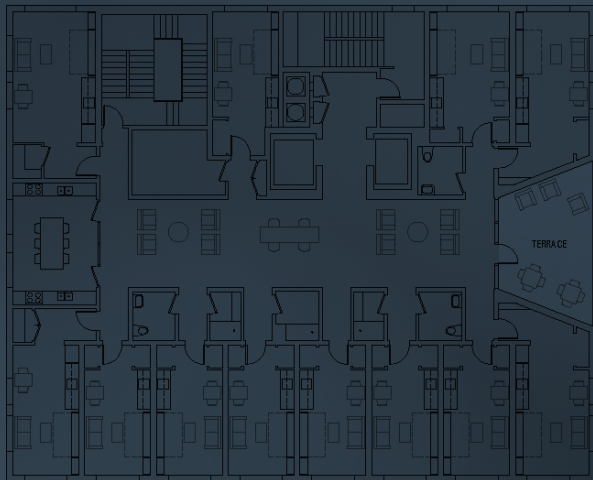
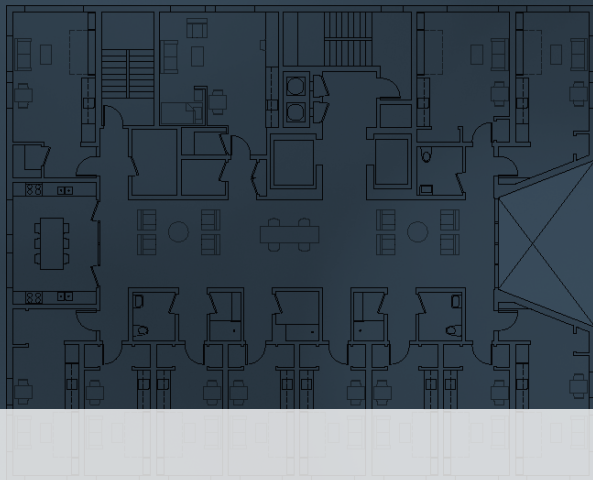




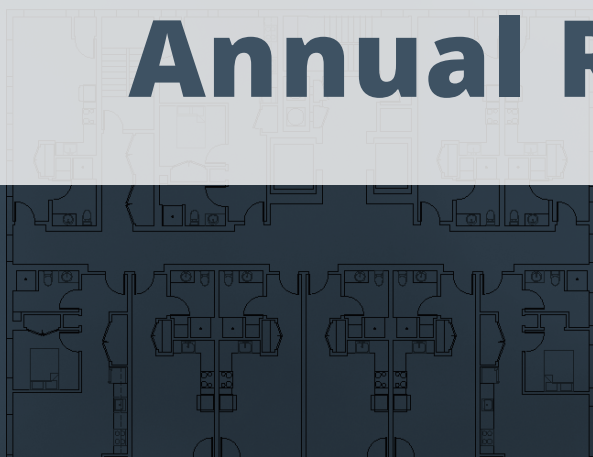
BASEMENT PLAN
3,090 SF



SECOND FLOOR PLAN SRO UNITS: 12
6,298 SF



THIRD FLOOR PLAN SRO UNITS: 12
6,298 SF



**ALLIANCE
HOUSING
INCORPORATED**

View of the concept model to be extended dialogue with neighborhood stakeholders. Whittier Alliance and Alliance Housing envision an



