Harborlight Community Partners

Building Homes. Strengthening Communities. Changing Lives.

www.harborlightcp.org

2018 ANNUAL REPORT

# Home is Where Our Story Begins

Beverly Hamilton Ipswich Gloucester Marblehead Peabody Rockport Salem Wenham

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# 9 Communities

Beverly | Salem | Peabody
Rockport | Gloucester | Wenham
Hamilton | Marblehead | Ipswich

**392** units

**550+** people

**21** buildings

**51** First-Time Home Buyer Units

**232** Units in the Pipeline

**Over 600** names on HCP waiting lists

**Hundreds** of stories,
**Hundreds more** to be written

# A REFRESHED MISSION

**Harborlight Community Partners collaborates with communities to cultivate just, equitable and sustainable housing opportunities vital to the health and strength of the individuals and communities of our entire region.**

## A Bold Vision

Late in 2017 and into 2018, HCP Board & Staff came together to revisit and re-energize the mission of Harborlight Community Partners. A decade ago, in 2008, HCP became the umbrella under which seven housing organizations became one. Fortified by these roots, some planted over 50 years ago, and with a tenacious and vigorous spirit, the time had come to renew our vision and goals. The result is a refreshed mission and bold strategic plan (turn to page 18 to see the Summary Plan).

## 2018 Board of Directors

**Robert Gillis,** *President*
**Kurt James,** *Vice President*
**Peter Simonsen,** *Treasurer*
**John Thomson,** *Clerk*

Jack Alves
Tracey Armstrong
Pam Constantine
Kate Desmond
Suzanne Gruhl
Marven Hyppolite
Don Kelley
Rev. Beth Loughhead
Christine Madore
Debra Mallon
Karen Popadic
Stacy Randell-Shaheen
William Scanlon
Michael Schaaf
Catherine Schlichte
Peter Simonsen
Carol Suleski
Alan Temkin

## The HCP Team

| | |
|---|---|
| Steve Albanese | *Facilities Supervisor* |
| Susan Ball | *Bookkeeper* |
| Tony Belmonte | *Craftsman* |
| Bethany Blake | *Manager, Philanthropy & Marketing* |
| Rebecca Borden | *Maintenance Staff* |
| David Burnett | *Maintenance Staff* |
| Beth Brenner | *Property Manager, Harborlight House* |
| Kathleen Burke | *Receptionist/Admin., Harborlight House* |
| Kristin Carlson | *Director of Real Estate Development* |
| Tim Donovan | *Chief Operating Officer* |
| Ruth Doyle | *General Manager, Boston Street Crossing* |
| Andrew DeFranza | *Executive Director* |
| Karen Estey | *Property Manager, Turtle Woods* |
| Deanna Fay | *Manager, Advocacy & Community Engagement* |
| Lauren Freitas | *Fundraising Database Coordinator* |
| Dawn Gross | *Property Manager, Pigeon Cove Ledges & Rockport HS Apartments* |
| Yvonne Graham | *Property Management & Stewardship Director* |
| Ron Hawes | *Maintenance Staff* |
| Amy Beth Healy | *Staff Accountant* |
| Howard Hubley | *Senior Accountant* |
| Michael LaPlante | *Turtle Creek/Woods Operations Manager* |
| Kate Leschinsky | *Resident Service Coordinator, Turtle Woods* |
| Rosa Ordaz | *Manager, Resident Services & Community Engagement* |
| Mike McFadden | *Maintenance Staff* |
| Todd Pheulpin | *Maintenance Staff* |
| Alexandra Ramirez | *Property Manager* |
| Ken Redford | *Chief Financial Officer* |
| Shirley Stewart | *Resident Service Coordinator, Turtle Creek* |
| Michelle Vega | *Property Manager, Turtle Creek* |
| Greg Wilson | *Electrician and Maintenance Technician* |

## Mission Accomplished:
# Boston Street Crossing

In 2018 HCP completed Boston Street Crossing, two homes encompassing 26 studio units for formerly homeless adults, offering case management and supportive services. Propelled by the Mayor's Task Force on Homelessness, two neglected rooming houses were completely transformed into supportive housing for our most vulnerable neighbors. This unique housing is a complex alchemy of development and operating funding, along with housing subsidies to ensure long term affordability, all of which were necessary to the sustainability of the concept. At the October ribbon cutting, we gathered the many partners needed to make this happen and honor the collective dedication to the effort. While It was a special day, all were mindful that, with over 90 applicants for these units, the need remains great and the work must continue.

