



Presents

The History of Federal Housing

Federally sponsored and subsidized housing evolved due to the growing slums in America and need for employment brought on by the Great Depression. In response to this need President Franklin D. Roosevelt had Congress pass the National Industrial Recovery Act of 1933. This act also created the Federal Emergency Administration of Public Works commonly known as the Public Works Administration (PWA).



The (PWA) was authorized to do the following:

- **support construction of public buildings and housing**
- **make loans to limited dividend corporations**
- **award contracts to state or local agencies**
- **or build projects on its own**

The year 1933

- Between 1933 and 1935 the PWA supported the creation of seven (7) limited-dividend housing projects by providing low interest loans to limited-dividend corporations. However, due to the influence and input of Garden City and European Modernist movements, architects for the PWA projects were encouraged to create innovative designs and plans which produced a high quality project, but also placed rental rates out of the reach of the citizens the program was designed to serve.
- Subsequently, the limited-dividend program was suspended and the PWA began direct financing of public housing projects.



The Year 1937

- By the time PWA had completed its responsibilities in 1937; it had accomplished the replacement of the country's worst urban slums with safe, modern housing and set the stage for the development of a more extensive public housing program throughout the United States.
- In 1937 the United States Housing Act of 1937 was a renewal of the federal commitment to provide decent affordable housing for America's poor and created the federally funded locally-operated public housing programs that operate today.
- Under these local programs housing authorities have the authority to initiate, design, build, and operate their housing authorities. The federal government, or at that time the United States Housing Authority (USHA), was to provide program direction, financial support, and technical design assistance.
- Under the USHA's watch more than 370 public housing projects were constructed housing nearly 120,000 families.





The Years 1940 - 1949

- In 1939 the nation's economy had seemed to rebound from the depths of the depression, and Congress refused to consider a bill to extend the USHA programs beyond the three (3) year term originally mandated. As the Country's attention turned toward World War II the priority turned from public housing to defense housing.
- In 1940 and 1941 all low-rent public housing projects were re-assessed for their ability to contribute to the national defense effort.
- All projects constructed in proximity to defense industry centers were converted for exclusive use of war workers and their families. Also all unfinished projects under construction were converted from public housing to defense housing.
- By 1942 more than 65, 000 low-rent public housing units had been converted to defense housing. All of those units were absorbed back into the public housing program once they were no longer essential to the war effort.

During the period of 1940 to 1944, the federal government built 625,000 housing units under the authority of the Lanham Act. More than 580,000 of these units were of temporary construction and were destroyed after the war.



The Year 1949

The Housing Act of 1949 during President Harry Truman's administration created three enduring housing initiatives:

- **made “decent, safe and sanitary” housing a national goal**
- **set off the second wave of public housing construction between 1949 and 1954**
- **began the public-private partnerships that still exist today such as the modernization/rehabilitation (MOD/REHAB), 202 and Section 8 programs**

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

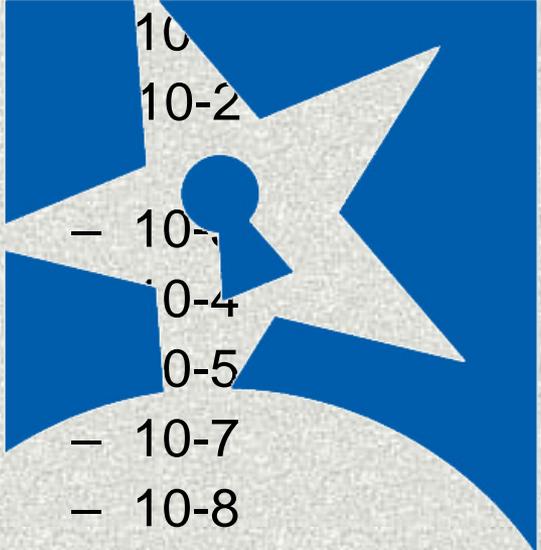


- The Waco Housing Authority & Affiliates was established by resolution on February 15, 1938.
- The first board of Commissioners were appointed and certified by Mayor C. Gray Cotto.

- 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 903 public housing units under the Public Housing Program.

Public Housing Units



10-1	Kate Ross	102 units built in 1941
10-2	Carl Homes	140 units built in 1941
	old to Baylor University in (1964-65)	
– 10-3	Kate Ross	150 units built in 1953
10-4	Estella Maxey	25 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 2500 families through these assistance programs with a budget authority in excess of 12 million dollars per year.

Non-profit Corporation Affordable Housing Affiliates



The Waco Housing Authority & Affiliates has evolved over the past 17 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

Waco Housing Authority & Affiliates Additional Assets

Waco Housing Authority & Affiliates currently owns:



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

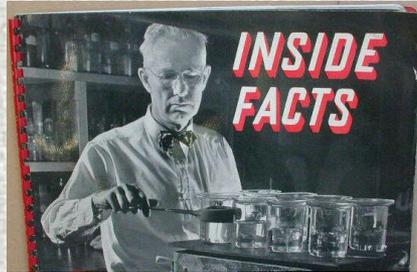


- **7 1/2 acre tract of land on New Road**



- **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 Housing Authority & Affiliates 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

