



25<sup>TH</sup>  
ANNIVERSARY  
G A L A  
SEPTEMBER 2022

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Century Villages  
at Cabrillo



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# TONIGHT'S PROGRAM

7:30 PM

## INTRODUCTION AND PLEDGE OF ALLEGIANCE

**Steve Colman**, Executive Director, Century Villages at Cabrillo

## LAND ACKNOWLEDGEMENT

**Cheryl McKnight**, Director, American Indian Changing Spirits

## WELCOME

**Yvonne Burke**, Chair, Century Villages at Cabrillo Board of Directors

## ACKNOWLEDGEMENT & VIDEO PRESENTATION

**Brian D'Andrea**, President, Century Villages at Cabrillo

## PRESENTATION OF AWARDS

**Cabrillo Visionary Award, EARL G. FIELDS**

Presented by: **Ron Griffith**, President, Century Housing

**Anchor Leadership Award, WELLS FARGO**

Presented by: **Brian D'Andrea**, President, Century Villages at Cabrillo

## SPONSOR RECOGNITION

**Kimberly Wee**, Vice President of Residential Services, Century Villages at Cabrillo

## CLOSING OF AUCTION

**Christine Byrne**, Director of Fund Development, Century Villages at Cabrillo

## MUSIC AND DANCING

### MUSIC

Reception: Charles Fearing

Dinner and VIP reception: Caro Pierotto

Dancing: Night to Remember with DJ Aaron Hillier

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## VILLAGE



## COMMUNITY

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## THANK YOU FOR YOUR GENEROUS SUPPORT

We could not do this without you. Your donations benefit the Oasis Residential Services, providing life changing support to Veterans, families, and children in need.

# Congratulations on 25 Years of Building Community at the **Villages at Cabrillo**



**'The Banning' Apartments** Expected 2023



September 2022

# WELCOME FROM THE PRESIDENT & CEO

CENTURY HOUSING



Dear Honored Guests,

Welcome! It has been several years since an event of this magnitude was possible and it is a pleasure being with you tonight. What better way to reconvene with friends and colleagues than by celebrating the impact of Century Villages at Cabrillo?

The transformative power of this service-enriched affordable community is well documented, and I encourage you to review the timeline portion of this booklet to discover just how far the vision of building community and fostering collaboration has progressed. This unique 27-acre property is now home to nearly 1,600 residents, including approximately 700 Veterans, who have found a quality home and better health as a direct result of Century Villages at Cabrillo. In collaboration with more than a dozen on-site agencies, and countless more throughout Long Beach and beyond, there may not be a better example of working together on the common cause of ending homelessness.

It is no surprise that this community has attracted wonderful partners like Wells Fargo, which we honor tonight for their extraordinary support of the Villages in terms of private, catalytic investment. We also recognize incredible leadership from within Century, with former board member Earl Fields honored for a commitment which began just one year after this project was conceived in 1997.

Thank you to our honorees for their critical support of our mission and to all Century staff members, our long-term investors and our sponsors who made this evening possible.

A handwritten signature in black ink that reads "Ronald M. Griffith".

Ron Griffith

*President & CEO, Century Housing*

# When communities celebrate, so do we.



We believe in celebrating today and rejoicing in the possibilities of tomorrow. That's why U.S. Bank supports the events, holidays and festivals that bring our community together. Celebrating life's special moments reminds us that the future is bright.

**U.S. Bank is proud to support Century Villages at Cabrillo's 25th Anniversary.**

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September 2022

# WELCOME FROM THE PRESIDENT

CENTURY VILLAGES  
AT CABRILLO



Good evening, friends of the Villages at Cabrillo,

It is with great joy that we welcome you to this 25<sup>th</sup> anniversary celebration of the Villages at Cabrillo.

For more than two decades, the Villages has stood as a beacon of hope in ending homelessness in Long Beach and Los Angeles County. In everything we do, we are bound by a belief in the dignity of every person, that everyone deserves a home, that housing is key to health, and that everyone prospers when the most vulnerable among us find opportunities for transformation.

To meet the needs of a growing resident population, we have built new housing, community facilities and a clinic, and expanded educational opportunities, job training, mental health counseling, and childcare. Our collaborative effort has been recognized by Governor Gavin Newsom as a model for comprehensive, compassionate care and in more than 20 planning and design awards from local, state and national organizations.

Our success is about more than buildings. It has been wrought through the dedication of countless individuals, our case managers and staff, our partner agencies, governmental and private entities, and many supporters. Tonight, we honor all of you and, in particular, the contributions of Earl G. Fields, a member of the Century Housing Corporation board from 1998 to 2021, and Wells Fargo Bank, which has provided more than \$184 million in loans and equity investment toward construction of over half of the 850 housing units at the Villages.

We hope you enjoy tonight's program. Your presence tonight and continuing support sustain us, and most importantly, continue to transform the lives of thousands of individuals. We are grateful beyond measure.

A handwritten signature in blue ink that reads "Brian D'Andrea". The signature is fluid and cursive.

Brian D'Andrea  
*President, Century Villages at Cabrillo*



# CONGRATULATIONS ON 25 YEARS OF SUCCESS!

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## REMEMBERING JUDGE PREGERSON



Judge Harry Pregerson (third from right) was a passionate champion for Veterans, the homeless and for children. Always a fixture at Century Villages at Cabrillo's groundbreaking and grand openings, he believed the Villages encapsulated those values. Judge Pregerson will forever be remembered for his vision and leadership.

## HELPING DREAMS

### Tim Connell Scholarship Fund

Thanks to the generous donations received at our 20<sup>th</sup> anniversary gala and additional donors like Century Board member Darroch "Rocky" Young, Century Villages at Cabrillo (CVC) established the Tim O'Connell Memorial Scholarship Fund and awarded their first scholarships in 2019.

As Century's Director of Policy and Advocacy for almost two decades, Tim O'Connell committed his life in service to others. The Tim O'Connell Memorial Scholarship Fund was established to continue his legacy of advocacy and lifelong learning, awarding students \$1,000 for their hard work. The Fund is dedicated to providing higher education and military scholarship opportunities to students living at Century's properties like CVC. Since its inception, five hardworking, dedicated young members of our CVC community have been awarded scholarships to help fulfill their dreams.



