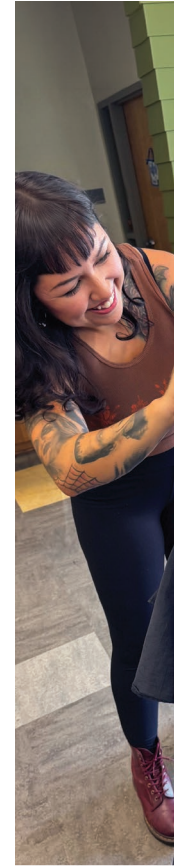


2025 / 26 Century Villages at Cabrillo

SOCIAL IMPACT Report



Century Villages at Cabrillo provides affordable housing, supportive services, and property management that help residents thrive. Through Century Oasis Residential Services and Century Villages Property Management, these services extend beyond CVC to other Century communities, supporting residents' housing stability, health, and financial well-being.



GEORGE FOUND A NEW HOME AT THE COVE, a community for veterans at CVC. In 2025, the Army veteran was focused on recovering from health challenges, staying engaged through volunteer work, and looking ahead to returning to his career in compliance and training.

DEAR FRIENDS AND SUPPORTERS,

Welcome to the 15th edition of Century Villages at Cabrillo's Social Impact Report. It's a true honor each year to reflect on the impact our work makes, which is always our driving force.

As we hear time and again from residents, the Villages provide so much more than housing alone. Century Villages at Cabrillo (CVC) is truly a community, one that gives residents the trusted resources they need to thrive for the long term. Throughout this report, you'll learn how we are succeeding in this mission—which is due to the tireless commitment of our staff, resident services providers, volunteers, and community partners.

In 2025, we expanded our reach. As the flagship residential community of Century Housing, CVC is proud that our unique model of collective impact is one that Century continues to expand to housing communities throughout Southern California. We know that it takes a village—and we are so grateful that our village of supporters keeps growing.

With thanks,



Kimberly Wee, M.A.
Executive Director
Century Villages at Cabrillo

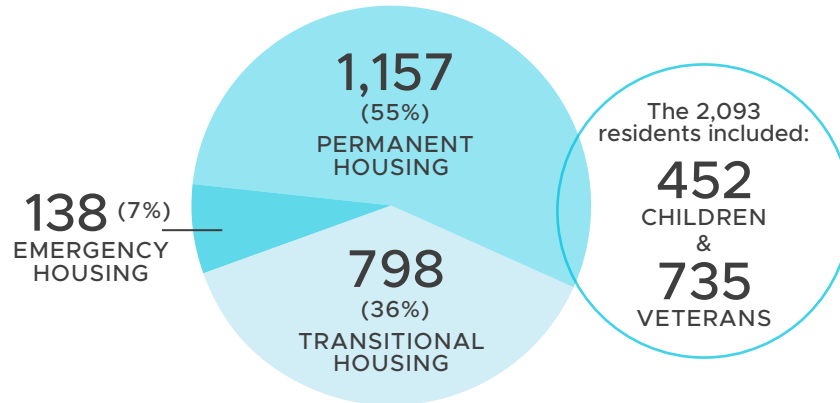
OUR IMPACT

As of December 31, 2025

TOTAL RESIDENTS

lived at the Villages throughout 2025:

2,093



HOUSING STABILITY

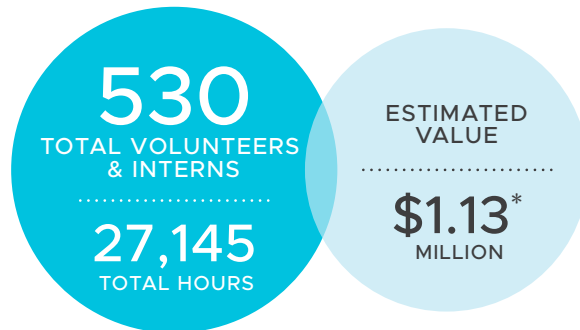
of residents

99%
REMAINED HOUSED
AFTER SIX MONTHS

98%
REMAINED HOUSED
AFTER ONE YEAR

COMMUNITY SUPPORT

in 2025



*The value of this intern and volunteer work as estimated by The Independent Sector, a network for nonprofits, based on a rate of \$41.75 per hour in California (2025 rate).



CENTURY OASIS RESIDENTIAL SERVICES TEAM hosted a holiday card-making activity at the annual Winterfest.

RESIDENT EXPERIENCE

AT CENTURY VILLAGES AT CABRILLO

Century Villages at Cabrillo brings together housing, supportive services, and community partners in one place to help residents thrive. This integrated approach creates opportunities for stability, connection, and long-term success. Survey results* offer insight into the experiences of residents at the Villages.

RESIDENT EXPERIENCE

93% say they are treated with dignity and respect by case managers

92% say they are treated with dignity and respect by property management

86% say the grounds are well maintained

84% report being happy living at CVC

*Based on a voluntary spring 2026 survey of adult CVC residents.

"This community has been very helpful to my recovery."

