



600 CUMMINGS CENTER,
STE 270-X
BEVERLY, MA. 01915

Lasting Impact. *Now.*

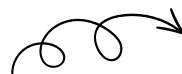
BEYOND HH WALLS

Summer 2025

Building Opportunity, Changing Lives

WHY WE GIVE

We asked our donors, in one word, why they show up for Harborlight Homes, and this is what they told us!





A MESSAGE FROM THE EXECUTIVE DIRECTOR

Dear Friends,

At Harborlight Homes, we feel profoundly fortunate to have you in our corner, especially in times like these.

We entered 2025 with strength and purpose, **launching four impactful projects across three communities.** These efforts include housing for young adults aging out of foster care, affordable homes for families, the revitalization of 60-year-old housing serving elders and families, and the boldest expansion yet of our resident services (*made possible entirely through generous philanthropy – and we are not done yet!*).

Our project pipeline continues to grow, and we are ready for what lies ahead. *But we are also watching carefully as federal and state housing policies evolve.* Of particular concern is the future of federal rental vouchers. A freeze on new vouchers - or even maintaining current funding levels without adjustment for rising costs - **would make it nearly impossible to create housing for those with the greatest need or may strain the wrap-around resident services that are core to our model.**

Similarly, we are concerned about critical funding sources like HOME, the National Housing Trust Fund, and Community Development Block Grants and their durability, just as the need for affordable housing has never been greater.

And yet, we press on. Asbury Commons in Hamilton, 45 affordable homes for individuals and families, has been awarded funding and is on track to break ground in early 2026. Several other developments are in various stages of funding and design, and we are moving forward with resolve.

In uncertain times, it is our experience, mission - **and your support** - that sustains us. Thank you for standing with us, and with the communities we serve.

With gratitude,

Andrew McKenzie-DeFranza
Executive Director, Harborlight Homes

SUPPORTING RESIDENTS

Wrap-around resident services and programming sets Harborlight apart. Seniors can age in place, families build economic mobility, and all build community.



**SECURED BY
RESIDENT SERVICES
AIDING RESIDENTS
STRUGGLING
FINANCIALLY**
(via RAFT/other agencies).



**"AVOIDABLE
DEPARTURES"**
(meaning no residents
left due to lack of services)



**SERVICE
ORGANIZATION
COLLABORATORS**



**MEETINGS TO
RETAIN HOUSING
FOR RESIDENTS
STRUGGLING TO
MAINTAIN TENANCY**



**FAMILY
& SENIOR
PROGRAMS**



**MEETINGS FOR
ASSISTANCE WITH
HEALTH/MEDICAL/
NUTRITION** (i.e. SNAP,
MassHealth, Medicare, etc.)



Program Samples

Family Programming:

Therapy Dogs
(Nala, Geri, Hazel Mai, and Jake!)

Financial Coaching

Social Service Navigation

Mobile Farmer's Market

Ice Cream Socials

Community Building Events

Art Projects

Cooking Fun & Cookie Decorating

Scavenger Hunt

PJ Party- Pizza

Popcorn & Movie Nights

Holiday Parties

"Do-nut Stress" Event

Mindful Monday

Wellness Wednesday Yoga

Free Dinner at REV Burger, Beverly

Senior Programming:

Mobile Markets

Nutrition Programs

Blood Pressure & Vaccine Clinics

Virtual Reality Program

Zoom Arthritis Class

Chair Yoga

YMCA Exercise Class

Monthly Coffees with on-site Staff

Weekly Shopping Trips

Bingo/Music Bingo

Community Parties, BBQs, Holidays

Art and Jewelry Classes

Therapy Dogs

Senior Care/Element Care Programs

Monthly Entertainment

Medicare Presentations

NEW BEGINNINGS - PROJECTS COMPLETED!

We are honored to open the doors to 148 new affordable homes and 94 preserved homes—for individuals, young adults, families and seniors.



CATALYST HOUSING, LYNN

24 units of affordable, supportive studio apartments for at-risk youth ages 18-24, including supportive services provided by The Haven Project.



ANCHOR POINT 2, BEVERLY

Phase 2, with 39 units of affordable 2- and 3- bedroom apartments for families with robust resident services and on-site playground and splashpad.



BEVERLY VILLAGE FOR LIVING & THE ARTS, BEVERLY

A joint venture with Beacon Communities for 85 affordable homes for seniors and 6 (market rate) live/work studios for artists.



AGAWAM VILLAGE, IPSWICH

Renewal in Partnership with the Ipswich Housing Authority providing 14 affordable homes for families; and 80 affordable homes for seniors 62+ years of age.