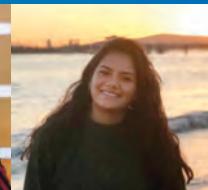
Anette Alvear, Cal State Long Beach, criminal justice



Vincent Lazo, Aviation Machinist's Mate, U.S. Navy.



Joy Wallace, UC Santa Barbara, psychology and brain sciences



Bianca Jimenez, Long Beach City College, fire sciences



Nursharafina Muhammad, Cal State, Fullerton, public health



## Celebrating an organization that makes a difference



Finding a purposeful way to assist one another, turning belief into action, and working toward shared goals — these are the driving forces that lift up humanity and make a difference, one person at a time.

**Wells Fargo is a proud sponsor of the 25th Anniversary Gala**, and salutes Century for its efforts to affect positive change in communities.



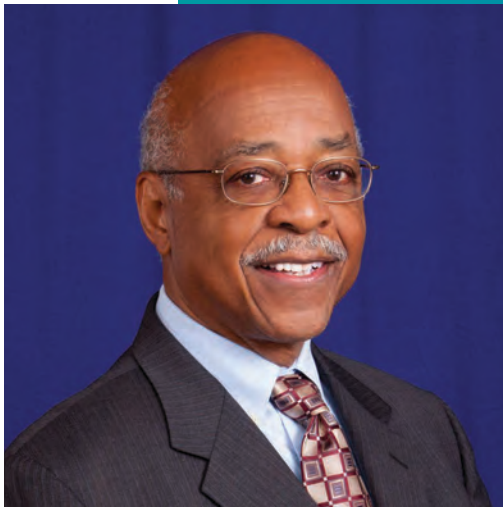


**“[CVC] IS, IN SO MANY WAYS, A MODEL IN TERMS OF WHAT THE STATE NEEDS TO BE ADVANCING AND PROMOTING ELSEWHERE.”**

**—Gavin Newsom**  
Governor of California

# THE CABRILLO VISIONARY AWARD

**is given to  
acknowledge  
an individual  
whose actions,  
foresight and  
perseverance  
help transform  
communities.**



We are honored to present the  
Cabrillo Visionary Award to

## EARL G. FIELDS

Earl G. Fields' near quarter-century tenure on the Century Housing board is a capstone to his 50+-year career in the affordable housing field. He was born at 510 Hancock St. in Brooklyn, N.Y. on June 18, 1935, as the youngest of Ralph and Queena Fields' four sons. His musician father was a piano instructor and church choral conductor, and his mother was a soprano soloist, so the house was always filled with music. Earl and his brothers — Carl, Sylvester, and Ralph Jr. — all excelled in music, academics, and sports. Growing up in that loving and lively house inspires Earl's conviction that everyone should have access to safe, affordable housing.

Earl's public service career began at the U.S. Postal Service and later at the U.S. Customs Department, where he worked for 12 years. In 1968, his professional interests shifted to public administration, so he applied for and secured a position with the U.S. Department of Urban Development (HUD). The City College of New York graduate also pursued graduate studies in public administration at New York University.

In 1970, HUD initiated a complete reorganization. It opened new offices in cities throughout the nation and redistributed its staff. Earl's reassignment was to Los Angeles, California, where he then spent several years promoting HUD/FHA programs across Southern California while climbing through the agency's administrative ranks.

In 1978, then HUD Secretary Patricia Harris appointed Earl to the position of Field Office Director in Santa Ana, California. He was the first African American to hold this position in Southern California. In that role, he oversaw a 30,000 square-mile territory — that included Orange, San Bernardino, and Riverside counties — and





**CELEBRATING CENTURY'S 10<sup>TH</sup> ANNIVERSARY** Century Board members (L to R) Carrie Hawkins, Bill Brennan, Diann Kim, Bob Hertzberg, Allan Kingston (former President/CEO, Century), Stephen McDonald, Louise Oliver, Earl Fields.



(L to R) Earl Fields, Carrie Hawkins, Steve Peck (President/CEO, U.S.VETS) Ron Griffith (President/CEO, Century) and Bill Brennan.

managed a staff of roughly 100. During his 16-year tenure as director, he administered the agency's FHA program, was named HUD Manager of the Year twice, and received numerous mortgage and building industry service awards.

Earl retired from HUD in 1994, and after a much-deserved break — during which he and his beloved wife Pauline traveled across the Southwestern U.S. — he launched EGP & Associates, a consulting group that specializes in housing and community development issues involving HUD/FHA programs and operations.

Over the years, the father of three has served in various leadership roles at local nonprofit, faith-based, and youth-serving organizations. Never veering from his musical upbringing, he remains an accomplished vocalist who has performed with choral groups throughout New York; California; Washington, D.C.; and abroad.

Earl joined the Century Housing board in 1998 and served devotedly until his resignation in December 2021. Throughout his tenure, he welcomed the opportunity to lend his knowledge as well as his strong relationships in the industry in service to Century's mission of developing quality, affordable housing.

# THE ANCHOR LEADERSHIP AWARD

**is given to  
acknowledge an  
individual or entity  
whose actions  
brings about  
collaborative  
efforts to affect  
positive change in  
communities.**

# WELLS FARGO

We are honored to present the  
Anchor Leadership Award to

# WELLS FARGO

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Wells Fargo Community Lending and Investment specializes in offering debt and equity capital to organizations that provide economic development, job creation, and affordable housing in communities of need nationwide.

Affordable housing projects can be complex and often involve many government, public, and private organizations. We simplify financing for our customers and support the creation and preservation of affordable housing, by bringing all financing aspects together under one roof – construction financing, permanent debt, equity investments, and more.

Finding a purposeful way to assist one another, turning belief into action, and working toward shared goals — these are the driving forces that lift up humanity and make a difference, one person at a time.





# WE'D LIKE TO ACKNOWLEDGE AND THANK the following for their generosity and support of Century Villages of Cabrillo

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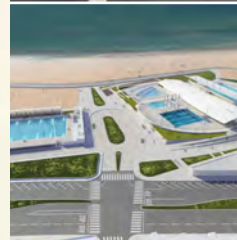
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THANK YOU

# Happy 25<sup>th</sup>!

The Port of Long Beach salutes Century Villages at Cabrillo and wishes you many more years of success working to break the cycle of homelessness.



