

Century Villages at Cabrillo

# SOCIAL IMPACT REPORT



# 2025

## Our Vision WHY WE EXIST...

Homes are the cornerstone of a thriving and just society.

## Our Values 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 Mission WHAT WE DO...

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.



## Dear Friends and Supporters,

I am pleased to present this 14th edition of the Century Villages at Cabrillo Social Impact Report.

For more than two decades, change and growth have been constants at the Villages, and 2024 was no exception, both on our campus and, now, across Southern California.

This report highlights the opening of The Cove, our 90-unit supportive housing building on campus exclusively for U.S. veterans, and the impact it has had on former servicemembers like Jason Smith.

We look at the expansion of Century's reach with the opening of The Banning in Wilmington and The Moonstone in Redondo Beach, Century's first supportive housing communities outside the Villages. These properties offer 63 and 20 affordable apartments, respectively, and residents will receive intensive case management services from Century Oasis Residential Services along with Century Villages Property Management.

This edition also steps back to reflect on Century's evolution over the years as a backbone organization that fosters the authentic engagement of residents and the creativity and collective impact of our partnering agencies under a shared vision, which is now seen as a model by community leaders across the nation.

Finally, we include the numbers showing the progress that our staff and volunteers are making to increase residents' housing stability, incomes, and quality of life.

We are grateful for your attention and support, which sustain us in our mission to alleviate homelessness, the most pressing and challenging issue of our time.

With gratitude,

*Kimberly Wee*

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

# A SHARED VISION

CVC's collaborative approach to ending homelessness has evolved over many years to become a model for the nation.



Paramount Elks donated bags with toiletries and household items for our veterans at The Cove.

home. He lived in his car while working full time at a warehouse that — unknown to him at the time — supplied materials for what would become The Cove, a Century housing development exclusively for veterans.

After months in transitional housing, last December, Jason stood with government officials and Century staff celebrating the opening of The Cove. He told the gathering:

“I never imagined it would one day become my home. I finally have a stable place to call my own. Life has a way of coming full circle, and for that, I'm deeply grateful.”

This year's Social Impact Report focuses on the transformation taking place daily for Jason and his more than 2,000 neighbors at the Villages, which could not happen without the dedication of our many partner agencies.

As the following stories will show, it is their teamwork that has made CVC's collaborative approach a model for the nation in not only building housing, but also creating supportive communities to lift individuals, veterans, and families out of homelessness.



“ I never imagined it would one day become my home. I finally have a stable place to call my own.”

— Jason Smith, speaking at The Cove grand opening

The Cove, the Villages' new community for veterans that opened in December, embodies three decades of Century Housing's mission — creating dignified, supportive, and affordable homes for those in need — and stands as a crown jewel in the Villages' journey of transformation.

This development is already changing the lives of veterans like Jason Smith, who now call the 90-unit community home.

Jason's journey to the Villages took unexpected turns. In 2017, after serving seven and a half years during Operation Enduring Freedom, the U.S. Army veteran lost his job as a mechanic and found himself without a

# CENTURY STEPS UP

A HUD grant in 2007 helped CVC bring together its partner agencies and foster better communication to maximize collaboration.

Century Villages at Cabrillo's collaborative approach to lifting individuals, families, and veterans out of homelessness has become a model for the nation. But that didn't come about overnight.

For more than a decade after CVC was established in 1997 at a 27-acre former naval housing base, U.S.VETS served as the primary service provider alongside 10 other organizations on campus, including Catholic Charities. Property management was handled separately by Cantwell-Anderson, but there was no single entity serving as the operational backbone.

In 2007, Catholic Charities and U.S.VETS Executive Directors Anna Totta and Stephen Peck approached Carina Sass of Cal State Long Beach's Center for Community Engagement to enlist the university as a partner in pursuing a grant from the U.S. Department of Housing and Urban Development. The grant would become the catalyst that fueled their shared vision to bring together the various agencies and the driving force behind forming a campus collaborative.

"In the beginning, it was small but strategic," Carina says. "Much of our focus was on listening — truly hearing what people needed — and then working to fill those gaps."

With the grant in hand, the team renovated a portable building to create a modest community center (later to be called Oasis Center), with computers, bookshelves, and space for growth. The next challenge was building

“In the beginning, it was small but strategic. Much of our focus was on listening — truly hearing what people needed — and then working to fill those gaps.”

