



*Harborlight Homes Annual
Very Chill, Very Important Event*

Thursday
October 9th
6:00PM - 9:00PM



True North Ale Company
116 County Road, Ipswich



Cummings Foundation
\$30 MILLION
GRANT PROGRAM

2025
WINNER



10-year commitment
\$75,000 per year.



OCTOBER 9TH, 2025

**Enjoy Great True North Ale Beverages
and Great Local Eats!**

Gather in the North Side Room
for a Brief Program - 7:30pm

Stories of Home and More

Isis Patterson, Harborlight Homes'
Board of Directors - Welcome!

Special Guest Lieutenant Governor Kim Driscoll

Vance Garry, Resident,
Beverly Village for Living & the Arts (aka Briscoe!)

Thad Siemasko, Long time Harborlight Homes'
Friend & Architect Extraordinaire

Andrew McKenzie-DeFranza,
Harborlight Homes' Executive Director

Connecting and Conversation Until 9pm

PAY IT FORWARD



Every Journey has a Beginning.

Who uplifted you?

Take the step to transform
a life in their honor. ❤️

Find a Pay it Forward Station
(look for volunteers in
construction vests!)



Lasting Impact. Now.



**Honor them TODAY and write
someone's next chapter TOMORROW.**

IN LOVING MEMORY OF

Pamela Jean Walch Constantine

July 5, 1955 - August 27, 2025



A dedicated and respected member of the Harborlight Homes Board, and a strong advocate for affordable housing.

How we miss your energy, thoughtful ideas, and constant commitment to the mission! A true and trusted friend, you brought joy to all and worked tirelessly for what you believed in.

Rest in Peace, Wild and Precious Pam.

*"Tell me, what is it you plan to do with
your one wild and precious life?"*

- Mary Oliver

11 LOCAL COMMUNITIES



700+ Current HH Homes

800+ HH Residents

300+ Homes in Pipeline

30+ Supportive Service Partners



Harborlight Homes is a non-profit, Massachusetts-certified Community Development Corporation, focused on creating access to affordable housing for all persons and families in our communities. In addition to a safe and stable home, we convene multiple partners to provide comprehensive services to improve the health, stability, and quality of life for all.

Your donation is essential to this work!

**Make your
Lasting Impact. Now.**



HARBORLIGHT HOMES



HARBORLIGHT HOMES IN THE DEVELOPMENT PIPELINE

The Lighthouse Center - Beverly
Asbury Common - Hamilton
Windward Crossing - Rowley
Schoolhouse Square - Lynn

Washington Street - Gloucester
Main Street - Gloucester
Depot Lane - Ipswich
Lifebridge Supportive - Salem

98% Residents are below N.Shore Median Income

\$6M+ Property Taxes Paid

92% Earn less than \$35K per year



Anchor Point II, Beverly, MA



Maple Woods, Wenham, MA

WINDOVER



Windover is honored to support Journey Home and proud of our continued partnership with Harborlight Homes to build stability and opportunity on the North Shore.



MAIN STREET GLOUCESTER

COLLABORATION WITH GLOUCESTER HOUSING AUTHORITY



PROJECT HIGHLIGHTS

- 29 affordable one-bedroom homes for seniors w/intensive support services
- Views of Harbor Cove

Projected Construction: 2028-2029



GROOM CONSTRUCTION IS PROUD TO SUPPORT
HARBORLIGHT HOMES' JOURNEY HOME EVENT!

TOGETHER, WE CELEBRATE HARBORLIGHT'S MISSION
TO BUILD STABILITY AND OPPORTUNITY.



