

The 105 and Century

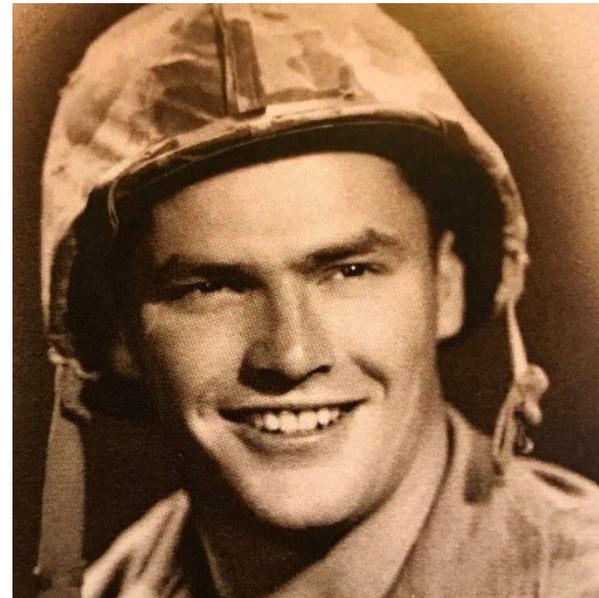
Judge Pregerson's Legacy

JUDGE HARRY PREGERSON AND THE LEGACY OF THE
CENTURY FREEWAY ON ITS 50TH ANNIVERSARY
Southwestern Law School ♦ Los Angeles, California



February 4, 2022





ABOUT CENTURY

Headquartered in Los Angeles, Century's mission is to invest in homes and communities so that low-income individuals and families may have a dignified living environment, achieve economic independence, and enjoy beautiful and vital places to live and work.

Unique Story



Founded in 1995, Century Housing is a local mission-driven 501(c)(3) nonprofit organization that finances and develops affordable housing. Roots in EJ.

Financial Strength



Century has invested >\$2.0 billion of capital that has resulted in the creation of more than 47,000 new affordable homes in California. Century is one of a handful of S&P rated Community Development Financial Institutions (CDFI) in the Nation.

Vertically-Integrated Operations



Century brings an integrated solution to our PSH assets, braiding real estate development, property management, residential services, and community engagement together with a common purpose.

AA Rated
Fitch Ratings

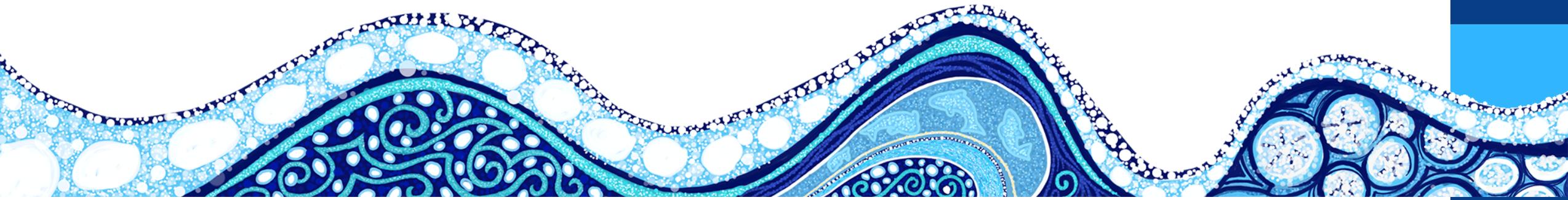
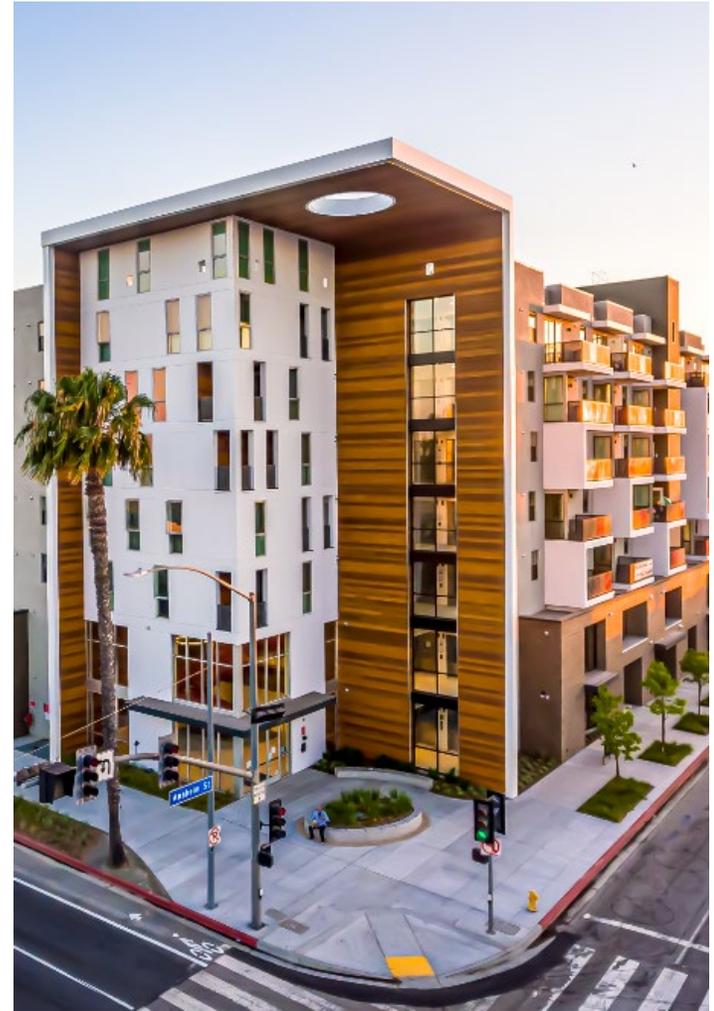
AA- Rated
S&P Global

