



Alliance
Housing

Changing Lives. Building Community.

2025–2026 Annual Report





Mission

Alliance's work makes it possible for individuals and families to create homes for themselves, regardless of income and background by developing and managing housing that is: **affordable, relational, and flexible.**

In addition, Alliance Housing challenges the environment that limits our residents' opportunities.



Letter from Leadership

Dear Alliance Supporters,

When we opened Kyle Garden Square last fall, we knew we were creating 59 new homes. What we didn't anticipate was how residents, along with our supportive services and property management partners, would turn the building into a community.

That's something at the heart of our work: we build the foundation, but residents and partners build the rest.

Alongside opening Kyle Garden Square, we secured full funding for 2116 Nicollet, bringing new homes to Whittier, the neighborhood our office has called home for years. We also entered into a purchase agreement for St. Paul's Home in Midtown Phillips. Both projects are the product of work with partners, Whittier Alliance neighborhood group on 2116 Nicollet, and St. Paul's/San Pablo Lutheran Church on St. Paul's Home. These partnerships are crucial to our work, helping us operate on a neighborhood level to determine where housing is most needed and connect with communities.

Even as our work continues, we're watching real threats at the federal level to funding for supportive housing, one of the most effective tools we have for helping people move out of homelessness and stay housed. This funding helped renovate Kyle Garden Square, and Continuum of Care dollars make up a large part of its operating budget, including 24/7 supportive care provided by Touchstone Mental Health. Losing this funding could mean fewer chances for buildings like Kyle Garden Square to exist.

However, we're not facing this alone. Alongside partners in the Minnesota Housing Stability Coalition, we've spent this year pushing for policy solutions that protect supportive housing for the long term. When you support Alliance, you're part of that fight too.

Thank you for showing up for this work, as a donor, a volunteer, or simply a neighbor who believes this work matters. While our residents create change in their own lives and communities shape their own futures, your support helps provide the foundation that makes both possible.

With gratitude,



Jessie Hendel
Executive Director

Strategic Plan Update



Our Goals: 2025–2027

We are now halfway through our current three-year strategic plan and our momentum and passion for our work continues. Much like building a new apartment building, the work of affordable housing takes patience and dedication.

1 Create and preserve deeply affordable homes for precariously housed individuals and families in Minneapolis.

We're proud to have opened 59 new homes at Kyle Garden Square in 2025. We've also closed on 2116 Nicollet, which will bring 50 new homes to Whittier, the neighborhood our office has called home for many years. 2116 Nicollet includes a community art project our partner, Whittier Alliance, is stewarding with neighbors and local artists.

We're also focused on preserving the housing we already have. Recapitalization is full steam ahead at Hiawatha Commons and Gateway Lofts, and a recent MN Housing award will help stabilize financial challenges at 3301 Nicollet. We're also purchasing and preserving St. Paul's Home, a senior living building in Midtown Phillips owned by St. Paul's/San Pablo Lutheran Church and continuing to work with the church to ensure that their relationship with the residents and building continues to thrive.

2 Transition ownership of Alliance's small properties (eight homes or fewer) while honoring the legacy of these assets as affordable homes for low-to moderate-income neighbors.

The first of these sales are underway. We're working closely with partners at the city, county, and state to ensure that these homes can continue to be an asset for neighbors, residents, and the new owners of the buildings. The first of the sales was completed in 2025 to a local owner and we continue to work on ensuring Alliance's legacy of providing affordable housing is carried forward through the sale of the remaining properties.

3 Identify innovative strategies to advance our mission.

The affordable housing landscape has changed a lot in the 35 years since Alliance began purchasing our first properties in the early 1990s. Some models that worked 30 years ago are no longer sustainable, but one thing hasn't changed: people need housing. We're committed to identifying innovative strategies to carry that mission forward and are actively engaging with local partners on how small affordable housing providers like us can collaborate to jointly deliver on our missions. Stay tuned for more!

