



*Harborlight Homes Annual  
Very Chill, Very Important Event*

Thursday  
**October 8th**  
6:00PM - 9:00PM



20 Colon St,  
Beverly, MA 01915





Proud Sponsor of

**Journey Home**

**Supporting Harborlight Homes and the  
communities they build.**

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We are proud to support

## Harborlight Homes

and their mission to create safe,  
stable housing that helps people thrive  
and communities grow stronger.



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OCTOBER 8TH, 2026

Enjoy The Beverly Village for Living and  
Arts, as well as some great food

### Welcome!

Jimmy Tingle, *Guest Emcee*

### Resident Services Make the Difference

Rosa Ordaz,  
*Director of Community Engagement & Services*

### Anchor Point New Kids on the Block!

*Revival of Award-Winning Beverly  
Parks & Rec Lip Synch Performance*  
Featuring New Kids Camryn, Maycie, Lydia,  
Ethan, Eden, Jason, Rishel, and Ricardo



### Hope Grows from the Gravel Pressing Forward with Tenacity & Compassion

Andrew McKenzie-DeFranza  
*Executive Director*

### Humor for Humanity

Jimmy Tingle & BVLA Residents

### Thank you!

*Don't forget to Take a Leaf & Change a Life!*

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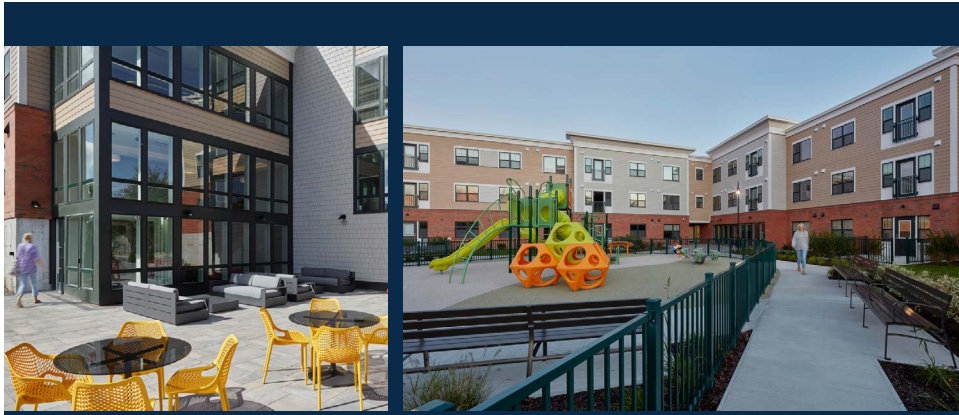
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TO BUILD STABILITY AND OPPORTUNITY.



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## Join our Host and Special Guest: Jimmy Tingle!

Jimmy Tingle, an award-winning comedian, speaker, and storyteller renowned for his sharp wit and thoughtful take on life and current events. We're honored to welcome him and look forward to the laughter, insight, and energy he'll bring to the evening.

# Lighthouse Center

THE GAME CHANGER  
COMING 2028



## A CENTER BUILT AROUND FAMILIES

*The Lighthouse Center (TLC)* will be the heart of the Anchor Point community, bringing education, enrichment and support steps of home. Essential resources where families live, TLC will help remove barriers to opportunity and create stronger pathways toward stability and independence.

Anchor Point is home to 77 affordable two- and three-bedroom homes for families. *The Lighthouse Center* will complete the community with dedicated spaces designed to support children, parents and neighbors.



## ACCESS CHANGES OUTCOMES

*The Lighthouse Center* is designed around a simple idea: when families can easily access the resources they need, possibilities expand.

The Center will bring early childhood education, in collaboration with *Pathways for Children*, after-school programming and workforce development to the Anchor Point community. TLC creates a place where children can learn, parents can build skills and families can thrive.

## LEARNING & GROWING

An Early Childhood Education Center operated by Pathways for Children will provide young children with a strong foundation close to home.

## BUILDING OPPORTUNITY

After-school programs and workforce development will create opportunities for learning, skill-building and greater economic mobility.

