Anchor Point 2 - Public Information Session

EQUAL HOUSING OPPORTUNITY

BUILDING STABILITY AND OPPORTUNITY
HARBORLIGHT HOMES

About Harborlight Homes

Harborlight Homes is a non-profit Community Development Corporation. We build and manage affordable housing for seniors, family, disabled, and homeless populations throughout Essex County. We advocate for just and equitable communities, because everyone deserves a home.

About Harborlight Homes

Current Properties

Senior Housing
- Rockport, Ipswich, Beverly, Saugus, Wenham

Supportive Senior Housing
- Peabody, Beverly

Family & Individual Housing
- Beverly, Hamilton, Marblehead, Salem, Wenham

First Time Homebuyer Properties
- Gloucester, through Community Land Trust of Cape Ann

Some Upcoming Developments...

Agawam Village
- Ipswich, 94 family and senior homes

Anchor Point 2
- Beverly, 39 family homes

Asbury Common
- Hamilton, 45 family homes

Catalyst Housing
- Lynn, 24 studios for ages 18-24

Harborview Place
- Gloucester, 20 senior homes

Windward Crossing
- Rowley, 28 family and senior homes

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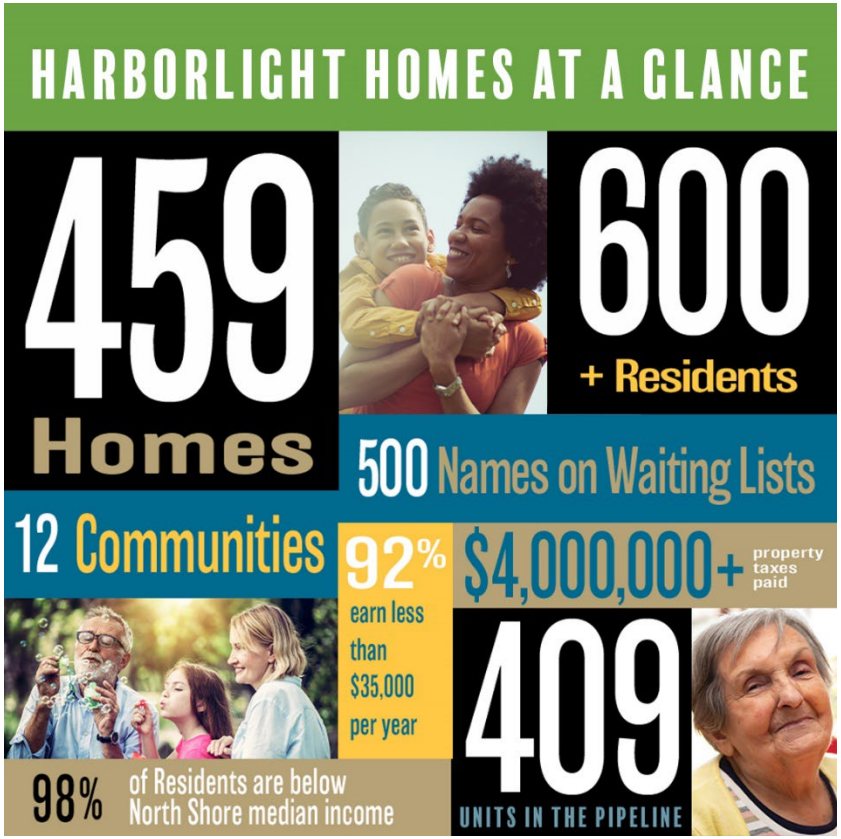
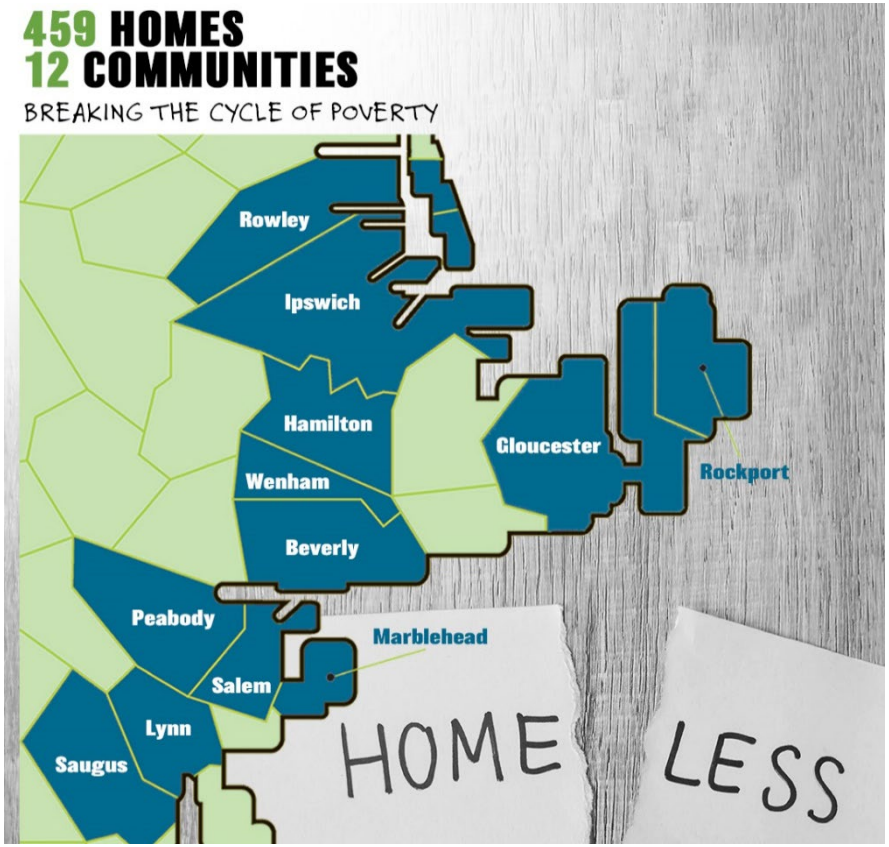
Our Impact