4 Engage in policy advocacy.

Creating and preserving housing is only part of the picture. Solving homelessness also requires policy-level work alongside partners across the Twin Cities and the state. This past year, Executive Director Jessie Hendel and Director of Development Craig Freeman participated in a statewide coalition focused on preservation policy and Supportive Housing Services funding.



5 Generate increased community awareness and engagement to double funds raised.

Many of Alliance's supporters have been with us since the beginning, as we grow and evolve, focusing more on developing and supporting larger apartment buildings and moving away from our smaller buildings, we're working to build awareness and expand our fundraising base. We're proud to be Minneapolis-based, and we're grateful to everyone, near or far, who cares deeply about this city and its people.

6 Build organizational infrastructure to support sustainability and growth.

Growth is what it takes to further our mission, more homes, more people housed, and the infrastructure to support it all. We're working hard to grow and sustain our staff, and to imagine the future of Alliance together. We are poised to move to a new home office for Alliance in 2027, providing visibility and improved infrastructure for us to do our work.

Our strategic plan is ambitious, but it's grounded in what we know Minneapolis needs. Much like putting together an affordable housing building, it takes time, patience, hard work, and a bit of trial and error, but we believe in our mission, and we hope you'll keep working toward it alongside us.



Progress in Action

2025–2026 Accomplishments

Opened Kyle Garden Square in Fall 2025, creating 59 units of deeply affordable housing in the Elliot Park neighborhood.

Earned nominations for the Minnesota Brownfields Community Impact Award and Finance & Commerce's Top Projects of the Year for Kyle Garden Square.

Secured 100% of funding for 2116 Nicollet, future home to 50 units of affordable housing and office space for Alliance and neighborhood partner Whittier Alliance.

Exceeded our fundraising goal at MPLS Homes 2025.

Entered into a purchase agreement for St. Paul's Home, adding 53 units of senior housing to our portfolio.

Began transitioning out of managing our smaller buildings, prioritizing creating ownership opportunities for residents and others often excluded from ownership.

Community Impact Data

The data below provides insight into the residents Alliance Housing serves and the outcomes they achieve through stable, affordable housing. These numbers highlight how safe, affordable homes support housing stability, resident well-being, and long-term success.

518

Total residents served

423 Households

80%

Residents still housed after 1 year

Average length of stay

3.35 years

55%

Residents at or below the federal poverty line

45%

Increased income after 1 year

38%

Residents where income is <30% AMI

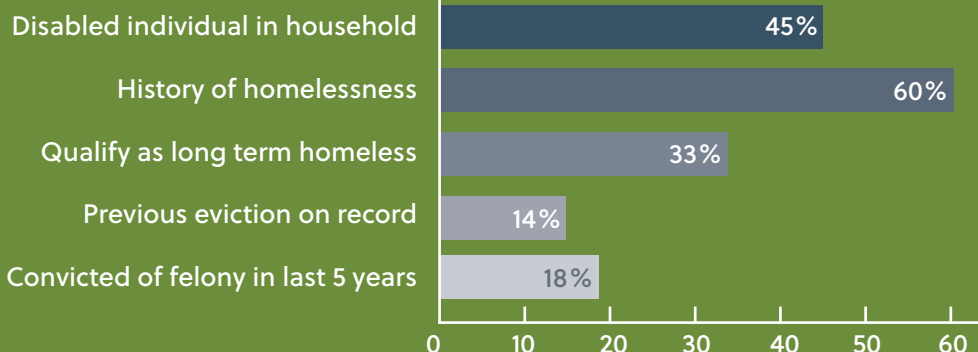
\$12,642

Average resident income

\$14,916

Average income needed for Alliance homes to be affordable

Factors that screen residents out of other housing



Board of Directors

Casie Moen, President

Ben Olk III, President Emeritus

Miranda Walker, Vice President

Dean LeDoux, Secretary

Amy Schmid, Treasurer

Tamika Baskins

Leah Hall

Mindy Hangsleben

Tica Hanson

Rashida Jackson

Jack Katzman

Jarett Lettner

Marilyn Nelson

Scott Redd

Tyrone Shields

Chris Wilson

Staff



Jessie Hendel,
Executive Director



Michael Schmid,
Senior Property
Manager



James Portman,
Maintenance Supervisor



Cherée Jenn,
Assistant Property
Manager



Emily Goldberg,
Property Management
Administrative Assistant



Craig Freeman,
Director of
Development



Eva Schmidt,
Fundraising &
Communications
Coordinator



April Stark,
Office Administrator

Not Pictured:

