



the people
WE KNOW

FEILIN CHEN

{ 2007 }





**the people
WE LOVE**

RITA MCDONALD

WITH THANKS TO OUR DONORS

{ thanks }

The challenges of providing affordable housing and healthcare for elders and low-income individuals are constantly changing and growing. What remains constant, however, is Rogerson Communities' continued commitment to providing elders and low-income individuals affordable – and innovative – housing and healthcare. Your participation in our annual fundraising efforts, such

as the *Welcome Home!* gala and the Annual Fund, is critical to our success. It is only with your support that the portraits in this report can represent success. So today, congratulate yourself on helping Rogerson reach our 2007 goals – we thank you. And tomorrow, share your Rogerson story with your friends, neighbors, and colleagues.

rogerson

Rogerson Communities is focused on one thing: people. Thus, the portrait of Rogerson Communities is as unique as the portrait of any one individual. We celebrate this uniqueness and diversity as we do our daily work, and share with you a snapshot of our accomplishments over the past year.

With the opening of Spencer House in 2007, Rogerson brought elder housing – and an adult day health program – back to Egleston Square. This year also saw the complete rehabilitation of Walnut House, home to 34 mentally challenged adults in a program run by Bay Cove Human Services. And our work for middle income elders continued with the Eventide Home in Quincy. An amazing waterfront location has been found, and the project is moving forward.

Rogerson's Visiting Committee won the 2007 MassAging Award for Board Leadership. By connecting our energetic volunteers directly with our programs, the committee allowed the people we serve to have a candid and insightful voice.

We received a substantial grant from The Boston Foundation to examine possibilities for an innovative new program called *Healthy Rogerson*, allowing us to study ways to provide additional wellness activities and services to our current and future residents and clients.

In Chinatown, we garnered major financial support for the Hong Lok low-income elder housing project: One million dollars each from State Street Corporation, the Charles H. Farnsworth Charitable Trust, and Grand Circle Foundation. Preliminary building plans show a handsome

structure which bridges both the new and the historic.

Speaking of history, we can't review 2007 without mentioning the Red Sox and their World Series win. The first game coincided with our *Welcome Home!* gala fundraiser. It is a tribute to our supporters that event turnout was still high, the evening's focus never wavered, and we surpassed all previous fundraising records.

Without the continued and enthusiastic support of our donors, the faces of those in need would remain in the background. However, with your help, their faces, and their needs, are clear. We celebrate the successes of 2007 as we look forward to meeting new faces – with new needs and challenges – in 2008.



PAULA THIER

Board Chair

A handwritten signature in brown ink that reads "Paula Thier".



JAMES F. SEAGLE, JR.

President

A handwritten signature in brown ink that reads "James F. Seagle Jr.".

{ highlights }

▶ Visiting Committee

The Rogerson Communities Visiting Committee, composed of members of the Board of Directors and the Board of Overseers, successfully completed its first full cycle of site visits. The committee's program of work was designed to help maintain a high standard of quality at each site – and subsequently won the 2007 MassAging award for Board Leadership.

▶ Spencer House

Spencer House opened to great fanfare. Named after gerontologist and Forward, Inc. Board President Marian Spencer and situated on a historic site overlooking Franklin Park, the lovely new facility houses 50 low-income elders and boasts the sixth Rogerson Fitness FIRSTSM site.

▶ Rogerson Egleston Adult Day Health Program

The former Boston Community Care program embraced its new name, Rogerson Egleston Adult Day Health Program, as it moved into its spacious and well-appointed facility on the ground floor of Spencer House.

▶ Walnut House

The Walnut House renovation was completed with stunning results. Flanked on either end by striking glass and steel staircases, the building is leased by Bay Cove Human Services. Its residents, who have mental health challenges, are greatly enjoying their revamped surroundings, including new apartments with kitchenettes and private baths.

▶ Hong Lok House

In Chinatown, we garnered major financial support for the Hong Lok project: One million dollars each from State Street Corporation, the Charles H. Farnsworth Charitable Trust, and Grand Circle Foundation. This vigorous show of financial support is a very positive sign that the community is absolutely in need of low-income housing for elders in Chinatown.

▶ Eventide Home

A striking new ten-acre waterfront site overlooking Quincy's Town River and Bay Pointe Marina was found for the William B. Rice Eventide Home, which engaged Rogerson Communities to assist with plans to create a new option for retirement living and quality healthcare for moderate-income elders.

▶ Young Friends of Rogerson

The Young Friends of Rogerson was founded and enthusiastically promotes the involvement of the next generation of volunteers and fundraisers. Media attention following a stylish gathering at Beacon House has helped to propel this committed group.



