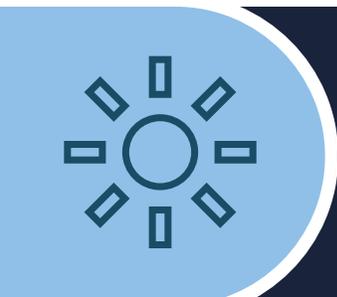
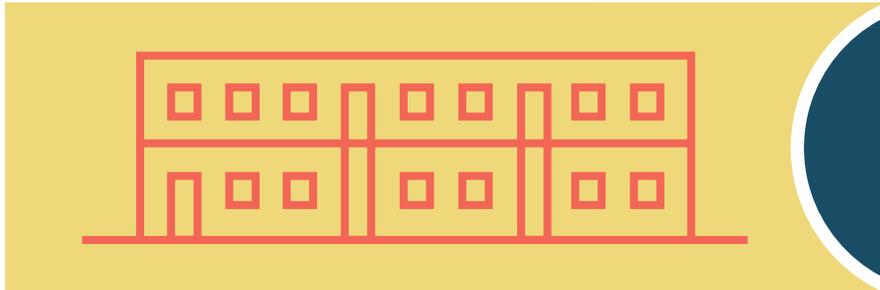
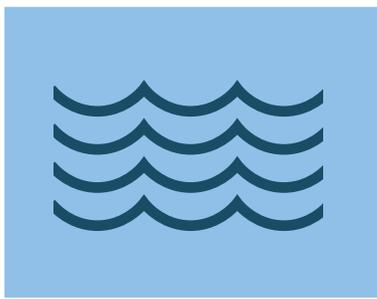
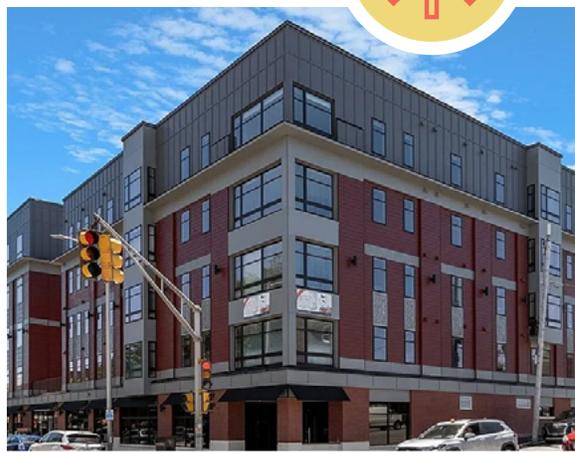




FOREVER HOME

The Campaign for
Merrimack Valley Housing Partnership



*Transforming
lives through
homeownership*





Every family deserves a home to plant roots—and the support to get there.

Cathy Mercado, Executive Director,
Merrimack Valley Housing Partnership



Elinor Rodriguez has called many places home. An avid world traveler, she has lived and worked in countries as diverse as Brazil, France, Italy, Spain, and the Dominican Republic.



After becoming a mom, Elinor decided to move to the United States, settling in Massachusetts permanently so that her daughter could receive a quality education. In 2017, she rented an apartment in Methuen at \$1,225 monthly; by 2023, the cost spiked to \$1,850.

Eager to overcome the expense and uncertainty of renting, Elinor decided to pursue her dream to buy a house. **She discovered Merrimack Valley Housing Partnership's homebuyer education classes and financial counseling. She received personalized support on the questions, challenges, and anxieties she experienced throughout her journey.** MVHP also helped her to secure \$106,800 in downpayment assistance through state and local programs.

Most importantly, Elinor says, MVHP treated her like family by seeking the best possible outcomes for her and her daughter. Elinor purchased her dream home in Lowell in July 2024. She even started working at MVHP a year later, giving others the same care and expertise she received.

Today, Elinor feels proud, happy, secure, and accomplished as a homeowner. She cherishes the consistency of mortgage payments and a living space that's truly hers.

OUR MISSION

Merrimack Valley Housing Partnership empowers families to achieve sustainable homeownership through comprehensive education, personalized counseling, and access to specialized mortgage products and down payment assistance.



Stories like Elinor's have unfolded thousands of times because of MVHP. Since 1986, more than 25,000 families and individuals completed our homebuyer education program, and nearly 40 percent went on to purchase their first home locally.

While we've spent decades helping families secure their own homes, MVHP has never had a permanent home of our own. That's about to change.

