



# Harborlight Community Partners

Harborlight Community Partners provides housing with services primarily for low and moderate income people living in Southern Essex County

Summer 2011 Edition

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

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Thank you for taking a minute during the wonderful early days of summer to check in with Harborlight Community Partners. Thanks to the support and effort of many of you HCP has been busy this winter and spring. We have been working hard to operate our existing housing well for our residents. This includes among many things providing activities and services at Harborlight House Assisted Living, improving energy efficiency at Turtle Creek and Turtle Woods, and rehabilitating many units in the We Care About Homes portfolio. It also included building young exciting partnerships with the Community Land Trust of Cape Ann and the Marblehead Community Housing Corporation to provide affordable first time homebuyer and rental opportunities to local North Shore families. Just recently on June 13, 2011 it included the ground breaking for Firehouse Place a new development in downtown Hamilton that will provide four new affordable rental units and a long term location for the Acord Food Pantry. We are hopeful that with your ongoing partnership the coming months will find HCP just as busy making contextually sensitive affordable housing available for fixed income elders, working families and those with disabilities on the North Shore. Thank you for everything you do to make this work possible. We would not be here without you.

Best Regards,



**Andrew DeFranza**  
Executive Director  
Harborlight Community Partners

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## Harborlight Community Partners

### Calendar of Events:

**Beverly Homecoming LobsterFest:**  
Wednesday August 3rd at Lynch Park in Beverly.

**Homecoming Fiesta:** Saturday August 6th  
at the Vittori Rocci Post in Beverly

**Beverly Farmers Market:** 6/20-10/3  
Mondays from 3:30-6:45 at the Beverly Depot

**Gloucester Sidewalk Days** 8/4-8/6  
(Need help 8/4 and 8/6)

**Harborlight House Yard Sale:** September 17



P.O. Box 507  
Beverly, MA 01915

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# HCP Projects

## Turtle Creek/ Turtle Woods

- 176 units

## Community Land Trust of Cape Ann

- 51 units

(In partnership  
with CLT)

## Harborlight House Assisted

### Living

- 35 units

## We Care About Homes

- 20 units

## Whipple Riverview Place

- 10 units

## H.E.A.R.T. Homes

- 8 units

## Firehouse Place

- 4 units plus  
Acord Food Pantry

## Sewall Building

- 4 units

(Managed for  
MCHC)

# Firehouse Place Hamilton-Wenham



On Monday, June 13, 2011, Harborlight Community Partners broke ground at the site of Firehouse Place, 69 Willow Street, in Hamilton. This is the Town's first Community Preservation Fund supported affordable housing project and will be developed and operated by HCP. Construction has begun and the building should be completed for occupancy late in 2011.

HCP was originally approached in 2008 by Hamilton community members concerned with how to preserve the building at 69 Willow Street as a space for the Acord Food Pantry. First Congregational Church parishioner, Jared Ward, had the idea to preserve Acord's space and utilize the upper floor apartments as affordable housing. That idea is now coming to fruition after three years of perseverance. "As a lifelong resident of Hamilton and Wenham I am pleased to have been able to see my original concept come to fruition through the hard work of so many people." said Ward.

The building that once served as the Town's fire station, now named Firehouse Place, is the preserved location of Acord Food Pantry for years to come while also serving as a great example of using local Community Preservation funds to leverage regional and statewide resources for affordable housing. "We were committed to making sure that Acord would remain as a community asset and to demonstrating that small scale, well designed affordable housing is possible on the North Shore" said Harborlight Community Partners Executive Director Andrew DeFranza.

***"The project is a great community partnership that addresses a tremendous need."  
Said Michael Lombardo, Hamilton Town Manager.***

Following a process of meetings with the neighbors, the Town committees and boards, and other local stakeholders, a plan by North Shore architect Siemasko and Verbridge was designed. This plan called for a change to the entire exterior with an attractive gable end facing Railroad Avenue and a refreshed façade on Willow Street without the current garage doors. The final product will be great improvement to a visible part of downtown Hamilton. The building will eventually house the Acord Food Pantry with a new side access door. It will also provide a new one bedroom affordable apartment for a disabled elderly person on the first floor facing Willow Street and an additional three studio apartments on the second floor. The building footprint will not be expanded.



## Funders and Financing Partners:

### Town of Hamilton:

Community Preservation Fund

Acord Food Pantry

North Shore HOME Consortium

First Baptist Church of Beverly

State of Massachusetts:

Department of Housing and

Community Development

– Housing Innovation Fund

– Community Based Housing

Affordable Housing Trust Fund

Community Economic

Development Assistance Corp.

