



2025 ANNUAL

REPORT

FROM CONSTRUCTION TO COMMUNITY



WHITE CENTER
COMMUNITY
DEVELOPMENT
ASSOCIATION

THE YEAR WE COMPLETED THE HUB AND CANOPY APARTMENTS, WELCOMED RESIDENTS HOME, AND STEPPED INTO A NEW ERA OF OPERATIONS





About the White Center Community Development Association



Our Mission

To envision a community of diverse, empowered, and connected residents coming together as stewards of the land, the people, and the natural assets of White Center. We are working to eradicate poverty and build a vibrant economically diverse community.

Our Branches of Work

- ➔ Economic Development
- ➔ Family Development
- ➔ Place Development

CONTACT US FOR MORE INFORMATION:

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 www.wccda.org

 [@whitecenter_cda](https://www.instagram.com/whitecenter_cda)

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Letter from the Executive Director

2025 was the year everything came into focus.

What began as a community vision more than two decades ago is now a real place where families live, youth gather, and culture is celebrated. In the fourth quarter, construction of the White Center HUB and Canopy Apartments reached completion, marking the single largest milestone in our organization's history.

This year was defined by both major transitions and wins. As we closed out grants that supported our White Center youth and young adults through King County DLS's UKC Economic Alliance program, we work to expand this work through BSK's SSPP program.

In 2025, WCCDA...

- Completed construction of The HUB and Canopy Apartments in Q4 2025
- Engaged the White Center community on housing possibilities with King County DCHS's Permanent Affordability program
- Welcomed three new board members
- Successfully leased 90% of the Canopy Apartments units
- Began Stopping the School to Prison Pipeline (SSPP) programming with King County Best Start for Kids

Through it all our agile team continued to meet White Center where they are. Weekly Play & Learn groups, youth internships, small business support, and community partnerships remained the backbone of our organization.

*2025 was the year we finished building.
2026 will be the year the building comes fully alive.*



Aaron Garcia
WCCDA Executive Director



2025 Programs at a Glance

Concluded **Childcare subsidy** program after serving **200+ families in King County**

38 youth interns attended **Community E\$\$-cents financial literacy workshops**.

We co-hosted a **5k raising funds** for WCCDA, WC Food Bank, and Yes! Foundation that **activated** more than **150 White Center runners**

Supported **community connections and early learning experiences** with **over 50 Play & Learn families**

across all groups including **Multicultural, Somali, Spanish, and Vietnamese groups**

Our Family Team continues to **celebrate cultural holidays** with our Play & Learn families such as **Tết, El Día del Niño, and Eid**

Supported **over 500 students** with **back packs, writing utensils, and other supplies** at our annual **Back to School Summer Celebration**

Hosted **11 movie nights** at Evergreen Pool that **brought together White Center families, teens, and youth**.

We co-hosted **5 info sessions** with Community Roots Housing for potential tenants to learn more about Canopy Apartment's application qualifications

We co-hosted a **night market** with Cambodian Cultural Alliance of WA (CCAW) bringing in over **1000 attendees** to **enjoy cultural performances, eat good food, and explore cool vendors**

More than **1000 individuals** received **navigation and connection services** to gain access to resources.

Encouraged **community's story telling** of **7 White Center residents** at the **Strung Together event**

10 youth learned the meaning of "Sankofa" in a **workshop reflecting** on the year **through art**

Engaged **70 community members** in **raising funds** to support our mission at The HUB at our **Fall Fundraiser**

We gathered the minds of about **15 youth leaders** to discuss **permanently affordable housing and housing advocacy** in **White Center** our **Taproot White Center** program series

Connected **20 businesses** to **permitting, finance, and safety resources**

Hosted **2 workshops** around **taxes/ accounting and navigating permitting** for **15 White Center businesses**

8 children learned skills and routine in our **Kindergarten Readiness Week**

30 art walk attendees stopped by Zeek's Pizza to **watch** our **Rooted in White Center Docuseries** trailer during Rat City's March art walk

Achieved **90% occupancy** at Canopy White Center **utilizing our team's connections** in community.