Sustainability
Bond Issuer by
SUSTAINALYTICS

FHL Bank
San Francisco
Member

Century Housing Corporation

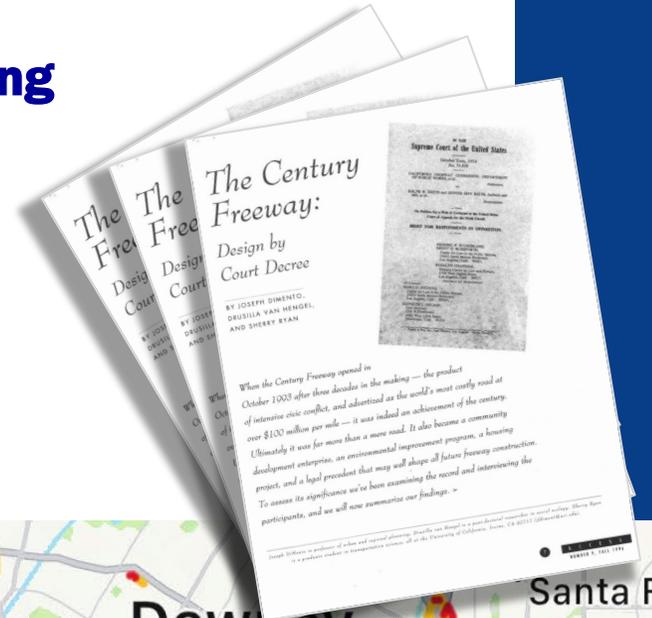
We finance, build, and operate **exceptional affordable housing** so that the people we serve may have a **dignified home**, a healthy and **hopeful future** and attain **economic independence**.



CENTURY'S Origin: the Century Freeway Housing Program



- ✓ **3,700+ affordable homes**
- ✓ **Procurement and contracting**
- ✓ **Training and employment**
- ✓ **After school programming**



CENTURY'S Origin: Development is in our DNA



Nearly 2,000 homes developed by CFHP



Emphasis on supportive housing



Landmark investments



More than shelter



REGIONAL PURVIEW: CENTURY'S PORTFOLIO



>2,000 affordable homes

Throughout Los Angeles County; concentration within the Harbor Area, including Long Beach.



Pipeline in excess of 2,500 homes

Consists of affordable and supportive homes in master planned communities and infill sites.



