



Issue 4.0 - 2006

A newsletter of the Waco Community Development Corporation, 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 Admin..
darrell@WacoCDC.org

Abby Sobel, Admin. Assistant

Mary Cashion-Smith, Volunteer

M.L Dickey - Construction Manager

Walker Moore - Volunteer Coordinator

Charles McWhorter - Volunteer

Charles Jared - Volunteer

Board of Directors:

Billy Davis, President

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Ada Nunn

1 Million Dollars Invested

In a time when most people are not investing in inner-city areas, Waco CDC has helped invest over \$1,000,000 in capital in the North Waco area with housing. Waco CDC, a Christian based non-profit organization, has been investing not only its time but also its money in North Waco.



10 new homes, 4 homes renovated, a neighborhood sign, and streetlights have been accomplished with its investment. This means more new families to the neighborhood. Most of the homes are sold to first time homebuyers. This is a great investment for the families and the neighborhood.



A friendly greeting is shown to all who drive down North 15th drive with our neighborhood sign. Also, when they drive down the street, the area is lit more with streetlights.



The investment through Waco CDC is really starting to show.



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.



Another home being remodeled in our neighborhood.

The “B” word in 2006



What comes to mind when you are asked the question, what is the “B” word? Nothing pains some people so much like the “B” word, “Budget.” After having a wonderful Christmas, and being more than grateful that it is over, I started to make my plans for 2006. If anyone is like me, last Christmas I said that I would do better saving and putting money aside, I knew this would allow me to have all of my financial obligations taken care of and I could just enjoy the holidays with family and friends. That was Christmas of 2004. So much for that, but God is good anyway

Someone once said, ‘that a person who has no plans or goals will be a person that will fail 100 % of the time. Many of us have failed trying, but no one should fail to plan. A budget is a financial plan that helps individuals reach their goals or plans. It shows where your money goes and provides you a spending plan that lets you save for the things that are important to you, such as, a new house, another car, college education, or vacation. Money is a tool that enables you to reach goals in life, but you need to control your money so that you will know if you are on or off course. A budget is like a map used for a long trip. You plan the trip by looking at where you are now, to where you want to be or go later. What roads or highways you will use to get to your destination? What rest stops or restaurants will you use? How long will the trip take to complete? How much will this trip cost? These are all good questions, just like how can I reduce my debt, or how I can increase my retirement or emergency saving?

Many people fail on their budget because they lack a positive attitude. Budgeting starts with a proper attitude. We used to say that your attitude determines your altitude. If you think of a budget as a penny-pinching sacrifice instead of a means for achieving your financial goals and dreams, you are likely to quit your striving for your goal. It is like the difference between going on a diet and eating healthy. One is negative and restrictive; the other is positive and allows you to indulge now and then and still achieve your goals.

The whole idea is to customize your budget so that you provide for your family and your needs. Do not try to force your lifestyle and personal situation into a generic, one-size fits all budget. If you stick with a realistic, effective budget long enough, the rewards will keep you motivated. Do whatever it takes to keep yourself motivated. If you have problems spending money, stay away from the malls. If you are an alcoholic stay out the bars. If you change a person’s thoughts and ways, their action will change. And action speaks louder than words.

A budget is a guide that tells you whether your going in the right financial direction. If you do not have any guidelines for reaching your budget and refrain from measuring your progress, you may end up going so far in the wrong direction you will have a hard time trying to recover. A budget lets you control your money instead of your money controlling you. It will tell you if you are living within your means. Credit cards make it a lot easier to live above our means. Many people don’t realize that they are living beyond their means until they are deep in debt.

Lastly, did you know that a budget is a key component for improving your marriage? Half of all marriages end in divorce due to financial problems. A budget is a communication tool. Done right, a budget can bring a couple closer together as they identify and work towards common goals that reduce arguments about money. That’s got to be a big plus for your family life. So the next time you think of the “B” word, you know it stands for BUDGET. - Adapted from Deborah Fowles, Your Guide to financial planning!

Doubly Blessed

Every time we needed some help in the office. Shelly Mclemore was there. She came, she served and much was accomplished. Then she calls us and tells us that she has a company matching donation for her volunteer work. WOW! Talk about being “Doubly Blessed”. THANK YOU, Grande Comm for your employee matching program and THANK YOU Shelly for helping our ministry.



We’re putting more neighbors into neighborhoods.

An Invitation

By Abby Sobel

We at Waco CDC invite you to come drive our neighborhood. The neighborhood Walker Moore lives in and writes about, the neighborhood the youth are painting, the neighborhood where we are building and remodeling homes, "Our Neighborhood".



"Our Neighborhood" encompasses the area north of Waco Drive, south of Colcord, from the east side of N. 17th and the west side of N. 9th street. If you drive it now and then again in about 6 months and maybe in another 6 months you will notice changes. Every time we build or remodel a home the neighbors notice and then we see their homes being painted and yards maintained.

It is actually getting more difficult to find homes for our young volunteers to paint each summer. This of course is a good thing.

I first came to Waco CDC as a volunteer. After retiring for the second or third time, I made a list of all the agencies I could volunteer with. I was interested in agencies that were involved in projects that help Waco in its appearance as well as help people become homeowners. Waco CDC was perfect.

Every time a home becomes available, I call the realtor and check it out. Who knows, someday I may find the perfect one and then I too can call "Our Neighborhood" my neighborhood.

New Business

The World Cup Cafe, a community coffee shop opened up at 15th and Colcord. This is a great place to get away from the fast paced world, drink some coffee and spend time with friends. Wes and his crew have done a phenomenal job transforming the corner. The coffee shop is another great addition to the neighborhood.



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

Another New Homeowner in the neighborhood:

We want to welcome another new homeowner to our neighborhood, Tim. He recently bought our newly remodeled home, when he moved back to be close to his family. Tim enjoys gardening and plans on planting more bushes and flowers. You can almost always catch Tim enjoying the day out on his front porch. Welcome to homeownership and our neighborhood!



Something old made new



The Old Providence hospital is undergoing demolition as Mercy Housing received word that they were awarded a \$4.2million HUD grant to build a 54 unit single bedroom apartment for low-income elderly residents. We are excited to have Mercy Housing, a Catholic Non-Profit from Denver, investing their time and resources in our neighborhood. We are also thankful for Providence Hospital continuing to work to find a positive addition to our neighborhood.

We're putting more neighbors into neighborhoods.

Sullivan House

The Sullivan House is doing great. The construction is almost done and the Castellano's are really excited to be a part of our neighborhood. We should have them in their house by March if not sooner.



By the Numbers

Housing:

New Homeowners	24
New Homes:	11
Renovated:	4

Opportunities:

Counseled:	331
Active:	87

Maintenance:

Volunteers:	1,642
Vol. Hours:	12,073
Lots Mowed:	763

Looking for a great way to start your Thursday. Join us for a time of prayer at 7:00 am.



We're putting more neighbors into neighborhoods.
1525 Colcord 235-7358

www.WacoCDC.org


1525 Colcord Ave.
Waco, TX 76707

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