



# HOME Changes Everything



*A campaign to  
improve lives and  
communities through  
affordable homes.*



Homes for Generations



# Passion



**A**n innovative, forward-looking organization, Aeon is ushering in a new era in affordable housing design, construction and management. Our disciplined, thoughtful approach to building homes that last longer, with lower operating costs, has put us at the forefront of our field. Our track record of success has gained us the trust and respect of colleagues, funders, donors, civic and business leaders, and, most importantly, our residents.

**Working families and individuals** living on very low incomes, and those experiencing homelessness, are counting on us to make home possible for them.

**Businesses and communities** are asking us to help them create safe, stable, healthy environments for their employees and residents.

**Schools and social service organizations** are imploring us to deliver a platform for success for their students and clients – a home, and the dignity and opportunity it brings with it.

**Colleagues across the country** are looking to us to lead the way by developing new, innovative models that they can replicate in their own community.

**And we are counting on you.**

At Aeon, we are passionate about our work. We are determined to help our communities thrive. And we are absolutely committed to giving Minnesota families and individuals with low or no income a fair chance for improving their lives. We hope you are too.

Our \$12 million campaign will help create and preserve 1,200 safe, healthy, sustainable and affordable apartments for Minnesota's lowest income earners. It will help us provide a platform for success for 11,000 children and adults. And it will make Minnesota better by improving lives and strengthening communities. **Home changes everything.**

Alan Arthur, President and CEO

Sachin Jay Darji, Board Chair

**CAMPAIGN MISSION**

**Raise \$12 million**

**Create and preserve 1,200 homes**

**Serve 11,000 children & adults over the next 10 years**

**And usher in a new era of affordable housing.**

**OUR VISION:**

*That every person has a home and is interconnected within community.*



**Aeon at a Glance**

1986	Established to assist displaced Minneapolis residents
1987	Served 110 people
1992	Opened 130 apartments for homeless individuals
2003	Expanded to the 11-county metropolitan area Served 2,117 people
2006	Completed first St. Paul property, Crane Ordway
2008	Introduced first suburban property, Cloverfield Marketplace, in Chaska
2012	Served 4,200 people



# People



## ALL PEOPLE DESERVE A PLACE TO CALL HOME.

For people who don't have a home, or have a home they can't afford, life becomes a series of bad options – buy food or pay rent? Find shelter for your family or go to work? See a doctor or pay your utility bills? These are the decisions that occupy their days and the limitations that define their lives. Imagine trying to hold down a job, perform well in school, manage your relationships or take care of your health under these circumstances.

We believe that as a community **we can do better**. We are committed to giving families and individuals with low or no income a fair chance for improving their lives by adding more safe, healthy and affordable homes to our landscape. **You can help make this happen.**

***“We all do better when we all do better.”***

– Senator Paul Wellstone

## Ashley Turner, St. Barnabas Resident

**Lived in foster care and group homes starting at age 4. Moved into St. Barnabas in 2009 at age 16.**

*I remember getting the call saying a spot had opened up for me. I was excited, but I was a little nervous because I worried that it would be like another group home. But, it wasn't!! It's a great place, because you're able to live on your own, but you also have people supporting you.*

## Curtis, Joye and Vianna Collins, Sage Green residents

**Worried that they would have to break up their family to put a roof over their heads. Moved into Sage Green townhomes in August 2012.**

*“Aeon is the reason our family has stood strong and tall together. We were in a very difficult situation, looking for an affordable place to live that had the space we needed for my husband's medical equipment. We also really wanted our teenage daughter to have some space of her own. The most we could afford was a one-bedroom apartment. What we have found through Aeon is a wonderful townhome for the cost of a one-bedroom apartment. Our prayers have been answered.”*



## Minnesota is currently the least affordable state for renters in the Midwest.

- Statewide, the “housing wage” needed to afford a modest two-bedroom apartment is \$16.08 an hour at full-time. According to the National Low Income Housing Coalition, Minnesota has the worst housing affordability gap in the entire Midwest.
- Thousands of families are paying more than 30% of their income in rent.

## Children are the fastest growing segment of our homeless population.

- A recent Wilder Research survey found that more than 10,214 people are homeless in the Twin Cities on any given night; half are 21 years of age or younger.
- During the 2011-12 school year, more than 11,000 Minnesota public school students were identified as homeless or “highly mobile”.
- More than nine percent of Minneapolis Public Schools students, about three per class, experience homelessness at some point during the school year.

We can do better



*An education and a stable home are foundational for our students' futures.*

– Elizabeth Hinz, District Liaison for Homeless & Highly Mobile Youth, Minneapolis Public Schools

# Progress

**OPENING DOORS THAT NEVER CLOSE.** *It's not enough to open doors to new affordable apartment homes. To make real progress, we need to ensure that those doors never close. Through a combination of new construction and preservation of existing homes, we will deliver 1,200 affordable apartment homes to families who need them.*

**TRANSFORMING COMMUNITIES AND LIVES FOR GENERATIONS.** Each home we build becomes a long-term asset to the community while serving the immediate needs of the people who live there.

• **Delivering Quality Construction:** We approach each project as a 100-year investment.