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WASHINGTON STREET GLOUCESTER

COLLABORATION WITH
THE PLANNING OFFICE OF URBAN AFFAIRS



PROJECT HIGHLIGHTS

- Early planning stages
- Proposed 55 rental units (1, 2, and 3 BR units)
 - 16 one-bedroom units
 - 28 two-bedroom units
 - 11 three-bedroom units
- 7 townhouse (2 and 3BR) units (potentially for sale)

Projected Construction: 2027-2028



THE LIGHTHOUSE CENTER (TLC) @ ANCHOR POINT, BEVERLY



PROJECT HIGHLIGHTS

- A community education building on Anchor Point property
 - Providing spaces on-site for :
 - + Daycare
 - + After-school programming
 - + Adult education
 - + Play spaces
 - + Community gardens
 - + and more
- Funds raised through the TLC Capital Campaign at hhighthouse.org/donate

Projected Construction: Late 2026



SCHOOLHOUSE SQUARE LYNN



PROJECT HIGHLIGHTS

- Early planing stages
- 66 proposed units (TBD)
- Studios, one- two- and three-bedroom units
- Mixed use w/commercial space on first floor
- Covered parking garage

Projected Construction: 2028-2029

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BUILDING STABILITY AND OPPORTUNITY
**HARBORLIGHT
HOMES**

WINDWARD CROSSING ROWLEY

PARTNERSHIP WITH THE CUSACK FAMILY



PROJECT HIGHLIGHTS

- New construction of integrated housing on donated land
- 20 affordable homes for seniors
- 5 group home units with the Department of Developmental Services (DDS)
- 3 private ownership condos (owned and funded by supporting families)
- The site will include a Community Center (privately funded)

Projected Construction: 2026-2027



Eastern Bank is committed
to recognizing the good
in our communities and
celebrating the work of

HARBORLIGHT HOMES

**We proudly support the
JOURNEY HOME**



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LIFEBRIDGE SUPPORTIVE SALEM

COLLABORATION WITH LIFEBRIDGE



PROJECT HIGHLIGHTS

- **Ongoing planning stages**
- Supportive homes for individuals
- 40R Permitting consideration
- 53 Total New Studio Apartments
 - 41 are new studio apartments
 - Replace existing 12 SRO (single room occupancy) units
- 70 Non-congregate Shelter Beds
 - Currently there are 120 shelter beds;
 - + 50 on Margin Street
 - + 70 on Canal Street

Projected Construction: 2027-2028



DEPOT LANE IPSWICH



PROJECT HIGHLIGHTS

- Tear down and New building construction
- 52 affordable units with one- two- and three-bedroom homes
- Passive House building, which is one of the highest levels of sustainability
- Currently in the planning stages

Projected Construction: 2027-2028



ASBURY COMMON HAMILTON



PROJECT HIGHLIGHTS

- New construction
- 45 fully affordable family homes of one- two- and three-bedroom units
- Situated on a peaceful wooded lot
- Passive House building, which is one of the highest levels of sustainability

Projected Construction: 2025-2027

SUPPORTING RESIDENTS

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

\$30K SECURED BY RESIDENT SERVICES AIDING RESIDENTS STRUGGLING FINANCIALLY
(via RAFT/other agencies).

30+ SERVICE ORGANIZATION COLLABORATORS

50+ FAMILY & SENIOR PROGRAMS

0% "AVOIDABLE DEPARTURES"
(meaning no residents left due to lack of services)

155+ MEETINGS TO RETAIN HOUSING FOR RESIDENTS STRUGGLING TO MAINTAIN TENANCY

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



Program Samples

Family Programming:

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

Financial Coaching

Social Service Navigation

Mobile Farmer's Market

Ice Cream Socials

Community Building Events

Art Projects, Scavenger Hunt

Cooking Fun & Cookie Decorating

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, 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.



Harborlight Homes is grateful to SUBARU of America for selecting us to receive furniture from their August conference in Boston.

Total Pieces Donated: 850+
Estimated Value: \$340,218



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HARBORLIGHT HOMES *Housing Stewards Program*

Are you new to the world of affordable housing or want to deepen your understanding of it?

Not serving on a board or commission, but want to learn how to advocate for affordable housing in your neighborhoods?

Join us at Harborlight's Housing Stewards program!

