages.
- Promote year-round resident voices in local decision-making.

Everyone involved in our organization values collaboration, integrity, and impact and is passionate about our communities. These values inspire us to dream bigger and fight harder for a Lower and Outer Cape that works for everyone.

On behalf of our clients and team, we thank you for supporting our mission and efforts to build a diverse year-round community of people who can afford to live, work, and thrive here. We can only do it with you.



**CAROLE RIDLEY**
**Chair, Board of Directors**



**JAY COBURN**
**President & Chief Executive Officer**



# Our Mission

The Community Development Partnership leads the Lower and Outer Cape in building a diverse year-round community of people who can afford to live, work and thrive here.

To accomplish our mission, we promote, develop and manage affordable housing; nurture the launch and growth of small businesses; and facilitate collaboration with business, non-profit, and government partners.

## Our Commitment

The results of the 2020 census highlight that the population of Lower and Outer Cape is becoming increasingly diverse in terms of race and ethnicity.

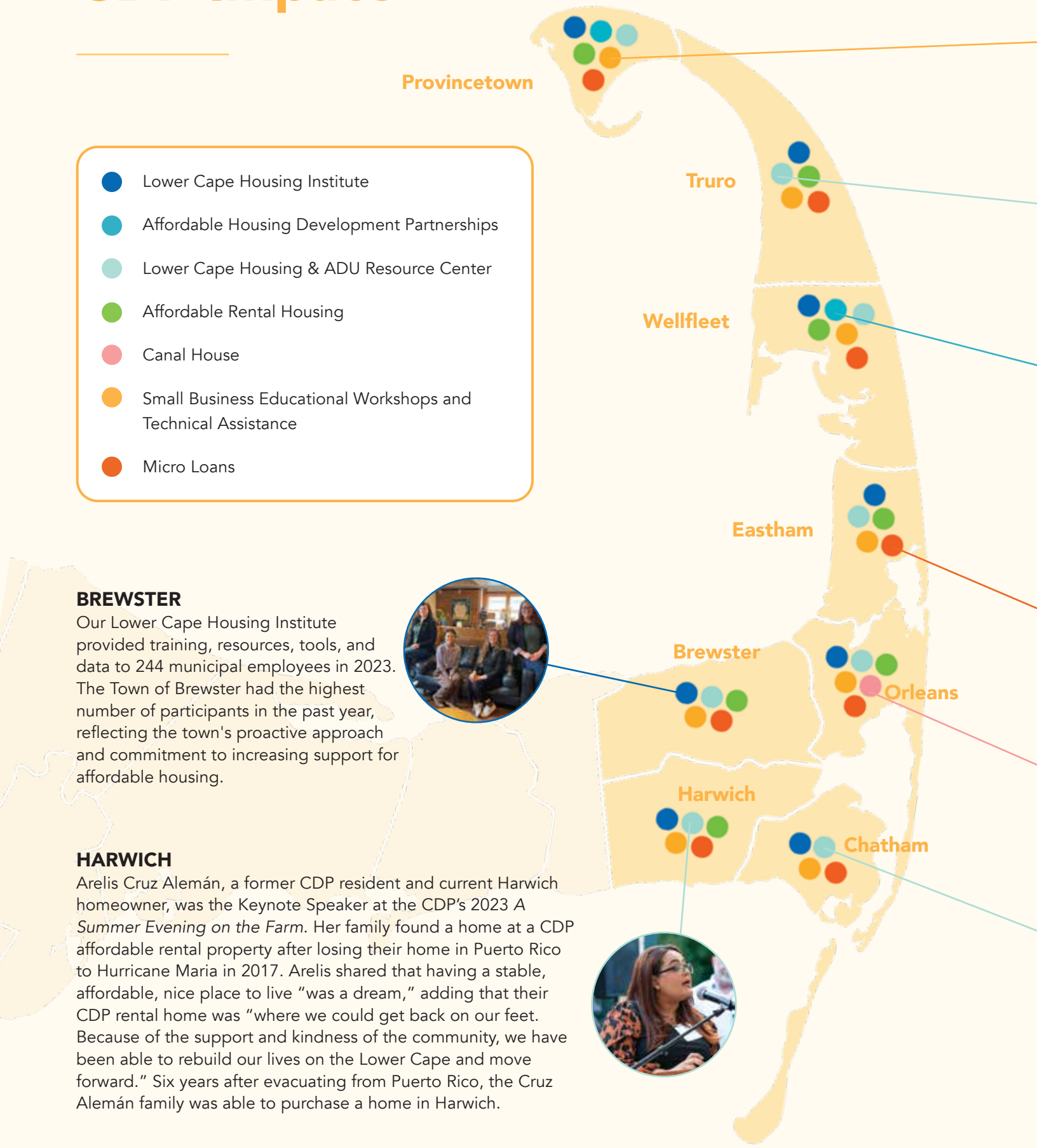
To promote an environment that enables everyone to thrive, it is more crucial than ever for us to embrace and implement policies and programs that foster diversity, equity, inclusion, and belonging (DEIB).