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*“During my decades as first a community activist and then a city councilman, a state legislator, and now a Member of Congress, I have always believed that home and community are fundamental components of a dignified and healthy life. As Maya Angelou once said, “the ache for home lives in all of us.” For 25 years, the Century Villages at Cabrillo have not only soothed that ache in all those who have lived at the Villages, but they have also* **PROVIDED A WELL-DEVELOPED AND SUPPORTIVE COMMUNITY FOR THEIR RESIDENTS TO NOT JUST LIVE IN, BUT THRIVE IN.** *I applaud what the Villages, their residents, and their partners have built and for the tremendous positive impact the Villages have had on Long Beach as a whole. I wish the Villages and their community continued success in the future.”*

**—Alan Lowenthal**  
Congressman, California’s 47<sup>th</sup> District

# OASIS RESIDENTIAL SERVICES



## WHATEVER IT TAKES

For over a decade, Century's Oasis Residential Services Department (Oasis) has been providing life changing supportive services for individuals, Veterans, and families that have previously experienced homelessness. Many of these individuals are either living with a mental health condition, struggle with substance use, or have experienced repetitive traumas, all of which challenge their daily lives and can impact their ability to remain housed without added support.

Residents living at Century's permanent supportive housing communities like the Villages, receive services that help ensure housing stability and assist residents in living independently, and flourish in their new home. Residents are offered on-site case management, health and wellness programming, and linkage to resources and community support, youth and teen summer and afterschool programs, parenting support, occupational therapy and much more.

Oasis employs a "whatever it takes" approach to help maintain housing stability, improve health, increase financial stability, and enhance skills and/or education to help our residents integrate fully into their community and beyond. It is this approach that allows us to meet each resident where they are and adapt what level of service they need to meet their individual goals and thrive.







## SUCCESS

This supportive housing approach has been proven successful and has become the model for other supportive housing developments that Century is operating and constructing throughout Los Angeles County and beyond. Over the past decade our housing stability has far exceeded industry standards. For example, last year 98% of the residents at Century Villages at Cabrillo (CVC) retained their housing after one year, far exceeding the Home for Good Standards of Excellence of 85%. A critical step in ensuring that we are meeting the needs of residents year after year is constant evaluation and an openness to make adjustments in an ever changing world so that we address the issues our residents face and help them access appropriate solutions.

As we evaluate programming and service delivery, it is important to us to hear directly from the residents themselves about how they feel about their community, the services offered, and how they are treated. Each year we ask several questions to gauge their attachment to the community that includes social offering, acceptance, aesthetics, and safety. Consistent with past findings, in 2021, residents have an overwhelming positive experience, with 82% reporting being happy living at CVC. This positive experience in turn helps to engage our residents to feel an integral part of the Villages community, encourage one another, and truly make the space they live in home.

One of many examples of the success of our model is Hal, a Vietnam Veteran and his wife Karen who lived on the streets for a decade waiting for permanent housing. They moved into Anchor Place, a permanent supportive housing, in 2017. Case management helped Hal connect to and address his long-neglected critical health care needs. Although he found out through this process that he had terminal cancer, he was grateful for the treatment and support that he received. He found comfort knowing that he could live his final days in dignity surrounded by a supportive community and his wife. Or Deborah, a single mother of three who fled from an abusive relationship but has been able to raise her three kids in a safe, stable community while receiving her degree in nursing. She and her children are thriving because they found affordable housing and the support they needed here at CVC.





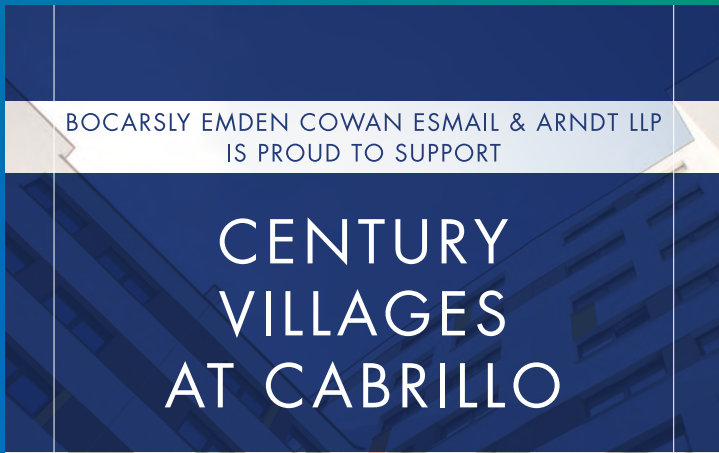
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# HONORING THE LEGACY OF OUR VETERANS

## VETERANS MURAL



The Villages' Veterans Mural Project finally became a reality in 2018. The idea for the mural began almost 10 years before, when the former Navy Exchange building — home to the U.S.VETS dining hall, the “Old Soldiers” Deli and the Cabrillo Canteen — was being remodeled. However, it took the right combination of opportunity, vision and artist to truly bring it to life.

Nationally recognized muralist Art Mortimer spent a year researching and drafting his concept. The execution, though, was a community accomplishment. Mortimer roughed out the design on the wall and more than 60 residents and volunteers of all ages helped fill in the sketch. Mortimer and a handful of committed residents then spent 100 hours adding the finishing touches.

Located on the east wall of the Knabe Exchange, the mural is rich in symbolism honoring The Villages' military history, resident Veterans, and others nationwide. From Herman the German, to the Air Force jets flying in “missing man” formation to honor Veterans who have died since moving to CVC, to paying homage to the late Judge Harry Pregerson, it includes much of the naval history of The Villages and representations of each branch of the military. For residents, the mural would become an important part of the neighborhood they now call home.





