



community development partnership

Creating opportunities for people to live, work, and thrive on the Lower Cape

On the Cape: a Challenging Path to Home Ownership

For over a decade, the CDP has worked in partnership with the nonprofit Citizens' Housing and Planning Association to bring First Time Home Buyer Education to the Lower Cape. Taking part has been even easier since 2016, when we launched an online version of the course.

Online course participants need to qualify—it's an option only for those who have mobility issues, inflexible work schedules, or other circumstances that make it impossible to attend in person. And those learning online must join one group meeting in person to earn their certificates of completion.



Andrea Aldana, CDP Director
of Housing Advocacy

“That’s a good thing,” says Andrea Aldana, the CDP’s Director of Housing Advocacy who coordinates our First Time Home Buyer (FTHB) program.

“I think interaction with others who want to become homeowners is more important for our participants than for people in many other parts of the state,” Andrea explains.

“For us,” Andrea says, “the path to homeownership is longer and harder.”

The fact is, the financial crisis of 2008 altered the housing balance here where second home properties outnumber year round housing, prices are high, and wages relatively modest. It is very hard to find a so-called “starter home” on the Cape.

In other areas, many people taking the FTHB course have already picked out a house and are looking to borrow. Their main goal is to qualify for the affordable mortgage products available to course graduates through the Massachusetts Housing Partnership.

Here on Cape Cod, the goal for most participants is to be well-prepared should an opportunity arise. That means an emphasis on getting the pieces in place: building basic financial literacy and budgeting for the future.

“Participants in the classes also stand to gain by sharing stories and creative strategies about the search for affordable housing,” says Andrea.

3 Main Street Mercantile, Unit 7 Eastham, MA 02642
P 508.240.7873 F 508.240.5085 E contact@capecdp.org

www.capecdp.org



Thanks to the generous financial support from Seamen's Bank, the course is offered three to four times a year, September through June. It costs \$70, and meets over three evenings. The online program is offered on the same schedule so that the required group meeting can be coordinated. Otherwise, the online version is self-paced—but expect to invest a little more than three evenings working through the modules. The online course costs \$100.

Learn more about the First Time Home Buyer course here. [First Time Homebuyer Class](#). And reach out to Andrea andrea@capecdp.org for more on upcoming class dates or find out if you qualify to take the course online.