“We are so happy that we are able to give our girls a stable home. We love coming home.”

Matthew and Jackie

“It’s wonderful to have my very own home. It’s my sanctuary. I have peace here. I’m proud to bring my daughter here.”

Robert

“I wanted you to truly understand the far reaching consequences that your buildings, people, and programs make not only to your residents, but to their families as well.”

Nann, Daughter of Caroline
A Community of Friends (ACOF) is pleased to present its Annual Report for the 2017-2018 fiscal year. We are proud of our work and accomplishments over the past year.

Indeed, ACOF is celebrating its 30th anniversary in 2018. As we reflect back on three decades as an organization developing and providing permanent supportive housing for formerly homeless individuals and families living with mental illness, including older adults, transition age youth, and veterans, we are proud of the lives we have changed for the 2,600 people living in our buildings, but know there is so much more to be done.

Our accomplishments this fiscal year include completion of our Beverly Terrace apartment building in the City of Los Angeles, in partnership with St. Anne’s Maternity Home, that provided 40 permanent supportive housing units to young single mothers, the near completion of Fullerton Heights in Orange County that will provide 36 permanent supportive housing units for the most vulnerable homeless individuals and families affected by mental illness, and our selection by the City of Ventura to develop veterans-only housing on a nine-acre city-owned site.

We closed out the fiscal year with the receipt of several awards for our buildings, a one-for-the-ages Gala at the beautiful Natural History Museum, a major gift from the Speigel Family Foundation, and the election of new Board Member Anne-Marie Jones. Thank you for your interest and continued support.

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Dora Leong Gallo, CEO

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Elizabeth Vaughn
Community Volunteer
A Community of Friends celebrated its 30th Anniversary on May 31, 2018 at its annual “Beyond Perceptions” Awards Celebration. Led by basketball legend Byron Scott as Master of Ceremony, we recognized and honored four trailblazers in their respective fields: Tony Salazar, Public Counsel, the Honorable Sheila Kuehl, and Misty Jones, an ACOF tenant.

ACOF moved forward with several housing projects that will provide permanent supportive housing for formerly homeless individuals and families affected by mental illness.

Notable mentions:

• **Beverly Terrace**, a 40-unit community for formerly homeless young adults and small families in the Rampart area of Los Angeles was completed this year and received Leadership in Energy and Environmental Design (LEED®) Platinum Certification

• **Fullerton Heights**, a 36-unit building for both formerly homeless households and low-income families in the City of Fullerton is under construction.

• **Casa del Sol**, a 44-unit project for formerly homeless seniors living with mental illness received all of its funding to begin construction next year.

• **Miramonte Apartments**, a 44-unit project in unincorporated Los Angeles, secured planning approvals and was awarded funding from the County of Los Angeles and the State of California.

• **ACOF** was selected by the City of Ventura to develop supportive housing for Veterans on a city-owned 9-acre site.

• **ACOF** won several awards:
  — Arlington Square – 2017 Congressional Recognition of Excellence
ACOF’s Health and Housing Program received additional funding from Kaiser Foundation Hospitals to support ACOF’s Peer Support Advocates program. Tenants are trained to assist other tenants in learning how to adopt healthier behaviors to increase their chances of living longer lives and remaining stably housed. The program funded seven Peer Support Advocates who shared their own experiences of positive life changes they made that improved their own quality of life.

As peer leaders, the Peer Support Advocates participated in weekly activities with tenants that included group and one-on-one sessions. Each Peer Support Advocate worked with other tenants to establish and maintain healthier eating habits, garden and grow their own foods, stop smoking, and increase physical activity.

ACOF also received funding from LISC to install and or modify existing gardens in eight of our buildings as part of an effort to assist our tenants in meeting their goals of healthier eating habits and lifestyle.

Some positive outcomes achieved:

- Obesity decreased by 5%
- Extreme Obesity decreased by 2%
- Smoking forms of tobacco decreased by 9%.
For the fiscal year ended June 30, 2018, A Community of Friends reported an increase in net assets from operations in the amount of $690,717, resulting in large part to foundation giving.

