



2019/2020 ANNUAL REPORT

Connecting Communities





Transforming Communities

BRIDGE welcomed residents into 1101 Connecticut on Potrero Hill in San Francisco, and Cedar Grove at Jordan Downs in Watts, Los Angeles: the first buildings to open as part of long-term community transformation efforts.

Resident Care Fund

Thanks to generous donors, including a matching grant from Nibbi Brothers General Contractors, BRIDGE has raised more than \$130,000 thus far to assist residents with vital support during the COVID-19 pandemic.

Innovation in Action

With Berkeley Food & Housing Project, BRIDGE broke ground via livestream on two side-by-side developments that will offer affordable apartments, permanent supportive housing, a homeless shelter, a community kitchen and comprehensive services.

Equitable Development

In Portland, BRIDGE and TriMet launched an extensive community engagement effort to inform plans for hollywoodHUB, a mixed-use, mixed-income transit-oriented development that will embrace the site and its history.

Milestones



Quality, Quantity, Affordability

BRIDGE completed construction or major rehabilitation of six developments, with 11 new construction and rehabs under way, and more than 6,000 additional homes in our pipeline.

Bright Futures

Scholars, sponsors and donors came together last fall for BRIDGE's Stein and Colwell Scholarships Event at the Salesforce Tower. These programs have awarded nearly \$2 million to date, helping hundreds of residents pursue their educational and career goals.

Fueling Sustainability

By implementing sustainability measures, BRIDGE has improved overall energy performance of its properties by 49.1% from a 2010 baseline, averaging an annual 9.1% improvement on its portfolio in a given year.

Jobs Pathway

BRIDGE is leveraging construction jobs as a pathway for economic mobility. At the Potrero community transformation site, for example, BRIDGE and partners exceeded Section 3 local hiring goals, with 35% of newly created jobs filled by public housing residents.

Highlights



Above and Beyond

BRIDGE Property Management Company staff are essential, frontline workers who are keeping our 25,000 residents as safe as possible, going the extra mile to help with meal delivery and other coordinated needs.

President & CEO's Message

Dear Friends:

I hope that you and your families are navigating these uncertain times as well as possible. All of us at BRIDGE are doing our best to slow the spread of COVID-19 while ensuring that residents and employees are well-cared for. We continue to press ahead with our mission, as the pandemic only magnifies the importance of stable, affordable homes and strong communities.

Our Resident Programs team is coordinating closely with service partners so that residents' needs are served as well as possible, including access to food. The team prepared multilingual guides with information about health, employment, financial concerns and utilities resources. We also created a Resident Care Fund to support families and seniors; 100% of gifts are directly helping residents in need.

In these tumultuous times, one thing we are certain of is that BRIDGE's work is part of the antidote to the systemic racism that continues to pervade our nation. We believe in sustaining and creating communities where people feel welcomed, respected and valued.

We are committed to fair treatment and access to opportunity and advancement. Our core values guide us to respect the rights and dignity of others, to be accountable for our actions and to demonstrate compassion. We stand with our staff, residents, community members and partners who deserve and demand justice.

In the face of a rapidly changing environment with so many unknowns, I want to express my hope that you and your loved ones are caring for one another and staying safe. Many thanks to you, our partners and friends, for your continued support and good wishes. You truly inspire BRIDGE in our mission to strengthen communities and improve people's lives.

Cynthia A. Parker
President & CEO

Connecting communities, one home at a time.



Left: Michael, a resident of Heritage Square in Pasadena, says his home is "a blessing."

Right: Berkeley Way, a unique partnership between BRIDGE and Berkeley Food & Housing Project.





“BRIDGE Housing has given us a great opportunity to look to the future.”

Alexy, resident of Woodland Park

Connecting Community

Stephanie had a rewarding job as an administrator at a drug and alcohol treatment facility.

“When I lost my job, my life began to unravel. For the next nine years, I couch-surfed at the homes of friends and relatives. My self esteem had hit rock bottom and I wondered if I would ever get my feet on solid ground.”

After hearing about a BRIDGE Housing opportunity, she mailed in a pre-application form. “Soon after, they called me in for an interview and a month later, while I was riding the bus, they called me and asked me when I could come over to sign a lease. Forgetting where I was, I let out a scream and started to cry!”

Stephanie moved into her new home on Thanksgiving Day.

“I’m looking forward to building a future here and doing everything I can do to help grow our community.”

BRIDGE Housing Resident



Our Donors

BRIDGE is grateful for the partnership and support of donors who believe in our mission to strengthen communities through affordable homes and transformative programs and services. We extend our deepest thanks to our 2019-2020 donors!

