



## WELCOME TO SPRING 2024

### Exciting Developments at Community Roots Collaborative!

This year promises to be a remarkable one for Community Roots (C-Roots) as we continue with our five dynamic projects across two pivotal locations.

Our journey began at 1901 NW 69th Circle, a project that taught us invaluable lessons and set the stage for our future endeavors.



**Fruit Valley Terrace: A Beacon of Hope** Our efforts in Fruit Valley Terrace are divided into two main components:

1. **Tiny Home Community:** We've established a haven with 21 tiny homes, providing a fresh start for individuals transitioning out of homelessness. These homes, each spanning approximately 315 sq ft, have become a stable home for many of the residents since their inauguration in September 2021.
2. **The Station House Revival:** Originally built in the late 1980s and is rumored to have served as a railroad carriage house in the early 1900s, the "station house" is undergoing significant renovations. Upon completion by the end of April, this 4-bedroom, 1-bath building will serve as a recovery home for individuals overcoming drug and alcohol dependency issues, in partnership with XChange Recovery.



## **O Street Project: A Three-Phase Vision** Our ambitious project at 3600 O Street is unfolding in three phases:

1. **Converted Church Living:** The first phase, a church that was repurposed into shared living quarters, which currently has 10 men exiting homelessness living there. We partner with Xchange for the residents to receive recovery services. With 11 bedrooms available, this phase is nearly at full capacity.
2. **Expansion with Tiny Homes:** The second phase introduces 7 two-bedroom tiny homes, with infrastructure work beginning now. Like our other projects, these will also feature solar panels to enhance sustainability.
3. **Renovation for Additional Living Spaces:** The final phase will transform the building's lower floor into living quarters for at least two more individuals, further extending our impact.



## **Sustainable Growth and Funding Success**

C-Roots has adeptly navigated funding opportunities, securing support through the City Vancouver Affordable Housing Fund and the State of Washington Department of Commerce. Our innovative funding model has allowed us to minimize borrowing while embarking on project exceeding \$3 million in costs.

We're committed to providing affordable housing, with rents capped to serve people at 30 percent of the Area Median Income, less than \$1,000 a month. Our properties offer rents that include utilities, all made possible by the unwavering support of our community.

In 2023, we were thrilled to receive \$160,000 in community funding enabling us to welcome Peggy Sheehan as our Interim Executive Director. With over 25 years, Peggy is poised to elevate C-Roots to new heights.

A Heartfelt Thank You - Our progress and success are a testament to the generosity and support of our community along with a very dedicated board. Feel free to reach out for a tour or to learn more about how you can be part of our mission. Together, we're planting the seeds for a brighter future at Community Roots.

Warm regards,

### **Peggy Sheehan**

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