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Introducing Anchor Point 2

Anchor Point 2
106 Sohier Road
Beverly, MA 01915

39 Affordable Homes

- 2- and 3-bedroom units
- ADA accessibility and sensory-impairment needs
- 2-6 person households
- Income limits at 30% and 60% AMI levels
- All housing vouchers gladly accepted
- Local preference for applicants who live, work, or have children attending public school in Beverly
- Some units reserved for homeless families; rent to be paid by permanent project-based housing subsidies

Rent Includes

- FREE onsite parking
- UTILITIES (heat, A/C, electricity, water)

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Introducing Anchor Point 2

Property Features

- Card-operated laundry on each floor
- Heat and A/C individually-controlled
- Playground, fields, and half basketball court
- Splash pad for water play
- Community gardens
- Private patios and entrances (some units)
- Great views (many units)
- Community rooms (for birthday parties or small gatherings)
- Onsite Resident Services Coordinator & Property Manager
- Onsite Maintenance Staff with 24/7 on-call or after hours service
- Tile bathrooms, large windows, wood-look vinyl plank floors, modern kitchen appliances
- Walk to Beverly High School, close to downtown Beverly shops and restaurants, MBTA Commuter Rail, and Routes 97 and 128

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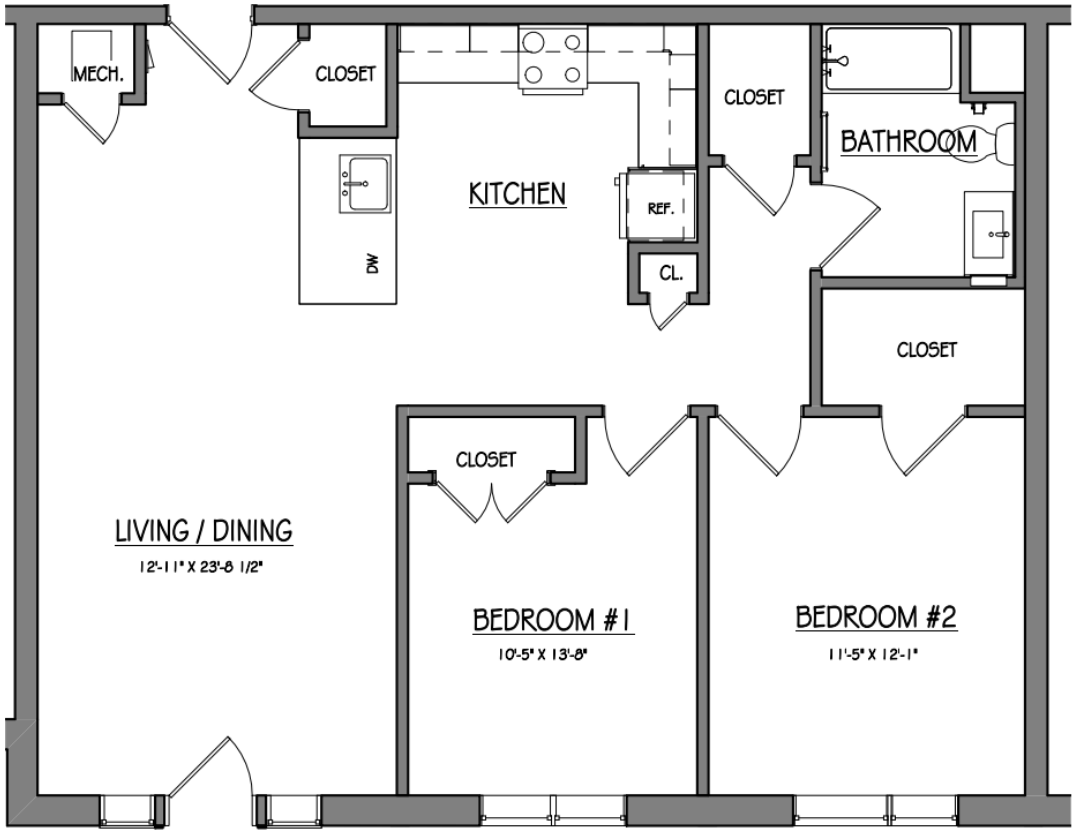
2-Bedroom Apartments



