



Issue 10 - 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, Credit Counselor
abby@WacoCDC.org

Mary Cashion-Smith, Office Manager
mary@WacoCDC.org

Walker Moore - Volunteer Coordinator
walker@WacoCDC.org

M.L Dickey - Construction Manager

Board of Directors:

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Jimmy Dorrell

Carolina Ramos

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Ada Nunn

*Waco CDC Board of Directors meet on the 2nd Tuesday of every month

Two Time Winner

by Mike Stone

He walked into the office with a sweat stained bandana on his head and tattoos on his arms. He had a tough looking face, but when he spoke you could see his heart.

"I see you are building houses in my neighborhood. I grew up here, I am a single dad, have two young kids, my parents and siblings lives here and I want to stay. I'm also tired of renting and moving from place to place. How can I become a homeowner?" This was my introduction to Salazar Gonzales.

He went on, "I work at a cabinet shop during the day and I help clean offices at nights. It isn't a lot of money but with the rent that I pay, surely I can afford some sort of house."

I said, "Come in. Let's sit down and see what you need for your family and what you can afford."

We talked further. Salazar said "I have a lot of construction workers in my family. Maybe we can find an old house and I can get my family to help fix it up." So we started searching.

We found a very old house that was in very sad shape. The house was over 100 years old and needed a lot of work. He looked at it and smiled. "That is my house." We helped him find the owners and he bought it for a very cheap price. Then he started working on it. The work progressed very slowly as he didn't have much time, mostly on the weekends. He had his brothers, uncles and cousins all pitch in to clean up and start the remodeling. Then his father had a heart attack and all of the help that was coming to him went to help his father. Salazar struggled to keep working on the house, but without the help, it wasn't getting very far.



So, Salazar asked us to buy the house back for the materials that he had invested in the house. We did and we began remodeling the house. Salazar's dream of being a homeowner appeared to be crushed. But we kept talking and he kept watching the progress on "his house".

Salazar got a better job and came back to us. "Can I qualify for a loan for "my house"? We looked and sure enough, he could. Salazar attended our training classes and then applied for a loan. Salazar's face beamed with joy as he achieved his goal of being a homeowner.

"It was a blessing from God. I would never think I would be able to own my own home, but I kept trying and God blessed my family."

Salazar's story is very similar to a lot of families that we help at Waco CDC. They want a home to call their own and don't want a handout. They just want a little bit of direction and help. So, we help. We educate, counsel, encourage, direct and then we celebrate.



If you would like more information about Waco CDC, please give us a call at 235-7358.

SULLIVAN HOUSE

Sullivan # 2 will be the second house of this size to be built in the area in over 50 years. Could this be your dream home? Do you see yourself living in a home like this? Dreams DO come true! Could 820 N. 16th St. be in your future?



THE NATURE OF THE BEAST!



Once upon a time a scorpion needed to cross a pond. Wondering how he would get to the other side, he noticed a frog nearby. "Mr. Frog, will you please take me to the other side of the pond?" The kind, gentle frog said, "Certainly, Mr. Scorpion, I'll be glad to do so."

So, Mr. Scorpion jumped onto Mr. Frog's back and Mr. Frog hopped from pod to pod, bringing Mr. Scorpion to the other side of the pond. Just as frog said, "Well, Mr. Scorpion, here we are," he felt an excruciating pain in his back. Mr. Scorpion has stung him.

As Mr. Frog lay dying, he looked up at Mr. Scorpion and said, "How could you do this? I brought you from one side of the pond to the other and now you sting me so that I die!"

Mr. Scorpion looked at Mr. Frog and said, "I can't help it, it's my nature."

It's important to know the nature of the one you are dealing with. If you think you are getting one thing, but when you get it, it's not what you thought it was, you could be in trouble.

That is usually what you get when you are dealing with rent to own or payday loan companies. The payday loan industry is taking this country by storm in the form of "easy money." You go into a location, fill out an application, give them your identification, maybe your employment is verified, write a check for a couple hundred dollars and out the door you go with cash in hand. And so the cycle begins. Payday loans create a dependency for constant cash infusions. The cost of these infusions is high.

