

History of the Housing Authority of the City of Waco & Affiliates



- The Waco Housing Authority & Affiliates was established by resolution on February 15, 1938.
- The first board of Commissioners were appointed and certified by Mayor C. Gray Cotto.

- Those board members were:
 - Lee Lockwood
 - W.A. Peters
 - A.V. Bush
 - E.A. Flowers
 - K.H. Aynesworth

Waco Housing Authority has an inventory of 902 public housing units under the Public Housing Program.

Public Housing Units

– 10-1	Kate Ross	102 units built in 1941
– 10-2	Cain Homes (sold to Baylor University in 1964-65)	140 units built in 1941
– 10-3	Kate Ross	150 units built in 1953
– 10-4	Estella Maxey	250 units built in 1959
– 10-5	Estella Maxey	114 units built in 1965
– 10-7	Kate Ross	36 units built in 1959
– 10-8	South Terrace	150 units built in 1968
– 10-9	South Terrace	100 units built in 1974

**The State of Texas has approximately 435 housing authorities in our state.
There are approximately 3500 housing authorities in the United States,
Puerto Rico, and the Virgin Islands.**

Section 8 Programs



The Waco Housing Authority administers a number of Section 8 programs. The largest being the McLennan County program. We also have absorbed the Hill County Section 8 program in 2005 and the Somervell County program in 2006. Currently we serve more than 2400 families through these assistance programs with a budget authority in excess of 13 million dollars per year.

Non-profit Corporation Affordable Housing Affiliates



The Waco Housing Authority & Affiliates has evolved over the past 20 years to acquired properties that are operated and administered outside of the federal authority.

This helped us to create a self funding resource that has been essential in light of frequent federal budget reductions to our federal housing programs.

These properties are:

- Raintree Apartments 156 units acquired in 1994
- Cimmaron Apartments 100 units acquired in 1994
- Picadilly Apartments 6 townhouses acquired in 1995
- Hunnington Apartments 60 units acquired in 1995
- Misty Square Apartments 12 units acquired in 2003-04
4 units acquired in 2009

Dollars Spent in the City of Waco

Site	Cost	Completion
<u>Kate Ross</u>		
• Kate Ross Curb & Sidewalks	\$ 23,900.00	3/19/2009
• 12A Repair/Fence Removal & Replacement	\$181,700.00	7/14/2009
• KR Community Center Security Lighting	\$ 800.00	4/15/2009
• KR Community Center Restroom Remodel	\$ 19,250.00	5/22/2009
• 12A Parking Lot Remodel	\$ 17,745.00	10/28/2009
• 1238 1/2 Ross Reconstruction	\$ 39,661.00	7/16/2010
<u>Estella Maxey</u>		
• Gas Isolation Valves	\$ 60,363.00	1/5/2010
• Community Center Senior Center New Flooring	\$ 28,459.00	3/8/2010
• Roofs on 75 Bldg EM	\$510,000.00	6/24/2013
<u>South Terrace</u>		
• South Terrace Parking Lot Repairs	\$163,695.00	6/15/2009
• South Terrace Youth Center Roof Replacement	\$ 25,798.00	10/19/2009
• South Terrace Senior Center New Flooring	\$ 28,459.00	3/8/2010
• Youth Center HVAC	\$ 47,728.00	7/16/2010
• RFP ST Maintenance Shop	\$ 46,161.62	11/6/2012
• ST Maintenance Shop	\$187,600.00	11/6/2012

Dollars Spent in the City of Waco, con't.