— Carina Sass, third from right in photo above, formerly of Cal State Long Beach's Center for Community Engagement



Grand reopening of the Oasis Community Center in 2012 drew community leaders and Century officials.

trust and fostering engagement by drawing people from the various agencies into the space.

To support these efforts, they leveraged university resources, including work-study and service-learning students, as well as MBA cohorts and faculty. The MBA students offered life skills workshops in sustainable business practices and computer literacy and conducted marketing analysis to determine the offerings of CVC's on-site store.

In 2010–11, Century Housing Corporation assumed property management responsibilities and took a more hands-on approach to community building. When the grant ended, Century was determined that the programs should continue. In 2011, Kim Wee was hired as the director of community development to help lead the effort. The Villages at Cabrillo Collaborative was formed to promote open, ongoing dialogue among partners. Partners later signed a

collaborative agreement and formally selected CVC to serve as the backbone organization supporting their goals. Shared measurement systems were implemented to track the impact of services, and the annual Social Impact Report was launched to provide accountability to stakeholders.

The integration of diverse activities and shared funding has allowed the campus to maximize its collective results. An important next step was the relocation of the Oasis Center to a more accessible space in the heart of the community, signaling a move from fragmented services toward a more integrated, collaborative approach, in which agencies work together instead of duplicating efforts. What emerged was not just a set of programs, but a genuine, thriving community.

"This would not have happened without Century," Carina says. Century's leadership "was



# A ROADMAP TO FOLLOW

CVC’s reputation as an innovator has captured the attention of community leaders nationwide.

Public officials and community leaders frequently visit CVC to learn from its success. Executive Director Kim Wee is regularly invited to speak to groups seeking to replicate the model in their own communities.

Kim is passionate about sharing CVC’s journey as a backbone organization and the lessons learned along the way. As she puts it, “It won’t take others 25 years to figure it out — we’ve built a roadmap they can follow.”

Feedback has been positive, with Zayda Garcia, executive director of The Rudolph J. and Daphne A. Munzer Foundation, writing: “The family came away so impressed with your model of providing dignified housing with comprehensive supportive services, they wished we had more and more Century Villages to curb our unhoused population.”

“Your work has inspired us,” said Jack Moran, director of research and data analysis at Central Massachusetts Housing Alliance. “It is informative for us to have the chance to see such a well-executed result produced on a similar road that we’re traveling and offers hope.”

CVC received high marks from Brenda Ocampo, principal at Chavez Elementary in Long Beach: “I was amazed with how much respect and dignity goes into the work that you do. We have so much respect for your team.”

extraordinary. Their team was deeply committed. Century didn’t just talk the talk — they walked it, every step of the way.”

As Kim Wee, now executive director, notes, “CVC’s role as the backbone of the campus collective impact effort is far from complete. While significant progress has been made, there is still much work ahead.”

CVC remains deeply committed to fostering authentic, trust-based relationships across campus agencies — relationships that are essential for lasting change. It continues to create spaces where resident voices are not only welcomed but also elevated, shaping decisions that affect their daily lives.

And at the heart of it all, CVC is focused on aligning stakeholders around a shared vision and a common agenda — one that drives meaningful, collaborative action to improve the well-being of the entire community.

## In 2024, those visiting CVC included:

Then-U.S. Sen. Laphonza Butler (CA)

U.S. House Committee on Veterans’ Affairs: Mike Bost, chairman; Katy Flynn, general counsel; Halle Sarkisian, legislative assistant

Long Beach Mayor Rex Richardson; Council Members Kristina Duggan, Megan Kerr, Joni Ricks-Oddie

Orange County Veterans & Military Families Collaborative

Veteran Peer Access Network – Military & Veterans Affairs

Cal State Dominguez Hills Occupational Therapy Program

USC Summer Occupational Therapy Immersion

City Fabrick

Josephine S. Gumbiner Foundation

Housing California

Ignite Cultural Solutions Foundation

Miller Foundation board

Rudolph J. and Daphne A. Munzer Foundation board

Ralph M. Parsons Foundation

ShareFest

Thomas Safran & Associates

Women in Code Enforcement

United Way/Ocean & Mountain



A visit from Long Beach Mayor Rex Richardson (center).

# EVOLVING LEADERSHIP

CVC as backbone has pivoted to meet health and safety challenges and encourage resident engagement.

CVC’s collective impact framework at the Villages is part of a broader nationwide movement that gained momentum in 2011, when the term “collective impact approach” was coined — coincidentally, the same year Century deepened its involvement with CVC.

