BREAKING THE CYCLE OF POVERTY

The Lighthouse Center

tlc

BUILDING STABILITY AND OPPORTUNITY

HARBORLIGHT HOMES
Dear Friends,

This is an invitation:

• To join an effort that can change the lives of people who struggle
• To build a place that breaks the cycle of poverty

**Poverty is exhausting.**
**Poverty is traumatic.**
**Poverty is entrapping.**

Scarcity limits possibilities. It forces choices that are not necessarily the best, but they are the only ones you have.

Envision with us a different way:

• Families have the tools to lift themselves out of poverty.
• Children move beyond limits to achievement.
• Discouragement gives way to hope and fulfillment.

This is *The Lighthouse Center* - a bold, innovative idea to promote economic mobility, transform lives, and strengthen our communities.

The keys to its success are proximity and breadth of programming.

Everything we set out to do - childcare, counseling, training, after-school support, and more much - will be available right where our residents live. Choices that are good, time to learn and grow, a place to build new lives.

Please help us take *The Lighthouse Center* from concept to reality.

We are grateful for your consideration.

“*We know there is a better way. We can keep doing this. Together.*”

Andrew DeFranza
Executive Director, Harborlight Homes
HARBORLIGHT HOMES: the North Shore’s oldest and largest developer of affordable homes for essential workers, elders, and those experiencing homelessness.

- 478 Homes
- 12 Communities
- 1,500+ Names on waiting lists
- 20+ Supportive Service Partners
- 92% earn less than $35,000/yr
- 98% of residents below North Shore median income
- 600+ Residents
- $5,000,000+ property taxes paid
- 383 Units in the pipeline
The Anchor Point Community: Home to The Lighthouse Center (TLC)

The difference between surviving and thriving for struggling families and essential workers.

Affordable homes and life-building services for residents in one location.

**Affordable Homes:**
new construction 2- and 3-bedroom (funded by state, federal, and local financing sources)
Phase 1, 38 affordable homes: completed in 2022
Phase 2, 39 affordable homes: opening in 2024

**The Lighthouse Center:** services to lift families and break the cycle of poverty: opening in 2025.
Proximity Matters

Not enough time, not enough money, not enough hope.

What may be an “inconvenience” for some – an empty gas tank, kids needing new shoes, appointments that require babysitters, car repairs, even grocery shopping – are an emergency for someone struggling with poverty.

“Inconveniences” have the power to stop dreams in their tracks.

In a resource-deprived family, every turn can be a barrier.

Breaking down those barriers and building a bridge to “the possible” takes easy access to support, and a caring community to provide it.

For Anchor Point residents, having The Lighthouse Center - steps away - will directly impact outcomes:

- Attending an AA meeting, (OR NOT)
- Receiving tutoring, (OR NOT)
- Being mentored, (OR NOT)
- Completing a GED, (OR NOT)
- Getting financial counseling, (OR NOT)

“Together, we can do this.”

“...parents and caregivers have access to every opportunity for themselves and their children.”

Robert Wood Johnson Foundation
The Lighthouse Center
You can’t go back and change the beginning but you can start where you are and change the ending

- C.S. Lewis
The Lighthouse Center at Anchor Point will provide direct, on-site access to resources that foster economic mobility, personal potential, and build a strong foundation for children.

**Breathe**
...relief from fear and insecurity

**Learn**
...new skills, new tools

**Grow**
...possibilities and potential

**Thrive**
...through dreams and self-sufficiency
Steps Away

Opportunity grows here. All programs and features will improve health outcomes, economic mobility, and community connection. Parents and families will thrive.

A Inside:
- On-site Childcare
- Classrooms
- Community Spaces
- Teaching Kitchen
- Resident Services
- and more

B Playing Field

C Two Playgrounds

D Splash Pad

E Benches throughout the community

F Covered Bus Stops

G One Basketball half-court, One Pickleball court

H Community Gardens
Breathe
Room to move, designed to promote physical activity, play and camaraderie

Two Playgrounds
One Basketball Half-Court
One Pickleball Court
Multi-Use Grass Playing Field
Children’s Splash Pad
Benches and Walking Paths

REALITY
Children raised in impoverished environments are at higher risk for health and social problems, including poor performance in school.

The Lighthouse Center
A day in the life

7 am
Childcare center early drop-off
Free breakfast for children
Early morning walks & exercise

8 am
Childcare center drop off
Children gather at school bus stop
GED / ESL early classes
AA meeting
Bustling school bus stop

9 am
Case management 1:1 Meetings
Nutrition class in community kitchen
Service Coordinator Activities
Learn

Computer Lab
Classrooms
Case Management Offices

GED / ESL Instruction
Financial Literacy / Credit Counseling
Adult Mentoring / Career Counseling
Job search / Application Skills / Resume Creation
Teen Mentorship/Support/Tutoring

REALITY
MA ranks 7th among states with the highest income inequality
- Economic Policy Institute

