




A Community of Friends

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

Matthew and Jackie



2018

Annual Report



Dignity Excellence Community



"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



Joint Board Chair & CEO Message



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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Highlights for 2017 - 2018

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.



Left to Right: Tony Salazar, Margaret Morrow (representing Public Counsel), Byron Scott, Los Angeles County Supervisor Sheila Kuehl, and Misty Jones.

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:
 - Silver Star Apartments – 2017 U.S. Green Building Council, Los Angeles – Sustainable Innovation Award – Energy & Atmosphere Award; 2018 Los Angeles Business Council – Sustainable Project of the Year; 2018 AIA California Council - Leading Edge Awards.
 - Arlington Square – 2017 Congressional Recognition of Excellence



Highlights for 2017 - 2018

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%.

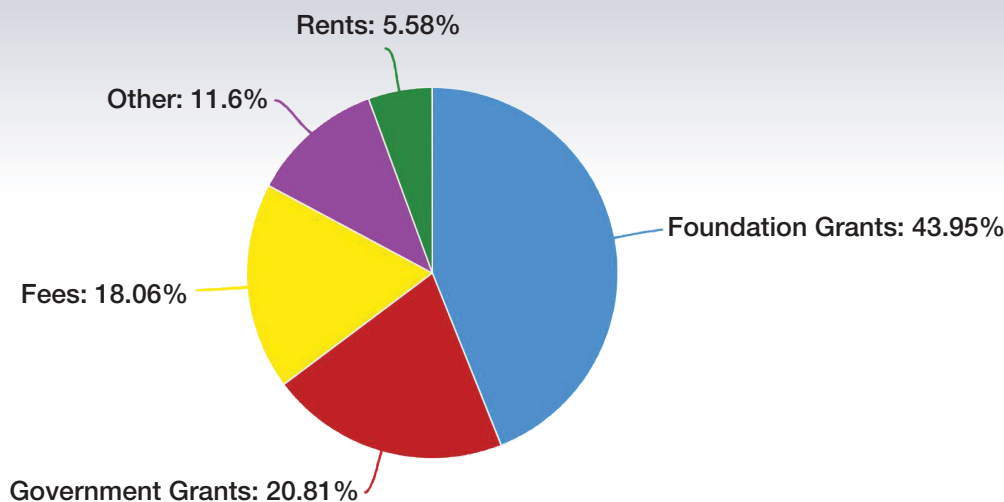


Financial Summary 2017 - 2018

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



STATEMENT OF ACTIVITIES		2018	2017
Total revenue		\$ 8,923,847	\$ 8,093,625
Total expense		8,233,130	7,743,901
Change in net assets from operations		690,717	349,724
Loss from investment in partnership		(1,853,422)	(776,864)
Change in net assets		(\$ 1,162,705)	(\$ 427,140)
STATEMENT OF FINANCIAL POSITION		2018	2017
Current assets		\$ 8,228,031	\$ 5,261,718
Land, building, and equipment net of depreciation		3,009,781	3,250,670
Other long term assets		32,549,425	32,701,519
Total assets		\$ 43,787,237	\$ 41,213,907
Current liabilities		\$ 3,318,401	\$ 1,072,521
Long term liabilities		29,578,098	28,087,943
Total liabilities		32,896,499	29,160,464
Unrestricted net assets		10,725,263	11,715,655
Temporarily restricted net assets		46,475	128,788
Permanently restricted assets		119,000	209,000
Total Net Assets		10,890,738	12,053,443
TOTAL LIABILITIES AND NET ASSETS		\$ 43,787,237	\$ 41,213,907

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

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we apologize and ask that you contact us at
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A Community Of Friends
Celebrating 30 years