Since then, CVC has continued to grow into its role as the backbone for the campus’s collective impact strategy and champion of authentic community engagement.

Highlights of its contributions include:

**Pathways to Health Initiative:**

A comprehensive wellness program launched in 2017 to promote health and well-being among all residents. It offers a wide range of services and activities such as occupational health support, community health fairs, walking groups, and yoga sessions.

**Leadership During the Pandemic:**

The challenges of the pandemic in 2020 underscored CVC’s vital role as the backbone. CVC mobilized campus resources swiftly and

effectively to meet residents’ urgent needs, distributing emergency food, facilitating vaccine access, and coordinating rental assistance.

**Elevating Resident Voices:**

CVC transformed decision-making by ensuring that resident voices are not only heard but also integrated with the creation of a resident council in 2023. Monthly meetings are now held at each residential building, and traditional townhall meetings have been transformed into the more inclusive and collaborative Village Community Meetings — where residents and staff gather at roundtables to engage in open dialogue.

**Proactive Problem Solving:**

CVC consistently takes the initiative in addressing campuswide concerns. For instance, in response to safety concerns in 2021, CVC commissioned focus groups across agencies and resident communities to identify key issues and implement actionable solutions.



## Century’s Reach

While the Villages is Century’s flagship community, Century Housing’s imprint can be seen throughout Southern California. We have created more than 2,500 affordable, supportive homes for more than 3,800 residents. Building on their work at the Villages, Century Oasis Residential Services and Century Villages Property Management teams have also expanded their impact in other supportive housing communities:

**RESIDENTIAL SERVICES AND PROPERTY MANAGEMENT**

**The Banning,**  
Wilmington, 64  
supportive housing units

**The Moonstone,**  
Redondo Beach, 20  
supportive housing units

**Woodbridge Apts.,**  
Long Beach, 49  
affordable housing units

Century Villages Property Management oversees property operations and works with Oasis to offer intensive case management services to all households in partnership with the LA County Department of Health Services.

Century Villages Property Management oversees property operations, working with Oasis to provide service coordination and support that helps residents remain housed.

**Beachwood Apts.,**  
Long Beach, 45  
supportive housing units

**Florence Morehouse,**  
Los Angeles, 61  
affordable housing units

**Costa Mesa Village Apts.,**  
Costa Mesa, 96  
affordable housing units

Oasis provides service coordination, empowerment activities, case management, and resources to help residents stay housed. Property management is provided by a third party.



Women in Code Enforcement Annual Day of Service revamped CVC's Community Garden.

“ I love the new benches with the planter boxes and new plants. This will be such a nice place to sit and take a break while enjoying our garden.”  
 – CVC resident

## Teamwork Makes the Difference

To center equity, effect change, and end homelessness in our community, more than a dozen on-site and 30 off-site partnering agencies coordinated in 2024 to provide comprehensive and complementary services to a diverse and growing population. As a result:

**865**  
HOUSEHOLDS

received case management, mental health support, advocacy, financial literacy, career development, parenting, and other life-changing services.

**25**  
PERSONS

with disabilities were employed by Los Angeles Habilitation House within a supportive working environment.

**208**  
YOUTH

received early childhood education and out-of-school programming.

**903**  
ADULTS

**574**  
CHILDREN/YOUTH

received health care by TCC Family Health in 5,641 visits to the clinic. The Veterans Village Recovery Center (VVRC) also provided intensive treatment programs for veterans.

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 for their contributions to the community and for providing statistical data for this report.



# CITYHEART

An inspired, creative team of young volunteers blossoms as a partner providing critical services at the Villages.

As a former editor of her college newspaper and a journalism graduate, Paige Pelonis knew the power of storytelling. As a creative, though, she wanted more than a career in mainstream media upon graduation.

And so, in 2015, she and friends from Cal State Long Beach launched CityHeART, a platform for people to tell their own stories, raise awareness of community issues, celebrate resilience, and give back to their community.

“We believe that the only story we get to tell is our own,” she says.

Along the way, Paige started doing homeless art projects in Long Beach. In 2017, CityHeART began borrowing space at CVC to store supplies, and by 2019 her all-volunteer organization had taken over one-half of CVC’s Youth Center building, which allowed it to begin programming at its new on-site Resource Hub.

In 2021, CityHeART signed a lease and, with CVC serving as backbone, was fully integrated into the collective team at the Villages. “CVC said yes to us when we were just starting out,” Paige says.

