Home is Where Our Story Begins

Beverly  Hamilton  Ipswich  Gloucester  Marblehead  Peabody  Rockport  Salem  Wenham
What we do

Table of Contents
1  What we do
2  Staff & Board
3-4  Boston Street Crossing
5  Welcome Home
6  Arts & Housing
7-8  Speaking Up
9-10  Financials
11  Annual Dinner
12  Next Generation of Advocacy
13  Notable
14  The Red Brick Building
15  Pipeline at a Glance
16  New Strategic Vision
17-18  Donors

9 Communities
Beverly | Salem | Peabody
Rockport | Gloucester | Wenham
Hamilton | Marblehead | Ipswich

392 units
550+ people
21 buildings

51 First-Time Home Buyer Units
232 Units in the Pipeline
Over 600 names on HCP waiting lists

Hundreds of stories,
Hundreds more to be written
A REFRESHED MISSION
Harborlight Community Partners collaborates with communities to cultivate just, equitable and sustainable housing opportunities vital to the health and strength of the individuals and communities of our entire region.

A Bold Vision

Late in 2017 and into 2018, HCP Board & Staff came together to revisit and re-energize the mission of Harborlight Community Partners. A decade ago, in 2008, HCP became the umbrella under which seven housing organizations became one. Fortified by these roots, some planted over 50 years ago, and with a tenacious and vigorous spirit, the time had come to renew our vision and goals. The result is a refreshed mission and bold strategic plan (turn to page 18 to see the Summary Plan).

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Please consider a legacy gift to HCP
Mission Accomplished: Boston Street Crossing

In 2018 HCP completed Boston Street Crossing, two homes encompassing 26 studio units for formerly homeless adults, offering case management and supportive services. Propelled by the Mayor’s Task Force on Homelessness, two neglected rooming houses were completely transformed into supportive housing for our most vulnerable neighbors. This unique housing is a complex alchemy of development and operating funding, along with housing subsidies to ensure long term affordability, all of which were necessary to the sustainability of the concept. At the October ribbon cutting, we gathered the many partners needed to make this happen and honor the collective dedication to the effort. While it was a special day, all were mindful that, with over 90 applicants for these units, the need remains great and the work must continue.

PROJECT & FUNDING PARTNERS
City of Salem: Community Preservation Committee and Salem HOME
Massachusetts Department of Housing and Community Development
Institution for Savings
Boston Private
North Shore HOME Consortium
Community Economic Development Assistance Corporation
Massachusetts Housing Investment Corporation
MassDevelopment
MassHousing
Enterprise Community Partners
Architect: SV Design
General Contractor: Groom Construction
Supportive Services: Lifebridge North Shore
“I came in here from off the street. I know God has a plan for me or I wouldn’t still be alive today. I lived in a tent, I lived in shelters. I never want to be homeless again. I am going to figure out what the plan is for me. I can’t believe I am here.”
When a Community Says “Welcome Home”

When HCP asked, you responded. Thanks to our generous Welcome Home Basket donors, who directly touched the lives of our new Boston Street residents — people who have seen more than their share of hardship. Filled with to the brim with housekeeping items and gift cards, this did more than set up a home. The thoughtful effort truly made our residents — most often marginalized and forgotten — feel valued, cared for, and part of a community.

Thank you

Welcome Home Basket Donors

Calvary Baptist Church of Peabody
Christ Church of Hamilton and Wenham
City of Salem
Community Credit Union
Copyright Clearance Center
First Baptist Church in Beverly
Friends of the Beverly Community
Groom Construction
Harbor Church
HCP Friends: (Stella Mae Seamans, Judy Cabot, Hester Clapp, Marge Nix, Babette Loring), In Memory of Barbara & Jim Townsend
KJP Partners
Mary Queen of the Apostles Church
North Shore Friends Meeting (Quakers)
Pam McKee Team
Peabody Clergy and Ministerial Association
Poeske Family
Prevarre, Inc
Remix Church
Rotary Club Peabody
Rotary Club of Salem
St. Michaels Church Marblehead
St. Vincent DePaul Society of Salem

BECKFORD STREET RENO
One Unit, One Family

In 2018, HCP embarked on several updates and renovations needed in our family housing portfolio. One of these projects was completed in 2018, thanks to the generosity of local foundations. Our family unit on Beckford Street in Beverly required a complete overhaul, including some structural work. We are grateful to the foundations which made it possible to turn this project around quickly, ensuring a family could be housed as soon as possible. Other projects in the family housing portfolio remain in progress.