**MORE THAN A BUILDING**  
LEARN MORE – GET INVOLVED – SUPPORT

[www.hhlighthouse.org](http://www.hhlighthouse.org)



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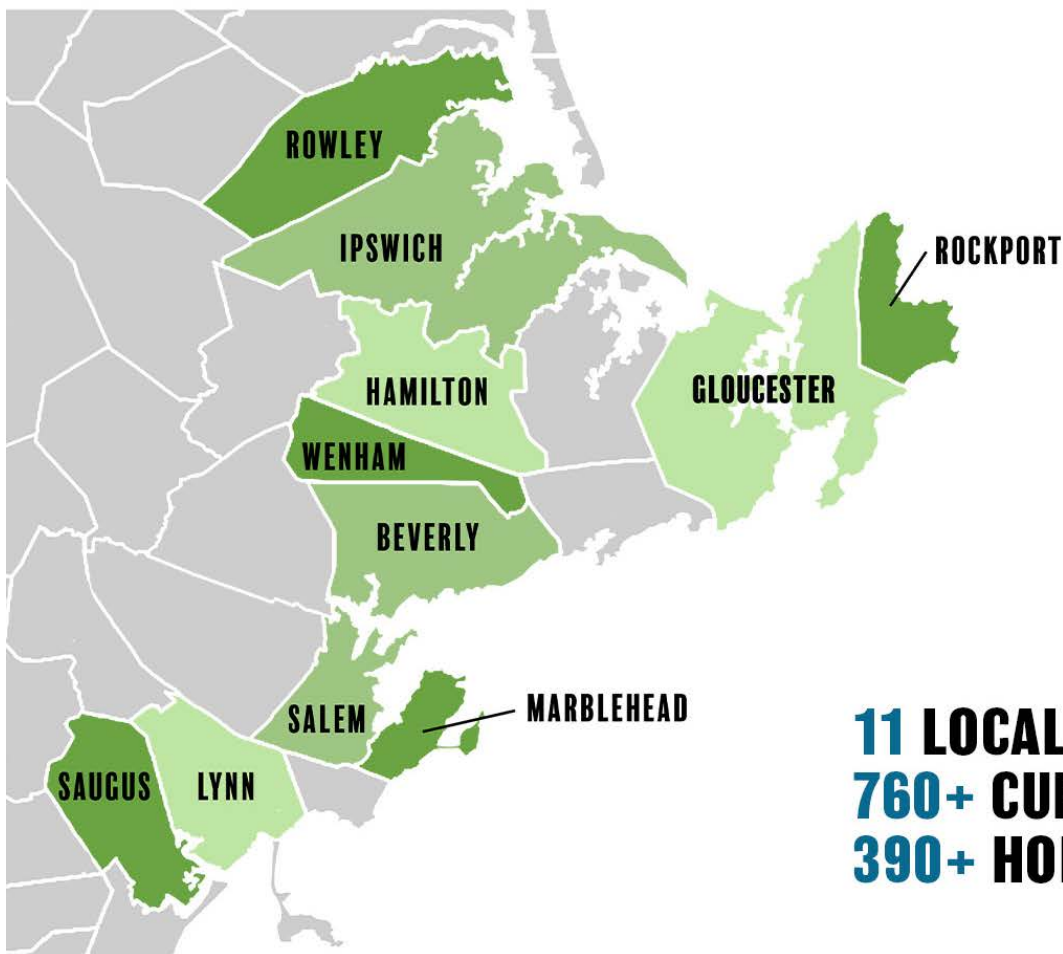


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Washington Street - Gloucester  
Main Street - Gloucester  
Depot Lane - Ipswich  
Lifebridge Supportive - Salem

**11 LOCAL COMMUNITIES**  
**760+ CURRENT HOMES**  
**390+ HOMES IN THE PIPELINE**



## Well wishers

Charles Raymond, Fair Wind, Inc.  
David Brown, The Gentleman Realtor

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

Bill and Louise Scanlon



## Building brighter beginnings. Together.

A shared commitment to early learning—and a stronger community for all.

