Jonathan Rose Companies

Rose Affordable Housing Preservation Fund IV, L.P.

Urban Land Institute: Housing Opportunity Conference

February 5, 2019
Jonathan Rose Companies

- Founded in 1989, Rose Companies is a leading developer and investor in sustainable, affordable, and mixed-income multi-family real estate in the U.S.

- Named the largest acquirer of affordable housing properties, and the tenth largest owner of affordable housing in the U.S. in 2017

- Fully integrated real estate company, with in-house acquisitions, development, construction management, and property management

- SEC-Registered Investment Adviser with 14 years of fund management experience and $1.1B in AUM from foundations, family offices and institutional investment partners
Goals of our national preservation strategy:

1. Acquire and preserve affordable, mixed-income and workforce multifamily housing

2. Implement practical green strategies to reduce costs and increase efficiency

3. Increase opportunity for its residents through social and educational services
Environmental & Social Impact Strategy

Rose aims to reduce the environmental impact of its properties and improve the lives of its residents by building “Communities of Opportunity”

Environmental Impact

• Benchmark and track utilities at all assets with EnergyScoreCards to measure energy, water, and carbon savings and economic benefits
• Devise practical capital investment strategies, prioritizing green improvements with five-year payback
• Achieve Enterprise Green Communities Certification for each property, a national standard for building performance, environmental attributes and resident health and well-being
• Reduce portfolio-level energy use intensity by 20%, water use intensity by 15% and emissions intensity by 20% within ten-years
• Report portfolio-level performance to investors and GRESB

Social Impact

• Provide safe, energy efficient, affordable housing as a stable base for residents
• Acquire properties in high-demand locations with access to transit, jobs, schools and retail
• Create on-site community centers, including classrooms, medical screening rooms, exercise facilities and playgrounds
• Develop initiatives to connect residents with a range of health, educational, cultural and other social services
• Partner with leading national foundations and schools of public health to measure outcomes for low-income residents
New Business Center
Updated ADA Bathrooms
New Fitness Center

Jonathan Rose Companies
The Springs at La Mesa, La Mesa, CA
New Business Center
New Fitness Center
Updated ADA Bathrooms
Exterior
Jonathan Rose Companies
Miramar Towers, Los Angeles, CA
New Common Room
New Business Center
New Fitness Center
Updated ADA Bathrooms

Jonathan Rose Companies
Casa Panorama, Panorama City, CA
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Casa Panorama, Panorama City, CA

New Business Center
New Fitness Center
Updated ADA Bathrooms
New Common Room
New Library Lighting & Flooring
Updated ADA Bathrooms
New Fitness Center