

Waco Housing Authority & Affiliates



Mission:

Waco Housing Authority & Affiliates leverages assets and community resources to advance affordable housing options that are diverse, inclusive and promote resident independence and quality of life.



Vision:

Waco Housing Authority & Affiliates envisions preserving affordable housing communities that are healthy and wholesome as well as enable greater sustainability and increase housing choices for residents

Waco Housing Authority & Affiliates Funding Streams

Public Facility Corporations

WPFC Entities (Waco Public Facilities Corporation)

WPFC

- Established in 1997
- Owner of Bond for ST RAD
- Owner of Raintree
- Owner of Cimmaron
- Owner of Misty Square
- Owner of South Terrace (was previously Public Housing)
- Sandstone partnership
- Avila partnership
- Owner of Richie Road Property

WPFC II

- Established in 2005
- Issuer of Bond for ST RAD
- Shady Acres partnership

WHOC (Waco Housing Opportunities Corporation)

- Established in 1994
- Owner of Picadilly
- Owner of Hunnington
- Riverside partnership
- Owner of Gurley Lane
- Liberty Villages partnership
- Paige Estates partnership

HUD Publicly Funded

Kate Ross Public Housing

- Established in 1941

Estella Maxey Public Housing

- Established in 1959

Mart Public Housing

- Took over from Mart in 2010

Housing Choice Voucher Program

- Established in 1974
- Waco Housing Authority/Hill County
- Liberty Alliance Housing Authority
- Grandview Housing Authority
- Granbury Housing Authority

Resolution Trust Corporation Properties

Raintree Apartments: 156 units

Picadilly Apartments: 6 units

Cimmaron Apartments: 100 units

Hunnington Apartments: 60 units

Misty Square Apartments: 16 units

Total Units: 338 units

Public Housing Properties

•**Kate Ross Apartments:** 188 units

•**Estella Maxey Apartments:** 364 units

•**South Terrace Apartments (Converted to RAD/Section 18 Blend):** 250 units

○62 units are Tax Credit (S18)

○188 Project Based Voucher units (RADPBV)

•**Mart Housing Authority Apartments:** 32 units

Public Facility Corporation Deals

• **Riverside Apartments:** 152 units

• **Sandstone Apartments:** 256 units

• **Azure Apartments (Pending):** 207 units

• **Avila Apartments:** 327 units

• **Liberty Villages (Pending):** 162 units

• **Paige Estates (Pending):** 64 units

• **Shady Acres (Funded):** 186 units

• **Heritage at Waco (Pending):** 240 units

• **Flats on Chapel (Pending):** 216 units;

Arden at Ritchie Rd (Pending): 278

units; Lorena/Spring Valley City Limits

Veteran Affairs Management Deal

VA Campus

32 Total Units

Land Purchased

Gurley Lane

Ritchie Road

WPCF Municipal Bonds/LIHTC

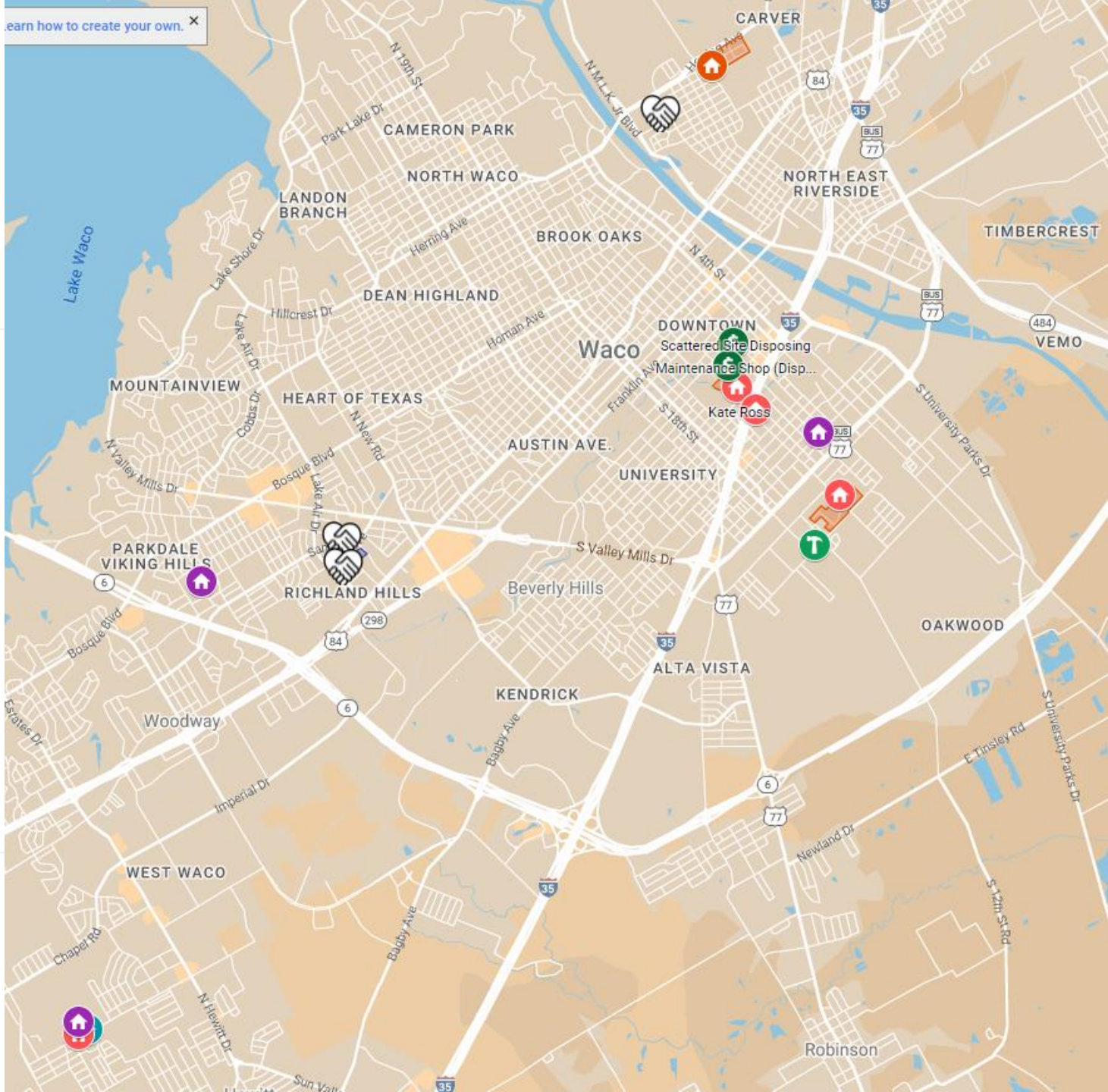
- Sandstone
- Sandstone LAND MAP
- Avila
- Avila LAND MAP
- Trendwood
- Trendwood LAND MAP