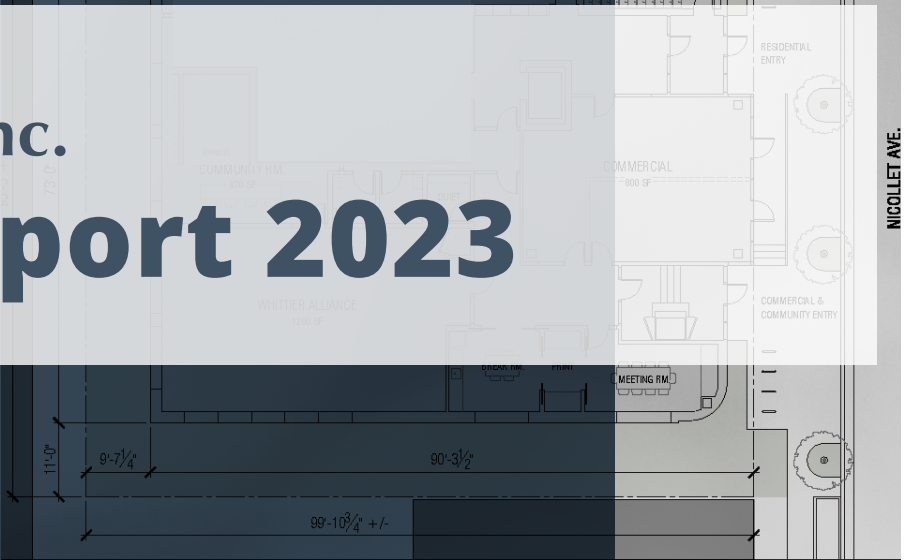
Generous glazing at the street level second floor terrace provides a for public art, shown in red in the



Whittier Alliance and Alliance Housing envision an



Residential and retail functions, promote an active Nicollet Ave. streetscape. The facade provides to both participate in, and contribute to, the life of the street. Opportunities for public art.



SITE & GROUND FLOOR PLAN
6,338 SF

Alliance Housing Inc.
Annual Report 2023

NICOLLET AVE.

Meet our tenants

by Kali Saffert

BETTY HYATT. Walking into Betty's building on Penn Avenue, residents are greeted with beautiful curtains on the windows and furniture in the entryway, creating a welcoming atmosphere. Betty has lived in Alliance housing for four years, longer than most of the other places she's lived in throughout her life. In that time, she's put effort into making her building a pleasant space for everyone who enters. She utilizes her enjoyment of shopping and keen eye for interior design to make her building homey for herself and her neighbors.

Because Betty lives with a disability that impedes her ability to get around, she takes pride in creating an inviting home. She is the youngest of a large family and spent much of her early adulthood

helping care for her aging mother-in-law in Florida. She fell into tough times, struggling with mental health issues and addiction, which made it difficult to care for herself and her children or maintain a stable home.

Betty shared that after a few years of couch hopping, she knew she "needed to stay the hell out of trouble". She moved back to Minnesota and got help beating her addiction by spending some time in the Challenge Incarceration Program (CIP) in the Shakopee Women's Correctional Facility. Upon her release she began to create a better life for herself and her youngest son Antwoin who lives with her.

Now Betty is 10 years sober. She is still battling health issues, but her stable home with Alliance has allowed her to get proper medical treatment and build a life for her



family. She is proud of her son, who plays football and makes the honor roll at school. She looks forward to one day starting her own interior design business - which she has already named "BB'S Creative Design" - and becoming her own boss.

Betty joined the Alliance Board of Directors in September, 2023.

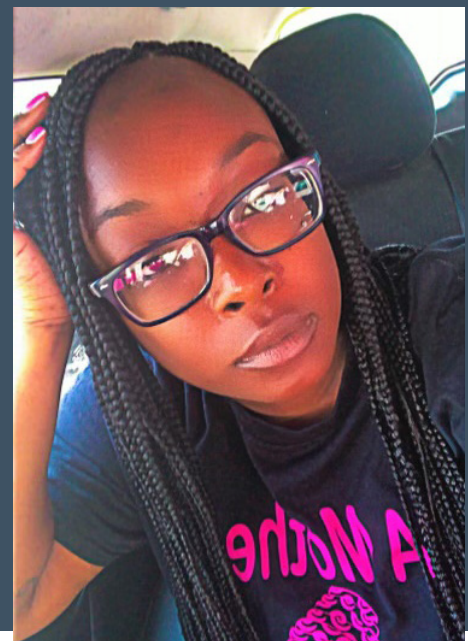
MARKYSHA WILSON. After growing up in foster care, Markysha set out on her own at 18 years old, wanting to forge her own path to her future. She spent years living in shelters, often in conditions that were not fit to live in. When she was able to attain an apartment of her own, Markysha faced accusations from her landlord, who charged her for damages she was not responsible for. Because she was also dealing with health problems, abuse from her domestic partner, and caring for her daughter, she knew she needed to move.