### PROJECT & FUNDING PARTNERS

City of Salem: Community Preservation Committee and Salem HOME

Massachusetts Department of Housing and Community Development

Institution for Savings

Boston Private

North Shore HOME Consortium

Community Economic Development Assistance Corporation

Massachusetts Housing Investment Corporation

MassDevelopment

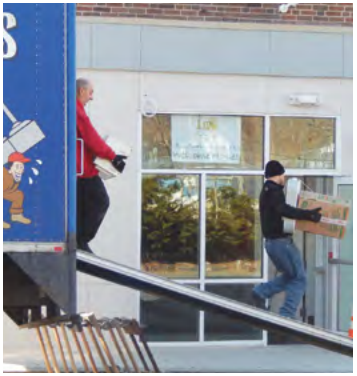
MassHousing

Enterprise Community Partners

Architect: SV Design

General Contractor: Groom Construction

Supportive Services: Lifebridge North Shore



*"I came in here from off the street. I know God has a plan for me or I wouldn't still be alive today. I lived in a tent, I lived in shelters. I never want to be homeless again. I am going to figure out what the plan is for me. I can't believe I am here."*

## When a Community Says "Welcome Home"

When HCP asked, you responded. Thanks to our generous Welcome Home Basket donors, who directly touched the lives of our new Boston Street residents – people who have seen more than their share of hardship. Filled with to the brim with house keeping items and gift cards, this did more than set up a home. The thoughtful effort truly made our residents – most often marginalized and forgotten - feel valued, cared for, and part of a community.

*Thank you*

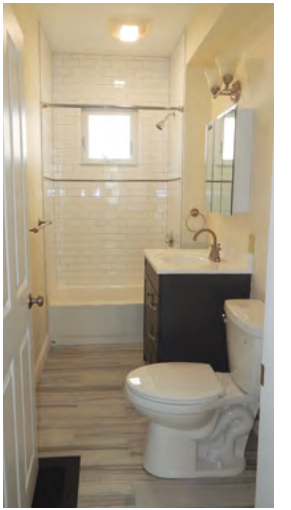
### Welcome Home Basket Donors

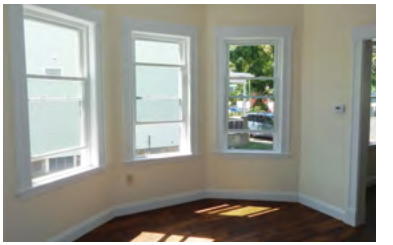
Calvary Baptist Church of Peabody
Christ Church of Hamilton and Wenham
City of Salem
Community Credit Union
Copyright Clearance Center
First Baptist Church in Beverly
Friends of the Beverly Community
Groom Construction
Harbor Church
HCP Friends: (Stella Mae Seamans, Judy Cabot, Hester Clapp, Marge Nix, Babette Loring),
In Memory of Barbara & Jim Townsend
KJP Partners
Mary Queen of the Apostles Church
North Shore Friends Meeting (Quakers)
Pam McKee Team
Peabody Clergy and Ministerial Association
Poeske Family
Prevare, Inc.
Remix Church
Rotary Club Peabody
Rotary Club of Salem
St. Michaels Church Marblehead
St. Vincent DePaul Society of Salem

BECKFORD STREET RENO

## One Unit, One Family

In 2018, HCP embarked on several updates and renovations needed in our family housing portfolio. One of these projects was completed in 2018, thanks to the generosity of local foundations. Our family unit on Beckford Street in Beverly required a complete overhaul, including some structural work. We are grateful to the foundations which made it possible to turn this project around quickly, ensuring a family could be housed as soon as possible. Other projects in the family housing portfolio remain in progress.





