

BREAKING THE CYCLE OF POVERTY

the

The
Lighthouse
Center



BUILDING STABILITY AND OPPORTUNITY

HARBORLIGHT
HOMES



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

Andrew DeFranza
Executive Director, 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.

Andrew DeFranza

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



600
+Residents

1500+ **Names on waiting lists**

20+ **Supportive Service Partners**
Aging-in-Place/Family Economic Mobility

\$5,000,000+ **property taxes paid**



92% **earn less than \$35,000/yr**

98% **of residents below North Shore median income**

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

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.



“To meet families at their aspirations, we must ensure that 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

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

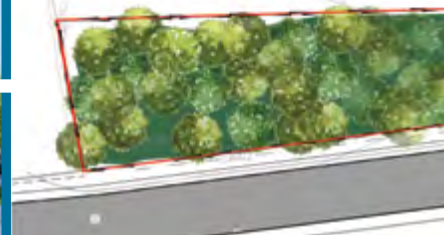


...relief from fear
and insecurity

Learn



... new skills,
new tools



Grow

... possibilities and
potential



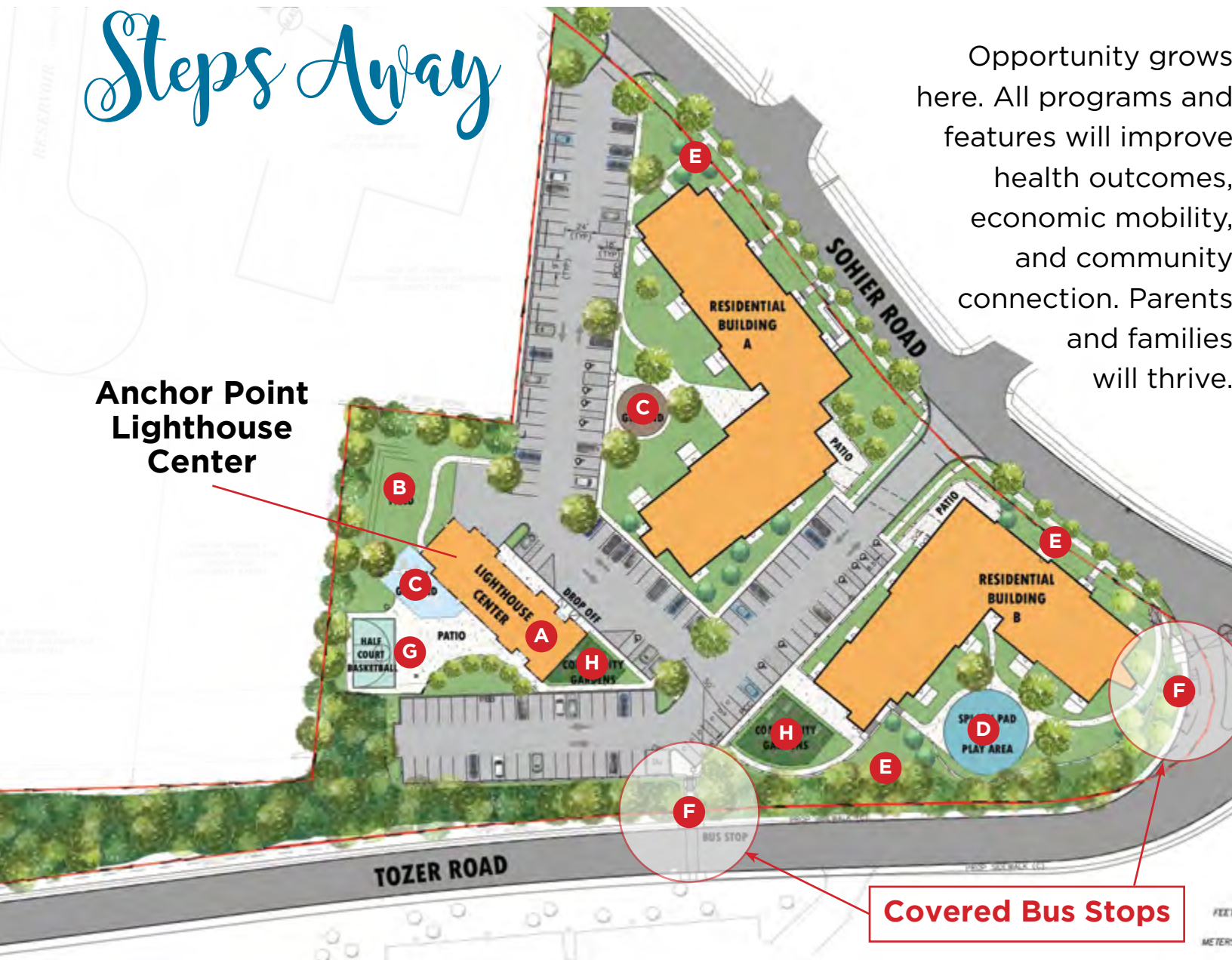
Thrive

... 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.

