

Waco Community Development Corporation

We're putting more neighbors into neighborhoods

December 2006



254-235-7358

1624 Colcord Ave.

www.WacoCDC.org

First Annual Golf Scramble a Hole-in-One!

by Mike Stone

“So, when are we doing this again?” The tournament wasn't even over yet and several of the participants were talking about the next one.

The 1st Annual Waco Community Development Golf Scramble was a huge success. The 47 players, organizers and volunteers had a great time at Cottonwood Creek Golf Course. It was just a lot of fun!

Despite the wind, the tournament got off to a great start. Grilled hamburgers with all of the trimmings were provided and prepared by the F U M C Thursday

Morning Prayer Group.

The 1st Annual Waco Community Development Golf Scramble was not only a great tournament it generated interest in the Milsetone House project. It also educated all of the participants about what Waco CDC's mission is all about, “Putting more neighbors into Neighborhoods!”

Eddie & Karine Zamora were there with little baby Joshua to help get things started. The Zamora's are enjoying watching the transformation taking place at 811 N. 13th St. An exciting milestone for the whole family! “THANK YOU” to all of the sponsors & participants!



Calendar

Ways to Get Involved

- ***January '07** Financial Literacy Classes will be offered. To register for the classes, call (254) 235-7358. Classes are free and are hosted by Waco CDC at 1624 Colcord.
- ***January 9** Waco CDC Executive Board meeting.



Let the Building Begin ... Remodeling of Milestone House Started

by : Mary Cashion-Smith

As I stood across the street looking at 811 N. 13th Street I could not help but wonder if I was missing something here. What do they see that I just do not see? Potential, character, charm and a future filled with a loving deserving family? All I could think of was, “Man, do they have their work cut out for them with this one!”

Boy was I wrong! Talk about an about face! How wonderful to see this stately old home taking on a new and improved appearance. How great to see all of the fundraising efforts coming to fruition as workers painstakingly make all of the renovations. This “IS” a great house...This “WILL” be a great home!



LOOK!





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



We're working hard here at the CDC. Here is an update on our current construction projects.



523 N. 15th Street is coming along right on schedule. Contractors are working hard to putting the finishing touches on painting, plumbing, cabinets, and trim work. Soon it will be time for lighting, flooring and installing appliances. Once the outside concrete work is finished, it will be ready to be occupied by the new owner.. The "Welcome To The Neighborhood" Party is just around the corner.



611 N. 14th Street is near completion. What great character this house has. A "Must See!"



Sullivan # 2 820 N. 16th St. This 2 Story house has 4 bedrooms, 2.5 baths, utility room, attached garage and sits on a beautiful lot.

Mission Complete

921 N. 16th Street has 1400 Sq. Ft. of living space. 3 Bedrooms/2 Baths/Kitchen with Breakfast Bar/Built-In Appliances/Separate Utility/Ceiling Fans/ High Efficiency Heat & Air Conditioning/Isolated Master Bedroom/Security System



\$77,000

Who's Behind Waco CDC ?

Walker Moore proudly hails from Oklahoma, where he received a degree in Biblical Languages from Oklahoma Baptist University. He moved to Waco in August of 2004 to begin work on a Master of Divinity from Truett Seminary and a Master of Social Work from Baylor. His interest in community development put him in contact with Mike Stone, who hired him in November of 2004 as Waco CDC's Volunteer Coordinator. In the last two years he has mowed more yards and picked up

more trash than he likes to think about and has enjoyed working with the various groups that volunteer for Waco CDC. Since September his energy has become increasingly focused on working with residents of a poverty stricken apartment complex in Waco CDC's target neighborhood. His mission and goal is to bring about positive changes in their lives. This project is Walker's passion. He wishes to express his thanks to Waco CDC



**Walker Moore
Volunteer Coordinator**

supporters who allow him to do what he loves to do. If you are interested in setting up service projects for church groups, class projects, sorority or fraternity organizations or you want to volunteer yourself, call Walker Moore at (254) 235-7358 ext.205

Our Neighborhood 1921-1922

by Abby Sobel

What did The Neighborhood "look like" in 1922? It appeared very different than it does today. The primary differences are very few vacant lots. Or if there were vacant lots it was



because a home had not been built on the land, not because a home had been destroyed by fire or neglect. There was no Waco Drive in 1922. Jefferson and Barron Street including our target area of West Waco Drive, N.17th St., Colcord and the Brazos River were included into the main area of Waco.

The picture of "The Old Neighborhood" would be

remembered by those over the age of 80 street by street.

Starting with 4th St. and going to 18th St. this neighborhood consisted mostly of newcomers, wealthy and working class residents.

The area of 6th,7th& 8th Street known now as Dewey Park, The Villages and Parkside were mostly African-American residents. Newcomers or immigrants lived on 4th, 5th, 9th and 10th.

