

USDA RURAL DEVELOPMENT HELPS ABERDEEN, SD MAN BUY HOUSE

Partnerships and Hard Work Make Homeownership a Reality

Outline Of Need: *USDA Rural Development joins in a national effort to bring attention to both the needs and successes in rural housing. Henry Horner is disabled; he has not let that hold him back from buying his very own home in Aberdeen, South Dakota.*

How Rural Development Helped: *Henry completed an application with the Governor's House Program after touring a model home at the Brown County Fair. USDA Rural Development staff in Aberdeen worked through the application process with Mr. Hoerner. He successfully qualified for and received a loan through the Agency's direct loan program. The direct loan program is available to low and very low income families who, if qualified, may be eligible for low interest rates, which currently vary from 1% to 5.375%. Interest rates and terms are based on the household income and repayment ability. The Agency's direct loan program allows borrowers to purchase an existing home, finance new construction or repair an existing home. In addition to the USDA Rural Development loan funds, Mr. Hoerner received a forgivable loan from OIL in the amount of \$10,000 and a silent contribution for the lot in the amount of \$10,000.*

The Results: *Henry said, "I worked for two years to have my own home. I am proud of myself. I feel like a king!" Henry takes possession of his new home on July 8, 2008. Henry has worked at Target for eight years. His coworkers have referred to him as a celebrity. He has a great sense of pride. He no longer has to wait for the landlord to fix things and he will no longer have to share items like he had to in the apartment building where he lived prior. "This home is beautiful. It's more spacious than my apartment and I no longer have to climb stairs. Yeah!", exclaimed Henry Hoerner.*

Submitted on 07/08/2008 – Aberdeen



Pictured above at left - the new home of Henry Hoerner; at center (holding the scissors) Henry Hoerner – new homeowner; at left of Henry Hoerner – left to right: Stacy Bauer – Store Manager of Target; Sister Kathleen Bierne – Vice President, Sisters of the Presentation of the Blessed Virgin Mary; Gary Wald – Opportunity for Independent Living; Jim Becker – Governor's House Sales Representative for Northeast South Dakota Community Action Program; Cory Carlson – Community Support Supervisor for the Adjustment Training Center; Roxanne Woodring – Area Specialist; at right of Henry – left to right: Jeff Mitchell – HAPI Director; Sharon Stroschein – Senator Tim Johnson's staff; Mike Levsen – Mayor of Aberdeen; Virginia Newquist – Congresswoman Stephanie Herseth Sandlin's staff; and Judy Vrchota – Senator John Thune's staff; and at right - enters his new home.