In 2023, we grew our capacity, increased our initiatives, and integrated DEIB values into our strategies, governance, and programs and services to promote and advocate for a more equitable community.

*Learn more about the CDP's guiding principles, values, and priorities in our Community Investment Plan on our website.*

# CDP Impact

- Lower Cape Housing Institute
- Affordable Housing Development Partnerships
- Lower Cape Housing & ADU Resource Center
- Affordable Rental Housing
- Canal House
- Small Business Educational Workshops and Technical Assistance
- Micro Loans




**BREWSTER**
Our Lower Cape Housing Institute provided training, resources, tools, and data to 244 municipal employees in 2023. The Town of Brewster had the highest number of participants in the past year, reflecting the town's proactive approach and commitment to increasing support for affordable housing.



**HARWICH**
Arelis Cruz Alemán, a former CDP resident and current Harwich homeowner, was the Keynote Speaker at the CDP's 2023 *A Summer Evening on the Farm*. Her family found a home at a CDP affordable rental property after losing their home in Puerto Rico to Hurricane Maria in 2017. Arelis shared that having a stable, affordable, nice place to live "was a dream," adding that their CDP rental home was "where we could get back on our feet. Because of the support and kindness of the community, we have been able to rebuild our lives on the Lower Cape and move forward." Six years after evacuating from Puerto Rico, the Cruz Alemán family was able to purchase a home in Harwich.



## PROVINCETOWN

Artist Pete Hocking (his painting *Atlantic Coast* at left) and other local artists presented on panels during our artist workshop series "The Art of Doing Business as a Creative," offered in collaboration with the Provincetown Commons. The CDP also provided the workshop series in partnership with the 204 in Harwich. In 2023, 74 Cape-based artists participated in these workshops, developing their business strategies and planning for successful artistic practices and careers.



## TRURO

Truro resident Jody Mellander received advice and support from the Lower Cape Housing & ADU Resource Center, a collaboration of the CDP and the Homeless Prevention Council, to help her build an ADU on her property for her 90-year-old mother, Jacqueline, to live in.



## WELLFLEET

The CDP Housing Advocacy team led "get out the vote" efforts to build support for the Town of Wellfleet's wastewater treatment facility serving the Residences at Lawrence Hill, Wellfleet Elementary School, and the Fire and Police Stations. The State of Massachusetts awarded funding for Lawrence Hill in January 2024. The Residences will offer 46 units of affordable and community housing to serve residents with a range of incomes and will break ground in fall 2024. This success followed the team's work to increase support from residents and abutters for 3 Jerome Smith, Provincetown, another affordable housing development. Both projects received approval in record time with no public opposition.




## EASTHAM

Small business owner Katy Weeks, founder and owner of Sugar Surf, received a loan through the CDP's Micro Loan program, giving her access to working capital, inventory, equipment, and other costs to help her grow her small business.



## ORLEANS

Canal House, the only sober living facility for low-income individuals on the Lower and Outer Cape. The CDP partners with Duffy Health Center and the Homeless Prevention Council to provide comprehensive wraparound services to residents. Since 1998, Canal House has helped 145 residents find purpose and build a foundation for a life free from addiction.



## CHATHAM

Cara Maes, a former resident at the CDP's Thankful Chases Pathway in Harwich, realized her dream of homeownership through a housing lottery for an affordable homeownership opportunity in Chatham. Her affordable and stable rental was critical since it helped her save money to buy an affordable home.

# Business and Credit: 2023 at a Glance

The CDP nurtures the launch and growth of small businesses through business education, technical assistance, one-on-one consultation, and access to capital, creating stronger businesses, more jobs, and stability and economic growth in our region.

**254**
small business owners and entrepreneurs participated in the Business & Credit Technical Assistance (TA) Program

**923**
hours of technical assistance provided at community partner sites throughout the Lower and Outer Cape

**4**
community partners provided space for CDP Office Hours: Brewster Chamber of Commerce
The Provincetown Commons
The 204 Cultural Arts
Municipal Building
Chatham Works

**200**
TA clients represent low- and moderate-income residents, women, LGBTQIA, veteran, and immigrant communities

**197**
workshop participants participated in 18 workshop sessions for food-based businesses, artists/creatives, and women-owned businesses

**88**
jobs created or retained

**8**
small business owners and entrepreneurs grew their businesses with CDP Micro Loans, ranging from $10k to $50k

**$228k**
in micro loans made for working capital, real estate, machinery, equipment, and other start-up and expansion costs

**$4.1m**
in CDP Micro Loans made since 1999, helping to start and sustain 246 small businesses

**Since 1996, the CDP has partnered with over 2,800 small business owners, providing comprehensive business support, and helping to increase year-round, family-sustaining, living-wage employment.**

