**Alliance Apartments**

Alliance Apartments provides 184 efficiency apartments for formerly homeless men and women. 100 units carry HUD Section 8 subsidies, 23 are flat rate rental units, and the Alliance Addition has 61 GRH-LTH units.

**Owner/Sponsor:** Alliance Housing  
**Developer:** Aeon  
**Property Management:** Aeon  
**Service Provider:** RS Eden  
**Tenant Profile:** Chronically homeless single adults with disabilities  
**Service Approach:** RS Eden emphasizes sobriety, productivity, and a strong sense of community

### Key Features and Innovations:

- **Alliance Apts. places a strong emphasis on sobriety and productivity.** All residents are expected to participate in productive activates such as work, school and Training and job placement programs are provided on and off-site.
- **Supportive services include case management, vocational services, AA meetings, tenant driven support groups, and financial management.**
- **Most residents of Alliance Housing come from homeless shelters, the streets, treatment and after care programs.**

### Financing Information (excludes Alliance Addition)

**Capital**

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family Housing Fund</td>
<td>$599,614</td>
</tr>
<tr>
<td>HUD SHP</td>
<td>$400,000</td>
</tr>
<tr>
<td>HUD Emergency Shelter Grant</td>
<td>$300,000</td>
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<tr>
<td>Minnesota Housing Finance Agency</td>
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<tr>
<td>Minneapolis Community Development Agency</td>
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<tr>
<td>Low Income Housing Tax Credit Equity</td>
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<tr>
<td>Veterans’ Administration</td>
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<tr>
<td>Federal Home Loan Bank</td>
<td>$300,000</td>
</tr>
<tr>
<td>Developers Fee (Owner Equity)</td>
<td>$400,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$6,762,231</strong></td>
</tr>
</tbody>
</table>

**Operating (Annual)**

- Section 8 (annually for 10 years; 100 certificates) $410,000

**Services (Annual)**

- HUD SHP $73,000  
- Hennepin County Chemical Health Division $69,000  
- Minnesota GRH Supportive Housing Demonstration $54,000  
- **Annual Service Funding** $196,000
About Aeon (Developer, Property Manager)
Initially created to replace housing units lost through construction of a new convention center in downtown Minneapolis, Aeon is now one of the largest providers of affordable permanent housing in Minnesota. Aeon is an award-winning nonprofit developer of high-quality apartments and town homes for the Minneapolis/St. Paul metropolitan area, and serves more than 2,700 people annually. Established in 1986 as Central Community Housing Trust (CCHT), Aeon currently provides 1,503 units of quality, affordable housing. Aeon's mission is to create and sustain quality affordable homes that strengthen lives and communities.

About Alliance Housing (Sponsor)
Alliance Housing develops, owns, and operates affordable housing for poor and homeless people. Started in 1991 by residents and staff of St. Stephen's Emergency Shelter, Alliance Housing places homeless single adults and families in rooms and apartments in south Minneapolis. Prospective residents must be able to pay their rent and respect the property and their neighbors. Alliance Housing is presently focused on developing workforce housing for low wage and entry-level workers. This housing will offer residents an affordable rent in property close to major transportation corridors so that residents will be able to get to work quickly and cheaply.

About RS Eden (Service Provider)
Incorporated in 1971, RS Eden's mission is to provide recovery, accountability, and support services to facilitate individual, family and community movement from non-productive behavior to responsible, self-sufficient lifestyles. RS Eden operates a multifaceted array of community services, including: electronic monitoring; RSI laboratories; specialized substance abuse services; family services; community corrections programs; and numerous affordable, supportive housing programs. Since 1997, RS Eden has developed or participated in the development of 300 units of supportive housing for youth, single people, and families with children. The populations served experience an array of challenges, including chemical addiction, mental illness, homelessness, and “aging out” of child welfare services. RS Eden supportive housing programs emphasize sobriety, productivity, and a strong sense of community. Supportive services include on-site case management, counseling, support groups, employment assistance, sober social activities, and referral assistance. Clients must meet eligibility criteria such as 60 days’ verifiable sobriety and low-income/homeless status, and must be willing to commit to both sobriety and productivity requirements.

About CSH
The Corporation for Supportive Housing (CSH) is a national non-profit organization and community development financial institution that helps communities create permanent housing with services to prevent and end homelessness. Founded in 1991, CSH advances its mission by providing advocacy, expertise, leadership, and financial resources to make it easier to create and operate supportive housing. CSH seeks to help create an expanded supply of supportive housing for people, including single adults, families with children, and young adults, who have extremely low-incomes, who have disabling conditions, and/or face other significant challenges that place them at on-going risk of homelessness. For more information about CSH, please visit www.csh.org.