

## Don't Forget To...

Purchase a "Book of Oil Changes"  
@ Park St. Auto in Beverly

Order a "Harborlight Pizza"  
@ Cafe Salerno

Purchase a bag of Harborlight House  
Blend coffee @ Atomic Café

A portion of all proceeds benefits HCP!



PO Box 507  
Beverly, MA 01915

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

## Save the Date

We are pleased that we will  
be joined by our honored guest,  
**Sen. Fred Berry!**



# At Home with HCP

News from Harborlight Community Partners



## "Why We Give" Neiland and Priscilla Douglas

We have been involved together as volunteers and contributors to programs which provide "affordable" housing opportunities since the early 1970s. Spearheaded originally by members of the First Baptist Church in Beverly over 50 years ago, these efforts now embrace 350 housing units on the North Shore – all now under the HCP umbrella.

HCP is a great source of hope and inspiration for its nearly 500 residents – and equally so for both of us to know that this expanding program will provide affordable, safe and caring housing opportunities well into the future. **It is thus a great source of joy and exhilaration to be assured that one's personal efforts and financial support will help offer long-term, life-sustaining residential facilities for thousands of folks in need of an affordable home.**



# At Home with HCP

News from Harborlight Community Partners

Fall 2012 Edition

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

## Calling Pigeon Cove Ledges Home



### Pigeon Cove Project Groundbreaking, June 2012

Pictured left to right: Linda Sanders, Rockport Town Manager; Sarah J. Wilkinson, Rockport Board of Selectmen; Seth Pitts, Area Specialist, USDA; Jonathan L. Healy, State Director Rural Development MA/CT/RI; State Senator Bruce Tarr; Bob Visnick, Rockport Housing Partnership; Mary Francis, Rockport Community Preservation Committee; Vito Colomo, U.S. Senator Scott Brown's Office; Congressman John Tierney

Pigeon Cove Ledges, a complex that contains 22 percent of Rockport's recognized affordable housing units, is now a Harborlight Community Partners property. Finalized Dec. 1, 2011, HCP took ownership of the housing from Curtis Street Associates Limited Partnership. Built in the 1980's as an affordable housing complex, the property was scheduled to revert to market-rate apartments if no nonprofit developer was willing to take over the building. This is where HCP stepped in. "Somebody had to buy Pigeon Cove to keep it affordable," said Andrew DeFranza, executive director of HCP.

HCP secured close to \$5 million to cover the purchase, as well as legal fees, renovation costs, and loan commitments. Funding was amassed from USDA, HOME funds, and private foundations. In addition, the Town of Rockport stepped up to help, with \$850,000 (\$600,000 from Community Preservation funds and \$250,000 from the Rockport Housing Partnership). HCP is grateful for Rockport's commitment to the project.

HCP is undertaking necessary renovations, including the installation of the building's first elevator, supported by the Amelia Peabody Charitable Fund. At the June Project Groundbreaking, one resident in a motorized chair expressed her gratitude for the improvements, especially the elevator installation. The elevator will allow her to take advantage of the building's library and computer room, located on the second floor, which up until now she and other residents have been unable to access.

Harborlight Community Partners is happy to be working with the Town of Rockport and is especially pleased that the residents of Pigeon Cove Ledges will continue to call Pigeon Cove Ledges home! An October celebration for residents, town officials and members of the community honored this meaningful partnership!

### From the Gloucester Daily Times

To the editor:

We, the residents of Pigeon Cove Ledges, wish to say a hearty "thank you" to town residents for approving the funds that assisted the purchase of our complex by Harborlight Community Partners. We also wish to thank the members of all the committees who participated in the process. We are really looking forward to the improvements your generosity will make to our home.

*Pigeon Cove Ledges residents, Rockport*

# Board of Directors

Carol Suleski  
*President*

Bob Gillis  
*Vice President*

Peter Simonsen  
*Treasurer*

John Thomson, Esq.  
*Clerk*

Jack Alves

Karen Ansara

Tracey Armstrong

Pam Constantine

Neiland Douglas

Michael Harrington

Kurt James, Esq.

