



Issue 1.0 - 2005

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

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Vision

When you drive down the street you see a mixture in size of well maintained homes, neighbors taking care of neighbors and a place that anyone can call home.



Sullivan House

Waco CDC is committed to helping to create a mixed income neighborhood in North Waco. Our first activity has been building "affordable" houses. We have built several "affordable" homes in the area and now are breaking new ground with a middle income house. We hosted a Leader's Luncheon in January and invited people that we thought might be interested in helping us build this house. We were not able to get all of Waco's leadership there but we had 90 great people come enjoy a lunch and hear about our plans.

The Sullivan House was named after Meredith Sullivan who platted the land on the West side of North 15th and Waco Drive. He platted the



land in 1877 into ten fifty foot lots and sold them for \$4,000 in total.

The Sullivan House is a large two story house. The house will be 2000-2400 square feet and will sell for \$120-140k. We were blessed to have the house design donated by Ken Cooper of Cooper and Horn. Ken has helped develop a house plan that blends in architecturally with the neighborhood but takes advantage of all of the modern conveniences. The House will be 4 bedrooms and 2.5 baths with a two car garage. The house will be furnished with lots of upgraded amenities.

Our plan for the Sullivan house is to raise 70% of the funds for the house or \$84k and we will start construction when the funds are raised or the house is sold. We raised a little over \$10k at our luncheon and received a \$25k matching grant from "Christian Mission Concerns". That means that we are almost half-way to raising our funds. After we build and sell the house, we will recycle the donated funds back into the neighborhood.

We want the Sullivan House to be a community effort and we are asking for your support to help us build this house and help our neighborhood. Keep your eye out at the corner of 15th and Waco drive as we begin to build the Sullivan House.

Another Home starting up at 514 N. 15th



“Gone Home” - Mike Stone, Executive Director

It is with great sorrow that I tell you that our first new homeowner, Brenda Sheppard, has "gone home". Brenda Sheppard was the recipient of a gift of a new house from an anonymous donor. Brenda had spent several years in public housing and many years on dialysis and had never owned her own home. Not having very much didn't stop Brenda from giving back to the community. She constantly reached out to her neighbors especially the children of her area. She helped organize



safe, clean activities for the kids like snow cone parties, Halloween parties and New Years Eve movie marathons. We are going to miss Brenda, but we are comforted to know that she has gone home to heaven to be with her Savior, Jesus Christ.



Want to Know More About How You Can Make a Difference?

Your help is needed! From financial donations to using your professional expertise to folding newsletters, your efforts help our community. Give us a call at 235-7358 or check out the web site at <www.WacoCDC.org> Mike Stone is also available to speak to your group about the efforts of Waco CDC.

Another new neighbor and rescued house

In our last newsletter, I told you about a single mom that was rebuilding an older home into her dream house. She is still hard at work on her house, but I wanted to let you know about another family that we helped buy an old house as well. Celsteneo is a single dad with 2 children. He works for a remodeling company and is very handy doing remodeling work. He has family that lives in our neighborhood and wanted to buy an old home and fix it up for him to live in. We helped him find a gorgeous old home that was boarded up. We had to wait for a year and a half to buy this home and during that time he has been saving up materials to fix the home. He has also been working deals with family and friends to pitch in and restore this house to its original beauty. We are so excited to be able to save another home and to help a family get their own place. Welcome to the neighborhood Celesteno!



We're putting more neighbors into neighborhoods.

Neighbors Helping Neighbors

by Walker Moore

One of the ways Waco CDC is trying to restore North Waco is by keeping the neighborhood cleaned up. We mow lawns, uncover overgrown sidewalks, and pick-up trash.



One Saturday in January, I took a work group to mow and pick-up trash, and we started picking up trash on an empty lot where several children had been playing. Without us saying a thing they started helping us pick-up trash. Then their father came out of the house and told them to go inside. I thought the children were in trouble for talking to strangers, but I was wrong because a few minutes later they emerged from the house with trash bags and started picking up trash in their yard.

This story reminded me that all it takes is a good example and people will follow. Hopefully we will keep providing that example and people will keep following.

Did you Know?

Waco CDC is part of the Housing Coalition, a group of non-profits working on housing in Waco. The Housing Coalition meets once a month and works together to help develop solutions to problems related to housing. The Housing Coalition recently participated in a half day retreat where we were able to discuss in length issues surrounding housing. One of the activities that has come from this group is the Good Neighbor Week, where we concentrate all of our efforts for one week in a specific neighborhood. We have had three great years of combining our efforts.



Free Tax Prep

The Heart of Texas Financial Literacy Coalition is offering free tax preparations for low and moderate income taxpayers with special attention to those aged 60 and above. You can take advantage of these free services at Sacred Heart Catholic Church, Mission Waco's Jubilee Center and NHS of Waco.



In-Progress

I wanted to give you an update on Nola. She and her family are hard at work on her house. They are finishing up the electrical work and have put the primary paint on the outside of the house. Plumbing and sheet-rock are coming next. Go Nola Go!



THANK YOU Bob Minnick and the Walmart Foundation for your continued support of our organization through your service and financial donations.

Mark Your Calendars



Good Neighbor Week is coming June 4th - 11th. We are going to be working in the Brook Oaks neighborhood during the week with a celebration on Saturday June 11th. We need volunteers with all types of skills. Mark your calendar and come help us in our neighborhood.

**2nd Greatest Commandment:
"Love Your Neighbor
as Yourself"**

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Sweat Study for a House

by Darrell Abercrombie

We counseled over 90 families last year about buying a home and most of them started off by saying "I don't have enough money to buy a house". "I can't put enough down on the house."



But did you know that there are 5 programs available locally that help folks save the money to buy a house and several of these programs can be layered together to make owning a home a reality. The City of Waco has a "Down-payment Assistance"(\$9-14K), a City Employees Program(up to \$15K) and a Special Assistance Program (up to \$7k). Faith Covenant Support Services Offer a 2:1 savings program (up to \$2K). Teachers, firefighters etc have other special programs available as well. Now these programs are not give-away programs. They require that you do a little "Sweat-Study" and most require repayment via a low interest loan (0-3%). Sweat-study means that they require families to go through Financial Literacy Classes or Homebuyer Education courses. Not a bad idea for everyone to study up on how to manage our household and finances.

So the next time someone comes in and says "I can't afford a house", I will just smile and say, "Oh yes you can!"

By the Numbers

Housing:

New Homeowners:	12
New Homes:	6
Renovated:	2

Opportunities:

Counseled:	193
Active:	91

Maintenance:

Volunteers:	824
Vol. Hours:	5408
Lots Mowed:	495

**A BIG THANK YOU to
Billy and Patty Davis for
sponsoring our
Luncheon.**

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