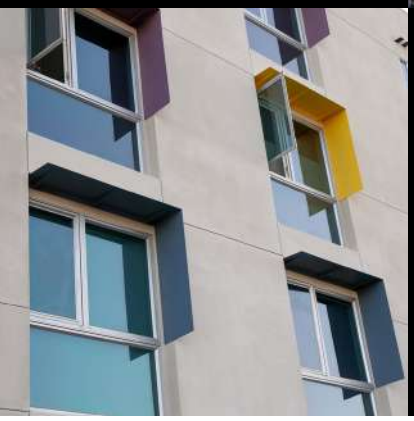
ACOF

2022 ANNUAL REPORT

A Community Of Friends

DIGNITY

EXCELLENCE



COMMUNITY

EQUITY

A Community Of Friends

Founded in 1988, A Community of Friends is committed to our core values of Dignity, Community, Excellence and Equity.

Dignity – All people deserve respect and a home, regardless of circumstance.

Excellence – We are personally and organizationally committed to providing quality housing and services.

Community – Our projects and services promote sustainability and serve as a foundation for stability, health and wellbeing.

Equity – We are committed to advancing equal opportunity and access in our work.

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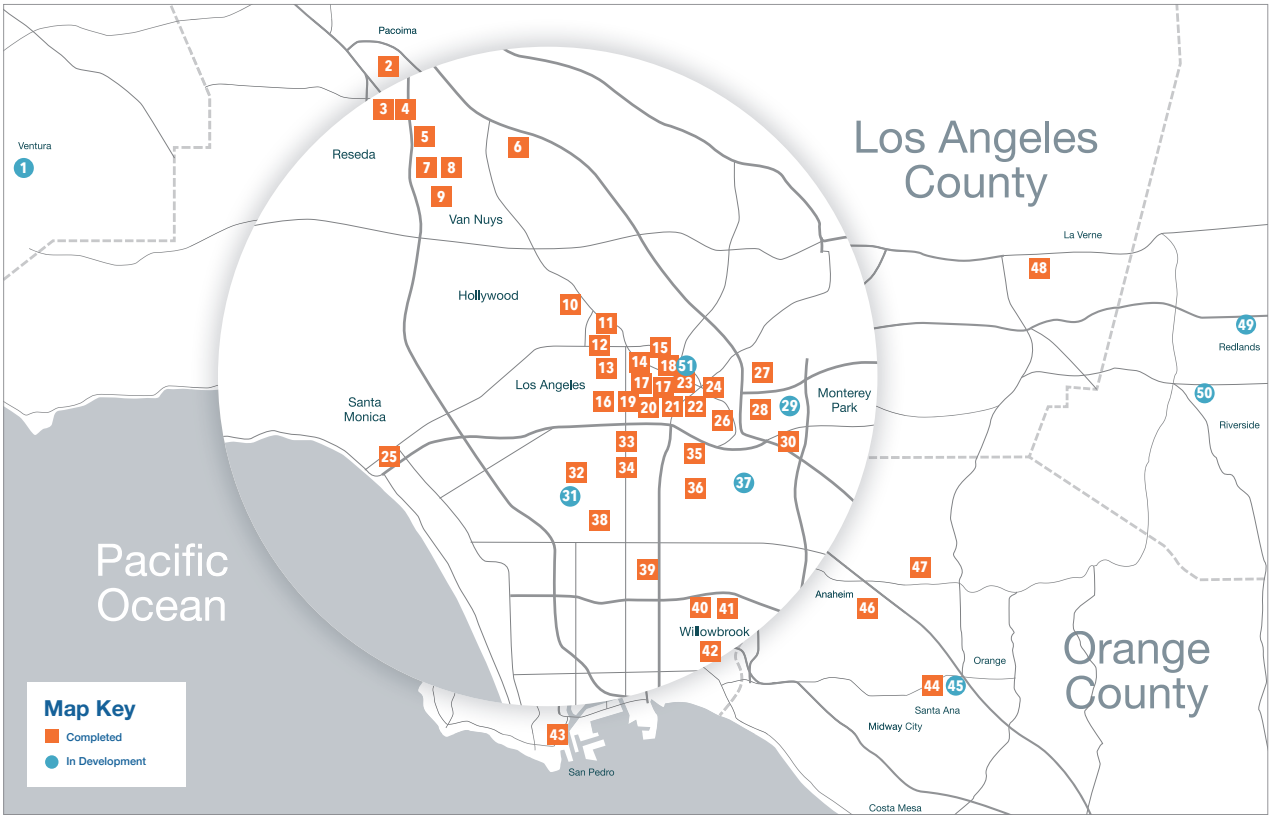
ABOUT **ACOF**

Our mission is to end homelessness through the provision of quality permanent supportive housing for people with mental illness.

Founded in 1988, ACOF was the first organization in Los Angeles County to pioneer the concept of permanent supportive housing, which combines affordable housing with on-site case management and services to ensure that tenants remain stable in housing. Since that time, ACOF has been a leader in addressing homelessness across Southern California, developing permanent supportive housing for formerly homeless individuals and families affected by mental illness.