Raised over **\$800,000** toward the WC HUB's capital debt

Received a **\$50,000 capacity building** grant from Enterprise

FROM CONSTRUCTION TO COMMUNITY ACTIVATION



MAY 2025



JUNE 2025



JULY 2025



AUG 2025



SEPT 2025



OCT 2025



Family Development

Resident Services and Family Support

2025 was a year of transition for the Family Development team as work we shifted grant-funded programs for the larger King County area to focus more closely on programs serving White Center residents through resident services to the Canopy Apartments and the HUB.

Staff launched resident services for families moving into the Canopy, focusing on lease-up support through one on one appointments, resource referrals, and connecting residents to childcare, early education programming, and social services. In the lease-up process, our team was able to co-host four housing qualifications info sessions in partnership with Community Roots Housing with **Somali, Spanish, and Vietnamese language support and childcare provided.**

At the same time, the team closed out the King County Childcare Subsidy Grant, a major program that helped more than **200 families access free or affordable childcare.** This work reduced financial stress for parents and helped stabilize households across White Center.



Family Development Continued

Weekly Play & Learn sessions continued four to five days a week in Spanish, Vietnamese, Somali, and multicultural groups. They provide safe spaces for families to gather, learn, and connect to resources. The team hosted sessions that include **seasonal celebrations and cultural holidays** including **Tết, El Día del Niño, and Eid**. In the Summer, the Back-to-School Summer Celebration gave families access to **receive school supplies and other school-related resources**.

Looking ahead, the Family Development team is preparing to launch a **new after-school, school-age childcare program** at the HUB in the first quarter of 2026 which will expand opportunities for youth and working families in the neighborhood.



Family Narrative

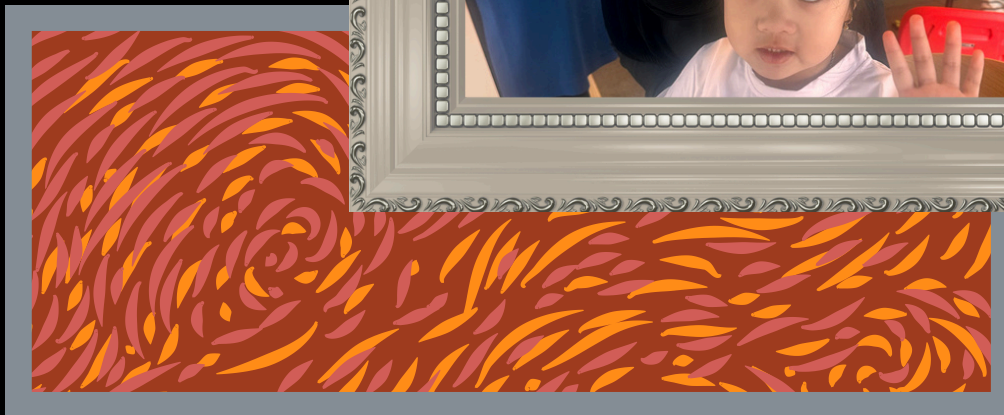
Salina and Imro

Through her time in Play and Learn, this caregiver has seen meaningful growth in her daughter's development. One major milestone was learning how to use scissors and draw with greater detail which is a skill that reflect both fine motor development and growing creativity. She has also become more independent and significantly improved her ability to share and interact positively with others.

Before joining the program, her daughter struggled with letter recognition and had difficulty sharing. Play and Learn supported her early literacy development, especially recognizing letters, while also helping her build important social skills such as taking turns. Over time, her caregiver has seen steady progress in both her academic readiness and social confidence.

One of the most memorable parts of the year was connecting with other parents and celebrating cultural traditions together. Celebrating Lunar New Year stood out as a particularly special moment. The facilitator's intentional effort to honor and embrace families' cultural traditions helped them feel valued, respected, and truly included.

Now, as her four-year-old daughter prepares to enter kindergarten, the caregiver hopes she will continue learning, building confidence, and developing the skills she needs to feel fully prepared for this next important step.