Markysha's case worker introduced her to Alliance Housing in 2018,

where for the first time, she encountered staff that were committed to helping her reach her goals. She recalls that Alliance members provided flexibility and support as she recovered from her abusive situation. When she made a mistake that ended in a 4-month period in jail, Alliance held her unit so she could return to a safe home and rebuild.

When Markysha's Alliance unit became unsafe due to neighbor challenges, Markysha worked with Alliance staff to move to a new, stable home within Alliance's portfolio. Markysha's stable home has aided her as she keeps up

with probation classes. The weight of uncertainty on her shoulders has lifted, and she anticipates continuing to grow toward her goals.



Organizational Highlights

3301
NICOLLET

Opened 3301 Nicollet, home to 64 individuals and small families with very low incomes and barriers to accessing housing.

624 UNITS

We make homes possible for individuals and families across Minneapolis.

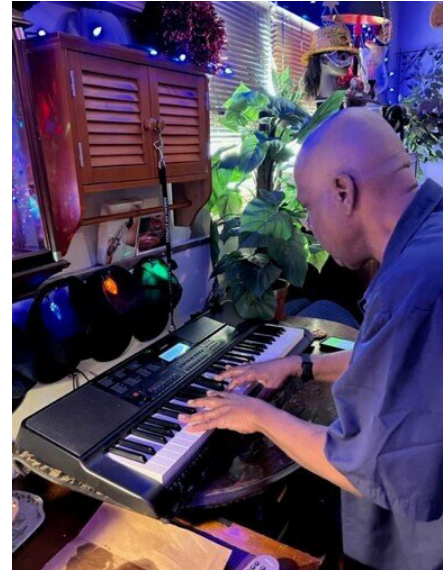
50%

Half of our tenants have background issues that would have screened them out of other housing.



3 YEARS

Our tenants stay with us for an average of three years.



**FIGHTING
CHRONIC
HOMELESSNESS**

Secured full funding for Kyle Garden Square Apartments which will create homes for 59 individuals with histories of chronic homelessness.

LIVING OUR MISSION A FUTURE HOME FOR 54 & ALLIANCE'S OFFICES

Formed a partnership with the Whittier Neighborhood Group to build 2116 Nicollet Ave Apartments, future home to 54 individuals, including 24 single room occupancy units for individuals transitioning from homelessness. Whittier Neighborhood Group and Alliance Housing will also co-locate our offices alongside the housing.

Donor Spotlight

NICOLE LETTNER

Nicole Lettner is a 5 + year supporter of Alliance Housing. A realtor for Edina Realty, when Nicole helps an individual/couple buy or sell a home, she donates to Alliance Housing, and uses this as an opportunity to introduce the work of Alliance Housing to the home buyer/seller. She wants every person she assists to understand that a portion of their journey with her goes toward providing the

same opportunity for others. Nicole recently shared:

"I believe in the mission of Alliance Housing because a stable and secure home is not just a place to live, but the foundation upon which entire lives are built. As a realtor, I've witnessed firsthand the transformative power of finding the right home for my clients. It's not just about the physical structure;

it's about the sense of belonging, the dreams that come to life within those walls, and the memories that are created with loved ones. Alliance Housing's commitment to providing stable, affordable housing opens doors for individuals and families to build their own futures. It aligns perfectly with my vision as a realtor – to not only facilitate transactions, but to truly enrich lives."