The negative overall change in net assets in the amount of $1,162,705 was the result of a $1,853,422 loss related to ACOF’s investments in partnerships. The losses from investment in partnerships are primarily from accrued interest and depreciation.

### Revenue Sources

![Revenue Sources Pie Chart]

- **Foundation Grants**: 43.95%
- **Government Grants**: 20.81%
- **Fees**: 18.06%
- **Other**: 11.6%
- **Rents**: 5.58%

### Financial Summary 2017 - 2018

#### Statement of Activities

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
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<tr>
<td>Total revenue</td>
<td>$8,923,847</td>
<td>$8,093,625</td>
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<td>Total expense</td>
<td>8,233,130</td>
<td>7,743,901</td>
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<td>Change in net assets from operations</td>
<td>690,717</td>
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<td>Loss from investment in partnership</td>
<td>(1,853,422)</td>
<td>(776,864)</td>
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<td>Change in net assets</td>
<td>($1,162,705)</td>
<td>($427,140)</td>
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#### Statement of Financial Position

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<thead>
<tr>
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<th>2018</th>
<th>2017</th>
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<tr>
<td>Current assets</td>
<td>$8,228,031</td>
<td>$5,261,718</td>
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<td>Land, building, and equipment net of depreciation</td>
<td>3,009,781</td>
<td>3,250,670</td>
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<td>Other long term assets</td>
<td>32,549,425</td>
<td>32,701,519</td>
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<tr>
<td>Total assets</td>
<td>$43,787,237</td>
<td>$41,213,907</td>
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<tr>
<td>Current liabilities</td>
<td>$3,318,401</td>
<td>$1,072,521</td>
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<td>Long term liabilities</td>
<td>29,578,098</td>
<td>28,087,943</td>
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<td>Total liabilities</td>
<td>32,896,499</td>
<td>29,160,464</td>
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<td>Unrestricted net assets</td>
<td>10,725,263</td>
<td>11,715,655</td>
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<td>Temporarily restricted net assets</td>
<td>46,475</td>
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<td>Permanently restricted assets</td>
<td>119,000</td>
<td>209,000</td>
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<tr>
<td>Total Net Assets</td>
<td>10,890,738</td>
<td>12,053,443</td>
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**TOTAL LIABILITIES AND NET ASSETS**

<table>
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<tr>
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<tr>
<td>Total liabilities</td>
<td>$43,787,237</td>
<td>$41,213,907</td>
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*Note: Financial data based on ACOF’s audited financial statements*
Your Support Makes a Difference!  
A special thank you to all of our supporters in FY 17-18

$100,000 and Above
- California Community Foundation
- NeighborWorks America
- Spiegel Family Foundation

$50,000 to $99,999
- Chase Foundation
- Enterprise Community Partners

$25,000 to $49,999
- Ahmanson Foundation
- Anonymous Foundation
- Cindy and Philip Feder
- Philip Burchill Foundation
- Union Bank
- Wells Fargo Foundation

$10,000 to $24,999
- Bank of America Foundation
- Bank of America Merrill Lynch
- Capital One
- EPIC Insurance Brokers and Consultants
- Kaiser Foundation Hospitals
- Karsh Family Foundation
- LISC
- Mitch Menzer and Wendy Wolf
- Paul Hastings LLP
- Roger and Eileen Stephens Family Fund at the East Bay Community Foundation
- U.S. Bank

$5,000 to $9,999
- AMJ Construction
- Anonymous Corporation
- Barker Management, Inc.
- CR Security Co.
- Helena L. Jubany
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- Marc Binenfeld & Julie Miller
- McCormack Baron Salazar
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$1,000 to $2,499
- AM/PM Maintenance
- Arturo Calderon
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- Gary Lee Moore
- Gubb & Barshay LLP

Below $1,000
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