# CLIENT SPOTLIGHT

CDP Business & Credit Client Chatham Harvesters Cooperative is a seafood business owned and operated by local fishermen with a mission to connect residents directly with locally caught seafood. They needed funding to outfit their new commercial kitchen and applied for and received a CDP Micro Loan. They purchased critical kitchen equipment with their financing, including a commercial oven, smoker, ice machine, vacuum sealer, and other necessities. The equipment allows them to produce seafood items such as chowders, smoked fish, pies, and more. The Cooperative also participated in a ServSafe certification program hosted by the CDP in collaboration with the Cape Cod Cooperative Extension. The CDP made the program available to the Cooperative with philanthropic support from its donors.

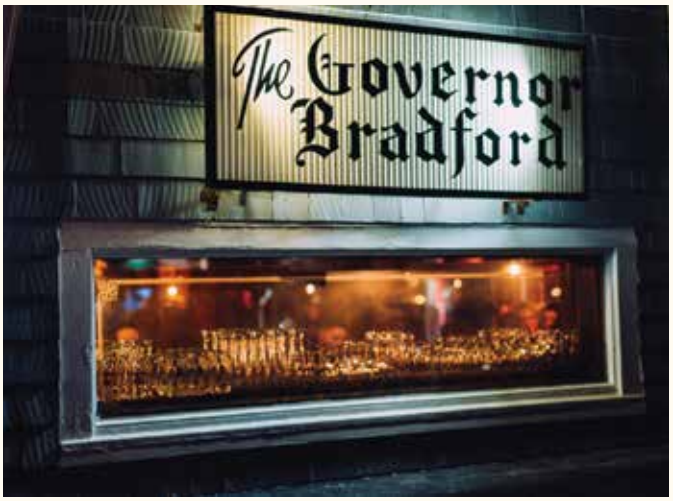
The assistance provided by the CDP helped position the organization for a successful future. The support helped advance the Cooperative's mission to rejuvenate the regional seafood economy by creating new jobs, ensuring a fair price to family fishermen, re-connecting consumers and regional institutions to locally abundant and healthy seafood, and promoting the long-term health of the region's marine ecosystems.

## THE CDP PROUDLY SUPPORTS LOCAL FISHERMEN

The CDP partners with the Cape Cod Fishermen's Alliance to offer sea scallop fishermen lease quota at discounted rates and business assistance to help sustain the viability of the Cape Cod fishing industry.

| | 2023 | since 2010 |
|---|---|---|
| Number of fishermen receiving sea scallop quota leases | 12 | 30 |
| Pounds of sea scallop quota leased at below market rate | 78.5k | 2.35m |
| Estimated savings for program participants | $79k | $3.5m |




*The Governor Bradford Restaurant, an iconic Provincetown Landmark, reopened under new management in 2022 and operates year-round. In 2023, they received a CDP Micro Loan to provide working capital to reopen after closing in January-March 2023 for required improvements.*

# Affordable Housing: 2023 at a Glance

The CDP promotes, develops, and provides safe, affordable housing and is a respected resource for pro-housing strategies, policies, and programs addressing our region's housing affordability crisis.

## ADVOCATE SPOTLIGHT

Carl Sussman has been a leader in the community development and affordable housing field since serving as the founding executive director of the Commonwealth's Community Economic Development Assistance Corporation (CEDAC) 45 years ago. Now retired, he splits his time between Boston and Wellfleet, where he is vice chair of Wellfleet's Maurice's Campground Planning Committee and a Wellfleet Seasonal Residents Association board member.

Carl became involved in the CDP five years ago while facilitating our strategic planning process. He has stayed engaged, joining the Advisory Council and becoming a donor.

Carl has a unique perspective on CDP's activities because of his work with community development organizations around the country. He says he supports CDP because of its creativity and effectiveness. He points to the CDP's "We can't afford to lose the people who can't afford to live here" media campaign for elevating awareness of the housing crisis in a powerful way. "The housing crisis is an abstraction," Carl explained. "It is hard for many comfortably housed residents, for instance, to appreciate how the scarcity of affordable housing impacts their lives."

He credits the CDP team's efforts to build community support for the residences at Lawrence Hill. Carl was a Lawrence Road Task Force member, which led to the town's sponsorship of that project. Carl cites the CDP's Lower Cape Housing Institute as a particularly effective initiative, pointing to its success in cultivating and mobilizing community leaders to tackle the region's housing issues. He noted that other community development organizations around the state see it as an innovative model and plan to emulate it.

Importantly, Carl sees the Lower Cape's seasonal economy as the source of the region's unique housing and workforce challenges. He feels the CDP's focus on boosting a diverse community built on an affordable year-round economy focuses on the core issues we must address. "The job-housing fit is essential for our year-round workers and economy," he says. "We all need to be worried and step up to do something about it."