Rising Images RTC Properties

- Cimmaron Office
- Cimmaron LAND MAP
- Misty Square (Owned)
- Misty SQ LAND MAP
- Hunnington
- Hunnington LAND MAP
- Raintree
- Rain Tree LAND MAP
- Picadilly Townhomes
- Picadilly LAND MAP

RAD PBV Properties

- South Terrace Office
- South Terrace LAND MAP
- Melody Grove
- Melody Grove LAND MAP



WHA Locations for development.xlsx

- Kate Ross
- Kate Ross Contiguous property
- Dean Mayberry
- Dean Mayberry
- Maintenance Shop (Disposing)
- Scattered Site Disposing
- Scattered Site Disposing




Land Housing Development

- Ritchie Road
- Ritchie - LAND MAP
- Gurley Lane
- Gurley Land Map

WHA PFC Deals Pending








9 views

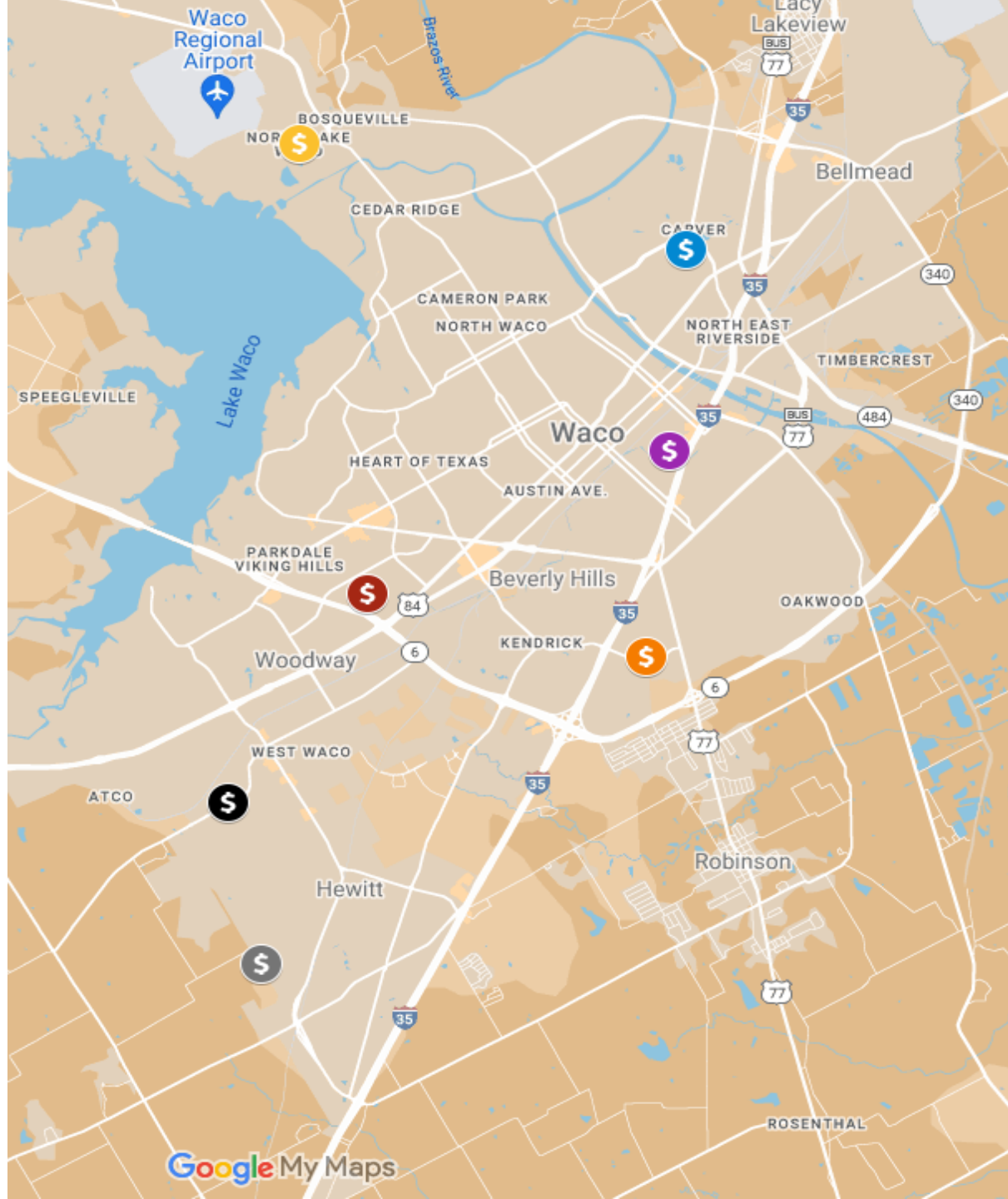
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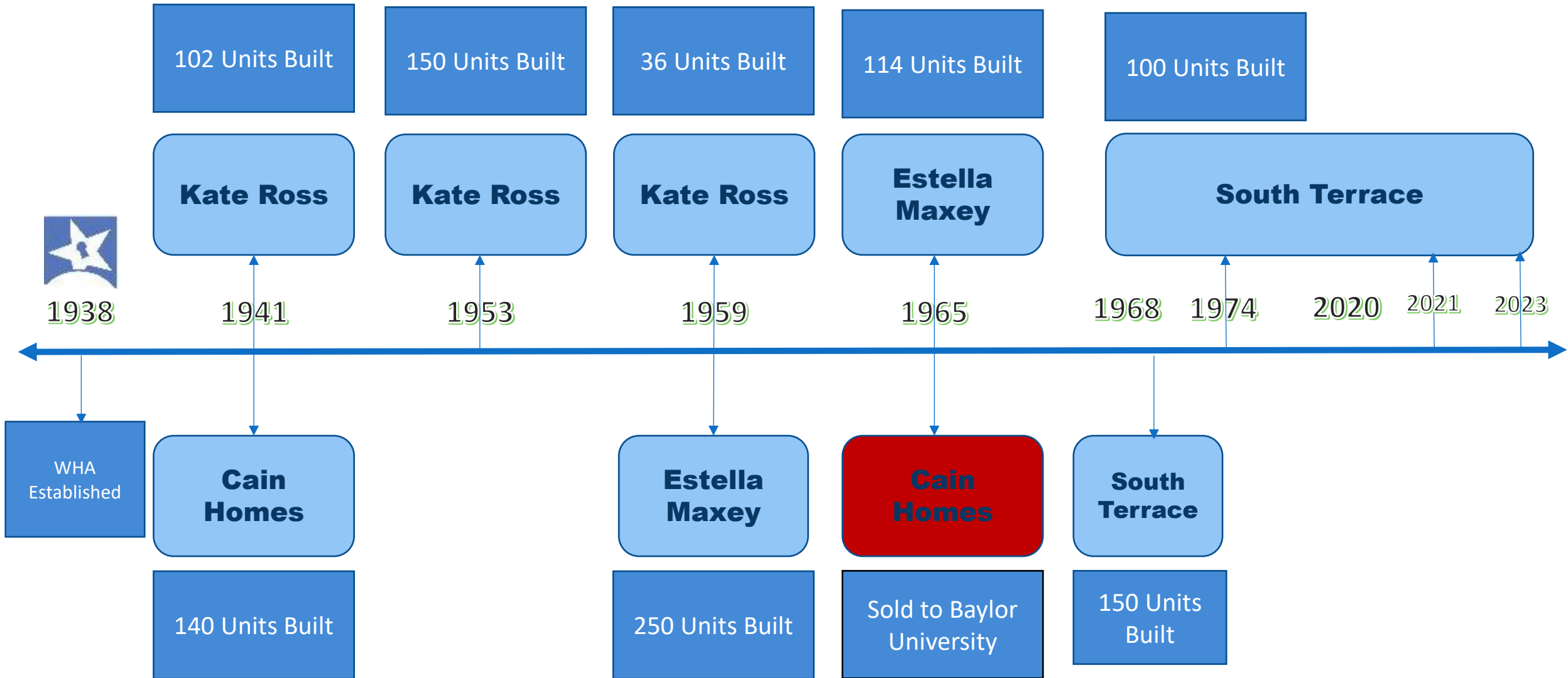
Pending PFC Partnership Deals

