



Issue 2.0 - 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.



Double Celebration

At the end of March and beginning of April, we celebrated two new homeowners.

Linda is a single grandmother with one daughter still at home. She works at EOAC helping to teach young children. She spent the last year and a half working to get her dream home. She attended Faith Covenant's Financial Literacy and Homebuyer Education Classes, as well as Habitat for Humanity's home maintenance classes. In the midst of all this she found time to take night classes at McLennan County Community College and help raise her three grandchildren. As much as Linda has been blessed by her new dream home, she has worked to bless others by volunteering at different community events including last year's Good Neighbor Week.



Griselda and Inncencio and their three children spent the last 7 years living in a rent house on N. 13th street. One day they drove

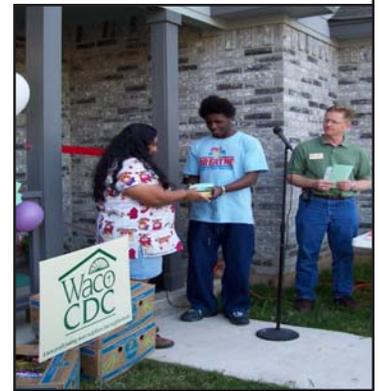


by our new house and decided it was their house. We walked through the house, with the children running everywhere and exploring all of the closets. They worked hard taking the required education classes and got a great loan for their home. We are so excited to be able to help a neighborhood family move from renters to homeowners.

Our Welcome to the Neighborhood party introduced these

families to our community. We had lots of fun, and gifts were presented to the families, including Bibles from Calvary Baptist Church and Greater New Light Missionary Baptist Church, food and cleaning supplies from Crestview Church of Christ, Caritas and Waco Christian Fellowship, and home maintenance books from the Waco CDC.

Please help us welcome these two new families to Our Neighborhood.



More Homes starting up at 805 N. 14th and 829 N. 16th



“Multiple Blessings” - Mike Stone, Executive Director

We are continually humbled by the blessings that we receive.

In the last newsletter, we talked about the Sullivan House, and our efforts to raise funds to start construction on a new middle-income sized house. I wanted to let you know that we are well on the way for our goal of \$84,000. We were able to raise the funds to match Christian Mission Concerns' \$25,000 challenge grant. To date we have collected over \$71,000 towards the Sullivan House.



Ken Cooper of

Cooper and Horn is finishing up the construction plans adding his gift of floor plans to the house. We expect to break ground in the next month or so. What a blessing.

Mercy Housing is working towards helping our neighborhood with an Affordable Senior Development. What a huge economic blessing for our neighborhood.

We continue to be blessed through the support of local foundations and community groups that help sponsor our programs.

We strive to continue to honor these blessings.



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.

THANK YOU, THANK YOU, THANK YOU!

We have had a lot of great support this last month.

Heart of Texas Builders Association - The HOTBA decided to help us in our fundraising activities for the Sullivan House. They organized and ran a fundraiser that raised over \$9,000 towards the Sullivan House. We are so thankful for their support and efforts.



HOT BA fundraiser party



Cooper Foundation - The Cooper Foundation awarded Waco CDC a \$12,000 grant to expand our Credit Counseling/ Homebuyer Education Program. With this grant, we will increase our credit and foreclosure counseling. We are grateful for the Cooper Foundation's grant.

We're putting more neighbors into neighborhoods.

Neighbors Helping Neighbors

by Walker Moore

Once a year the local non-profits coordinate their efforts for one week in one neighborhood in an effort called Good Neighbor Week. This year the event is scheduled for June 4 - June 11 in our own Brook Oaks Neighborhood. Most of the activities will take place on June 11th from 8:00 - 5:00. So come work with us, Rebuilding Together, Habitat for Humanity, Faith Covenant, Brook Oaks Neighborhood Association and Neighborhood Housing Services as we help homeowners with home repairs and yard work.



We will also have a party at lunch, with hot dogs, snacks, drinks and activities for the kids.

There will be several different activities to get involved with including:

- Building a wheel chair ramp
- Cleaning away brush and trees
- Providing home repairs (painting, exterior wood, doors & windows)

Whether you can be here all day or just a few hours. Our neighbors need you. Give us a call at the office for more information 235-7358.



Coming Soon
Be on the lookout we will be having another new homeowner on N. 15th Street.



Are you an early morning riser that is looking for a group to pray with? Come join us at 7:00am on Thursdays for Donuts, Coffee and prayer.

More New Life for Our Neighborhood?

As you drive down Colcord you see an old vacant hospital. When the new hospital was built in West Waco, St. Catherine's used the old building as an assisted living facility, but St. Catherine's outgrew the building as well. The building sat vacant for over a year, but thanks to Providence Hospital and Mercy Housing, a Catholic Housing Group, new life is being breathed into the area. A new affordable senior housing development is in the development stages. Eventually 55 units of affordable rental property will be built with a community building and the infrastructure for more single family houses. The development will be funded through a HUD 202 grant and multiple other sources. We are excited to have one more group helping our neighborhood.



FREE COUNSELING
Just as a wise man counts the cost before he starts the construction of his home (Luke 14:28) come talk to Darrell about counting your cost with Homebuyer Counseling. He will help you make plans for your new home, and he does it for free. Call and make an appointment, 235-7358.



New House

We're putting more neighbors into neighborhoods.

May Madness

by Darrell Abercrombie

We all know about March Madness, which was made especially sweet this year by the Lady Bears, and the craziness in April brought about April 15th's tax deadline.



However, May brings about a little known "Madness." May is Tax Assessment time. According to our local tax appraisal office, all properties that have a change in their assessed value will receive notices in the mail. If you did not receive a notice in the mail, I would still advise you to check on the appraised value of your house.

Sometimes, tax assessors make mistakes and the assessed value is incorrect. In those cases there is an appeals process to go through, which ends in May. The first step is to call the Tax Appraisal office, (254) 752-9864, and discuss your problem. If it cannot be resolved on the phone you can go to the office, 216 N 6TH ST, to discuss the discrepancy. Since owning your home is the single largest investment for a majority of the nation, it makes good sense to manage your resources related to it.

So do not get mad, just check it out.

By the Numbers

Housing:

New Homeowners:	17
New Homes:	9
Renovated:	2

Opportunities:

Counseled:	237
Active:	90

Maintenance:

Volunteers:	959
Vol. Hours:	6,363
Lots Mowed:	618

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

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1525 Colcord 235-7358 www.WacoCDC.org



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