









Building Communities.

Educating Families.

Providing the Foundation for a Better Future.

2025 ANNUAL REPORT

WHITESTONE DEVELOPMENTS

EMPOWER CDC

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A Note from the Vice President of Operations

Dear Friends,

As we embark on our 27th year of work in the greater Houston area, Empower CDC is proud to continue our work of providing resources for working families, children, and seniors. In this regard, our core mission continues to be working with ALICE, senior, and other cost-burdened households, providing access to quality housing and tools to help them sustainably thrive.

2025 brought many challenges, especially in the areas in which we work. Rising costs continued to strain working families and seniors, while food insecurity increased significantly in Houston and across the nation. Fortunately, due to the kindness of our community partners and donors, we were able to meet the increased need.

Project Canvas sees us working with a number of 7th - 12th graders in the 5th Ward area, as well as those children living at our four multifamily properties. Through this program, we provide speakers, teachers and community partners who are role models to these junior high and high school students, to help them envision what their lives can become after high school graduation.

Through our subsidiary Whitestone Developments, we were able to build and bring to market nine affordably priced new homes in the Settagast area of Houston. Currently, we are building two new homes in the greater 3rd Ward area, and plan to build more later this year.

In 2026, we intend to continue providing access to resources and opportunities to the residents of our communities, to increase economic mobility, and provide a better quality of life. This year, I'm especially excited about our new Character Building workshops for high school students, in partnership with WorkFaith of Houston.

The need in the Greater Houston area is considerable and continues to grow. I invite everyone who reads this to help us further our mission by donating to Empower CDC, or by volunteering in your local community. Thank you for your support, and have a wonderful year.



Kenneth W. Kopech
Vice President of Operations
Empower CDC

MISSION STATEMENT

Empower Community Development Corporation's mission is to work with ALICE, senior, and other cost-burdened households by providing access to quality housing and tools to help them sustainably thrive.

VISION STATEMENT

Empower CDC's vision is that our communities prosper.



PARTNERSHIPS

- AARP
- Acute Care Management
- Bank of Texas
- Blazer
- Community Health Choice
- Civic Heart
- Devoted Health
- DoTerra Essentials
- Earl Carl Institute
- Frost Banking
- Harris County Public Health
- Harris County Precinct 1
- Houston Food Bank
- Houston Responds
- Houston Toolbank
- Houston Lawyer Foundation
- Montgomery County Food Bank
- Schlumberger
- Slate Spartans
- Sprouts Farmers Market
- Texans Benefit Medicare
- Texas A&M Agrilife
- The Restoration Team
- Texas Methodist Foundation
- TXSMP
- Tyson
- United Way
- Veritex Bank
- Whitestone Development



Noteworthy in 2025

- EMPOWER reached 5,203 individuals through its programs and supportive services across the Greater Houston area.
- Whitestone Developments built and sold 8 homes and 2 properties.
- Empower CDC & Whitestone awards
  - TAAHP Affordable Housing Award
  - Houston Business Journal's Most Admired CEO Award
- Through our expungement clinics, EMPOWER assisted 63 individuals in clearing or reviewing their criminal records, helping remove barriers to employment, housing, and education.

Building Communities Through Our Partnerships

As connectors, we believe in the power of partnerships with community organizations and the individuals we serve. This year, we have cultivated meaningful collaborations with organizations that share our vision of fostering prosperity in cost-burdened communities. These partnerships have been essential in helping EMPOWER combat isolation and address the unique needs of the families and seniors we served, ensuring impactful and responsive support throughout the year.

Empower CDC:
Empower(ed) Programs

Empower(ed) programs Empower(ed) programs are designed to empower individuals and communities by providing them with the tools, resources, and support needed to improve their lives and make positive changes. The applications of these programs are wide-ranging, ranging from personal development to community development to education.