Focus on supportive housing

Commitment to supportive housing dates back to the origins of Century and the founding influence of the late Judge Harry Pregerson who had a passion for Veterans, children and families experiencing homelessness.



Master planned communities expertise

Villages at Cabrillo experience has been leveraged into new and exciting communities that have the potential to be regionally transformative.



Building communities with proven social impact

LISTEN

COLLABORATE

DELIVER

Century works through the lens of a backbone organization acting as a catalyst for conversation between residents, management, services, local officials, and the surrounding community. This generates the clear intent and "buy in" necessary to deliver industry-leading build quality and a lasting presence in the communities we serve.



Development Leveraging two decades of experience with master-planned communities and infill development, Century connects residents with services, and each other, by creating beautiful shared spaces and encouraging collaboration between agencies.



Property Management The relationship between the plan and the person starts at the property office, where every opportunity is taken to foster a feeling of belonging and hope within thoughtfully maintained assets.

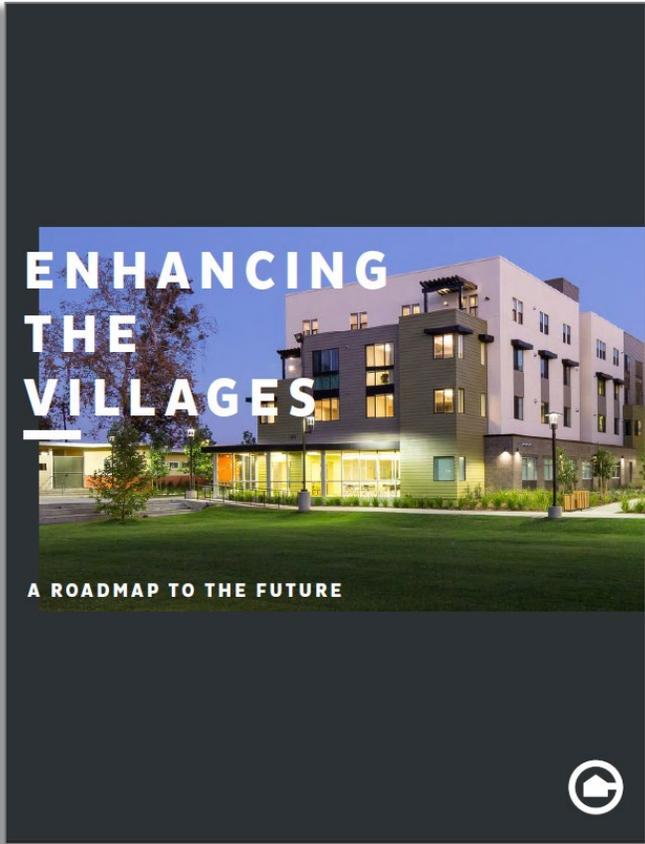


Community Engagement Community is built through long-term collaborative relationships and trust between partners and residents.

