

Waco Community Development

"We're revitalizing neighborhoods."

May 2009



254-235-7358

1624 Colcord Ave.

www.WacoCDC.org

COMING TOGETHER

by: Walker Moore

Hope: it sustains humanity. Yet there are places where hope goes to die. For years, Parkside Village has been one of those places. Drug dealers controlled public spaces and law-abiding citizens hid in their apartments, afraid to take a stand because of fear of the all-too-real threat of retaliation. Yet in the midst of this dreadful situation, hope is emerging.

It all started in summer 2007 when a small group of women decided that they had had enough. They came together to take a stand against the drug dealers and substandard housing. They did this knowing full well they were putting their lives and their families' lives in danger. In the midst of this threat, they persevered and shut down a "crack house", advocated for and received better lighting, and helped organize a school supply giveaway. Sadly, this residents' council dissolved, but these women would not be denied in their pursuit of justice.

Determination Prohibits Failure

These women began attending Brook Oaks Neighborhood Association (BONA) meetings and shared the Parkside Village story with association members, neighborhood churches, community non-profits, schools, Waco Police Department (Waco PD), and our city councilman. Their stories galvanized these groups to take action. What started as a small group of women became a coalition of neighborhood organizations committed to bringing safety to Parkside Village.

Then American Housing Foundation (AHF), the owners of Parkside Village, came forward and said that they too were sick and tired of the situation. At the March BONA meeting, the air was cleared and the foundation for a new tomorrow was laid. AHF apologized for past mismanagement and presented a compelling vision for the future. They also reported on their recent improvements to the property, including improved lighting, cameras to monitor drug hot spots, painting, guard rails, and new kitchen cabinets. In turn, the coalition presented a set of expectations and target dates that AHF willingly accepted. Waco PD talked about AHF's efforts to join the Crime Free Multi-Housing program, a program that significantly reduces crime in certified apartment communities, and AHF committed to having Parkside Village fully certified as a Crime Free Multi-Housing community in the coming months. Finally, churches and non-profits discussed ways to use their resources to support positive changes at Parkside Village. Truly, hope was emerging.

After the meeting, one of the Parkside Village residents beamed with hope. She had been at the first residents' council meeting and had continued to work for a better Parkside Village. In the midst of adversity, she had persevered, and now she saw the fruit of her work. She simply could not contain her contagious smile as she recalled the journey that had led her to this point.

Still Work to Do

Crime is still all too frequent. Parents are still scared for their children's safety, but there is hope. The problems remain, but for the first time, there is progress towards a solution. The journey will not be easy, but this group of women and their neighborhood partners, will not stop until Parkside Village is a place anyone can call home and of which Waco can be proud.

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Issue 25 - 2009

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

***Gabriela Gatlin**

Housing Counselor
gabriela@WacoCDC.org

***Jeff Gravens**

Volunteer Coordinator
Jeffrey_Gravens@baylor.edu

***Beth Kilpatrick**

Baylor Social Work Intern
Beth_Kilpatrick@baylor.edu

***Karmeshia Miller**

Baylor Social Work Intern
Karmeshia_Miller@baylor.edu

***Mary Cashion-Smith**

Office Manager
mary@WacoCDC.org

***M.L. Dickey**

Construction Manager

THE IMPORTANCE OF TRANSPORTATION

by: Karmeshia Miller

If I have learned anything in my internship at Waco Community Development (Waco CD), it is the importance of transportation. During this last semester, I researched the transportation needs of our neighborhood, as a part of the Neighborhood Revitalization Strategy (NRS). I studied the bus system, use of personal vehicles, and sidewalks.

As a part of my study, I spent several days riding different buses and asking riders to share their thoughts on the bus system. 5 out of the 9 bus routes run through our neighborhood. Many people in our neighborhood use the bus system as their primary mode of transportation. The overwhelming majority of the riders were satisfied with the current system. Their feedback revealed it would be more beneficial for the buses to run more frequently instead of once per hour. Additionally, they felt that there is a need for the buses to begin running earlier and later in the day.

I also spent a lot of time looking at the sidewalks in our neighborhood. This is one of this neighborhood's largest areas of need. While the neighborhood has an extensive sidewalk system, much of the sidewalks are broken and unwalkable. As a result, mothers walk their baby strollers in the street and wheelchairs must share the road with cars. There is a great need for walkable sidewalks in our neighborhood.

All in all, my awareness of buses, streets and sidewalks has grown. I now realize that transportation is an important asset for our neighborhood and our city.

CONGRATULATIONS!

Waco Community Development's (Waco CD) Beth Kilpatrick was named the Outstanding Field Intern by the Baylor University School of Social Work on April 28, 2009. Beth received her Masters of Social Work (MSW) degree from Baylor University on Saturday, May 16, 2009.



Beth was a MSW intern at Waco CD and will return after graduation in May to complete her work on the Neighborhood Revitalization Strategy that she began last September.

Donations-Pledge Donations-Memorials-Honorariums

Waco Community Development 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.