 Individual styles

-  Azur Apartments
-  Liberty Villages 1402 Gholso...
-  Paige Estates 827 S 11th St
-  Shady Acres Airport Road & ...
-  Heritage at Waco 3200 S Ne...
-  Flats on Chapel
-  Arden at Ritchie Road

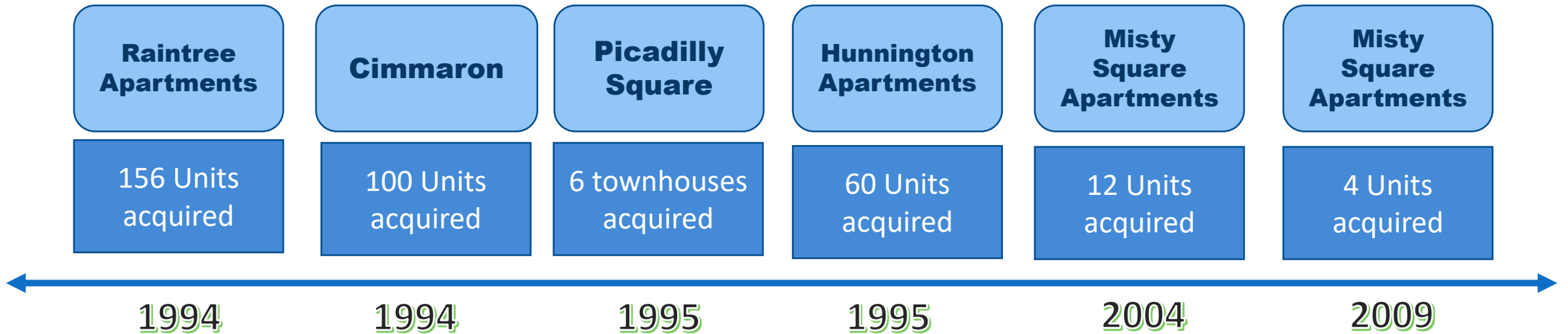


Public Housing Development Historic Timeline





RISING IMAGES, Inc.



- **Rising Images is managed by two offices, one at Cimmaron, and one at Raintree Apartments.**
- **Raintree/Picadilly has 162 units**
- **Cimmaron/Hunnington/Misty Square Apartments has 176 units**
- **338 Total Units**



RISING IMAGES, Inc.

- These properties provide self-funding resources, crucial due to frequent federal budget cuts.
- Properties were acquired through the Resolution Trust Corporation (RTC), which liquidates assets of insolvent savings & loan associations.
- Rising Images operates under the Affordable Housing Program (AHP), offering units to low and very low-income residents.
- Rising Images does not accept Housing Choice Vouchers.
- Rising Images Inc provides program compliance details to Monitoring Data Services, Inc (MDSI).
- The Waco Housing Authority & Affiliates has expanded to include properties outside federal authority.