LEARNING • DISCOVERY • BELONGING • POSSIBILITY

### Opening at Anchor Point in 2027: The Pathways Early Learning Center

In partnership with Harborlight Homes, Pathways for Children will bring high-quality early education to young children in a welcoming community setting. At The Lighthouse Center, children will learn, play, explore, and build the strong foundation they need to thrive in school and beyond. Because when children get a strong start, families and communities grow stronger, too.

**Strong communities begin with strong starts for children.**

PROUD PARTNERS IN BUILDING COMMUNITY FOR ALL



*At a Glance*

**760+**  
current HH  
Homes

**11 Communities**



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

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



**1000+**  
Harborlight  
Homes  
Residents

**2500+** Names on waiting lists

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

**\$6,000,000+** property taxes paid

**390+**

UNITS IN THE PIPELINE

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Together, we will celebrate  
the power of community and  
our shared commitment to  
ensuring everyone has a  
place to call home

We are proud to  
support the essential work  
of Harborlight Homes

Tracey Armstrong & Glen Johnstone

## WORKING TOGETHER TO MOVE OUR COMMUNITIES FORWARD

Salem Five is dedicated to helping our  
region thrive by understanding and  
supporting what matters most.

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Harborlight Homes  
on another successful  
year of building  
community!

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to partner with you!



PROUDLY SUPPORTS AND CONGRATULATES

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DURING ITS 2026 ANNUAL DINNER  
"BRINGING IT HOME"

AND FOR ALL OF ITS EFFORTS IN  
PROVIDING A JOURNEY HOME FOR SO MANY



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## Helping to build strong community relationships.

The Rockland Trust Foundation is pleased to support  
**Harborlight Homes** for their *Journey Home* event.

We know that by supporting our neighbors, we're  
strengthening the same communities in which  
we live and work, and building relationships  
that last a lifetime.

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# Tymann Davis

Thank you, Harborlight Homes,  
for Years of Hard Work Bringing Housing  
Opportunities to North Shore Families.



## Proud to Support the Journey Home

Element Care is proud to sponsor Harborlight Homes' Journey Home and support its work creating safe, stable, service-enriched affordable homes across our region.

**Together, we share a commitment to helping older adults live  
with dignity, independence, and connection in the  
communities they call home.**

877-803-5564 | [elementcare.org](http://elementcare.org)





Keith Construction is proud to support Harborlight Homes and their mission to build and strengthen communities that change lives.

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BUILDING STABILITY AND OPPORTUNITY

## ASBURY COMMON HAMILTON



### PROJECT HIGHLIGHTS

- New Construction
- 45 Homes for Families and Individuals  
(one- two- and three-bedroom units)
- Passive House Certified with Rooftop Solar  
(the highest levels of sustainability)

**Projected Construction 2026-2027**

## DEPOT LANE IPSWICH



### PROJECT HIGHLIGHTS

- 52 Homes for Families  
(one- two- and three-bedroom units)
- Passive House Building  
(the highest levels of sustainability)
- Transit Oriented Development  
(near transportation, services and amenities)
- Commercial Space for Three Sisters  
(community-supported agriculture to distribute food)

**Projected Construction 2027-2028**

## LIFEBRIDGE SUPPORTIVE SALEM

*Collaboration with Lifebridge*



### PROJECT HIGHLIGHTS

52 Supportive Homes for Individuals  
(studio units)

60 Non-congregate Shelter Beds

**Projected Construction 2028-2029**

## MAIN STREET GLOUCESTER

*Collaboration with Gloucester Housing Authority*



### PROJECT HIGHLIGHTS

29 Homes for Seniors with Substantial Support Services  
(one-bedroom units)

Enterprise Green Communities Certified with Solar

**Projected Construction 2027-2028**

## SCHOOLHOUSE SQUARE LYNN



### PROJECT HIGHLIGHTS

- 66 Homes for Individuals and Families  
(studios, one- two- and three-bedroom units)
- Covered Parking Garage
- Enterprise Green Communities Certified with Solar
- Transit Oriented Development  
(near transportation, services and amenities)

