



CENTURY

Financing Affordable Housing Is Our Mission

LENDING MATTERS

LENDING MATTERS 25,000 TIMES

We are almost 20 years old! Just months ahead of another milestone anniversary, Century is getting introspective about its accomplishments. Have we had the impacts we aspire to in our mission? Have we adjusted to industry trends and changes like the recent loss of significant government funding? Have we delivered on the promise made to taxpayers when Century became California's only government agency to be converted to a private nonprofit?

We are waiting until next year's annual report to sum everything up, but so far it's looking like there will be plenty we, along with our developer clients and investment partners, should be pleased about. **Having financed 1,782 units in 2014, Century can already take credit for more than 25,000 new affordable homes** resulting from our lending activity. And we are positioned to keep building on that momentum. 2014 was **Century's most financially successful year, exceeding the previous year's record-breaking loan originations total by 20 percent.**

Yet, California still faces a shortage of about 1 million apartments affordable to working families, veterans, seniors, and others in need

of assistance¹. Jobs brought in by technology companies like Google and Apple are doing more to raise average rents than to increase the income of the average household. According to Zillow, renters in Los Angeles pay about 48 percent of their income for shelter, the biggest share of any major U.S. city. What more can we do?

Until we have a better idea, we are going to keep financing the preservation and construction of affordable housing. In San Francisco, we teamed up with Freedom West Corp. to preserve 192 family homes. Jamboree Housing is bringing 144 affordable units to San Jose with the help of Century and the Golden State Acquisition Fund. Throughout Southern California, infill developers like Shlomi Assis are serving low- and moderate-income residents thanks to our financing.

Before we turn 20, we will build on our prior successes with the continued support of our clients and of our investors which have provided Century **more than \$250 million in lending capacity.** With **1,876 more construction jobs created just last year,** we will continue to build businesses and careers which generate growth for California's economy. Finally, with your help,

we will build the relationships and the support needed to keep building the most important thing we can: a place to call home.



Earl Fields
Chair, Board of Directors

A handwritten signature in black ink that reads "Earl G. Fields".



William G. Brennan
Vice Chair, Board of Directors

A handwritten signature in black ink that reads "William G. Brennan".



Ron Griffith
President & CEO

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

Century Board of Directors

William G. Brennan *Executive Director, California New Motor Vehicle Board*

Yvonne B. Burke *Mediator, Alternative Resolution Centers*

Earl G. Fields *principal, egp & associates*

Carrie Hawkins *Principal, Herbert Hawkins Company*

R. Steven Lewis *Principal, Thinking Leadership*

Daniel B. Lopez *Principal, Daniel B. Lopez and Associates*

Alec G. Nedelman *General Counsel, Structured Finance, iStar Financial*

Louise Oliver *Regional Operations Officer, Goodwill Southern California*

Kristina Olson *Ambassador, California Technology Council*

Darroch F. Young *Chancellor Emeritus, Los Angeles Community Colleges*

¹ California Housing Partnership Corporation, "How California's Housing Market Is Failing To Meet The Needs Of Low-Income Families"

FINANCIAL MATTERS

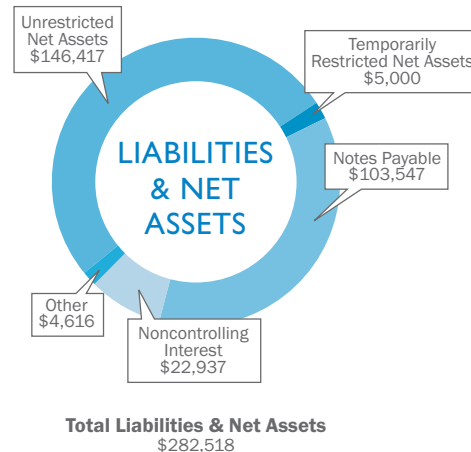
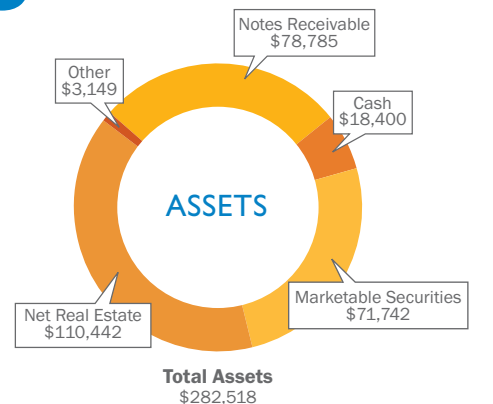
Select Financial Data (Dollars in Thousands) 2012 2013 2014

