



Rose
Community
Development
FY 2009-2010
Annual Report



Photo: Josh Partee

"To belong to a community is to act as a creator and co-owner of that community. What I consider mine I will build and nurture. The work, then, is to seek in our communities a wider and deeper sense of emotional ownership; it means fostering among all of a community's citizens a sense of ownership and accountability."

- Peter Block, *Community: The Structure of Belonging*

Where do we go from here?

As ROSE approaches its 20th anniversary, we are taking stock and exploring new directions. This fall the ROSE board and staff set out to take the pulse of our community. We talked with neighborhood residents, small business owners, pastors, educators, social-sector leaders and even an elected official or two. We asked people what they like about East Portland and what they would change. But mostly we listened. More than 500 separate ideas were recorded.

Many responses were not surprises. East Portlanders want more and better jobs here. We'd like nice places to eat nearby and sidewalks to walk on. We'd like to think that it's safe for our children to ride their bikes to school. He or she (or a friend or a family member) pays too much of their income for rent. Some of us face foreclosure of our homes.

What surprised us? Community-building came up more than any other topic. Across the board there is a general understanding that the health of a community relies on the strength of its relationships. The wise urbanist Jane Jacobs once wrote, "Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody."

Peter Block writes, "The essence of creating an alternative future comes from citizen-to-citizen engagement that focuses at each step on the well-being of the whole." We hope to take the next step together with you.

Roger Anthony
Board President

Nick Sauvie
Executive Director



Affordable Homes

Three Portland YouthBuilders celebrate the grand opening of a LEED Silver certified home that they built on SE Liebe St.

Hope on the Horizon

ROSE added 43 homes to our portfolio, bringing total production to 382. Three new homes were built for first-time homebuyers this year. All were constructed by Portland YouthBuilders and preserved as permanently affordable land trust homes by Proud Ground. One of the homes marked the tenth that ROSE has completed with Community Vision, an organization that serves Portlanders with disabilities. Accessible housing of any kind is in short supply. In this case, four local nonprofits worked together to make these Lents homes affordable for families with modest incomes. Banks Upshaw contributed architectural services on these custom homes, two of which were certified as LEED Silver.

At Bellrose Station, ROSE is rehabilitating 40 apartments, which will be completed in mid-2011. Upgrades include insulation, siding, windows and all interior finishes. Located on SE 92nd Avenue near the intersection of the light rail Green Line and the Springwater Trail, Bellrose Station contributes to the goals of the Lents Town Center Urban Renewal Area by improving the neighborhood's existing rental housing stock. The project team includes Seabold Construction, Multnomah County Weatherization, architect Alan Webb and construction consultant Frank Eckstein.

Bellrose Station Funders
 Multnomah County Weatherization
 Oregon Housing and Community Services
 Portland Development Commission/Lents Town Center
 Urban Renewal
 Portland Housing Bureau
 Shorebank Pacific



Community Development

Mayor Sam Adams attends a meeting at Leander Court Apartments with East Portland community leaders.

Putting East Portland on the Map

For a practitioner of comprehensive community development in outer southeast Portland, there is always work to do. Here were some of the highlights of 2009-10:

October 19: Grand opening of the **Marysville School Neighborhood Park**.

February 6: ROSE led efforts to rename the I-205 bike path the **Woody Guthrie Trail**. Sister of the Road's Winterfolk benefit headlined by Peter Yarrow of Peter Paul and Mary raises awareness.

April 24: Fifth annual **East Portland Homeownership Fair** at Ron Russell Middle School. ROSE worked throughout the year with the Oregon Public Health Institute on a **Healthy Kids Healthy Communities** project funded by the Robert Wood Johnson Foundation. The focus has been improving health infrastructure such as sidewalks, parks and grocery stores for affordable housing residents. A highlight was the May 1 Multnomah County Food Summit.

May 10: ROSE has been an active participant in the **East Portland Action Plan**. ROSE hosted a meeting with East Portland leaders and Mayor Sam Adams at Leander Court. Economic opportunities for our neighborhoods top the agenda. For the first time, Mayor Adams is requiring city bureaus to track their expenditures by district. This is an important first step toward equal public investment across the city.



Resident Assets

A family receives back-to-school supplies during a resident gathering. Helping our families secure basic needs is one of the many things ROSE's resident assets program is able to accomplish.

