

## HAPPY HOMEOWNER BREAKS RENTING CYCLE

**Outline Of Need:** *Lois Holstein remembers back seventeen years ago when she spent a period of time living out of a vehicle and in a motel room. One memory that remains vivid is the time she slept in her vehicle in Roughlock Falls and the next morning she brushed her teeth and washed her face in the stream that runs along that area. In the years that followed, she spent time living in a rented apartment where the monthly rent was high. In the beginning, she didn't know how long she'd be in the area and therefore never sought becoming a homeowner. How quickly time passes; in 2007 she heard about a housing meeting and made the decision to check it out.*

**How Rural Development Helped:** *At the meeting held in Deadwood, she was thrilled to learn she had a chance at becoming a homeowner. She worked closely with Rural Development Specialist Susan England to begin the process. Based on her income, she qualified for a Governor's House through South Dakota Housing Development Authority and USDA Rural Development's guaranteed loan program. The mortgage payments would only be slightly higher than what she was paying in rent. Lois attended Homebuyers Education classes through Neighborhood Housing Services of the Black Hills and also received some assistance with closing costs through them.*

*"The entire process took a while; it was like waiting for Christmas," Holstein said. She continued, "When the final package (the gift) was complete, it was well worth the wait. "The best part of this whole process was that I was able to pick out my own flooring." She put \$1,500 dollars out of her own pocket to receive higher graded carpeting and linoleum.*

**The Results:** *Lois is very proud of her home. Her children can come to visit and have a place to sleep. "To anyone who wants to own their own home, it's worth going through the process. It definitely beats paying rent and is comforting knowing that payments are working for you with building equity in the home," said Holstein. "The people at Rural Development and Neighborhood Housing were great to work with and they definitely played a huge role in this homeowner reaching her dream of homeownership."*

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Pictured at left: Workers are moving Lois Holstein's house on to the foundation. At right – left to right: Area Director Tim Potts, Joy McCracken – Executive Director of the Neighborhood Housing Services of the Black Hills, Inc., Housing Specialist Kathy Chase, Lois Holstein – homeowner, Peter Morgan – National Office Associate Administrator for Rural Development's Housing and Community Facilities Programs (Washington, DC), and Josh Christiansen – Deputy Director of Neighborhood Housing Services of the Black Hills, Inc.