

About the Tornado Survivor Pathway to Homeownership Program (PTHO)

What is PTHO?

The PTHO Program is an offshoot of the Miami Valley Long Term Recovery Operations Group's (MVLTRG) work to help tornado-impacted families recover. PTHO is a collaboration between The HomeOwnership Center of Greater Dayton, County Corp, the City of Dayton, Harrison Township, City of Trotwood, Montgomery County, and various volunteer build teams.

The May 27, 2019 tornadoes had significant impact on Miami Valley renters. More than 500 of the region's multifamily housing units were damaged and over 150 had major damage or were destroyed. This dramatically impacts the availability of affordable rental housing. Many tornado-impacted renters have been forced to relocate multiple times since the tornadoes after rehoming into substandard housing conditions or where rents that were higher than they can sustain.

The Tornado Survivor Pathway to Homeownership Project builds upon the MVLTRG's recovery work by leveraging the skills of the voluntary organizations that were involved in the repair and rebuilding of tornado-impacted homes to transform donated nuisance properties and vacant lots into affordable single family housing options for tornado survivors. This project serves to both stabilize the families and the tornado-impacted communities.

Homes are offered for sale at market rate to qualified applicants. Proceeds from the sales of the PTHO homes are applied to additional builds.

Who's Eligible for the PTHO Program?

To be eligible for the PTHO program:

- 1) You must have been residing in a tornado impacted residence at the time of tornado
- 2) Your household income should be at or below 120% AMI
- 3) You must be a "first-time" homebuyer – Individuals who currently own, or have owned a home in the past three years, are not eligible for this program
- 4) You must have the ability to become mortgage ready within one year

More detailed information on eligibility criteria is available within the ***Tornado Survivor Pathway to Homeownership Program Eligibility Criteria*** document posted on this website.

Where are the homes being built?

PTHO homes are being constructed in neighborhoods within the City of Dayton, Harrison Township, and City of Trotwood.

When are homes being built?

The project's first phase is well underway with six homes currently in construction. Three of these homes are new builds, and three are rehabs of existing structures. The first of these

homes will be complete and ready for occupancy in October 2021. Construction on ten additional homes will start in the October-November 2021 timeframe.

What do the homes look like?

New construction PTHO homes are typically one of two 3 bedroom, 2 bathroom models built on slab construction. Rehab properties' configurations will vary. All properties come with new mechanical systems and appliance packages. Most properties have garages. The two new build models and all currently available and upcoming properties are posted on County Corp's PTHO web page.

How do I apply?

Detailed instruction on how to apply are within the PTHO Application. A summary is as follows:

- Review the PTHO Eligibility Criteria
- Complete the application (both print and on-line fillable versions are available)
- Obtain the required proof of residency documentation
- Submit the application and supporting documentation to the HomeOwnership Center

What does the process look like?

Pathway to Homeownership - Survivor Process Overview

<p style="text-align: center;">Interested Survivor</p> <ul style="list-style-type: none">• Verified tornado-impacted• Up to 120% AMI income threshold. Priority given to those at or below 80% AMI.• Non-homeowner• Ability to become mortgage-ready within 1 year
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<p style="text-align: center;">Survivor Applies for Program</p>
<p style="text-align: center;">Survivor Meets with HomeOwnership Center Counselor</p> <ul style="list-style-type: none">• Identifies barriers to mortgage readiness• Determines affordability• Receives coaching and classes
<p style="text-align: center;">Survivor Works to Become Homeownership and Mortgage Ready</p>
<p style="text-align: center;">County Corp Shares Available Home Information (survivor within one year of being mortgage ready)</p>
<p style="text-align: center;">Survivor Can Select and Execute a Purchase Option for a Particular Property</p>
<p style="text-align: center;">Home Construction is Completed (Survivor with purchase option may be involved in finish selections during construction)</p>
<p style="text-align: center;">Survivor Executes Purchase Survivor secures mortgage and may receive financial assistance to ensure affordability</p>