Lyle MacAlister, Maintenance Technician

Cliff Stebner, Controller

MPLS Homes 2025 SPONSORS

TITLE SPONSOR



STORY SPONSOR



ADVOCATE SPONSORS



LEADER SPONSORS

Guaranty Commercial Title

National Checking Company

Intentional Consulting

National Equity Fund

Mahoney CPAs and Advisors

Winthrop & Weinstine

Financials

Statement of Activities & Changes in Net Assets

For the 12 months ending June 30, 2026



SUPPORT AND REVENUE

Partnership Developer Fees	\$821,641
Rental Revenue	\$686,441
Contributions	\$405,294
Government Grants and Contracts	\$293,854
Partnership Management Fees	\$181,465
Miscellaneous income	\$92,124
Loss on investment in Limited partnerships	(\$3)

TOTAL **\$2,480,816**

OPERATING EXPENSES

Program	\$1,474,879
Management and General	\$455,987
Fundraising	\$211,215

TOTAL **\$2,142,081**

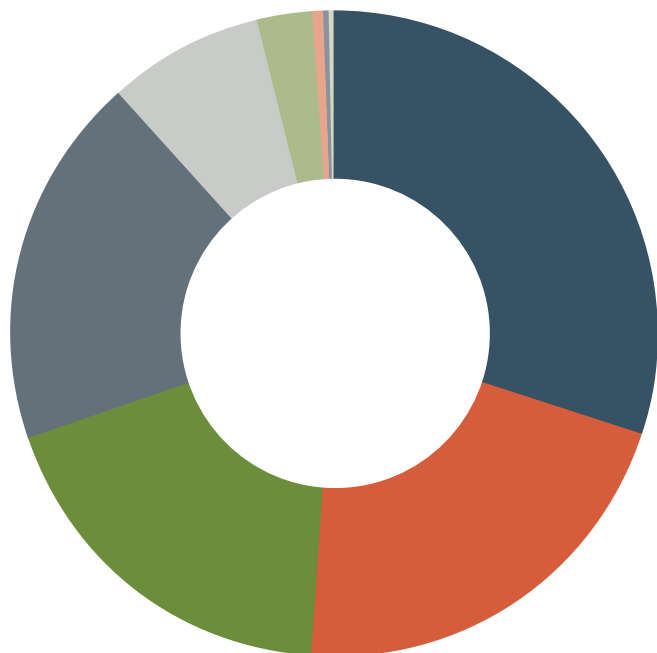
OTHER REVENUE

Forgiveness of Deferred Notes Payable	\$50,000
Insurance Proceeds	\$25,467

TOTAL **\$75,467**

Statement of Financial Position

As of June 30, 2026



ASSETS

Rental Properties, net	\$4,272,442
Investments in Limited Partnerships	\$3,004,652
Cash, Operations	\$2,658,372
Notes Receivable, Limited Partnerships	\$2,620,674
Project Advances	\$1,132,673
Tenant and Other Receivables	\$366,926
Cash, Restricted	\$84,329
Prepaid Expenses	\$61,655
Right of Use Asset, Net	\$8,820

TOTAL	\$14,210,543
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LIABILITIES

Deferred Notes Payable	\$4,339,700
Debt	\$2,039,881
Accrued Interest, Long Term	\$163,548
Accounts Payable	\$47,348
Security Deposits	\$43,573
Accrued Payroll & Related	\$18,904
Lease Liability	\$8,820