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**CONGRATULATIONS ON 25 YEARS  
OF EXCELLENCE!**



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*“The Villages is absolutely one of the best things about Long Beach.*

**THERE ARE FEW PLACES THAT ARE AS  
ROBUST AND CARING AND HAVE SO MANY  
ON-SITE SERVICES.”**

**—Robert Garcia**  
Mayor, City of Long Beach

## OUR PARTNERS

IT TAKES A VILLAGE



**VACC MEMBERS**  
provide services and are an advisory board for the Villages

Since its inception 25 years ago, Century Villages at Cabrillo (CVC) has been the primary location for emergency and bridge shelter as well as supportive housing for unhoused individuals in the City of Long Beach. Thanks to our early community leaders, a common vision coalesced to ensure cooperation among city and county governments and the many nonprofit supportive service agencies who came together to build a foundation of collaboration.

Over the years, CVC has become the backbone to a collection of partners who ensure that the Veterans, individuals and families in the Villages community receive the support and services they need to remain housed, healthy and establish their personal goals to thrive.

Today, a group of onsite partners comprise the Villages at Cabrillo Collaborative (VACC) which consists of the organizations on the following page, who provide services and are an advisory board for the Villages. This core group has been convening in one form or another over the entire 25-year history of the Villages. Additionally, there are more than 30 local organizations that provide complementary services to our community, including but not limited to: Brilliant Corners, Meals on Wheels, School on Wheels, The Guidance Center, California State University, Dominguez Hills, Scholars Collective, California State University, Long Beach, USC, City of Long Beach Health and Human Services, LA County Department of Mental Health, Goodwill, Housing Authority of the City of Long Beach, LA County Department of Health Services, Long Beach Community Action Partnership, Long Beach Police Department, Long Beach Fire Department, Mental Health of America Los Angeles, The Rock Club Music is the Remedy, St. Mary's Medical Center, and UCLA.

The co-location of partners who feature a diverse array of services and expertise to offer our residents is an essential element in providing a continuum of care. The impact this massive collaboration has had on the lives of residents over the years truly captures the power behind the old adage, "It takes a Village." Our shining Village on the harbor has become a nationwide model and has offered a blueprint for other master planned, transformative communities.

WE THANK OUR VACC PARTNERS FOR  
THEIR CONTRIBUTION TO THE COMMUNITY



American Indian Changing Spirits



CityHeART





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**SINCE 1997, THE VILLAGES HAS BEEN KEY  
IN CREATING HOUSING OPPORTUNITIES.  
THAT IS 25 YEARS OF GREAT WORK!**

**—Kelly Colopy**

*Director, City of Long Beach Department of Health and Human Services*



## 25 YEARS OF SERVING OUR COMMUNITY



Long before the Villages at Cabrillo was born, before the Navy’s Savannah Housing Complex was created, before the City of Long Beach was established, before the creation of the California missions and the Spanish land grants, there existed villages around the place we now call the Villages at Cabrillo.

Native Americans known as the Tongva had at least three villages—Tevaaxa’anga, ‘Ahwaanga and Povuu’nga—within the present boundaries of Long Beach. It seems the idea of a Village has been a work in progress for centuries.

According to Jim Castillo, a spiritual leader for the Tongva, “Povu’nga is a sacred place where the first people were created and where Chingishnish, the major deity of Tongva mythology, appeared to give the people their creation stories.”

In its relatively short history, the community development organization that is CVC has worked to ensure that this legacy of community continues into perpetuity.

Beverly O’Neill, mayor of Long Beach during the time the Villages was created, recalled in a recent interview, “what was so innovative about the Villages at Cabrillo was the coming together of so many Long Beach community groups to provide services and resources to the formerly homeless Veterans and families and children of Long Beach.”

To this day, the Tongva legacy is alive at the Villages through the American Indian Changing Spirits program.

## 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 worried 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, there'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.



**1991**

## NAVAL STATION TARGETED FOR CLOSURE

- Base Realignment and Closure Commission of the U.S. Department of Defense recommends closing 28 military bases, including the Long Beach Naval Station.

## A VISION DEVELOPS

- Long Beach Shipyards and their adjunct facilities such as Savannah Housing Complex (now the Villages at Cabrillo) are conveyed to City of Long Beach.
- Under the leadership of then Mayor Beverly O'Neill, local community and city officials hold meetings to develop vision for a new community. Addresses skeptics' concerns about creating homeless enclave.
- State privatizes agency overseeing relocation of displaced low-income households during building of 105 freeway and Century Housing emerges as the nonprofit to continue financing and development of affordable housing for low- and medium-income individuals.





1997

Master Plan 1.0, adopted 1996-97

## The Villages At Cabrillo

By Stephen Peck, MDW, Director  
Of Community Development for L.A.VETS

The number of homeless people in the country is still on the rise and the problem will probably get worse before it gets better. New welfare laws will eliminate benefits for thousands of people in Southern California and by all accounts, many more people will end up on the streets. In the City of Long Beach there are more than 3,000 homeless people and many of these are families, predominantly single mothers with their children. About one-third of the homeless are veterans.

A problem of this size and complexity demands a large scale, comprehensive response that will effectively use the social services available in the city. In 1995 the City initiated a Consolidated Planning process and the result was a Continuum of Care delivery system that identified the gaps in services and worked toward meeting those needs. This involved the development of services ranging from emergency shelter to psychological services, drug and alcohol rehabilitation, services for the disabled, and transitional housing.

One event that has heavily impacted the City over the last few years is



Crisis Center will offer family shelter, family transitional housing, transitional housing for victims of domestic violence, and youth transitional housing.

closing of the Long Beach Naval Station. Surprisingly, this has also created an opportunity. Through the Naval Reuse process, decommissioned Naval property was made available and programs addressing the homeless population were given high priority for use of this property. This resulted in the development of the Villages at Cabrillo, a 26 acre site on the former Cabrillo Savannah Naval Housing Facility. After a public hearing process, the site was awarded to L.A.VETS (a joint venture between non-profit and for-profit entities) to develop a residential, planned community that will include a comprehensive array of services for homeless veterans and other homeless people.

L.A.VETS will work with the Long Beach VA Medical Center and other local agencies to provide clinical services and job development that will assist the residents to successfully reintegrate into society. The Salvation Army, Catholic Charities, Women's Shelter, and 1736 Family

Los Angeles Veterans Initiative will coordinate services for homeless veterans.