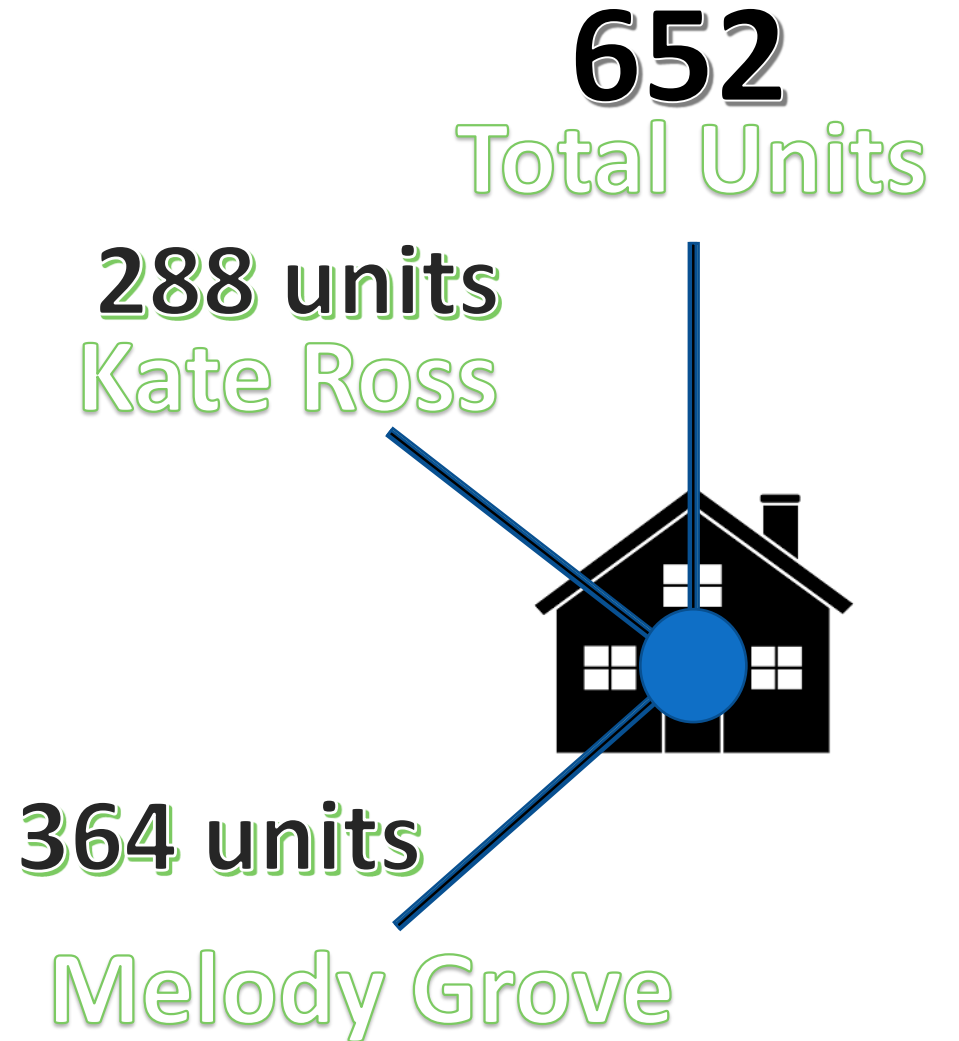


Public Housing

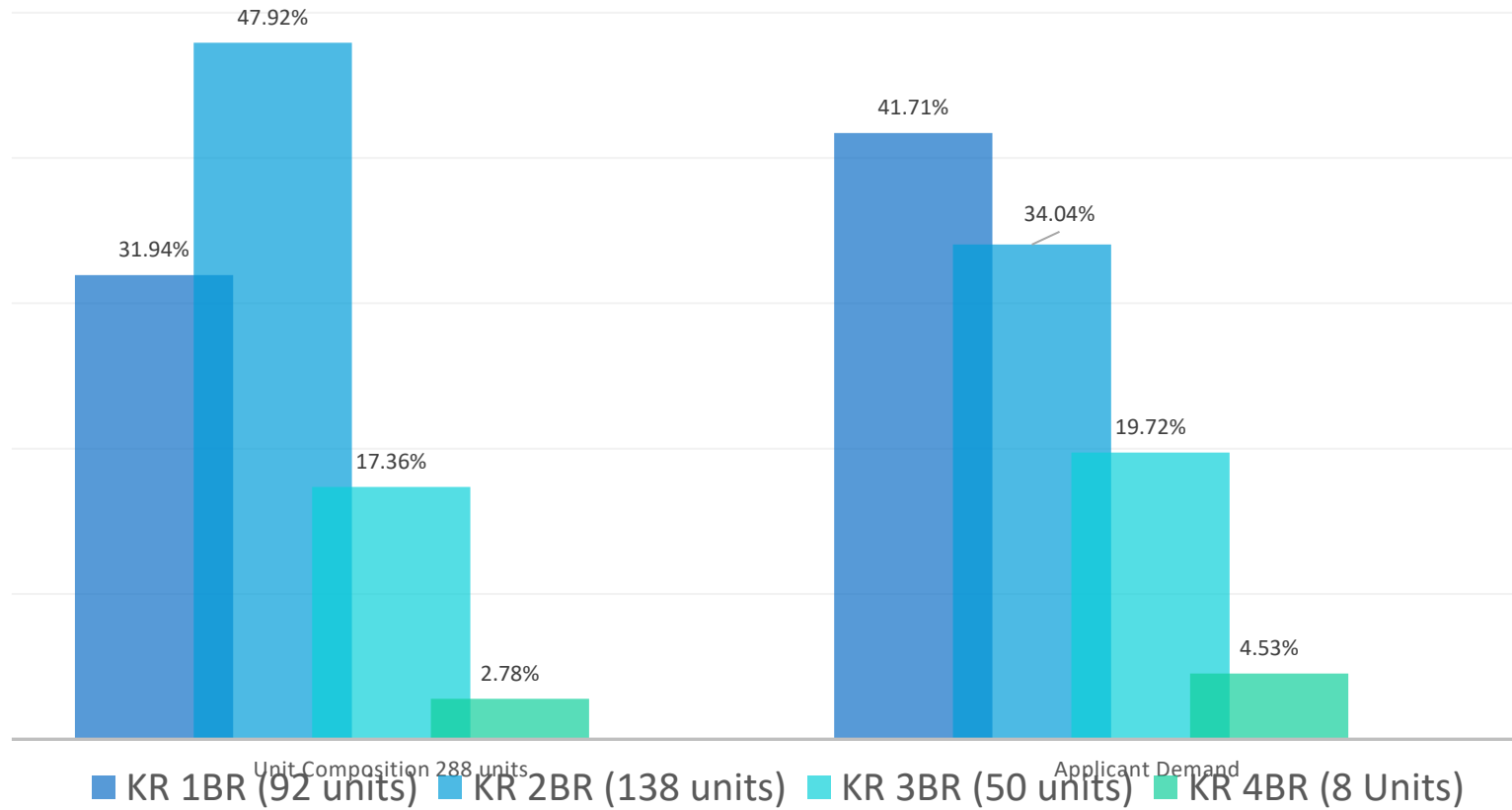
2 Developments

Kate Ross

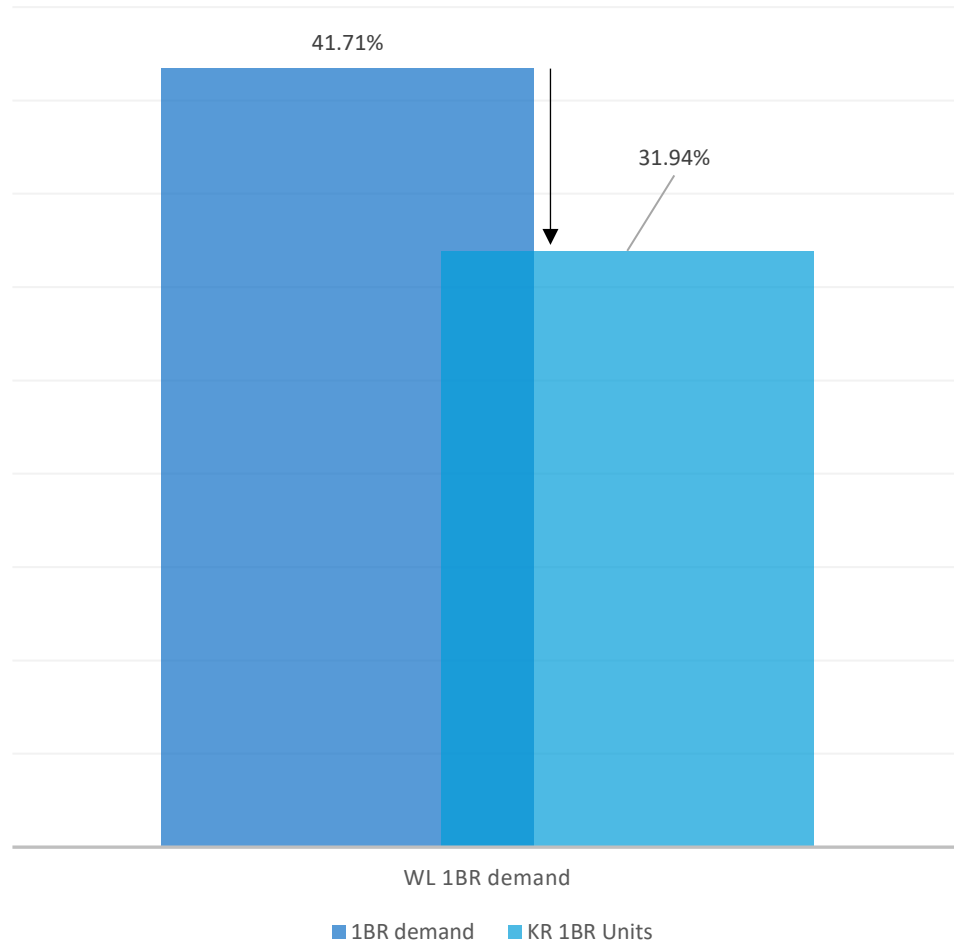
Melody Grove



Kate Ross Unit Sizing VS Waitlist Demand data