Don Kelley

Rev. Beth Loughhead

Joe Lumino

Judy Manchester

Mary Miller, Emeritus

Karen Popadic

Nelda Quigley

Michael Schaaf

Stella Mae Seamans



## Firehouse Place Completed

Hamilton's first fire station, now named Firehouse Place, (Hamilton's first Community Preservation Fund supported affordable housing), is complete! Following three years of planning and five months of construction, it now consists of four affordable rental units (a new handicapped-accessible one bedroom apartment for a disabled elderly person and three studio apartments). In addition, Firehouse Place successfully preserves a permanent location for the **Acord Food Pantry**. Firehouse Place is another excellent example of using local Community Preservation funds to leverage regional and statewide resources for affordable housing.



## HCP Honored By Acord Food Pantry

This past July, Harborlight Community Partners accepted the Acord Food Pantry Partnership Award. Shown here are Andrew DeFranza, HCP Executive Director and Dennis "Buck" Shupp, HCP Facilities Director.



## River House Shelter and HCP

Earlier in the year, HCP assumed management of River House shelter in Beverly. River House is a men-only emergency shelter in a 19th-century firehouse, and has 34 beds and five single-room apartments on the second floor. In this capacity, HCP worked with state and local officials to stabilize the finances of the shelter. Sen. Fred Berry, State Rep. Jerry Parisella, and Beverly Mayor Bill Scanlon were instrumental in helping HCP keep River House viable. In addition, HCP worked with River House to improve and update the facilities and programming. A challenge grant from an anonymous donor of \$75,000 helped jump start the process of revitalizing River House. Much has been going on behind the scenes since the shelter's temporary closing on April 30. In addition to working to secure revenue to keep the shelter operating, repairs made include kitchen improvements, painting, and more. The shelter's reopening is slated for October 15th.

### River House Needs

- Toiletries (especially deodorant, razors, toothpaste)
- First aid supplies
- Towels
- Bleach
- Socks and underwear
- Coffee
- Volunteers to serve dinner

### Contact

**Kate@riverhousebeverly.org to donate to River House or for more info**  
**www.riverhousebeverly.org**



## Movin' And Shakin'

Barbara Morrissey of the YMCA leads an exercise class at Turtle Woods at Turtle Creek for Turtle Creek and Turtle Woods residents. The 8-week class has run several times and is popular with residents, who really enjoy the exercise sessions and Barbara's enthusiasm!



## A Very Special Celebration

Members of the First Baptist Church in Beverly celebrated the 50th Anniversary of the founding of Harborlight House (HLH) with a beautiful concert held at the Cabot Street church. The event honored HLH residents, their families, and church members. Shown here cutting the cake are long-time Board Member Neiland Douglas and Trudy Fogg, the longest tenured resident of HLH. Both are members of the First Baptist Church in Beverly.



## HCP and NFI – Nonprofits Working Together

HCP is soon to complete its second renovation with Northeast Family Institute (NFI). NFI operates homes for brain injured adults and partnered with HCP to retrofit two of their homes. After the first retrofit project in Haverhill, reaction from residents was overwhelming, some moved to tears at their newly renovated home. This has led to a second retrofit for NFI in Methuen. HCP is pleased to be able to support other nonprofits in unique and significant ways.



## At Home @ Turtle Creek: "I'm really blessed." Barbara

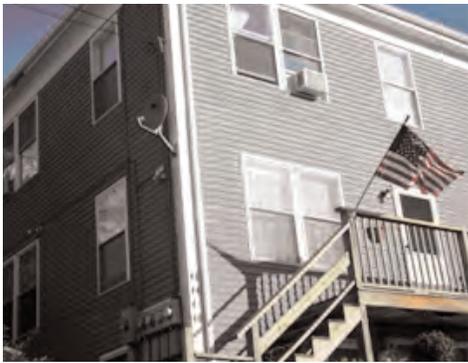
At Turtle Creek for six years, Barbara appreciates this unique Harborlight Community Partners community. "Once I came here, I knew it was the right place for me. I've never regretted it!"