MORE INFO &
CLASS REGISTRATION
HERE
→



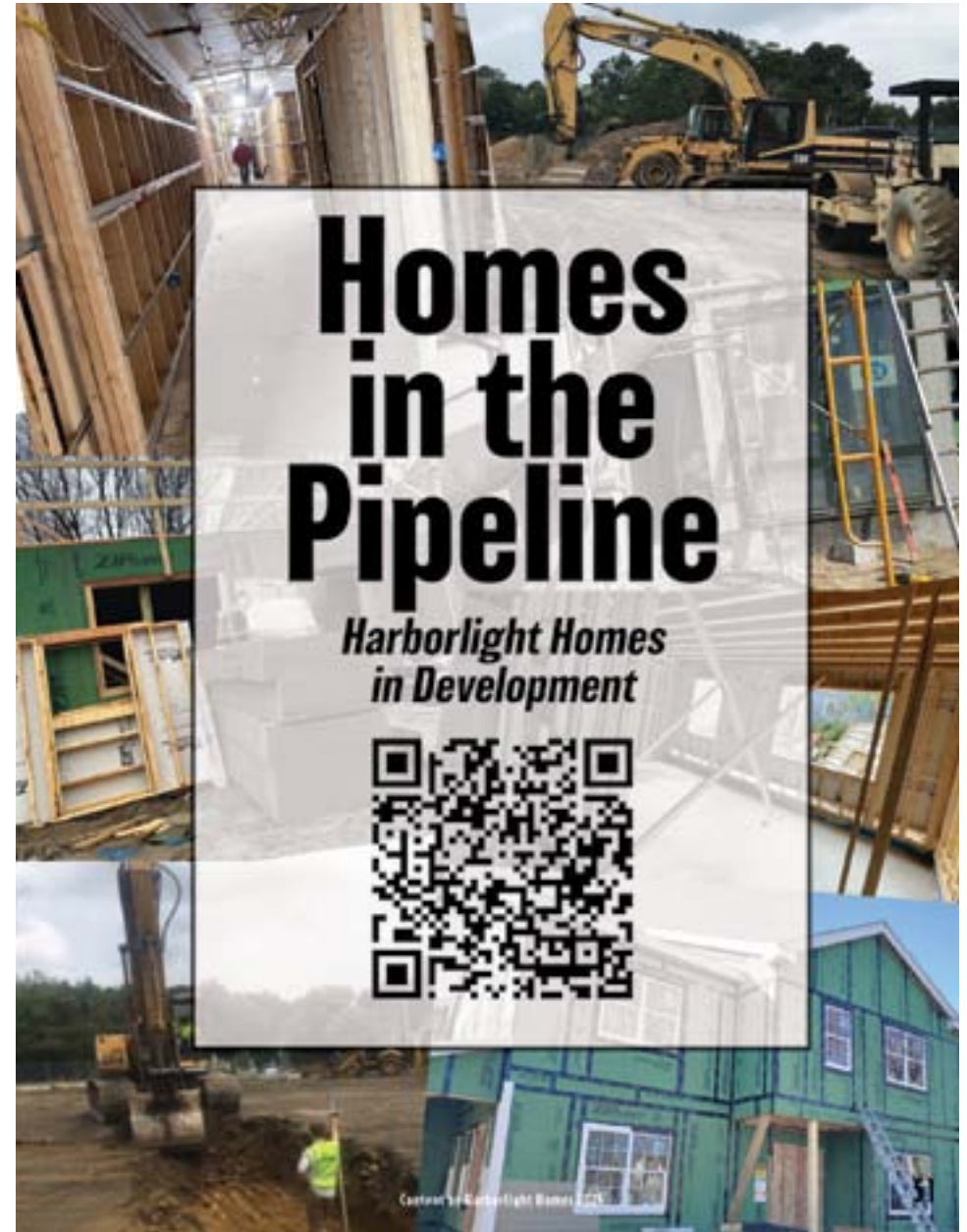