**Projected Construction 2027-2029**

## THE LIGHTHOUSE CENTER (TLC) BEVERLY

*Education and Support Center at Anchor Point*



### PROJECT HIGHLIGHTS

- Early Childhood Education Center  
(run by Pathways for Children)
- Play Spaces & Community Gardens
- After-school Programs
- Workforce Development
- Solar Roof

**Projected Construction 2025-2027**

## WASHINGTON STREET GLOUCESTER

*Collaboration with  
The Planning Office of Urban Affairs*



### PROJECT HIGHLIGHTS

62 Homes for Families  
(one- two- and three-bedroom units)

Passive House Certified with Rooftop Solar  
(the highest levels of sustainability)

**Projected Construction 2028-2029**

## WINDWARD CROSSING ROWLEY

*Partnership with the Windward Sails Foundation*



### PROJECT HIGHLIGHTS

Donated Land; New Construction of Integrated Housing

20 Homes for Seniors

1 Group Home\* with 5 units for Adults with Intellectual  
& Developmental Disabilities(IDD)  
\*(managed by Northeast ARC)

4 Private Ownership Condos  
(owned/funded by supporting families)

Community Center On-site  
(privately funded)

**Projected Construction 2026-2027**



## MAKE YOUR IMPACT

### Trees of Hope



- Choose a leaf from the tree
- Give now at the Kind Kiosk
- Or take your leaf home & scan the QR code

*Your generosity helps create homes, stability, and brighter futures.*



Lasting Impact. **Now.**

[HARBORLIGHTHOMES.ORG/DONATE](https://HARBORLIGHTHOMES.ORG/DONATE)



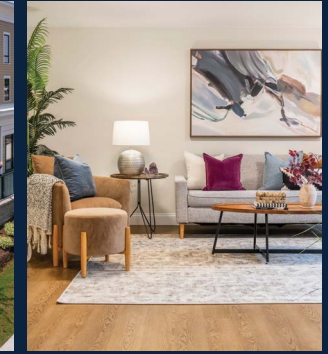
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**CHANGE A LIFE. MAXIMIZE YOUR GIVING.**



AFFORDABLE HOMES



RESIDENT SERVICES



BRIGHTER FUTURES

Since 2015, Harborlight has raised over **\$5M** in CITC-related philanthropy, directly impacting housing creation, resident services and the lives of our most vulnerable neighbors.

**CITC:** COMMUNITY INVESTMENT TAX CREDIT



## WHAT IS CITC?

The Community Investment

Tax Credit (CITC), offers a 50% Massachusetts tax credit on donations over \$1,000, making it easier to support affordable housing and community development.

## WHY CITC?

CITC is a powerful way to maximize your giving. 50% of your donation comes back to you.

Donors who make a qualifying CITC gift to Harborlight Homes benefit in one of two ways:

- Receive a 50% MA state tax credit, reducing your out-of-pocket taxes
- If you have no state tax liability, receive a 50% refund directly from the State of MA

The remaining 50% may also be eligible as a MA charitable deduction.

## WHO USES CITC?

CITC is available to individuals, small businesses, corporations and non-profit organizations who make a qualified donation of \$1,000 or more.

*NOTE: Credits are Limited!*

## QUALIFYING DONATION?

A minimum of \$1,000:

- Cash/Check
- Credit card
- Gift from your IRA/RMD

*(NOTE: Gifts of Stock, Donor-Advised Funds, or In-Kind Goods or Services do NOT qualify for CITC).*

## HOW CITC WORKS:



**That's it. Simple. Get 50% back!**

### \*CONFIRM CREDIT AVAILABILITY

Credits are LIMITED and available first come, first served. To confirm availability or reserve credits, contact Bethany Blake at [BBlake@harborlighthomes.org](mailto:BBlake@harborlighthomes.org). Commitments must be fulfilled by year-end.



[HARBORLIGHTHOMES.ORG/CITC](https://harborlighthomes.org/citc)



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Anchor Point II, Beverly, MA



The Lighthouse Center, Beverly, MA



Maple Woods Senior Housing, Wenham, MA



Asbury Common, Hamilton, MA



Windward Crossing, Rowley, 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.*