Its creative bent and nimbleness shined during the pandemic. Paige feared that her group might have to shut down, but instead, CVC management invited CityHeART to play a central role in supporting residents. “We needed them, and they needed us,” Paige says.

CityHeART became a key channel for food distribution, with much of the incoming contributions resulting from its efforts. CVC dedicated staff and resources to assist CityHeART in meeting the overwhelming demand and engaged other campus agencies in new ways as the community responded to the crisis. CVC defined what CityHeART could take on, where it needed help, and how it could empower partners to step in and fill the gaps. As Paige puts it, “We really felt like a valued partner.”

“CityHeART was at the center of our efforts during the pandemic,” says Kim Wee, executive director of Century Villages at Cabrillo. “Their ability to pivot and adapt, their willingness and dedication, helped ease the challenges our partners and residents were experiencing. We could not have been as effective without them.”

Today, CityHeART serves veterans, seniors, and families with children by providing supplemental case management and care coordination for housing and homeless services agencies in Long Beach. Its volunteers accounted for 14,573 hours, or 60%, of the total volunteer hours contributed on-site in 2024.

CVC continues to support CityHeART’s evolution as a peer-run organization. Paige is especially appreciative of how CVC respects CityHeART’s unique role, intentionally making space for its involvement and even relinquishing control to allow her and her team of volunteers to directly support case managers paid by CVC. This allows CityHeART to connect residents to resources and to offer therapeutic and arts-based programming.

As a testament to her gifts as a leader and the esteem of her peers, Paige currently serves as chair of the VACC Executive Council, a collaborative forum CVC launched where executive directors from all campus agencies can share their perspectives and contribute to decisions that impact the entire community.



Paige is grateful that CVC has played a crucial role in fostering trust among agencies and ensuring that each organization has a meaningful voice. “By creating space for collective input and identifying what is both practical and impactful, CVC has helped agencies influence change and move initiatives forward,” Paige says.

**Today, CityHeART serves veterans, seniors, and families with children by providing supplemental case management and care coordination for housing and homeless services agencies in Long Beach.**



CityHeART's Executive Director Paige Pelonis (left) and volunteers distributed fresh produce to residents attending CVC's annual Summer Festival.

## A Nurturing Home

Navy veteran Monique finds the light at The Cove is just what she needs to thrive.

For U.S. Navy veteran Monique, one of the best things about her new studio apartment at The Cove is the natural light.

That's no surprise given her interest in gardening, a hobby she hopes to turn into a career. As a Long Beach Community College student, Monique had been helping elementary schools with garden projects and living with friends because she didn't have a full-time job. Then her adviser suggested she apply at the Villages.



She was overjoyed on moving in in January. "Here, I get the light shining in. I get to have plants. The plants are thriving. I feel like I'm part of nature at this point," she says.

Monique is looking forward to starting a business and a long stay at the Villages. And she would like to see a dog park added so her pet, Hennessy, has a safe place to run and play. Besides that, she says, "I can't imagine how it could be better."

### CityHeART in 2024

**2,084**

PEOPLE SERVED

**3,842**

HOT MEALS AND  
FOOD PACKAGES  
DELIVERED

**82**

VOLUNTEERS  
& INTERNS  
CONTRIBUTED

**14,573**

HOURS

**172**

PROGRAMS

offered to help individuals process trauma, build skills, and find creative outlets for healing. This includes case management to help people navigate complex systems such as housing and health care (the YOUConnect program), resource navigation, therapeutic and creative arts programming (radio show, Art from Ashes magazine), advocacy services, peer mentoring, and emergency assistance via the Resource Hub.

# BY THE NUMBERS

Progress toward ending homelessness and improving the well-being of our residents is measured in many ways. The following numbers help quantify the transformation taking place daily at the Villages.

## Investing in Our Community

For the fiscal year 2024, \$31 million was leveraged to provide life-changing services to residents at the Villages. Century Villages at Cabrillo invested an additional \$11.7 million to support property operations. The total represents a 19% increase over \$35.8 million in 2023.

