

Mission Statement



MISSION
WACO | WORLD

- **Empower** the poor and marginalized by providing Christian-based, holistic, relationship-centered programs.
- **Equip** middle-class Americans to become more compassionately involved among the poor.
- **Engage** the systemic issues of social injustice which oppress the poor and marginalized.



- Founded in 1992 as a 501(c)(3)
- 90 staff
- 2,000+ volunteers
- 17 Programs
- 2023 Expense Budget: \$5m
- www.missionwaco.org

Existing Social Services

- My Brother's Keeper 56-Bed Shelter
- Meyer Center Social Services: Legal, Health Clinic, Bus Passes, ID's, Birth Certificates, Showers/Laundry, Case Management, Job Training & Placement, Financial Literacy, Counseling
- Street Sweep Employment Program
- Manna House Residential Recovery
- Transitional Housing
- The Ark Apartments



Greater Waco's Challenge

- Poverty rate: 26% (Texas avg: 14.7%)*
- Population paying excessive housing cost: 39.8% (Texas avg: 29.5%)
- Homeless population: 195 (2022)
- Annual cost to community per homeless individual: \$35,578 (Police, Hospitals, Mental Health Services, Jails, etc.)

*Data from American Community Survey & National Alliance to End Homelessness



A Transformative Community Development



*Housing won't end homelessness,
but community will.*



A Solution



- Creekside is permanent and supportive.
- It is an empowering approach.
- Will hopefully serve more than 150 individuals.
- “Homeless” includes those as defined by HUD and some who may have been staying at low-income motels (Oak Lodge, Sandman, etc).
- Will also include, “Missionals,” living on-site.

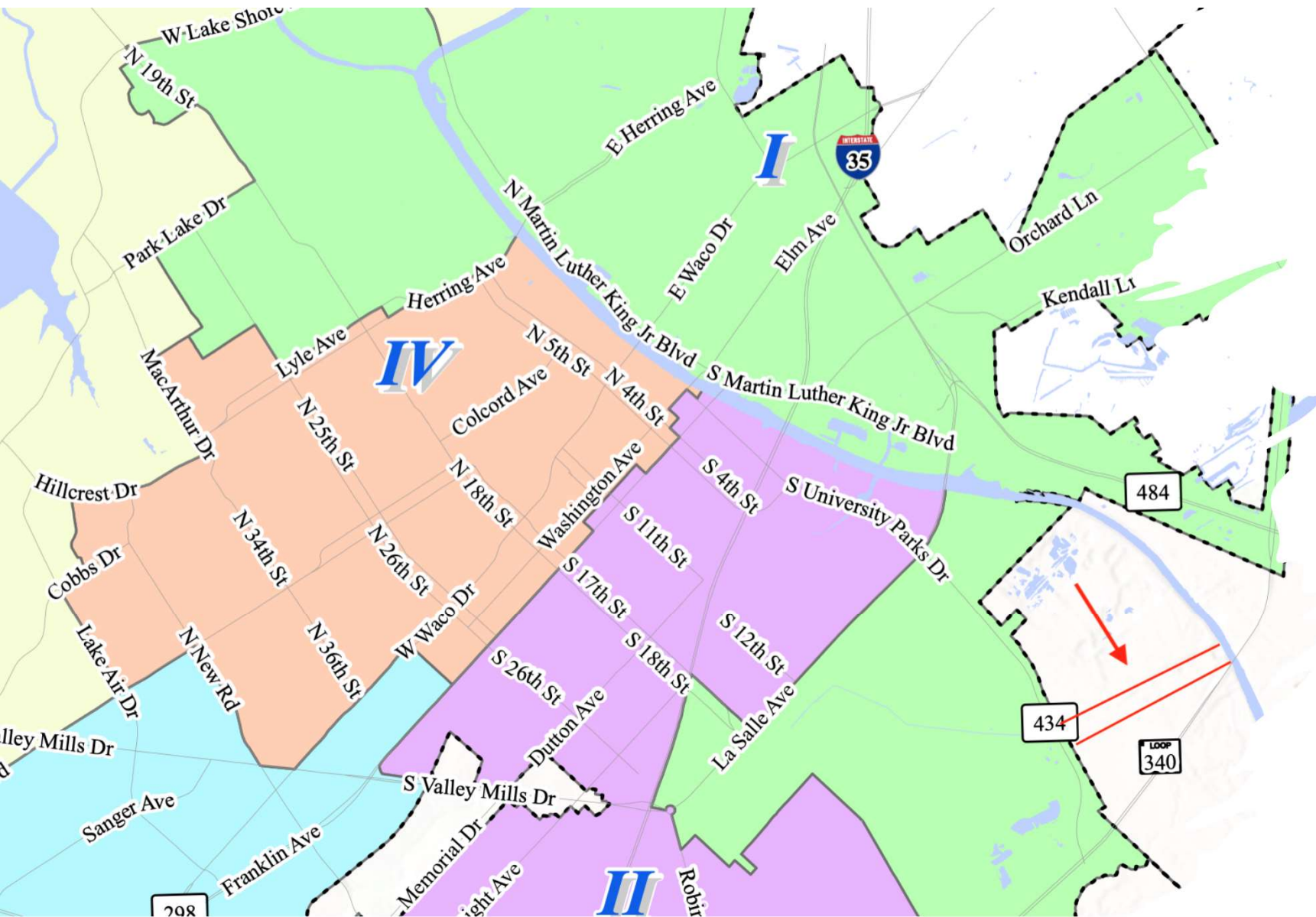
Creekside is based on the [Community First! Village](#) model in Austin, TX



