



**Good Samaritan Hospital**  
Premier Health Partners



### What is the Phoenix project?

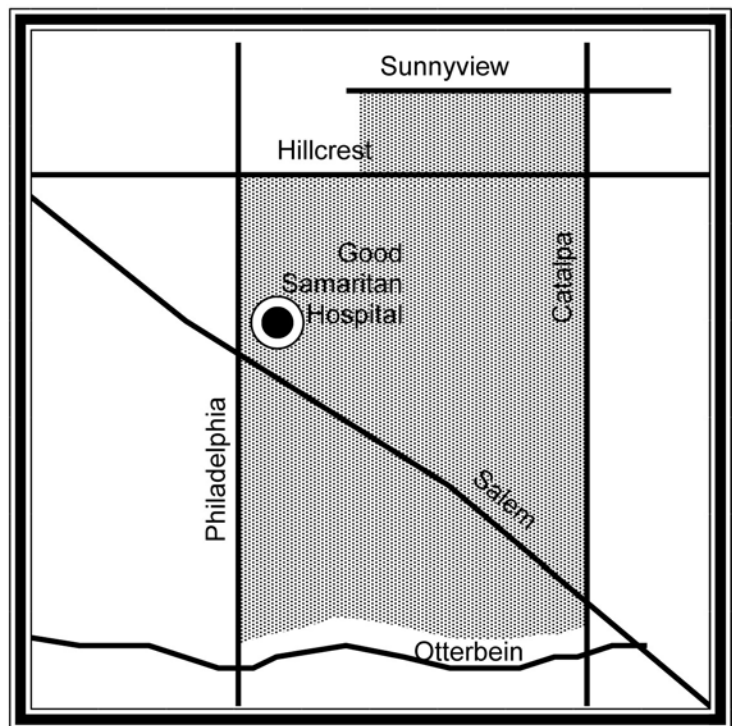
The Phoenix Project is a plan to rebuild and improve the area near Good Samaritan Hospital. That neighborhood is bounded by Sunnyview to the north, Catalpa to the east, Philadelphia to the west and Otterbein to the south.

Many partners, including the City of Dayton, CityWide, and Good Samaritan Hospital are working on the project. There have already been positive changes in the Phoenix area – the project is taking it from an area that had suffered from neglect, to one that is attractive, welcomes families and offers high-quality community living.

### What is the Good Samaritan Hospital Employee **HomeChoice** program?

HomeChoice is a benefit program offering employees of Good Samaritan Hospital financial incentives to purchase a home or improve a home they already own in the target area. This benefit program will provide up to \$5,000 in closing cost and/or home improvement dollars to employees who meet program requirements. Benefit dollars will be provided in the form of a loan that will be “forgiven” over a five year period. The employee will be required to reside in the home for these **five** years and to pay taxes on the benefit dollars forgiven each year.

Qualifying employees must agree to make repairs so that their newly-purchased or existing home meets housing codes. Employees can also get mortgage credit counseling, private financial counseling, and rehab assistance including inspections, architectural design, construction drawings, and help with contractor bidding and selection.



**GSH Employee HomeChoice  
Opportunity Streets**

There is a limit of only one benefit package per household.

**HomeChoice**



## Pre Purchase Housing Counseling

Pre purchase housing counseling is provided to GSH employees through community partners that offer homebuyer education. Through structured classes on home buying prospective buyers learn about budget planning, credit analysis, down payment and closing cost requirements, loan underwriting guidelines and insurances required to purchase a home. After counseling is complete, CityWide will issue a Certificate of Completion that meets the lender requirements for education. **There is no charge to Good Samaritan Employees for this program.**

**Home Inspection** CityWide will pay for you to hire a home inspection company to go through up to two homes you are considering to purchase. A thorough inspection will help to make sure that you don't have any surprises once you move into your new home.

**Rehab Assistance** CityWide can provide an architect for you to work with if you've got a bigger project in mind for your new home. CityWide can also assist you with making sure that work done by a contractor has been completed correctly before you pay your contractor.

## Closing Cost Assistance

You may use \$1,000 of your \$5,000 Home Choice Award for out of pocket expenses required by a bank at closing. This is a taxable employee benefit.

## Home Improvement Assistance

Qualifying borrowers can get a HomeChoice Home Improvement loan of up to \$5,000. In addition, you may also be eligible for additional Phoenix dollars available for Home Improvement. CityWide can help you figure out what you are eligible for. You will be required to use these funds to make improvements to first meet exterior and interior housing code requirements. You can use any remaining funds to make non-code exterior improvements including the roof, gutters, painting, windows, doors, foundation, garage repairs etc. so long as basic problems are fixed first.

