



Our Mission: BRIDGE Housing strengthens communities by developing, owning and managing high-quality, affordable homes for working families and seniors.

TRANSIT ORIENTED MIXED USE

FAMILY

MIXED INCOME
SUPPORTIVE

OWNERSHIP

SENIOR MASTER PLANNED

BRIDGE creates opportunities for people and neighborhoods, beginning (but not ending) with housing. Our efforts go far beyond bricks and mortar, as we believe that healthy, stable communities are hubs for people to live, work and thrive.

Since inception in 1983, BRIDGE has been a mission-driven nonprofit that operates like a business. We pay close attention to the double-bottom line of financial and social return on investment, always in pursuit of "quality, quantity, affordability."

#### PLACE-BASED DEVELOPMENT

Working in collaboration with public- and private-sector partners, including community-based stakeholders, we take pride in creating innovative developments. BRIDGE not only expands housing opportunities for thousands of people but also serves communities and neighborhoods in meaningful and diverse ways.

#### EXPERIENCE AND VERSATILITY

BRIDGE is a multifaceted organization with a staff of more than 400 people who have the ability to handle every aspect of project development and finance, marketing and leasing, property and asset management, and resident and community services.

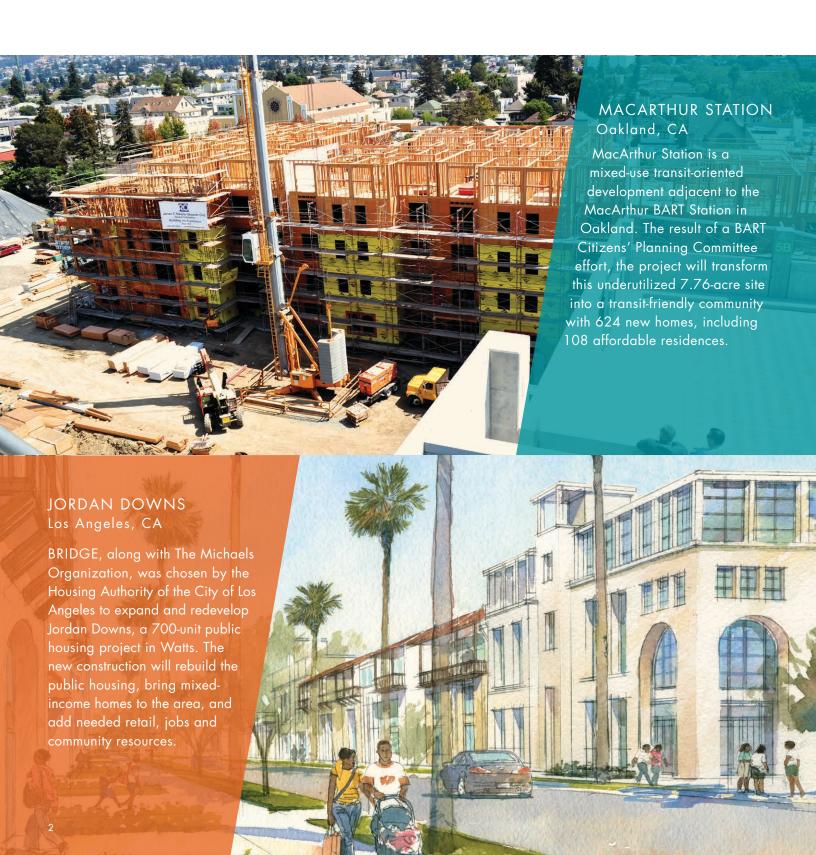
#### RESULTS THAT COUNT

With more than 23,000 homes completed and in our pipeline, BRIDGE has a demonstrated track record for the production and long-term stewardship of quality developments. However, our true measure of success is the difference we make in people's lives.



# REAL ESTATE DEVELOPMENT

Creating homes is at the core of what we do. As a leading community development partner, we aspire to add value to every deal.



New Construction: Ranges from single-site to phased, master planned communities.

Acquisitions: Strategy to preserve and enhance existing housing stock.

Geography: High-cost markets in California and the Pacific Northwest.



## PROPERTY & ASSET MANAGEMENT

To the benefit of our residents, neighbors and public- and private-sector partners, we are careful stewards of the operational, physical and financial health of our properties over the long term. Today, we have nearly 9,000 units of housing under property and asset management.

#### PROPERTY MANAGEMENT

In 1987, BRIDGE launched an in-house property management company to maintain high quality standards and community responsiveness in our award-winning developments. Our site staff, working at some 70 properties, demonstrate talent in real estate leasing and management, maintenance, senior living and community services.

#### ASSET MANAGEMENT

As a long-term owner, BRIDGE is committed to caring for its growing portfolio of properties. Our Asset and Portfolio teams work to ensure the long-term financial and physical health and regulatory compliance of BRIDGE-owned real estate. Examples of Portfolio activities include financial restructuring and repositioning, physical needs assessments, implementation of small- to medium-scale rehab, and energy and water efficiency upgrades.

#### SUSTAINABILITY

BRIDGE believes that energy efficiency and other sustainability measures in our developments provide invaluable, long-lasting benefits to our residents and the community. In fact, we are proud participants in the "Big Reach," an industry initiative to reduce energy and water consumption by 20% across our portfolio by 2020.



### RESIDENT & COMMUNITY SERVICES

Since its inception, BRIDGE has believed that an apartment with an affordable rent should be a stepping stone for advancement. That's why we provide targeted programs and services for residents of all ages, to help them move toward lifelong success.

#### OUR PROGRAMS

Programs at BRIDGE properties expand residents' educational opportunities and financial security, provide access to health and wellness resources and services, build community and connect them to safety net resources. In 2013, children, teens, adults and seniors living at BRIDGE properties accessed resident programs more than 40,000 times, including offerings such as:

PROGRAMS FOR	ADULT	SENIOR	NEIGHBORHOOD
CHILDREN & TEENS	PROGRAMS	PROGRAMS	SERVICES
Preschool  Early Child Development Programming  After-School Programs  College Pathways	English as a Second Language  Workforce Development  Nutrition and Health Classes  Referrals to Local Resources	Brain Fitness  Health & Safety Classes  Referrals to Local Resources	On-site Child Care Community Facilities Neighborhood- Serving Retail





BUILDING SUSTAINING LEADING