

# Waco Community Development

“We’re revitalizing neighborhoods.”

October 2008



254-235-7358

1624 Colcord Ave.

www.WacoCDC.org

## “IF LIFE GIVES YOU LEMONS!”

by Mike Stone

Has anyone ever said to you, “If Life Gives You Lemons, Make Lemonade?” Well, our neighborhood had a lemon, and we made lemonade! The “Lemon” was an abandoned building that sat deteriorating in the middle of this once vibrant neighborhood. Once occupied and utilized by many successful businesses, the building now sat deserted. Rocks had been thrown through the windows. Air conditioning units were stolen, and anything of value was stripped from the building. All of this began to change when Waco Community Development created a project that would revitalize, restore and rebuild this once vibrant corner of North Waco.

The “Lemonade” is a mixed income development of five homes which includes both low income and middle income families.

Waco Community Development started the design process and realized that five beautiful homes could be built on this site. But first, that deserted deteriorating building needed to be demolished. During the design process, asbestos was discovered in the building. After including asbestos abatement, the project was estimated at \$500,000. The average sales price for an affordable house is around \$81,000. At this point, Waco Community Development realized it was imperative to secure significant partners in order to embark upon the project.

The City of Waco provided funding for asbestos abatement and the demolition of the buildings. Christian Mission Concerns and the Paul & Jane Meyer Foundation stepped forward to help make the homes affordable. This funding allowed these houses to be sold below actual construction costs. Three low-income houses were sold for \$55,000. Two middle income homes were sold for \$78,500. The net sales from these houses was \$322,000. The two local foundations, Christian Mission Concerns and the Paul & Jane Meyer Foundations, made up the difference.

The project was completed in less than a year including abatement, demolition, lot preparation and construction. All five houses were under contract before they were completed. Not by design but still a tremendous plus to the project is that the street is also racially mixed, with three African American families, one Hispanic family and one Caucasian family.

Thanks to compassionate hearts, a great dream and the hard work of many people, the “Lemonade” is complete. The “Lemonade” is a great testimony to what can be accomplished in a community when like-minded groups work together to address affordable housing. This project helped five families achieve the dream of owning their own home. What happens when life gave this neighborhood lemons? Well, we came together and made lemonade! Our “Lemonade” is taking the beginning steps towards achieving complete neighborhood revitalization. Do you want to see what happens when life gives this neighborhood lemons? Take a drive down North 15<sup>th</sup> Street, stop at the corner of North 15<sup>th</sup> Street and Morrow and you will see our “Lemonade!”

The  
“Lemon!”



N. 15th  
&  
Morrow



The  
“Lemonade!”

“We’re revitalizing neighborhoods.”

1624 Colcord

235-7358

www.WacoCDC.org

## Calendar Ways to Get Involved

**\*November 6, 2008**

**Homebuyer Education I.**

**6-8 PM for 6 weeks**

First Class / Thurs. November 6th

To register call (254) 235-7358.

Classes are free!

**\*November 2008**

**Homebuyer Education II.**

Saturday, November 8, 2008

Call the office to register.

Classes are free.

**\*November 13, 2008**

Waco Community Development

Board of Directors meeting.



Issue 21 - 2008

Newsletter of Waco Community Development, a Christian-based organization committed to promoting housing, economic, and community development throughout Waco.

**Staff**

**\*Mike Stone**

Executive Director  
mstone@WacoCDC.org

**\*Darrell Abercrombie**  
Program Administrator  
darrell@WacoCDC.org

**Walker Moore**

Community Organizer  
walker@WacoCDC.org

**\*Claudia Olivas-Meza**  
Housing Counselor  
claudia@WacoCDC.org

**\*Jeff Gravens**

Volunteer Coordinator  
Jeffrey\_Gravens@baylor.edu

**\*Beth Kilpatrick**

Baylor Social Work Intern  
Beth\_Kilpatrick@baylor.edu

**\*Mary Cashion-Smith**  
Office Manager

mary@WacoCDC.org

**\*M.L. Dickey**

Construction Manager

**Board of Directors:**

**Ken Cooper, President**

**Carolina Ramos, VP**

**Tim Holtkamp, Secretary**

**Jon Spelman, Treasurer**

**Melvin Carter**

**Juan Castellano**

**Billy H. Davis Jr.**

**Walt Keeler**

**Ada Nun**

**Rev. Steve Ramsdell**

**Bill Shirley**

**Dr. Gaynor Yancey**

**NEIGHBORHOOD CELEBRATION AT N.15TH & MORROW!**

On Thursday, September 18th at 6:30 PM, Waco Community Development, along with friends, family and neighbors came together to welcome five new homeowners to the neighborhood.