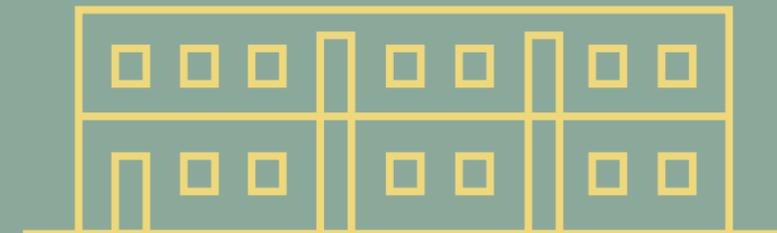


*MVHP's New Headquarters
664 Merrimack Street
The Acre, Lowell, MA*



The Forever Home campaign will raise \$2 million to purchase our Acre Crossing headquarters.

Cementing our presence in Lowell will ensure families are supported for generations to come.



Affordable Homeownership is Disappearing

Owning a home is one of the most powerful ways for families to build wealth and stability, yet reaching that goal can seem impossible for many first-time homebuyers.

Lowell's average single-family home costs \$511,000. With the median annual household income at \$76,205, families could pay nearly half of their income toward mortgage payments—a high ratio that actually makes them ineligible for a bank mortgage loan.^{1,2} Half of student loan holders report that their debt further delays a home purchase.³

As housing costs outpace wages and political gridlock stalls meaningful affordability reforms, homeownership in Lowell is slipping out of reach for the families who built its neighborhoods. The Acre, long a first home for new Americans, feels these pressures most.

Thankfully, there are still paths to purchasing a home. Local families navigate the buying process more successfully when they have expert, caring support to guide them. The mission of Merrimack Valley Housing Partnership is to journey alongside residents as they seek their forever home.

COSTS ARE ON THE RISE



\$511,000

Average single-family home cost in Lowell



\$76,205

Median annual household income



49%+

The above numbers create a debt-to-income ratio that exceeds the 43% maximum to qualify for a mortgage loan

Placing Forever Homes in Reach

Every year, MVHP reaches 900 first-time homebuyers locally who have limited financial and social capital.

We offer:

- **20+ homebuyer training series**
- **Individualized, HUD-certified financial counseling** that prepares residents to qualify for and sustain homeownership
- **Personal finance** and budgeting education
- **Training for landlords** to purchase multi-unit houses and work with tenants.
- **Help accessing funding sources** that make homeownership financially feasible, such as downpayment assistance and interest-rate buydowns

OF LAST YEAR'S PARTICIPANTS:

83%

had household incomes far below the low-income threshold

71%

are Greater Lowell residents

60%

were single mothers

58%

identified as people of color or multiracial

46%

of participating households included children

1. Assumes 3% downpayment and 6.5% interest on a 30-year fixed mortgage.

2. Source: 2024 Gateway Cities Housing Monitor, MassINC Policy Center.

3. Source: 2021 study by the National Association of Realtors.



The Campaign for Our FOREVER HOME

While MVHP has spent decades helping others secure homes, we've always leased space in Lowell, adapting to what was available rather than what best suited our work. In 2024, we seized a once-in-a-generation opportunity when we signed an agreement to lease and eventually purchase a new, 5,000-square-foot headquarters in Acre Crossing.



This mixed-use development blends affordable homes with street-level businesses, services, and a major presence from MVHP.

Located at the gateway between downtown Lowell and the historically diverse Acre neighborhood, this highly visible facility provides modern infrastructure to increase homeowner education, provide resources to the community, and continue innovating.

Blazing Trails Toward Homeownership

Since its 1986 founding, MVHP has led the way in innovative approaches to homebuyer education, training, and advocacy.

PROJECT GENESIS

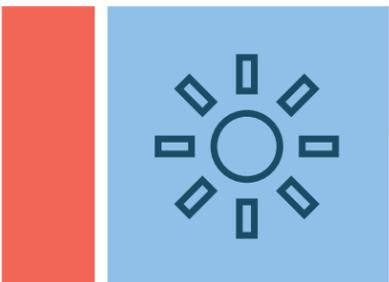
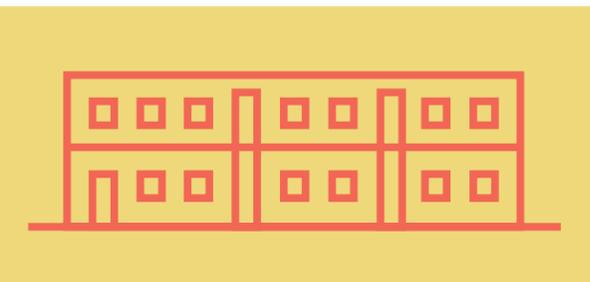
In the 1990s, MVHP created one of the state's first comprehensive homebuyer training programs—still widely used today.

