



rose
community development

**FY 2010-2011
Annual Report**



People Power

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Cover photos and above photo by Dawn DeAno

“Old ideas can sometimes use new buildings.

New ideas need old buildings.”

- Jane Jacobs, *The Death and Life of Great American Cities*

Two thousand eleven was a year of both new ideas and old buildings for ROSE. To complete our 2011 Strategic Plan, we reached out to 88 diverse community members for their ideas. Read further to learn about new life for old apartment and commercial buildings.

The economy and jobs were top concerns and the ROSE board decided to accelerate the organization’s work in economic development. ROSE worked with the East Portland Action Plan, the High Road Alliance: Communities for Equitable Economic Development and the Portland Development Commission’s Neighborhood Economic Development Project Advisory Committee to ensure a fair share of resources for disinvested neighborhoods and communities of color.

Neighborhoods in outer southeast are evolving at two different stages of development. Generally, west of 82nd one sees gentrification pressures and new business startups. The areas east of 82nd that were built up 40-50 years ago are struggling and need reinvestment. Each stage brings opportunities.

Believe it or not, next year marks ROSE’s 20th anniversary. The first 20 years have brought more than 400 affordable homes, two new parks and hundreds of neighborhood events. Who’s to say what the next 20 years will bring?



Nick Sauvie
Executive Director

Affordable Homes

***“A safe, decent, affordable home is like a vaccine - it
- Children’s HealthWatch, quoted in “Housing***



Before Rehab



After Rehab

Above: Bellrose Station before and after ROSE’s rehab efforts. Deferred maintenance on the property had taken its toll inside and out. Now with new siding, doors and windows outside, and energy efficient appliances and surfaces inside, new life has been given to these homes.

*literally keeps children healthy.”
and Health Care Go Hand in Hand” by Bostic and Lavizzo-Mourey*



Rehabilitation of existing housing continued to be the focus of ROSE’s activities. Much of the housing stock in outer southeast was built during the 1960s and 70s. For a relatively small cost, these units can be preserved as affordable housing for years to come. During the year, rehab of 40 units was completed at **Bellrose Station** in Lents and ROSE secured funding for **Firland Apartments** in Foster-Powell. In **homeownership** news, rehab began on five homes that were purchased from Portland Housing Bureau for sale to first-time homebuyers.

Development Partners

Carleton Hart Architects
Oregon Housing and Community Services
Portland Housing Bureau
Portland YouthBuilders
R&H/Colas Construction
Seabold Construction
Service One, Inc./Oregon Builders & Restoration

Resident Assets Program Partners

Audubon Society of Portland

Boys & Girls Club

East Portland Crime Prevention Office

Fred Meyer

Gilbert Heights Elementary School

Human Solutions

Impact Northwest

Mercy Corps Northwest

Multnomah County Library

OPAL

Oregon Public Health Institute

Oregon Zoo (Zoo Animal Presenters)

Portland Bureau of Transportation

Portland Children's Museum

Portland Police Department Sunshine Division

Portland State University

Second Stories

Urban League of Portland



ROSE's Resident Assets staff works with the people who live in our housing to help them achieve their personal goals and housing success. Resources were secured to launch the **Child Parent Resource** program, which helps prepare three, four and five-year olds for school.

ROSE residents participated in a variety of activities: after school and summer enrichment; resident gatherings; educational workshops and leadership development.

ROSE worked with **Mercy Corps Northwest** to lay the groundwork for the first **Community Real Estate Investment Trust** in the U.S. The Community REIT would help residents build savings assets by investing in neighborhood commercial buildings.

Resident Assets

“The best community ... is in Lents, Portland”

- Andre, ROSE Reedway Place Apartments resident



Photo by Dawn DeAno



Healthy Kids Healthy

“I feel a lot better about myself, and a lot of that has to do with PhotoVoice”

- Michelle, ROSE PhotoVoice participant

From January to June 2011, youth and adult residents at Leander Court Apartments studied their neighborhood and identified barriers and opportunities for healthy eating and active living. Residents attended weekly meetings, took pictures, participated in dialogues to analyze data, and wrote captions for selected photos. They then partnered with ROSE staff to organize PhotoVoice exhibits to raise awareness about their community. Residents reported being more empowered as they took leadership to improve their community.

In spring, the Leander Court youth group received a grant from the **City of Portland** in partnership with **Portland Community College**, the **Multnomah Youth Commission**, the **Youth Planning Program**, the **Office of Mayor Sam Adams**, and **Mercy Corps Global Citizen Corps**. With the award, the youth group organized a gallery to advocate for better health in Outer Southeast Portland communities. The photo exhibit also was featured at the Metro building.

“There’s a basic set of moral issues at work here: people have the right to work, food, housing, education and healthcare. That’s not honored in our society, and it’s increasingly not reflected in our social policies. And I think that’s devastating our lives and our health.”

