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Harborlight Community Partner to break ground on Anchor Point

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Beverly, MA Beverly-based non-profit developer, Harborlight Community Partners is pleased to announce Anchor Point, a community of 77 units of affordable family housing, will break ground this month.

Anchor Point will include two affordable housing apartment buildings and a community building, along with many exterior elements such as playgrounds and walking paths. At the heart of Anchor Point will be a community building with myriad programming opportunities, making this a unique service-infused project.

This innovative housing initiative brings back the repeat team of Harborlight Community Partners (HCP), SV Design, and Groom Construction.

Located on five acres at the intersection of Tozer and Sohler Rds., Anchor Point is a true re-imagining of an affordable community. Anchor Point will provide the region much needed affordable housing for low-earning families, while setting aside 20% of its housing for families who have suffered homelessness. It will be deeply affordable, supporting those earning 60% or less of area median income.

“This project is coming at a time when the need for high quality, service enriched, and affordable homes has never been more evident,” said Andrew DeFranza, executive director for Harborlight Community Partners. “Our region is a beautiful one that remains largely out of reach for people we depend on every day. Anchor Point is essential toward mitigating housing insecurity and equity in our region.”

The housing at Anchor Point will be built in two phases (38 units and 39 units respectively) and consists of two-and-three-bedroom apartments for families. The community building aptly named The Lighthouse Center (TLC), will be the heart of Anchor Point, an innovation in providing on-site childcare, after school programming, ESL and GED classes, a teaching kitchen, financial counseling, case management and more. In addition to robust programming, it will include many exterior elements such as community gardens, half-court basketball, playgrounds, walking paths, a playing field and more. All of this together is intended to bolster resident health and economic opportunity. The Lighthouse Center, however, must be built via philanthropy, the effort for which is now underway.

“Anchor Point is a critical step toward addressing the City’s housing needs for all our neighbors,” said Beverly mayor Michael Cahill. “These new homes and the infrastructure improvements that will be made to the area are essential to the broader efforts making our whole community strong and a desirable place to live,” he said.

The City of Beverly has been amazing with both the local leadership and citizens saying, ‘yes’ to this project early on, by the adoption of 40R zoning, which paved the way for the project. Further commitment is also demonstrated by strong local funding. It is also significant that the regional commitment to affordable housing between Beverly, Salem, and Peabody, through the Mayors’ Task Force on Homelessness, is proving to be a successful strategy to create sound solutions.

“Too many North Shore residents continue to struggle to find quality housing that they can afford. Anchor Point will serve as a tremendous resource for many families that need housing security and stability,” said Senator Joan B. Lovely (D-Salem). “I am proud to have collaborated with state and local leaders on this important project and laud Harborlight Community Partners’ commitment to our most vulnerable families.”

“Communities that combine quality living with on-site skilled services are a focus for our company and something that we hope to develop more of in the future,” said David Groom, Principal at Groom Construction. “We are proud to partner once again with Harborlight Community Partners and the SV Design team on such an impactful project for our community. “

Thad Siemasko, AIA, Principal at SV Design said, “We believe strongly that the richest communities are built with the contributions of people from all parts of the economic spectrum. Accordingly, providing proper housing for those most in need is an essential community responsibility. We're proud to partner with HCP and commend the City of Beverly for their vital support of this badly needed project.”

Financial partners include the MA Department of Housing and Community Development, City of Beverly Community Preservation Act, Beverly Affordable Housing Trust, Beverly HOME, CEDAC, MASS Housing Partnership, Mass Affordable Housing Trust, MHIC, North Shore HOME, Boston Private, Institution for Savings, North Shore Bank, The Life Initiative. A \$1.75 MassWorks grant from the state will fund infrastructure needs near the Anchor Point site, such as an intersection, crosswalk, and sidewalk improvements. Early investors in The Lighthouse Center include Monarch North Shore Fund LLC, Institution for Savings, Beverly Hospital, Cummings Properties, and members of the HCP Board of Directors.

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