Anchor Point Lighthouse Center



Covered Bus Stops



- 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



2 pm

Prep for after school
programming
Computer Lab open

3 pm

After school tutoring
Pick up basketball
After school programming
for elementary age
Community gardening
Homework helpers

4 pm

Childcare pick-up
Case Management 1:1
Resident Services Program
Adult pickleball instruction

5 pm

Childcare pick-up
Foodbox pick up as needed
Monthly community meal
Field play for children



Thrive

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 ~ AI-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

AI-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?

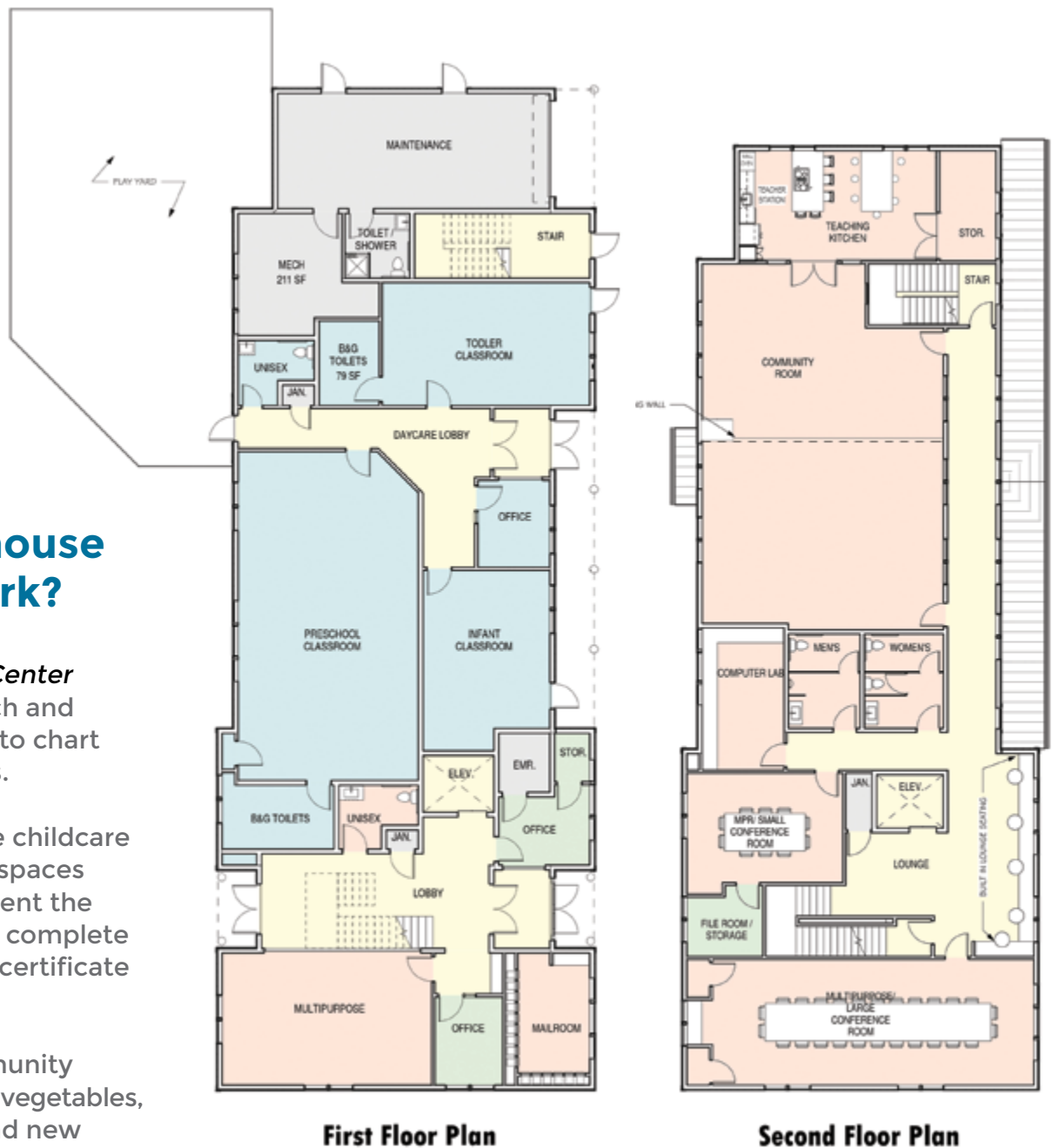
The Lighthouse Center will support, teach and inspire residents to chart their own futures.

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**

AFFORDABLE COMMUNITIES, REIMAGINED

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.



Harborlight Homes
PO Box 507
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Questions and more information:
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HH is a 501c3 charitable organization
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