10 am
Public Nurse education program
Children from childcare center play in playground
Resident Services daily programming
Case Manager works on budgeting with resident
Computer learning for adults in Lab

11 am
AA/NA meeting
ESL class
Playground / Field
Play for children from childcare center

12 noon
Lunch time adult education programming
Noontime walks
Community gardening
Public Nurse visits

1 pm
Financial Literacy class
Computer skills training for adults
Public Nurse visits
Case Management 1:1
Grow

On-Site Childcare Center
Certified Early-Learning
Infant – age 5 offered in collaboration with a local certified childcare provider

Full Community/Instructional Kitchen
Augmented by Community Gardens Gardening Programming, and Nutrition Education

Community Events
After-school on-site programming (including school vacation and snow days)

REALITY

How our communities are planned, designed and built can have a major influence on our physical and mental health.

Robert Wood Johnson Foundation

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<tr>
<th>2 pm</th>
<th>Prep for after school programming</th>
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<tr>
<td></td>
<td>Computer Lab open</td>
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<tr>
<th>3 pm</th>
<th>After school tutoring</th>
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<td>Pick up basketball</td>
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<td></td>
<td>After school programming for elementary age</td>
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<td>Community gardening</td>
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<td>Homework helpers</td>
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<th>4 pm</th>
<th>Childcare pick-up</th>
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<td>Case Management 1:1</td>
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<td>Resident Services Program</td>
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<td>Adult pickleball instruction</td>
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<th>5 pm</th>
<th>Childcare pick-up</th>
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<td>Foodbox pick up as needed</td>
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<td></td>
<td>Monthly community meal</td>
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<td>Field play for children</td>
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Large Community Room

With the capacity to be divided in two, for age-appropriate programming

Smaller Meeting Room

Resident Services Offices

Visiting/Public Nurse Office

1 on 1 Visits

Health care providers

- Understanding Health Insurance
- Adult Education for Good Health / Stress Management
  (examples: Smoking Cessation, Pre-natal Education, Parenting Programming)
- Mental Health Programming / Group Support
  (such as AA - NA - Al-ANON)

REALITY

Poverty and low-income status are associated with a variety of adverse health outcomes...poverty also affects built environment, services, and culture, all of which impact health outcomes. Location matters.

2021 American Academy of Family Physicians

6 pm
Late childcare pick up
GED class
Weekend parent’s night out / child program
Field play for children

7 pm
Al-ANON meeting
Financial Literacy class
Nutrition class & cooking instruction

8 pm
Youth group
Parent classes
Mom support group
Smoking cessation education

9 pm
AA / NA meeting
GED class
Teen programming

10 pm
Weekend Teen Movie Night
Break the cycle of poverty. 
Give to THE LIGHTHOUSE CENTER at ANCHOR POINT 

Make a lasting generational impact. 
Lift families out of poverty. 
Empower new solutions to systemic challenges.

How will The Lighthouse Center work?

The Lighthouse Center will support, teach and inspire residents to chart their own futures.

For some, on-site childcare and safe playing spaces will provide a parent the peace of mind to complete a GED or college certificate program.

For others, community gardens will yield vegetables, fruits, flowers, and new friends.

Meeting rooms will buzz with computer and job skills classes.

Athletic courts will offer healthy exercise and the confidence that comes from sport.

The doors of The Lighthouse Center will open early in the day to accommodate the schedules of working parents and will close after evening classes and support groups have ended.

Each day professional staff, service liaisons, and educators of all kinds will support residents so their dreams are not derailed.
How can I give to the Lighthouse Center?

You can give once or make a pledge over multiple years.

You can:
- Write a check.
- Use a credit card.
- Give stocks or other securities.
- Donate real property.

You can be anonymous or announce your enthusiasm through naming a Lighthouse Center feature, such as:

- Lobby
- Kitchen
- Classrooms
- Meeting rooms
- Outdoor benches
- Sports courts

Contact us for details of campaign naming opportunities.

If by check, please make payable to Harborlight Homes and mail:

Harborlight Homes
Attention: TLC/Bethany Blake
P.O. Box 507, Beverly, MA 01915

You can indicate your intention to give over multiple years by enclosing a note with your check. We will follow up with you.

For other types of gifts, please call Bethany Blake at 978-473-7153 or BBlake@harborlighthomes.org for more information.

Note: TAX ID # 04-2313571

Gifts to The Lighthouse Center Campaign will be expended solely for the purpose of constructing The Lighthouse Center.

PLEASE NOTE that your annual operating gifts continue to be essential to our ongoing programs and operations and we ask you continue to make those gifts as you typically do.

Thank you for your commitment to advancing the mission of Harborlight Homes.

Harborlight Legacy Society

The Harborlight Legacy Society honors those who have included Harborlight Homes in their gift planning through bequests or other forms of deferred giving. You may design or complement your campaign gift by considering this option.

To discuss, please contact Bethany Blake at 978-473-7153 or BBlake@harborlighthomes.org
HH Mission
Collaborating 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.