The corner of N.15th and Morrow was abuzz with activity as everyone came together to dedicate the new homes of Viola, Josh & Jennifer, Barany, Carlton and Efren, Emerita & Esmeralda.

Bibles were presented to the new homeowners by Rev. Maurice Walker--Living Witness Missionary Church,

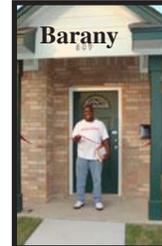


**Dedication Ceremony**

Rev. Irie Cuevas-- First Spanish Assembly of God, Rev. Leon Ivory-- Hood Street Church of Christ, Mrs. Sam Oakley-- Calvary Baptist Church and

Rev. James Armstrong-- Greater New Light Missionary Baptist Church. After the dedication ceremony, Waco Community Development hosted a hotdog supper for the new homeowners and their family, friends and neighbors.

**“WELCOME TO THE NEIGHBORHOOD!”**



**Efren, Emerita & Esmeralda**



**“ARE YOU PLUGGED IN?” by Darrell Abercrombie**

Suppose you went to a major department store and purchased a brand new refrigerator, the “Top of The Line!” This model has all the bells and whistles and it costs you a hefty \$3,000. On your way home you stop at the local grocery store to purchase the food for your new appliance. Later that afternoon your refrigerator is delivered and installed. You fill it with all the goodies you purchased, your favorite ice cream, milk and fresh corn on the cob. You retire for the night, but when you come into the kitchen the next morning you experience the shock of your life. Ice cream all over the floor! The milk has soured and the vegetables are changing color! It is quickly evident that your brand new, top-of-the-line refrigerator is not working.

Angry and disgusted, you call the store and give them a piece of your mind for selling you a dud. The salesperson who sold you the refrigerator is disappointed about the news. He tells you to pull open the freezer door to see if the light comes on. No light! He tells you to listen for the hum of the motor. No hum! Finally, he tells you to look behind the refrigerator. Is it plugged in?

Lo and behold the cord is lying on the floor. UNPLUGGED! You return to your phone to inform the salesman that the refrigerator is unplugged. But, that should *NOT* matter. For \$3,000 the thing should work plugged in or unplugged!

The salesman explains a very important principle to you: refrigerators are dependent appliances. They were not made to work on their own. They are built with certain specifications that can only be realized when they have the necessary electrical juice to enable them to do what they were created to do.

Christians are like appliances. We are dependent creatures. When you receive Christ as your Savior, He gives you the requisite parts necessary for you to live life as you were designed to. It makes no difference whether you live in North, South, East or West Waco. You need to be plugged into God's power source, the Holy Spirit.

That is what we are doing at Waco CD. We are plugging people into houses. We are trying to get them to tap into the Power Source. With *This* power source, you will *Never* ask the government for a \$700 Billion Dollar bailout. We have the potential to make this neighborhood, a community of people helping one another to get “Plugged In” so that we can live life as it was designed to be lived. Victoriously!

*Adapted from The Victorious Christian Life, By Dr. Tony Evans*

**“We’re revitalizing neighborhoods.”**

1624 Colcord

235-7358

www.WacoCDC.org

# THE CHAINS THAT BIND

by Walker Moore

Listen closely...can you hear it? Can you hear the sound of chains breaking and falling to the ground? For too long chains of bondage kept this community from coming together, but now those chains are falling. For a long time this community has had strong schools (West Avenue Elementary and Brook Avenue Elementary), providing solid educations for our children. Neighborhood churches (Living Witness Missionary Church, Greater New Light M.B.C., Calvary Baptist Church, Marshall Chapel Baptist Church, New Hope Baptist Church and Lover's Leap Baptist Church) have reached out and ministered to the neighborhood. Community organizations (Brook Oaks Neighborhood Association, Mission Waco and Waco Community Development) have worked tirelessly to bring positive change to the neighborhood. But the chains of bondage prevented all of these entities from bringing their talents together for the good of the community. It was time to break these chains of bondage!

On Friday August 15, 2008 the chains were broken. These chains were broken because pastors and ministers (Rev. Maurice Walker, Rev. Connie Oliver, Rev. Frank Montgomery, Rev. Joe Shilo and minister Sam Oakley), principals (Andrea Foster, West Avenue Elementary and Jessica Hicks, Brook Avenue Elementary), and community leaders Robert Jackson and Kathy Wise came together. They came together not for the sake of their organizations but to make their community stronger. On that night, the community came together to celebrate the beginning of the school year with a "Back to School Bash." 300 plus people from all walks of life came together for food, games, school supplies and entertainment. People participated in the "Community Idol" talent show. Living Witness's praise team kept the crowd entertained with songs and skits, using a sound system provided by Greater New Light. Teachers from both schools supervised children playing on inflatables. Community volunteers taught the children how to hit golf balls while others played bingo. Some parents were registering their children for school and picking up school supplies bought with donations from neighborhood churches. Teachers visited with students and their families. Everyone enjoyed the food cooked by longtime community members Melvin Carter and Darrell Abercrombie. The ladies from Columbus Avenue Baptist Church served the food. The chains were broken because the community came together as one.