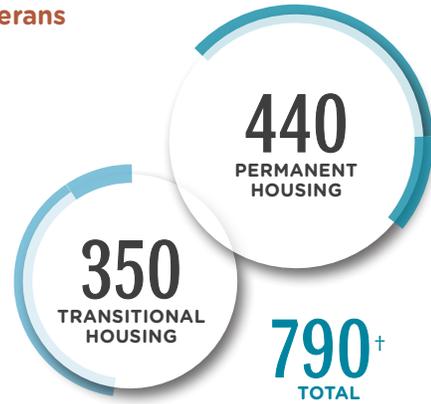
## Total Residents (Including veterans)

	ADULTS	CHILDREN	TOTAL
Short-term Housing <sup>1</sup>	102	149	251
Transitional Housing <sup>2</sup>	608	69	677
Permanent Housing	836	262	1,098
<b>TOTAL</b>	<b>1,546</b>	<b>480</b>	<b>2,026</b>

<sup>1</sup> Short-term is an emergency placement that generally does not exceed 45 days.

<sup>2</sup> Transitional is placement in housing with programming that generally can last up to six months.

## Total Veterans



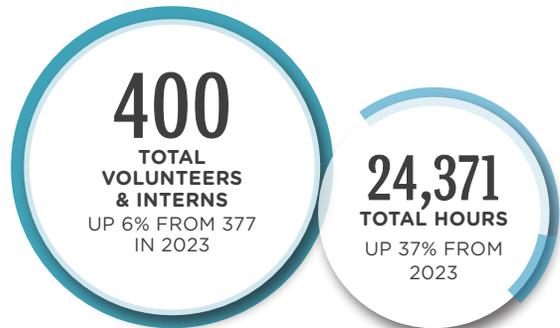
<sup>†</sup>13.8% increase in veterans housed at CVC over 2023 due in part to the opening of The Cove

## Staff On-site



<sup>†</sup>2% increase from 253 in 2023

## Volunteer Service



**\$978,252**  
VALUE OF THAT WORK

as estimated by The Independent Sector, a network for nonprofits, based on a 2024 rate of \$40.14 per hour in California



Volunteers from around the country helped beautify CVC's community garden and build two playhouses.

## Housing

### Housing Stability

Housing stability is essential to strong and healthy communities and for people to address their challenges and pursue their goals.

### Transitional to Permanent

Transitioning to permanent housing can be challenging for many who have experienced chronic homelessness, especially during the first year. At CVC, residents are offered wraparound services to ensure that they can successfully maintain their housing.

Housing stability is defined as the ability to obtain and maintain permanent housing. We estimate housing stability first by examining the percentage of residents in transitional housing who, upon exit, moved to permanent housing.



Before entering CVC, 92% of transitional residents were in emergency or transitional housing.

### Retained Permanent Housing at CVC

Housing stability can also be estimated by examining the percentage of permanent housing residents who remain in their units or exit to other permanent housing six months and one year after moving in.

CVC RESIDENTS MAINTAINED HOUSING		
	Home for Good: Standards of Excellence's Benchmark	CVC in 2024
6 months <sup>1</sup>	90%	99%
1 year <sup>2</sup>	85%	99%

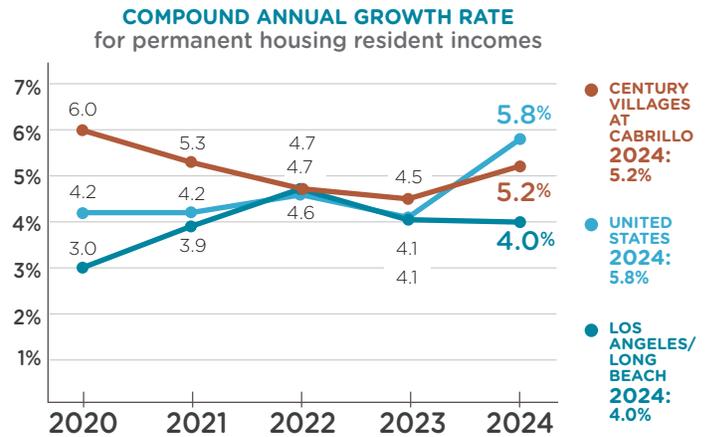
<sup>1</sup>Permanent residents who moved in after June 30, 2024, and were still in residence on December 31, 2024, were not included in the calculation of the six-month housing stability rate as they had yet to pass the six-month housing mark.

<sup>2</sup>Permanent residents who moved in after January 1, 2024, and were still in residence on December 31, 2024, were not included in the calculation of the one-year housing stability rate as they had yet to pass the one-year housing mark.