Long Beach City College will establish a satellite campus on site to offer a variety of classes in skills and job training to the entire community. Comprehensive Child Development will establish a child care facility that will relieve families of this burden and ease their access to jobs, training and educational opportunities. Adjacent to the Villages will be Cabrillo High School and Middle School, the Department of Labor's Residential Job Corp, and the CSULB Research and Development Park. All of these entities combine to form a potent center for learning and renewal.

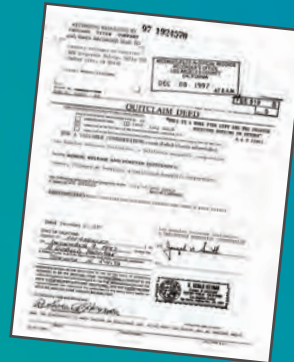
The cooperation between the city, the federal government, the non-profit and for-profit sectors has resulted in a unique and innovative project that will undoubtedly be a model for the provision of homeless services in other parts of the country.

Business Journal  
June 3-16 97

1998

## NEW COLLABORATORS

- Cantwell-Anderson (private developer), LA VETS (now U.S.VETS), and city officials bring together collaboration of agencies to advocate for a community benefitting homeless population in Long Beach.
- Under the leadership of Carrie Hawkins, Century Housing invests more than \$13 million. Villages at Cabrillo property quitclaimed to CVC.
- New collaborators join.



## COMING TOGETHER

LA VETS initiates monthly service provider meetings, now known as Villages at Cabrillo Collaborative (VACC). Current U.S.VETS president Steve Peck remembers this as a “grass-roots effort to craft a common vision, ensure cooperation rather than competition in the funding process.”



VACC meeting circa 2012



1999-  
2000



## THE VILLAGES OPENS

- The city opens the Multi-Service Center in 1999, designed to provide one-stop access to resources for those experiencing homelessness in Long Beach.

- After opening late 1999, the Villages is fully operational and on-site partners are in place, forming a continuum of care for homeless Veterans and families.

- Affordable housing development Long Beach Savannah Housing, an adaptive reuse of the former naval housing stock, is completed.



CVC Grand Opening, Dec. 14, 1999





2004

## CASA DE CABRILLO OPENS

Casa de Cabrillo opens in the fall, providing true independent living accommodations to 200 formerly homeless Veterans, marking a dramatic improvement in care available to residents and doubling the number of Veterans served.



Governor Schwarzenegger speaks at Grand Opening



2006

## BETHUNE CENTER OPENS

Thanks to a significant investment by Supervisor Knabe, the Bethune Center is opened. Operated by Long Beach Unified School District, the program provides resources and referrals to children experiencing homelessness across the district.

The center was named in honor of Mary Bethune, an educator, humanitarian and civil rights activist whose statue proudly stands in Statuary Hall at the Capital building in Washington D.C.



2007

## OASIS COMMUNITY CENTER OPENS

In collaboration with Cal State Long Beach, the Oasis Community Center opens as an on-site resource center providing drop-in services to adults and children living at CVC.



Master Plan 2.0, adopted 2006





2008

## FAMILY COMMONS OPENS

In partnership with the City of Long Beach, and working with PATH as the designated service provider, CVC develops the Family Commons at Cabrillo, providing 80 homes for families.



Family Commons groundbreaking, 2006



2009

## KNABE EXCHANGE OPENS

With an integral investment by Supervisor Knabe, the Knabe Exchange opens. The project entailed a complete renovation of the old Navy Exchange building that had fallen into disrepair. It is now home to U.S.VETS and their commercial kitchen, dining hall, and Cabrillo Canteen, a small convenience store.



2010 -



2012

## ELIZABETH ANN SETON RESIDENCE EXPANDS

CVC completes development of a new emergency shelter for families at the Catholic Charities' Elizabeth Ann Seton Residence to better meet the needs of a growing population.

From top: Master Plan 3.0 adopted 2010, Inaugural Social Impact Report, Executive Director Statement of Support





2015



2017

2018

## CABRILLO GATEWAY OPENS

Cabrillo Gateway, with the support of project-based vouchers from the Housing Authority of the City of Long Beach and funding from the County of Los Angeles and the Federal Home Loan Bank of San Francisco, provides 80 permanent supportive homes to families.



Cabrillo Gateway, before

## ANCHOR PLACE OPENS

Anchor Place provides dignified and service-enriched living quarters to 120 households, including Veterans and families. It was an inaugural awardee of State cap-and-trade funding which has enabled the development of a transit hub on River Avenue and is now a new terminus to several Long Beach Transit lines.



Anchor Place, before

## A PLAN FOR THE FUTURE

- Following a multi-year engagement process, CVC adopted a new Master Plan. With the goal of enhancing the Villages, this roadmap contemplates what the next 20 years might look like at the Villages. It is in the process of being converted into a formal entitlement document with the City of Long Beach.



Master Plan 4.0 (courtesy of City Fabrick)



## VETERANS MURAL COMPLETED

- Located on the east wall of the Knabe Exchange, the Veterans Mural was created by Art Mortimer and utilized hundreds of volunteers and volunteer hours to complete. It featured symbolisms honoring The Villages' military history, resident Veterans, and others nationwide.

## CELEBRATING 20 YEARS OF BUILDING COMMUNITY GALA

- The Villages and its many collaborative partners and key stakeholders celebrated 20 years of building community with a festive gala in downtown Long Beach. The event recognized three important honorees whose actions over the years have made the Villages possible: Founding Century Board Member Carrie Hawkins, former Mayor Beverly O'Neill, and former 4<sup>th</sup> District Supervisor Don Knabe.



CVC's Master Plan is certified under the LEED for Neighborhood Development program, demonstrating our commitment to a more sustainable future at the Villages.

## TIM O'CONNELL SCHOLARSHIP FUND ESTABLISHED

The Tim O'Connell Scholarship Fund was founded in recognition of Tim O'Connell's legacy as a tireless advocate for social justice. It is dedicated to providing higher education and military scholarship opportunities to students originating from Century's affordable housing developments throughout Southern California.



