



ALLIANCE
HOUSING
INCORPORATED

Alliance Housing Inc.

2024

annual summary

Letter from Leadership

Greetings, Alliance Supporters!

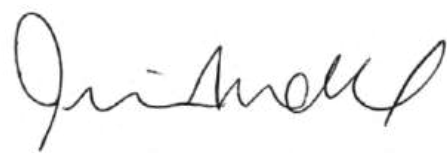
I am honored to share with you our 2024 Annual Summary of Accomplishments.

In 2024, Alliance Housing Inc. made a meaningful impact in the lives of our residents while facing considerable challenges. The COVID-19 pandemic, along with social and economic upheaval, has intensified the housing crisis, highlighting the urgent need for access to affordable homes. Amid these challenges, we provided 336 individuals and families with the opportunity to create a home for themselves.

This year, we've made progress on our goal of providing 59 new homes through our Kyle Garden Square development. Additionally, we are reinvesting in our older housing communities, while planning for the long-term needs of our scattered site portfolio. Our approach is deliberate—tackling access to affordable homes in Minneapolis one person and one family at a time.

None of this would be possible without the support of our community. During a time of increasing headwinds for affordable housing providers, making sure that Alliance has the resources it needs to provide deeply affordable housing options in our community becomes all the more difficult and all the more essential. We are so grateful for the ways that our partners and donors have made the important choice to show up for Alliance this year and for the time, resources, and funds you've invested in this cause.

Thank you for being a vital part of this journey. Together, we are ensuring that every Minneapolis resident has a place to call home.



JESSIE HENDEL
EXECUTIVE DIRECTOR



CASIE MOEN
BOARD CHAIR

What has stable housing allowed you to achieve?



How does affordable housing strengthen your community?



Home is a place where...

In 2023-2024, Alliance...

Celebrated the fifth anniversary of Minnehaha Commons opening with the onsite service provider, Touchstone Mental Health. The property provides 44 studio apartments for adults over the age of 55 who have experienced homelessness.



Received full funding for and began construction on Kyle Garden Square, the transformation of a 1920s-era office building into 59 units of supportive housing. The property is expected to open in late 2025 and provide homes for 59 members of the community who have experienced homelessness.



Continued raising funds to build 2116 Nicollet, in partnership with the neighborhood group Whittier Alliance. 2116 Nicollet will be home to 53 individuals and Alliance's future office.



Expanded staff in order to help build and strengthen Alliance's ability to support tenants and deliver on our mission, including adding a senior property manager and office administrator.



Began the process of rehabilitating Hiawatha Commons, which provides 80 affordable apartments near Lake and Hiawatha. Hiawatha Commons was the first large housing community we built. We are excited to finalize our rehabilitation plans and secure funding by the end of 2025.



Provided stable housing to 286 individuals in our 23 scattered site properties that Alliance both owns and manages, including 48 families and 78 children. During the year, 62 new residents joined our community. The average resident lives with Alliance for 3.36 years.



Finished an evaluation of the long-term capital needs for the 23 scattered sites that Alliance owns in Minneapolis. These communities provide 102 homes for individuals and families. Over the next five years, we will implement a plan to ensure that these homes are able to serve their communities for the next 20+ years.



Pathways to Progress:

Five Years of Minnehaha Commons

Since opening its doors five years ago, Minnehaha Commons has been a cornerstone of Alliance's portfolio of affordable housing. Located at 3001 Lake Street, this property is home to 44 deeply affordable studio apartments for seniors exiting homelessness.

The building's thoughtful design, opt-in supportive services, and caring staff support the everyday needs of its community, but its residents help make Minnehaha Commons special.

Tom was Minnehaha Commons' first resident. He moved from a smaller room in Alliance's rooming house, 2011 Pillsbury, at the end of 2019. Ask Tom about housing, and he will tell you about the five decades he spent living in his car, in prison, and on the banks of the Mississippi River. But he lights up when he tells you about the day in 2014 when he applied for his first unit with Alliance and the moment in 2019 when he picked his studio at Minnehaha Commons.

Tom, now in his 80s, continues to live independently at Minnehaha Commons thanks to the building's accessible design. He credits having his own space to cook, read, and rest with allowing him to improve his mental health. January 2025 marks 10 years of stable housing for Tom, and Alliance is honored to be a part of his journey.

Tom McDaniels

Resident Highlights

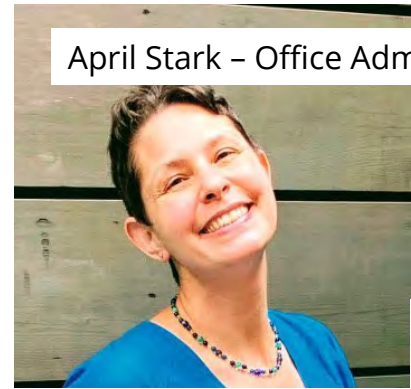
Dyrell Dixon

Plants line the shelves and window sills in Dyrell's studio at Minnehaha Commons. Described as "the plant man" by fellow residents, Dyrell has been an active member of the Minnehaha Commons community since fall 2022 when he moved from Alliance's former rooming house, Stevens Square. Before Alliance, Dyrell faced challenges obtaining housing due to a previous felony, and homelessness worsened his struggles with addiction and his disability.