Thank you our family renovations funders:

Amelia Peabody Charitable Trust
Cell Signaling Inc.
Chalesbank Homes
East Boston Savings Bank
People’s United Community Foundation of Eastern, MA
St. John’s Episcopal, Beverly
St. Michaels Church Marblehead
St. Vincent DePaul Society of Salem
Adding Color

Art student/volunteer Olivia James created a mural inside 43 Boston Street to bring a splash of color to the environment and uplift spirits. Olivia also painted a vibrant rendition of 43 Boston Street to be hung in the common area, loved by residents and staff alike.

Urban Pop @ BSC

Seemingly in the blink of an eye, popular urban muralist Ruben Ubiera swooped in, met with HCP residents, and created this bold and imaginative interpretation of what Boston Street Crossing means to its newest residents - renewal, home, safety. All this came through, as large as life, in brilliant color, and in less than 48 hours. This was amazing!

North Shore ShelterFest

Local musicians rocked the house at a unique event organized and hosted by First Baptist Church in Beverly! Nine bands participated in this first-ever event to raise funds and awareness of HCP and affordable housing. This fun event brought together all ages and music genres for an awesome day. Participating bands included Evan Goodrow, Tree House Charlatans, Aisha Burns Dreamtigers, Sweet Escape, Liberte, The Band Next Door, Sara Schuyler and Cables and Lines.
#YIMBYTown

**Conference 2018**

This national conference was hosted in Boston in 2018; HCP was actively engaged, acting as fiscal sponsor and as part of the Steering Committee. This three day event brought together housing advocates from around the country to discuss issues and solutions related to the national affordable housing crisis. With such a pivotal role in the conference, HCP was able to ensure that local challenges were part of these discussions.

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**Speaking Up - Speaking Out**

**Resident Advisory Council**

In 2018, HCP’s Resident Advisory Council (RAC) had 27 members; the RAC serves to engage residents to participate in the strategic direction of HCP and encourages advocacy with local and state leaders. From the RAC, HCP recruited three HCP Board members. The RAC has participated in legislative alerts and other advocacy efforts.

A private tour of the State House with Rep. Brad Hill was a highlight!

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**Statehouse Visit**

The HCP RAC had a private tour of the State House with Rep. Brad Hill, where they had the inside view of this historical and storied building. Members sat in the house chamber and enjoyed lunch in the Rotunda. It was an outstanding experience - educational and enlightening.

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**2018 Legislative Coffee**

With eight communities represented and over 40 people in attendance, HCP hosted our 4th Annual Legislative Coffee. Held at First Church in Wenham, we were also joined by Sen. Joan Lovely, Representatives Ann Margaret Ferrante, Brad Hill, and Jerry Parisella; Beverly Mayor Mike Cahill and reps from the offices of Sen. Bruce Tarr and Rep. Ted Speliotis. Waring School students Tristan Potter and Ilana Frost spoke on housing-related issues in the region they had researched. Zoning, funding, and housing policies and the impacts on these on the region’s housing crisis were discussed.

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**#YIMBYTown**

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“Meet the Candidates” Series

In 2018, the Resident Advisory Council organized a Meet the Candidate Series to give HCP residents an opportunity to personally meet and hear from each of the MA gubernatorial candidates on separate days. We are grateful and honored that all candidates, including Governor Charlie Baker, made time to come to Turtle Woods. HCP residents from Beverly, Rockport and Ipswich attended these sessions to directly address the public policy and issues affecting them and their communities.

MACDC’s 2018 Convention

HCP sent a sizable crew of staff, board and volunteers to MACDC’s 2018 Convention! Great day to be with housing advocates from around the state.

HCP on BevCam

Talking about housing and housing access with our friends at Beverly Community Access Media.
REVENUES

Earned Program Income $2,831,140 77%

Fundraising $846,541 23%

Interest/Other ($12,830) 0%

Total Income $3,664,851 100%
EXPENSES

Housing Development, Housing Operations, and Social Services  $2,708,913  82%

Fundraising  $260,100  8%

Administrative  $316,631  10%

Total Expenses  $3,285,644  100%

CHANGE IN NET ASSETS  $379,207
Home is Where Our Story Begins

At the 2018 event, A Celebration of Community Partnerships: Home is Where Our Story Begins, over 250 friends of HCP gathered at the Kernwood County Club in Salem. We reviewed the year’s milestones and the progress to be made in the year ahead. Our keynote, Jason Silva, told his personal story and spoke from the heart about the life changing difference affordable housing made for him growing up on the North Shore. This year’s honorees included HCP resident and Board Member Kate Desmond, Cape Ann Savings Bank, and Mayor Kimberly Driscoll and the City of Salem, all of whom have been integral to our housing mission.