### Thank you our family renovations funders:

Amelia Peabody Charitable Trust
Cell Signaling Inc.
Chalesbank Homes
East Boston Savings Bank
People's United Community Foundation of Eastern, MA
St. John's Episcopal, Beverly

# Synergy of Arts & Housing

## Adding Color

Art student/volunteer Olivia James created a mural inside 43 Boston Street to bring a splash of color to the environment and uplift spirits. Olivia also painted a vibrant rendition of 43 Boston Street to be hung in the common area, loved by residents and staff alike.

## Urban Pop @ BSC

Seemingly in the blink of an eye, popular urban muralist Ruben Ubiera swooped in, met with HCP residents, and created this bold and imaginative interpretation of what Boston Street Crossing means to its newest residents - renewal, home, safety. All this came through, as large as life, in brilliant color, and in less than 48 hours. This was amazing!

## North Shore ShelterFest

Local musicians rocked the house at a unique event organized and hosted by First Baptist Church in Beverly! Nine bands participated in this first-ever event to raise funds and awareness of HCP and affordable housing. This fun event brought together all ages and music genres for an awesome day. Participating bands included Evan Goodrow, Tree House Charlatans, Aisha Burns Dreamtigers, Sweet Escape, Liberte, The Band Next Door, Sara Schuyler and Cables and Lines.

FBC's Brian Gregory, event organizer, (left) and Rev. Kent Harrop (right) present HCP's Executive Director Andrew DeFranza with a donation from the North Shore Shelter Fest proceeds of over $2500.

## Speaking Up - Speaking Out

# Resident Advisory Council

In 2018, HCP's Resident Advisory Council (RAC) had 27 members; the RAC serves to engage residents to participate in the strategic direction of HCP and encourages advocacy with local and state leaders. From the RAC, HCP recruited three HCP Board members. The RAC has participated in legislative alerts and other advocacy efforts.

A private tour of the State House with Rep. Brad Hill was a highlight!

## Statehouse Visit

The HCP RAC had a private tour of the State House with Rep. Brad Hill, where they had the inside view of this historical and storied building. Members sat in the house chamber and enjoyed lunch in the Rotunda. It was an outstanding experience - educational and enlightening.

# 2018 Legislative Coffee

With eight communities represented and over 40 people in attendance, HCP hosted our 4th Annual Legislative Coffee. Held at First Church in Wenham, we were also joined by Sen. Joan Lovely, Representatives Ann Margaret Ferrante, Brad Hill, and Jerry Parisella; Beverly Mayor Mike Cahill and reps from the offices of Sen. Bruce Tarr and Rep. Ted Speliotis. Waring School students Tristan Potter and Ilana Frost spoke on housing-related issues in the region they had researched. Zoning, funding, and housing policies and the impacts on these on the region's housing crisis were discussed.

Caption (R-L) Rep. Brad Hill, Rep. Jerry Parisella, Sen. Joan Lovely, Ilana Frost and Tristan Potter

# #YIMBYTown Conference 2018

This national conference was hosted in Boston in 2018; HCP was actively engaged, acting as fiscal sponsor and as part of the Steering Committee. This three day event brought together housing advocates from around the country to discuss issues and to issues and solutions related to the national affordable housing crisis. With such a pivotal role in the conference, HCP was able to ensure that local challenges were part of these discussions.

Candidate & Governor Charlie Baker

Candidate Bob Massie

Candidate Setti Warren

Candidate Jay Gonzales

## "Meet the Candidates" Series

In 2018, the Resident Advisory Council organized a Meet the Candidate Series to give HCP residents an opportunity to personally meet and hear from each of the MA gubernatorial candidates on separate days.. We are grateful and honored that all candidates, including Governor Charlie Baker, made time to come to Turtle Woods. HCP residents from Beverly, Rockport and Ipswich attended these sessions to directly address the public policy and issues affecting them and their communities.

## HCP on BevCam

Talking about housing and housing access with our friends at Beverly Community Access Media.

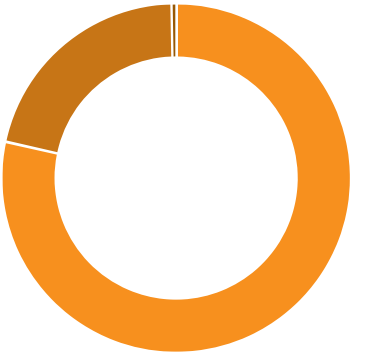
## MACDC's 2018 Convention

HCP sent a sizable crew of staff, board and volunteers to MACDC's 2018 Convention! Great day to be with housing advocates from around the state.