	Cost	Completion
• <u>Project for more than one site</u>		
• Floor Tile Replacement @ Kate Ross Community Center and Management Offices	\$ 78,100.00	11/3/2009
• Kate Ross & Estella Maxey Façade Repairs and Painting	\$322,057.00	8/2/2011
• Large Remodel Project (Kitchen Cabinets, Painting of Units, Bathtubs, Furnaces, Window & Screen Replacement, Front & Back Doors)	\$4,683,879.51	8/8/2011
• Kate Ross & Estella Maxey Fascia, Soffit & Eaves	\$149,999.99	9/13/2011
• All site fence painting	\$ 37,999.00	7/18/2012
• Water Heater Replacements and Water Cutoff Valves Installation at all Sites	\$745,550.36	4/11/2013
• RFP GPNA	\$47,500.00	11/1/2013
• 2013/2014 Large Remodel	\$597,911.08	7/08/13
• TOTAL FIVE (5) YEAR COSTS	\$8,044,316.56	

Waco Housing Authority & Affiliates Additional Assets

Waco Housing Authority & Affiliates currently owns:



- office building at 1001 Washington Avenue
(currently under lease)

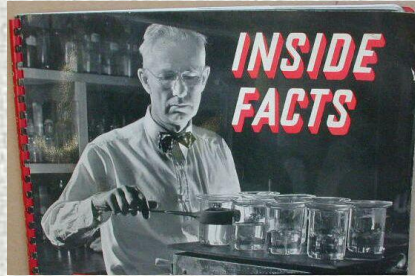


- 7 1/2 acre tract of land on New Road



- our Central Office located at 4400 Cobbs Drive

Miscellaneous Facts about WHA & Affiliates

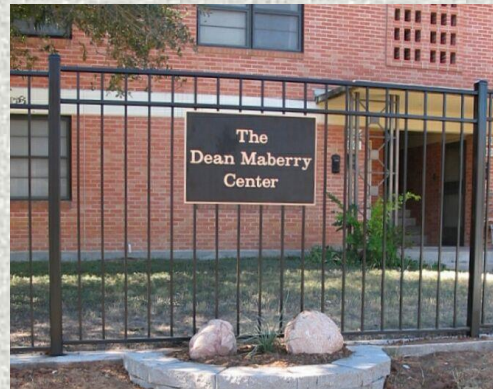


The City of Waco has authority to monitor the housing authority's activities and operation through the appointment of a five member commissioner's board. This board is appointed by the Mayor of Waco. The board consists of five members whom are appointed to staggered two year terms. One member of the Board must be a resident. The housing authority staff are not City of Waco employees. Their income and employment is supported through the federal funding of the housing authority.

The housing authority is responsible by federal regulation and guideline to go beyond providing safe, decent housing for our residents. We must also to the best of our ability provide residents with opportunity to move to self sufficiency, and out of the cycle of poverty and assistance dependency. We at WHA & Affiliates make the effort to accomplish that goal through the following programs and agreements:

Miscellaneous Facts about WHA & Affiliates

- We entered into an agreement with Mental Health & Mental Retardation (MHMR) to provide them 26 units for their clients use. The facility was named the “Dean Maberry Center” in August 2005.



- We entered in to an agreement with EOAC in 1994 to renovate and provide three (3) units that are used for homeless families.
- The Housing Authority employs a community service staff of seven (7) individuals that accomplish the following:

Miscellaneous Facts about WHA & Affiliates

- Assist our senior residents with daily tasks, transportation to doctor's appointments and grocery needs; they also coordinate exercise classes, learning workshops, and fun excursions.
- Assist our youth by following up with WISD counselors on individual students, and provide incentives and personal attention to motivate youth to complete school responsibilities. We also have created a college scholarship fund that is awarded to deserving public housing students each year.
- Assist our residents by helping them to create their own resident councils that can engage the housing authority in an organized manner on grievances, recommendations, and to have representation in decisions made on ongoing operations.
- We have developed computer labs on the property sites for their use in researching job opportunities. We also coordinate workshop opportunities for such things as "How to Conduct Yourself in a Job Interview" or "What to Expect in Homeownership"
- Developed a Family Self-sufficiency program
- Developed a Homeownership Program
- Administer one of five (5) Veterans Administration Supportive Housing (VASH) Programs in the State of Texas

The End