*Advertisements from the CDP's media campaign capturing our commitment to LMI residents and our broader commitment to building diverse and vibrant communities across the Lower and Outer Cape.*

## Lower Cape Community Housing Partnership

The Lower Cape Community Housing Partnership (LCCHP) is a community-based strategy to build public support for housing and equip residents, business owners, community leaders, and local officials with the knowledge and skills needed to support the creation of more homes on the Lower and Outer Cape.

Our team collaborates with various stakeholders to change how towns allocate resources and set policies to encourage housing production. The CDP offers training and peer-to-peer learning opportunities for elected and appointed municipal officials and town staff, technical assistance, leadership development for aspiring advocates to help them attend and speak up at town meetings, and ongoing development of town advocates. Additionally, we provide Regional Housing Services to offer technical assistance to towns that do not have a Housing Coordinator on staff or need additional support to advance housing initiatives.

Since 2017, close to 400 local elected and appointed municipal officials have received training. We supported residents in their efforts to advocate for their housing needs and conducted a media campaign to increase public awareness.

Community members report a noticeable shift in the housing discourse on Annual Town Meeting floors, away from the familiar negative comments about affordable housing. While change has been slow, **these efforts have led to the consideration of over 400 pro-housing articles during Town Meetings across the Lower and Outer Cape and the approval of nearly $100 million in funding to benefit our community.**

**244**
municipal leaders trained through the Lower Cape Housing Institute

**43**
new Lower Cape Housing Institute participants

**228**
new units in five projects in four towns are funded and under construction, or will be, by end of 2024

**105**
housing articles approved at Town Meetings

**111**
new affordable rental homes permitted in record time at Lawrence Road, Wellfleet and Jerome Smith Road Provincetown

**56**
new units of affordable housing were completed in 2023

## Affordable Rental Housing

The CDP provides a range of affordable rental housing options to help year-round residents find stability and supportive opportunities to thrive. To ensure a positive rental experience, we work closely with the Homeless Prevention Council to connect residents with essential community services and support.

**155 YEAR-ROUND RESIDENTS (144 ADULTS + 41 CHILDREN) LIVE AT 92 AFFORDABLE & ATTAINABLE RENTAL UNITS**



*CDP's Thankful Chases Pathway in Harwich.*

## Home Ownership Education Program (HOEP)

HOEP provides financial literacy and homeownership education to help first-time, low- and moderate-income residents. The CDP relaunched an enhanced HOEP program in November 2023, which includes First Time Home Buyer Workshops as well as individualized counseling sessions and emergency counseling to set future homebuyers up for success.

**12 CLIENTS PARTICIPATED IN HOMEOWNERSHIP CERTIFICATION IN NOV-DEC 2023 AND 819 CLIENTS COMPLETED HOMEOWNERSHIP CERTIFICATION SINCE 2007**



*Pelinda Deegan, Housing Advocacy Program & HOEP Manager, pictured left receiving a* **Rising Star Award** *at the MACDC's 2023 Annual Meeting.*




*CDP staff at the State House for the Massachusetts Association of Community Development Corporations (MACDC) 2023 Annual Lobby Day.*

In 2023, the CDP was recognized for its work in addressing the housing affordability crisis by two leading affordable housing advocacy organizations in the Commonwealth.

The Mass Housing Partnership awarded the CDP the **2023 Housing Hero Award**.

Andrea Aldana, CDP Chief Program Officer, pictured far left, received the **2023 Community Engagement Award** from CHAPA, the Citizens Housing & Planning Association.

## Lower Cape Housing & ADU Resource Center (LCHARC)

The Lower Cape Housing & ADU Resource Center (LCHARC), a collaboration between the CDP and the Homeless Prevention Council, provides information, resources, and technical assistance to towns and homeowners on building ADUs (accessory dwelling units). LCHARC staff work with the health and building departments to streamline the process by developing templates to make it easier for property owners to navigate the various requirements for ADUs in their communities.



*Truro resident Jody Mellander's ADU unit during construction in winter 2023-24.*



*Natalia Redyk and Katie Castagno of Eastham were able to move into an ADU on Katie's parents' property during 2023 with the help of LCHARC.*

**69 ADU INTAKES OR FEASIBILITY STUDIES COMPLETED AND 183 PARTICIPANTS AT ADU INFO SESSIONS**

## Affordable Housing Development Partnerships

The CDP is collaborating with Preservation for Affordable Housing (POAH) and Studio G Architects to build 46 affordable and attainable rental housing units on Lawrence Road in Wellfleet. These new, highly efficient, sustainable, and affordable apartments and townhomes meet passive house-building standards and generate as much energy as they consume. This development, which has received funding commitments from the state, county, and town, will more than double the number of affordable housing units in Wellfleet.