Help During Hard Times

This economy has harmed almost everyone, but none so much as low-income workers. Many of our residents have lost their jobs or had their hours reduced. The ROSE Resident Assets staff is dedicated to providing resources when they're needed most.

Summer and Afterschool Programming

Youth programming aims at fostering positive development among children and youth at Leander Court. The afterschool program at Leander Court includes Homework Club and Youth Leadership Development. The goals of the program are to: improve grades and school attendance of participating youth, help youth increase leadership knowledge and skills, and connect youth to their community.

"The leadership program at the community center is very helping and encouraging. I like that we learn new and different things. For example, how to believe in what I can do."

Angelica, Leander Court youth resident



Child Care

In 2010, the CCIP implemented the Healthy Gardens Project, with the goals of improving access to healthy food, allowing children to have an on-going interactive science experience and giving child care providers an opportunity to reduce food costs.

Big Opportunities Caring for Little People

For more than 15 years ROSE has supported southeast family child care providers. These providers have a profound influence on children in the most important years of their development. All of the providers in the ROSE child care network attain high marks for quality of care. Consistently more than 95% of parents served by providers in the ROSE network are satisfied with their quality of care.

Holly Jackson – a life-long southeast resident – is one of those providers. When she had children of her own, she went to the Impact Northwest family programs at the Brentwood-Darlington Community Center. Holly decided to start her own child care business, which she ran out of homes in both Lents and Brentwood-Darlington. She learned about ROSE and applied to rent one of our special child care homes, located across the street from Woodmere Elementary School. ROSE designed these homes with a dedicated child care room separate from the living areas, along with amenities such as a kitchenette for snacks and a fenced outdoor play area.

These advantages helped Holly expand her business to the point that she needed more staff. Now she's a participant in Child Care+, a program ROSE created with support from Kaiser Permanente and the Oregon Department of Human Resources. Child Care+ subsidizes the wages of child care assistants during a one-year training period. After that year, the assistants may stay on, with their provider paying their full wages. They may also start their own child care business or work toward a professional degree.

Thank you, Donors!

Government & Foundation Funders

Bank of the West Charitable Foundation
 Children's Investment Fund
 City of Portland
 Community Health Partnership
 Joseph E. Weston Public Foundation
 JPMorgan Chase Foundation
 Neighborhood Partnerships
 Oregon Association of Realtors
 Oregon Community Foundation
 Portland Housing Bureau
 Union Bank Foundation

Contributions \$1000 +

Bank of America Merrill Lynch
 Bank of the West
 Cascade Property Management
 Enterprise Community Investment
 Gales Creek Insurance
 Jeff Lang & Ramona Svendgard
 Miller Nash
 Portland Development Commission
 Portland General Electric
 Portland Housing Bureau
 R&H Construction
 Seabold Construction
 Standard TV & Appliance
 Walsh Construction

Contributions \$500+

Adventist Medical Center
 Thomas Behn
 John Cunningham
 David & Mary Diffenauer
 Fred Meyer Stores
 Great Day Fellowship Church
 Schwabe Williamson & Wyatt PC
 Ticor Title
 Wells Fargo

Consolidated Statement of Financial Position June 30, 2010

Assets

| | |
|---|---------------------|
| Rental Properties (net of depreciation) | \$8,730,678 |
| Cash and Other Current Assets | \$1,408,778 |
| Other Assets | \$2,619,075 |
| Total Assets | \$12,758,531 |

Liabilities

| | |
|-------------------------------------|---------------------|
| Long-term Debt | \$10,638,697 |
| Accounts Payable & Accrued Expenses | \$228,572 |
| Rental Deposits Held | \$59,316 |
| Total Liabilities | \$10,926,585 |

Net Assets

\$1,831,946

Total Liabilities and Net Assets

\$12,758,531

Contributions \$1-499

Anonymous
 Jane Ackerson
 Seymour Adler
 Dale Allen
 Kate Allen
 Anthony Almer
 Ameriprise Financial
 Jim & Martha Andrews
 Derek Anthony
 John Anthony
 Roger & Lisa Anthony
 Theresa Auld
 Dave Bachman
 Jean Baker
 Mary Beth Baker
 Flo Barrett
 Jim Barrett
 Lou Battams
 Charlie Baum
 Jesse Beason
 Neal Beroz
 Andrew Beyer
 Samantha & John Bianco
 Edward Blackburn
 Denise Bohbot
 Mary Bosch
 Robin Boyce
 John Branam
 Cathey Briggs
 Glynda Brockhoff
 Kelly Brouner
 Louisa Brown
 Loulie Brown
 Rich Brown
 Stephanie Brown
 Anatoliy & Vera Bublik
 Sarah Buckley
 Kent Buhl
 Capital Pacific Bank
 John Carson
 Sara Case
 Nancy Chapin
 Sam Chase
 Gary & Elizabeth Christensen