Want a magnet or a button? Show your support for affordable housing! Email rordaz@harborlightcp.org

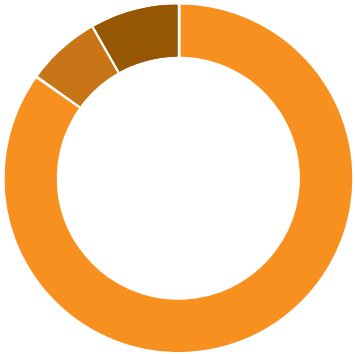
# REVENUES

| | | |
|---|---|---|
| Earned Program Income | $2,831,140 | 77% |
| Fundraising | $846,541 | 23% |
| Interest/Other | ($ 12,830) | 0% |
| Total Income | $3,664,851 | 100% |



# EXPENSES

| | | |
|---|---|---|
| Housing Development, Housing Operations, and Social Services | $2,708,913 | 82% |
| Fundraising | $260,100 | 8% |
| Administrative | $316,631 | 10% |
| Total Expenses | $3,285,644 | 100% |



## CHANGE IN NET ASSETS $379,207

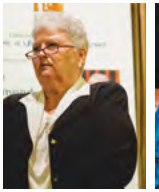
# Home is Where Our Story Begins

At the 2018 event, *A Celebration of Community Partnerships: Home is Where Our Story Begins*, over 250 friends of HCP gathered at the Kernwood County Club in Salem. We reviewed the year's milestones and the progress to be made in the year ahead. Our keynote, Jason Silva, told his personal story and spoke from the heart about the life changing difference affordable housing made for him growing up on the North Shore. This year's honorees included HCP resident and Board Member Kate Desmond , Cape Ann Savings Bank, and Mayor Kimberly Driscoll and the City of Salem, all of whom have been integral to our housing mission.

Thank you to all who supported HCP in the past year and on that evening. There are so many stories like Jason's yet to be written, and we cannot do it with out you.

*"There is a recipe for success, there really is. It is a caring community, it's friends, it's family. Some people have more, people that are willing to help, but all of us need to step up. And that is why I am so honored to be here. I would not be here talking to you if my family did not have so much help from so many and a place for my mom to get on her feet. Housing and so many good people make stories like mine possible... Access to affordable housing is critical. Critical for seniors, for workers, for the next generation. We need to build strong communities through affordable housing access, to create stable places for kids to grow and flourish. We all need to do our part and support great organizations like this."*

**Jason Silva**
Marblehead Town Administrator; Jason has also served as Chief of Staff for Senator Joan Lovely, Executive Director or the Salem YMCA, Chief of Staff for Salem Mayor Kim Driscoll, and was a Beverly City Councilor for six years.



# Next Gen of Housing Advocates

## The Waring School

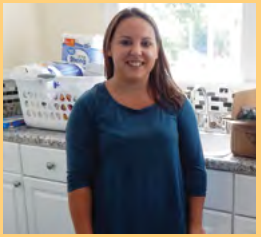
Into 2018, HCP engaged students from the Waring School of Beverly in a project of learning and sharing stories. The group of students came to know residents of Harborlight House over the course of several months which culminated in a collaborative art mural created by the group of students. What started out as an intergenerational project to engage and capture life experiences and stories of our residents, grew to a broader learning of housing issues across the nation, state, and in the students' home communities. We are inspired by their level of understanding and compassion for those who cannot access an affordable place to call home.

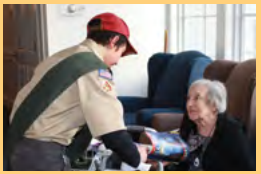
## Brookwood School

HCP residents continue to connect with youth from Manchester's Brookwood School. On this day at Rockport High School Apartments, both seniors and kids traced their hands and expressed what their hands have done in their lifetime and what is special to them. This day was a beautiful connection between the generations.

## CITC Video

Endicott College student James Donovan helps HCP make a short video about how the Community Investment Tax Credit has supported our ability to create more housing on the North Shore.