Why This Location?



- Proposed Site: 67 acres on University Parks Dr.
- Available access to existing utilities
- Outside the city limits but in the Waco ETJ
- Easily accessible via bus to essential partnering services
- 35+ acres of green space to include multiple parks and agricultural development
- Timeline: survey complete within a couple of weeks; schematics developed by architect soon thereafter; closing on property June 29th







A Community With Permanent Housing

Microhomes (pictured below)
Partially plumbed homes
Park model homes (right below)



Neighborhood centric
Community kitchens
Individual centralized bathrooms



Pictures are from the [Community First! Village](#) in Austin, TX





Community Kitchens

- Commercial Grade
- Gathering Space for Fellowship
- Cooking Demonstrations
- Residential Use



Individual bathrooms in a centralized location – Showers, Bathrooms, & Laundry



3D Printed Homes, Builder/Architecture Competitions, & Outdoor Activities



35+ Acres of Farming & Green Space
Gardens, Parks, & Animal Husbandry



Community Hall

- Gatherings
- Office Space
- Service Providers



Surrounding Neighborhoods



FAQ's



- Will this resource attract more homeless to Waco?
- How will you handle crime and drug use?
- Will residents pay rent?
- Who qualifies to live at Creekside?
- What will be the quality of construction?
- Why do some units not have plumbing?
- What will security look like?
- What about the proximity to Baylor?

Leadership Team



- Dr. Jimmy Dorrell, Founder & President Emeritus
- Jay Jeffrey, President & CCO, Versalift/Time Manufacturing
- Billy Davis, Attorney & Partner, Harrison Davis Morrison & Jones
- Dusty Kirk, Founder, The Hangar
- Dr. Bill Lockhart, MCC Professor
- Lory Latimer, Board Member
- John Calaway, Executive Director

Preliminary Construction Budget

Phase One		Phases Two & Three	
Civil Engineering:	\$482,820	Civil Engineering:	\$903,456
1 Community Kitchen:	\$140,000	2 Kitchens:	\$280,000
1 Individual/Centralized Bathrooms (Full):	\$400,000	1 Individual/Centralized Bathrooms (Full):	\$400,000
19 Microhomes (w/slab-\$45k per):	\$855,000	1 Individual/Centralized Bathrooms (Half):	\$200,000
Administration Building (1,700 sf-\$240/sf)	\$408,000	35 Microhomes (w/slab-\$45k per unit):	\$1,575,000
Maintenance Building (1,700 sf-\$200/sf)	\$340,000	24 Partially Plumbed (Duplex-\$60k per unit):	\$1,440,000
Health Building (1,200 sf-\$240/sf)	\$288,000	Caliche Pads for Park Model Homes (\$1k per):	\$18,000
Cameras/Wifi:	\$30,000	Concrete Driveways for PMH (\$5k per):	\$90,000
Perimeter Fencing:	\$50,000	Cameras/Wifi:	\$50,000
2 Park Model Homes:	Missionals	Farming/Gardens	\$50,000
2 Partially Plumbed (Duplex-\$60k per unit):	\$120,000	Perimeter Fencing:	\$75,000
Concrete Driveways for PMH (\$5k per):	\$10,000		
Phases 1-3 Total:	\$8,205,276		
	w/contingency: \$9,846,331		

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