- **Empower(ed) to Feed-** Provides property and community-based food pantries to support food access for individuals and families.
- **Empower(ed) to Educate-** Provides AARP technology training, TXSMP fraud prevention
- education, and Project Canvas support for post-secondary access.
- **Empower(ed) to Restore**- Provides legal clinics, expungement services, and employment opportunities through job fairs
- **Empower(ed) to Give-** Provides back-to-school assistance and holiday drives to support children and families.
- **Empower(ed) to Heal**- Provides mental health support, substance use counseling, cancer and lymphedema awareness, physical health education, MS ride participation, and healthy eating initiatives.
- **Empower(ed) to Invest**- Provides financial literacy education to promote financial stability and empowerment.
- **Empower(ed) to Grow-** Provides a sustainable food source, an education hub, and an economic empowerment tool aimed at reducing food insecurity and fostering environmental awareness.
- **Empower(ed) to Own-** Provides first-time homebuyers with education, guidance, and resources to support successful homeownership.
- **Empower(ed) to POWER UP!-** Empower CDC, in partnership with Whitestone Developments, provides backup power solutions in every new construction home to enhance resident safety and resilience.

To learn more about how to get involved or support, please contact

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8 Multi-Family & Senior

Campanile At Jones Creek (Active-Seniors)

Heritage (Active-Seniors)

Hollyoak (Active-Seniors)

Meadows at Cypress Creek (Multi-Family)

Providence at Kuykendahl Court (Active-Seniors)

The Heritage (Multi-Family)

The Brittmoore (Multi-Family)

Windsor Gardens (Multi-Family)

SUPPORTIVE SERVICES

We help families and individuals to live healthier and more fulfilling lives in counties where 1 out of 5 households are ALICE.

	Campanile at Jones Creek	Heritage (55+)	Hollyoak	Meadows at Cypress Creek	Providence at Kuykendahl Court	The Heritage	The Brittmoore	Windsor Gardens
Arts & Crafts								
Exercise								
Health Fairs								
Notary Services								
Social Events								
Health & Nutrition								
Transportation								
Food Pantry								
Financial Planning								
On-Site Daycare								
Back-To-School Drives								
Thanksgiving Drives								
Christmas Drives								
TXSMP								
Outreach & Education								
Project Canvas								
Law Enforcement/ First Responders								
Character Building								
Community Garden								

Our Impact by the Numbers

This year, EMPOWER provided supportive services and programming to 5,203 unduplicated individuals across the Greater Houston area, including residents and 584 visiting family and community members. These efforts resulted in 10,362 total program engagements across 1,023 events, reflecting strong and consistent participation throughout the year. Additionally, community partners (CP) contributed valuable time and resources through collaborative activities, highlighting a shared commitment to community development. Together, these initiatives delivered vital resources directly to residents through programs and events focused on Health and Wellness, Children's Services, Senior Activities, Community Building Socials, and Adult Education.

EVENTS BREAKDOWN

BLAZER PROPERTIES

TYPE	EVENTS	HOURS
Food Pantry	36	37:55
Health & Nutrition	43	48:00
Annual Health Fair	8	14:00
Arts & Crafts	198	205:00
First Responder/Law Enforcement	4	4:00
AARP - Digital Training	9	9:00
TXSMP - Medicare Fraud	91	82:30
Social Events	179	191:30
Exercise	250	249:00
Character Building	35	35:00
Financial Planning	17	17:00
Project Canvas	13	14:00
Outreach & Education	20	20:00



"After participating in the social events and gatherings at Holly Oak, I've felt a positive impact in my life. I enjoy socializing with my neighbors and love doing the Tai Chi exercises led by our resident engagement specialist, Daniel Brown."

Cynthia W.

Our Impact by the Numbers (Cont'd)

EVENTS BREAKDOWN

BLAZER PROPERTIES

TYPE	EVENTS	HOURS
Semior Email 101	25	24:00
Disaster Preparness	20	19:00
Expungement & Legal Clinic	1	9:00

COMMUNITY EVENTS

TYPE	EVENTS	HOURS
Project Canvas	7	12:00
Back to School Drive	4	8:00
Christmas/Toy Drive	9	18:00
Thanksgiving Drive	8	16:00
Food Pantry- HFB	45	210:00
Homestead Exemption	1	3:00

	# OF EVENTS	HOURS
TOTAL	1,023	1245:55





"It's really nice that EMPOWER brings these types of health fairs and events to the community. The children are having fun while being educated on the importance of staying fit." MOSLEY