Barbara and her late husband John, married for over 50 years, raised a family in Beverly, where she also worked for over 20 years at the United Shoe Machinery Corporation (commonly known as The Shoe). John worked there as well, which is how they met. With great affection, Barbara tells of their first meeting. She says John, who went to work at The Shoe upon his return from serving in WWII, spotted Barbara on her first day on the job. She remembers with a smile that John said, "That's the girl for me." No truer words were spoken, and together they had two children, four grandchildren and five great grandchildren. Ahead of her time, Barbara had been offered jobs as a young woman in Washington DC and Boston, but her father wouldn't let her go. "Good thing," she says with a wink, "or I wouldn't have met John." Barbara worked in human resources at The Shoe, and was also a buyer for the company, working well into her 70's.

Today, Barbara keeps active and engaged at Turtle Creek and beyond. She bowls in a Senior League, volunteers at Bingo for the Senior Center, and on occasion drives fellow residents and local friends to Bingo. Barbara also takes part in the Turtle Creek Pot Luck Dinners.

"The people here are great, you probably couldn't find a better place," she says. "People care for each other here. If they don't see you for a while, someone will come knocking at your door to be sure you are alright. If I was in my home, and needed help, my neighbors wouldn't know." Barbara adds, "I never wanted to have my children need to do for me. My son wanted to add on to his home, but I wouldn't hear of it. That wouldn't be fair to him or his children. I wanted my own space and to maintain my independence as long as possible. That's what I am doing here."

Barbara continues, "Turtle Creek offers me peace of mind. It is hard to live on a fixed income, and I could not afford the upkeep on my home. Being here, it is just a good feeling. I feel safe and secure. It's wonderful. I'm really blessed."



## HCP Merges with Community Land Trust of Cape Ann

As of January 2012, HCP merged with the Community Land Trust of Cape Ann. In this capacity, HCP has inherited the land and the responsibility to monitor and support the permanent affordability of the 51 first-time buyer condominiums located on that land. "We are pleased to be associated with Harborlight Community Partners to ensure the long-term affordability of the Land Trust properties," said Bob Gillis, Vice President, Cape Ann Savings Bank. Gillis also served as the former President of the Community Land Trust. HCP is honored to be part of this great endeavor!



## Saving 23 Chase Street

With affordable first time buyer properties hard to come by, the effort was on to save 23 Chase Street, Beverly! This single family home is a designated first-time buyer affordable property which was established in 2005 by the Beverly Affordable Housing Coalition. The property, abandoned over a year ago, was in need of rehabilitation. To preserve the affordability status of this property, Harborlight Community Partners has joined with Don Preston of North Shore Habitat for Humanity, Mayor Scanlon of Beverly, Mike Wheeler of the Beverly Cooperative Bank and the North Shore Home Consortium to revitalize 23 Chase Street. The property hit the market in July!



P.O. Box 507  
Beverly, MA 01915

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

## What We Do

Harborlight Community Partners' (HCP) mission is to provide housing with services primarily for low and moderate income people living in Southern Essex County.

HCP's goal is to ensure that all members of our community, especially seniors and low-income families, have access to decent, safe, affordable and dignified housing.

HCP currently owns, operates or supports 350 units of rental or first time ownership housing in seven communities on the North Shore, that are home to over 450 residents.



Like us on Facebook 

Visit our website for  
**More Ways You Can Help**

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



**Andrew DeFranza**  
Executive Director

Harborlight Community Partners

Main Office: 978-922-1305

Fax: 978-922-2874

Email Executive Director: [adefranza@harborlightcp.org](mailto:adefranza@harborlightcp.org)

General Inquires: [info@harborlightcp.org](mailto:info@harborlightcp.org)

Dear Friends,

Thank you for all you do to make it possible for fixed income elders, working families and those with disabilities to have a safe and decent place to live on the North Shore.

In this edition of **At Home with HCP**, we have detailed the many undertakings of the past months. While each project presents its own promise and challenge, there are recurring themes in each of these endeavors: cooperation and collaboration. In our collaborations, with towns, cities and other agencies, there is recognition of what each of us brings to the table by way of skills, resources, and needs. Each collaboration is cooperative in nature; our interactions are mutually respectful and with common purpose to ensure our most vulnerable citizens have a place to call home.

Why does this matter? Because as we map out our future, creating and preserving affordable housing that is mindful of the needs of each host community, it is critical to success. This only happens when everyone at the table, from elected officials, to funders, to developers, to future residents know that each voice is essential to the process. And it matters because thousands of designated affordable housing units on the North Shore are slated to expire in their affordable status in the next two years. This could prove devastating to those residents, many seniors, who are on fixed incomes, requiring an affordable place to live. More than ever before, effective and efficient collaborations will be critical to ensuring that these citizens are not displaced.

