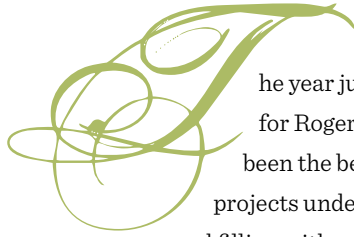


**SUPPORTING AND RESTORING
THE LIVES OF INDIVIDUALS,
FAMILIES & COMMUNITIES**



A MESSAGE FROM THE BOARD CHAIR AND PRESIDENT



he year just past was one of the most productive for Rogerson Communities, and may well have been the best ever. Our two affordable housing projects under construction will be open for business and filling with new tenants in 2015.

Beacon House, after thirty years under our management, was purchased from the investors by Rogerson and will remain affordable housing in perpetuity. Two new clients were added to our managed properties list—Mason Wright in Springfield and Fenway Studios in Boston. Importantly, our Adult Day Health Programs moved to licensure. Also, the senior management team was reconstituted by promotions from within the organization. And, all this was done while a major strategic planning process was carried forward by the Board of Directors and staff.

Hong Lok House will be the center for elder activity in Chinatown with seventy-four affordable units, an Adult Day Health program and a community center. Costs to build far exceeded available funds and Rogerson secured the additional funding needed. Cooper House was far behind schedule and the contractor there needed constant direction from us to finish the building. The other major project

under development, Fairing Way, has picked up momentum and will be under construction in 2015.

Our purchase of Beacon House and new management clients solidify our management portfolio. Income from the operation of facilities is vital to our future and the stability of the organization. Also, adding stability is the new licensing program for Adult Day Health. Over the years, we have advocated for licensure so that real healthcare delivery that goes on at quality programs is recognized and that sub-par providers be improved or eliminated.

The results of the strategic planning effort have deemed that all current programs are still vital and will continue, but more is needed. We will continue to innovate, to build affordable housing and to manage environments which support frail elders. We have every confidence that Rogerson's seasoned professional staff and leadership will carry this work forward with dignity, longevity, and vitality.

James F. Seagle, Jr.
President

Brit d'Arbeloff
Board Chair

BEACON HOUSE

One of Rogerson's great accomplishments of 2014 was the purchase of Beacon House. Rogerson had been a general partner in the ownership of Beacon House since 1982 when we restored the building after a fire and created affordable housing for low-income elders in a neighborhood that has priced out nearly all but the wealthy. By purchasing the property, Rogerson saved it from being developed as market rate units and preserved its affordability in perpetuity. All of this was only possible with a great deal of support from both Rogerson's Board of Directors and the Beacon House Corporation along with many State and City leaders, especially Boston Mayor Martin J. Walsh, and with community support.



Beacon Chambers Hotel, 1901



Community Room



Loring Library



Beacon House lobby

SUPPORTING AND RESTORING INDIVIDUAL LIVES AND COMMUNITY



JOHN was one of the first residents of the new Hong Lok House. After 40 years of employment, John had become homeless and was living in a shelter following a series of life threatening health issues and hospitalizations. He came to Rogerson through a network of local service providers and today is thriving, managing his health with access to doctors and hospitals, and is an important part of his community.

“I am deeply grateful to Rogerson Communities for providing me with a wonderful place to live. I look forward to giving back in any way I can.”



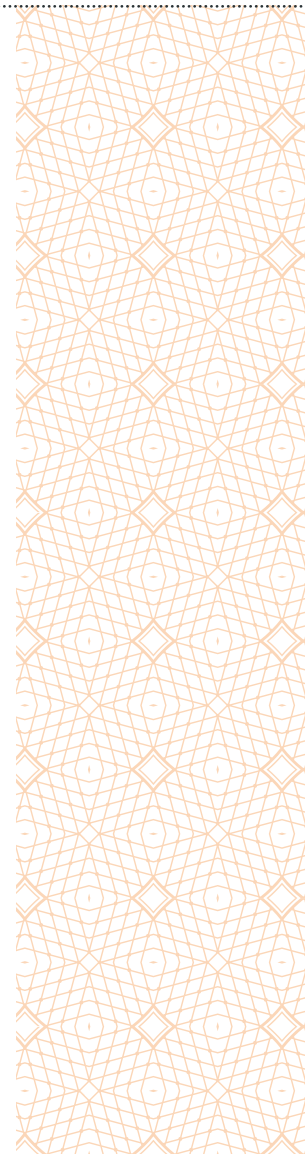
TIA came to Rogerson Communities’ Adult Day Health Program many years ago to get support managing chronic health issues. In addition to these health conditions, Tia takes medication to manage her mental health – a critical component of maintaining her long-term recovery from addiction. Today, Tia is an active grandmother and a powerful role model of optimism to other elders.