## Resident Income and Rental Savings

### Income Growth

The 2024 compound annual growth rate for permanent housing resident incomes of 5.23 is 0.56 points, or 11%, lower than the national income growth rate for a comparable period and 1.23 points, or 31% higher, than income growth in the Los Angeles/Long Beach Metropolitan Statistical Area.



Source: Income growth data provided by the U.S. Department of Commerce, Bureau of Economic Analysis: <http://www.bea.gov/itable/>

Another way to look at income growth is to examine the percentage of residents who increased their incomes in 2024:

- **59%** (313) of permanent housing residents increased their incomes. The most common sources of income were Social Security and pensions.
- **8%** (26) of transitional housing residents increased their income (4% increased their earned incomes and 6% increased other sources of income like TANF and General Assistance).

### Savings on Rent in 2024

CVC's continuum of affordable, supportive housing provides opportunities for residents to save significant monthly sums that otherwise would be paid to private landlords.

**\$1,799**  
AVERAGE MONTHLY RENTAL SAVINGS  
for permanent housing residents per household, as compared to households paying fair-market rents in the LA/Long Beach Metropolitan Statistical Area, a 20% increase over 2023.

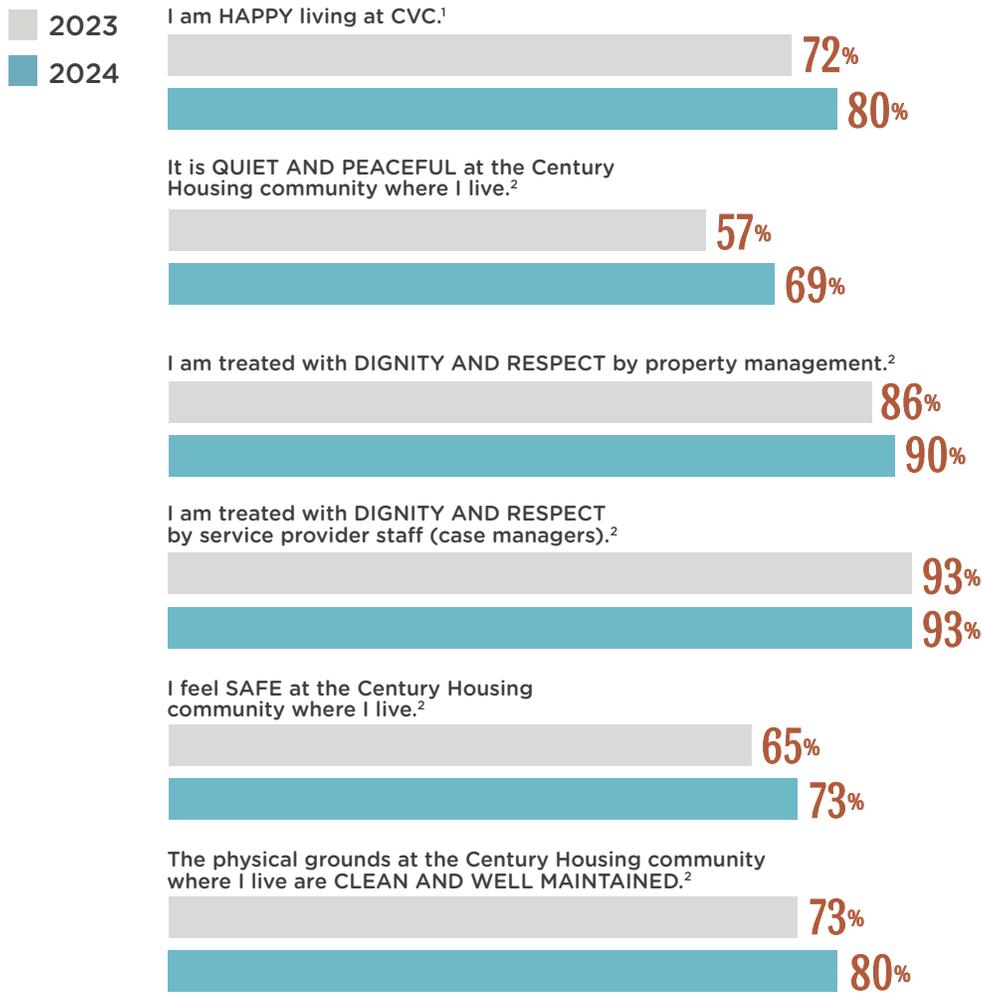
**\$9.9M**  
TOTAL RENT SAVED  
by CVC residents over LA/Long Beach fair-market rents, an increase of \$1,538,031 over 2023.