Jacquelyn borrows \$200.00 for a two-week term. She is charged \$30.00 for the loan, which equals 15% interest. This breaks down to 7.5% perweek. But if Jacquelyn **CAN'T** pay off that loan, and takes a full year to pay it back, she would be looking at 7.5% for 52 weeks and that means 390% annual percentage rate (APR)!

Payday loans are meant to be short term loans, and short term loans come at a higher cost. When it turns into a long term loan, the cost becomes alarming. OUCH!

It's important to know that these businesses get rich at your expense. Then like Mr. Frog, we ask, "How could you do me like this?" Their response, "What do you expect? It's our nature to do this to you."

***Adapted from "Our God Is Awesome" by Dr. Tony Evans & "The Credit Road Map" by Patrick Richie**



GIVING A HAND-UP TOWARDS HOMEOWNERSHIP

She said, "I want a new home and I will do whatever I have to do to make it happen!"

I said, "OK, we are here to give you a hand-up towards homeownership, so let's look at your paycheck, your debt and your credit. She looked at me very seriously and said, "Make sure you hear me, I want a new home and I will do whatever I have to do to make it happen!"

That was two years ago when I first met Diamond Shelock. A fiercely determined lady who had a dream. A dream *she* was going to make happen.

Diamond spent two years repairing her credit and going to classes to learn how to become a responsible homeowner. Throughout the transformation, I was blessed to watch her muscle through and achieve her dream.

Diamond's story is similar to a lot of people who come through the doors of Waco CDC. They do not want a Hand-out, they want a Hand-Up towards homeownership.

Diamond does not make a whole lot of money but she works and has learned to live within her means. She has made some mistakes along the way with her credit but she wanted to become a homewoner. Diamond did not know what to do so she came to Waco CDC and asked for help.

Waco CDC came along side her and gave her a Hand-Up in getting her prepared and able to buy a home. It took a while to achieve her dream but now she has her dream house. In fact, she is organizing her own "Welcome To The Neighborhood" party.

Waco CDC is committed to helping rebuild neighborhoods by helping people become new homeowners. Helping the Diamond's in the world is one of the ways we help.



***Do you dream of owning your own home?
*Do you struggle with present debt?
*Do you struggle with managing your finances?
*Are you a "Diamond"?**
Waco CDC is here to help you accomplish your dreams.



"1st ANNUAL"
WACO CDC GOLF SCRAMBLE
Proceeds For The Milestone House
THURSDAY, OCTOBER 12, 2006
Cottonwood Creek Golf Course
Check-In & Lunch @ NOON
Tee Off @ 1:30pm



Memorials & Honorariums
July 7, 2006
In Memory Of:
Derrell Carlile
Given By:
Barbara T. Kasmiroski

Enrty Fee: \$75.00 per person
Includes: Lunch, Green Fee, Cart, Range Balls, 2 Mulligans & Closest to Pin Contest
***For Information Call: 254-235-7358**

Thank you for supporting our ministry with your memorial.
Waco CDC

We're putting more neighbors into neighborhoods.

NEIGHBOR-TO-NEIGHBOR BUILDING STRONG RELATIONSHIPS

When you think of summer in Central Texas you do not think of cool summer breezes, walks in the parks and lazy evenings out on the porch. What you do think of is H-Q-T! and...It is so hot in Central Texas you could fry an egg on the sidewalk. But H-Q-T does not stop the people of Central Texas who are willing to volunteer their time to make a difference in this neighborhood of North Waco.

Waco CDC is so grateful for the volunteers that set up work groups to come and help beautify one of the oldest neighborhoods in Waco. It was June 2001 when Waco CDC actually began cleaning up the neighborhood and the transformation started taking place.

So, how do we find the words that are adequate enough to thank all of the Youth Groups, Community Service Groups, Volunteer Groups, Local Business Volunteers and others who volunteer their time to help Waco CDC make a difference? How can we adequately express just how much we appreciate all of the time, skills, hard work, distance traveled and the enthusiasm you have given to Waco CDC?

“THANK YOU!” “Thank You” for being a part of our organization. “Thank You” for making a difference in the community. “Thank You” for being the reason the transformation has taken place. “Thank You” for your enthusiasm and willingness to work. “Thank You” for driving hundreds of miles to come and help us. “Thank You” for making a difference!