HILDA TILLET

the people
WE SERVE

In 2007, Rogerson Communities programs provided housing, adult day health programs, innovative fitness training, nutritious meals, and memory loss care and treatment to over 1,500 individuals and families in need.

{ HOUSING & REAL ESTATE MANAGEMENT	
Housing Units Managed	1,116
Housing Units in Development	271
Average Monthly Rent in Subsidized Housing	\$ 292
Average Age in Elder Residences	77.8
Number of Community Groups Using Facility Meeting Rooms	65

{ ADULT DAY HEALTH & SUPPORTIVE PROGRAMS	
Adult Day Health Program Participants	389
Adult Day Health Memory Loss Participants	125
Meals Served at Congregate Meal Sites	43,706
Boston Alzheimer's Resource Center at Rogerson House	
Public Lecture Series Attendees	100
Elder Assistance Fund Emergency Grants	20

{ FITNESS PROGRAMS	
Rogerson Fitness FIRST SM Participants	186
Rogerson Fitness FIRST SM Workout Sessions	19,344
Average Annual Increase in Lower Back Strength.	225%
Average Annual Increase in Leg Strength.	228%

facilities

Rogerson Communities is committed to making an investment in the future of Greater Boston's rapidly growing elder population. Currently, the following projects are in development:

BADGER BUILDING

Rogerson Communities is moving forward with plans to redevelop the Badger Building, the third antique structure on the historic Home for Aged Couples site in Egleston Square. The Badger Building is adjacent to Rogerson's recent triumphs: Carleton House, Spencer House and Walnut House. Preliminary plans include 37 units of affordable elder housing. Predevelopment work on the project is slated to begin in 2008.

HONG LOK HOUSE

New construction at the site on Essex Street in Chinatown will include preservation of an existing historic façade, reassembly of a second historic façade currently in storage, and construction of an entirely new building with complementary architectural features. Hong Lok House will house 74 elders, a live-in manager and significant community space, including an adult day health program and a senior center. An extensive private fundraising campaign is underway to support this project.

WILLIAM B. RICE EVENTIDE HOME

In response to the growing need of Quincy's elders, the William B. Rice Eventide Home engaged Rogerson Communities to assist with plans to create a continuum of retirement living and quality care. Upon completion, the new Eventide will offer 159 housing units, including both nursing home beds and apartments for elders.



Spencer House

Spencer House is providing its 50 residents with a welcoming home and enabling them to make new friends and connections within the community. A two-bedroom unit to house an on-site facilities manager will be completed in 2008.



Walnut House

Walnut House renovations are having a beneficial effect on residents' mental health status, who have commented that they are more comfortable and relaxed in their new accommodations. A formal ribbon cutting will occur in 2008.



the people
WE CALL FAMILY

JOHN STANTON

Rogerson Communities completed work on two Egleston Square projects in 2007, enabling expansion of adult day health services in one of the completed buildings and recognition of substantial fee income. Strong performance in managing client facilities provided an important reduction of receivables for payroll and fees from client properties, as well as significant

performance-based incentive fees. Continuing work in Quincy and Chinatown will yield important new facilities in those areas and confirm Rogerson's role as one of the preeminent developers of dignified housing for elders. A nearly 10% increase in restricted endowment assets provided a strong platform for pursuing our mission in the coming years.

REVENUES

Management & Consulting	\$ 2,772,923
Adult Day Health Programs	\$ 2,633,209
Contributions	\$ 947,447
Investment & Other Income	\$ 223,660
Net Realized & Unrealized Gain on Investments	\$ 381,012
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	\$ 6,958,251

EXPENSES

Adult Day Health Programs	\$ 2,787,096
Rogerson Fitness FIRST SM	\$ 149,384
Staff & Administration	\$ 3,359,136
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	\$ 6,295,616

NET ASSETS

Beginning of Year	\$ 13,561,417
Change in Net Assets	\$ 662,635
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End of Year	\$ 14,224,052



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Carleton House
Community at Pond Meadow
Council Tower
Dana Home of Lexington
Elder Assistance Fund
Farnsworth House
Florence House
Joy Street Residence
Longfellow House
Peter Faneuil House
Pond Home
Residences at Snow Place
Rogerson Communities Adult
Day Center
Rogerson Communities Adult
Day Center Dementia Program
Rogerson Brookline Adult Day
Health Program
Rogerson Egleston Adult Day
Health Program
Rogerson Fitness FIRSTSM
Rogerson House
Rogerson House Adult Day
Health Program
Roslindale House
Sophia Snow House
Spencer House
Springhouse
Walnut House