

# XYZ's of Affordable Housing

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## WHAT DOES HARBORLIGHT DO?

### (NONPROFIT) DEVELOPMENT OF AFFORDABLE HOMES

Seniors  
Families  
Individuals/disabled  
Impacted by homelessness

### RESIDENT SERVICES

Seniors Age in Place  
Families Achieve Greater Economic Potential

### ADVOCACY AND EDUCATION

Building support & understanding of affordable housing  
creation and policies

### PROPERTY MANAGEMENT: WE'RE HERE FOR GOOD

We own and manage for the long-term

**459**  
Homes



**600**  
+Residents

500 Names on waiting lists

12 Communities

**\$4,000,000+** property taxes paid



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

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

**409**

UNITS IN THE PIPELINE

# HARBORLIGHT'S AFFORDABLE HOUSING PORTFOLIO

## FAMILY



**INDIVIDUAL FAMILY HOMES**  
8 BUILDINGS, 20 UNITS  
FAMILY HOMES  
ALL IN BEVERLY



**SEWALL BUILDING**  
4 UNITS  
FAMILY HOMES  
MARBLEHEAD



**FRIEND COURT**  
1 UNIT  
FAMILY HOMES  
WENHAM



**ANCHOR POINT- PHASE 1**  
38 UNITS  
FAMILY HOMES  
BEVERLY



**HARDY STREET**  
6 UNITS  
FAMILY HOMES  
BEVERLY

## SUPPORTIVE INDIVIDUAL



**43 AND 179 BOSTON STREET CROSSING**  
2 BUILDINGS, 26 UNITS  
INDIVIDUAL SUPPORTIVE HOMES  
SALEM



**FIREHOUSE PLACE**  
4 UNITS  
INDIVIDUAL SUPPORTIVE HOMES  
HAMILTON



## SENIOR



**TURTLE CREEK**  
109 UNITS  
SENIOR HOMES  
BEVERLY



**TURTLE WOODS**  
67 UNITS  
SENIOR HOMES  
BEVERLY



**PIGEON COVE LEDGES**  
30 UNITS  
SENIOR HOMES  
ROCKPORT



**ROCKPORT HIGH SCHOOL**  
31 UNITS  
SENIOR HOMES  
ROCKPORT



**WHIPPLE RIVERVIEW PLACE**  
10 UNITS  
SENIOR HOMES  
IPSWICH

## SUPPORTIVE SENIOR



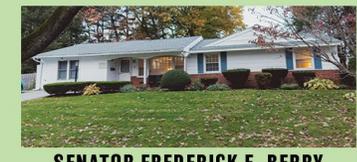
**JANET M. LEUCI BUILDING**  
20 UNITS  
SUPPORTIVE SENIOR HOMES  
SAUGUS



**HARBORLIGHT HOUSE**  
30 UNITS  
SUPPORTIVE SENIOR HOMES  
BEVERLY



**SENATOR FREDERICK E. BERRY  
H.E.A.R.T HOMES**  
2 HOMES, 8 UNITS  
SUPPORTIVE SENIOR HOMES  
PEABODY



# Current Homes in Rockport

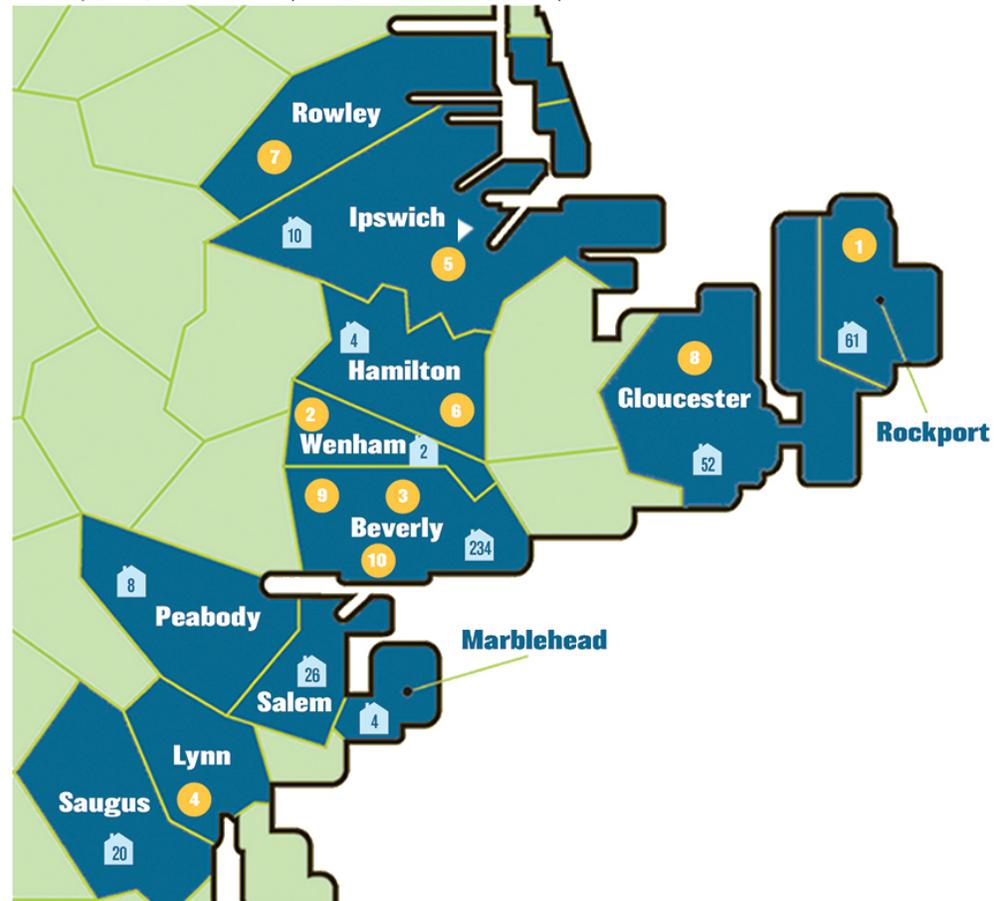


Pigeon Cove Ledges (30 senior)

Rockport High School Apartments (31 senior)