Sample Floorplan - 983 ft^2

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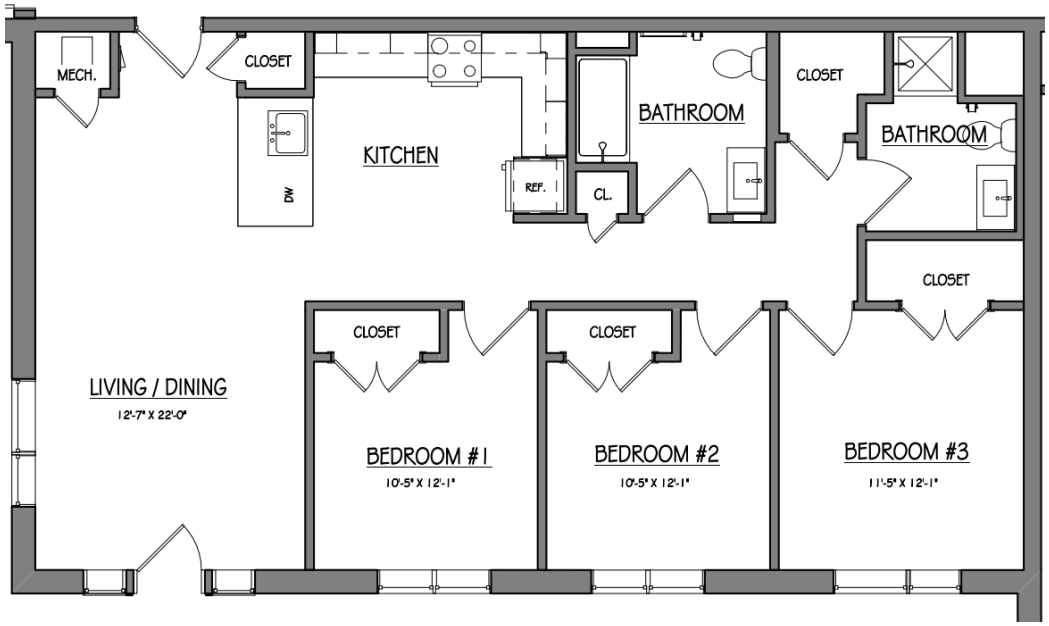
3-Bedroom Apartments



Sample Floorplan – 1,163 ft^2

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Application Process & Lottery Schedule

Rent & Income Limits (per 2024 HUD Limits for Boston-Cambridge-Quincy MSA)

Unit Type	# of Units	Household Size	Rent Range	Income Range
2-Bedroom	8	2-4	30% of Gross Income	Below $39,200 (2 people) Below $44,100 (3 people) Below $48,950 (4 people)
2-Bedroom	12	2-4	$1,872 - $2,203	$56,176 (min) - $78,360 (max) (2 people) $56,176 (min) - $88,140 (max) (3 people) $56,176 (min) - $97,920 (max) (4 people)
3-Bedroom	8	3-6	30% of Gross Income	Below $44,100 (3 people) Below $48,950 4 people) Below $52,900 (5 people) Below $56,800 (6 people)
3-Bedroom	11	3-6	$2,164 - $2,546	$64,923 (min) - $88,140 (max) (3 people) $64,923 (min) - $97,920 (max) 4 people) $64,923 (min) - $105,780 (max) (5 people) $64,923 (min) - $113,640 (max) (6 people)