— Anonymous CVC resident



RESIDENT ENGAGEMENT

Residents actively connect with a range of services and resources, both on and off campus:

55%
USED ON-SITE
CASE
MANAGEMENT

32%
ACCESSED
MEDICAL CARE

30%
ACCESSED
BEHAVIORAL
HEALTH
COUNSELING



OASIS PARTICIPANTS cultivate wellness, connection, and community through a hands-on gardening class.

"It feels like a real community here. Don't be afraid to talk with staff—they really help!"

— Anonymous
CVC resident

At Century, we are honored to connect military veterans experiencing homelessness to stable homes. For Crystal, a former Army combat engineer, moving into The Cove at Century Villages at Cabrillo (CVC) in 2025 marked a transformational new chapter.

Crystal returned to civilian life just as the COVID-19 pandemic hit. Her job and savings quickly disappeared, and with no family to lean on, she spent the next five years living in her car. "That hopelessness takes over," she recalled. "I just lost my spark."

Everything changed when Crystal received the keys to her new apartment. "I put that key in the door, and I think I sat by myself and cried for a good 30 minutes," she said. "It was a good feeling."

At The Cove, CVC's newest building for veterans, residents have access to supportive services and community amenities, from case management to gardening and cooking groups and a basketball court—Crystal's favorite.

Today, Crystal has a steady job, is building her savings, and is pursuing her education and a new career. Reflecting on her journey, she said, "I found my strength again."

HOPE AND RESILIENCE AT THE COVE



CRYSTAL CONNECTS WITH HER CASE MANAGER, one of the supportive resources available to residents at CVC.

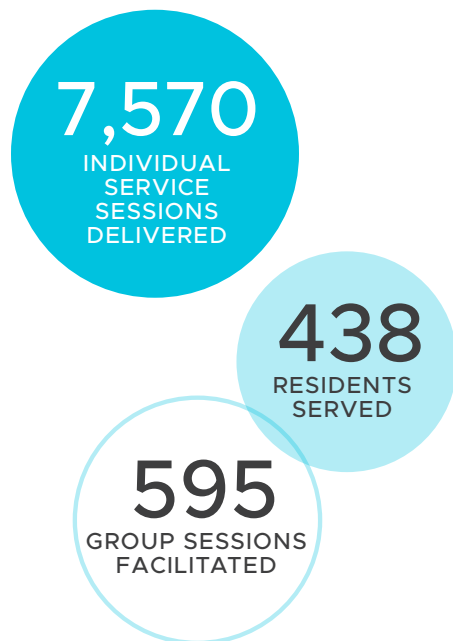
OUR IMPACT GROWS

The success of CVC's collective impact model and its integration of property management and resident services have helped shape Century's work in other communities. As Century grows, it remains committed to delivering high-quality support and creating positive experiences for the people who call these communities home.

Oasis provided services to residents at Century communities throughout Southern California:

- Century Villages at Cabrillo (Long Beach)
- Beachwood Apartments (Long Beach)
- Woodbridge Apartments (Long Beach)
- The Moonstone (Redondo Beach)
- The Banning (Wilmington, Los Angeles)
- Florence Morehouse (South Los Angeles)
- Costa Mesa Village Apartments (Costa Mesa)

2025 Century Oasis Residential Services HIGHLIGHTS



Residents at Century's integrated communities reported positive experiences in a 2026 survey*, **with more than nine in 10 respondents saying they are happy living in their community and are treated with dignity and respect by property management and service provider staff.**

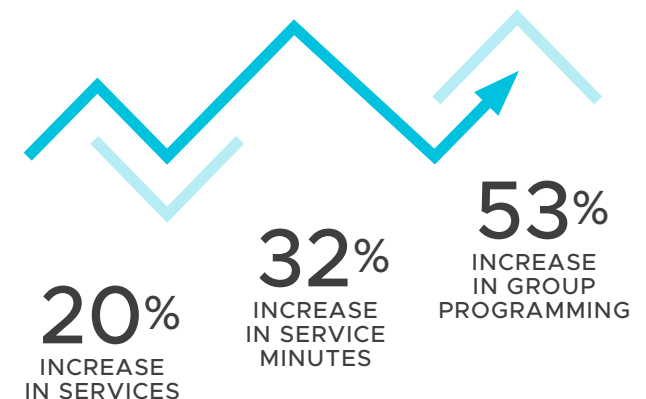
*Based on a spring 2026 survey of residents at The Banning, The Moonstone, and Woodbridge where Century provides residential and property management services.

Residents described the impact of these services in their own words:

*"I'm more stable, and my mind is at such ease!
I'm comfortable in my own home and safe
away from harm from being on the streets."*

— Anonymous Banning resident

Compared to 2024, Oasis expanded both the reach and intensity of its services with:



*"I am truly blessed to have such wonderful
property managers and case manager. I
give them five stars and five diamonds."*

— Anonymous Moonstone resident

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CVC COMMUNITY EVENTS bring residents together throughout the year.

*Special thanks to our Written in the Stars sponsors



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We thank our Villages at Cabrillo Collaborative (VACC) Executive Council members for their guidance and support to our collective mission and all of our partner agencies at CVC for their contributions to the community and for providing statistical data for this report.



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