## Simple Kindnesses

During the summer mobile farmers' market at the Turtles, volunteer high school student, Sydney Ruggieri, offered to lend a hand with bags, and brought lemonade to share. Boy Scouts from Beverly visited Harborlight House to bring gifts and joy this past spring. Local resident Katie DiTomaso donated and delivered several household items and linens to help a new HCP family set up housekeeping.

We are inspired by each of these acts of kindness and generosity.

## CHAPA Distinction

Executive Director Andrew DeFranza received the Community Service Award from CHAPA (Citizen's Housing and Planning Association). Andrew was honored for his tireless work in affordable housing creation and tenacity in housing advocacy at the state and local levels. The award was presented to Andrew by Mayor Michael Cahill of Beverly.

## First Time Home Buyer Classes Launch

HCP and the North Shore Association of Realtors launched a MassHousing-approved First Time Home Buyer's course. Completion of the class opens the door for participants to access to MassHousing mortgages, home ownership lotteries, lender first-time homebuyer mortgages, and a variety of other mortgages through assisted and conventional lending sources.

This is part of HCP's effort to propel people at all levels of the economic spectrum, including home-buyer readiness.

"My mother, Suzanne Seller, LOVED LOVED LOVED her years at the Rockport High School Apartments, with the extra bonus of having the Rockport Library right next door! This complex offered her a rich community of truly wonderful people and enabled her to remain completely independent until her death last December 12th, 2018. My mother was a writer, and her beautiful apartment at the Rockport High School Apartments offered an ideal sanctuary where she could be quiet and private, but also surrounded by people who would check on her regularly, play relentless games of chess, and share stimulating intellectual conversations.

... I wish there was a community like the Rockport High School Apartments in every town, to better serve seniors who wish to remain vital to the very end."

Wendy and family

# The Red Brick Building written by Suzanne Sellers

"When my mother died she left behind five children and enough toilet paper to last each family the rest of their lives."

Every one of us at our New Year's Eve party laughed knowing the same will be said about us. That's what happens when you get beyond a certain age and I'm there right now. I'm 92 and surround by toilet paper.

I'm also surrounded by the most amazing group of senior citizens who share the red brick building we now call home. I had no intention of living here but I was coaxed into putting my name on the waiting list, and just in time to whittle down the contents of my house.

I have the tiniest unit in the building but I love it.

"It was too small for me," I've since learned is the main reason I had such a short waiting time. It is about one half the size of most of the apartments. But I love it and life here is far from my image of any retirement homes I've seen.

We gather in the lobby for the mail man. We share goodies on the tiny table by the elevator. We watch over each other without in any way invading anyone's privacy. We send birthday cards to each other as we note the days in each month to celebrate. They are written on the black boards on each floor. On cold days we get our exercise by walking the halls or climbing the stairs if we can. We share books as the bookcases in the halls fill up with "just finished" volumes, and it's not unusual to see some one toting a piece of their latest cooking into one neighbor or another.

I gave up my car last year and haven't missed it once. I refuse invitations to be driven where I want to go, knowing it cost me far less to use the Cata Bus or a taxi than it did to maintain my car.

And at that New Year Eve's party I didn't see one individual who wanted to be anywhere else while we celebrated.

4 Broadway, Rockport High School Apartments – that's where I may be getting older but I'm not made to feel that way.
- Suzanne

(A resident of Rockport High School Apartments, Suzanne passed away in 2018; her words continue to remind us of the importance of connection and community.)

# A Quick Glance at the Project Pipeline

## 2 Hardy Street, Beverly

Ground-up construction to create six affordable family two-bedroom units in a three-story building on a donated lot, located a short walk from the Commuter Rail; we hope to proceed with this project in 2019, with a 2020 completion

## Cabot Street YMCA Housing, Beverly

*(HCP as Development Consultant)*

In collaboration with the North Shore YMCA, HCP hopes to assist the YMCA's housing effort, Cabot House, slated to be 69 affordable studio units of supportive housing (24 new and 45 existing to be renovated), with set-asides for those who are homeless and oth-ers referred from Northeast ARC and the Dept. of Developmental Services

## 5 Granite Street, Rockport

23 Affordable Units total; 17 senior and 6 family units on a site of a former greenhouse operation; the site is transit oriented and the project will be service-enriched; the project has extensive local support via funding, zoning and public good will