Key Dates & Deadlines

- August 13, 2024 – 10am — Public Information Session #1 – Via Zoom and in-person at Beverly Public Library
- August 15, 2024 – 6pm — Public Information Session #2 – Via Zoom and in-person at Beverly Public Library
- November 15, 2024 – 4pm — FINAL APPLICATION DEADLINE
- December 19, 2024 – 6pm — Lottery – Via Zoom and in-person at Beverly Public Library
- February – April 2025 — Lease-Up Period for Applicants Awarded Units in Lottery
- May 2025 — Building Ready for Occupancy (Projected)

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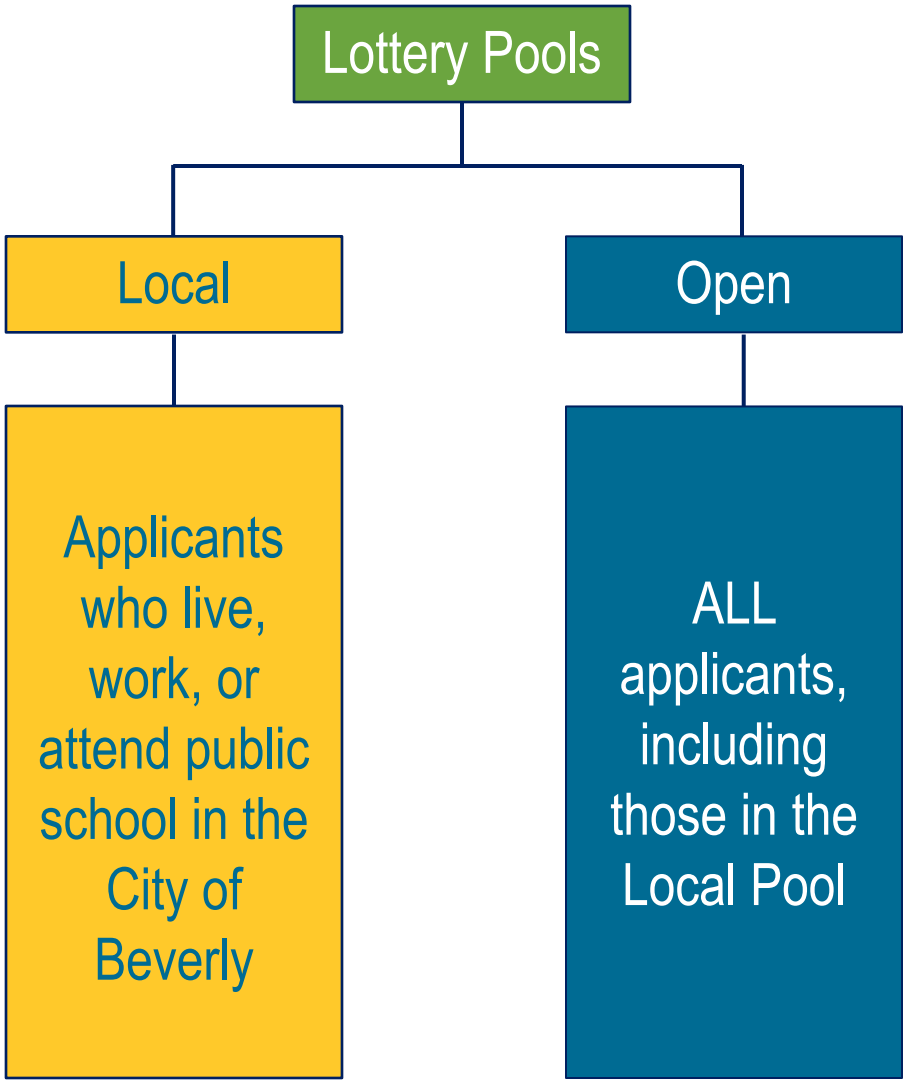
Application Process & Lottery Schedule



Lottery Process

1. Assign unique lottery # to all applicants (to protect privacy).
2. Draw applicants from LOCAL pool.
3. Draw applicants from OPEN pool.
4. Award ADA/Sensory units based on OPEN pool draw order (7 units).
5. Award LOCAL preference units based on LOCAL pool draw order (maximum of 21 units).
6. Award remaining OPEN units based on OPEN pool draw order.
7. Waitlist will be created from OPEN pool draw order.
8. Qualified applications received after the lottery will be added to the end of the OPEN pool draw order.

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Frequently Asked Questions?

Q: Why are there multiple rents listed for the same unit type?

A: At Anchor Point 2, apartments will be offered for households at two different income levels: 30% AMI and 60% AMI. AMI stands for Area Median Income, and this is a metric used by HUD to determine income eligibility for affordable housing across the country. Depending on the AMI limits, some applicants will pay 30% of their gross annual income toward rent – regardless of what that income may be – because the development received state and federal funding in the form of Project-Based Vouchers (PBV). For example, if you are a household whose income is $21,000/year, and you are applying for a PBV-subsidized apartment whose rent is 30% of gross income, you would pay approximately $7,000/year toward rent. For units subsidized by PBV, rents are variable based on income. Someone making $21,000/year would not pay the same amount as someone making $10,000/year, but they would pay the same percentage.