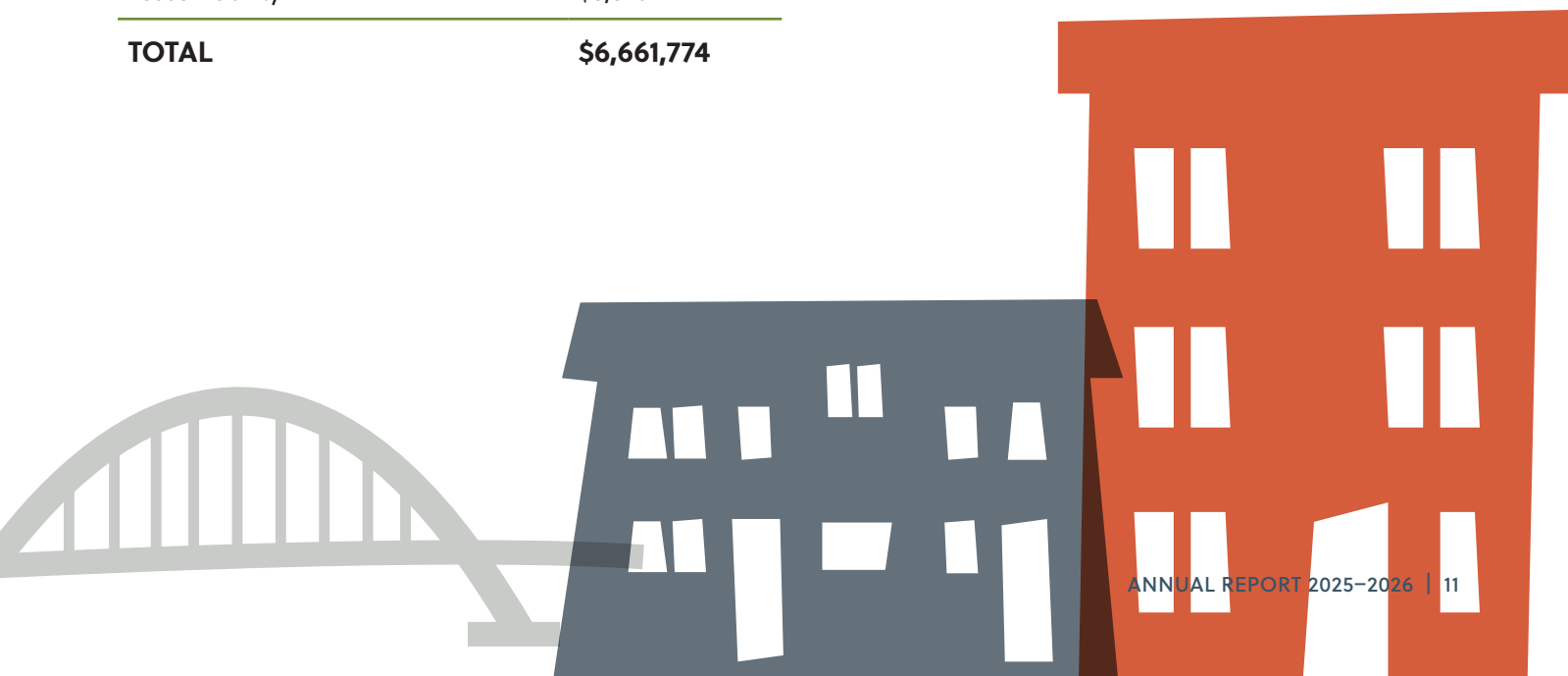
TOTAL	\$6,661,774
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NET ASSETS

Unrestricted	\$7,548,769
Temporarily Restricted	\$0

TOTAL	\$7,548,769
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TOTAL LIABILITIES AND NET ASSETS	\$14,210,543
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Donations welcome!
alliancempls.org/support-us



Alliance
Housing

2309 NICOLLET AVE | MINNNEAPOLIS, MN 55404

[ALLIANCEMPLS.ORG](https://alliancempls.org)