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VISTAS Newsletter

November 2012



Dear Jennifer,

Cabrillo Economic Development Corporation (CEDC) welcomes you to our first-ever e-newsletter! Through this new format, we are looking forward to sharing our stories and news with you, and keeping our planet "greener" by using less paper.

We continue to vigorously serve the community with homeownership and economic development services, and community engagement initiatives. We are proud to report that CEDC has achieved its ambitious goal of building four new affordable rental communities over the past year in Ventura, Oxnard and Piru. This is a first for CEDC in its 31-year history.



Successful 805 Youth Exchange Held at Oxnard College!

Our annual 805 Youth

You will also find information about the valuable programs we offer through our NeighborWorks® HomeOwnership Center, including the new CASH program and highlights of our community engagement activities. Spend a few minutes with us to see what we have been working on.

Don't forget to connect with us on Facebook, Twitter and LinkedIn to stay current.

Sincerely,

Jennifer Gordon
Communications Manager
Cabrillo Economic Development Corporation



A young attendee enjoyed the bounce-y house and popcorn at the Camino Gonzalez and Paseo de Luz grand opening.

Camino Gonzalez for Farmworker Families Opened in March

CAMINO GONZALEZ

On March 15th, 2012, 18 farmworker families moved into our Camino Gonzalez apartments in Oxnard. Residents expressed their sincere gratitude to CEDC at the grand opening for building these new homes at rents they can afford. These affordable homes ensure that the families who live there have enough income after rent to spend on other expenses and contribute to the local economy.

Exchange took place on October 12 at Oxnard College. More than 700 middle- and high-school students from Ventura County attended the event. The purpose of the event was to connect our area's youth with information about attending college or their next step after high school. The event focused on providing students with a simulated college experience and the opportunity to explore academic career paths through a series of workshops. Thanks to Oxnard College for being our co-sponsor!

[Read more...](#)

CEDC Mission Statement

To provide comprehensive housing services and community economic development activities, through a community building approach, that facilitate self-sufficiency for individuals and families who are most lacking in opportunity in Ventura and Santa Barbara Counties, and adjacent areas in Los Angeles County.

JOIN CEDC'S WORK

Contribute to CEDC's mission! If you would like to invest in our work, please send your tax-deductible contribution to:
Cabrillo Economic
Development Corporation
Attn: Contributions



Camino Gonzalez in Oxnard

Youth and Elders Create a Beautiful Intergenerational Mural



Villa Cesar Chavez youth leaders challenged preconceived notions about youth culture and values through an intergenerational mural project. The goal was to bring together generations, crossing age boundaries to nurture relationships at Villa Cesar Chavez in South Oxnard. The project

702 County Square Drive
Ventura, CA 93003.
Contributions to Cabrillo Economic Development Corporation (CEDC) qualify as charitable deductions for income tax purposes and may help to reduce tax liability. An attorney or financial advisor can provide tax information specific to your situation.

Or go to CEDC's website to make an [online donation](#).



CEDC's NeighborWorks® HomeOwnership Center

Our HomeOwnership Center provides the following services, many of which are free.

Affordable homeownership education and counseling

- Foreclosure prevention counseling
- Homeownership pre- and post-purchase education and counseling
- Mortgage lending services
- Youth financial education

Call for more information 805.659.6868 or visit our [website](#).

CEDC CONSTRUCTION SERVICES

Did you know that CEDC is a licensed general contractor

included leadership training for youth, dialogue circles, mural art workshops and mural development. The project, completed in Summer 2012, helped adults to increase their understanding of the youth perspective and helped youth to learn about what it means to make a living as an immigrant farmworker in the United States. The physical manifestation of the year's work is expressed in a creative, communally designed intergenerational public art piece that depicts a caring and respectful adult/youth connection. The project was made possible through the caring mentorship of Arts for Action staff and community volunteers who dedicated hundreds of hours to this work. CEDC expresses its gratitude to the Social Justice Fund, Reiter Affiliated Companies, and NeighborWorks® America for funding that supported this project.

PASEO DE LUZ OPENED IN JUNE FOR INDIVIDUALS WHO HAVE MENTAL ILLNESS



Paseo de Luz in Oxnard

Paseo De Luz is a very special community of 25 rental homes in Oxnard for very low income adult residents who have mental illness. CEDC held the grand opening for this community and its residents in June.

The Paseo De Luz development is now home to 24 adults with mental health disabilities and one on-site manager.

Paseo De Luz is Cabrillo's first HUD Section 811 project which provides special Federal financing to build homes for adults with disabilities. CEDC partnered closely with Ventura County Behavioral Health (VCBH) which recommended individuals to CEDC's Property Management Division for residency in the community. VCBH is providing services and working closely with residents at the property.

According to several residents at Paseo de Luz who spoke at the grand opening, their new homes are "a dream come true," and they are appreciating all the work that went into bringing these homes to the

and is now available for outside projects?

Contact John Matthews, Director of Construction at 805.659.3791 x.209. Or e-mail him at: jmatthews@cabrilloedc.org.

AFFORDABLE RENTAL APARTMENTS AVAILABLE

CEDC has 22 affordable rental communities across Ventura County. To see more about these properties and for rental information, including applications, visit our [website](#).