ONE+ INITIATIVE

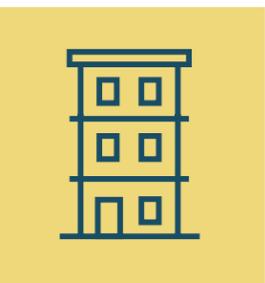
Modeled on MHP's original Boston pilot program, this local initiative enables residents to receive up to \$30,000 of down payment assistance, closing costs and interest rate buydown, making it more sustainable to low- and moderate-income first-time homebuyers.

STASH FIRST-GEN HOME

We are among seven MA partner organizations selected for this first U.S. matched savings program for first-generation, first-time homebuyers.



Placing forever homes in reach

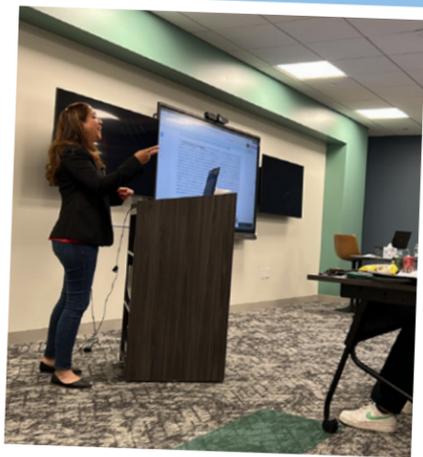


Our Space Helps More People Thrive

Acre Crossing is more than a building; it's our lasting investment in equity, access, and residents' stability. MVHP's permanent presence will ensure that the Acre and neighborhoods like it continue to attract families of all backgrounds as they build their lives, their families, and their futures.

Built to our specifications, MVHP's new headquarters opened in November 2024. The 5,000 square-foot space features:

- A welcoming, ground-floor public entrance and reception area
- A dedicated classroom for homebuyer training and community meetings
- A childcare room to ensure families with small children can attend educational sessions
- Private counseling offices for one-on-one financial guidance
- Flexible meeting and gathering spaces for community use



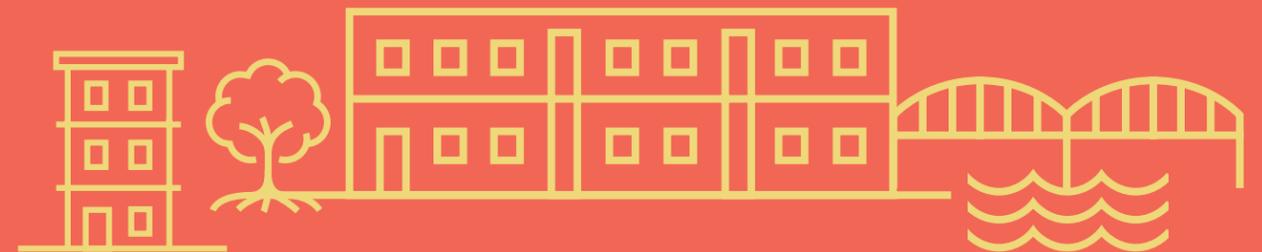
The headquarters are already making a tremendous impact on our mission and the people we serve. Specifically, we've:

- Doubled our offerings
- Increased one-on-one financial and homeownership counseling
- Expanded engagement with families with younger children
- Installed modern, reliable safety and security systems
- Welcomed other nonprofits to use our community space and kitchen at no cost
- Motivated developers to create new housing and downpayment assistance in the Acre neighborhood
- Amplified our local presence



JOIN US

MVHP's Forever Home campaign will raise \$2 million to secure our permanent location and help thousands more families achieve the dream of owning a home, while building generational wealth and stronger, more vibrant communities.



To learn more about the **Forever Home** campaign or schedule a tour of Acre Crossing, please contact:

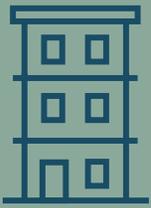
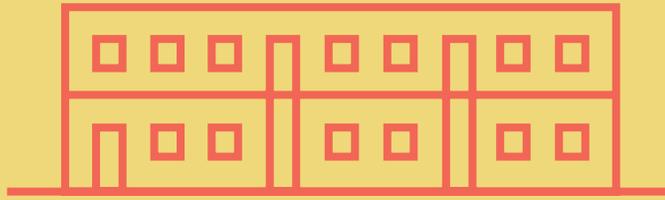
Executive Director Cathy Mercado
Call 978-549-8450 or email cathy@mvhp.org

Contribute to this campaign at:
mvhp.org/foreverhome





*Transforming
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**FOREVER
HOME**

664 Merrimack Street, Lowell, MA 01854
mvhp.org/foreverhome