## Anchor Point, Beverly

*(corner of Sohier & Tozer Roads), Beverly*

75 Affordable Family Units with a 20% set-aside for homeless families with a Community Center; local zoning changes allowed for a 40R district to create multi-family housing and state incentive payments; the project has extensive local support and state support and is a result of the Mayors' Task Force on Homelessness

## Maple Woods, Wenham

HCP has proposed up to 60 Affordable Senior Units for those over age 62 to be built on 3.5 tranquil acres; all permits have been secured and when complete will be service enriched; HCP hopes to reach an agreement in 2019 which will bring a about an conclusion to a three-year appeal process.

**In addition, other projects include proposed housing units at the Gloucster YMCA and Catalyst Housing for The Haven in Lynn. These are in the early stages of development, with HCP as development cconsultant.**

**Paving a Bold Path with Tenacity & Clarity**

## Strategic Plan Summary

Harborlight Community Partners (HCP) is a non-profit, Massachusetts-certified Community Development Corporation. HCP develops, manages and advocates for quality, service-enriched housing that is affordable and inclusive, collaborating with communities to cultivate just, equitable and sustainable housing opportunities vital to the health and strength of our entire region. By focusing on the housing needs of underserved populations and creating, preserving and operating, safe, affordable housing with supplemental supportive services, HCP strives to make homes available to all, because everyone deserves a home.

- **HCP** supports fair housing policies and approaches and will actively resist any form of formal or informal housing discrimination
- **HCP** creates, preserves, operates, and supports quality, economically accessible, community-rooted housing
- **HCP** creates safe, service-enriched, affordable housing that promotes stability while diminishing fear and vulnerability to suffering
- **HCP** creates safe, affordable housing promoting long-term, generational, economic upward mobility
- **HCP** influences long-term change for sustainable housing at the micro level, such as specific households, and at the macro level, related to systems causing or exacerbating housing hardship and the associated decrease of opportunity for people of modest and limited means.

## Corporations and Organizations

Associated Home Care dba Amedisys
**Beverly Bank**
Beverly Crossing
Beverly Rotary Club
Beverly Shade Shoppe
BLW Engineers, Inc.
**Boston Private**
**Cape Ann Savings Bank**
Carroll K. Steele Insurance Agency, Inc.
Catalano Architects
Cell Signaling Technology
Christ Church of Hamilton-Wenham
Clean Soils Environmental Ltd
CohnReznick LLP
Community Credit Union of Lynn
Cummings Properties, Inc.
Cura Hospitality, LLC
Dash Drains
Dawson's True Value Hardware
Donohoe Survey, Inc.
Eagle Strategies LLC
East Boston Savings Bank
Eastern Appraisal Services, Inc.
**Eastern Bank Charitable Foundation**
Element Care
Elm Park Flooring, LLC
Endicott College
**Estate Law**
Fairwind Lobster Company Inc.
Johnson O'Connor, Feron & Carucci LLP
First Baptist Church in Beverly
First Church Wenham
**First Ipswich Bank**
Foundations and Family Funds
Gloucester Rotary Club
Glovsky & Glovsky, LLC
Beverly Chamber of Commerce
Groom Construction
Harborlight Nursery School
Hawthorne Hotel & Three Corners Realty
Hayden Systems
Housing Ministries of New England
IES Inc.
Instant Signal and Alarm Company, Inc.
**Institution for Savings**
Kirk and Co.
**KJP Partners LLP**
**Landmark Structures Corporation**
**Law Office of Julie Low**
Leslie S. Ray Insurance Agency
Lifebridge Northshore
Marcole Corp.,
Community Package Store Massachusetts Housing Investment Corporation
Massachusetts Housing Partnership
Meridian Associates
Middleton & Co Inc.
Network for Good
**North Shore Bank**
North Shore Chamber Of Commerce
North Shore Elder Services
North Shore YMCA
OneDigital - Insight Performance
JP Realty Trust
PowerOptions, Inc.
Regnante, Sterio & Osborne LLP
Robert D. Murphy Associates, Inc.
Rockport Mortgage Corporation
St. John's Episcopal Parish, Beverly Farms
Salem Five Charitable Foundation
Schlichte & Johnstone, P.C.
SeniorCare Inc.
Sparhawk Group - Investment Engineering Inc.
Sperling Interactive
Stephen P. O'Brien Jr., Plumbing & Heating
Sterling Insurance Agency, Inc.
Stratford Capital Group
Sudbay Automotive Group
SV Design LLC
Jeff C Tannebring Dentistry
The American Baptist Churches of MA
The Caleb Group
The Children's Center For Communication, Beverly School For The Deaf
The McLane Middleton
The Mega Group - Brian DApice & Associates
The Merck Foundation
The Narrow Gate Architecture LTD
Timberline Enterprises, LLC
Todd's Sporting Goods
Tymann Law LLC
United Way of Mass Bay and Merrimack Valley
Law Office of Joblin C. Younger P.C.