Source: U.S. Department of Housing and Urban Development, Fair Market Rent Documentation System (2024)

# RESIDENT SURVEY

Volunteers administered our annual survey in July 2024, when 202 residents shared their experiences at the Villages.

## Housing Experiences / Quality of Life at the Villages



<sup>1</sup> Percentage of residents who responded "somewhat happy" or "very happy"

<sup>2</sup> Percentage of residents who agreed or strongly agreed with the statement

### High Marks at The Banning and The Moonstone

Residents at The Banning in Wilmington and The Moonstone in Redondo Beach, two adjacent communities integrated with CVC Property Management and Oasis Resident Services, also participated in surveys reflecting on their housing experiences. Their feedback closely mirrors the consistently high satisfaction ratings reported by CVC residents.

**Notably, 100% of residents at both properties reported being treated with dignity and respect by property management and service provider staff.**

Residents also expressed high levels of satisfaction with their overall living experiences, including safety and the cleanliness and upkeep of the physical grounds. These results reflect the consistent quality and care that define Century properties and reinforce our commitment to providing exceptional housing experiences.

“Century kept their promise. We got our place – a beautiful place, too. It feels like a dream.”

– Banning residents (right) David Gomez and Aleina Nunez





“I can’t explain the relief that’s felt going to the freedom of your own home. Because of the people and programs at The Moonstone, I’m able to thrive.”

– Jason Newton,  
Moonstone resident

## ON BOARD

Moonstone resident Jason Newton defied the odds to earn a business degree and land a spot on the Redondo Beach Housing Authority Board of Commissioners.

Jason Newton’s early life challenges would not seem to have been a predictor that one day he would be sitting with the mayor of a famous California beach town on a commission to end homelessness.

But in October 2024, Jason stood with officials for the opening of his new home, The Moonstone, a Century Housing property offering 20 studio apartments for residents who have experienced chronic homelessness. In his role as one of two tenant commissioners selected from subsidized housing to serve on the Redondo Beach Housing Authority, Jason will advise and vote on critical housing matters, advocating for those in permanent supportive housing and the unhoused community.

Once a motel on Pacific Coast Highway in Redondo Beach, The Moonstone

was transformed into permanent supportive housing by Century Housing affiliate Century Affordable Development, Inc. with funds from the state’s Homekey program and Los Angeles County’s Homeless Initiative. The site is managed by Century Villages Property Management with support services provided on-site by Oasis Residential Services.

The opening of The Moonstone established a continuum of housing within Redondo Beach — from the Redondo Beach Pallet Shelter and Homeless Court to the permanent homes available at The Moonstone.

Jason’s path to Moonstone wasn’t easy: He spent most of his youth in foster care followed by multiple instances of homelessness in several states before

moving to Redondo Beach to help his family during the pandemic. He landed a job but soon found himself unhoused again and sleeping on the street or under lifeguard stands.

Through all this, he remained determined. He got a driver’s license and purchased a car that became his home. He then connected with a housing navigator for Redondo Beach who steered him to the Pallet Shelter. Remarkably, in December he earned an associate business administration degree from El Camino College. He plans to transfer to Cal State to continue his education.

As he told those gathered in October: “I can’t explain the relief that’s felt going to the freedom of your own home. Because of the people and programs at The Moonstone, I’m able to thrive.”

# SUPPORTERS

Thank you for your generosity!

CONTRIBUTIONS FROM JANUARY 1 - DECEMBER 31, 2024

## Gateway Sponsor

\$100,000 and Above

Ignite Cultural Solutions Foundation  
Port of Long Beach Community Grants Program

## Anchor Sponsor

\$50,000 to \$99,999

The Boeing Company  
Dignity Health - St. Mary Medical Center  
Josephine S. Gumbiner Foundation  
The Rudolph J. and Daphne A. Munzer Foundation

## Sustaining Sponsor

\$20,000 to \$49,999

EPIC Insurance Brokers & Consultants  
The Earl B. and Loraine H. Miller Foundation  
MemorialCare  
U.S. Bank  
Walton Construction Services

## Contributing Sponsor

\$10,000 to \$19,999

Adams Legacy Foundation  
Crail-Johnson Foundation  
Dunlap Foundation  
Marathon Petroleum Corporation  
Mark Hughes Foundation  
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Union Pacific Community Ties Giving Program  
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## Supporting Sponsor