\$100,000 and Above

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Project Name	City	State	Project Type	Total Homes & Apartments	Affordable Homes & Apartments	Dev Cost
In Construction						
Songbird	Portland	OR	Family Rental	61	61	26,061,603
Montara	San Mateo	CA	Family Rental	68	68	54,222,809
735 Davis	San Francisco	CA	Senior Rental	53	53	38,861,570
88 Broadway	San Francisco	CA	Family Rental	125	125	99,434,438
1950 Mission	San Francisco	CA	Family Rental/Supportive	157	157	108,597,573
490 South Van Ness	San Francisco	CA	Family Rental	81	81	60,425,880
Montevista Apartments (rehab)	Milpitas	CA	Family Rental	306	163	62,000,000
Coronado Cottages (rehab)	Seattle	WA	Family Rental	148	148	
One Church Street (rehab)	San Francisco	CA	Family Rental/Supportive	93	93	59,691,192
Transbay Block 9	San Francisco	CA	Family Rental	109	109	85,810,000
Cedar Grove at Jordan Downs	Los Angeles	CA	Family Rental	115	115	58,734,396
In Construction				1,316	1,173	653,839,461

Our Developments

In Approvals

Palomo del Mar	Freedom	CA	Senior Rental	130	130	17,534,977
Heritage Square Phase 2	Pasadena	CA	Senior Supportive	70	70	27,436,941
Northgate ETOD	Seattle	WA	Family Rental	232	232	77,406,750
4840 Mission	San Francisco	CA	Family Rental	137	137	117,099,304
1501 Sixth Avenue	San Diego	CA	Family/Senior Rental	120	120	63,734,286
Anaheim and Walnut (The Children's Clinic)	Long Beach	CA	Family Rental	88	88	39,095,079
Aviara	Carlsbad	CA	Family Rental	70	70	23,659,635
Balboa Reservoir	San Francisco	CA	Masterplan	1100	550	580,629,000
Berkeley Way	Berkeley	CA	Family Rental	142	142	127,281,363
Cedar & Kettner	San Diego	CA	Senior Rental	64	64	39,001,630
Fruitvale	Oakland	CA	Family/Supportive Rental	181	181	127,339,828
Jordan Downs (multi-phase)	Los Angeles	CA	Masterplan	960	985	747,882,000
Jordan Downs Phase 2 (Area H)	Los Angeles	CA	Family Rental	80	80	45,537,910
Jordan Downs Phase 3 (Area G)	Los Angeles	CA	Family Rental	195	195	100,318,694
Los Lirios	Los Angeles	CA	Family Rental/Supportive	64	64	37,597,145
Mayfair Site/ El Cerrito Del Norte BART	El Cerrito	CA	Family Rental	67	67	40,766,524
Mission Bay Block 9	San Francisco	CA	Supportive	141	141	87,745,044
Potrero (remaining phases)	San Francisco	CA	Masterplan	1528	744	600,000,000
RiverPlace Phase 2	Portland	OR	Family Rental	187	187	72,642,448
Vermont and Manchester	Los Angeles	CA	Family/Senior/Supportive	180	180	98,236,872
Westview Village - Phase II	Ventura	CA	Senior Rental	50	50	26,878,838
Westview Village - Phase III	Ventura	CA	Family Rental	105	105	61,528,111
In Approvals				5,891	4,582	3,159,352,379
Total 1983-2019 Activity				18,769	14,764	4,277,416,681
Grand Total To Date				25,976	20,519	8,090,608,521

Assets	2019	2018
Assets		
Cash and cash equivalents	\$ 96,062,000	\$ 86,278,000
Restricted cash and deposits	115,381,000	94,881,000
Accounts receivable - net	12,919,000	10,890,000
Notes receivable	22,864,000	23,179,000
Prepaid expenses, deposits and impounds	13,453,000	13,381,000
Property and equipment - net	2,368,792,000	2,190,277,000
Deferred costs - net	5,634,000	5,375,000
Land under lease and other investments	10,636,000	10,802,000
Total assets	\$ 2,645,741,000	\$ 2,435,063,000

Liabilities And Net Assets

Liabilities		
Accounts payable and accrued expenses	\$ 83,134,000	\$ 84,392,000
Notes and interest payable	1,872,363,000	1,723,336,000
Deferred revenues	13,037,000	16,988,000
Security and other deposits	6,935,000	6,699,000
Total liabilities	\$ 1,975,469,000	\$ 1,831,415,000

Net Assets		
Without donor restrictions:		
Controlling interests	\$ 163,925,000	\$ 161,211,000
Non-controlling interests	497,425,000	437,833,000
Total without donor restrictions	661,350,000	599,044,000
With donor restrictions	8,922,000	4,604,000
Total net assets	670,272,000	603,648,000
Total liabilities & net assets	\$ 2,645,741,000	\$ 2,435,063,000

*The above Financial Statements were consolidated adopting EITF 04-5 whereby entities which BRIDGE controls are consolidated. To obtain a copy of BRIDGE's audited financial statements, please contact the BRIDGE offices.

Consolidated Financials

Activities	2019	2018
Support & Revenue		
Rental income - net of vacancies and concessions	\$ 159,174,000	\$ 148,251,000
Developer Fees	15,741,000	13,839,000
Management revenue	1,295,000	1,898,000
Contributions	29,125,000	12,645,000
Interest income	1,319,000	1,875,000
Other	13,617,000	13,608,000
Total support and revenue	\$ 220,271,000	\$ 192,116,000
Expenses		
Program services ⁽¹⁾	\$ 177,848,000	\$ 152,319,000
Supporting services	7,859,000	8,114,000
Fundraising	1,166,000	916,000
Total expenses	186,873,000	161,349,000
Cash Operating Income	\$ 33,398,000	\$ 30,767,000

(1) Expenses exclude \$68,387,000 and \$66,803,000 of non-cash Depreciation and Amortization Expense and \$11,496,000 and \$18,284,000 of non-cash Interest Expense on project related subordinate financing in 2019 and 2018 respectively.

BRIDGE Leadership

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BRIDGE is governed by a Board of Directors
who share a commitment to “quality,
quantity and affordability” with our Senior
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