The CDP's work has been vital in helping the project partners design housing that meets local needs and ensures the community's support of the proposed development. We anticipate the groundbreaking will take place in fall 2024.

## 2023 ANNUAL AWARDS

The **Gwen Pelletier Award for Excellence in Community Service** honors Gwen Pelletier, who served as the Executive Director of CDP for a decade, for her exceptional efforts and contributions to our community. The award recognizes individuals or organizations who have worked tirelessly to increase economic diversity in the Lower and Outer Cape.



2023 Pelletier Award Recipient
Elaine McIlroy, Chair of the
Wellfleet Housing Authority

The **Norm Edinberg Award for Excellence in Entrepreneurship Award** honors Norm Edinberg, one of the CDP's founding Board Members who dedicated his time and expertise in economic development to shaping the CDP's programs to support small businesses. The award recognizes CDP clients who have contributed to the vitality of our community.



2023 Edinberg Award Recipient
Jess Georges, Owner & Founder
Green Road Refill

The **CDP Employee of the Year Award** recognizes an employee whose dedication, commitment to excellence, and outstanding service enriches our organization and the lives of those the CDP serves.



2023 CDP Employee of the Year
Pam Andersen, Director of
Business and Credit Program

## Revenue & Expenses

Below is a summary of the consolidated financial statements of the Community Development Partnership and Thankful Chases Pathway for fiscal year 2023.

Please visit our website for more information: www.capecdp.org/news/annual-reports

**REVENUE**
**$3,661,768**



**EXPENSES**
**$3,227,362**

## THANK YOU TO OUR PARTNERS

Collaboration is at the heart of the CDP's mission. By partnering with each other, we can achieve more for year-round residents than we can alone.

Amplify Cape Cod
Brewster Chamber of Commerce
Cape Cod Chamber of Commerce
Cape Cod Chapter of SCORE
Cape Cod Children's Place
Cape Cod Commercial Fishermen's Alliance
Cape Cod Commission
Cape Cod Cooperative Extension
Cape Cod Fisheries Trust
Cape Light Compact
Chatham Chamber of Commerce
Chatham Works
Coastal Community Capital
Councils on Aging
Duffy Health Center
E for All Cape Cod
Eastham Affordable Housing Trust
Eastham Chamber of Commerce
Family Pantry of Cape Cod
Harwich Chamber of Commerce
Highland Affordable Housing
Homeless Prevention Council
Lower Cape Outreach Council
MA Homeownership Collaborative Advisory Committee
Mass Growth Capital Corporation
Mass Housing Partnership
Orleans Chamber of Commerce
Preservation of Affordable Housing
Provincetown Business Guild
Provincetown Chamber of Commerce
Provincetown Year-round Market Rate Housing Trust
The 204 Cultural Arts Municipal Building
The Provincetown Commons
Town of Brewster
Town of Chatham
Town of Eastham
Town of Harwich
Town of Orleans
Town of Provincetown
Town of Truro
Town of Wellfleet
Truro Chamber of Commerce
WE CAN
Wellfleet Chamber of Commerce

# Thank You

**You help ensure that the CDP has the resources to bring hope to year-round residents in need of affordable housing and provide critical support to local businesses. We cannot thank you enough for your investment.**

## Government

Barnstable County Home Program
Brewster Community Preservation Committee
Cape & Islands License Plate Fund - Massachusetts Registry of Motor Vehicles
Chatham Community Preservation Committee
Commonwealth of Massachusetts Affordable Housing Trust
Community Economic Development Assistance Corporation
Eastham Community Preservation Committee
Massachusetts Executive Office of Housing and Livable Communities
Massachusetts Growth Capital Corporation
Massachusetts Health and Healthy Aging Funds
Massachusetts Housing Partnership
Orleans Community Preservation Committee
Provincetown Community Preservation Committee
Town of Chatham
Town of Eastham
Town of Provincetown
Town of Truro
Town of Wellfleet
Truro Community Preservation Committee
US Department of Agriculture Rural Development
Wellfleet Community Preservation Committee

## Foundations

**$30,000+**
Sailors' Snug Harbor of Boston

**$10,000 to $29,999**
Cape Cod Five Charitable Foundation Trust
Cape Cod Foundation PSD Fund for Working Families
Carl and Ruth Shapiro Family Foundation
Mary-Louise Eddy and Ruth N. Eddy Foundation

**$5,000 to $9,999**
Seamen's Bank Long Point Charitable Foundation
Cape Cod Foundation Lawrence Lynch Corp Foundation
Cape Cod Foundation Michael H. Cole Foundation

**$1,000 to $4,999**
Anonymous
Cape Cod Foundation Toop Family Fund
UBS Financial Services

**$250 to $999**
New Hampshire Charitable Foundation
Phillips-Green Foundation, Inc.
Russell-Davidson Foundation
Woodward Family Charitable Fund