FINANCIAL POSITION

Total assets	\$218,438	\$244,927	\$282,518
Net Loans receivable	76,853	88,963	78,785
Cash & marketable securities	61,898	71,791	90,141
Net Real estate	77,063	81,423	110,442
Draws on lending credit lines	32,209	50,597	65,460
NET ASSETS			
Unrestricted net assets	134,478	141,688	146,417
Temporarily restricted net assets	5,000	5,000	5,000
Total net assets	139,478	146,688	151,417

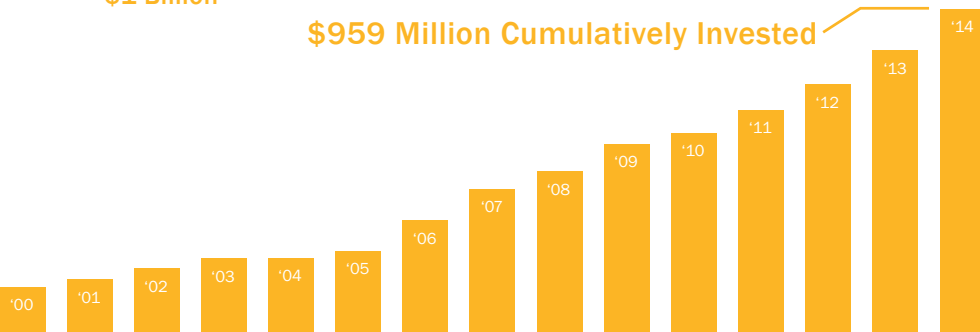
ACTIVITIES

Gross loan income	9,506	10,585	10,272
Financial investment income	5,824	4,364	2,356
Grants and contributions	476	340	658



\$1 Billion

\$959 Million Cumulatively Invested



MONTE VISTA GARDENS BLOSSOMS IN SAN JOSÉ

Developer Jamboree Housing has worked with Century before, but never at this scale.

The Irvine-based company has 25 years of experience and 67 projects under its belt, and has worked extensively throughout California. Still, few nonprofit affordable developers have the ability to acquire large preservation developments in the current hyper competitive market, and the recapitalization and preservation of 144 units in San José, required ambition and creative thinking by both parties.

Monte Vista Gardens represents the largest investment by Century to date, totaling \$27,455,000 in bridge financing with a loan-to-value of more than 93%, achieved with the help of the Golden State Acquisition Fund. As part of the recapitalization, 26 unrestricted market rate units will be converted to affordable rents at or below 60% AMI, and the property's amenities, including spacious community rooms and computer labs, will be upgraded beyond their original condition from 2001.

"Century was a great partner," said Laura Archuleta, President of Jamboree Housing Corporation. "They gave us an answer quickly and remained diligent throughout the expedited closing process, which is crucial to acquiring a project in today's market,"



REGAINING FREEDOM WEST

A large co-op in need of immediate repair will be revived through a partnership between Related California and the nonprofit owner, Freedom West Homes.

Freedom West sits two blocks west of San Francisco's City Hall, however the affluent setting has not prevented the 40-year-old property from showing its age. The majority of Century's loan will be used to address deficiencies, such as cracks in the hardscape and damaged entry doors and fencing. When completed, 382 apartments will be preserved with affordability maintained at or below 60% AMI.

"As a community-run nonprofit with a single affordable asset, we did not have a depth of knowledge in real estate financing, but Century's team provided solid guidance throughout the entire process." said Mohammed Soriano-Bilal, President of Freedom West Homes.