The Synagogue was located at 7th and Columbus and the congregants lived within walking distance. Some of the familiar names that resided in this area were; Kestner, Brickman, Wizig, Aronson, Nicosia and Pappadakis.

Neighborhood grocery stores dotted the area. Waco had 241 grocery stores including 3 Piggly Wiggly stores. Of the 241 stores, this neighborhood had 34 with 11 on 6th Street alone.

There were two neighborhood schools, Sanger Avenue School and West Avenue Grammar School. There was also



Waco Academy located at 510 N 17th St.

Providence Hospital, a historic Waco landmark, which was recently demolished to open the way for the Mercy Housing Project, was located just north of the neighborhood on Vermont and 18thSt. Vermont Street in now Colcord Avenue.

Colonial Hill Engine Company # 6 was located at 17th and Bosque Blvd.

Part two of Our Neighborhood 1921-1922 will be in the next newsletter.

Surviving Holiday Finances

by Darrell Abercrombie

You made it through those high-utility-bill summer months. With the holiday season here, here are a few ways to handle your holiday finances:

Start with a look at your monthly expenses. Your family's welfare comes first. Make sure to make payments on your home, rent, utilities and insurance. Look at where you can cut back so you will not have to take out a loan for holiday gifts including restaurant meals, entertainment and premium TV.

1. Pay off your highest interest rate credit cards. Try to pay all or as much as possible of your credit card bill each month--more than the minimum.

2. Commit to a saving program. How can you build an emergency saving fund if you are struggling to make ends meet? Start by paying yourself first each month. Before you pay your bills, deposit a check into your saving account, even if it's only \$20 or \$30.

3. Know when and where to ask for help. If you think you have a serious debt problem, address it immediately. Get in contact with your mortgage company as soon as possible. **Overspending at Christmas is not a legitimate excuse.**

4. Watch out for scams. Easy credit and guaranteed loans are dangerous. Con artist and bogus credit scams try to collect money up front in exchange for erasing bad credit. Nobody can erase bad credit overnight. Never provide your Social Security number, checking account or credit card number in response to an unsolicited call or letter.

Have a great time during the holidays and remember that you can have everything you need, but maybe not everything you want.

*MERRY
CHRISTMAS
&
HAPPY NEW
YEAR*

The Board of Directors and Staff of Waco CDC want to wish you a very Merry Christmas and a New Year filled with health and happiness. May the JOYS of Christmas richly bless you and your families.

Waco CDC



1206 N. 15th Street

Fall Festival on N. 15th



ATO Service Fraternity



A Note from the Director

by Mike Stone

"I want to teach my children the value of serving others. I heard about Waco CDC and would like to come by and find out more" he said on the phone. I said "great" come on by and I can show you the great work that has been done.

He came by and we visited about how Waco CDC starting on our 17th New home and that we had remodeled 7 homes and were working on more. We talked about Youth groups coming from all over the country every year to serve and help us with our mission of revitalizing this neighborhood. We connect them to homeowners and they also help to maintain vacant lots in the neighborhood. They perform a great service for our neighborhood.

He said, "It is really starting to show. I have really noticed a difference, I have been in Waco a long time. I remember how bad the neighborhood used to look. My mom told me about what you were doing so I decided to come see for myself and see what I could do to help."

We talked further.

He said "I have a problem and you might be able to help me?"

"How can I help?" I asked.

"Well, I want to teach my children the value of serving others. I want to instill this value into their life. I want them to experience the joy of serving others. What can a dad and his kids do to further your ministry and learn this value? I see you have a vacant lot that you maintain. Could we help take care of one or two of these lots?"

"Wow! What an answer to prayer. Yes! We have several lots that we maintain and we could use the help."

We got a list together of lots for him to select. The dad looked at all of them with his kids. They selected their lots and then they went to work. Every now and then, they come and pick up trash and mow the grass. Not a huge effort but tremendous results.

How better to learn to serve than working with your dad and learning together the joy of serving.

Three groups benefited from this simple act of service. The neighbors benefited as the vacant lots next door are kept clean and mowed. The dad and kids are able to serve others using their gifts. Waco CDC benefited as our goal of revitalizing the neighborhood is one step closer.

Waco CDC has other opportunities of service for you, your family and your youth groups. Please contact us if you would like to learn more.

By the Numbers

Housing:

New Homeowners	40
New Homes:	17
Renovated:	7

Opportunities:

Counseled:	463
Active:	94

Maintenance:

Volunteers:	2,119
Vol. Hours:	14,257
Lots Mowed:	970

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

Memorial & Honorary Gifts

*Your Memorial or Honorary acknowledgement will be placed in this area of the Waco CDC Newsletter.



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