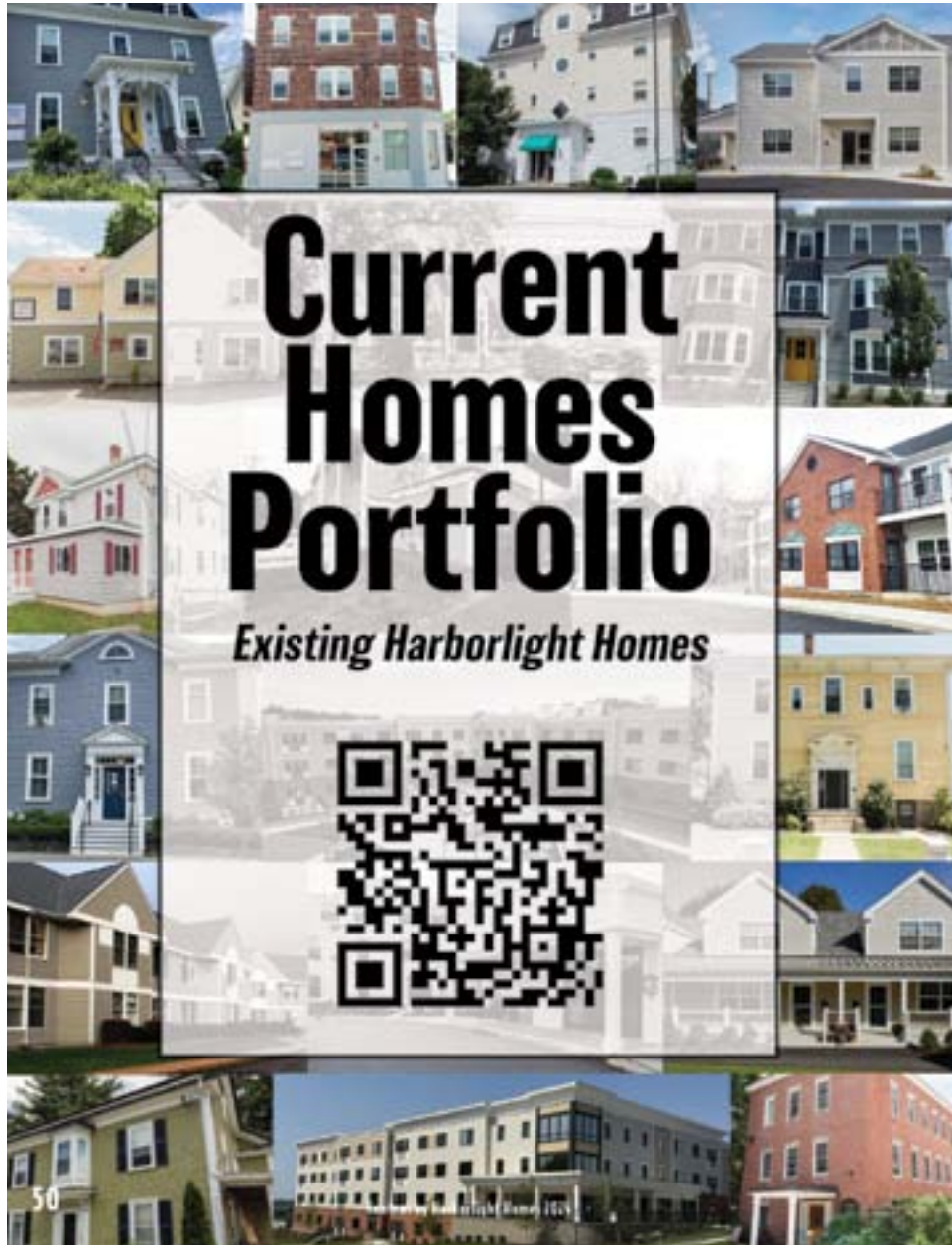
Lasting Impact. Now.



