

**ROSE**  
community development

# ANNUAL REPORT 2021



# A LETTER FROM THE EXECUTIVE DIRECTOR

Dear Neighbor,

*“A lack of parks and other community space. Places where neighbors can congregate and where kids can engage in programming...There’s a lot of traffic—in the sense of people moving through—but not a strong sense of community control or neighborhood cohesion.”- Jonathan Jay, PhD, Boston University*

Throughout our 30-year history, ROSE has tackled all of these issues. We design, build, and operate affordable housing and community facilities. We built Marysville School Park. We started one of the most successful youth programs in East Portland: the Lents Youth Initiative. As leaders in the East Portland Action Plan, we advocated for – and won – more than \$600 million in East Portland transportation investments.

The common thread of everything that ROSE does is community building. We know this corner of the city because we have been plugging away here for three decades. We believe that East Portland residents know best how to make their community better. ROSE is proud to partner with people and organizations that share this goal.

Thank you.



## Board of Directors

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# COMMUNITY CREATING OPPORTUNITY

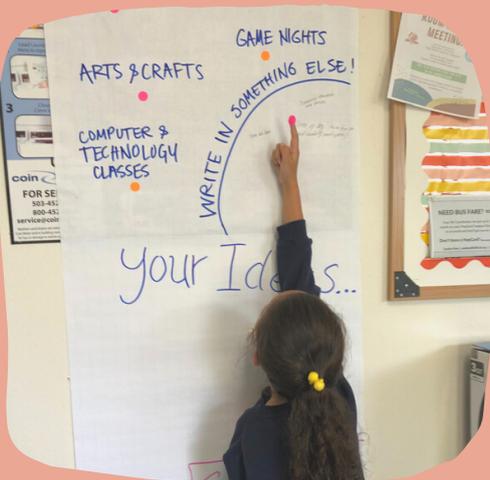
Throughout the pandemic, our team has worked diligently to support resident well-being. While in-person connections were put on pause, we are grateful to have found ways to connect with our families. This year brought new challenges but also new opportunities through community building.



This summer 30 campers went to farm camp at Zenger Farm.

Our Recycling & Engagement Coordinator gave away Eco-kits to ROSE residents.

Community Cycling Center led bike camp for 10 campers.



## A COMMUNITY SPACE REIMAGINED

Residents at Country Squire were in need of an indoor gathering space. Converting the laundry and storage room into a community room creates opportunities for youth programs, adult education, and events that would create stronger connections between neighbors. This spring we raised \$20,000 to build a new community space! Construction will begin in 2022.

# BUILDING RESIDENT RESILIENCE



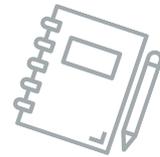
**465**

Number of households  
ROSE serves with  
affordable housing



**37**

Families provided with  
free diapers from PDX  
Diaper Bank



**180**

Youth received school  
supplies



**165**

Households received  
free household goods



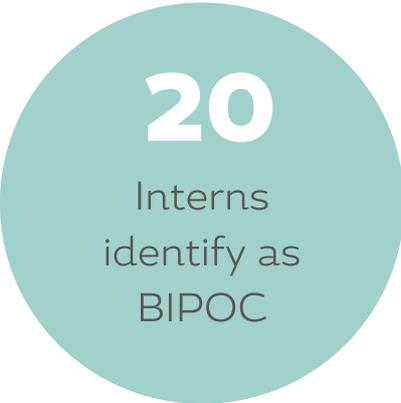
**62**

Households received  
emergency food  
assistance

# LENTS YOUTH INITIATIVE



We are happy to provide programming and summer engagement opportunities for teens as we navigate the pandemic. We worked with eight partner organizations including a new one: Brentwood-Darlington Neighborhood Association.



## BABY BOOSTER

This year the Baby Booster project created stronger connections within the core group of seven partners. We added two new partners. In 2022 Baby Booster will expand to five more properties, helping families who are pregnant or have young children access affordable housing as quickly as possible.



# HOUSING

Through the pandemic we shifted our focus to supporting residents in staying safe. We received \$238,586 to assist our families with stabilization through the rental moratorium. These funds went directly to residents to maintain housing stability throughout the pandemic.

## PRESERVING HOMES

We completed the renovation of Marla Manor, a 25-home apartment community in the Centennial neighborhood. Preserving the lifespan of housing is cost-efficient, has a smaller environmental footprint, and increases energy



efficiency. Propel Studio Architecture and Charter Construction created a modern look for the residents of Marla, with new exterior siding and insulation, new windows and doors, improvements to heating and cooling systems, and kitchen and bathroom upgrades.

# FINANCIALS

## ASSETS

Rental properties (net of depreciation): \$42,105,024  
Predevelopment Assets: \$110,406  
Cash & Other Current Assets: \$4,801,630  
Other Assets: \$3,632,889  
Total Assets: \$50,649,949

## LIABILITIES

Long Term Liabilities: \$42,923,207  
Current Liabilities: \$3,336,683  
Total Liabilities: \$46,259,890  
Net Assets: \$4,390,059  
Total Liabilities and Net Assets: \$50,649,949

## ACTIVITIES

Rents: \$3,567,481  
Grants & Other contributions: \$624,757  
Other Revenue: \$218,679  
Total Support & Revenue: \$4,410,917

## EXPENSES

Rental Operations: \$4,737,766  
Resident Services: \$206,861  
Community Development: \$162,647  
Rental Development: \$60,013  
Management & General: \$257,144  
Fundraising: \$28,343  
Total Expenses: \$5,452,774  
Total Expenses net of depreciation: \$4,195,716  
Rental net of depreciation: \$3,480,780