



# Harborlight Community Partners

Providing Homes & Community Support

## HCP Development Pipeline 2018

*Bricks and mortar create buildings. Compassion creates homes.*

*In Nine North Shore Communities*

**392 Existing Units**

**In 2018 ~ HCP has 282 Units in the Development Pipeline**



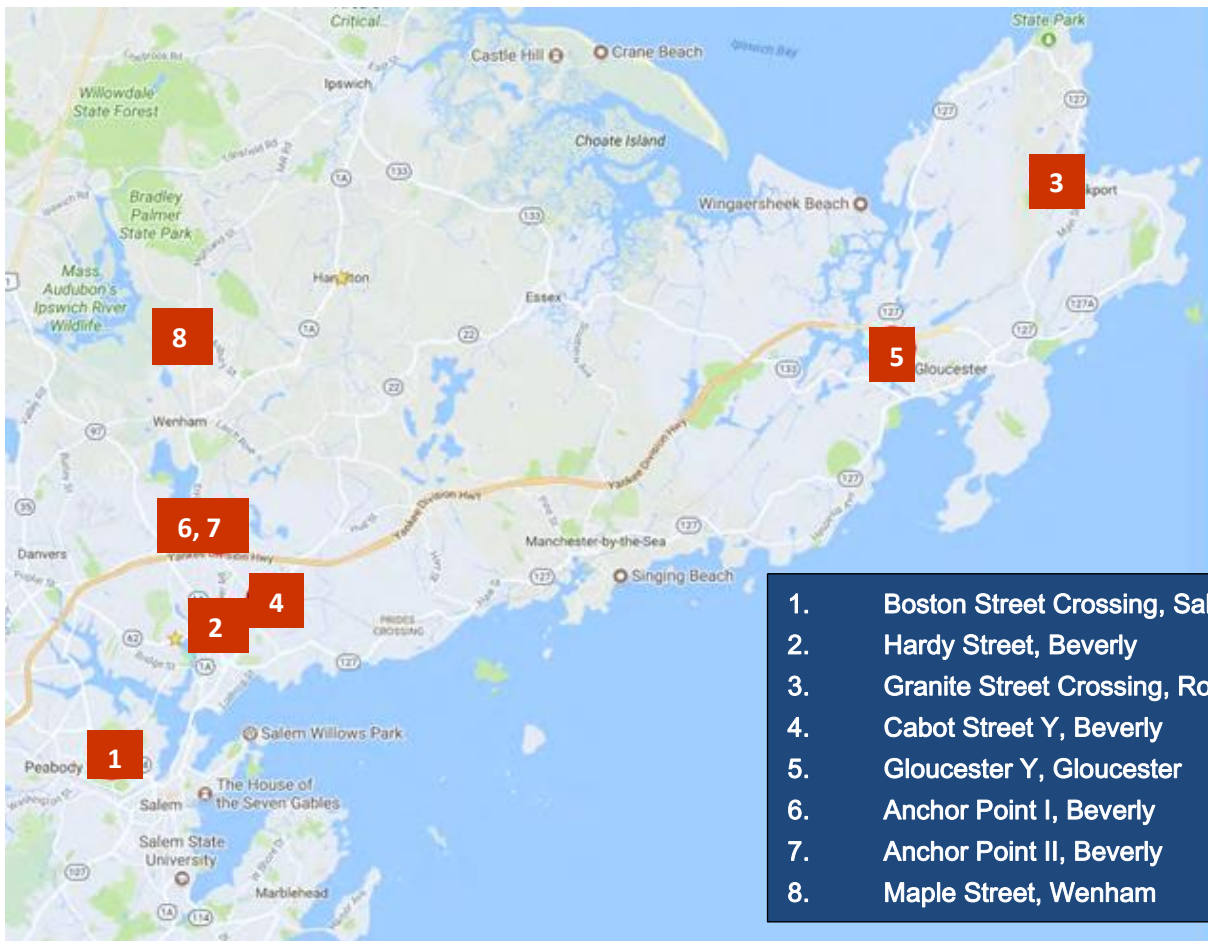
### The Driving Engine: Philanthropy & CITC Tax Credits

As a Community Development Corporation, HCP is awarded Community Investment Tax Credits (CITC) to allocate to corporations, foundations and individual contributors. CITC is a state-sponsored program to foster public-private partnerships to support, create and preserve affordable housing. In 2017, HCP incentivized giving with \$150,000 in tax credits (gifts ranging from \$1,000 to \$100,000). A CITC gift to HCP provides donors with a 50% MA state tax credit for donations over \$1,000.