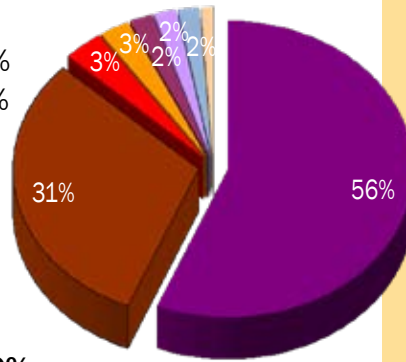
Steve Christensen
 Frieda Christopher
 Mike Clancy
 David Clark
 Matthew Clark
 Elaine Cogan
 Tanya Collier
 Molly Cooley
 Ross Cornelius
 Daniel Couch
 Richard Crawford
 Jessica Crompton
 Sara Culp
 Danielle Curran
 Howard Cutler
 Mary Davis
in honor of Jim Barrett
 Erika & Sebastian Degens
 Mike & Lori Delman
 Julie DiLeone
 Noelle Dobson
 Phillip Dochow
 Betty Dominguez
 Eastport Plaza
 David Ebersole
 Barrett Ebright
 Jane Ediger
 Robert Edmiston
 Ron Eiseman
 Steve Eisenbach-Budner
 Monika Elgert
 Paul Ellison
 Phillip & Justine Emerson
 Stan Emerson
 Michael Estill
 Brian Everest
 Ann Faricy
 Monica & Bill Faricy
 Topaz Faulkner
 Jean & Joe Ferguson
 Ferguson Land Surveying
 Bertha Ferran
 Sheila Fink
 Nick Fish

Maxine Fitzpatrick
 Kari Fuge
 Stephen & Kate Fulton
 Lyle Funderburk
 g2 Consultants
 Jon Gail
 Juli Garvey
 Don Geddes
 Charlene Getchell
 Amy Gilroy
 Sheila Greenlaw-Fink
in honor of Rob Rambo
 Marilyn Grey
 David & Elizabeth Groff
 Katie Haas
 Hahn and Associates, Inc.
 Dewey Haney
 Zafar Haq
 Tasha Harmon
 Sharon & John Hasenjaeger
 Karen Hefflin
 Pam Hester
 Mark & Jennie Higgins
 Leslie Hildula
 Jim Hlava
 Homestreet Bank
 Erik Holte
 Housing Development Center
 Gerry & MaiHoward
 Kay Hutchinson
 Richard Hutchison
 Amanda Ip
 Amy Jacobs
 David & Marie Johnson
 Rosa (Rusty) Jones
 Maggie Jonsson
 Dennis Jordan
 John & Patricia Judy
 Matina Kauffman
 Brett Kelter
 Bill Kowalcayk
 Kevin Kraus
 Kim Krippaehne
 Bernie Kronberger
 Jill Kuehler
 Bhavna Kumar

ROSE CDC Expenses* FY2010

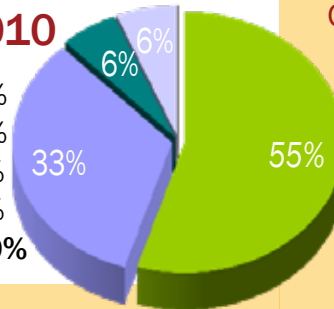
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|-----------------------|--------------------|-------------|
| For Sale Development | \$1,782,422 | 56% |
| Rental Operations | \$974,859 | 31% |
| Resident Services | \$109,324 | 3% |
| Community Development | \$84,218 | 3% |
| Rental Development | \$64,536 | 2% |
| Childcare Networks | \$62,562 | 2% |
| Management | \$59,044 | 2% |
| Fundraising | \$32,973 | 1% |
| | \$3,169,938 | 100% |

*Includes \$241,135 in depreciation.