HARBORLIGHT HOMES provides affordable homes for essential workers, vulnerable seniors, low-earning families, disabled individuals and the formerly homeless. Our properties are service-enriched for families to attain economic mobility and elders can age in place safely. We advocate and educate around policies and practices to advance housing and racial equity.



HARBORLIGHTHOMES.ORG





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HOUSING *Institute*

An informative workshop for local leaders — designed for elected officials, town managers, and members of Select Boards, Affordable Housing Trusts, Community Preservation Committees, and Planning/Zoning boards

JOIN US

SAVE THE DATE

WED **OCT 22ND** 2025

5:30PM - 8:30PM

SENIOR CTR

25 Stone Street
Danvers, MA 01923



TOPICS

- Demystifying Housing Myths
- Financing Affordable Housing
- Zoning Laws
- Affordable Housing Case Studies
- Local Policy
- Affordable Homes Act Updates
- MSHA Multi-Family Zoning Law

QUESTIONS?

Contact Nancy Sanchez
Advocacy & Education Manager,
Harborlight Homes
978-854-3604
nsanchez@harborlighthomes.org

Register Here



Scan QR Code or Visit Link
[harborlighthomes.org/
community-engagement/
programs/housing-institute](https://harborlighthomes.org/community-engagement/programs/housing-institute)

SeniorCare

Elder Services | Information | Solutions

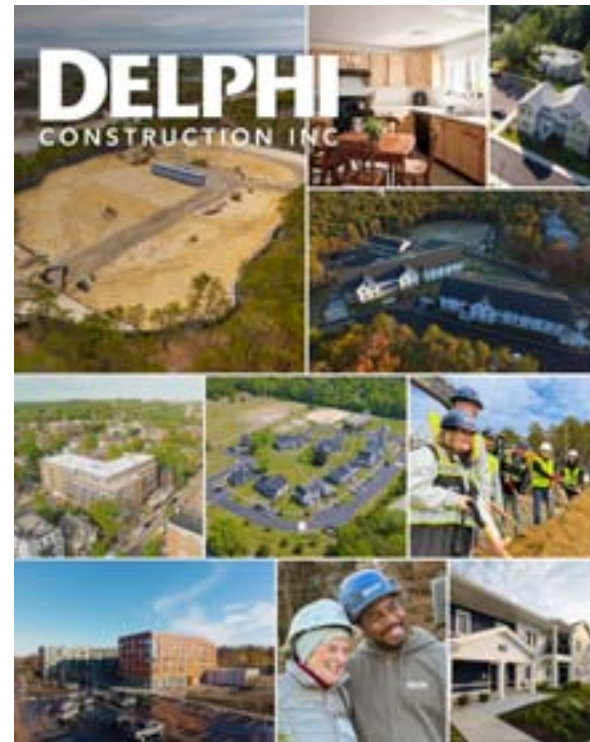
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the safe place where we can go as we
are and not be questioned."*

Maya Angelou

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for fulfilling this most fundamental need.**

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With more than 30 years of experience, Delphi Construction is proud to support organizations that are making a lasting impact through affordable housing.

We greatly admire Harborlight Homes for their commitment to strengthening neighborhoods and expanding access to housing, a mission that aligns closely with our own values.

Housing is the foundation for opportunity, dignity, and community well being, and we are honored to celebrate the important work Harborlight Homes is doing to build stronger communities.

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Tracey Armstrong and Glen Johnstone

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Show Harborlight Homes some love & share your photos!



/HarborlightHomes



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company/harborlight-community-partners



