

Genesis News

Merrimack Valley Housing Partnership

— 2015 —

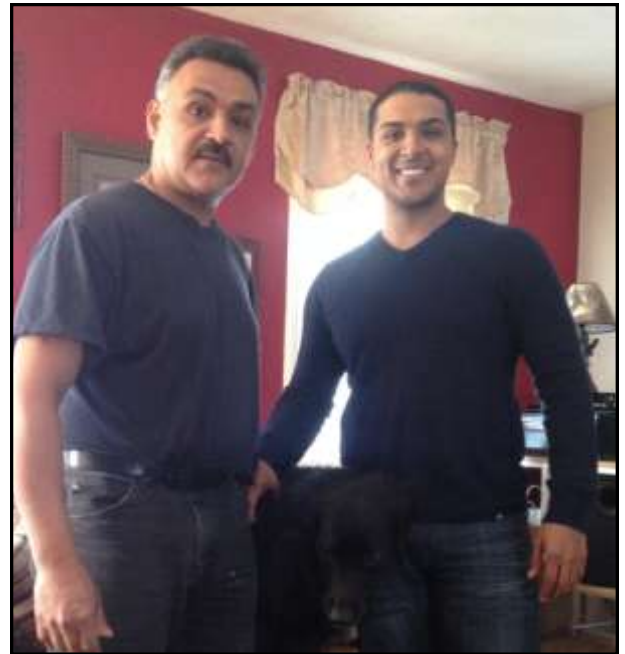
Congratulations Father and Son

Carlos Sr. and his son, Carlos Jr. have each purchased a home. When Carlos Sr. first wanted to start looking at houses, Carlos Jr. told his father about taking classes with the Merrimack Valley Housing Partnership, which he had learned about through a coworker.

“You do your part and the program will help with their part,” he says.

Carlos Sr. received a VA loan. He believes it is very important to have a home inspection. “People don’t often realize the cost of doing work after purchasing.”

“We both went into properties that didn’t need much work”, recalls Carlos Jr.



Carlos Jr. accompanied his father to the classes, and followed with the Landlord Training program. Carlos Jr. began meeting with Ed Alcantara a few months later, and with Ed’s persistent guidance over nine months, Carlos Jr. was able to increase his credit score and raise his eligible loan amount by fifty thousand dollars.

“The amount of passion Ed had really got me excited about it,” says Carlos Jr. “I didn’t feel like I was alone.” With eight thousand dollars of down payment assistance from the City of Lowell, he was able to close on a multi-family property in September, 2014. And, by paying an extra monthly amount on his mortgage, Carlos Jr. plans to pay his thirty-year mortgage off in twenty-two years.

“This is an option I learned in the class.”

“Put what you want on paper,” says Carlos Sr. “It can be done.”

15,000 Families have completed Home Buyer Training

Twenty four years ago, we introduced home buyer training as an experiment. The MVHP had just completed the building of three condominium complexes, selling all of the units to low and moderate income earners.

MVHP recognized the need to educate and prepare first time home buyers to make responsible and sustainable decisions. It became a pioneer in the field of home buyer education. As the industry evolves, MVHP strives to keep its programs and services relevant to a widely diverse community by offering the training in multiple languages.

Thank you to the dozens of attorneys, home inspectors, real estate brokers and mortgage lenders who volunteer their time and talents to teach the classes throughout the year.



Deborah Sonnenschein
Attorney



Josh Amsler - Jackson
Home Inspection



Len Foy - Attorney



Beverly Bourassa
Real Estate Broker



Helen Hamel of The
Lowell Five



Hugh Fitzpatrick
Attorney



Jeff Brown - Attorney



Jim Kohr of Sage Bank



Annette DeBisz of
Lear Realty Partners



Brian Alcorn - Attorney



Project Genesis Graduates

Number of Families: 15,007

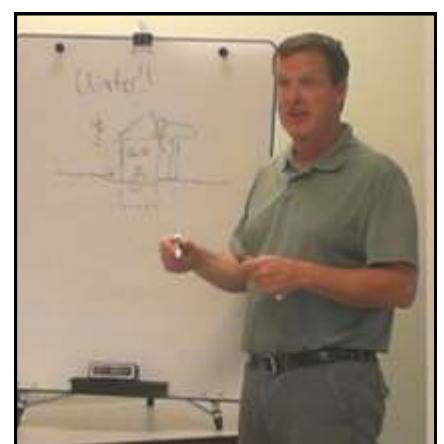
(through May 2015)



Lizette Morales of
Eastern Bank



Michael Feltz (left) & Bob Gaudreau
of Premier Realty Services



Matt Simpson of
Inspectional Services

Kudos to the Cambodian Mutual Assistance Association

The MVHP partners with the Cambodian Mutual Assistance Association (CMAA) to make the home buyer training classes available in Khmer. Over 500 Cambodian families have graduated from these classes so far. CMAA promotes the program in the Khmer speaking community. They host and provide translation for the classes. The MVHP brings its accreditation, Seal of Approval, and speakers.