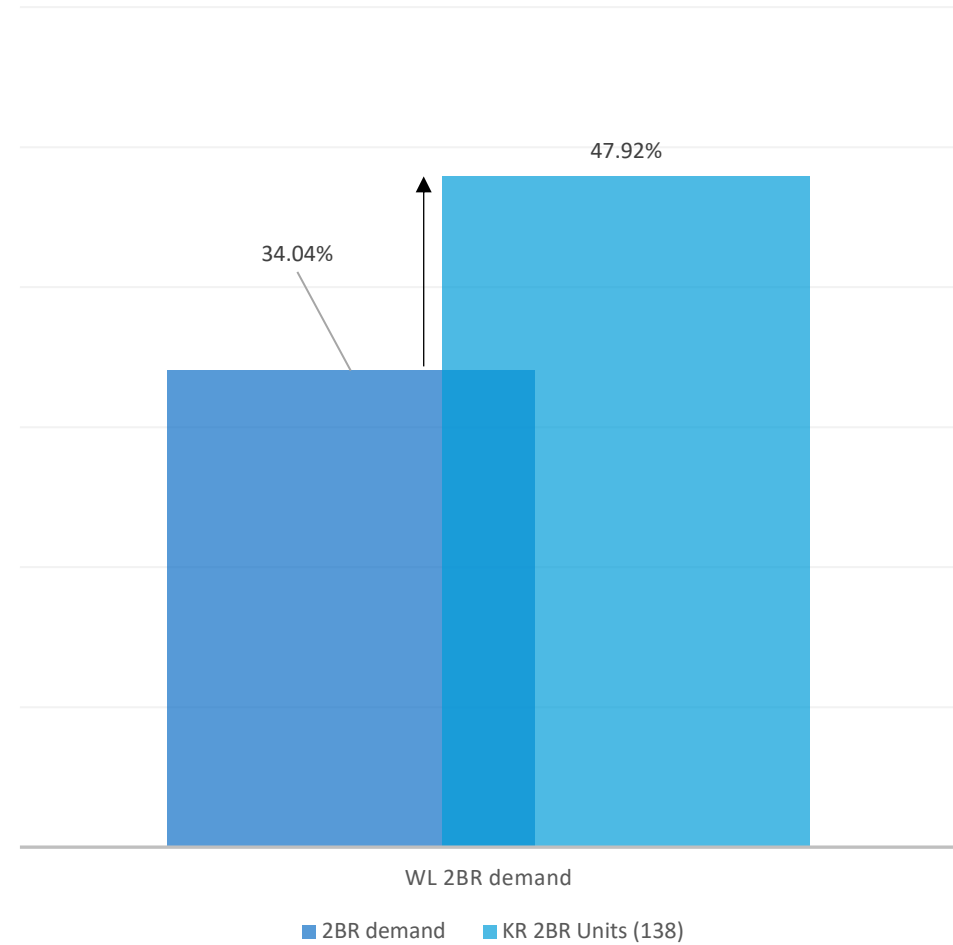


Kate Ross 1 Bedroom



9.77%* under demand

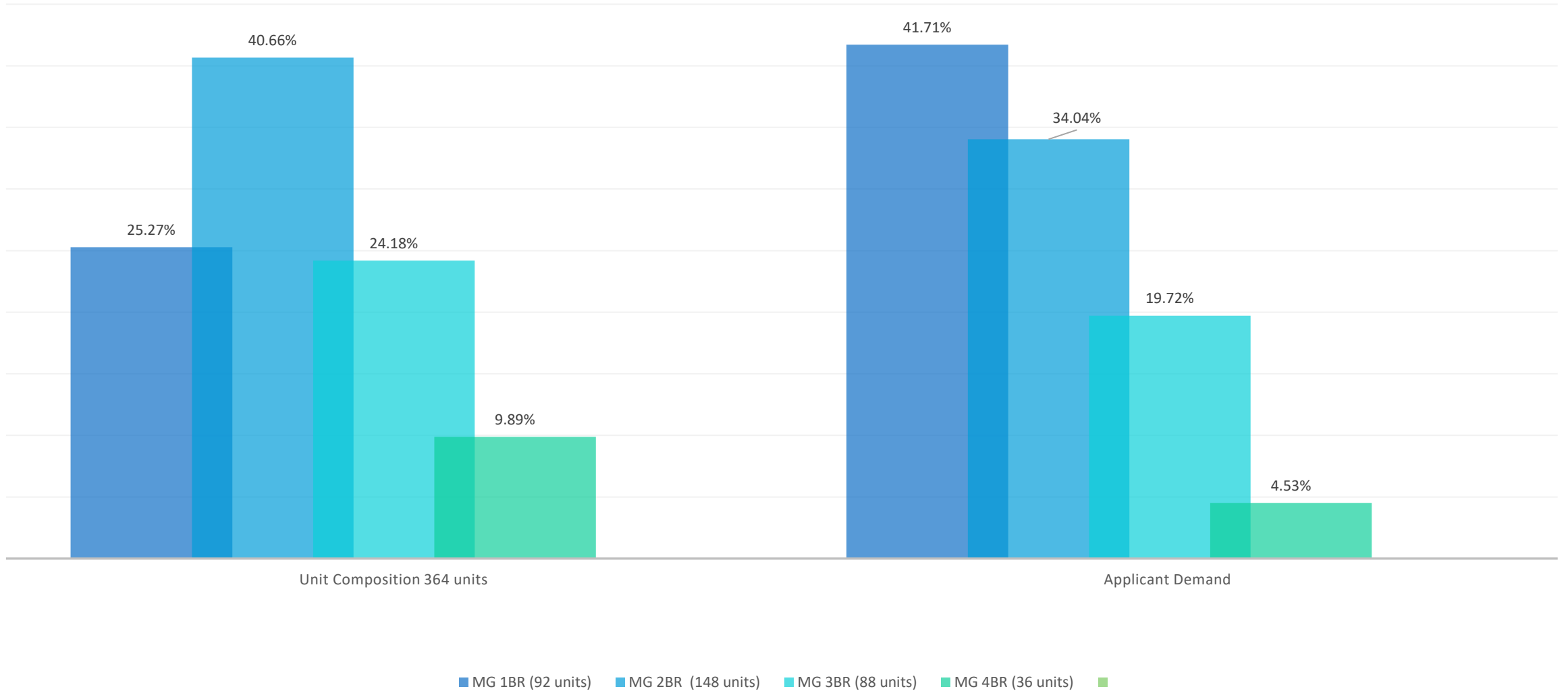
Kate Ross 2 bedroom



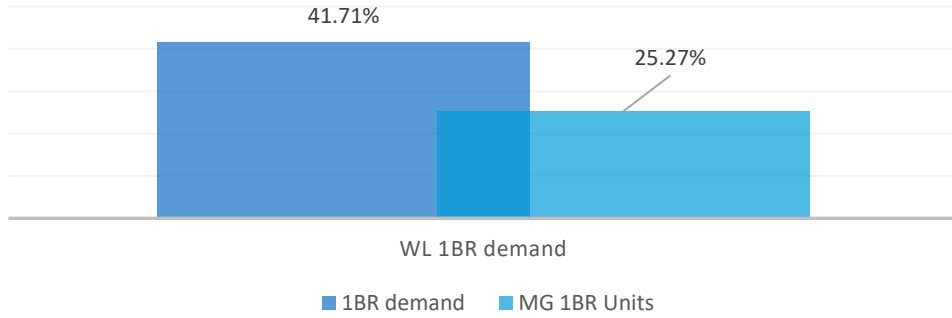
13.88%* over demand

