

Our Vision:

Every person has a home and is interconnected within community

Our mission:

To create and sustain quality affordable homes that strengthen lives and communities

Established in 1986, Aeon has built or renovated 1,705 units of quality affordable homes and serves more than 3,000 people annually.

Learn More:

Attend Building Dreams, a one-hour informational session and tour.

Register today at:

www.aeonmn.org/bd

or email jjohnson@aeonmn.org.



Find us on Facebook



Homes for Generations

822 South 3rd St, Suite 300
Minneapolis, MN 55415

www.aeonmn.org

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Bricks & Mortar Updates

Aeon identifies partners and collaborates with multiple funding sources to pay for the construction of the following three projects, which invest millions of dollars in our community. Aeon continually seeks partners who support our vision that every person has a home.



Alliance Addition

Construction on the Alliance Addition is at 70%! The development will create 61 units for individuals who experienced homelessness and preserve a vacant, boarded house in the Elliot Park neighborhood of Minneapolis. The development is adjacent to the Alliance Apartments, an award-winning collaboration between Aeon, RS Eden, and Alliance Housing.



Renaissance Box

The vacant, historic O'Donnell Shoe Factory will be transformed into a vibrant residential building offering 70 efficiency, one-, and two-bedroom apartments. The property will offer a range of affordability, primarily for artists and individuals working service sector jobs in downtown St. Paul. Construction is expected to start in July!



Sienna Green

The redevelopment of Sienna Green will serve as a model for transforming a struggling, outdated apartment building into a sustainable community asset. The first phase – preservation of 120 existing one-bedroom apartments built in 1968 – is 40% complete. The second phase – construction of approximately 50 two- and three-bedroom apartments to meet the need for affordable homes for families in Roseville – will begin as soon as funding is secured.



Homes for Generations

Solutions

Summer 2010

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Innovative building material improves efficiency

Aeon is pioneering the use of a new energy-efficient building material in its Alliance Apartments addition. The project is the first building of its size in Minnesota to use structural insulated panels (SIPs) rather than traditional framing.

SIPs are composed of rigid insulation sandwiched between oriented strand board, which creates a continuous barrier that prevents hot and cold air from transferring through the walls.

In traditionally framed buildings, batt insulation is installed between wood or metal studs, but studs are poor insulators and the gaps between the insulation and studs further reduce the wall's insulative value.

Aeon selected SIPs for every floor above the foundation level after exploring a number of options in partnership with the University of Minnesota's Center for Sustainable Building Research (CSBR). Staff members from Aeon and CSBR rated options based on energy savings, health implications, financial returns, and acoustic value.

"The baseline would have been to use wood frame construction and batt insulation, estimated at \$159 per square foot," says Aeon Housing Development Project Manager Rosemary Dolata. "But Aeon wouldn't have chosen that option for this development—we would have at least used spray foam insulation between the studs, estimated at \$164 per square foot."

Using SIPs raised the cost to \$193 per square foot, but the material emerged as the best choice for the long-term sustainability of the property. The improved insulation and reduced air infiltration achieved with SIPs will benefit the residents with reduced energy bills. Each apartment home is individually metered, providing direct financial benefit to the residents.

Dolata says an energy-efficient building envelope will work hand-in-hand with a cutting-edge heating and cooling system. This will regulate each apartment separately and be able to transfer heat from warmer to cooler areas of the building.



Message from the President/CEO

Making green the industry standard



I've been coaching kids for many years on how to improve their baseball swing. For them, the hardest part is giving up something that's worked pretty well to take a risk on something new. I tell them that sometimes you have to sacrifice who you are for who you can become.

Those of us who have been developing multi-family housing for decades have gotten pretty good at it. But the realities of energy uncertainty and our earth's limited resources are inescapable. And that means changing the way we build homes.

Aeon is working in partnership with the University of Minnesota's Center for Sustainable Building Research to create a practical, results-oriented model for developing sustainable multi-family housing. The model will identify the most sustainable, practical, and replicable green-build elements so that Aeon and others can incorporate them into projects going forward.

Our three goals in this partnership are:

- to strategically use green-build elements in a variety of projects,
- to study and quantify the short- and long-term impact of using these materials, and
- to share our outcomes by creating a multi-family green-build model.