ACOF serves 2,600 people, including over 600 children across our 43 apartment communities in Los Angeles and Orange counties and has recently broken ground on projects in the cities of Ventura and Riverside furthering our commitment to expanding our geographic reach. In addition to housing and individual case management, we offer programs such as Family and Children's Services, Health and Housing, Substance Use Recovery, and our newest program, Professional Development, launched in 2021.

ACOF COMMUNITIES



1 Ventura Springs

2 Osborne Place Apts.

3 4 ND Sepulveda I & II

5 Woodland Terrace

6 Casa Del Sol

7 Rayen Apts.

8 Willis Ave. Apts.

9 Cornerstone Apts.

10 Selby Hotel

11 Villas at Gower

12 Gower Street Apts.

13 Orbison Hotel

14 Gateway Housing

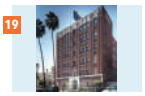
15 Vendome Palms

16 Arlington Square

17 The Berendos – 226

17 The Berendos – 235

18 Beverly Terrace


19 Fox Normandie Apts.

20 Fedora Apts.

21 Parker Hotel

22 Brandon Apts.

23 Vista Nueva

24 Maryland Apts.

25 Step Up On Fifth

26 La Primavera Apts.

27 Amistad Apts.

28 Las Palomas Hotel

29 Lorena Plaza

30 Las Flores Apts.

31 West Terrace

32 Silver Star Apts.

33 Santos Plaza

34 39West

35 Central Court

36 Firestone Phoenix

37 Huntington Square

38 Sonya Gardens

39 Figueroa Court Apts.

40 Willow Apts.

41 Step Out

42 Avalon Apts.

43 California Hotel

44 Vista del Rio

45 Crossroads At Washington

46 Avenida Villas

47 Fullerton Heights

48 Cedar Springs

49 Liberty Lane

50 Oasis Senior Villas

51 Union at Echo Park

NeighborWorks® CHARTERED MEMBER

*as of March 2023

HIGHLIGHTS
FISCAL YEAR **2022**

The Honorable Patricia Lock Dawson, Mayor, City of Riverside. Oasis Senior Villas Groundbreaking

The Honorable Clarissa Cervantes, Councilmember, Ward 2. Oasis Senior Villas Groundbreaking

Dora Leong Gallo, President & CEO, A Community of Friends. Ventura Springs Groundbreaking

Stephen J. Peck, MSW, USMC, President & CEO, U.S.VETS. Ventura Groundbreaking

SERVICES

With funding from an anonymous charitable foundation, ACOF launched our Professional Development Program in 2021, with the goal of helping housing-stabilized tenants build skills and confidence to pursue academic, employment, and volunteer opportunities.

HOUSING DEVELOPMENT

In March 2022, ACOF hosted the Groundbreaking for Oasis Senior Villas and speakers included the Honorable Patricia Lock Dawson, Mayor, City of Riverside and the Honorable Clarissa Cervantes, Councilmember, Ward 2. ACOF's inaugural project in the City of Riverside and less than a mile from the heart of downtown Riverside, Oasis Senior Villas will be a new apartment community for seniors and senior veterans who are experiencing homelessness and living with a mental illness, as well as low-income senior households. Oasis Senior Villas consists of 82 one-bedroom units and 13 two-bedroom units, two of which are designated for on-site property managers.

With co-developer U.S.VETS, ACOF hosted the groundbreaking of Ventura Springs in June 2022. Located on 10-acres of land previously owned by the City of San Buenaventura, Ventura Springs will be a new community made up of 122 apartments for formerly homeless veterans as well as low-income veterans and their families. The 11 buildings that make up Ventura Springs are primarily two-story walk-ups with two three-story buildings and are surrounded by vibrant courtyards with a variety of uses and activities.