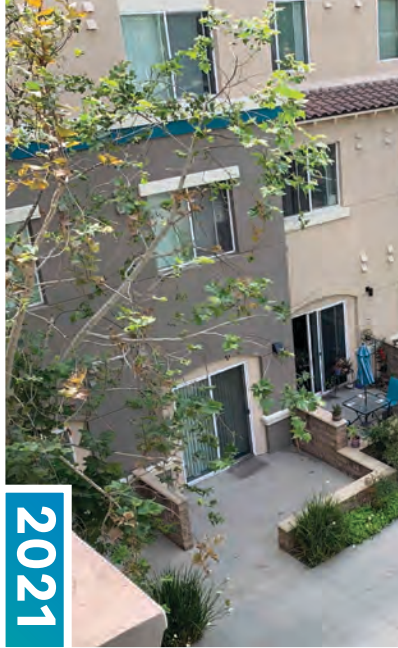


2020

## GOVERNOR NEWSOM TOURS CVC

Gov. Gavin Newsom toured the Villages as part of his campaign to enlist cities in the fight to end the housing crisis, praising the city's and CVC's efforts. Following the tour, the Governor also met with residents to hear how the Villages have impacted their lives.

Governor Newsom (lf) with CVC Executive Director Steve Colman and CVC President Brian D'Andrea (far rt).



2021

## PLAZA DE CABRILLO REHAB WORK COMPLETED

All 204 units of CVC's Plaza de Cabrillo, built in 2004 as Casa de Cabrillo, received an upgrade. Renovations include major structural improvements to plumbing and fire control systems, added ADA-compliant units, updated kitchens, community spaces, and external beautification and landscaping.



Plaza de Cabrillo, before



2022

## THE COVE CONSTRUCTION BEGINS

The Cove will replace three buildings from Long Beach Savannah Housing (LBSH). Residents of LBSH were moved into the newly renovated Plaza de Cabrillo. With 90 single occupancy studios, The Cove will have community and classroom spaces, and a bike repair shop that will benefit the larger Villages community.



The Cove groundbreaking, 2022





THE FUTURE

## THE VILLAGES

will always be a place of creation, where life begins anew, as the Tongva believe. CVC will continue to expand and grow, working with its partners to end homelessness and creating new opportunities for transformation in the lives of many.

# AWARDS

WE'RE  
HONORED  
TO BE  
RECOGNIZED  
FOR THE  
WORK WE DO



**BEST AFFORDABLE  
HOUSING COMMUNITY**  
Anchor Place, 2018

- **2019 LABC Community Impact Award**, For Century Housing's efforts in Alleviating LA County's Housing Crisis
- **2019 Affordable Housing Tax Credit Coalition**, Charles Edson Tax Credit Excellence Award (Anchor Place) for Metropolitan Housing (population more than 300,000)
- **2019 AIA HUD Secretary Award**, In recognition of design excellence, including sustainability, affordability, innovation, integration of natural and built contexts, and satisfaction of specific client needs
- **2018 SCANPH Homes Within Reach Award**, Permanent Supportive Housing (Anchor Place)
- **2018 Los Angeles Business Council Architectural Award, Housing** (Anchor Place)
- **2018 AIA – Los Angeles Architectural Award**, Affordable Housing (Anchor Place)
- **2018 PCBC Gold Nugget Award**, (Anchor Place) Best Affordable Housing Community (30 to 60 du/acre)
- **2018 NAHB Multifamily Pillars of the Industry Award**, (Anchor Place) Best Affordable Apartment Community (Over 100 Units)
- **2017 Tax Credit Excellence Award**, Green Housing (Cabrillo Gateway), Affordable Housing Tax Credit Coalition
- **2016 Grand Award**, Best Affordable Housing Community (Cabrillo Gateway), Golden Nugget
- **2016 Award of Merit in Opportunity & Empowerment**, Los Angeles Chapter of the American Planning Association



With Anchor Place already LEED Platinum certified, CVC plans to expand our sustainable vision to the rest of the campus with the assistance of Global Green and the USGBC. The LEED Neighborhood Development (LEED-ND) certification will insure that the Community Plan guides a future, more sustainable CVC.



**TAX CREDIT  
EXCELLENCE AWARD**  
Cabrillo Gateway, 2017



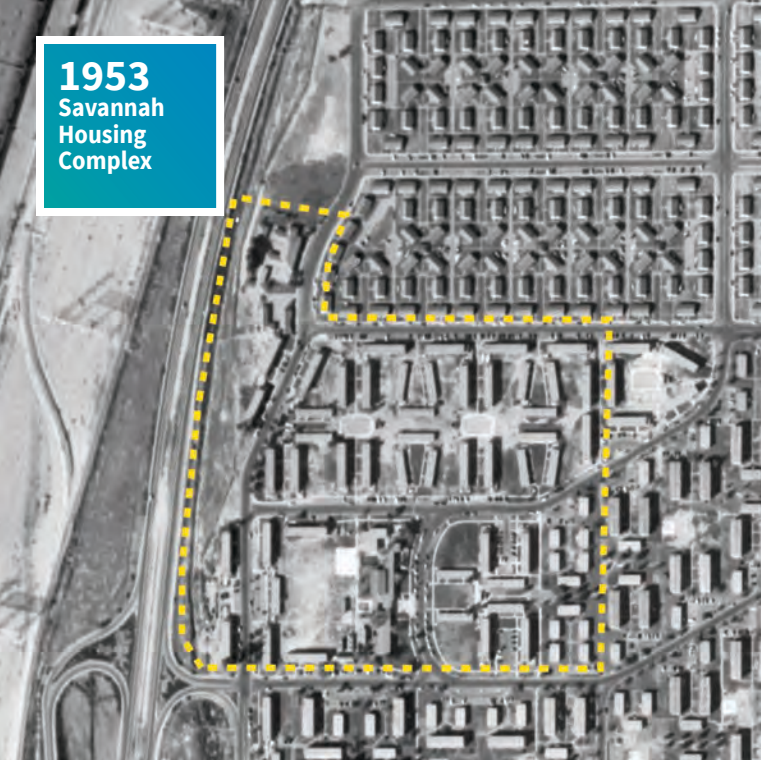
**AFFORDABLE HOUSING  
PROJECT OF THE YEAR**  
Family Commons, 2009