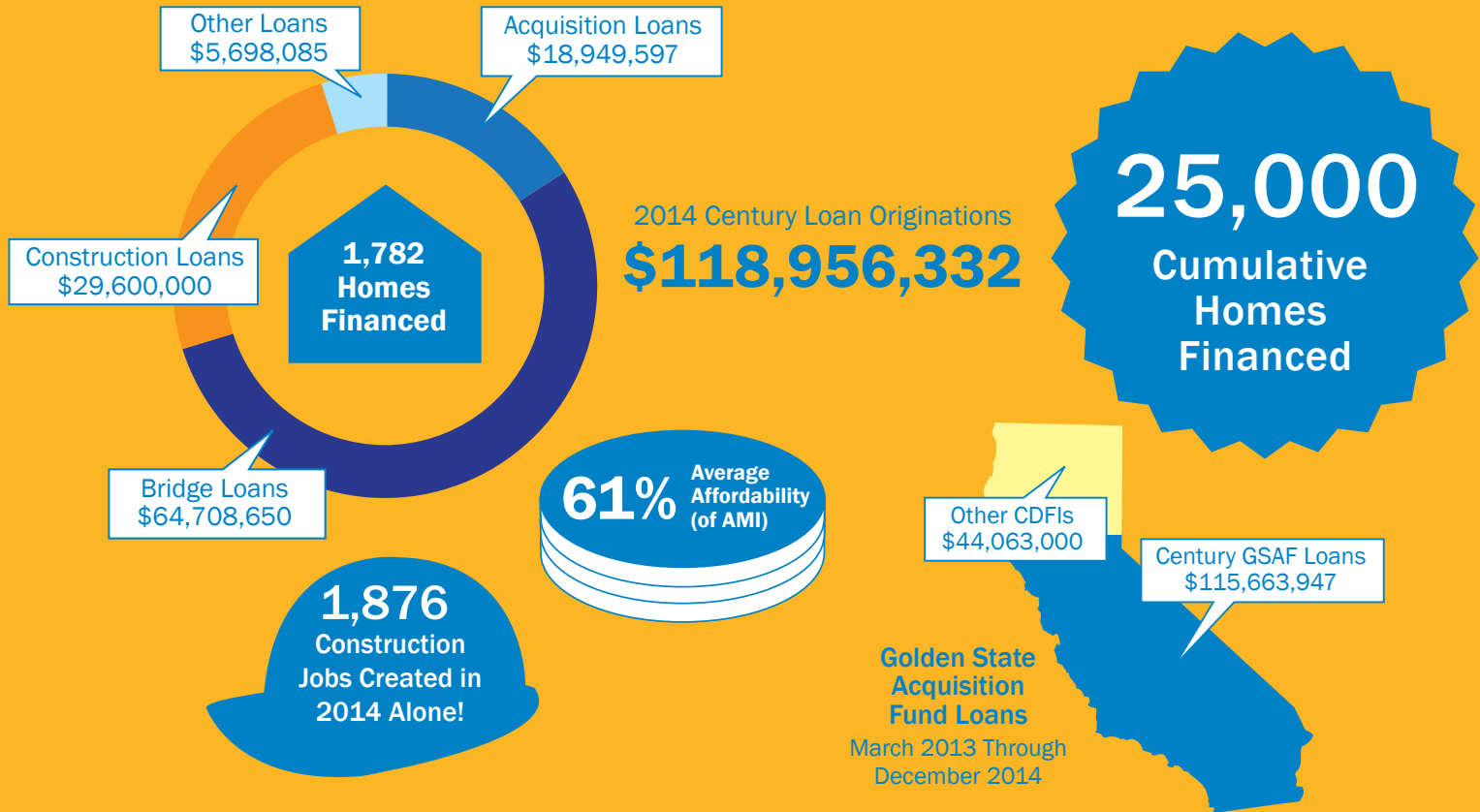
We look forward to seeing the transformation of Freedom West and are excited to be a part of the revitalization of San Francisco's cultural center.

"Century's financing was key to averting a foreclosure event for the nonprofit owner, creating time and opportunity to develop a longer term plan to sustain and preserve affordable housing for the residents into the future."

