

## **Alliance Addition: Building on the success of Alliance Apartments**



**What** The expansion of the successful Alliance Apartments will create 61 affordable apartment homes in the Elliot Park neighborhood of Minneapolis.

**Where** On 17<sup>th</sup> Street between Park and Chicago avenues (724 East 17<sup>th</sup> Street)

**About the Alliance Apartments** Aeon developed Alliance Apartments in 1997 in collaboration with Alliance of the Streets and RS Eden. Alliance Apartments provides 124 apartment homes for single, adult men and women who want to remain chemical-free and live in a drug-free community. The Alliance philosophy emphasizes case management and peer support within a sober living environment.

Alliance Apartments' success in increasing resident stability, skill level and independence has been recognized nationally by the U.S. Department of HUD and as a semi-finalist in the MetLife Foundation Awards for Excellence in Affordable Housing.

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| <b>Impact</b>                 | By supporting the transition from homelessness to stability and independence, the Alliance Addition will address the urgent challenge of long-term homelessness in Minnesota. Stable housing provides a positive future for residents and also alleviates the significant public costs of emergency crisis services used by individuals who have endured long-term homelessness. The development plan aligns with the State of Minnesota’s plan to end long-term homelessness by 2010. |
| <b>Cost Savings</b>           | The Alliance Addition will adjoin Alliance Apartments. Residents of Alliance Addition will share community space, computer resource rooms and the front desk amenity with residents of Alliance Apartments, providing a significant costs savings in the development.                                                                                                                                                                                                                  |
| <b>A Green Build</b>          | Aeon will construct Alliance Addition in a sustainable and feasible way through a partnership with the Center for Sustainable Building Research and the Center for Energy & the Environment.                                                                                                                                                                                                                                                                                           |
| <b>Affordability</b>          | The Alliance Addition will offer 59 efficiencies and 2 one-bedrooms:<br>55 units affordable to households earning 30% or below of area median income<br>6 units affordable to households earning 50% or below of area median income<br><br>Rent for the 55 units designated for people transitioning from long-term homelessness will be subsidized.                                                                                                                                   |
| <b>Architect</b>              | Cermak Rhoades Architects                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Contractor</b>             | Weis Builders                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Property Management</b>    | Aeon Management LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Service Provider</b>       | RS Eden provides case management services to encourage community involvement and self-sufficient lifestyles.                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Funders &amp; Partners</b> | Elliot Park Neighborhood, Inc, City of Minneapolis, Federal Home Loan Bank of Des Moines, Hennepin County, Minnesota Housing, Thrivent Financial for Lutherans Foundation, Turner Foundation                                                                                                                                                                                                                                                                                           |
| <b>Costs</b>                  | Total development cost: approximately \$10 million                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Timeline</b>               | Construction is expected to begin in 2009, and will last approximately 12 months                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Contact</b>                | For questions about the development of the Alliance Addition, please contact Gina Ciganik at 612-341-3148 ext 204 or <a href="mailto:gciganik@aeonmn.org">gciganik@aeonmn.org</a> .<br>For questions about property management or leasing, please call 612-630-3600.                                                                                                                                                                                                                   |

Aeon is a nonprofit developer, owner and manager of high-quality affordable homes in the Minneapolis/St. Paul area. Established in 1986, the award-winning nonprofit has built or renovated 1,705 apartments and townhomes, which provide stability to more than 3,000 people each year – including individuals and families with low to moderate incomes and formerly homeless individuals. The organization’s inspiration to create community assets that last for generations stems from its name “Aeon,” which means “forever.” Its vision is that every person has a home and is interconnected within community.