• **Growing Energy Efficiency:** We progressively reduce utility costs for our residents. This is accomplished through a combination of green building practices – HVAC systems, high performance windows, landscape features that keep storm water on-site – and empowering our residents to develop energy efficient behaviors. This forward-looking approach ensures affordability for future generations.

• **Preserving Existing Assets:** We maintain and renovate homes we built 25 years ago so they can serve future generations.

• **Creating Healthy Living Environments:** We support the physical and mental health of our residents by consciously designing healthy indoor and outdoor spaces. Clean indoor air, light-filled rooms, community gathering spaces, and walkable community settings are critical to each Aeon development.

**ACHIEVING OUR VISION. TOGETHER.** We will never stop looking for new strategies for achieving our vision: *That every person has a home and is interconnected within community.*

That's why we are:

- continually developing new methods for more efficient, sustainable and cost-effective design and construction.
- deliberately documenting what we learn and applying it to future developments.
- routinely sharing details of our innovative practices with colleagues across the country so they can replicate them in their own communities.

We will never stop working to advance our mission – *To create and sustain quality affordable apartment homes that strengthen lives and communities.*

**You can help make this happen.**

We will never stop.

## SETTING A NEW STANDARD. SOUTH QUARTER.

Our landmark South Quarter development at the intersection of Franklin and Portland avenues in South Minneapolis has received local accolades for transforming the once vacant intersection into an attractive, vibrant, family and pedestrian-friendly community hub. It is receiving national attention for breaking cost barriers to building

green, affordable housing. Developers across the country will be able to replicate our model. Together with our partner, Hope Community, Inc., we are ready to complete the fourth and final apartment building in this development and open the doors to 120 desperately needed apartment homes. **You can help make this happen.**



*Chaska has always strived to be a community for a lifetime. One of our goals is to provide housing choices for our seniors, like The Landing, so they are able to stay within our community. Quality, affordable homes improve the health and well-being of our community.*

–Mark Windschitl, Mayor of Chaska



*“Sustaining Aeon’s position as a leading provider of affordable housing in the Twin Cities will increasingly depend upon the generosity of our philanthropic partners. Government programs and private grants can no longer provide all of the the resources needed to ensure that we can deliver on our mission to provide dignity, security, opportunity, and hope.”*

- Alan Arthur, Aeon President and CEO

# Possibility

## TOGETHER, WE CAN MAKE HOME POSSIBLE FOR THOUSANDS OF MINNESOTANS.

With your help, we can respond to the pleas of working families and individuals, businesses and communities, schools and social service organizations, and our colleagues across the country.

## We can.

### We Can:

- make home possible for 11,000 individuals and families living on very low incomes.
- create safe, stable, healthy environments for families living and working in our communities.
- deliver dignity and a platform for success for students, seniors and individuals who are struggling with a variety of health and wellness issues.
- develop new, innovative models for delivering quality, sustainable homes here in Minnesota and across the country.

\$12 Million

## JOIN OUR CAMPAIGN TODAY!

Help us meet our goal of \$12 million. Your gift will directly impact more than 11,000 Minnesotans. It will strengthen thousands of families and dozens of Twin Cities communities. It will directly impact the residents in our homes for a full decade, and it will leave a legacy for generations to come.

## Because home changes everything. Forever.

Home changes everything.



*“Until I connected with Aeon, I don’t think I fully understood that success for others isn’t always defined by a perceived ‘return on investment.’ Through my association with Aeon, I have come to understand and embrace a definition of success that includes the improvement of one’s life at any level, without benchmarks set by others.”*

- Bob Timperley, Cornerstone Society Donor

HOME changes everything



**AEON APARTMENTS AND TOWNHOMES**

MINNEAPOLIS

1822 Park Apartments

Adams

Alliance Apartments

Archdale

Balmoral

Barrington

Buri Manor

Cedars

Chicago Avenue  
Apartments

Continental Hotel

Coyle

East Village

Elliot Court

Elms

Heritage

Howards

Lamoreaux

Maryland

Paige Hall

Pine Cliff

Portland Commons

Portland Gardens

Portland Townhomes

Ripley Gardens

Roselle

Sage Green

South Quarter\*

Children's Village Center\*

Jourdain\*

Wellstone\*

Phase IV\*\*

St. Barnabas Apartments

Summit at St. Barnabas  
Apartments

ST. PAUL

Crane Ordway

Renaissance Box

BROOKLYN CENTER

The Crest Apartments

CHASKA

Clover Field Marketplace

The Landing

COLUMBIA HEIGHTS

Parkview Villa+

ROSEVILLE

Sienna Green

\* Developed in partnership with Hope Community

+ Coming soon

# Join us

*"Stable, safe, affordable housing is the bedrock for family security, strong relationships, education, employment, and health. Aeon's capital campaign provides the firm, financial footing required to produce more affordable homes for people. Our financial commitment to Aeon comes from the heart because we want to make a lasting difference in our community."* -Jim and Mary Frey, Community Volunteers

*"Aeon is a leader in recognizing and responding to the need for safe, quality, affordable places to live for all people. The organization takes a collaborative approach in pulling many groups together to make things happen. I appreciate Aeon's effectiveness and capacity to serve families and individuals who are most in need."*

-Emily Anne Tuttle, Community Volunteer



Homes for Generations



East Village



Ripley Gardens



Crane Ordway



Sienna Green



Homes for Generations

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