## To be a part of the program, you must:

- Receive your paycheck directly from Good Samaritan Hospital
- Have worked for GSH at least 12 months
- Have at least one written evaluation
- Have your most recent evaluation showing at least a rating of "meets standards"
- Not be in "written reprimand" or higher corrective action
- Complete housing buyer education if you are purchasing a home
- Purchase or own a home in the designated area (see attached map and street grid of project area)

HomeChoice



## **Are there any other requirements?**

- You must have an acceptable credit rating which allows you to secure a mortgage.
- You must live in the home for no less than 5 years. If you move or transfer the property sooner, you will have to pay back part, or all, of the closing costs and improvement loans given to you.
- You must fix the house so it meets basic housing codes. Exterior code requirements must be met first followed by interior code requirements. Any remaining loan money may then be used for non-code related exterior improvements.
- Good Samaritan Employee HomeChoice benefits are taxable income.

## **How do you get started in the program?**

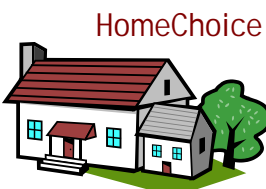
- Contact GSH Human Resources for a program packet and application.
- Meet the requirements to enter the program.
- Contact Citywide to find out about home buyer counseling options if purchasing a home.
- Find an existing, single family home on the open market, or currently own a home, in the defined Phoenix Project area.
- Work with CityWide for all property inspections.
- Be approved for a home loan with your lending institution.

## **How long will this process take?**

The process depends on individual circumstance of the applicant. Some may need time to meet the Home Choice Program requirements; others may need time to repair their credit history to qualify for a home loan. This process may take several months.

## **What should I do if I want more information?**

- Contact Amy Clanton CityWide at (937) 853-2537 or by email: [AClanton@citywidedev.com](mailto:AClanton@citywidedev.com)
- Karen DeMasi at CityWide at (937) 853-2555 or by email [KDemasi@citywiddev.com](mailto:KDemasi@citywiddev.com).



April 2015



# Good Samaritan Hospital Employee HomeChoice Program



## Existing Homeowners in the Phoenix Area

The **GSH Employee HomeChoice Program** can help you, as a GSH employee improve your home if you are already living in the Phoenix Project area. To be in the program, you need to meet the programs guidelines and own and live in an existing, single-family home in the project area. If you don't own a property in the area now and would like to purchase a home ask for the HomeChoice Fact Sheet for potential homeowners.

### To be a part of the GSH Employee HomeChoice program for home improvement, you must:

- ✓ be a current GSH employee
- ✓ have worked for GSH at least 12 months
- ✓ have "meets standards" rating in your most recent evaluation
- ✓ not be in "written reprimand" or higher corrective action
- ✓ You must have an acceptable credit rating which allows you to borrow money.
- ✓ You must live in the home for which you seek financial assistance.
- ✓ The house you choose must meet basic housing codes. Our partner, CityWide, has other funds that can be layered with your HomeChoice award to make repairs to address housing code issues.
- ✓ You must live in the home for five years after receiving your HomeChoice Award. If you move or transfer the property sooner you will have to pay back part, or all, of the award given to you.

### GSH Employee HomeChoice Program: Steps to Home Improvement

1. **Step One:** Be the owner of a property in the project area that you live in and wish to improve. See map and street grid attached to determine whether your property is in the Phoenix Project area.
2. **Step Two:** complete an application in our Human Resources department and be approved for HomeChoice participation.
3. **Step Three:** Apply for a home improvement loan from CityWide. You must first use this money to fix basic exterior and interior housing code problems. Any money left over can be used to improve the home. To apply, contact CityWide Community Development Specialist: Amy Clanton at (937) 853-2537.
4. **Step Four:** Get house rehab assistance from CityWide, including inspections, architectural design services and construction drawings.
5. **Step Five:** Get up to \$5000\*, per qualifying employee, to assist with home repairs. You must first use this money to fix basic exterior and interior housing code problems. Any money left over can be used to improve the home exterior and property. Please note that these dollars can be layered with different fund sources that might be available to you. CityWide staff will advise you of your options.