Kate Ross 3 & 4 bedroom - units line up with demand sub 3% differential

Melody Grove Unit Sizing VS Waitlist Demand data

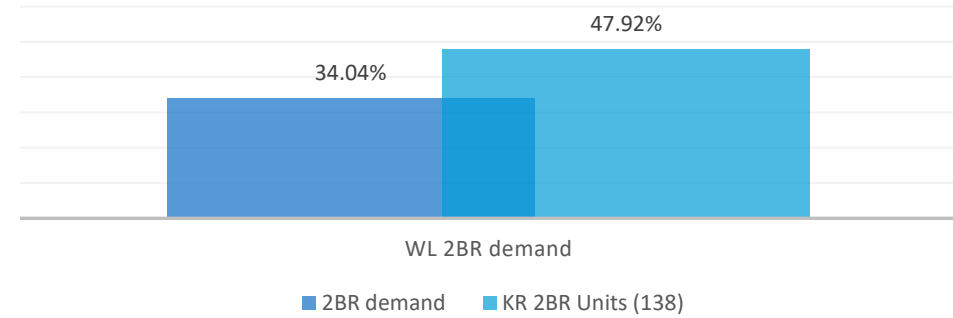


Melody Grove 1 Bedroom



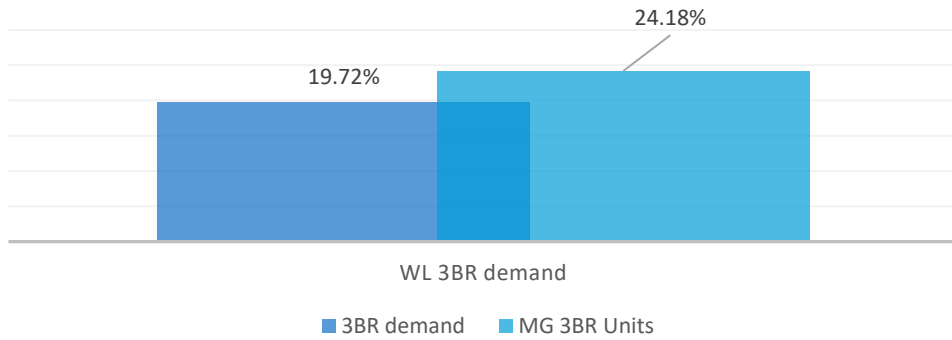
Demand is 16.44% greater than unit supply