- Peter Schnall, UCLA Professor of Public Health



Left: ROSE youth (L-R) Angelica, Blanca, Cristina, Junior and Mary accept the grant award, which will help further their advocacy efforts

Communities

Government & Foundation Funders

City of Portland
Jackson Foundation
Joseph E. Weston Public Foundation
JPMorgan Chase Foundation
Oregon Community Foundation
Oregon's Public Health Institute
Portland Development Commission
Portland Housing Bureau
Rose E. Tucker Charitable Trust
State of Oregon - Oregon Housing & Community Services
Spirit Mountain Community Fund
Templeton Foundation

Business and Corporate Donors

Adventist Medical Center
Ameriprise Financial
Bank of America Merrill Lynch
Bank of the West
Capital Pacific Bank
Cascade Management, Inc.
Coin Meter Co.
Documart on Broadway
Duke Dairy Queen
Forensic Building Consultants
Gales Creek Insurance
Great Day Fellowship Church
Housing Development Center
Markusen & Schwing, CPA
Maylie & Grayson, Attorneys at Law
Miller Nash
OPAL
Oregon Builders & Restoration
PG Long Floorcovering
Portland General Electric
R&H Construction
Schwabe Williamson & Wyatt PC
Seabold Construction Co.
Sylvia Johnson Real Estate
Unitus Credit Union
Walker Inspection Service
Walsh Construction Co.

Consolidated Statement of Financial Position June 30, 2011

Assets

Rental Properties (net of depreciation)	\$9,908,535
Cash and Other Current Assets	\$2,330,958
Other Assets	\$2,665,347
Total Assets	\$14,904,840

Liabilities

Long-term Debt	\$12,167,118
Accounts Payable & Accrued Expenses	\$258,544
Rental Deposits Held	\$57,869
Total Liabilities	\$12,483,531

Net Assets

\$2,421,309

Total Liabilities and Net Assets

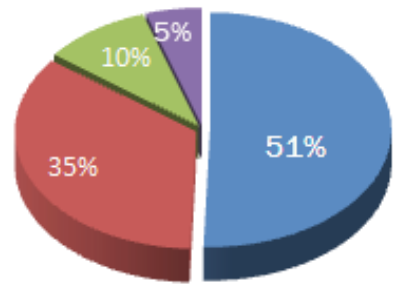
\$27,388,371

Individual Donors

Anonymous	Mary Davis
Jane Ackerson	Tony DeFalco
Todd Adkins	Jean DeMaster
Roger Anthony	Julie DiLeone
Cole Anthony	Phillip Dochow
Kathleen Autrey	Ron Eiseman
Dave Bachman	Monika Elgert
Rich Bailey	Dan Eller
Lou Battams	Topaz Faulkner
Thomas Behn	Jacob Fox
Rolf & Susan Berns-Norman	Lyle Funderburk
Denise Bohbot	Emily Gabler
Mary Bosch	Jon Gail
Robin Boyce	Daniel Gauger
Sierk Braam	Don Geddes
Cathey Briggs	Jon Goodling
Loulie Brown	Leslie Goodlow-Baldwin
Josephine Carney	Ervim Gruia
Cassie Cohen	Prairie Hale
Tanya Collier	Mark Higgins
Rachel Cotton	Gerald Howard
Shirley Craddick	Julie Jarvis
John Cunningham	Marie Johnson

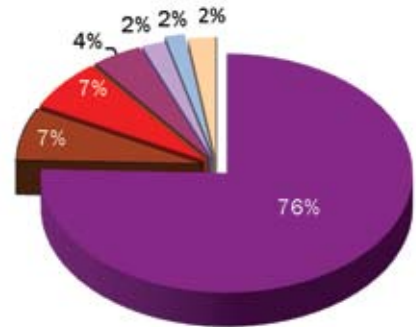
ROSE CDC Support & Revenue FY2011

Rents	\$1,089,855	51%
Grants & Other	\$749,769	35%
Contributions	\$207,564	10%
Contract Revenue	\$107,549	5%
	\$2,154,737	100%



ROSE CDC Expenses* FY2011

Rental Operations	\$1,129,024	72%
Resident Services	\$106,292	7%
Rental Development	\$103,486	7%
Childcare Networks	\$65,196	4%
Management	\$69,997	4%
Community Development	\$30,449	2%
For Sale Development	\$25,778	2%
Fundraising	\$35,152	2%
	\$1,565,374	100%



*Includes \$244,272 in depreciation.

Volunteers

Kyrie Kellett	Nick Sauvie	Kathryn Blau
Craig Kolins	Christine Scarzello	Dawn DeAno
Bill Kowalczyk	Leslie Schwarz	Kathleen Flynn
Kevin Kraus	Mark Schwing	Hilary Gerrish
Jill Kuehler	Catherine Shaw	Polly Gibson
Roanna LaGreide	Ron Shellan	Liz Hutchinson
Craig Leonnig	Shorebank Pacific	Helena Hutchins
Charlie MacDonald	Roy Soards	Jocelyn Juliao
Traci Manning	Tracy Stepp	Jennifer Justus
Debi Mansfield-Christensen	Rachel Stern	Hiroaki Kurita
Annette Mattson	Shelley Stevens	Oana Nita
Dan McCue	Jerry Swertfeger	Mick Ollison
Mary Miller	Martha Taylor	Virginia Petersen
Robert Mosier	Johnnie Thomas	Jessica Polledri
Ryan Nisle	Carolyn Thurman	Madeleine Pope
Jeanne Nyquist	Katie Ullrich	Hannah Rosales
Katy Patricelli	Sherry VanBlaricom	Anne Sires
Lana Penley	Alice Wagstaff	Johnnie Thomas
Virginia Petersen	Meredith Weber	Victoria Todd
Mindy Rex	Sharon White	Tika Trinh
Ellen Ryker	Troy Wilkerson	Brenton Veak
Ameera Saahir	Phil Willis-Conger	Carrie Wilcox
Charles Sauvie	Florence Wood	Michelle Zhao



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