## Businesses

**$10,000 to $29,999**
Cape Air
Mercedes Cab Company
Rockland Trust
Santander Bank
The Cooperative Bank of Cape Cod

**$5,000 to $9,999**
Cape Associates, Inc.
Chatham Sheetmetal, Inc
Eastham Ace Hardware, Inc.
Kerry Insurance Agency
Pierce Law
Polhemus Savery DaSilva
Seamen's Bank
The Mews Restaurant and Cafe

**$1,000 to $4,999**
Cape Cod Five Cents Savings Bank
Coastal Engineering Co., Inc.
Cove Road Real Estate
Cregg Sweeney, LLC Artisan Builders
Hutker Architects
LaTanzi, Spaulding & Landreth
Law Office of Singer and Singer, LLC
Lower Cape Chiropractic
Mid-Cape Home Centers - Dennis
Premier Commercial
Shepley Wood Products, Inc.
Snowy Owl Coffee Roasters
Spiritus Pizza
Studio G Architects

**$100 to $999**
Devil's Purse Brewing Co. (inkind)
Gift Barn
John C. Ricotta & Associates, Inc
LaBarge Engineering & Contracting
Lee Maglott's Business
Mac's Seafood
Nauset Disposal (inkind)
Stop & Shop
Sunderland Printing
Truro Vineyards of Cape Cod + South Hollow Spirits (inkind)
Wellfleet Marketplace
Wild Water Collective
Yankee Ingenuity

## Faith & Nonprofit

Am HaYam Cape Cod Havurah
Cape and Islands United Way
Chapel of St. James the Fisherman
Movement Foundation
Preservation of Affordable Housing
St. Christopher's Church
St. Vincent De Paul Society
United Way of Massachusetts Bay
Yield Giving

## Individuals

**$50,000+**
Anonymous (2)
David & Gail Oppenheim

**$25,000 to $49,999**
Steve & Ruth Barr
Stephania & Jamie McClennen

**$10,000 to $24,999**
Anonymous
Alison & John Ferring
Beth & Doug Freeman
Frank & Deborah Giso
Kathy Green
Mark & Jennifer Herman
Heather & Dave Hill
Cheryl Martin & Larry Weithers
Andrew Stern & Emily Miller
Barbara Murphy
Anne Sigsbee & Cecil Newcomb
Aaron & Courtney Polhemus
Bill & Judi Weil

**$5,000 to $9,999**
Anonymous
Joseph & Louise Colletti
Jeff & Jennifer Cusack
Jim Arnold & Sally Digges
Mary & Steve Gulrich
Alex & Elspeth Hay
Art & Judith Huge
Alan & Fran McClennen
Dorothy Savarese
Dan Wolf & Heidi Schuetz
Jack Hornor & Ronald Skinn
Barbara Wood & Jay Vivian

**$2,500 to $4,999**
Steve Cole & Adele Blong
Michael Botvin
Richard & Sandra Boyatzis
Craig & Maureen Boyce
Judith Bruce
Polly & Charles Bryson
Linda Cebula & Robert MacCready
Robert Cunningham
Ben & Jacqueline Deruyter
Mary & William Fennell
Jon Fuller & Beverly Bridgewater Fuller
Judy Keller
Brian Koss
Kevin & Jane Lowey
Hannelore & John Meyer
Karen & Tony Pierson
Peter Polhemus & Francie Joseph
Jeff & Joan Talmadge
Keith Trott
Mary Kay Leonard & Richard Valachovic
Chris Ward
Judy Scanlon & Sigurd Winslow

**$1,000 to $2,499**
Anonymous
Marsha Allgeier
Donna Sorgi & David Bernstein
Judy Bernstein
Barbara Kellman & Jerry Billow
Margaret Brett
Maria Burks
Jerry & Janine Cerasale

*In 2023, the Community Investment Tax Credit (CITC) program was utilized by more than 80% of CDP contributors eligible to receive credits. CITC is a refundable state tax credit and a federal tax deduction that allows donors who make gifts of $1,000+ to invest in the CDP and receive up to 50% of their investment back.*

Terri & Fred Clark
Priscilla & Chip Cornell
Janine Corsano
Tom & Kristy Cunningham
Tom & Sally Dewing
Alison Supple Evans & Jon Evans
Virginia Farber
Kathy & Martin Fogle
Rick & Joan Francolini
Peter Freeman
Fred & Judy Gaechter
Ward Ghory & Anne Ghory-Goodman
David Koven & Diane Gordon
Lilli Green
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Anne & Clyde Hanyen
Eliza McClennen & Herbert Heidt
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Marshall Slocum
Manny & Liz Smith
Larry & Anne Spaulding
Gail Sullivan
Carl Sussman
Karen & Cregg Sweeney
Derek & Wendy Upson
Scott & Amy Vandersall
David & Sharon Ward
Renate Wasserman
Danielle Jeanloz & Bob Zaremba