Make sure to tag us!
#HHJourneyHome



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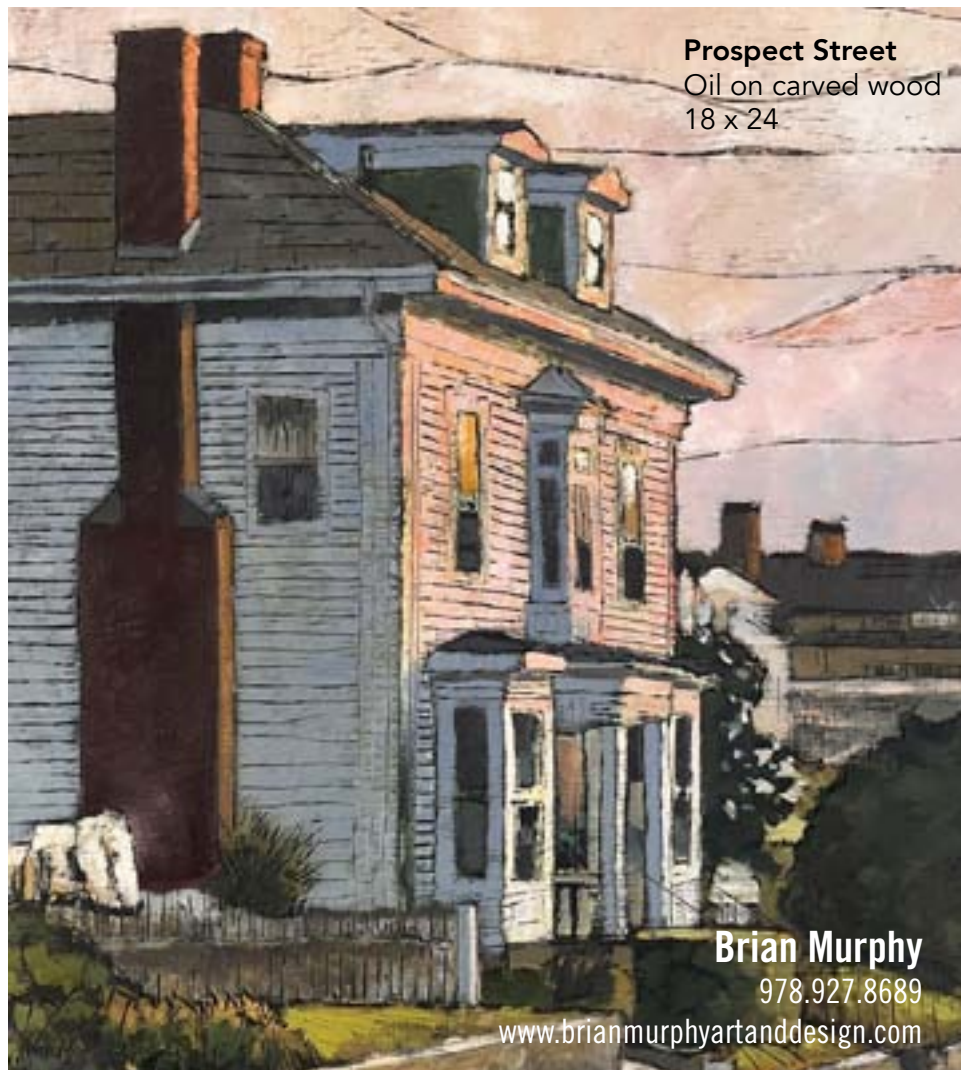
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Thanks Harborlight Homes
for all the good work you've
done over the years.

Bill and Louise Scanlon



Prospect Street
Oil on carved wood
18 x 24

Brian Murphy

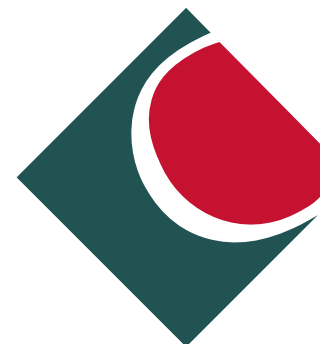
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What's the CITC Tax Credit All About? The MA Community Investment Tax Credit (CITC) is the best way to maximize your giving!

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 change a life.
maximize
your giving.

COMMUNITY INVESTMENT TAX CREDIT



CREDITS ARE LIMITED! RESERVE YOURS NOW.

Contact: Bethany Blake
Bblake@harborlighthomes.org



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



Ways to Give



TEXT: HHOMES to 44321



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