

# WHITE CENTER COMMUNITY HUB

A WELCOMING CENTER FOR LEARNING, SERVICES & HEALTHCARE,  
CO-LOCATED WITH HOMES FOR WORKING FAMILIES



## Vision

A place of learning, sharing, and quality homes for working families. A place created by and for White Center, where efforts to create a more resilient community are centered. The **White Center Community HUB** will create a place of “Hope, Unity, and Belonging,” where working families can find affordable housing along with essential services that nurture their stability and create greater opportunity.

## Community Partners

**White Center Community Development Association:** *promoting a vibrant neighborhood and high quality of life for White Center residents and stakeholders through the development of authentic leadership opportunities and community-led, neighborhood initiatives*

**Southwest Youth and Family Services:** *partnering with youth and families to transform their lives*

**HealthPoint:** *strengthening communities and improving people’s health by delivering quality health services, breaking down barriers and providing access to all.*

White Center community members were asked, “What should community organizations focus on to improve White Center?”

Top community priorities were affordable housing, safety and health.

-2019 White Center Community Survey Report

## Supporting Partners

**Community Roots Housing:** *building vibrant and engaged communities through affordable housing and community development*

**King County Department of Community and Human Services:** *providing equitable opportunities for people to be healthy, happy, self-reliant and connected to community*

**Communities of Opportunity:** *improving health and well-being in ethnically and geographically diverse communities throughout King County through a partnership between King County and the Seattle Foundation*

## Location

- In White Center (unincorporated King County), one of the most ethnically- and income-diverse neighborhoods in Washington, and an area chronically underserved and under-resourced due to ineligibility for city investments.
- Site of the former public health center at 10821 8<sup>th</sup> Ave SW in White Center, next to Dick Thurnau Memorial Park.
- Near schools, public transit, and retail services in the community walking distance to Evergreen H.S., Cascade Middle School and Mt. View Elementary.

## Community Development Goals

Community members in White Center envision...

- **Self-determination and community ownership:** Develop the site in partnership with the people who live and work in White Center and make sure it reflects community priorities.
- **Center of learning:** Create a hub for life-long learning, including opportunities such as work force training, small business incubation, youth tutoring, computer labs, alternative education and child care.
- **Integrated health services:** Behavioral and physical health services integrated through SWYFS' Counseling Center and HealthPoint's medical clinic operating in partnership for seamless support of the whole person.
- **Quality homes for working families:** Build 76 quality homes affordable to individuals and families earning between 30% and 60% of the Area Median Income – the people that help make White Center work like teachers, janitors, and bus drivers. For example, incomes might range between roughly \$32,000 and \$64,000 a year for a family of four.

## Timing

Community engagement, design, and permitting are ongoing through 2022. The project secured a major funding award from King County in 2021 and continues to seek additional funds from state and private sources in 2022, with ground-breaking expected in early 2023.

## Funding

### Anticipated Sources

Low Income Housing Tax Credit Equity	\$17.2m
King County & Housing Trust Fund	\$12m
Permanent Residential Loan	\$8.5m
Permanent Commercial Loan	\$2m
New Markets Tax Credit Equity	\$6m
Rise Together Capital Campaign (raised)	\$7.5m
<b>Capital Campaign Gap</b>	<b>\$7.5m</b>
<b>TOTAL</b>	<b>\$60.7m</b>



“Having a new community center and affordable housing in White Center would show our neighborhood that people care and are taking action to support us. Our youth and families will have a better opportunity to succeed in life.” -*Jamila, White Center resident and graduate of Southwest Youth & Family Services' GED program*

## Rise Together Campaign

The Community HUB is part of a collaborative capital campaign called Rise Together, uniting six nonprofit organizations across the Seattle area to support equitable and inclusive development projects in the Central District, Capitol Hill and White Center. To date, the campaign has raised over \$29 million toward our collective goal and over \$7 million specifically for the White Center Community HUB.

### For More Information

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