**$250 to $999**
Anonymous
Frank Barringer
Sarah Bird
Pamela Keating & Roger Blethen
Phyllis Ewen & Jim Campen
David & Sara Carson
Jay Coburn
Sharon & Paul Davis
Heather Draz
Ann Donner
Eliza & Timothy Earle
Dick & Michelle Fairbanks
Scott Flood
Brendan Albert & Kate Gutierrez
Andi Genser & Sue Landers
Todd & Holly LeBart
Eileen & Paul LeFort
Lorraine Gallard & Richard Levy
Bruce Armstrong & Kelly McCarthy
Elaine McIlroy
Gail McMillan
Roy & Hilda Merolli
Margaret & Thomas Merzbacher
Bart Mitchell
Ted & Jessica Noonan
Gary Reinhardt
Dottie Smith
Sid & Donna Snow
Susan & Geoff Stearns
Kyle Takakjian
John & Patricia Thornton
Susan Todd
Gerard Vyskocil
Mark Walsh
Carol & Robert Ward
Thomas & Jennifer Woodward
Ruth Anderson-Zabre & Michael Zabre

**$100 to $249**
Anonymous
Gergana Aleksieva
Dustin Ambrose
Mary Anderson
Rosemary D. Van Antwerp
Angelina Bologna
Mon Cochran & Sheila Bonnell
Kristen Bottiggi
Kathleen Boyce
Naya Bricher
Susan & Bertram Bruce
Cindy Rosenbaum & Rebecca Bruyn
Judy & Joel Bullard
Andrea & Michael Bunar
Paul & Laura Cannata
David & Susan Chandler
John & Gretchun Ciluzzi
Amy & Patrick Clark
Elysse Magnotto-Cleary
Joel & Beth Crowell
Wendy Cullinan
Joanne Curley
Mary Jane Curran
Pelinda Deegan
George & Mikell Deptula
John Dorn
Faythe Ellis
Petya & Doug Feeney
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Gail Meyers Lavin
Jennifer Shannon & Jane Lea
Betsie & Henry Lind
Judy & Paul Lindahl
Hadley Luddy
David & Mary Lyttle
Catherine Macaulay
Bill Madden
Genevieve Martin
Cindi Maule
Jo & Bill McConaghy
Moira McDermott
Sue & Alan McDonald
Madeleine & Robin McMillan
Lori & Michael Meads
John Schroll & Amy Melville
Patricia Hughes & Hal Minis
Julia & Neil Murphy
Tricia Murray
Leslie Nelson
Sandra Noonan
Melora North
Jackie Opitz
Doug & Erica O'Reilly
Catherine Riessman & Glenn Pasanen
Barbara Penn
Barbara Ravage
Samantha Rose
Hedda Rublin
Bruce Ryan
Andy Saks
Chloe Schaefer
Jennifer Schell
Andrea Aldana & Scooter Sebastian
Kristy Senatori
Kathy Rosenblum & Chris Senie
Mary Shaw
Peter Sherin
Barbara & Dennis Smith
Hristina Lasheva-Souza
Erin Sullivan
Helen Hooper & Philip Tabas
Brooks Thayer
David Veach & Naomi Turner
Patricia & James Tyng
Beth & Tim Wade
Jan & Ted Whittaker
Martha Wilson
Julie & Mitch Woodward
Allyson Wynne
Gui Yingling
Lise & Richard Zinn

**$25 to $99**
Anonymous
Matthew Abar
Talitha Abramsen
Sharon Rule-Agger
Pam & Don Andersen
Ellen & Peter Anthony
Terri & Paul Barron
Amanda Bebrin
Justin & Mandee Blair
Barry Bluestone
Rich Breese
Rita Burke
Patricia Canavan
Liz Cohen & Herrick Chapman
Elaine & Kevin Clements
Matt & Katie Cole
Tricia Debs
Diana Landau & Greg DeLory
David & Janet Dohan
Judith Ellis
Karen Friedman
Kevin Galligan
Steven Gandt
Paul Dolinsky & Diana Garey
Suzanne Gibbons
Kathy & Ken Granlund
Kevin & Shawn Grunwald
Elizabeth Harder
BL Hathaway
Kathleen Henry
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Robert Tosner
Erica Waasdorp
Jeanne Washington
Sean White
Paul Wisotzky
Mallorey Yannone
Edward Yasuna

*Donors listed made gifts between January 1, 2023-December 31, 2023. We apologize in advance for any misspellings, omissions, or errors. Please inform us of any errors by calling 508.290.0127.*

# Our Leadership & Staff

*as of December 31, 2023*

## Officers

| | |
|---|---|
| **CAROLE RIDLEY** | Chair, Principal, Ridley & Associates |
| **ANDREW STERN** | Vice Chair, CEO, Global Development Incubator |
| **PAUL RUCHINSKAS** | Treasurer, Affordable Housing Consultant |
| **JENNIFER CUSACK** | Clerk, Attorney, Fennell Law Offices |
| **STEVEN COLE** | Immediate Past Chair, Retired |