Spring in the City

by Beth Kilpatrick

Iris and daffodils
loyal sentinels

Each spring they
return to duty
guarding the perimeter

Never minding
the house has fallen.



Calendar

Ways To Get Involved

***2009 Homebuyer Education**

Homebuyer Education I.

6-8 PM for 6 weeks

Begins Thursday, June 11th

To register call (254) 235-7358.

Classes are free!

***June 6th, 2009**

Homebuyer Education II.

Saturday, June 6th, 1-6 PM

Call the office to register.

Classes are free.

**Waco Community Development
Board of Directors Meeting.**

***Wednesday May 20, 2009**

Board of Directors:

Ken Cooper, President

Carolina Ramos, VP

Tim Holtkamp, Secretary

Bill Shirley, Treasurer

Melvin Carter

Juan Castellano

Billy H. Davis Jr.

Walt Keeler

Ada Nun

Rev. Steve Ramsdell

Dr. Gaynor Yancey

In Matthew 25: 16-18, Jesus tells the parable of a master who entrusted his money into the care of three servants while he went on a trip. One servant received five bags of silver, invested the money, and earned five more bags. The second servant received two bags of silver, invested it, and likewise earned two more. But the third servant received one bag of silver, dug a hole in the ground, and hid his master's money.

After a while the master returns and asks for an accounting of his money. The first two servants are praised for their investments, but the master calls the third one "wicked and lazy." This servant was not murderer or a freeloader. He was just playing it safe with the portion of silver. Does that make him "wicked and lazy?"

I can understand the "lazy" label because he just buried it and did not do anything to increase it. There is little effort in digging a hole, especially when the alternative is navigating the complications of opening a savings account or investing in the stocks, mutual funds or real estate. Plus, if you invest it, you need to take the initiative to minimize your risk for loss in the event of a stock market crash, mortgage loan crisis, or someother market downturn. It is far easier to just stash money under a mattress than it is to try to navigate the world of financial investments.

The topic of this parable is taking personal responsibility for the use of our assets. By assets, I refer to the things God has entrusted to us like money, time, talents, mind, body, family, etc. The message is that God want us to manage these things with excellence, and if we do, we will be rewarded. If we fail to, we may be penalized.

The master, who represents God in this parable, was chastising the servant because his asset management style required little effort and even less faith. The master was displeased at the servant's failure to work at a given assignment.

Taking responsibility for and seeking to be productive with our assets feels risky. Trying to navigate through the world of finance can sometime cause us to be nervous, but we should not bury our heads in the sand. Seek God's direction and get information from professionals who understand finances and investments. Do not let Satan back you into a corner, with fear of failure and skewed notions about our master. Let us use our time, talents, resources, and relationships in ways that please Him. Never take one of His gifts and bury it or do nothing with it.

4th Annual - Waco Community Development Golf Scramble



Waco Community Development's (Waco CD) 4th Annual Golf Scramble was an outstanding success. Despite the strong winds and down economy, 15 teams came out to Cottonwood Creek Golf course on April 23, 2009 to support Waco Community Development.

The Christian/Draper team won the tournament with a 57, 12 under par, and the Gardner team came in second with a score of 59.

Thanks to the Men's Breakfast Prayer Group of First United Methodist Church Waco, all of the players, sponsors and scramble organizers enjoyed a really good hamburger lunch prior to the 1 p.m. shotgun start.

Thanks to all of the participants of the scramble, we were able to raise over \$4,000. We want you to know your participation in this event is greatly appreciated.

Start planning ahead to join us again next year for the 2010 5th Annual Golf Scramble!!!



1st Place Christian / Draper



2nd Place Gardner



Carts Are Loaded And Ready To Go!



FUMC Breakfast Prayer Group



Hey...who's the "Cookie Monster?"

Memorial & Honorary Gifts

In Memory of Robert Keeler given by Walt & Gerry Keeler.
 In Memory of Ruth Abercrombie given by Joan Kneipp.
 In Memory of Ruth Abercrombie given by Rebecca Pattengill.

Thank you for your Memorials in support of our ministry.

By the Numbers

Housing:
 New Homeowners 101
 New Homes: 30
 Renovated: 10

Opportunities:
 Counseled: 906
 Active: 124

Maintenance:
 Volunteers: 3,944
 Vol. Hours: 21,599
 Lots Mowed: 1,163

WELCOME A NEW NEIGHBOR!

Waco Community Development and Waco Habitat for Humanity welcomed a new neighbor to N. 4th Street.

Neighbors and friends celebrated with a ribbon cutting ceremony and refreshments while old and new neighbors visited and children played. Our new homeowner talked about how proud she was to have accomplished her dream of owning her own home.

WELCOME TO OUR NEIGHBORHOOD!



1105 N. 14th St.
\$83,000



NEW CONSTRUCTION



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



1110 N. 15th St.
\$83,000



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



1100 N. 15th St.



1624 Colcord Ave.
Waco, TX 76707

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“I like to see a man proud of the place in which he lives. I like to see a man live so that his place will be proud of him.”

Abraham Lincoln

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