## Foundations and Family Funds

Amelia Peabody Charitable Fund
Ansara Fund for Essex County, a Donor Advised Fund at ECCF
Applied Materials Foundation
Arnie Nancy Cowan Family Fund
Bryan Labell and Family at EAAT Charitable Foundation, a Donor Advised Fund
Buchsbaum Schalch Family Fund, a Donor Advised Fund
Caleb Loring, Jr. and Rosemary M. Loring 1997 Charitable Lead Unitrust
Cathy Welsh Giving Fund, a Donor Advised Fund
Charles and Sally Mammen Giving Fund, a Donor Advised Fund
Charlesbank Homes
Charlestown Benevolent Fund, a Donor Advised Fund at The Boston Foundation
Charlestown Trust Fund, a Donor Advised Fund at TABCOM
Enid R Mingolelli Charitable Fund, a Donor Advised Fund
Howard P. Colhoun Family Foundation
Hunt Fund for Children, a Donor Advised Fund at The Boston Foundation
Kuehn Charitable Foundation
Marcia J. Hunkins Charitable Fund, a Donor Advised Fund
People's United Community Foundation of Eastern Massachusetts, Inc.
The Bertolon Family Foundation
The Buckley Family Fund
Zampell Family Foundation

## Individual Donors

Jack and Marie Alves
Edward and Janice Armstrong
Tracey Armstrong-Johnstone and Glen Johnstone
Toby Arsenian
Daniel Bakinowski
Duncan and Carol Ballantyne
Sarah Bartley
Thomas and Letitia Beauregard
John and Helen Bethel
Robert and Deborah Blanchard
Michael and Jane Bolger
William and Noreen Bolt
Richard and Ann Booth
Don and Amy Bowen
French and Linda Brandon
William and Holly Brauner
Ronald and Leslie Brennan
Donald and Nancy Brown
Jean Brown
John and Sandy Burns
Michael Cahill
Kathryn Cahill Burns