If your gross annual income places you above the 30% AMI income limit for a PBV-subsidized unit, the 60% AMI rent will be fixed in a range between the Contract Rent and the Maximum Allowable Rent. Harborlight Homes typically sets the Contract Rent to be 85% of the Maximum Allowable Rent for units that do not have PBV. Just like the AMI limits themselves, the Maximum Allowable Rents are also determined by HUD on an annual basis.

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Frequently Asked Questions?

Q: Why is there a minimum income limit for the 60% units?

A: For the unsubsidized 60% AMI units, Anchor Point 2 has a minimum income limit so that applicants won't pay more than 40% of their monthly income toward rent. This amount is calculated by taking the monthly Contract Rent and annualizing it for gross income. If rent constitutes more than 40% of monthly income, residents are considered "cost-burdened," which creates hardship, stress, and financial instability for the household.

Q: Are single applicants or couples eligible?

A: No, there are no one-bedroom apartments at Anchor Point 2, so single applicants or couples who are married or in a similar committed relationship would be considered over-housed by state occupancy guidelines.

Q: Do minor children have to share a bedroom?

A: Individual bedroom occupancy requirements are not determined by Harborlight Homes, and generally speaking families can choose to share (or not share) bedrooms as desired. However, bedroom occupancy and household size restrictions may apply for the 30% AMI subsidized units, depending on the age and sex of children and applicable subsidy program requirements.

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Frequently Asked Questions?

Q: What if a member of my household does not have any income?

A: If you or a member of your household does not receive any income, you must submit a notarized letter of $0 income along with your application.

Q: Is there an asset limit?

A: In accordance with current HUD regulations, there is no asset limit for households seeking housing at Anchor Point 2 for unsubsidized units at the 60% AMI level. Asset limits for non-retirement accounts do apply for the 30% AMI PBV-subsidized units based on subsidy program requirements (currently $100,000 for Section 8 units and $25,000 for MRVP units).

As applicable, actual income earned from assets (e.g. interest and dividends), or the imputed income of 0.40% (the current HUD Passbook Savings Rate) of assets without actual income, will be considered in the calculation of a household's total qualifying income. Assets do not include retirement accounts or essential personal property, but may include cash, net cash value of stocks, checking and savings accounts, investment accounts, real property, CDs, bonds, cash value of life insurance policies, and capital investments, etc.

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Frequently Asked Questions?

Q: I like to go away for the winter. Can I sublease or rent out my apartment?

A: No, you may not sublease your apartment to another person or operate it as an Airbnb. The affordable unit must be your principal, full-time residence. You can take occasional trips or vacations, but the duration of absences must conform to the terms of your lease and the program requirements of the property.

Q: Are pets allowed?

A: No, pets are not allowed, but service or emotional support animals are allowed, with medical documentation.

Q: Can I host overnight guests or short-term visitors?

A: Yes, you can host overnight guests or short-term visitors within the overall terms of the lease. Typically, Harborlight Homes allows residents to host guests for a maximum of (2) weeks/year for all combined guest visitors.

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Frequently Asked Questions?

Q: What if my household size is larger than the range stated for the unit size?

A: The State Sanitary Code governs how many people can share a bedroom and overall living space based on square footage relative to occupancy. As such, households must meet the guidelines noted on the Lottery Application for Anchor Point 2. Families cannot be “under-housed” – meaning they have too few bedrooms for the size of the household.

Q: What if my household size is smaller than the range stated for the unit size? Can I use an extra bedroom as an office or kids’ playroom?

A: State regulations require at least (1) occupant per bedroom. As such, households must meet the guidelines noted on the Lottery Application for Anchor Point 2. Families cannot be “over-housed” – meaning they have too many bedrooms for the size of the household.

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Application Process & Lottery Schedule

To Apply:

- Visit www.harborlighthomes.org to download an application
- Email AP2Lottery@harborlighthomes.org to receive a PDF application
- Pick up an application in-person at:
  - Harborlight Homes 600 Cummings Center, Suite 270-X, Beverly, MA
  - Beverly City Hall 191 Cabot Street, Beverly, MA
  - Beverly Public Library 32 Essex Street, Beverly, MA

Additional Questions? Please contact:

Anna Siedzik, Lottery Agent & Senior Project Manager
asiedzik@harborlighthomes.org
978-473-7191

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