ROSE CDC Support & Revenue FY2010

| | | |
|----------------------------------|--------------------|-------------|
| Home Sales | \$1,558,638 | 55% |
| Rents | \$941,718 | 33% |
| Grants & Other | \$166,479 | 6% |
| Contract Revenue & Contributions | \$176,537 | 6% |
| | \$2,843,372 | 100% |



Mitch Lambley
Emily Leach
Rosanne Lee
Craig Leonnig
Libby Lescalet
Miriam Levitt
Sue Lewis
Robert Liberty
Tyler Long
Harry & Gladys Losey
Shirley Lovelace
Shawn Maloney
Debi Mansfield-Christensen
Markusen & Schwing CPA's
Mike Masat
Joan Masat
Jen Matheson
Annette Mattson
Maylie & Grayson
Devon & Shelly McFarland
Aaron McLean
Stela Mesinschi
Michael Mignano
Amy Miller-Dowell
Teresa Minato
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ChiEn Montero
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Oregon Custom Builders, Inc.
Julia Ottoboni
Cindy Owen
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PG Long Floorcovering, Inc.

Dana Plop
Sue Pupo
John Quirk
John & Judy Rau
Jack Robeson
Barbara Rommel
Royal Neighbors of America
Steve Rudman
in honor of Jim Barrett
Ellen Ryker
Randy Salazar
Ron Salgado
in honor of Norma Salgado
Scott Sandie
Charles Sauvie
Nick Sauvie
Ivan Schmidt
Bill Schonely
Pete Schulberg
Harry Schumacher
Leslie Schwarz
Mark & Jody Schwing
Tyler Seabold
Steve Seabold
Sia Sellu
Catherine Shaw
Ronald Shellan
Phyllis Shelton
Shorebank Pacific
Don Sieckmann
Helene Silberstein
Barbara Smith
Sallie & James Smith
Merlyn Smith
Jefferson Smith
Rick Smith
Roy Soards
Heidi Soderberg
Walter Sofko
Anna Song, Duke Dairy Queen
John & Julie Southgate
Rebecca Stavenjord
Patricia & Paul Steger
Tracy Stepp
Rachel Stern
Mark Stevenson

Brian Stewart
Gradine Storms
Mindy Stutzman
Brenda Suits
Judi Swift
Andy Szatkowski
Martha Taylor
Nancy Tency
Johnnie Thomas
Carolyn Thurman
Mona Todd
Debi & Steve Truesdale
H.C. Tupper
Katie Ullrich
Unitus Credit Union
William Ventres
Kathy Vickery
Randy Von Tungeln
Nancy Wagoner
Lauren Waldo
Derald Walker
Karen Walker
Susan Walker
Walker Inspection Service, LLC
Robert S. Walsh
Bruce Warner
Rhea & Deveral Wayment
Tim Wayne
Marie Werts
Ted Wheeler
Richard White
Will White
Troy Wilkerson
Julie Wilkinson
Barbara Willer
William Wilson Architects
Phil Willis-Conger
Joye Wilman
Jack & Betty Wilson
William & Joyce Wilson
Sue Ann Wiswell
Joe Wykowski
Nancy Yuill

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Administrative Assistant

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Housing Developer

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Sherrena Torrence
Child Care Networks Coordinator

Han Tran
Resident Assets Coordinator

Sue Wiswell
Asset and Property Manager



Earlier in the year, ROSE founding member and community leader Jim Barrett passed away. His children organized a sale of Jim and his late wife Salle's extensive unicorn collection to benefit ROSE. The unique nature of this event brought many people together to raise awareness of affordable housing and to celebrate two wonderful lives, and of course, unicorns.

Did you know?

Only 88 affordable rental homes have been developed in the Lents Town Center Urban Renewal Area since its inception in 1998, an average of 7 per year in an area with approximately 8,000 households. Thanks to ROSE, production has increased, with 57 apartments added in the last two years.

From 1980 to 2005, more than 80 percent of total increase in Americans' income went to the top 1 percent.

- Tim Noah, *Slate.com*: Sept. 3, 2010

Residents in the Powellhurst-Gilbert census block group that includes ROSE's Leander Court Apartments are more than four times as likely (13.3%) to rely on transit to get to work as the average Portlander (3%).

- Oregon Public Health Institute, *Leander Court Existing Conditions Survey*

64% of Portland residents living in poverty work full-time.

- City Commissioner Nick Fish

Families in David Douglas schools speak 67 different languages. The census tract where Leander Court is located ranks third highest in Oregon for households speaking a language other than English.

- David Douglas School District and Knowledgeplex