- **2016 Non-Profit of the Year**, Green Education
- **2016 Architectural Award, Housing**, Los Angeles Business Council
- **2016 Coolest in LA**, Climate Resolve
- **2015 Land Project of the Year**, American Society of Civil Engineers, Los Angeles Section
- **2015 Recognition of Excellence Award**, HUD
- **2014 Silver Seal Award for Excellence in Neighborhood Newsletters** for The Village Anchor, Neighborhoods USA
- **2012 Planning Achievement Award for Advocacy, Social Change, and Diversity**, California Chapter of the American Planning Association
- **2012 Social Change and Diversity Planning Award**, Los Angeles Chapter of the American Planning Association
- **2009 Affordable Housing Project of the Year** (Family Commons at Cabrillo), Apartment Association of California Southern Cities
- **2009 Tax Credit Excellence Award for Special Needs Housing** (Family Commons at Cabrillo), Affordable Housing Tax Credit Coalition
- **2004 Tax Credit Excellence Award for Special Needs Housing** (Casa de Cabrillo), Affordable Housing Tax Credit Coalition
- **2001 Tax Credit Excellence Award for Special Needs Housing** (Long Beach Savannah Housing), Affordable Housing Tax Credit Coalition
- **2000 Design Awards: Building For The New Millennium Award** (Long Beach Savannah Housing), Long Beach Department of Planning and Building

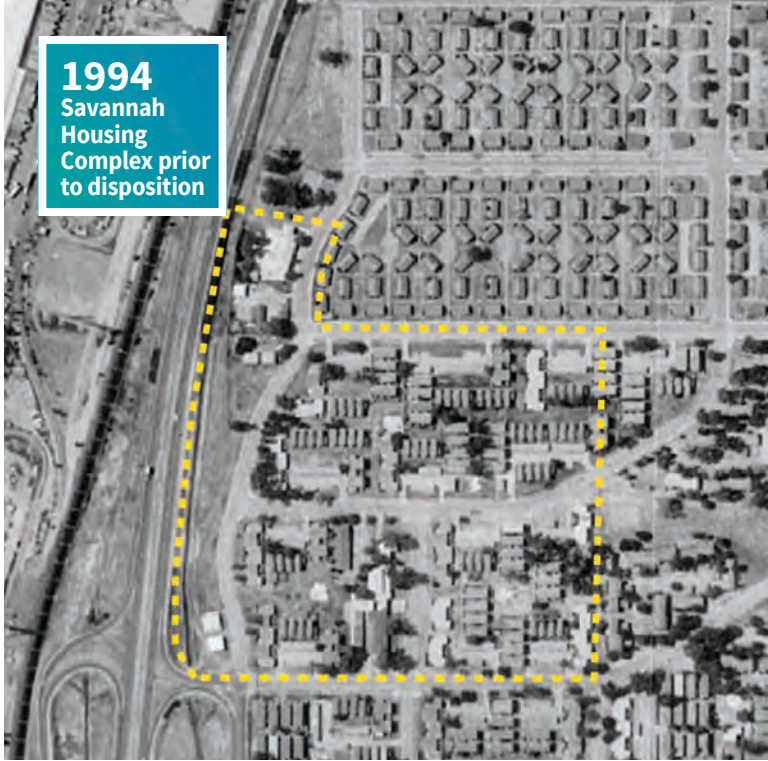




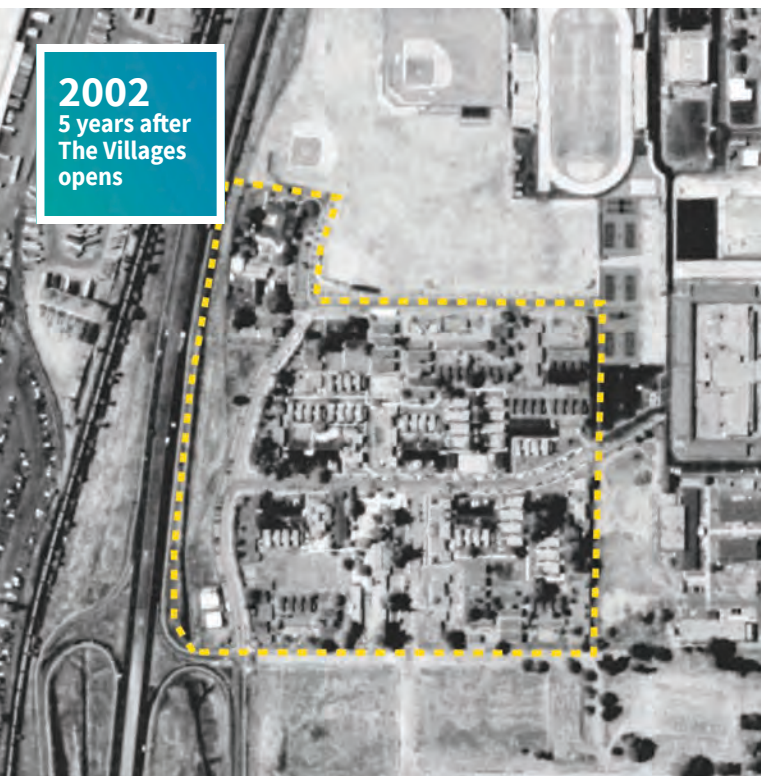
**1953**  
Savannah  
Housing  
Complex



**1994**  
Savannah  
Housing  
Complex prior  
to disposition



**2002**  
5 years after  
The Villages  
opens



**2012**  
The  
Villages  
Expands







# AERIAL VIEW HISTORY

of The Villages at Cabrillo

**2022**  
The  
Villages  
today



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**Congratulations to the Villages at  
Cabrillo on 25 years of collaboration  
and providing homes and supportive  
services to those in need.**



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### CARO PIEROTTO

Caro Pierotto gave up a successful but unfulfilling business-oriented lifestyle for music. Inspired by her Brazilian roots, she formed ‘Marbella,’ her Singer/Songwriter debut project. Her first album, ‘Volta ao Mundo,’ was produced by Grammy Winner Alberto Lopez. Released in 2013, it became a favorite at KCRW and made the Grammy ballot in 2014. She has toured internationally, worked with world renowned producer Pharrell Williams, and was featured on Tom Schnabel’s renowned playlist ‘Rhythm Planet’. Her latest releases, ‘In English’ and ‘Em Português’ was produced by Latin Grammy nominated Grecco Buratto and mixes Pop, Bossa Nova, Samba and Reggae. Caro is currently working on a soon-to-be released Samba album that includes an all-star cast of musicians from LA and Rio.