Under the leadership of Sovanna Pouy, Executive Director, the program is flourishing.



Bopha Malone, Board President and Sovanna Pouy, Executive Director of CMAA



Dara Sok translates for the guest speakers when needed.



Van Son
Real Estate Broker



Chip Chaunamom of
The Edge Group



Nareth Muong of the
CMAA



Navi Osorno of
Jeanne D'Arc Credit
Union

Individual Financial and Credit Counseling

Ed Alcantara, our home buyer counselor, meets with over 200 families every year. These sessions are helpful in assessing one's readiness to buy and eligibility for special mortgage products and down payment assistance programs. Ed helps people to address credit issues and prepare a plan for purchasing.



Amanda Faust meets with Ed Alcantara to assess her readiness to buy.

Mission Statement

The mission of the Merrimack Valley Housing Partnership is to promote responsible and sustainable home ownership opportunities for low and moderate income earners by providing comprehensive training and counseling as well as promoting the use of special mortgage products and down payment assistance programs.

Landlord Training

We conduct a monthly landlord training class. This 3 hour class prepares people interested in purchasing two and three unit houses. We cover tenant selection, types of leases, the laws pertaining to security deposits, housing court, and lead paint.



Thank you UMass Lowell

We continue to benefit from excellent interns from UMass Lowell. Nicole Rivera (right) worked with us during the 2014 fall semester. Jake Solomon was with us in 2015. Jake interviewed several families and wrote our "Home Buyer of the Month" series.



29th Annual Meeting & Reception - May 7, 2015

The James Whistler House Museum of Art

Dorcas Grigg-Saito CEO of the Lowell Community Health Center



Dorcas made an insightful presentation about the connections between affordable housing and health.



The Teen BLOCK group from the Lowell Community Health Center wrote and performed a shadow puppet show about what home means. They also performed an original classical Cambodian dance.



2014 Annual Appeal

141 individuals and organizations contributed \$18,896 to our Annual Appeal. Thank you.

Supporters (Up to \$50)

Rasy An
Gloria April
Rosemary & Peter Aucella
Adam Baacke & Stephen Laput
James Beagan
Phillip & Leona Belanger
Beverly Bourassa
John & Deborah Bukala
Jane Calvin
Joy & Benjamin Chadwick
Oliver & Kathryn Chamberlain
David Cobosco
Mary R. Cook
Tom & Carmela Coughlan
CR & Esther Davenport
Susan Dawson
Kay & William Doyle
Eno, Martin & Donahue, LLP
Christine Dunlap
Kay Fairweather
Francine & Alden Gagnon
Paul Gaudet & Claudia Nangle
Joan Gendron
Susan & Paul Hartwell
Higgins & Ross
Zelma Khadar
Jeanne Lafond

Luis Lebron
Bill Lipchitz
Maria Lopez
Steve Maguire
Dennis McHugh
Garvin & Nancy Moore
Jorge F. Morales
James O'Hearn
Theresa Park
Susan Parker
Morn Phaen
Elizabeth Restaino & Susan Aubert
Willard & Joyce Robinson
Leslie Quinn
Peter & Lu Richards
Shalmal Rivera
Jorge Rodriguez & Elza Dias
Dave & Carol Sneden
Gail Sullivan
Sokha Thong
Charles Towers
Bowa Tucker
Kristina Vangos
Stephen Vega
Nancy Walsh
Karen Weiner

**Thank you to the
Massachusetts Mortgage Bankers Association**



Grant recipients from left: Jaselia Gratini of NOAH, Ian Daley from ABCDC, Mounzer Aylouche of MassHousing, Juan Bonilla of Lawrence Community Works, Tom Callahan of MAHA and Jim Wilde of MVHP

Benefactor (\$51 - \$100)

Laura Gold & Barry Berman
Sandra Boulay
Karen & Walter Braunschweiger
Helen Brown
Ronald & Carol Cannistraro
Sokhar Sao & Vanthy Chem
Coalition for a Better Acre
Stephen Conant & Nancy Rouke
Mary Connell
Susan Cooney
Timothy Delessio
Gwen Donovan
Eliopoulos & Eliopoulos
Daniel & Gail Endyke
Joel Epstein, MD
José Flores
Brenda & Perry Gould
G. Gregory Howard
Mary & Robert Johnson-Lally
Steven Joncas

Kiwanis Club
Kody & Company, Inc.
Stephen & Sandra Krenitsky
Debbie Lenahan
Dick Lepine
Maria Lobao - Enterprise Bank
Jay Mason
Jean McCaffery
Donald McMeniman
Mental Health Association of Greater Lowell
Jim & Anabel Milanazzo
Paul Marion & Rosemary Noon
Patricia Noreau
Albert H. Notini & Sons, Inc.
Kathy Reticker & Jack Flynn
Francey Slater & Aaron Slater
Nathan Soucy & Kathleen McLaughlin
Bora Son & Chanminea Mak
Amy Woo
Joan & John Wooding

