



NEWS RELEASE

United States Department of Agriculture • Rural Development
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CELEBRATING THE VICTORY OF HOMEOWNERSHIP

Wayne, Neb., June 27, 2008—USDA Rural Development staff celebrated National Homeownership Month today in Wayne with local homeowner Rodney Bauermeister who seized his opportunity to “Own His Future.” The effective partnering of housing resources made homeownership possible for Bauermeister.

“Congratulations Rodney, you have achieved the American Dream of homeownership through your hard work and commitment,” Rural Housing Programs Director Mike Buehe, USDA Rural Development said. “I commend the dedicated efforts of all the housing partners who played a role in helping to bring affordable housing to Rodney. Rural Development looks forward to future opportunities to working with you to make more households homeowners.”

Bauermeister, a hardworking, independent young man faces each day with cerebral palsy. Despite this challenge, he continues to work washing dishes at Godfather’s Pizza where he has averaged 6-10 hours weekly for the last 7 years. The work takes a great toll on him but determination carries him through.

Since 1995, Bauermeister lived in an apartment in Wayne. Carol, his mother, wanted him to have a home of his own and worked extremely hard to make that dream a reality. She was instrumental in making his new home comfortable and adaptable for his special needs.

USDA Rural Development assisted Bauermeister through a Direct Home Ownership loan of \$70,000. Many other partners teamed up to make the home a reality. The U.S. Department of Housing and Urban Development donated the home lot to the City of Wayne who sold it to the Wayne Community Housing Development Corporation (WCHDC) for \$1. WCHDC razed and built the house on the lot. The Nebraska Department of Economic Development funds WCHDC. The City of Wayne provided 20 percent in down payment assistance and took care of tree removal. Farmers and Merchants State Bank of Wayne sponsored WCHDC in Federal Home Loan Bank (FHLBank) grant money. SIMPCO (HUD) assisted with a mortgage voucher, and FHLBank of Topeka provided \$4,000 towards closing costs. The Cerebral Palsy Foundation provided a \$750 grant for the therapy tub with Carol Bauermeister contributing the remaining monies for the costs.

Rodney can’t believe how quiet his home is after living in apartments for so long. The newly constructed single level home has two bedrooms and a handicap accessible bathroom. The second bedroom is used as a laundry and muscle therapy room. An attached one car garage allows friends and family to let him off at home under cover so not to be exposed to the weather conditions. The garage also provides storage since the home has no basement.

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Last year USDA Rural Development afforded 536 households the opportunity of homeownership through \$39.9 million delivered via the direct and guaranteed homeownership loan programs.

Contact the USDA Rural Development office in Norfolk at (402) 371-5350; or visit 1909 Vicki Lane, Suite 103, to discuss Rural Development housing programs. Visit: <http://www.rurdev.usda.gov/ne>.

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