5,203
Residents served

1,023
Events

1,246
Hours

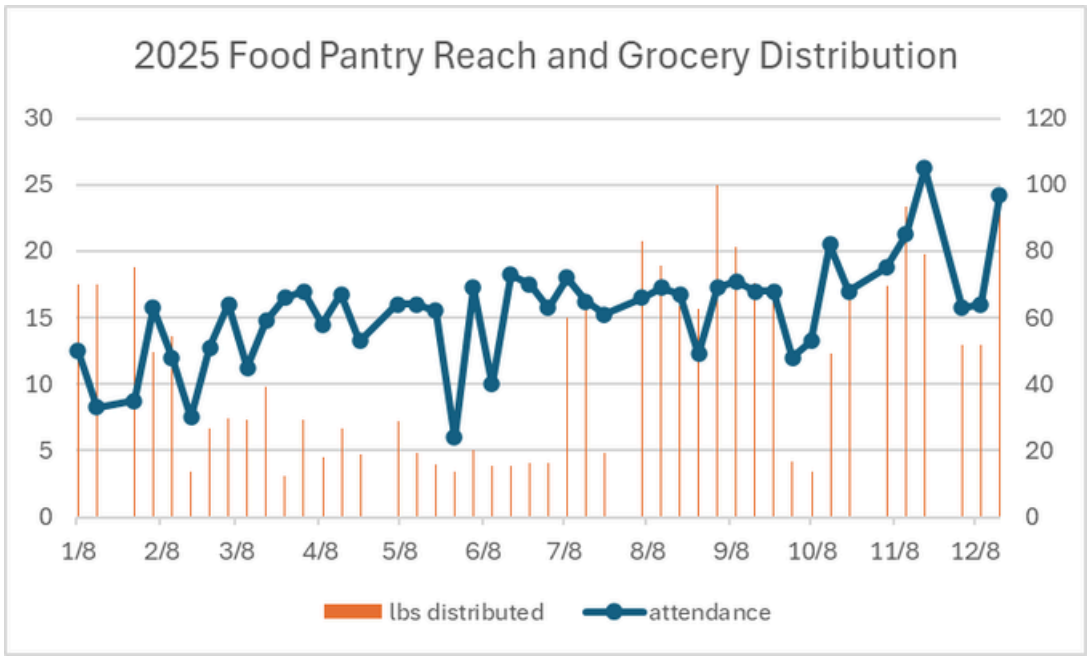
51
Community Partners

Empower(ed) To Feed

Empower(ed) to Feed continues to be a vital resource for residents facing food insecurity by providing consistent access to nutritious groceries throughout the year.

In partnership with the Houston Food Bank, Empower CDC distributed over 30, 000 pounds of food while serving an average of 60 individuals each week. Windsor Garden continues to serve as the home of this initiative reinforcing Empower CDC's commitment to addressing food insecurity at the neighborhood level.

The following chart illustrates the sustained demand, highlighting both weekly attendance and the total pounds of groceries distributed. Approximately half of the households return regularly, underscoring the pantry's role as a stabilizing resource.



Distribution Days
1st Wednesday: 2 pm - 6 pm
2nd Wednesday: 9 am -1 pm
3rd Wednesday: 9 am - 1 pm
4th Wednesday: 9 am - 1 pm





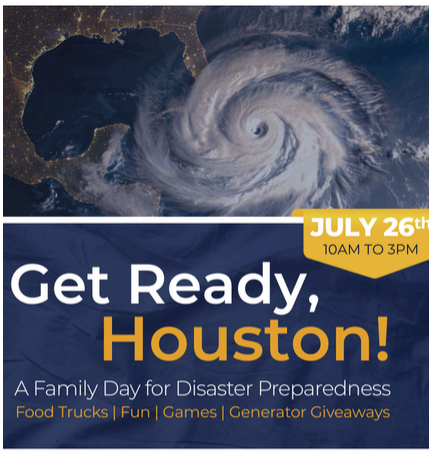
DISASTER PREPAREDNESS EVENT

Get Ready Houston: A Family Day of Preparedness brought families, seniors, and community partners together at Discovery Green for a hands-on day focused on emergency readiness and resilience. Attendees received preparedness resources, practical safety education, and access to essential services, helping equip Houston's most vulnerable communities with the tools needed before disaster strikes.

Made possible through the support of our community partners, the event strengthened collective preparedness and reinforced a shared commitment to building a more resilient Houston.







" My favorite part was the line dancing and eating snow cones "

GENERATOR GIVEAWAY

With our Empower(ed) to Power Up! Giveaway initiative, we were proud to provide seven backup power systems to families in our community. Four systems were awarded in partnership with The Restoration Team (TRT), one system was given as part of our Homestead Exemption Training Giveaway, and two were distributed through our Disaster Preparedness efforts. This initiative helped equip homeowners with reliable power solutions, strengthening household resilience during outages and emergencies.