Economic Development



Closing One Grant, Building the Next Phase

2025 marked the closeout of the UKC Alliance grant that supported WCCDA's economic development programming. While the funding ended, the relationships and infrastructure built through that work continue to shape the organization's strategy.

Youth workforce internships remained a key highlight, connecting young people to **paid work experiences and mentorship with local businesses and community partners.**

As the HUB neared completion, the Economic Development team began preparing for the next phase of small business support, workforce development, and community-based economic initiatives anchored in the HUB. This included **early activation planning for the maker space, café, and commercial kitchen**, which will serve as **platforms for entrepreneurship, job training, and culturally rooted small business growth** within the building.

Throughout the year, the team advanced **community-centered economic and cultural initiatives** that built on the momentum of the UKC Alliance grant while laying the groundwork for the next phase.



Economic Development Continued

This included co-hosting a **community night market** with cultural performances and approximately **20 local vendors**, as well as organizing a **youth-led exhibition** showcasing **creative and entrepreneurial work from program participants** alongside local small businesses.

The team also supported **graffiti cleanup** on the “Welcome to White Center” signs and hosted two **Business Builder workshops** on **permitting and business finances**.

Together, these efforts reflect an ongoing investment in community-driven economic development and early activation of the programs that will expand through the HUB.



Business Narrative

Donna Chan / Puffy Pandy

The story of Donna Chan, owner of Puffy Pandy, illustrates this approach in action. When White Center business owners came together out of necessity—organizing block parties to raise funds after devastating fires—the CDA provided direct financial and logistical support to continue the block parties. What began as emergency action grew, through years of conversation and continued advocacy, into the White Center Business Alliance— a formal organization where small businesses now discuss current challenges, plan events and invite elected officials to speak. They are now able to secure resources, shape policies, and strengthen the white center community.

The CDA firmly believes that small business owners are not only local economic drivers but also community leaders: they employ local workers, provide “third places” for neighbors to gather, and create spaces of cultural pride and joy—all of which are essential in a rapidly changing neighborhood facing displacement and disinvestment. In the past year, CDA supported Donna in accessing the Community Enhancement Fund through the Economic Recovery and Resilience Alliance (ERRA). With this grant, she was able to expand her storefront to include a dedicated party space—offering families and community groups a rare and affordable gathering space while also strengthening the long-term viability of her business.

Beyond individual business expansion, Donna has demonstrated the broader impact that emerges when local leadership is nurtured. She originated and now leads the White Center Art Walk, a monthly cultural activation that drives foot traffic, generates local spending, and creates opportunities for artists and small businesses alike. This initiative shows the multiplier effect of combining technical assistance with community-rooted leadership: the benefits ripple beyond a single business to revitalize the entire commercial corridor, while also strengthening the governance capacity of the Business Alliance. By positioning Donna and her peers as advocates and organizers, the CDA advances a model of economic development grounded in equity, solidarity, and cultural vitality. Our work is not limited to essential services like bookkeeping or permitting support; it is about shifting who holds decision-making power in White Center and unincorporated king county. We strive to ensure that local entrepreneurs are not only recipients of resources but also active agents shaping how those resources are distributed and used—building a more just, resilient, and community-led future.



Business Narrative

Mr. Yin and Family / Samway Market

The Samway Market has been part of the White Center community for more than 30 years. What is known as a Khmer grocery store has now served generations of local families of diverse backgrounds. The husband-and-wife owner's welcome customers in various languages beyond just Khmer, making the store a gathering point for many cultures. Although the building may show its age, Samway remains a trusted market where neighbors continue to shop and connect. Through prior relationships and connections, the Business Builder team found that the owners were having difficulty obtaining insurance to keep up with property needs. Samway was enrolled into UKC Economic Alliance Business Builder program, and we were able to assist them in completing an application form for a grant opportunity offered by ERRA. Mr. Yin received financial support from the Community Enhancement Fund granted through ERRA to repair their roof and shared parking lot with two of their tenets. He was more than grateful for this chance to continue feeding the community.



Board Leadership & Organizational Growth

New Leaders for a New Chapter

WCCDA welcomed three new board members, strengthening governance and community representation as the organization entered a new operational phase centered around the HUB and Canopy Apartments.