Bill Witte
CEO, Related California
Development partner for Freedom West Homes



2014 CENTURY LENDING





[Click to visit our website](#)

MISSION

Century invests in homes and communities so that low-income individuals and families may have a dignified living environment, achieve economic independence, and enjoy healthful and vital places to live and work.

VISION

Century believes that a just society provides safe, quality, and affordable housing for all.



CENTURY

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To request a printed version of this report
please email: marketing@centuryhousing.org

- 32 Century Loans In 2014
- 355 Century Loans Before 2014

See centuryhousing.org for a detailed map and additional loan information.



LENDING MATTERS TO...

...our investors

The Ahmanson Foundation
Bank of America
BBVA Compass
Calvert Social Investment Foundation
Charles Schwab Bank
Chase
CDFI Fund
Citibank
City National Bank
EastWest Bank
Fannie Mae
Federal Home Loan Bank
of San Francisco

GE Foundation
HSBC Bank USA
Housing Partnership Network
Hudson Housing Capital
John Hancock Realty Advisors
Los Angeles County Community
Development Commission
Low Income Investment Fund
Northrop Grumman
RSF Social Finance
San Luis Obispo Housing Trust
The Weingart Foundation
Wells Fargo Bank

...our developers

A Community of Friends
Abode Communities
Access Community Housing
Affirmed Housing Group
Al Leibovic
Alliance Property Group
Alternative Living For the Aging
AMCAL Multi-Housing, Inc.
American Communities
AMG & Associates, LLC
ANR Industries, Inc.
APEC
Blondy Development Company
Bogdan Zeljkovic

BRIDGE Housing Corporation
Chelsea Investment Corporation
City Heights Community
Development Corporation
Corporation for Better Housing
David Kleinman
DDCM, Inc.
The Danco Group
East LA Community Corporation
Foundation for Affordable Housing
Frank Shabestari
Freedom West Homes Corporation
GAPA, LLC
Gary Braverman
Gary Kleinman
The Hampstead Companies
Hassan Soltani
Hermandad Los Angeles EDC
Hollywood Community
Housing Corporation
Innovative Housing Opportunities
Jamboree Housing Corporation
Jonathan Lee
Jovenes, Inc.
KDF Communities
LA Family Housing
The Lee Group
Lennar Affordable Communities
The Life Group, Inc.
LINC Housing
Little Tokyo Service Center CDC
LOMCO
Many Mansions
Mayans Development
Menorah Housing Foundation
Meta Housing Corporation
Michael Heslov & Michael Roletti
NMS Properties, Inc.
Ocean Development
Operation Safe House, Inc.
Pacific Companies
Pacific Development
Consultants

Pacific West Communities, Inc.
Palm Communities
Para Los Niños
PATH
PATH Ventures
Payne Development, LLC
Phoenix Realty Group
Pheonix Development Company
Pico Union Housing Corporation
Prakash Chandran
Preservation Partners
The Related Companies
Retirement Housing Foundation
ROEM Development Corporation
RSS Development, Inc.
Severyn & Martha Aszkenazy
Shlomi Asiss
Skid Row Housing Trust
South County Housing Corporation
Spector Development Company, Inc.
SRO Housing Corp
Standard Development
Steadfast Companies
Thomas Safran & Associates
Urban Town, Inc.
Uzi Levy
Veloce Partners, Inc.
Vitus Group
Wakeland Housing
WNC Investment Partners
WORKS
Wyman Dunford
Yoram Hassid

...and to more than
25,000 families,
seniors, youth, and
veterans living in
Century financed
homes.

SHLOMI SAVES SYLMAR

One of the more neglected parts of the San Fernando Valley neighborhood of Sylmar is getting a welcome injection of affordable apartments thanks to a savvy partnership between like-minded developers.

Century's \$8,500,000 in construction financing went a long way in making this deal work without tax-credits or bonds, but it was the responsive service and attention from a dedicated loan officer that kept the development on track. "You guys understand this specific market and make it easy to get from underwriting to funding," said developer Shlomi Asiss.

"The quick turnaround, the draw process, everything just works."

As a result, 61 Sylmar families looking for an affordable home got their wish in mid-2015 and Shlomi Asiss has two new projects in the works with Century to provide for this underserved area.