"Hurricane season has always given me anxiety—worrying about what would happen to my home, my food, and my car. I'm incredibly grateful to now have a whole-home backup system I can depend on. It gives me peace of mind, and I couldn't be happier."

Empower(ed) To Feed





Weekly Sprouts food donations have become a cornerstone of the Empower(ed) to Feed program. In 2025, Sprouts supported the program through 85 food rescues, contributing a total of 5,826.3 pounds of food. These donations included 2,981.5 pounds of non-perishable items and 1,810.7 pounds of produce, as well as 212.5 pounds of dairy, 200 pounds of bakery goods, 356.1 pounds of ready-made meals, and 265.5 pounds of meat.

The consistency and quality of these donations significantly reduced financial strain on our food pantry operations and ensuring residents had reliable access to nutritious food options on a regular basis.

Through Tyson's generous Community Giving program, Empower CDC received $7,500 to support our community food pantry at Windsor Gardens.

These funds helped ensure the pantry remained well-stocked with nutritious, high-quality protein items for the residents we serve.

Empower(ed) to Educate

Mission: Project Canvas aims to help Houston's youth become leaders in their communities while developing skills that will expand their post-secondary options and prepare them for success.

Vision: Project Canvas co-powers with families and young people to ensure that every child in Empower CDC communities have access to a post-secondary program.

Target Audience: 7th-12th grade students who desire to attend college or trade school.



Building Tomorrow's Leaders, Today

College and Career Access, Readiness, and Counsel | Leadership Development

PROJECT CANVAS

Quarterly activities on our multi-family properties

Monthly activities with our community partner- The YET Center

Topics include:

- College exploration
- Choosing a major
- Financial aid
- Time management
- STEM

And more!

2026 STRATEGIC PLAN OBJECTIVES

O1: Expand Access to Affordable Housing

- Develop and maintain affordable, high-quality housing solutions that meet the needs of diverse income levels across Houston.
- Partner with local government, nonprofits, and private entities to address the city's housing challenges.

O2: Enhance Community Well-Being

- Create programs that address critical needs such as education, healthcare, and food insecurity.
- Invest in initiatives that build resilience, improve quality of life, and foster a sense of belonging among residents

O3: Promote Sustainability and Innovation

- Integrate environmentally sustainable practices into all housing and community development projects.
- Leverage innovative technologies and strategies to drive efficiency, impact, and long-term growth for Houston neighborhoods.

o4: Staff Growth and Development

- Initiate a promote-from-within model where current staff members are given opportunities for professional development and promotion within the organization.
- Provide a culture of teamwork and cohesion where innovative ideas are celebrated and rewarded.
- Increase organizational capacity both financially and through additional human capital, allowing Empower to expand our quality and quantity of services.

Information for our Empower(ed) to Feed Program.

Subscribe to our newsletter for information, updates, and ways to get involved.

What to Expect in 2027 *(and Beyond)*

- Community Health Choice has graciously awarded Empower CDC $5,000 to support our on-site property food pantries!

Whitestone 2026 Plans here

- We've got three Sunbury Street homes moving through closing right now
- The two St. Emanuel properties actually show both sides of our model working
- The Anker SOLIX: we expect to turn that into an actual activation — a bigger disaster-preparedness event with brand partners taking a real role, not just sponsorship dollars









OUR SUPPORTERS

We at Empower CDC are grateful for everyone who has supported us
in our efforts to provide cost-burdened households the tools needed to sustainably thrive.
We would like to thank everyone who went above and beyond in supporting us:

AARP | Acute Care Management | Bank of Texas | Blazer | Community Health Choice | Civic Heart | Devoted Health

DoTerra Essentials | Earl Carl Institute | Frost Banking | Harris County Public Health | Harris County Precinct 1

Houston Food Bank | Houston Responds | Houston ToolBank | Houston Lawyer Foundation | Montgomery County Food

Bank | Schlumberger | Slate Spartans | Sprouts Farmers Market | Texans Benefit Medicare | Texas A&M AgriLife

The Restoration Team | Texas Methodist Foundation | TXSMP | Tyson | United Way | Veritex Bank

Whitestone Development

Donate today at EmpowerCDC.org

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