Luminary (\$101 - \$250)

Anonymous
Kevin & Jennifer Ahern
Michael Anthony
Jack & Anne Clancy
George & Carol Duncan
James L. Cooney Agency
Daniel Finn
Stephan & Katherine Gendron
Melanie & Matthew Hickcox - ODIC, Inc.
Mary Lou Keenan
Paul & Ro Krenitsky
Justin MacEachern
Ron Marsella
Laura McConnaughay
Dan & Brenda O'Brien

Dennis Page
Pfizer Foundation - Matching Gift
Paulette Renault-Caragianes
Brian Robichaud - Performance Computer Solutions
Rosatone & Bell, PC
Dean Sarris
Fred Schlicher
David Shochat
Diane Silva
Matt Simpson - Inspectional Services
DeBorah Sonnenschein
Linda Sopheap Sou
Germaine Vigeant-Trudel
Richard & Sharon Walsh
Lynne Zounes - Elder Day Care

Celestial (Over \$250)

Ed Alcantara
Patricia Berger
Karen Bolton
Michael Breda
Citizens Bank—Employee Match
Nancy Donahue
Charles Ferraro
Eileen Healey
Jeff & Jenny Herre

Steven Iem
Jim Kohr
Donna Koulas
Joe Lombardo
Pat & Bruce Magnell
Paul Rufo & Nancy Power
Sage Bank
Jim Wilde
Wtymula Real Estate, LLC

Annual Tree Planting for new Lowell Home Buyers



Thank you to the Lowell Parks & Conservation Trust. Each spring, Jane Calvin provides shade trees to Lowell home buyers. She provides a group lesson on how to properly plant a tree to ensure a healthy life. This program is funded by a Community Development Block Grant through the City of Lowell. New Lowell homeowner Shalmal Rivera (left) offered her yard for a lesson. With Shalmal is Jimmy Le, and Christina & Nick Hollemann.

Down Payment Assistance

Totals through April 2015

<u>Source of Funds</u>	<u># of Families</u>	<u>Amount of Assistance</u>
City of Lowell (HOME Program)	834	\$4,902,995
Lowell Development & Financial Corp.	495	\$1,352,722
Total	1,329	\$6,255,717

MVHP Hosts Property Closing

From left: Hector DeJesus (attorney); Donna Koulas (lender); Carlos Ortiz (buyer) and his girlfriend Carolina Rios; Steven & Elizabeth Silva (sellers); Kelly Espinola (seller's realtor); and Amsi Morales (buyer's realtor). Carlos received \$8,000 in down payment assistance from The City of Lowell.



Contributors

Thank you to the following organizations that made financial contributions between January 2014 and April 2015.

All Saints Episcopal Church Thrift Shop - Chelmsford
Boston Private Bank & Trust Company
The Charlotte Home
The Cummings Foundation
Richard K. and Nancy L. Donahue Charitable Foundation Trust
Eastern Bank
Enterprise Bank
The Aubert J. Fay Charitable Fund
Federal Home Loan Bank - Designated by Sage Bank
The Fieldstone Foundation
The Paul & Phyllis Fireman Charitable Foundation
First Federal Savings Bank of Boston
Gilbane Building Company
Greater Lowell Community Foundation
HUD - Home Buyer Counseling Grant through CHAPA
Jeanne D'Arc Credit Union - "We Share a Common Thread Foundation"
City of Lowell - HOME Technical Assistance Contract
City of Lowell - CDBG Grant
City of Lowell - Lead Paint Abatement Program Contract
Lowell Five Cent Savings Bank
Massachusetts Office of the Attorney General - Crisis Response Innovation Grant
Massachusetts Division of Banks - Chapter 206 Contract
Massachusetts Mortgage Bankers Foundation
Merrimack Valley Housing Partnership Endowment Fund
Ministry at Large
Network for Good
Northern Bank & Trust Charitable Foundation
Oblates of Mary Immaculate
People's United Community Foundation
Primary Residential Mortgage
Roy Foundation
Sage Bank
St. Paul's Episcopal Church - North Andover
Santander Bank Foundation
Nathaniel & Elizabeth Stevens Foundation
TD Charitable Foundation
Viridian
Washington Savings Bank
Frederick E. Weber Charities Corporation

Board of Directors & Staff 2015 - 2016



Front row from left: Germaine Vigeant-Trudel, Eileen Healey, Diane Silva, Paul Krenitsky, Ed Alcantara, Francey Slater, Linda Sopheap Sou. Standing from left: Maria Lopez, Keven Ahern, Zelma Khadar, Jim Wilde, Karen Bolton, Justin MacEachern, Kristina Vangos, Don McMeniman, Dan O'Brien, Paulette Renault-Caragianes, Michael Breda. Missing from photo: Bowa Tucker



Non-Profit Organization

U.S. Postage Paid

Lowell, MA 01853

Permit No. 114

P.O. Box 1042

Lowell, MA 01853

Tel: 978-459-8490

www.mvhp.org