HCP is now taking pledges toward these tax credits. Don't miss out on this incentivized giving program, a win-win for our communities and for you.

Not sure CITC is for you? **Philanthropy at all levels is creating transformative change** across the North Shore through HCP projects. Join us. Now more than ever, we need your partnership.

### HCP: Leveraging CITC and Philanthropic Support across the North Shore



1. Boston Street Crossing, Salem
2. Hardy Street, Beverly
3. Granite Street Crossing, Rockport
4. Cabot Street Y, Beverly
5. Gloucester Y, Gloucester
6. Anchor Point I, Beverly
7. Anchor Point II, Beverly
8. Maple Street, Wenham

**Community Impact 2018**

# Mission Forward - 2018 Pipeline of Projects

## Together, We Are Creating Transformative Change



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### **FAMILY HOUSING RENOVATIONS, BEVERLY (2 family units)**

Two Beverly family units will be renovated in 2018. The units will not only need updated kitchens and bathrooms, refreshed interior, and new windows, they will also undergo structural improvements.

### **BOSTON STREET CROSSING, SALEM: INDIVIDUAL SUPPORTIVE HOUSING (26 units)**

Boston Street Crossing directly addresses a need for supportive housing for formerly homeless individuals, as identified by the Mayor's Regional Homelessness Task Force. Comprised of 43 Boston Street (12 Units) and 179 Boston Street (14 Units), for total of 26 new units, it will offer case management/services provided by Lifebridge of Salem. After permits and financing were secured, 43 Boston Street was renovated with residents settling in by early 2018. 179 Boston Street renovations begin March 2018 with anticipated move in September 2018.

### **GRANITE STREET CROSSING, ROCKPORT FAMILY & ELDERLY HOUSING (23 units)**

HCP has secured, at 5 Granite Street, the site of a former greenhouse operation to create 23 units of housing. A former commercial site close to commuter rail, it will be a mixed senior/family development: 17 supportive senior units, 6 family townhouses, with 10% set aside for formerly homeless. Working extensively on design with Granite Street neighbors over two years, it is a contextually sensitive re-use of a difficult site, creating transportation-oriented and service enriched multi-generational housing. HCP will incorporate a supportive service blended model. With the permit process complete, funding applications are in process.

### **HCP AS CONSULTANT: MIDDLE STREET, GLOUCESTER (53 units) & CABOT STREET, BEVERLY (65 units)**

Both are YMCA projects with HCP as a consultant. Beverly consists of 65 units: new production (21 units) and renovation (45 units), including studio apartments for individuals; Gloucester is a new development (53 units). Both projects have set aside units with Department of Developmental Services and Northeast ARC, as well as units designated for homeless adults. In Beverly, a special permit has been granted by the City. Funding applications to begin in 2017 and continue through 2018.

### **ANCHOR POINT I & II, BEVERLY FAMILY & INDIVIDUAL HOUSING (75 units)**

HCP has acquired the site for a future housing project, Anchor Point. The site has been approved as a 40R district. This is a collaborative effort with the City of Beverly to build 75 units of affordable housing at the corner of Sohier and Tozer roads; early funding approved by CEDAC and Home funders. The proposed affordable housing project will provide, in Anchor Point I (Phase I of two phase project), 40 multi-bedroom units. Of the total project, there is a 20% set aside for homeless families. The remainder will be designated for individuals and families at 60% AMI or less. Next phases include continued design and permitting; funding applications to be submitted in 2018. This is largely an outcome of the Mayor's Regional Homelessness Task Force to address housing needs of families and individuals who are or at risk of becoming homeless.

### **FAMILY HOUSING, HARDY STREET, BEVERLY (6 units)**

HCP will create six affordable housing units located at 2 Hardy Street in Beverly. Beverly Crossing, who owns the vacant parking lot on Hardy Street that has been permitted for a six-unit building, is donating the property to HCP to develop housing consisting of 6 two-bedroom units, targeted for those earning 60% or below of area median income. In exchange for the deed, Beverly Crossing will seek inclusionary housing credits through the Planning Board in the coming months to be applied to Beverly Crossing developments in accordance with local ordinance.

### **MAPLE WOODS, WENHAM AFFORDABLE SENIOR LIVING (60 units)**

HCP has proposed to build an affordable, senior housing complex for people over the age of 62 in Wenham, for which permits have been unanimously approved. *This project currently remains in an appeal process.* Upon completion of this process, HCP will seek funding from local, regional, state and federal sources. This project will: 1) meet a need for affordable housing with on site services for fixed income seniors; 2) allow Wenham to reach the housing goal of getting over the 10% threshold for 40B.