3

NEW
PROPERTIES



242

NEW/PRESERVED
HOMES



2,260

TOTAL RECEIVED
APPLICATIONS



2,000

REMAIN ON THE
WAITLIST

Our work and mission are strong, *thanks to you* - yet the need remains high amidst uncertainty.

RECOGNIZING OUR MISSION

Cummings Foundation
\$30 MILLION
GRANT PROGRAM

2025
WINNER

We are honored to be selected as a 10 Year Grant Winner by the Cummings Foundation. This significant gift of \$75,000 per year for 10 years - will have a lasting impact on advancing our mission. We're deeply grateful to Bill and Joyce Cummings and The Foundation for this long-term investment in our work and in community-driven solutions.

50% BACK TO YOU? IT'S TRUE!

What's the CITC Tax Credit All About? The MA Community Investment Tax Credit (CITC) is the best way to maximize your giving!

When you donate \$1,000 or more using the CITC program to Harborlight Homes, you'll get half of your donation back as a state tax credit to apply to your state tax obligation - **yep, 50%**. No tax obligation? You'll get a refund from the state!

Your donation will go further for you AND provide housing and services needed by seniors and families in our communities. It's a win-win situation, so don't delay (**credits are limited**) - get rewarded for your generous support today.

CITC

COMMUNITY INVESTMENT TAX CREDIT



DONATE TO
HARBORLIGHT
HOMES*



FILL OUT
CITC FORMS



RECEIVE A
TAX CREDIT
OR REFUND

change a life.
maximize
your giving.

CREDITS ARE LIMITED! RESERVE YOURS NOW.

Contact: Bethany Blake
Bblake@harborlighthomes.org

[HARBORLIGHTHOMES.ORG/DONATE/#CITC](https://harborlighthomes.org/donate/#CITC)

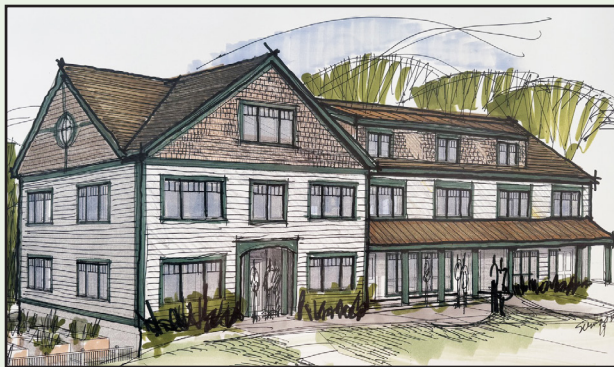
Thank you!



Bill Cummings, (centered) with HH Senior Operations Manager, Anna Siedzik and HH Board Member, Rick Alpern.

ON THE HORIZON

THE LIGHTHOUSE CENTER, BEVERLY



Be Part of Something Transformative!

The Lighthouse Center (TLC) is Harborlight's boldest services vision yet: a dynamic hub of resident services designed to propel families from surviving to thriving. Located at the Anchor Point Community in Beverly, TLC will offer childcare (in partnership with Pathways for Children), adult education, ESL, GED, job training resources, financial coaching and more—all under one roof and open to the broader community.

We NEED You! With 80% of the \$9.5M goal raised, we invite you to join us in this innovation with wrap-around services in support of children and families. Learn how you can help and explore recognition opportunities at hhighthouse.org

ASBURY COMMONS, HAMILTON



Affordable Homes in Hamilton!

This year, **Asbury Commons** was awarded funding from the Executive Office of Housing and Livable Communities (EOHLC). To be built in Hamilton, this new construction project will offer 45 affordable homes. The property will include one, two and three-bedroom homes. Asbury Commons is situated in a peaceful setting and will be built with passive house design for sustainability. **We look forward to breaking ground on this project in early 2026.**

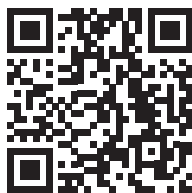
PROJECTS COMING SOON: Lifebridge N.Shore Supportive, Salem; Windward Crossing, Rowley; Main St., Gloucester; Depot Lane, Ipswich; Schoolhouse Sq., Lynn; Washington St., Gloucester

BREAKING BARRIERS: AIDA'S JOURNEY AND HER DAUGHTER'S BRIGHT FUTURE

It's working! Harborlight resident Aida was proud to share that her daughter will be headed to Northeastern University in the fall, a first-gen college student! This is an example of the power of a stable, safe, affordable home.



*Hear more about
Aida's journey in
her own words:*



youtu.be/KdMHy8gBLvk

STAY IN TOUCH

HARBORLIGHT HOMES

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