Boston Community Capital

MassDevelopment

Beverly Cooperative Bank

North Shore United Way

Beverly National Bank/DanversBank

Architect: Siemasko and Verbridge

Contractor: Martins Construction

Developer: Harborlight Community Partners

# We Care About Homes Family Housing:



**13 Funded – 1 To Go!**



After merging with We Care About Homes and Home At Last in late 2009 we began a process of upgrading about 14 of the 20 affordable family housing units in this portfolio. This included major overhauls of kitchens and bathrooms, roof repairs, a septic line replacement, new siding, electrical work, and chimney repairs among other items. Thanks to the supporters (side bar) we have completed 13 of these units and we have the funding to finish 1 more. We are now only seeking the funding, volunteers and supplies for the final unit. If you would like to help please call Andrew at **978-922-1305** or email at **adefranza@harborlightcp.org**. When this project is completed (hopefully in the fall of 2011) there will be 30 children and 35 adults who have found safe, affordable housing thanks to you. Special Thanks to the supporters listed here who have helped us invest \$450,000 thus far into making this affordable family housing safe and decent. We are close to the end of our goal!

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## Thank You

- City of Beverly
- HOME Funds
- North Shore HOME Consortium
- CharlesBank Foundation
- The Loring Family
- DanversBank Charitable Foundation
- Salem Five Heritage Charitable Foundation
- United Way of the North Shore
- Millett Fund
- St. John's Outreach Fund
- New England Biolabs Corporate Donation Committee
- YMCA Youth Project

## Elder Housing Highlights:

**Whipple Riverview Place:** The green roof is alive and well atop this building. If you are ever near the Ipswich Town Hall please look just to the left and up and you will see all the plants growing over the top of this wonderful 10 unit building. The green roof helps to reduce the heating and cooling costs and it also improves the water run off into the adjacent Ipswich River. For more information on the project and the scientific run off data please see [www.mass.gov/dcr/watersupply/ipswichriver/demo2-greenroof.htm](http://www.mass.gov/dcr/watersupply/ipswichriver/demo2-greenroof.htm)

**Turtle Creek, Turtle Woods and Harborlight House:** Each of these projects was awarded a grant for energy improvements through the National Grid LEAN program which included new light bulbs, new fixtures and other electricity improvements. The total value of these upgrades was \$69,946 and the total energy savings projected is 67,011 kilowatt hours annually.

## Big Thanks to YMCA's McPherson Teen Leaders

Throughout the months of April and May, the Y's McPherson Teen Leaders collected used video games and hardware in a unique effort to raise money for Harborlight Community Partners. They cashed in 200+ video games, 5+ systems and controllers at GameStop in North Beverly for a **grand total of \$675.00!** "These young people have demonstrated a real concern for their local community by raising money to support to residents of senior affordable housing. They also showed good environmental stewardship by recycling video games and avoiding landfills," said Andrew DeFranza, Executive Director, HCP. "Their efforts are an encouragement to all of us at HCP



# Partnerships and Organizational Highlights:

**HCP** is now working with the **Marblehead Community Housing Corporation** to manage the "Sewall Building" a four unit affordable family housing facility that was a school.



**HCP and the Community Land Trust of Cape Ann** are working together to support first time homeownership for 51 homeowners in Gloucester. More to come this fall.....

**Book Donation Program** Harborlight Community Partners now sells books to help pay for the operation and development of affordable housing on the North Shore.. Please check out and drop books at our sites in the Dawson's Hardware parking lot at 50 Enon Street in Beverly or at Crosby's Market 15 Walnut Road in Hamilton. We can also pick up large donations of books and you can feel free to bring books to us. All book donations are tax deductible.



**Host a Collection Drive:** If you, your school, community

group, or your Church would like to host a collection drive of video games and systems, CDs, DVDs and/or books that can be resold to support affordable housing, give us a call. This is a great community service project!

**Volunteer:** HCP is seeking the following volunteers.

- **Activities Assistant** at Harborlight House Turtle Creek/ Turtle Woods. This involves coming once a week for two hours running activities for our elderly residents.
- **Work Project Teams:** We are seeking teams to volunteer for a day to help with the rehabilitation of a family housing unit in Beverly. Teams might install insulation, hang sheetrock, paint, install trim, lay flooring, clean etc depending on the skill level of the team and the time available.
- **Farmers Market:** Can you help us staff our table at the Beverly Farmers Market on any Monday afternoons?

**Donate funds or supplies** to support social services, affordable family housing improvements, and the development of new projects.

For more information about HCP Donations/Fundraising /Volunteer programs, contact **Deanna at 978-922-1305 or email [dfay@harborlightcp.org](mailto:dfay@harborlightcp.org)**

## Harborlight House Assisted Living awarded 2011 Readers Choice Honorable Mention for Senior Living.

*Do you know someone who is 62 years of age or older who might be interested in living in our community?*

Harborlight House currently has openings. We offer a private unit plus our basic service package (3 meals per day, laundry, housekeeping, activities and service coordination).

Assistance with personal

care including assistance with medications, bathing, dressing, etc. is also available.

We are usually able to accommodate any financial circumstance. If you know someone in need of assisted living and are not

sure they can afford assisted living, or if they are eligible for residency with us, please encourage her or him to contact **Bob Stoneham at [alinfo@harborlightcp.org](mailto:alinfo@harborlightcp.org), Director of Harborlight House, directly at 978-927-2121x20.**



Please consider including HCP in your estate plans.