### CHARLES JULIAN FEARING

Having performed, written, and/or produced over 250 gold, platinum and multi-platinum records, Charles is a multi-talented lead guitarist, vocalist, writer, producer, and arranger who has recorded sessions with industry legends such as Michael Jackson, Lionel Richie, Kenny Rogers, Johnny Mathis, The Crusaders, Nancy Wilson, Joe Cocker, Bonnie Rait, Tina Turner, and Celine Dion. His three-year tenure with Ray Parker, Jr. and Raydio as lead guitarist, vocalist and writer established him as a respected songwriter. He penned tunes with Barry Manilow, Barry White, Master P, Mercedes, and others, in addition to commercial jingles and movie/TV soundtracks. Charles always understood the power of being helped and helping others. For nearly a decade, he has taught disabled Veteran musicians, at-risk youth, and up-and-coming music professionals here at the Villages.



### AARON WINSTON HILLIER, DJ/A Night to Remember

A Night To Remember DJs was started by Aaron Hillier, Bobby Richardson and Jeff Shariat in 1997 while attending Rolling Hills Preparatory School. The trio separated when they attended different colleges, but DJ Aaron continued running the company at Cal Poly SLO and eventually at Long Beach State when he transferred there. Aaron graduated in 2004 with a BS in Business Administration with a concentration in Management Information Systems, and has continued to grow his already successful Mobile DJ business to the next level. With thousands of satisfied clients, A Night To Remember DJs continues to pave the way as a cutting edge Los Angeles Wedding DJ, MC, Lighting, and Photo Booth Company.

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Photo of Beachwood Apartments courtesy of Century Housing.

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U.S.VETS congratulates our partners  
**Century Villages at Cabrillo**  
on 25 years of building community!





## WHY WE EXIST...

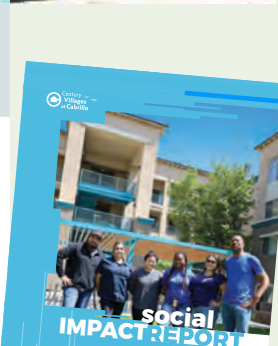
Homes are the cornerstone of a thriving and just society.

OUR VISION



# SOCIAL IMPACT REPORTS 2012-2022

The annual Villages at Cabrillo Social Impact Report represents the collective story of impact, both qualitative and quantitative, across our universe of service providers in any given year. In 2022, we published our 11<sup>th</sup> issue, beginning another decade of setting the bar above and beyond our past efforts.







## HOW WE BEHAVE...

Our word is our currency. We do what we say and we do it right.

Our action is our trade. We set goals, we work tirelessly, we measure our activity, and we own our work.

Our table always has room. We welcome input and are collaborative in our decisions and actions.

We are marathoners. We take the long view in our actions, investments and initiatives.

We care. We listen and treat residents, colleagues and clients with respect, dignity, and compassion.

We are avid learners. We are always innovating, forever curious, and never satisfied.

We are trustworthy. We are prudent stewards, thoughtful risk-takers and responsible investors.

OUR VALUES

CONGRATS TO CENTURY VILLAGES AT  
CABRILLO ON 25 YEARS OF PROVIDING  
HOMES AND HOPE



WE'RE PROUD TO SUPPORT  
CENTURY VILLAGES AT CABRILLO.  
CONGRATULATIONS ON  
25 YEARS OF SUCCESS!



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CENTURY VILLAGES  
AT CABRILLO  
ON 25 YEARS  
OF WORKING TO  
BREAK THE CYCLE  
OF HOMELESSNESS



THOMAS SAFRAN & ASSOCIATES

ANSER  
ADVISORY

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CABRILLO ON  
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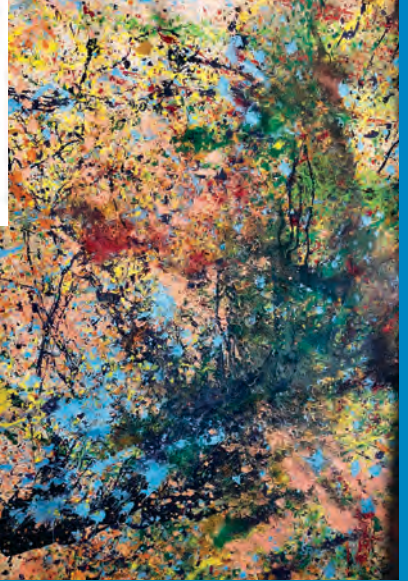
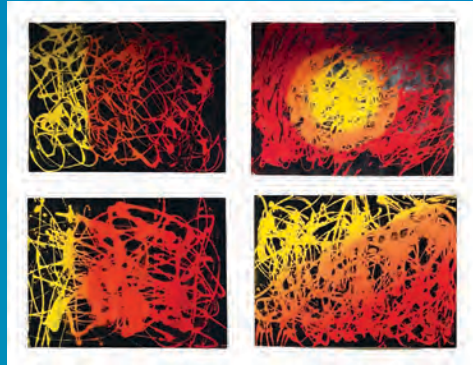
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Thank You  
**Century Villages at Cabrillo**  
for improving the lives of so many people and the  
local community over the past 25 years!

We are proud to serve you.

**Greg Stenzel, Linda Campbell and the rest of your EPIC Team**

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# MAKING A DIFFERENCE

While walking along the ocean, a young man noticed that thousands and thousands of starfish have washed ashore. Further along, he sees an old man, walking slowly and stooping often, picking up one starfish after another and tossing each one gently into the ocean.

“Why do you bother,” the young man scoffed. “You can’t possibly save them all. Even if you work all day, your efforts won’t make any difference.”

The old man listened calmly, and then bent down to pick up another starfish and threw it back into the ocean. Turning back to the young man, he said:

*“IT MADE A DIFFERENCE TO THAT ONE.”*



YOUR SUPPORT MAKES A DIFFERENCE TO THE  
LIVES OF EACH OF OUR RESIDENTS

THANK YOU!



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