People think building green adds cost—and sometimes in the short run, it does. But I have no doubt that green building is more financially sustainable over the long term, not to mention healthier for people and the planet. That's why Aeon will continue to insist that sustainability move from being the exception to the rule.

Alan Arthur, President/CEO

"When we build, let us think that we build forever. Let it not be for present delight nor for present use alone. Let it be such work as our descendants will thank us for; and let us think, as we lay stone upon stone, that a time is to come when those stones will be held sacred because our hands have touched them."

— John Ruskin



Quality, partnership and passion

Matt Podhradsky, city administrator of Chaska, Minnesota, reflects on his city's experience partnering with Aeon to create affordable homes. Aeon's Clover Field Marketplace in Chaska was Aeon's first in a suburban community when it was completed in 2008. It provides 117 apartments for Chaska residents.

Investing in quality

"So often we see developers that only have a 7 to 10 year horizon before they get out of a project. They are focused much more on creating a project that is as cheap as possible to develop and construct so they can see higher profits early on. Aeon clearly has a much different perspective, defining projects for the 100-plus years they plan on being involved. This provides a community with a higher quality property. This commitment to quality also means they are able to take away some of the negative stigma that affordable housing developments have had in the past—truly something you don't see every day."

Working in partnership

"Aeon didn't start by coming to us with a project which we then had to try to fit into a development. They started by coming and talking to us about what our goals were and what opportunities we saw in the community and then used this information to help develop a proposal they made to the city. This is a truly different approach to development that allows the community to feel invested in the successful outcomes of their projects."

Passion and follow-through

"Aeon truly is a group of individuals who believe in the mission of their organization and are passionate about it. A strong mission with good passion leads to good things. They are truly an organization full of good people who 'walk the walk.'"



Because housing isn't enough: measuring the meaning of "home"

Aeon's success at providing "a roof and four walls" for its residents is easy to quantify. More elusive is its success at providing residents an experience of "home."

"Part of our vision has been about people having a home and we've been taking that seriously for years," says Aeon Chief Operating Officer Tom Nordyke. "But what do you mean by "home" and how do you measure it?"

Last year Aeon leadership set out to answer these questions and create a tool to measure how well it is achieving this core organizational priority.

After an assessment of all previous work done on the topic of "home," staff members decided that the most effective means of evaluating Aeon's success in providing "home" was a periodic resident survey.

With the help of an evaluations expert, Aeon developed a survey that allowed residents to rate their experience in three areas: safety, engagement, and ownership.

A pilot survey was completed at four Aeon properties, with a focus on maximizing its response rate.

"It was important that it be statistically valid," says Nordyke. "If we're going to make management decisions based on the results, we need to have high confidence that the results are statistically valid."

The pilot's high response rate meant its results were extremely reliable and suggested that a survey conducted across Aeon's portfolio would be effective.

Aeon plans to survey residents at all properties this fall and at least every two years going forward.

Nordyke says that survey's focus on the three key indicators of home will produce feedback that we can use to improve Aeon's performance in several areas.

Ultimately, Nordyke says, it will help the organization achieve its goal of providing more than just shelter.



The latest

National award of excellence

The Home Depot Foundation recognized Aeon and the City of Minneapolis with a "National Award of Excellence for Sustainable Community Development" for Aeon's Ripley Gardens development in north Minneapolis. "Many cities across the country are finding successful ways of dealing with financial, social and environmental issues through thoughtful design and land use, resulting in the construction of healthy, safe neighborhoods like Ripley Gardens," said Kelly Caffarelli, president of The Home Depot Foundation.



Record support at annual fundraiser

Aeon raised \$562,000 at its ninth "Beyond Bricks & Mortar" fundraising breakfast. "We are thrilled with the response to this year's event," says Vice President of Fund Development Joanne Kosciolk. "Especially when people are uncertain about their own financial futures, it says so much that they understand the role Aeon plays in providing a basic need: decent, stable homes for everyone." The event's premier sponsor was Frerichs Construction.

Annual report now online

Aeon's 2009 Annual Report can now be viewed online at www.aeonmn.org. The report outlines the organization's challenges and achievements in 2009 with a focus on the connections Aeon has fostered across the community.