## Directors

| | |
|---|---|
| **POLLY BRYSON** | Partner, Terra Nova Partners Commercial Real Estate |
| **ANDREW FOSS** | Vice President/Commercial, Loan Officer, The Cape Cod, Five Cents Savings Bank |
| **DAVID KOVEN** | Affordable Housing Consultant |
| **MARY KAY LEONARD** | Consultant and Interim CEO |
| **ROBERT MACCREADY** | Retired CFO, Community Volunteer |
| **AARON POLHEMUS** | Owner & CEO, Polhemus Savery DaSilva |
| **MARIN REINHARDT** | Administrative Assistant, Mazzeo Construction |
| **RAPHAEL RICHTER** | Owner, Mercedes Cab and Funk Bus |
| **FRAN SCHOFIELD** | Licensed Real Estate Professional, Berkshire Hathaway HomeServices/Robert Paul Properties |
| **KRISTY SENATORI** | Executive Director, Cape Cod Commission |
| **ANNE SIGSBEE** | Retired Physician |
| **DAN WOLF** | Chairman of the Board of Directors, Cape Air |

## Staff

| | |
|---|---|
| **JAY COBURN** | President & Chief Executive Officer |
| **TALITHA ABRAMSEN** | Housing Resources Program Manager |
| **ANDREA ALDANA** | Chief Program Officer |
| **PAM ANDERSEN** | Director of Business & Credit Programs |
| **TERRI BARRON** | Director of Program Resources |
| **AMANDA BEBRIN** | Director of Housing Advocacy |
| **KATHLEEN BOYCE** | Chief Financial & Administrative Officer |
| **RICH BREESE** | Maintenance Technician |
| **LAURA CANNATA** | Chief Advancement Officer |
| **PELINDA DEEGAN** | Housing Advocacy Program Manager |
| **SEAN FLYR** | Advancement Coordinator |
| **DAMIAN KEBER** | Executive Assistant & Administrative Coordinator |
| **CINDI MAULE** | Chief Property Management Officer |
| **TRICIA MURRAY** | Manager of Business & Credit Programs |
| **CHRIS REYNOLDS** | Comptroller & Director of Finance |
| **ELLA SAMPOU** | Community Organizing Manager |
| **LATOYA TAFFE-TAYLOR** | Property Management Administrator |
| **SEAN WHITE** | Maintenance Technician |
| **MALLOREY YANNONE** | Community Organizing Manager |

## Advisory Council

Emily Achtenberg
Mary Anderson
Justin Blair
Barry Bluestone
Angelina Bologna
Johanne Brown
Howard Burchman
Jim Campen
Patricia Canavan
Katherine Castagno
Liza Cox
Lindsay Cole
Matt Cole
Ben DeRuyter
Sally Digges
Alison Supple Evans
Shayna Ferullo
Doug Freeman
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Kathleen Granlund
Vanessa Greene
Lisa Guyon
Alex Hay
Lara Henry
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Scott Kerry
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Michael MacIntyre
Bill Madden
Alan McClennen
Fran McClennen
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Peter Polhemus
Andrea Reed
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Amy M. Smith Costa
Sid Snow
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Carl Sussman
Brett Tolley
Sheila Vanderhoef
Scott Vandersall
Matthew Varnum
Beth Wade
Donna Walker
Christopher Ward
Eric Whiteley
Sara Whiteley
David Willard
Claudia Williams
Barbara Wood

# Stay Connected. Get Involved. Engage Others.

The magnitude of our community's challenges requires greater participation — from those most affected by barriers and inequities to those who care deeply about the issues. We encourage and welcome you to participate in and support our efforts.

**DONATE.** Support our mission, our programs, and our organization.

**PARTICIPATE.** Participate in our programs and events.

**LEARN.** Learn about programs and impact. Sign up for our newsletters.

**SHARE.** Tell your friends, family, and colleagues about us. Bring them to our events. Forward our newsletters. Like and share our posts on Facebook, Instagram, and LinkedIn.



## A SUMMER EVENING ON THE FARM

**Join us for the CDP's much-loved gathering to celebrate community and raise funds to support our work to build a stronger, more diverse year-round community.**

On August 22, 2024, we will celebrate the 10th anniversary of the event at Greenhouse By The Sea in Orleans. The program will feature the voices and stories of residents who have benefited from their CDP experience, followed by a Fund-the-Need Auction. Over 200 guests will enjoy local bites, drinks, and fresh-shucked oysters provided by Cape-based vendors.

community development partnership

260 Cranberry Hwy, Unit 1, Orleans, MA 02653
508.240.7873 | contact@capecdp.org | capecdp.org

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