Melody Grove 2 bedroom



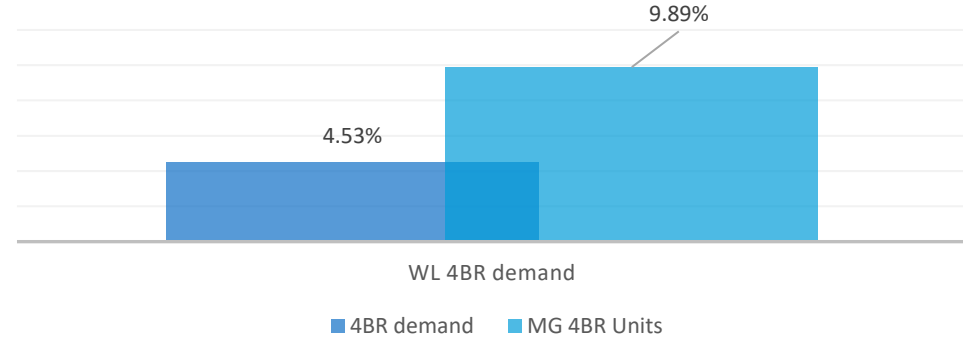
Demand is 13.88% less than unit supply

Melody Grove 3 Bedroom



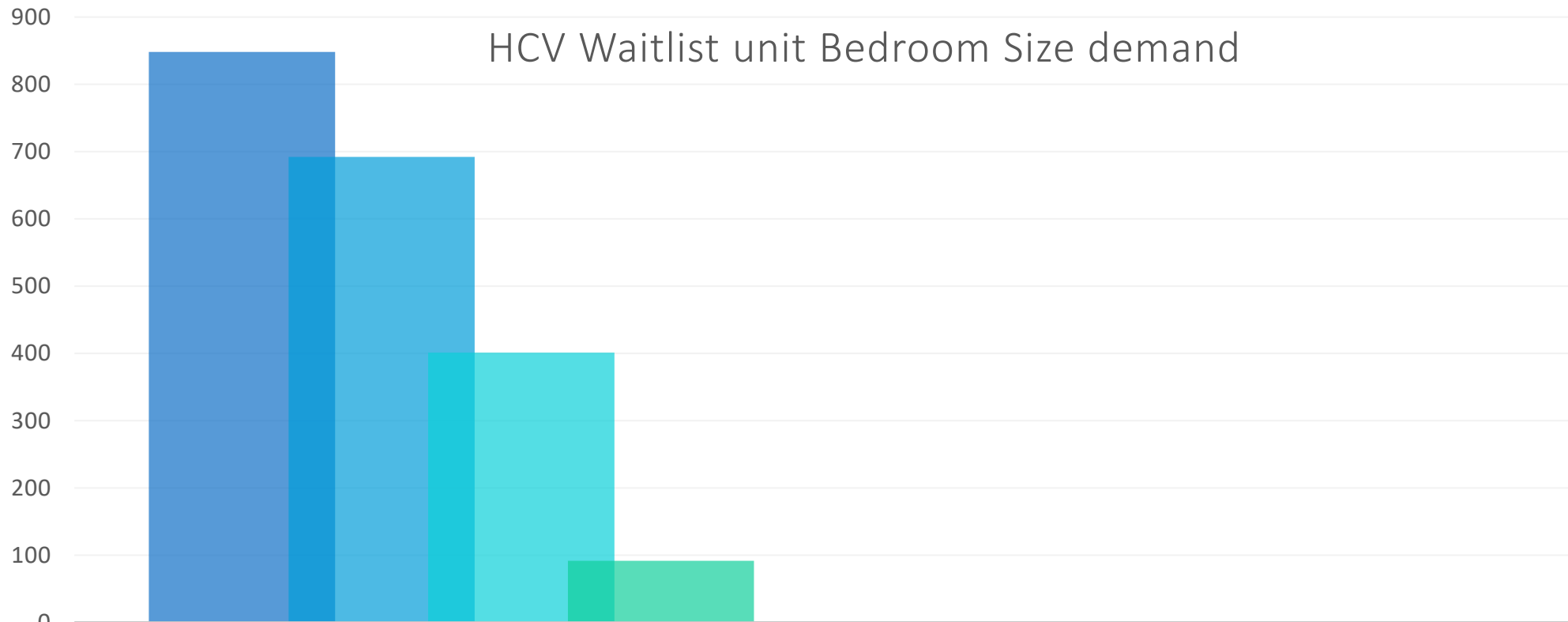
4.46% differential

Melody Grove 4 Bedroom



5.36% differential

HCV Waitlist unit Bedroom Size demand



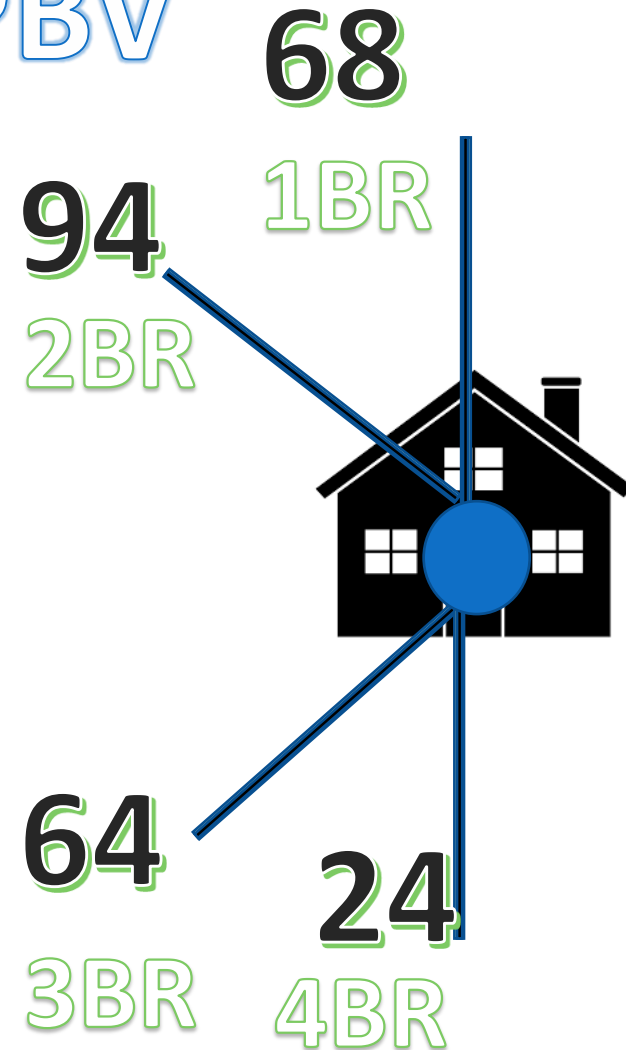
	Applicants	Demand
■ 1BR	848	41.71%
■ 2BR	692	34.04%
■ 3BR	401	19.72%
■ 4BR	92	4.53%

Section 8 Application data

Numbers are a reflection of Bedrooms size by HUD qualifications per family composition