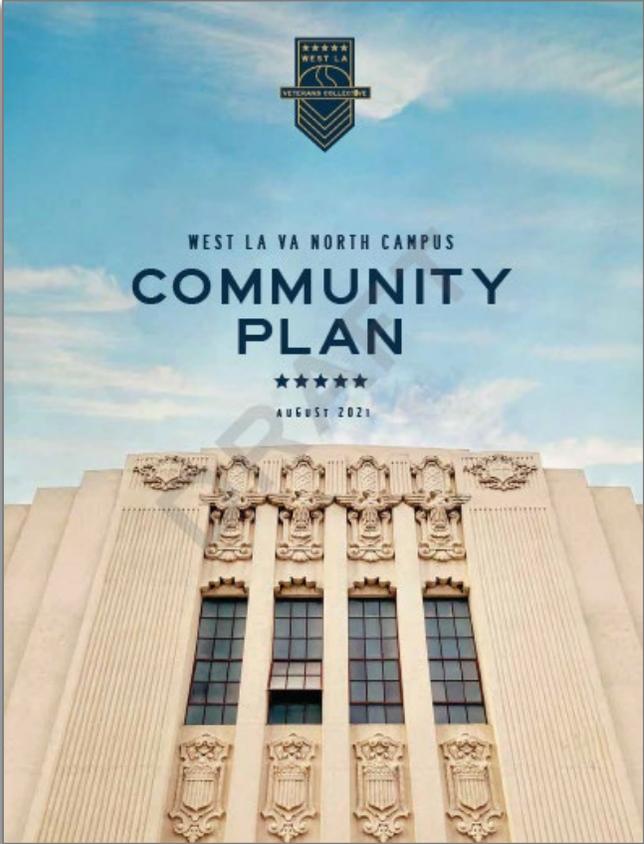


Resident Services Putting clients at the center of the planning process and operations assures that individual successes translate to community-wide economic and social impact.

TRANSFORMATIVE COMMUNITIES: THE JUDGE'S FINGERPRINTS



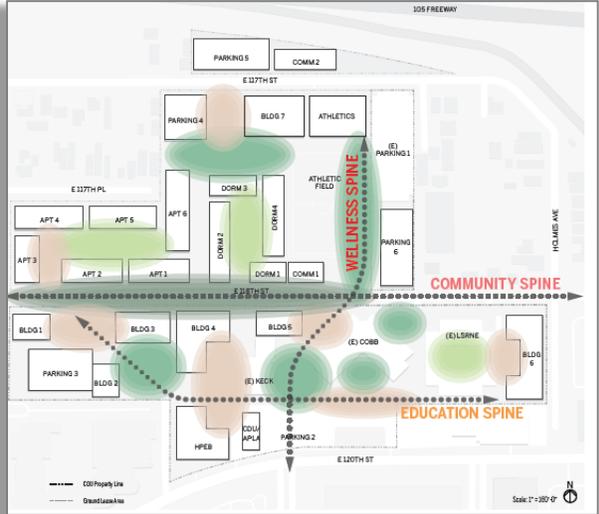
www.centuryvillages.org



www.wlavc.org



www.onesanpedro.org



www.cdrewu.edu



Villages at Cabrillo



LEED-ND

Nemo Resideo “No one left behind.”

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Dividing up the Navy property

The directive from President Bill Clinton on surplus military property seemed clear: Use it to help create jobs to replace jobs lost by base closings. But it's not at all clear what will become of the Naval Hospital and naval housing in Long Beach. Some federal agencies are headed in other directions, and turning them around will take cooperation among competing local interests.

There isn't much cooperation so far. Several cities and the County Office of Education are scrapping among themselves over the hospital site, which Long Beach wants to turn into a million-square-foot shopping center anchored by a high-volume Costco store. Therein lies the problem with Lakewood, which is vying about competition for its mall, and Hawaiian Gardens, which frets about increased traffic on the adjacent 605 freeway and decreased business for its small retailers.

Downey, on the other hand, is on Long Beach's side, because it doesn't want to lose the Office of Education, which currently leases property there. And now there is a late entry: Two Indian organizations have said they want to turn the property into a health center.

Long Beach is having no easier time with the surplus Cabrillo-Savannah housing project, which it had envisioned as the site for a technical high school, a Job Corps training facility and a university business research park. Christian Outreach Appeal stepped in and, citing federal legislation that gives priority to homeless projects, wants a major chunk of the property to be used as transitional housing for the poor.

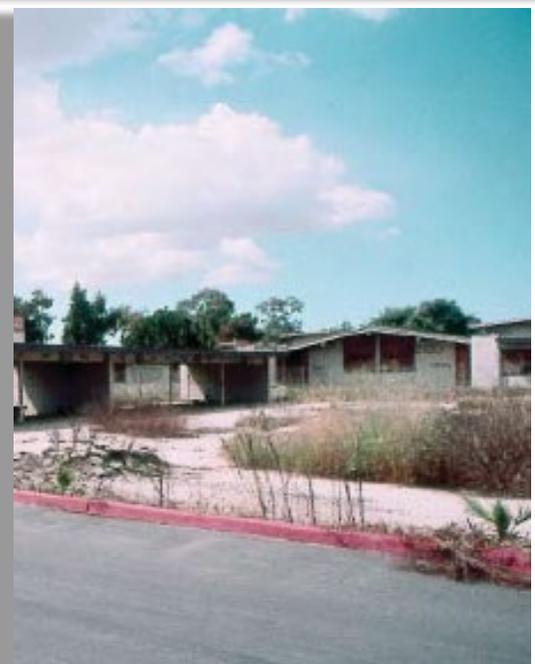
Negotiations among the COA, the city and the Long Beach Unified School District have hit the wall.