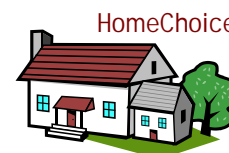
\*A portion of the HomeChoice benefit money will be forgiven each year for five years, while the employee lives in the house. GSH HomeChoice Program benefits do qualify as a taxable benefit.

**Income taxes must be paid on annual cash value of the benefit. Limit of one loan/grant package per household.**

**For more information about the HomeChoice program contact Amy Clanton (937) 853-2537.**



## Good Samaritan Hospital Employee HomeChoice Program Potential Homeowners



The **GSH Employee HomeChoice Program** can help you, as a GSH employee, own your own home. To be in the program, you need to meet the programs guidelines and buy an existing, single-family home, on the open market, in a defined area

### To be a part of the GSH Employee HomeChoice program, you must:

- ✓ be a current GSH employee
- ✓ have worked for GSH at least 12 months
- ✓ have “meets standards” rating in your most recent evaluation
- ✓ not be in “written reprimand” or higher corrective action
- ✓ complete pre purchase homebuyer education and counseling
- ✓ You must have an acceptable credit rating which allows you to secure a mortgage.
- ✓ You must live in the home for no less than 5 years. If you move or transfer the property, you will have to pay back part, or all, of the closing costs and grants given to you.
- ✓ The house you choose must meet basic housing codes. Our partner, CityWide Development, has other funds that can be used with your HomeChoice award to make repairs to address housing code issues.

### GSH Employee HomeChoice Program: Steps to Homeownership

1. **Step One:** complete an application in our Human Resources department.
2. **Step Two:** Arrange for pre purchase and home buying counseling. These services are free but a requirement of the HomeChoice program. Please contact CityWide Community Development Specialist, Amy Clanton to learn more about options for classes, at 853-2537.
3. **Step Three:** Become familiar with the neighborhood and the type of housing available. Choose a home in the area just north and east of GSH. Consult the attached map and street grid attached to determine which streets are eligible. If you are working with a Realtor make sure they know you are interested in financing through the Phoenix Project.
4. **Step Four:** Get home purchase assistance from CityWide, including one-on-one counseling to discuss the home loans and down payment assistance programs you may be eligible for, as well as inspections, architectural design services and construction drawings.
5. **Step Five:** Get up to \$5,000\* towards your purchase. Please note that these dollars can be applied in different ways depending on the other fund sources you use and the condition of the property you wish to buy. Please have your Realtor or mortgage broker contact Amy at (937) 853-2537 or [AClanton@citywidedev.com](mailto:AClanton@citywidedev.com) to discuss you case.

\*A portion of the HomeChoice benefit money will be forgiven each year for five years, while the employee lives in the house. GSH HomeChoice Program benefits do qualify as a taxable benefit. After living in your home for six months, you may apply for a HomeChoice Home Improvement Loan if you would like to make additional improvements to your property.

**Income taxes must be paid on the annual cash value of the benefit. Limit of one loan/grant package for purchase per household.**

For more information about the HomeChoice program contact Amy Clanton at (937) 853-2537.



## Phoenix Project Down Payment Assistance Program

The Phoenix Project is a long-term plan to rebuild and improve the neighborhoods near Good Samaritan Hospital. One of our strategies is to increase homeownership in the Phoenix area through our down payment assistance program.

### Available to ALL buyers

#### **Details:**

- No income restrictions
- You must participate in Homebuyer education to prepare for homeownership.
- The home you select must pass code inspection and be lead safe.
- Priority uses for down payment funds;
  - 1) Exterior code violations,
  - 2) Health & safety issues,
  - 3) Down payment/closing costs
- Amount of down payment varies by zone, see map:
  - 6% of sales price, up to \$5,000 in “green zone”
  - 8% of sales, up to \$7,000 in “yellow and blue zones”
- 0 % interest, deferred loan\*



*\* Other programs maybe available; inquire during your financial counseling appointment*

