



**Habitat for Humanity®**  
Cape May County

# Pathways to Homeownership



**Your affordable  
home may be just  
around the corner.**



We build **strength, stability** and **self-reliance** through **shelter**.



**We are a local  
non-profit organization  
dedicated to providing  
affordable workforce  
housing to Cape May  
County.**

# Buying a home with Habitat is a commitment of time and energy

Paperwork  
Volunteering  
Deadlines  
Reward



# Why we build

Decent & affordable housing:

- Improves health
- Improves learning opportunities
- Increases earning potential
- Strengthens communities





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# West Cape May Representation



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# Three Primary Criteria for Eligibility:

- NEED FOR STABLE HOUSING
- INCOME/ABILITY TO PAY
- WILLINGNESS TO PARTNER





# Demonstrate a need for adequate shelter

Is your current rent unaffordable?  
Is your current rental substandard in  
structure?  
Are you living in an overcrowded situation?





# Ability to Pay 50% to 65% of AMI

**\*\*These figures are subject to change**



# Ability to Pay

Within the income guidelines advertised for your household size

**Example:** Family of four \$51,350-\$82,160

**Credit Score** – Minimum 620/640  
(depends on lender requirements)

**No NEW debt** during Habitat program



# Willingness to Partner

**200 hours of sweat equity  
completed before closing  
on your home**



# Application Documentation

Thorough completion of all  
required forms





# Background Check

Household members  
18 years old and older



# How much does a Habitat house cost?

Below Market but use Fair Market Value for the Sales Agreement.

Down Payment = typically 3% of the *mortgage* amount

Closing costs

Monthly mortgage payment, taxes and insurance no more than 30% of your monthly income.



# Other Considerations

- Third Party Lenders
- State Regulated Resale Rules
- Primary Residence




# Habitat Steward

## Involvement/Partnership

- Story sharing
- Social media
- Event participation
- Neighbor relations





**Application  
Period??**

**TBD**





# Process Commitment

6 – 18 months



# If you purchase a Habitat home: Homeowner responsibility

Training

Utilities and any added services

Make all mortgage payments

Maintain house and yard

Habitat Ambassador



# Things to keep in mind

- **Application deadline**
- **Obtaining an application**
  - [homeownerservices@habitatcapemay.org](mailto:homeownerservices@habitatcapemay.org)
  - [habitatcapemaycounty.org](http://habitatcapemaycounty.org)
- **Selection Lottery**
  - **When**
  - **How**
- **Application Fee**

.....and BREATHE!



# Thoughts from a current Habitat Cape May Homeowner

“Don’t give up on the process. Many people get to a point when doing applications ... that they tend to give up. They think ‘Oh, I won’t get chosen or I’m not meant to get the happy ending.’ Do not give up, especially when you have little ones that look up to you. You are the rock that holds it together you have to stay focused on the task in front.”

- Gloria

# Contact us

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