Well, they'll have to be scraped together again. There is plenty of room to compromise. The COA and its backer, the Los Angeles Rescue Mission, are asking for 200 units of housing — a mighty ambitious load for organizations that have no experience. (The Rescue Mission is rehabilitating some housing in Los Angeles, but it's only 50 units and nobody lives there yet.)

Residents on the West Side, proud of their homes and eager to upgrade the area, don't want any housing for the poor at all. But the law is not on their side. In fact, it is being interpreted by federal agencies so loosely that almost any proposal mentioning the homeless goes to the top of the pile. The COA has the advantage.

So, how about 50 units? That at least would be more manageable and more likely to remain transitional, rather than permanent, housing for the poor. (“Transitional” housing has a 60-year history of becoming permanent housing for the poor, some of whom are now third-generation residents of projects that range from barely habitable to crime-ridden disasters.)

Whatever the outcome, everybody will be better served if the COA, the city and the school district start talking again. The same is true of the issues dividing Long Beach, Lakewood, Hawaiian Gardens and Downey, even though Long Beach's proposal seems to have the upper hand with the Navy. If the principals are at least talking, the chances for a more equitable resolution go up dramatically.



Villages at Cabrillo Collaborative Partners



ABOUT THE VILLAGES

A place-based collective impact approach to combatting homelessness. A 27-acre “container of change” situated within the larger backbone environment of the City of Long Beach.

Real Estate



27-acres in West Long Beach conveyed under the McKinney Act for the benefit of the homeless. Owned by Century.

Neighborhood



The Villages is now home to more than 1,500 formerly homeless individuals and families, including more than 650 veterans.

Collaborative and Integration



Our present collaborative consists of more than 30 public and private agencies, including 12 that are physically based on site. Integrated with the Long Beach continuum of care

Vertical Integration and Backbone



Century serves as singular owner, manager, developer, overseer and provider of supportive services.





