

Genesis News

Merrimack Valley Housing Partnership
Summer 2007

Welcome Home to Jimmy Tran and Family



At the age of 22, Jimmy Tran purchased a two family home for his family. Jimmy and his wife, Nhi, their two children and several foster children, are happily settled in the Pawtucketville section of Lowell.

Born in New York, Jimmy came to Lowell at age 14 and graduated from Lowell High School. He works a full-time job as a leasing agent and a part-time job as a field manager in security in order to provide for his family and new home. Nhi is from Vietnam and has been in Lowell for four years.

Jimmy was able to qualify for an excellent mortgage product as well as the City of Lowell's "Two-For-Lowell" down payment assistance program for those purchasing owner-occupied multi-unit housing. He is a big fan of the Project Genesis home buyer training program where he learned about household budgeting and shopping for the best mortgage product. He also completed landlord/tenant training. He has since referred several people to the class.

We wish all the best to this extraordinary family.

Project Genesis Home Buyer Training Classes

Each seminar series consists of 10 hours of instruction conducted during four evening sessions. Dozens of real estate professionals volunteer their time and talents to teach the classes. These include lenders, attorneys, home inspectors, real estate brokers and others.

Nearly 10,000 families have completed the training.



Ron Marsella of Coldwell Banker



Helen Hamel of The Lowell Five Cent Savings Bank



Kelly Malloy from the Massachusetts Housing Partnership explains the Soft Second Mortgage Product.

Project Genesis Graduates

(# of Families through May 2007)

Total 9,926

Home Buyer Training Classes in Spanish



Maria Lopez (second from right) coordinates and teaches our Spanish classes.



Elkin Montoya of Jeanne D'Arc Credit Union explains the mortgage application process.



Ircania Valera of the Massachusetts Housing Partnership explains the Soft Second Mortgage program.

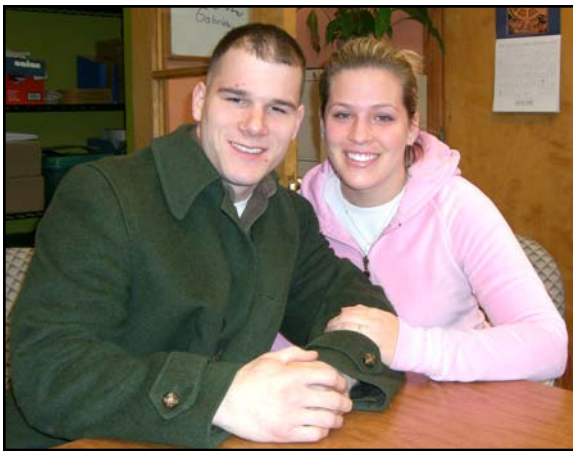
Down Payment Assistance

Saving for a down payment is one of the biggest hurdles facing first time home buyers. We are fortunate to have two down payment assistance programs in the City of Lowell as well as one program for use in several towns surrounding Lowell.

The City of Lowell and the Lowell Development & Financial Corporation provide much needed assistance to those purchasing within the City of Lowell. Over the years, they have helped over 1,000 new home buyers with \$4.47 million in assistance. These two programs have been consistently funded for over a decade.

During the past three years, the Merrimack Valley Housing Partnership has worked with the Massachusetts Department of Housing and Community Development to make the American Dream Down Payment Initiative available in the towns neighboring Lowell. So far, we have assisted 55 new homebuyers with \$450,000 in assistance. This program works beautifully for those purchasing the affordable units in new 40B Developments.

Maria Lopez of MVHP brings enormous dedication and attention to detail in working with these programs.



Stephen Palmer, Jr. and Amy Houle purchased a new townhouse in Tyngsboro.



Terri Morris and her three children purchased a new townhouse in Chelmsford. Terri spoke at MVHP's 21st Anniversary Reception about her experience.



Arlene Huard purchased a new townhouse on Littleton Road in Chelmsford. She is thrilled.



Stanley & Vina Lafontant along with their four children purchased a home in Chelmsford.



Tiffany Roy purchased in Billerica.

Down Payment Assistance

Totals through May 2007

<u>Source of Funds</u>	<u># of Families</u>	<u>\$ Assistance</u>
City of Lowell (HOME Program)	632	\$3,465,604
Lowell Development & Financial Corporation	426	\$1,001,618
“The Town Program”	<u>55</u>	<u>\$ 450,000</u>
TOTAL	1,113	\$4,917,222



Pamela Perry purchased in Chelmsford.