\$5,000 to \$9,999

Bank of America Charitable Foundation  
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Trillium Property Management  
Primus Building Solutions

## Village Sponsor

\$2,500 to \$4,999

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Anonymous  
Autotemp  
Banc of California Charitable Foundation  
Bell Design Group  
Bess J Hodges Foundation  
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RBC Capital Markets  
Thomas Safran & Associates  
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## Community Sponsor

\$1,000 to \$2,499

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Elite Interactive Solutions  
Eminent Resources, Inc.  
Englekirk Structural Engineers  
Victoria Hunt-Weiss  
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Pamela Burton & Company  
Pennywise Real Estate Group  
P2S  
Rand Paster Nelson  
Total Maintenance Group  
Darroch and Diane Young

## Partner

\$100 to \$999

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Christine and Kevin Byrne  
Christopher David Ruiz Cameron  
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Under \$100

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In-N-Out Burger  
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Laugh Factory Long Beach  
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# Tim Connell Memorial Scholarship Fund

in recognition of former Century employee Tim O'Connell's legacy as a tireless advocate for social justice

The Tim O'Connell Memorial Scholarship Fund is dedicated to providing higher education and military scholarship opportunities to students originating from Century's affordable housing developments throughout Southern California. A maximum of \$1,000 per calendar year, renewable for up to five years with a maximum combined value of \$5,000 each, is awarded to students at public or private universities, accredited trade or vocational schools, or U.S. military personnel. Century has awarded 16 youth a total of \$30,000 since 2018 to honor and to continue Tim's legacy of advocacy and lifelong learning.

## Congratulations to our 2024 recipients!



**Nur Farrah Muhammad**, 19, a Cal State Long Beach psychology major, hopes to become a criminal psychologist.



**Nailah Lewis**, 22, is a music psychology and music major at Long Beach City College with plans to transfer to a CSU or UC.



**Isarel Hill**, 24, is majoring in human services at CSU Dominguez Hills and intends to earn an MSW to become a case manager.



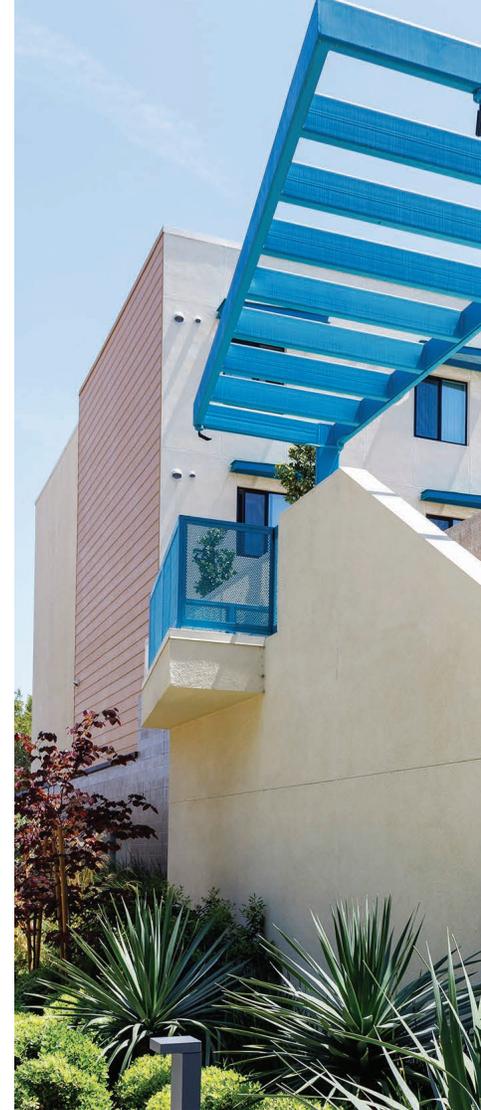
**Kamorra Holloway**, 17, is studying public health at the University of Nevada, Reno, and hopes to become a physical therapist.



**Camila Guevara**, 18, is studying cognitive and behavioral science at UC San Diego.



**Robert J. White Jr.**, 18, is a Cal State Long Beach English major who plans to minor in philosophy and attend law school.



## With Gratitude

Thank you to our staff and partners who continue to show up in every way to strengthen our community and work to make a collective impact. We thank our board, the VACC, and our City of Long Beach partners for your guidance, support, and leadership as we experienced change and growth in our community this year. We are grateful to the many hands who helped produce this report and especially to our residents who generously shared their stories of hope.