Thank you to all who supported HCP in the past year and on that evening. There are so many stories like Jason’s yet to be written, and we cannot do it without you.

“There is a recipe for success, there really is. It is a caring community, it’s friends, it’s family. Some people have more, people that are willing to help, but all of us need to step up. And that is why I am so honored to be here. I would not be here talking to you if my family did not have so much help from so many and a place for my mom to get on her feet. Housing and so many good people make stories like mine possible... Access to affordable housing is critical. Critical for seniors, for workers, for the next generation. We need to build strong communities through affordable housing access, to create stable places for kids to grow and flourish. We all need to do our part and support great organizations like this.”

Jason Silva
Marblehead Town Administrator; Jason has also served as Chief of Staff for Senator Joan Lovely, Executive Director or the Salem YMCA, Chief of Staff for Salem Mayor Kim Driscoll, and was a Beverly City Councillor for six years.
Next Gen of Housing Advocates

**The Waring School**
Into 2018, HCP engaged students from the Waring School of Beverly in a project of learning and sharing stories. The group of students came to know residents of Harborlight House over the course of several months which culminated in a collaborative art mural created by the group of students. What started out as an intergenerational project to engage and capture life experiences and stories of our residents, grew to a broader learning of housing issues across the nation, state, and in the students’ home communities. We are inspired by their level of understanding and compassion for those who cannot access an affordable place to call home.

**Brookwood School**
HCP residents continue to connect with youth from Manchester’s Brookwood School. On this day at Rockport High School Apartments, both seniors and kids traced their hands and expressed what their hands have done in their lifetime and what is special to them. This day was a beautiful connection between the generations.

**Simple Kindnesses**
During the summer mobile farmers’ market at the Turtles, volunteer high school student, Sydney Ruggieri, offered to lend a hand with bags, and brought lemonade to share. Boy Scouts from Beverly visited Harborlight House to bring gifts and joy this past spring. Local resident Katie DiTomaso donated and delivered several household items and linens to help a new HCP family set up housekeeping.

We are inspired by each of these acts of kindness and generosity.

**CITC Video**
Endicott College student James Donovan helps HCP make a short video about how the Community Investment Tax Credit has supported our ability to create more housing on the North Shore.

Please consider a legacy gift to HCP
CHAPA Distinction

Executive Director Andrew DeFranza received the Community Service Award from CHAPA (Citizen’s Housing and Planning Association). Andrew was honored for his tireless work in affordable housing creation and tenacity in housing advocacy at the state and local levels. The award was presented to Andrew by Mayor Michael Cahill of Beverly.

First Time Home Buyer Classes Launch

HCP and the North Shore Association of Realtors launched a MassHousing-approved First Time Home Buyer’s course. Completion of the class opens the door for participants to access to MassHousing mortgages, home ownership lotteries, lender first-time homebuyer mortgages, and a variety of other mortgages through assisted and conventional lending sources.

This is part of HCP’s effort to propel people at all levels of the economic spectrum, including home-buyer readiness.
"My mother, Suzanne Seller, LOVED LOVED LOVED her years at the Rockport High School Apartments, with the extra bonus of having the Rockport Library right next door! This complex offered her a rich community of truly wonderful people and enabled her to remain completely independent until her death last December 12th, 2018. My mother was a writer, and her beautiful apartment at the Rockport High School Apartments offered an ideal sanctuary where she could be quiet and private, but also surrounded by people who would check on her regularly, play relentless games of chess, and share stimulating intellectual conversations.

... I wish there was a community like the Rockport High School Apartments in every town, to better serve seniors who wish to remain vital to the very end."

Wendy and family

The Red Brick Building written by Suzanne Sellers

“When my mother died she left behind five children and enough toilet paper to last each family the rest of their lives.”

Every one of us at our New Year’s Eve party laughed knowing the same will be said about us. That’s what happens when you get beyond a certain age and I’m there right now. I’m 92 and surround by toilet paper.

I’m also surrounded by the most amazing group of senior citizens who share the red brick building we now call home. I had no intention of living here but I was coaxed into putting my name on the waiting list, and just in time to whittle down the contents of my house. I have the tiniest unit in the building but I love it. “It was too small for me,” I’ve since learned is the main reason I had such a short waiting time. It is about one half the size of most of the apartments. But I love it and life here is far from my image of any retirement homes I’ve seen.