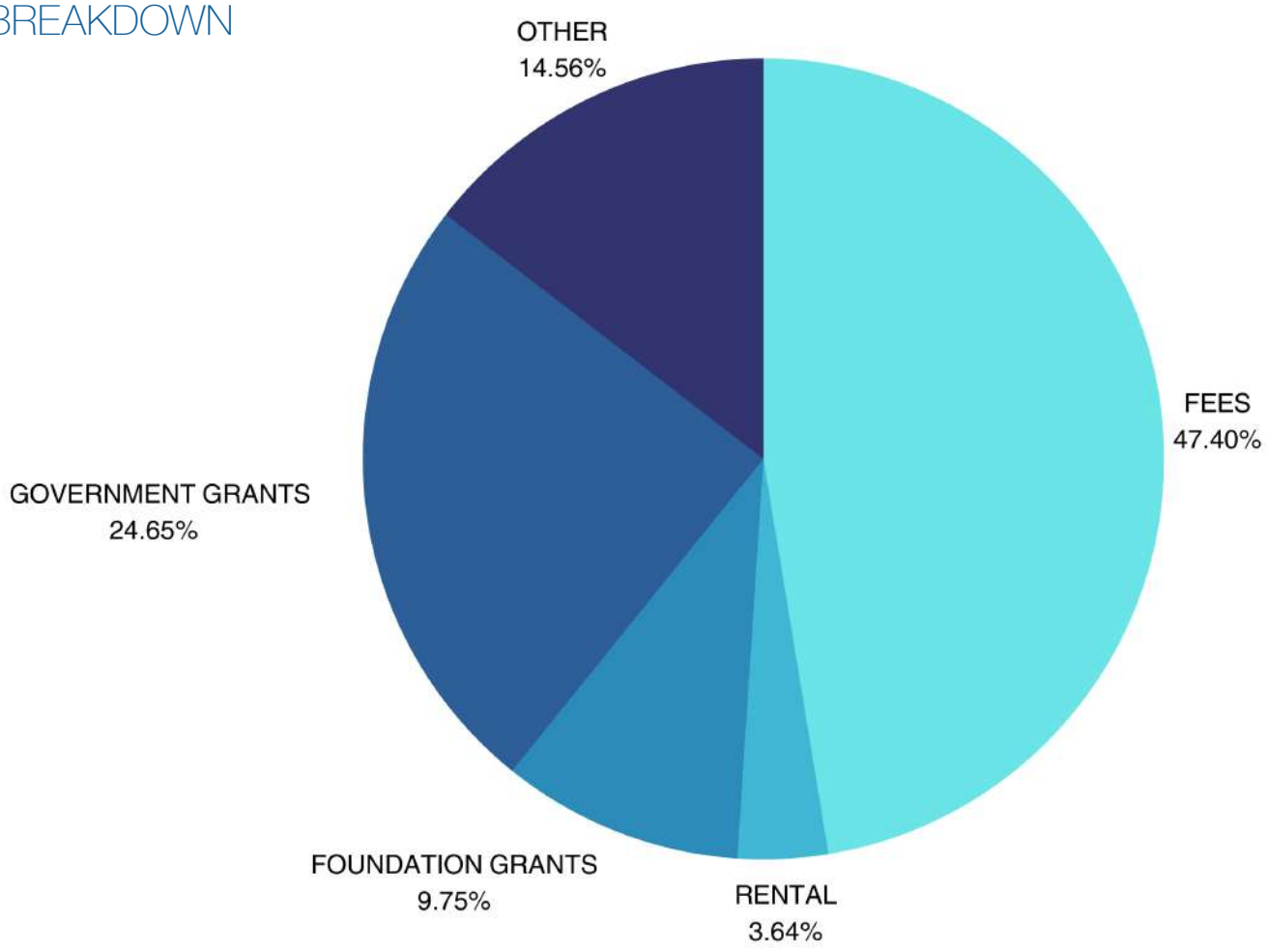
ORGANIZATIONAL

ACOF continued its work on Diversity, Equity and Inclusion with the completion of year-long monthly trainings in FY 21-22. Called *Learning Journeys*, these externally facilitated sessions covered such topics as the four oppressions (internalized, interpersonal, institutional and ideological).

FINANCIAL **SUMMARY**

During the fiscal year ending June 30, 2022, A Community of Friends (parent only) reported an increase in net assets from operations in the amount of $4,131,594. Revenue increased this year because ACOF began construction on three new affordable housing buildings. While our revenue increased, ACOF's expenses also increased as we built capacity in the Housing Development department and invested in our employees by "right-sizing" salaries upward to keep up with the market.

ACOF 2022 **REVENUE** BREAKDOWN



PARENT ONLY

STATEMENT OF ACTIVITIES	2022	2021	
Total revenue	$14,261,277	$11,027,438	29.30%
Total expense	$10,129,683	$9,757,570	3.80%
Change in net assets	$4,131,594	$1,269,868	225.40%

STATEMENT OF FINANCIAL POSITION	2022	2021
Current Assets	$15,575,362	$12,842,188
Land, building, and equipment net depreciation	$2,481,378	$2,647,701
Other long term assets	$28,956,248	$28,466,738
Total assets	$47,012,988	$43,956,627
Current liabilities	$4,702,049	$4,243,194
Long term liabilities	$23,176,224	$24,710,312
Total liabilities	$27,878,273	$28,953,506
Net Assets		
Without donor restrictions	$18,713,671	$14,932,170
With donor restrictions	$421,044	$70,951
Total net assets	$19,134,715	$15,003,121
TOTAL LIABILITIES AND NET ASSETS	**$47,012,988**	**$43,956,627**

Note: Financial data based on ACOF's audited financial statements.

The information above is for ACOF operations only. The consolidated audited financials reflect a negative change in net assets in the amount of $1,825,207 consolidation of wholly-owned partnerships into ACOF's operations. Many of ACOF's properties are held in limited partnerships where ACOF is the general partner. After the first 15 years, the limited partner exits the partnership, ACOF becomes the sole owner of the building(s), and the partnership finances are consolidated with ACOF's finances. Because the properties have accrued interest and depreciation, those losses impact the change in ACOF's net assets when consolidated. However, the consolidation losses do not have an impact on ACOF's annual operating revenues and expenses.

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