

# Jonathan Rose Companies



## Rose Affordable Housing Preservation Fund IV, L.P.

*Urban Land Institute: Housing Opportunity Conference*

*February 5, 2019*

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# 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



*Via Verde, Bronx, NY*



## 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



*Tapestry Community Planting Day, New York, NY*



*Squire Village Community Center, Manchester, CT*





























New Library Lighting & Flooring



New Common Room



Updated ADA Bathrooms



New Fitness Center