Our commitment is steadfast that our children, parents, grandparents, employees, and neighbors have access to safe, decent, and affordable homes, and we are grateful for your faith in our work. We count it a privilege to work with all of you - thank you for your partnership.

Gratefully,



Please consider including HCP in your estate plans.



HCP was at Beverly Homecoming Lobsterfest, (here, HCP intern Isolde Decker-Lucke staffs the table)! HCP also participated in Senior Day in Lynch Park, the Gloucester Downtown Bazaar, and at the Beverly Farmer's Markets. It was a great summer to be out and about in the communities we serve!

## HCP WISH LIST

Your help is needed in so many ways! Here are a few:

- Do you have a collection or hobby you can share and a couple of hours to spare? Our residents would love to see/learn about it (old toys, photographs, etc.)
- Could you teach a painting class with our residents on-site?
- Are you a musician? Live music is great entertainment for our seniors.
- DVD's (old TV series or movies)
- Puzzle books, such as cross word puzzles, are always needed
- Candy! As part of our activities program, Harborlight residents play Bingo, Pokeno, and other games where the winners receive candy as prizes.
- Grocery store gift cards for residents in need.
- Movie tickets
- Theater tickets for local productions, community theater and the like
- Office or on-site volunteers for projects during the year

Contact Deanna [dfay@harborlightcp.org](mailto:dfay@harborlightcp.org) or Bethany [bblake@harborlightcp.org](mailto:bblake@harborlightcp.org) for more info, to volunteer, or to donate.



## Early Support for "A Celebration of Partnerships" this November is Outstanding

It is hard to believe that Harborlight Community Partners (HCP), the effort first forged decades ago by the First Baptist Church in Beverly, is upon its 50th Anniversary. HCP has become a leader in providing affordable housing with supportive services in seven communities across the North Shore.

Join us in marking this momentous occasion with your attendance and sponsorship of "A Celebration of Community Partnerships" to be held Saturday, November 10th, at Salem's Hawthorne Hotel.

Thanks to everyone in the community who has supported or plans to support this important event. We are pleased and humbled to announce that our Community Partners have already raised over \$100,000 and include: Ansara Family Fund, Beverly Cooperative Bank, Beverly

Rotary Club, Boston Private Bank and Trust, Neiland and Priscilla Douglas, First Baptist Church in Beverly, Atty. Kurt James, Caleb and Bonny Loring, Joanne Holbrook Patton, Caleb Loring, Jr., Stella Mae and Toby Seamans, Carol Suleski, and James and Christine Zampbell

Be a part of it! To donate, or for more info or tickets, contact Deanna [dfay@harborlightcp.org](mailto:dfay@harborlightcp.org)

We are pleased that we will be joined by our honored guest, **Sen. Fred Berry!**



## First H.E.A.R.T. Home Turns 5!

Congratulations on the 5th Birthday of one of the H.E.A.R.T. Homes (Peabody), which is owned by HCP and managed by Associated Health Care. Here, residents enjoy a cake and the celebration! H.E.A.R.T. Homes are a unique alternative for housing and caring for seniors in the community. For more information: [www.elderhomeoptions.com](http://www.elderhomeoptions.com)

## Give Books & Support Neighbors in Need

Get rid of old books and help us raise funds by dropping them in an HCP Book Donation Bin - 100% of HCP's proceeds from the book donation reseller program directly fund our affordable housing efforts.

Book Donation Drop Off bins @ convenient locations:

**HCP's main office**  
283 Elliott Street, Beverly

**Dawson's True Value Hardware**  
50 Enon Street, Beverly

**Shaw's Supermarket**  
146 High Street, Ipswich

**Crosby's Marketplaces**  
15 Walnut Road, Hamilton  
125 Canal Street, Salem  
62 Central Street, Georgetown

**TriCity Sales**  
77 Turnpike Road, (Rt. 1),  
Ipswich

**Corliss Bros. Garden Center**  
31 Essex Street  
(Rt. 133), Ipswich

**Sears Hometown Stores**  
145 Eastern Ave  
Gloucester