Brian Gallant purchased a new townhouse in Billerica.



Stacey Hernandez and William Duprez bought in Dracut.



Connie Pech purchased in Tyngsboro.

“The Town Program” Down Payment Assistance

<u>Town</u>	<u>Number of Recipients</u>
Andover	1
Billerica	12
Chelmsford	15
Dracut	15
Tewksbury	2
Tyngsboro	7
Westford	<u>3</u>
Total	55



Ed Doherty and his wife Nicole and their two children purchased a beautiful new home at Maple Ridge in Tyngsboro.



Nicole Baez purchased in Chelmsford at the new Woodland Square development.



Jamie Landry purchased in Dracut.



“RIVER’S EDGE ON THE CONCORD”

Congratulations, Jay.



Jay Guillen and his family purchased this new home in the Rivers Edge complex being developed by the Residents First Development Corporation in Lowell.

Jay and his wife Glenda, moved to the United States from the Philippines five years ago. Their three daughters are Rikka, Mikaela and Therese. Jay works in sales and Glenda is a nurse.

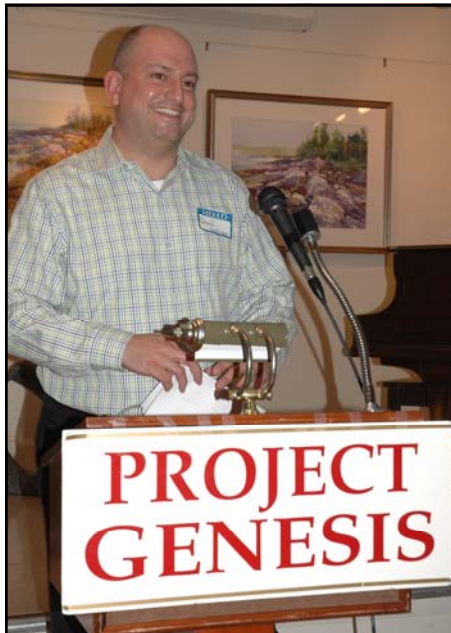
Jay said “The house is the best purchase of my life. There is nothing like owning a home.” He is happy to be in a brand new house in a new and quiet neighborhood.

When completed, Rivers Edge on the Concord will consist of 180 new units of housing with ninety single family and forty-five duplex style homes.

Mission Statement

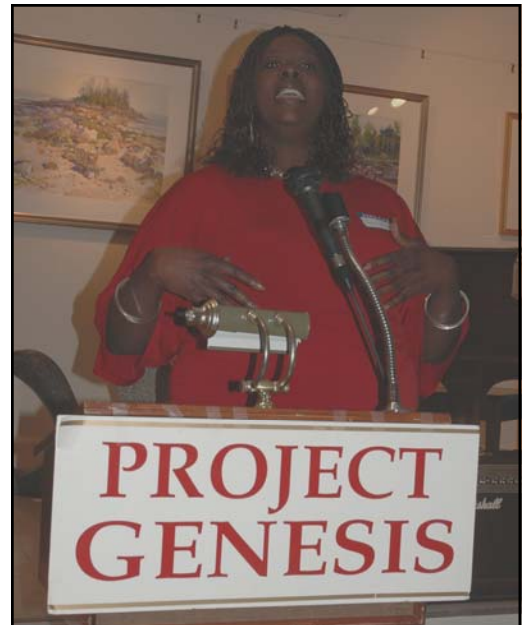
*The mission of the Merrimack Valley Housing Partnership
is to promote home ownership opportunities
for low and moderate income earners.*

MVHP Celebrated its 21st Anniversary in May with a reception at the Whistler House Museum of Art.



David Hedison, executive director of the Chelmsford Housing Authority, delivered an inspired address.

New home owner Terri Morris spoke about her experience purchasing her first home.