We gather in the lobby for the mail man. We share goodies on the tiny table by the elevator. We watch over each other without in any way invading anyone’s privacy. We send birthday cards to each other as we note the days in each month to celebrate. They are written on the black boards on each floor. On cold days we get our exercise by walking the halls or climbing the stairs if we can. We share books as the bookcases in the halls fill up with “just finished” volumes, and it’s not unusual to see some one toting a piece of their latest cooking into one neighbor or another.

I gave up my car last year and haven’t missed it once. I refuse invitations to be driven where I want to go, knowing it cost me far less to use the Cata Bus or a taxi than it did to maintain my car.

And at that New Year Eve’s party I didn’t see one individual who wanted to be anywhere else while we celebrated.

4 Broadway, Rockport High School Apartments – that’s where I may be getting older but I’m not made to feel that way. - Suzanne

(A resident of Rockport High School Apartments, Suzanne passed away in 2018; her words continue to remind us of the importance of connection and community.)
**A Quick Glance at the Project Pipeline**

2 Hardy Street, Beverly

Ground-up construction to create six affordable family two-bedroom units in a three-story building on a donated lot, located a short walk from the Commuter Rail; we hope to proceed with this project in 2019, with a 2020 completion.

Cabot Street YMCA Housing, Beverly (HCP as Development Consultant)

In collaboration with the North Shore YMCA, HCP hopes to assist the YMCA's housing effort, Cabot House, slated to be 69 affordable studio units of supportive housing (24 new and 45 existing to be renovated), with set-asides for those who are homeless and others referred from Northeast ARC and the Dept. of Developmental Services.

5 Granite Street, Rockport

23 Affordable Units total; 17 senior and 6 family units on a site of a former greenhouse operation; the site is transit oriented and the project will be service-enriched; the project has extensive local support via funding, zoning and public good will.

Anchor Point, Beverly (corner of Sohier & Tozer Roads), Beverly

75 Affordable Family Units with a 20% set-aside for homeless families with a Community Center; local zoning changes allowed for a 40R district to create multi-family housing and state incentive payments; the project has extensive local support and state support and is a result of the Mayors’ Task Force on Homelessness.

Maple Woods, Wenham

HCP has proposed up to 60 Affordable Senior Units for those over age 62 to be built on 3.5 tranquil acres; all permits have been secured and when complete will be service enriched; HCP hopes to reach an agreement in 2019 which will bring about an conclusion to a three-year appeal process.

In addition, other projects include proposed housing units at the Gloucester YMCA and Catalyst Housing for The Haven in Lynn. These are in the early stages of development, with HCP as development consultant.
Paving a Bold Path with Tenacity & Clarity

Strategic Plan Summary

Harborlight Community Partners (HCP) is a non-profit, Massachusetts-certified Community Development Corporation. HCP develops, manages and advocates for quality, service-enriched housing that is affordable and inclusive, collaborating with communities to cultivate just, equitable and sustainable housing opportunities vital to the health and strength of our entire region. By focusing on the housing needs of underserved populations and creating, preserving and operating, safe, affordable housing with supplemental supportive services, HCP strives to make homes available to all, because everyone deserves a home.

- HCP supports fair housing policies and approaches and will actively resist any form of formal or informal housing discrimination
- HCP creates, preserves, operates, and supports quality, economically accessible, community-rooted housing
- HCP creates safe, service-enriched, affordable housing that promotes stability while diminishing fear and vulnerability to suffering
- HCP creates safe, affordable housing promoting long-term, generational, economic upward mobility
- HCP influences long-term change for sustainable housing at the micro level, such as specific households, and at the macro level, related to systems causing or exacerbating housing hardship and the associated decrease of opportunity for people of modest and limited means.
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Associated Home Care dba Amedisys
Beverly Bank
Beverly Crossing
Beverly Rotary Club
Beverly Shade Shoppe
BLW Engineers, Inc.
Boston Private
Cape Ann Savings Bank
Carroll K. Steele Insurance Agency, Inc.
Catalano Architects
Cell Signaling Technology
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First Church Wenham
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Gloucester Rotary Club
Glovsky & Glovsky, LLC
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Groom Construction
Harborlight Nursery School
Hawthorne Hotel & Three Corners Realty
Hayden Systems
Housing Ministries of New England IES Inc.
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Community Package Store
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Meridian Associates
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