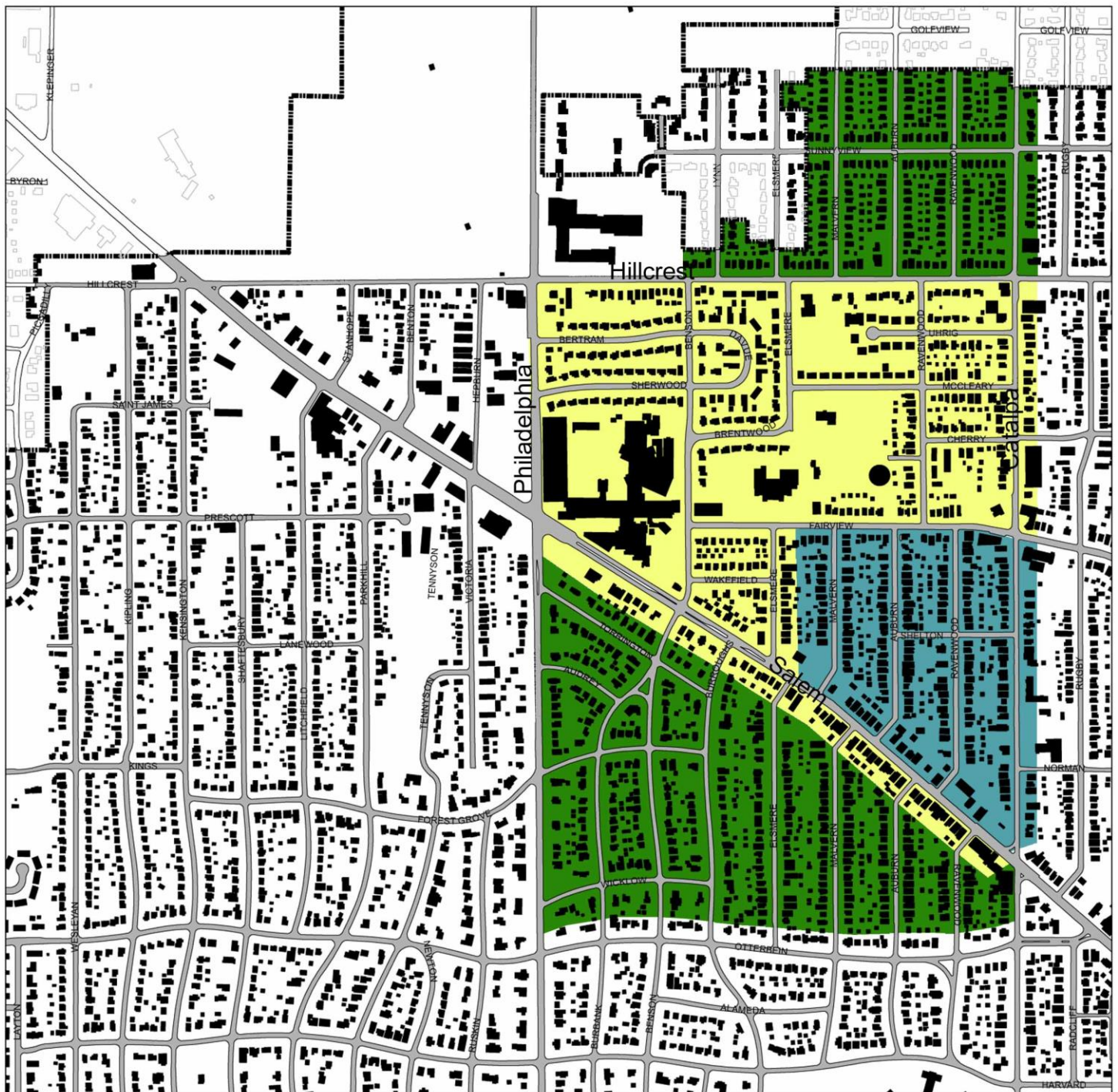
### **Terms**

**Financial Counseling and Education Assistance:** CityWide’s staff will discuss the Home Choice program with you and arrange for home buyer education with one of our local community partners.

**Deferred loan:** Down payment assistance is a deferred loan. This means you do not make any payments until you sell or refinance your home. If you borrow \$7,000 in a deferred loan for down payment you will not make any payments on that loan, and it will not have any interest added to it. Whenever you sell your home or refinance it, you will pay back the \$7,000 loan out of the money you get from selling your house.




**Contact:** Amy Clanton, CityWide, 853-2537 for additional information.





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## Eligible areas for Home Improvement and Home Purchase Incentive Programs

Area	Home Improvement Assistance	Down Payment Assistance
	to \$1,000: 2 to 1 match	6% of purchase price up to \$5000 maximum
	up to \$2,000: 2 to 1 match	8% of purchase price up to \$7000 maximum
	up to \$3,000: 2 to 1 match	8% of purchase price up to \$7000 maximum



\*Specific addresses within each area may be ineligible.  
Contact CityWide for verification.

*Additional requirements and restrictions may apply. Some programs can be combined to maximize benefits to the borrower.*