# 459 HOMES 12 COMMUNITIES

BREAKING THE CYCLE OF POVERTY



## HARBORLIGHT HOMES IN THE PIPELINE

- 1 Granite Street Crossing, Rockport
- 2 Maple Woods, Wenham
- 3 Beverly Village for Living & the Arts, Beverly
- 4 Catalyst Housing, Lynn
- 5 Agawam Village, Ipswich
- 6 Asbury Common, Hamilton
- 7 Windward Crossing, Rowley
- 8 Harborview Place, Gloucester
- 9 Anchor Point II, Beverly
- 10 The Lighthouse Center at Anchor Point, Beverly

 **CURRENT HARBORLIGHT HOMES**

# Coming Soon: Granite Street Crossing

## GRANITE STREET CROSSING ROCKPORT

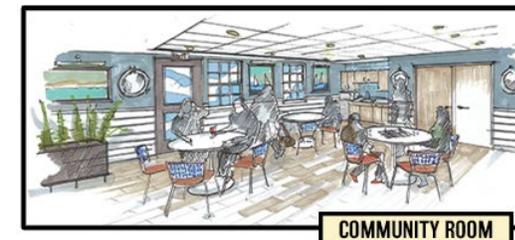


Under  
Construction!

### PROJECT HIGHLIGHTS

- The site of a former greenhouse
- 17 supportive senior units in one building and 6 family townhouses
- Service enriched and Harborlight's first inter-generational project
- Walking distance to commuter rail, shops and parks

Construction Start: 2022  
Projected Occupancy: 2023



COMMUNITY ROOM

# Advocacy & Education Programs

- First Time Homebuyer Courses
- Resident Advisory Councils
- Annual Legislative Coffees
- Community Forums
- Housing Institute
- Housing Stewards



# Annual Legislative Coffees

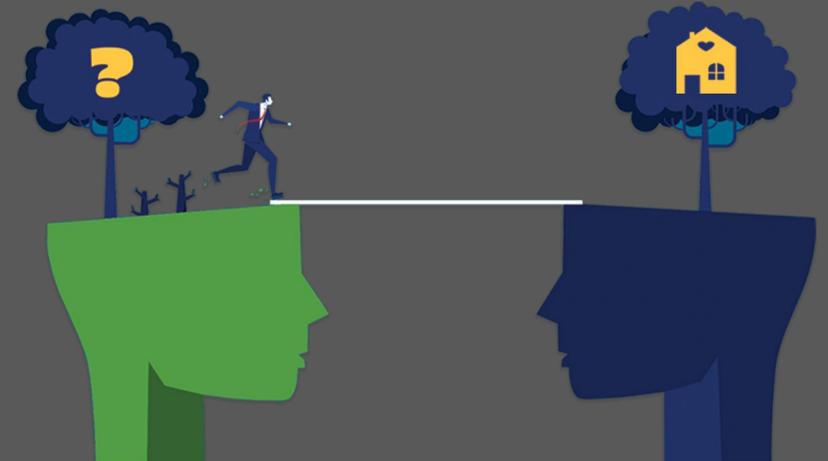
Since 2017, Harborlight has hosted local and state elected officials and members of boards and commissions from the North Shore in coffee and conversation to outline legislative priorities for the year.



# Housing Institute



- An overview on the many pieces of affordable housing for community members serving on of local boards and commissions tasked with making housing related decisions
- October 2022: Salem, MA
- March 2023: Gloucester, MA



# Coming Late Spring: Housing Stewards

- A leadership opportunity for community members to learn about affordable housing and how to increase support for it, in their neighborhoods and through local government
- Will cover topics such as basic financing, who lives in affordable housing, debunking affordable housing myths, local housing data, history of housing policy & zoning, housing segregation, and housing friendly policies





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