

# Pathfinder Services, Inc.

## Indiana

Pathfinder Services, Inc.'s mission is "To strengthen communities primarily by enabling people facing physical, developmental or economic challenges to achieve independence, inclusion, and stability."

In the year that ended June 30, 2016, Pathfinder Services served over 4,500 people, 15 percent of whom have an intellectual or developmental disability. Pathfinder Services' group home and supported housing programs enabled 187 adults to live in safe, affordable housing with staff supervision levels as needed. Pathfinder Services' housing for individuals with disabilities meets the strict Medicaid requirements that most market rentals do not. Pathfinder Services' Transitional Housing program supports six households with children who would otherwise be homeless. They operate a unique rent-to-own program where families rent their future home and participate in mandatory financial fitness and home buyer education to prepare them to purchase the home within one year. Owner Occupied Rehabilitation enables seniors and those with physical disabilities to live in their family homes for as long as possible because of the accessibility rehabilitation done on their homes.

Pathfinder Services' HomeOwnership Center is the largest packager of the 502 Direct mortgage in the nation. Each year they assist approximately 90 buyers to purchase a home with 502 Direct financing. In FY 2016, they helped 101 buyers purchase a home with USDA mortgage financing. These mortgages can be the only option that participating rural families can afford. If there were no USDA Rural Housing mortgages, most of Pathfinder Services' customers could not afford the down payment and PMI required of other mortgage products. That would mean fewer rural homebuyers and less community stability.

### CONTACT:

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### ORGANIZATION FACTS:

Web: [www.pathfinderservices.org](http://www.pathfinderservices.org)  
Year Founded: 1966  
Location: Huntington, IN  
Footprint: Regional

### By the Numbers:

(for July 1, 2015 to June 30, 2016)

- 72 jobs created
- 2,215 families assisted
- \$200,000 in financing secured

## Tosha

Huntington, Indiana is a small, rural city with 17,166 residents. It is losing population at a slow but steady rate as younger people move to larger cities. The city's median household income is \$39,000 compared to the state's \$50,532. Approximately 33 percent of the housing units are rentals with a median rent of \$665 per month.

Tosha was one of those renters. Because Tosha wanted to ensure that her teenaged children could live in a safe and comfortable home, she paid \$725 for her monthly rent. She has a good income and could afford her rent, but had a dream to be a homeowner. However, her high rent payments and other expenses prevented her from saving for the down payment needed to purchase.



In 2014, Tosha contacted Pathfinder HomeOwnership Center to see if she could afford to finally stop renting and purchase a home. She found the perfect home but Pathfinder staff encouraged her to wait a few months before buying to put her in a better financial position. She was able to buy her home in the summer of 2015 with a USDA Direct mortgage payment of \$530 per month – a significant savings from renting. Her 502 Direct mortgage not only enables her to save money each month, but it gives her the stability of homeownership that she always wanted for herself and her children.