FUMC (Waco)
First Woodway Baptist Church
FUMC (Arlington, Tx)
FUMC Youth of Waco
Grande Communications
St. Philip's Episcopal (Frisco, Tx)
St. Paul's Episcopal (Waco)
Trinity Bible Church (Aledo, Tx)
Grace Community Church (Bartlesville, Ok)
New World United Methodist (Arlington, Tx)

Waco Baptist Academy (Waco)
First Presbyterian (Frisco, Tx)
Wesley UMC (McKinney, Tx)
Grace Community Church, (OK)
“Newsletter Ladies”
First Evangelical Free (Austin, Tx)
Calvary Baptist Church (Waco)
New World UMC (Arlington, Tx)

YOU CAN MAKE A DIFFERENCE

Waco CDC is a non-profit corporation supported by people who believe in our mission to revitalize the lives and neighborhoods of North Waco.

Waco CDC appreciates the tremendous support we have received through numerous donations and pledges made to our organization.

It is evident as you drive around the neighborhood that these donations and pledges are making a vital difference because of the transformations that have taken place.

In the interest of rebuilding and revitalizing one of the oldest residential areas within the city of Waco, please take a few minutes to consider making a donation/pledge by using the envelope enclosed in this newsletter.

All contributions are tax-deductible and your donation/pledge will be used to achieve the goals and objectives of our mission.

Join us as we restore and revitalize North Waco into a thriving neighborhood once again.

DONATION ENVELOPE ENCLOSED

ADULT LITERACY CLASSES

On Thursday evenings at 6 p.m. we are now hosting Financial Literacy & Homebuyer Education classes. If you are interested in becoming a new homeowner and want to straighten out your present financial status, the Financial Literacy & Homebuyer Education classes are a great resource. Faith Covenant Support Services will be teaching these classes again in January of 2007. The classes will be hosted at the Waco CDC office located at 1624 Colcord. Interested? Call: 235-7358

LOWE'S GRANT AT WORK

Waco CDC also wants to say “THANK YOU” to Lowe's for the generous grant given to our organization. Walker Moore and Mike Stone have put this grant to good use in the work done on many of the properties in our target area. Many church organizations, service groups and school work groups have put in long hours improving the properties in our target area. Thanks to the Lowe's grant the neighborhood is looking great.



We're putting more neighbors into neighborhoods.

HOUSEWARMING

OK...I love art, preferably original paintings, oil or water colors by local artists. I purchase these paintings at estate sales and garage sales and give them to the new home owners we counsel. I try to give them a choice of 3-5 paintings to pick from.

When I first moved to Waco in 1963, I was amazed that most of the homes I visited had no paintings on the walls. The Brazos River Festival helped some, as many Wacoans would attend and buy a painting. With so many local artists and so many Texas artists in general, I could not believe the lack of interest in the community.

By giving all of the new homeowners a painting and telling them about the artists, maybe more people will become interested in art.

"Thank You" to any of you who have original art work by local artists that would like to donate to this special project.

Call me and I will pick up your donation. REMEMBER...originals only!

Abby Sobel (254) 235-7358

WACO CDC SNIPPET!.....DID YOU KNOW?

Did you know that in 1921 Waco had 241 grocery stores including 3 Piggly Wigglys? 34 of those neighborhood grocery stores were located right here in North Waco with 11 of the stores on 6th St. alone.

MILESTONE HOUSE

The Milestone House project is under way! Property for the project has been chosen and you will soon notice a lot of activity going on at 811 N. 13th St. Compassion Ministry, First United Methodist Church of Waco, Synergy Bank & Waco CDC are excited to announce the start up of The Milestone House Project. We'll keep you posted on the progress as it moves along.



By the Numbers

Housing:

New Homeowners	37
New Homes:	14
Renovated:	6

Opportunities:

Counseled:	430
Active:	94

Maintenance:

Volunteers:	1,971
Vol. Hours:	13,655
Lots Mowed:	950

Memorials & Honorariums

Waco CDC now offers you the ability to support our ministry through the giving of memorials and honorariums. The person/family you wish to remember will be sent a card from Waco CDC acknowledging the gift. Your memorial or honorarium will be listed in our Waco CDC Newsletter.

Waco CDC 235-7358

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1624 Colcord

235-7358

www.WacoCDC.org



1624 Colcord Ave.
Waco, TX 76707

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