“The nurses help me with my medications and keep track of important doctor appointments.”



HENRY began attending a Rogerson Communities day program after a stroke left him paralyzed on one side and bound to a wheelchair. With support from staff, and access to a state-of-the-art fitness center, Henry began exercising. Today, Henry walks with a cane and exercises daily. His life is rich with people and activities.

“I thought that hospital bed was going to be my life, or the isolation of being stuck at home in a wheelchair. That’s not at all my story today – my life is amazing!”





HONG LOK HOUSE



In early 2014 Hong Lok House completed construction of Phase I on Essex Street in Chinatown. Forty-three residents are now housed in the 32 apartments. Extensive work was performed on Phase II during the year and will include, upon completion, a total of 74 affordable units, a live-in manager unit and significant community space including an adult day health program, a senior center and a green roof with tai chi deck. This project has helped residents age in their community with access to the amenities they need, such as health care, shopping and transportation.





ROGERSON COMMUNITIES

2014 BY THE NUMBERS



The average age of residents who live in Rogerson Communities' elderly housing is **77**.

Our oldest resident is **102** years old.



76,538 meals and snacks were served at **3** day program sites.

8,167 congregate meals were served at Beacon House and Farnsworth House.



12 elders in need were helped by Elder Assistance Fund emergency grants.



289 individuals participated in Fitness First at **5** Rogerson Communities' sites and completed **13,952** staff-supervised Fitness First sessions.

The oldest Rogerson Fitness First participant is **99** years old.



330 adult day health program participants and their families relied on Rogerson's day programs to keep the participants healthy and safe.

There are **28** properties and programs under Rogerson Communities management.

Rogerson Communities manages **1,354** units, and **216** units are in development.

FINANCIALS



Rogerson Communities' financials for 2014 reflect another positive year of modest economic growth in spite of directing major resources toward the completion of Hong Lok House and Cooper House. The purchase of Beacon House from a limited partner afforded Rogerson Communities a developer fee that helped it to support various programs throughout the organization. Management and consulting fees increased due to a strong resident census and consulting engagements. Rogerson's positive 2014 financial results have enabled us to move forward confidently with a 5-year strategic plan which was developed in 2014.

REVENUES

Management and Consulting	3,367,272
Adult Day Health Programs	3,087,714
Contributions	1,563,570
Other Income	191,678
	<hr/>
	\$ 8,210,234

EXPENSES

Programs and Management	5,670,468
Staff and Administration	1,742,436
	<hr/>
	\$ 7,412,904

NET ASSETS

End of Year	\$ 22,157,977
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WITH THANKS TO OUR DONORS



It is only with the help of our generous supporters that Rogerson Communities can build, maintain and expand programs that both decrease healthcare costs and increase quality of life for elders in need. Your enthusiastic participation at our *Welcome Home!* gala, on a board or committee, or in our Annual Fund provides direct support to very vulnerable members of our community. We give particular thanks

to the Beacon Hill community for their commitment to ensuring that affordable housing remains part of the fabric of the neighborhood. Together, through our adult day health programs, fitness training, dementia care and affordable housing, we are making a significant difference in the lives of low-income elders and their families in greater Boston. Thank you for another wonderful year.



Mayor Martin J. Walsh visited Rogerson's Roslindale site where he met residents, toured the adult day health program and Fitness First, and visited the dementia day program.

**2014 GIFTS TO
ROGERSON COMMUNITIES**

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JAMAICA PLAIN**

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Fenway Studios
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Healthy Rogerson
Hill House
Hong Lok House (Phase I)
Joy Street Residence
Longfellow House
Mason Wright
Peter Faneuil House
Pond Home
Residences at Snow Place
Rogerson House
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Rogerson Roslindale
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