Anchor Place

LEED Platinum



Anchor Place

120 supportive home



Cabrillo Gateway

LEED Platinum



The Cove

90 supportive homes

the cove

TRANSFORMING A CAMPUS INTO A
COMMUNITY



West LA VA

www.wlavc.org

TRANSFORMATIVE COMMUNITIES: West LA VA



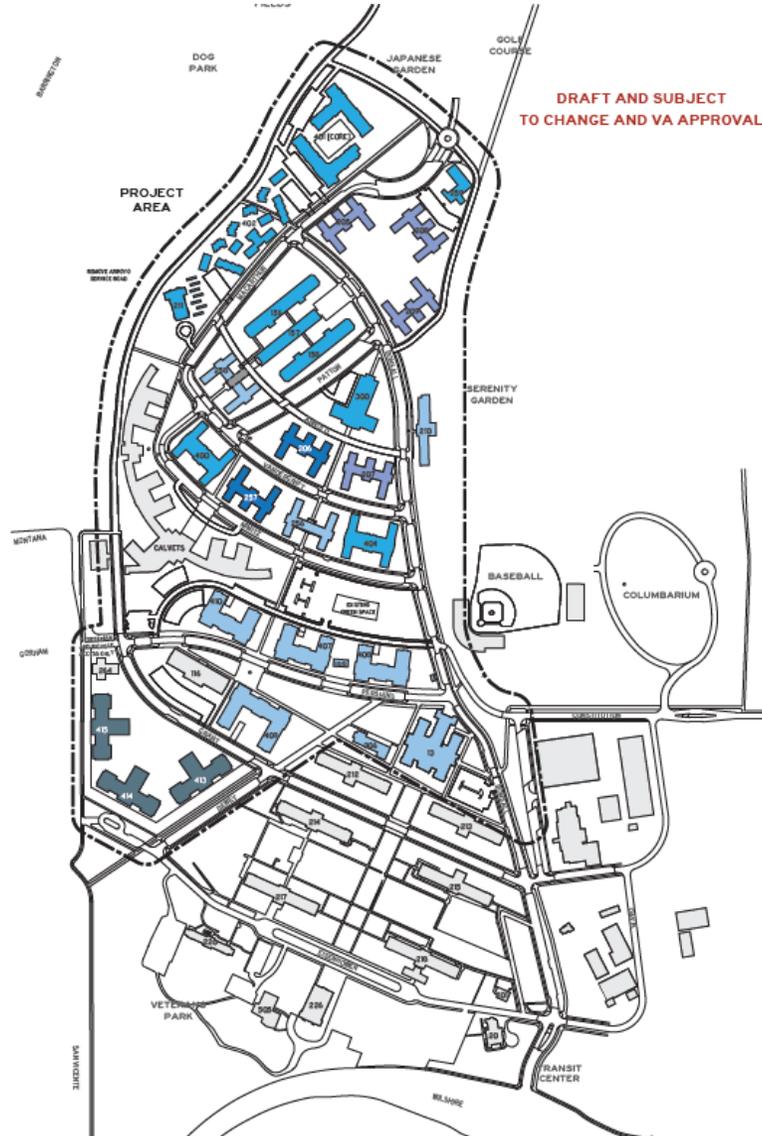
DRAFT COMMUNITY PLAN HOUSING DEVELOPMENT PHASES

LEGEND

	PHASE 0	241 HOMES (INCLUDING SHANGRI-LA)
	PHASE 1	603 HOMES (INCLUDING CORE)
	PHASE 2	440 HOMES
PHASE 0 – 2 TOTAL		1284 HOMES
	PHASE 3	275 HOMES
	PHASE 4	132 HOMES
CUMULATIVE TOTAL		1691 HOMES

TOTAL UNITS

1,450 HOMES	PRINCIPAL DEVELOPER COMMUNITY PLAN
241 HOMES	HOMES DEVELOPED BY OTHERS
1,691 HOMES	TOTAL NORTH CAMPUS BUILD



A view of the West LA VA North Campus today



A rendering of the clocktower plaza



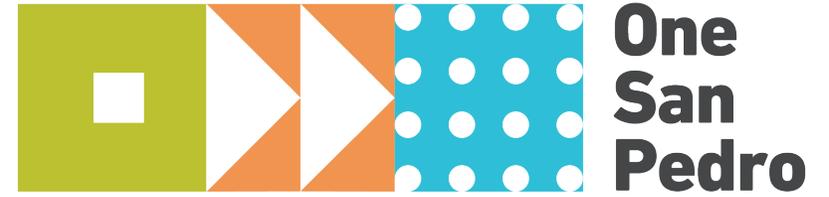


One
San
Pedro

One San Pedro

www.onesanpedro.org

TRANSFORMATIVE COMMUNITIES:



HOUSING TYPE	# UNITS (LOW)	# UNITS (HIGH)
RENTAL		
Public Housing / RAD	478	478
Affordable	423	440
Market Rate	300	330
Total Rental	1201	1248
HOMEOWNERSHIP		
Affordable	50	110
Market Rate	24	32
Total Homeownership	74	142
Total Overall Units	1275	1390



One-for-one replacement of the existing public housing at Rancho will be distributed throughout One San Pedro.



A variety of housing types including courtyard style, townhouse, podium and mid-rise buildings.



Unit configurations include flats and townhouses with new units having appropriate room sizes and with bedroom counts and types that meet the needs of current residents' family sizes.



Units will be in multifamily, multigenerational buildings. A senior-oriented building could be located in the heart of the site.