Unit composition

South Terrace – RAD PBV





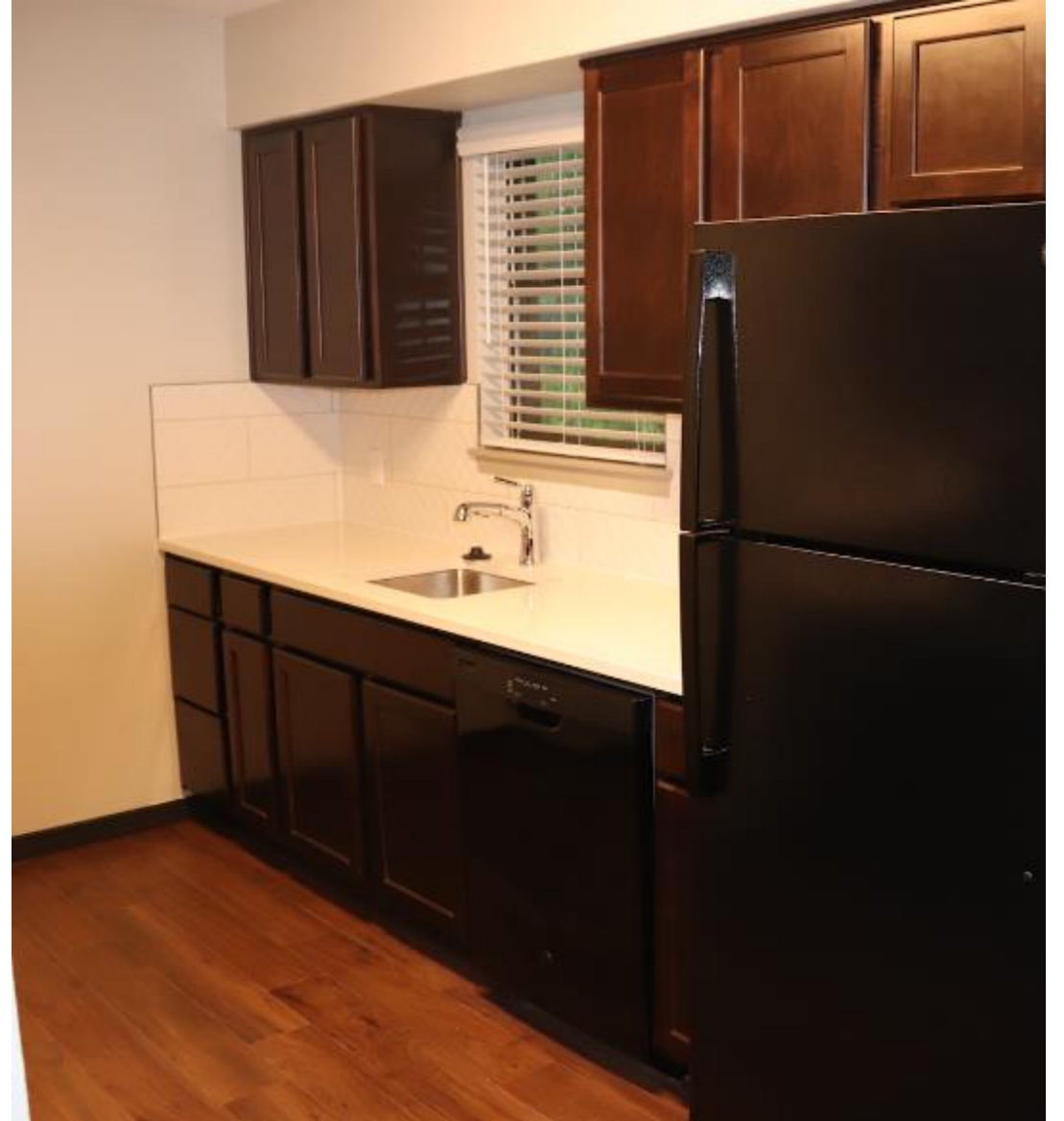
Before



After



Before



After



Special Programs & Housing Demographics

Housing Choice Voucher Program (Section 8):

- Total Allocations: 2871
- Total Section 8 vouchers issued: 2197
- Special Program Voucher Allocations:
- Foster Youth (FYI): 26
- Emergency Housing Voucher: 66
- Homeownership: 11
- VASH: 70
- Mainstream: 80
- Elderly Population: 440 (20%)
- Disabled Population: 856 (37%)

Public Housing:

- Total Units: 652
- Current Occupancy Rate: 90%
- Goal Occupancy Rate: 97%
- Vacancies accruing due to renovations at Estella Maxey/Melody Grove
- Elderly: 96 (17%)
- Disabled: 194 (35%)

Community Services

Community Services Department Mission:

- Promote quality of life for residents of all ages.

Programs for Older Residents and Residents with Disabilities:

- Weekly programming including:
 - Bingo
 - Cooking and nutrition classes
 - Field trips
 - Cultural programs
 - Other activities
 - Chair exercise sessions to improve mobility and balance

Licensed social worker available for:

- In-home assessments
- Referrals for community services to help older residents stay in their homes.

Programs for Children and Youth:

- Children's computer labs open daily to promote literacy and academic skills.
- Annual college trip for public housing youth:
- Exposure to colleges and universities in and out of Texas.
- Academic success support and college application guidance.
- Annual college scholarships awarded to accepted applicants.
- Partnerships with agencies for on-site weekly activities:
 - Voice, Inc.
 - Acts Church
 - Mentor Waco

Family Events:

- Halloween First Responder Trunk or Treat
- Neighborhood Block Parties
- Easter Egg Hunts
- Back to School events
- National Night Out



THE LYNDON BAINES JOHNSON
LIBRARY AND MUSEUM



Community Services Partnerships

Estella Maxey

- Size of a Man – Mentorship program for teens; WHA provides space. WHA also provided transportation to Summer Leadership Camp for teens in the program.
- Waco ISD – WHA provided space for tutoring for spring semester as well as staff to monitor
- Dot Clark Ministries – provides meals for families, along with other needed items such as diapers
- Grassroots – WHA provided space for school registration

South Terrace

- *Voice – Summer program for elementary age children
- *Waco ISD – WHA provided space for tutoring for spring semester as well as staff to monitor
- *Mission Waco Kings Club – programming for kids (cancelled since Covid)
- *Salvation Army: interested in potential partnership with WHA for youth programs.

Kate Ross

- Acts Church – weekly activities for kids, tutoring
- Waco ISD – WHA provided space for tutoring for spring semester as well as staff to monitor
- Mission Waco Street Camp – kids activities during Spring Break
- Dot Clark Ministries – provides meals for families, along with other needed items such as diapers

FSS Partnerships

- Grassroots – Homebuyer education
- Lonestar Legal Aid-legal assistance for clients
- Lakeshore Baptist Church- provide meeting space and childcare for FSS program
- Habitat for Humanity- Home Ownership Assistance
- NeighborWorks-credit counseling, Home Ownership Classes

Non-Paid Partnerships

* Denotes Youth Partnerships

Senior Partnerships

Meals on Wheels-Home delivery of hot meals

Caritas-partnership for grocery home delivery

Area Agency on Aging-referral assistance

Services Paid by WHA

Senior Exercise: WHA contracts with instructor for chair aerobics at all three sites once per week.

*Computer Labs: WHA hires monitors for after school programs at computer labs.

WPMG: Paid Partnership with WHA to assist in helping tenants with rental assistance through Texas Rent Relief or EOAC/County funds. This program has assisted tenants affected by Covid or other circumstances to stay in their homes and has saved WHA thousands of dollars in court and eviction fees.

Transportation: WHA provides transportation for residents who need to go to the doctor, dentist or grocery store. WHA also assists various agencies that provide services to WHA tenants with their transportation needs such as WISD, Size of a

Man. WHA Seniors are also provided transportation to various WHA field trips.

*PH Youth Sports/Mentorship Program: paid youth workers to mentor public housing youth. They attend sporting events and other activities. Youth workers make home visits and keep in contact with youth monthly.

Family Self Sufficiency

- The Family Self Sufficiency (FSS) Program assists public housing or Section 8 housing recipients in achieving life goals including job training, education, employment, financial literacy, business, social and other skills necessary to achieve greater economic success through career paths. The FSS coordinators can also help clients prepare for homeownership.



Waco Housing Authority: Housing Stability Services (HSS) Program

- Aids local communities and non-profits.
- Aims to help income-eligible households maintain or obtain stable housing.
 - Funded by the Texas Department of Housing and Community Affairs.
 - Delivered by the Waco Housing Authority and Affiliates.
 - Services cover the six-county area surrounding Waco, Texas.

How to Apply for Services

- Apply online: www.wha-hss.wpmgjobs.com
- Call for an appointment with a case manager:
 - 512-720-7089
 - 512-215-0862

Services Offered

- Temporary housing
 - Legal fees
 - Transportation
- Rental or utility deposits
 - Eviction prevention
- Mental health counseling
 - Moving fees
- Mediation/dispute resolution
- Housing counseling for individuals with disabilities or seniors
 - Domestic violence support
 - Employment assistance
 - Childcare expenses