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“Working to Make Homeownership a Reality for the Cervantes Family”

CDC Success Story, March 2009

In a time when the news is dominated by tales of economic woe and uncertainty, it is refreshing to hear stories of perseverance and optimism that ultimately result in success. A recent example is that of the Cervantes family who came to Community Development Corporation of Utah (CDC) with hope of realizing their dream of homeownership.

Aaron and Nicole Cervantes were well on their way to purchasing their first home, or so they thought, until the unexpected and disappointing news that down payment assistance they had planned for through another organization was no longer available and they were suddenly faced with the realization that they may have lost their best chance to purchase a home. Determined to find another solution, they were referred to CDC. They met with Chris Newsam, CDC Program Manager, who reviewed their situation, and together they created a plan. With new found hope they received pre-purchase counseling from one of CDC’s housing counselors and then gathered all the information together to apply for down payment assistance. Chris noted, “What many who apply for down payment assistance don’t understand is that it is a process regulated by the federal government, so the more helpful and efficient they are in fulfilling the requirements, the better chance they have. Nicole understood this and was really good about providing us with everything we needed as was her lender which made it possible to wrap things up in time for them to close on their first home.”

Aaron and Nicole have good credit and stable income, but as is the case with many first-time homebuyers, they lacked homebuying knowledge and a sufficient down payment. With available funds through Salt Lake City Corporation, CDC was able to provide \$10,000 in down payment assistance to the Cervantes family. This was the last piece they needed to realize their dream of homeownership.



“We really appreciate all that Chris and CDC did to help us get into our first home. We now have a place of our own with a nice backyard where our kids can safely play. It has been fun painting and decorating the way we want and we enjoy the privacy and security we now have,” said Nicole. Aaron added, “I grew up in this neighborhood and was really happy to be able to buy a home here. It is also nice that it is close to my work and our kids’ school.”

Community Development Corporation of Utah actively administers down payment assistance programs in behalf of Salt Lake City Corporation and Salt Lake County in order to assist low- and moderate-income families who need an extra boost to help overcome the initial hurdle of homeownership. Depending on the availability of funds, eligible households can receive up to \$10,000 in the form of a deferred, no interest loan to be applied toward their first home purchase.

Community Development Corporation of Utah is a full-service affordable homeownership agency that provides housing, homebuyer education, and down payment assistance programs to hundreds of families each year. Homebuyers who apply for down payment assistance from CDC are required to complete the homebuyer education course and subsequent one-on-one counseling. This helps ensure that the homebuyer is well informed and ready to face the challenges related to purchasing and owning a home. CDC has received the important U.S. Department of Housing and Urban Development (HUD) seal of approval as a homebuyer education and counseling agency, which ensures that its counselors are qualified to provide clients with information about making sound financial decisions, avoiding predatory lending, understanding home warranties, and much more.

Community Development Corporation of Utah currently has down payment assistance available for qualified recipients on a first-come, first-serve basis in Salt Lake City, Sandy City and Taylorsville. CDC also has several homes for sale and holds homebuyer education workshops twice a month (as well as a Spanish speaking class every quarter). Counseling services, including foreclosure mitigation, are available by appointment and full details concerning the programs CDC offers can be found at www.cdcutah.org or by calling 801-994-7222.

“We feel like we have accomplished a goal by buying this home. We now have a place of our own where our kids can grow up and make memories. Thanks again to CDC and all who made it possible for us to buy this home.”