The "Back to School Bash" was an outstanding success, but as wonderful as the event was, the symbolism behind the event was even more powerful. This was not the first time that an event like this has taken place in the neighborhood, but it was the first time that so many different parts of the community came together and acted in one accord. This event demonstrated what the community can do. Rev. Maurice Walker (pastor of Living Witness Missionary Church and a 5<sup>th</sup> grade teacher at West) said "the people were caught up in the amazement of what this community could be." This event helped the community see that it is ONE. It showed this community that if we continue to come together then we can overcome the obstacles that prevent this community from thriving. On Friday night the chains were broken, and everyone that participated received a taste of what this community could be. This is a community that is breaking chains and turning dreams into reality. Can you hear the chains hitting the floor?



## Meet Jeff Gravens

I moved to Waco two years ago to attend Truett Theological Seminary. I have really enjoyed seminary and will miss it when I graduate in May. Above all else, I consider myself a minister. October marks my two-year anniversary as a staff member at Brookview Baptist Church, an urban ministry on the corner of 26<sup>th</sup> and Morrow. Brookview is a small group of people attempting to transform our immediate community. It is difficult work, but I love it. I also spend my mornings directing breakfast and leading a devotional at Mission Waco's Meyer Center for Urban Ministry. On top of all that busyness, I marry my fiancée Katie in January! I first learned of Waco Community Development during my mentoring semester this summer under Jimmy Dorrell at Mission Waco. We spent some time discussing community development and spent an afternoon at Waco Community Development. I loved the vision of changing a community and loved the results even more. When I saw an opportunity to be involved in that work I jumped at the chance. I look forward to being a part of God's continued work in the neighborhood.



## UNDER CONSTRUCTION



1100 N. 15th St.  
\$81,000



1105 N. 14th St.  
\$81,000

726 N. 13th St.  
\$80,000



1400 N. 4th St.  
\$155,000



"We're revitalizing neighborhoods."

1624 Colcord

235-7358

www.WacoCDC.org

## Waco Community Development Welcomes Beth Kilpatrick

Beth Kilpatrick joined Waco Community Development in September as our latest MSW concentration intern from Baylor's School of Social Work. After working and living in inner-city Los Angeles as a missionary teacher, Beth felt a strong need to learn how to work to revitalize urban communities alongside local churches and neighborhood groups. This desire led her to Truett where she is working on her M.Div/MSW with her husband Andy, who is working on his MDiv with a focus in missions. Beth chose Waco Community Development as her internship because it fit so closely with her 20-year dream of working in urban communities. She will be working with Walker Moore to develop a Neighborhood Revitalization Strategy in cooperation with other organizations and individuals working in North Waco. Beth and Andy have two red-headed sons ages seven and five, a dog, a cat and two lizards.



### \*THANK YOU\*

Waco Community Development would like to thank Allergan Inc. for the generous grant given to our organization. Your grant is greatly appreciated and allows us to continue our mission of revitalizing the neighborhood.

### \*Donations-PledgeDonations-Memorials-Honorariums\*

Waco Community Development now offers you the ability to support our ministry through the giving of donations. Your generous donation, pledge donation, memorial or honorarium allows us to continue our mission of revitalizing and restoring one of Waco's oldest historical neighborhoods.

### \*Memorial & Honorary Gifts\*

Your Memorial or Honorary acknowledgement will be placed in the latest issue of the Waco Community Development Newsletter.

## By the Numbers

### Housing:

New Homeowners	83
New Homes:	25
Renovated:	9

### Opportunities:

Counseled:	786
Active:	93

### Maintenance:

Volunteers:	3,786
Vol. Hours:	20,612
Lots Mowed:	1,060

## WELCOME TO OUR NEIGHBORHOOD IVONNE & JOSE



Waco Community Development, family, friends and neighbors gathered to dedicate Ivonne & Jose's new home on Thursday, August 14, 2008. We are so excited to have another new homeowner in our neighborhood!



1624 Colcord Ave.  
Waco, TX 76707

NONPROFIT  
U S POSTAGE PAID  
WACO, TX  
PERMIT#4

## Issue 21 - 2008

### Newsletter from Waco Community Development.

*Waco Community Development is a Non-Profit, Christian-based organization committed to promoting housing, economic, and community development throughout Waco.*

*"We're revitalizing neighborhoods."*

1624 Colcord

235-7358

[www.WacoCDC.org](http://www.WacoCDC.org)