A young resident waters the brand new community garden at Azahar Place.

CEDC RECEIVES LEED CERTIFICATION FOR AZAHAR PLACE

CEDC received word from the United States Green Building Council that it has received the highest "green" award possible for its Azahar Place community -- the LEED® for Homes Platinum level of certification. LEED, which stands for Leadership in Energy and Environmental Design, is a green home

community.

AZAHAR PLACE OPENED FOR LOW-INCOME RESIDENTS IN VENTURA



Azahar Place in Ventura

Azahar Place is an apartment community that CEDC opened in June for low-income residents and farmworkers located in east Ventura. The development has 60 apartments and a community building, and soon will also have a park. All of the apartments have high-efficiency features, garages, and all except the one-bedroom apartments are split-level, townhome style. It also just received LEED certification. See story in adjacent column.

One of the residents offered to share her story with us: Sonia Fino-Duran, a mother of two, works in Human Resources in a local business in Oxnard, but recently could only afford to rent a room in a friend's house. From the moment she saw the model unit at Azahar Place with her kids, Sonia could see a noticeable difference in her family. "I didn't realize how unhappy my 14-year-old son had been until we came here and saw him happy for the first time," she said. Sonia's son is in his school's Gifted and Talented Education (GATE) program, but since the family previously had been sharing one bedroom, his grades had been slipping. "He was an eighth grader and didn't get to graduate with the rest of his class," said Sonia. However, she believes that by moving into Azahar, her son will have his own space again to study and will be able to raise his grades. In the future, Sonia plans on saving enough money because of the affordable rent at Azahar Place, so she can buy a house.

certification program that rewards homes that are designed and built to be energy- and resource-efficient, and more healthy and durable for the occupants. LEED-certified homes complete a technically rigorous process that often includes a home energy (HERS) rating and onsite inspections to verify that the home is built to be energy and water efficient, environmentally sound, and a healthier place to live.

Transforming Lives, One Neighborhood at a Time



Building Affordable Homes, Changing Lives

In honor of CEDC's 30th anniversary last year, we created a video that tells the story of residents who live at CEDC's Meta Street Farmworker Family Apartments in Oxnard and how they literally transformed their neighborhood. It just demonstrates how a small group of people can make positive change with a lot of belief in themselves and their neighbors, and a little hard work. It shows how CEDC is assisting in neighborhood

CEDC CELEBRATED THE GRAND OPENING OF VALLE NARANJAL IN SEPTEMBER



Valle Naranjal in Piru

Valle Naranjal is a farmworker community in the scenic and quiet town of Piru in the Santa Clara River Valley. The development is situated on a historic farmworker labor campsite built in the 1950's. The 8+ acre development includes an exhibit documenting the history of the labor camp and the agricultural legacy of the area, 66 affordable homes, 2 basketball courts, and a soccer field.

In June, the first wave of new residents moved into their new apartments at Valle Naranjal and we celebrated the community with a grand opening on September 29. There are still a few apartments available for farmworkers who are interested in renting. Please contact the property manager at: 805.521.1009.

Our NeighborWorks® HomeOwnership Center Serves the Community with a New CASH Program

We have a lot of exciting programs going on in our HomeOwnership Center (HOC)! Here's the Scoop...

transformational change. Click on the photo and check it out!

CEDC's Board of Directors

CEDC Executive Officers

David Rodriguez - President

Debora Schreiber - Vice President, Program Services Committee

Stephen Boggs - Vice President, Real Estate Development Committee

David Sabedra - Treasurer

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The "Creating A Stable Home" program is a financial coaching program available for adult residents of Ventura and Santa Barbara County interested in learning to save money for a successful future. In July, the HomeOwnership Center (HOC) held a mandatory orientation meeting for those who were interested. The first 20 who applied, received the year-long program of financial coaching services valued at nearly \$3,000 for FREE.

This program already has been successful. Karin Krist, a single mother living in an affordable home and who is participating in the CASH program, let us know how beneficial the program has been in her life: "Being a single mother, I only have *me* to figure it all out. CASH was a way for me to communicate with other people about my goals and finances. [The financial coaches] let me know that I'm on the right track, and that it's doable to get good credit. They give me the tools to do what I want to do in life. They have taught me how to build my credit and save for a house. They helped me realize I can be a homeowner one day, so I can always have a place for my daughter. My home will always be her home."

About Cabrillo Economic Development Corporation

CEDC is a private non-profit community development corporation that provides comprehensive housing services, through a community building approach, in Ventura and Santa Barbara counties, and adjacent areas in Los Angeles County. Since its incorporation in 1981, CEDC has built 1,634 affordable for-sale and multi-family rental homes, and manages 973 affordable rental units. CEDC's NeighborWorks® HomeOwnership Center has assisted more than 817 families into home ownership through education, counseling, and lending services since 2004. This includes more than \$110 million in first and second mortgage financing and down payment assistance. CEDC is a chartered member of NeighborWorks®, a national network of more than 235 community development and affordable housing organizations. This year marks CEDC's 31st year of operation.

Cabrillo Economic Development Corporation

702 County Square Drive
Ventura, California 93003

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