Rachel Carlson
Philip Chalmers
**Michael and Diane Christian**
Elizabeth A. Cole
**John Colucci**
David and Pam Constantine
Loretta Coombs
Will and Karen Cosmas
Thomas and Elizabeth Crean
Nancy Crowder
Michael and Bergen Daley
James and Beverly Davies
James and Marie Dawson
Kurt and Shirley Decker-Lucke
John and Susan Denley
Denise Deschamps
Stephen and Dawn Dexter
Deborah Douglas
Neiland and Priscilla Douglas
Edward and Carol Duncan
Conway and Sallie Felton
Walter and Eleanor Flowers
Carl Gardner
Grace Gardner
Jeff and Kellie Gentry
**Robert and Pixie Gillis**
Shelly Goehring
Jack and Susan Good
**Suzanne Gruhl**
Linnea Hagberg
**Christopher and Delanne Haight**
Bonnie Hannable
Joanne Holbrook Patton
**Mimi Hollister**
Marcia Hunkins
Timothy and Joan Ingraham
Kurt and Sabin James
Michael and Ines Jindra
Daniel and Susan Johnson
**Peter and Joan Johnson**
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Tasso Kaper and Antonella Cucchetti
Cathryn Keefe O'Hare
Donald and Margaret Kelley
David and Eileen Lang
John E. Lawrence
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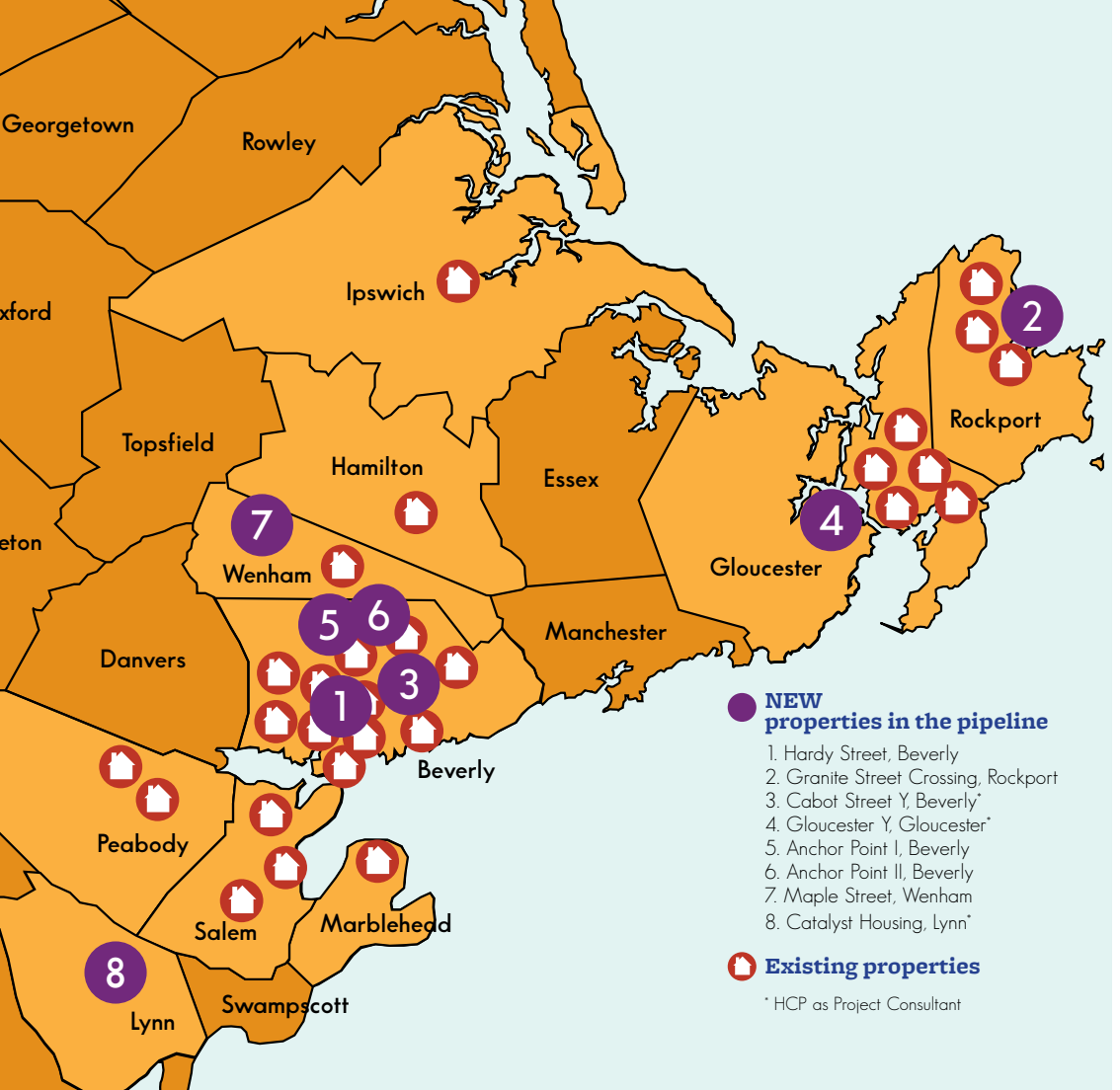


**NEW properties in the pipeline**

1. Hardy Street, Beverly
2. Granite Street Crossing, Rockport
3. Cabot Street Y, Beverly*
4. Gloucester Y, Gloucester*
5. Anchor Point I, Beverly
6. Anchor Point II, Beverly
7. Maple Street, Wenham
8. Catalyst Housing, Lynn*

**Existing properties**

* HCP as Project Consultant

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