SPACE TYPE SQUARE FOOTAGE

Retail Space	30,000 - 40,000
Social Service	20,000 - 30,000
Building Amenities	25,000 - 35,000
Total	75,000 - 105,000

composite site diagram



CDU / MLK Wellness Collaborative



CDU/MLK Collaborative

www.cdu.org

TRANSFORMATIVE COMMUNITIES: CDU/MLK Wellness

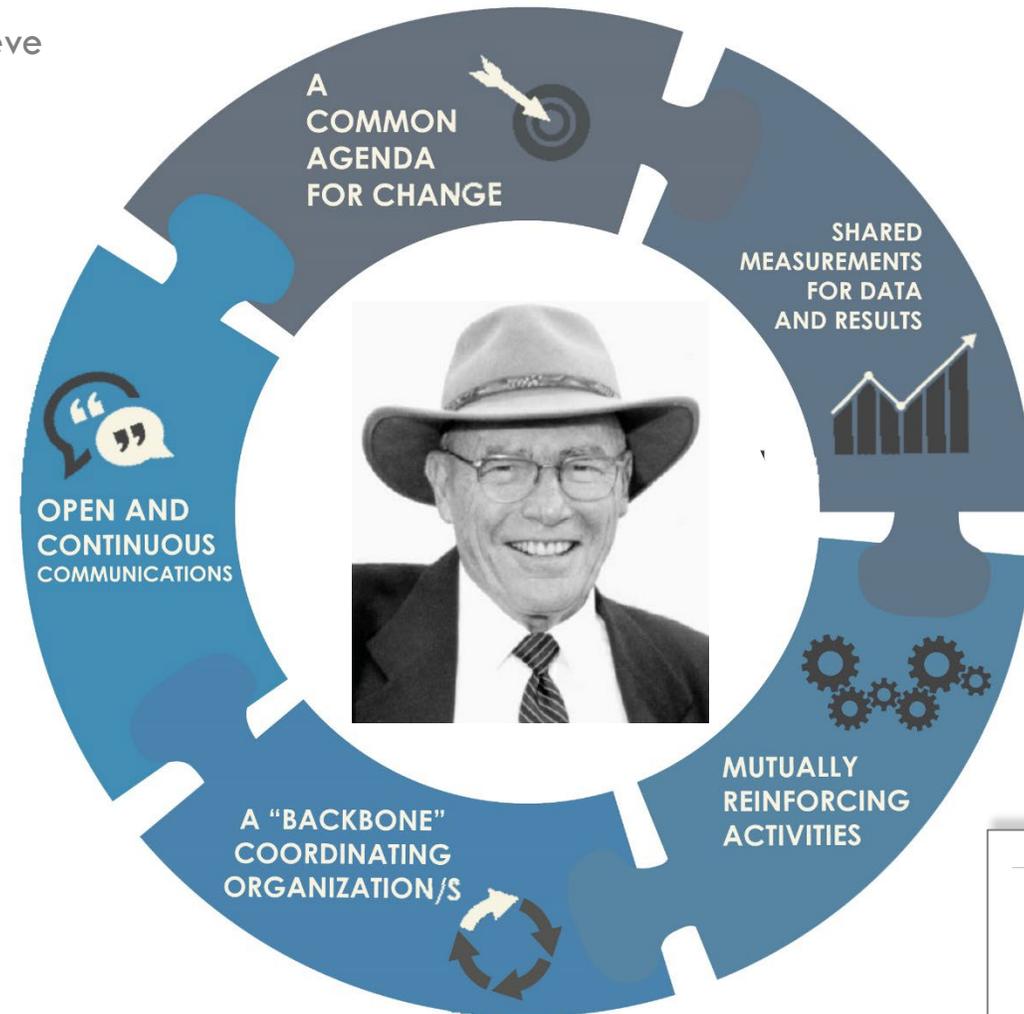
Proposed Site Plan



COLLECTIVE IMPACT: A UNIFYING FRAMEWORK

highly structured, disciplined and collaborative efforts that achieve substantial impact on a large scale , urgent and complex social problem

1. Common **Agenda**
2. Shared **Measurement**
3. Mutually **Reinforcing** Activities
4. Continuous **Communication**
5. **Backbone** Support
6. **BONUS** ~ **Authentic Engagement**



Channeling Change: Making Collective Impact Work
Stanford Social Innovation Review
By: Fay Hanleybrown, John Kania, and Mark Kramer

Q&A and THANK YOU

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