This year also marked the launch of **White Center Project 2076**, a long-term, community-led planning initiative designed to guide White Center toward a **more just and equitable future through resident-driven visioning, policy advocacy, and neighborhood planning.**

Together, the *new Board leadership* and Project 2076 reflect WCCDA's commitment to long-term community planning, equity, and resident-led decision making.

BOARD OF DIRECTORS

KaLehua Faletofo, President
Patricia Allen, Vice President
Judy Avitia-Gonzalez, Secretary
Courtland Shafer, Treasurer

Naser Abdelrahim, Member
Tony Dinh, Member
Keilah Fanene, Member
Patricia Thompson, Member

WCCDA STAFF

Administrative Team

Aaron Garcia, Executive Director
Spencer Lau, Finance Mgr.
Theari Leng, Prog. Eval. & Partnerships Mgr.
Kannith Meas, Site3 Cafe Ops. & Program Mgr.
Phuong Nguyen, Accounting Specialist
Ranny Nguyen, Executive Assistant
Helen Shor-Wong, Project 2076 Mgr.
Quynh Trinh, Marketing & Comms. Mgr.

Economic Development Team

Thearina Leng, Economic Development Mgr.
Jose Ortuzar, Econ. Dev. & Housing Analyst
Rebecca Sanchez, Eco Org: Career Connector
Oanh Tran, Business & Property Owner Support

Family Development Team

Julia Bautisa-Salinas, Family Development Mgr.
Elsa Benavides, Early Learning Advocate
Fartun Guled, Early Learning Connector
Tam Nguyen, Family Engagement Advocate
Nasro Ugas, Childcare Resource Connector

Neighborhood Development Team

Nina Lau, Neighborhood Development Mgr.
Kira Rourn, White Center HUB Event Coordinator
Stephen Williams-Ortega, Nbh. Dev. Coordinator



Financial Overview

New Leaders for a New Chapter

2025 was a year of financial transition and new investment. As several major grants concluded, WCCDA secured new funding to support operations at the HUB, resident services, and long-term organizational capacity.

Key funding highlights included:

SSPP grant to support programming at the HUB

UKC grant supporting community-based services

Equitable Recovery and Reconciliation Alliance (ERRA) grant supporting economic recovery and small business initiatives

\$50,000 grant from Enterprise for capacity-for our team

National Coalition For Asian Pacific American Community Development (CAPACD) grant focused on organizational capacity building

King County North Highline Permanent Affordability grant

\$800,000 toward the WC HUB's capital debt

These investments helped stabilize the organization during a major transition and strengthened WCCDA's internal capacity as it moved from construction into full operations at the HUB and Canopy

Audited Numbers Coming Soon

Looking Ahead to 2026

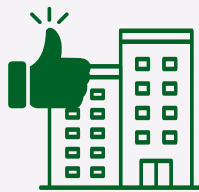
New Investments in the Next Chapter

With construction complete and residents moving in, 2026 will focus on bringing the HUB fully to life.

Priorities include:



Full program activation across all departments



Stabilizing resident services at Canopy



Expanding youth and workforce programs



Launching long-term community planning initiatives



Building sustainable funding for core programs

If 2025 was the year the building was completed, 2026 will be the year the community fills it with life.

Funding the Future

While several major grants concluded in 2025, WCCDA also secured critical new investments to support the next phase of operations at the HUB and Canopy.

Key funding highlights included:

- SSPP grant to support programming at the HUB
- King County North Highline Permanent Affordability grant
- \$50,000 Enterprise capacity-building grant for lease-up and resident services
- More than \$800,000 raised toward paying down HUB capital debt

These investments helped stabilize the organization during a major transition and positioned WCCDA for long-term operations in the new facility.



**THANK YOU TO THE COMMUNITY, PARTNERS,
FUNDERS, BOARD, AND STAFF WHO MADE THIS
MILESTONE POSSIBLE.**

**TOGETHER, WE BUILT MORE THAN A BUILDING.
WE BUILT A HOME FOR HOPE, UNITY, AND BELONGING.**