From left: Elkin Montoya, Amsi Morales, Martha Garcia and Jorge Morales



From left: Attorneys Karen Bolton, Cate Connell and Tim Sullivan



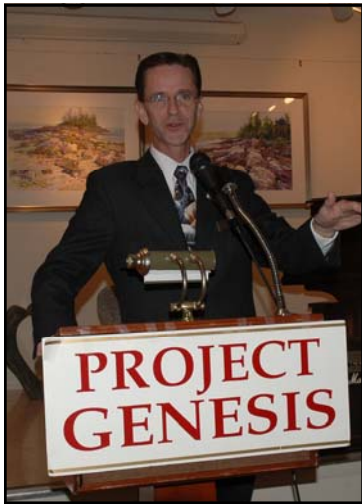
Bowa Tucker



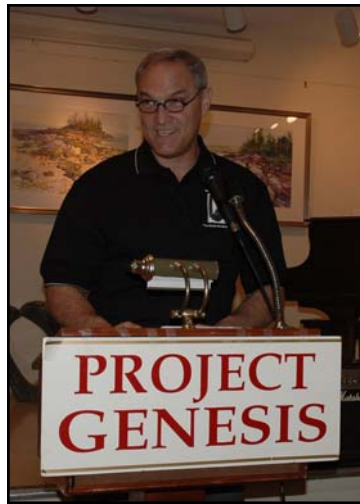
Kevin Ahern and Mary Noon



Reverend Tom Barrington and Ron Canistraro



Michael Lally, executive director of The Whistler House, welcomed MVHP to the Museum and the Parker Gallery.



Jim Wilde, executive director of MVHP



Bill Martin, Mayor of Lowell



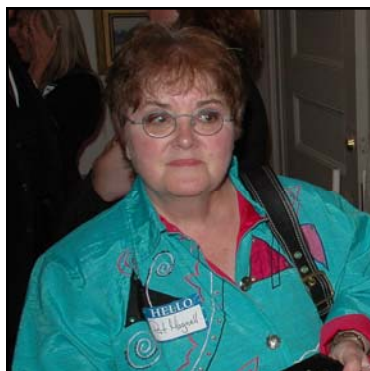
Jim Milinazzo, Germaine and Ed Trudel



City of Lowell Mayor Bill Martin presented a citation to MVHP in recognition of its 21st anniversary.



Steve Maguire
of TD Banknorth



Pat Magnell of Buyer's
Choice Realty



Sue and Jenny Dawson





Brenda and Dan
O'Brien



Diane Silva and
Steve Joncas



Tom Joyce and Ed Trudel



Amsi Morales
and Margarita Turcotte



Dave Kronberg
and Dave Turcotte



Jackie Caron



Avi Glaser and Carol Axelrod



Donna Koulas and Jim Wilde



Kristina Vangos, Diane Silva
and Paulette Renault-Caragianes



Josefina Aymerich and
Carmen Foley



Pat and Dave Willey



Joan Eider and Leo Forcier



From left: Carmen Foley, Don McMeniman, Dan O'Brien and Mary Noon



Joan Gendron, Germaine Vigeant-Trudel and Eileen Healey



Zelma Khadar and Maria Lobao



Maureen Couture and Ron Marcella



Joan Ross and Jim Higgins



Ivette Santiago
of MVHP

2006 Annual Appeal

A total of \$16,646 was contributed by 139 individuals and organizations. We are most appreciative of such a broad base of support. Our annual appeal helps us to produce the Project Genesis home buyer training seminars throughout the year.

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Lowell Development & Financial Corp
Patricia & Bruce Magnell

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Contributors

We are enormously appreciative of our supporters. The following organizations made financial contributions to MVHP from January 2006 through May 2007.

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City of Lowell—Lead Paint Grant
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Washington Savings Bank
The Frederick E. Weber Charities Corporation
Wells Fargo Home Mortgage



Thank you, **TD Banknorth**.

TD Banknorth contributed \$15,000 in support of Project Genesis in 2006.

From Left: Maria Lopez, Ivette Santiago and Jim Wilde from MVHP, Shawn McManus and Steve Maguire from TD Banknorth.



Thank you, **Bank of America**.

Bank of America contributed \$15,000 in support of Project Genesis in 2006.

Donna Koulas and Derek Sawyer of Bank of America.



As always, we appreciate the volunteer fundraising efforts of **Paul Krenitsky**.



Special thanks to **Maria Lopez** and **Ivette Santiago** for their talent and dedication to MVHP.

We are most appreciative of **Middlesex Community College** for providing classroom facilities for our seminars and **St. Anne's Episcopal Church** for providing excellent office space.

Board of Directors and Staff



Front row from left: Maria Lopez, Eileen Healey, Bowa Tucker, Ivette Santiago, Germaine Vigeant-Trudel, Paul Krenitsky. Second row, Zelma Khadar, Kristina Vangos, Kevin Ahern, Mary Noon, Don McMeniman, Karen Bolton, Jim Wilde, Dan O'Brien, Joan Gendron, Diane Silva. Missing from photo: Robert Omoyeni, Paulette Renault-Caragianes.

Merrimack Valley Housing Partnership

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