Now at Minnehaha Commons, Dyrell makes the most of his home by participating in gardening club, playing congas at music therapy sessions, and inviting his neighbors to church. When asked about his favorite aspect of Minnehaha Commons, Dyrell emphasizes the value of having his own space while also being supported by the building's attentive and courteous staff. Finding a home at Minnehaha Commons has given Dyrell the opportunity to work on his physical and mental health while setting new goals for himself with the support of his community.



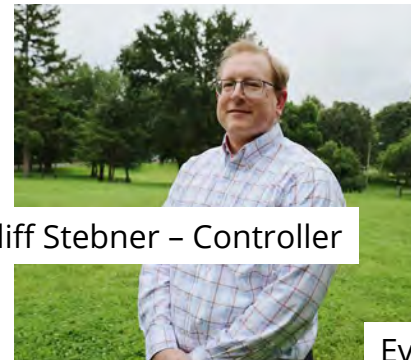
April Stark – Office Administrator



Calvin Shoemaker – Maintenance Technician



Cliff Stebner – Controller



Eva Schmidt – Fundraising & Communications Coordinator



James Portman – Maintenance Supervisor



Jessie Hendel – Executive Director

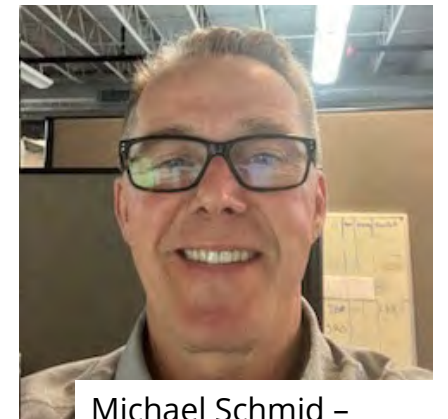


Alliance Housing Staff

Grace Gerard – Fundraising Intern



Michael Schmid – Senior Property Manager



Alliance Housing Board

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Ben Olk III (President Emeritus)

Casie Moen (President)
Chris Wilson
Dean LeDoux (Secretary)
Emily Goldberg
Jarett Lettner
Mangala Sharma

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Rashida Jackson
Scott Redd
Tica Hanson

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Wellington Management
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Financials

Statement of Activities

For the 12 months ending June 30, 2024

Assets:	
Cash - operations	\$1,475,982
Cash - restricted	\$2,410,923
Other receivables	\$220,039
Prepaid expenses	\$159,654
Rental properties, net	\$42,249,562
Other assets, net	\$126,823
Total	\$46,642,983

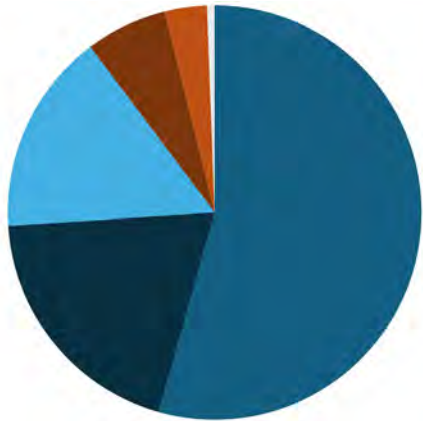
Liabilities:	
Accounts payable	\$448,086
Accrued payroll & related	\$22,506
Accrued real estate taxes	\$247,924
Security deposits	\$205,560
Debt	\$20,562,873
Deferred notes payable	\$3,583,700
Accrued interest - short & long term	\$1,377,983
Lease Liability	\$49,293
Construction payables	\$8,647,937
Total	\$35,145,862

Net assets:	
Unrestricted	\$17,673,363
Temporarily restricted	\$1,160,707
Total	\$18,834,070

Total liabilities & Net assets \$46,645,483

Statement of Financial Position

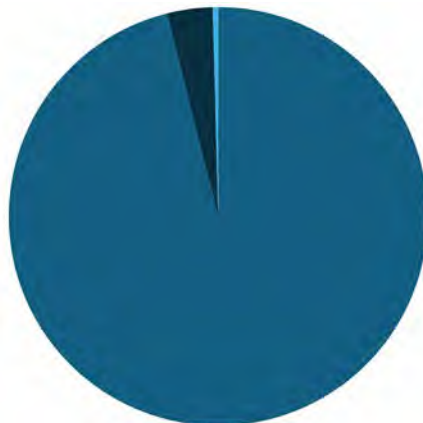
As of June 30, 2024



Support & Revenue:

Rental Revenue	\$3,026,166
Government Grants	\$1,091,935
Partnership Management Fees	\$876,405
Contributions	\$353,778
Miscellaneous Income	\$184,528
In-kind	\$32,905
Total	\$5,565,717

Forgiveness of deferred notes payable \$230,000



Operating Expenses:

Housing management	\$6,180,129
Administrative & management	\$226,143
Fundraising	\$27,017

Total \$6,433,289

Donations welcome!

MAIL

2309 Nicollet Ave, Minneapolis, MN 55404

ONLINE

www.alliancehousinginc.org/get-involved



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