Volunteer Spotlight

LARKIN HOFFMAN AND FAEGRE, DRINKER, BIDDLE & REATH

A tremendous thank you to the pro bono attorney programs at both Larkin Hoffman and Faegre, Drinker, Biddle & Reath. Since 2020, lead



attorney Adam Pabarcus has been representing Alliance Housing on a pro bono basis after the County denied Alliance's application for property tax exemption. Adam and his colleagues dedicated over 500 attorney hours to our cause fighting for our property tax appeal.

In early 2023, the Tax Court ruled in Alliance's favor, finding that it is an organization of purely public charity and exempt from property taxes. However, the County has appealed the case to the Minnesota Supreme

Court. Both parties have submitted their briefs and are waiting for oral arguments to be scheduled.

Alliance is both proud of and deeply grateful for the work these law firms have done on our behalf. Adam shared, "Alliance is a critical resource in Minneapolis and meets the definition of an organization of purely public charity under the statute. I am hopeful the Minnesota Supreme Court will rule in our favor."



Alliance Housing Staff

Pictured from left to right:

Kali Saffert - Fundraising Intern
 Michael Bobick- Caretaker & Maintenance Assistant
 Eva Schmidt - Executive Assistant
 Ebony Dillard - Property Manager

Gus Weah - Lead Maintenance Tech
 Mario Davis - Maintenance Tech
 Jessie Hendel - Executive Director
 Rosie Baggett - Caretaker

Not pictured:

Tammy Cardriche - Senior Property Manager, Pam Ivy - Assistant Property Manager,
 Craig Spivey - Caretaker and Maintenance Assistant



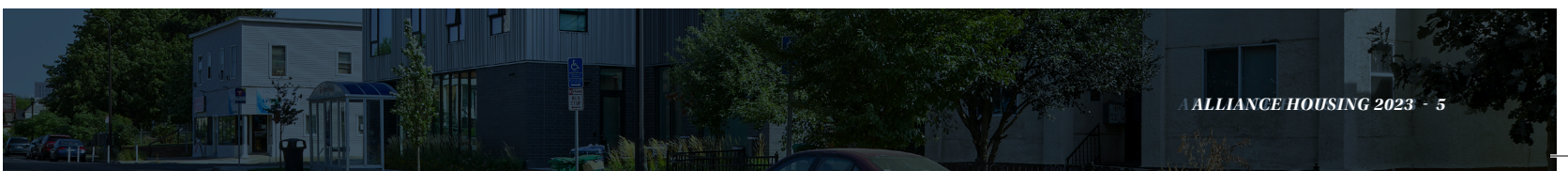
Alliance Housing Board

Pictured from left to right:

Dean LeDoux Tica Hanson
 Rashida Jackson Jessie Hendel
 Jarett Lettner Scott Redd
 Miranda Walker
 Caise Moen

Not pictured:

Lisa Buckholten, Michael Mack,
 Francis Neir, Ben Olk III, Amy Schmid



Donors

GOOD NEIGHBOR CIRCLE

AFSCME Local 34
Michelle Baltus Pribyl
BDS Laundry
Tom Beer and Rita Doucet
Greg and Leota Brucker
Buuck Family Foundation
C.H. Robinson Worldwide
Angela Christy
Ruth Colby
Jim and Linda Comb
Constellation Fund
Joe and Jean Crocker
Will Delaney
Edina Realty Foundation,
Highland Park Branch
William Fisher
Flannery Construction
Frerichs Construction
Company
Bonnie Gray & Darwin Hendel
Guaranty Commercial Title,
Inc.
Wells Foundation
Jessie Hendel & John Haggerty
Pamela Kaufman
Ronald Kaufman
Nancy Kiskis
Dean and Sarah LeDoux
Nicole Lettner
Joan Leverenz
MacGillis Family Foundation
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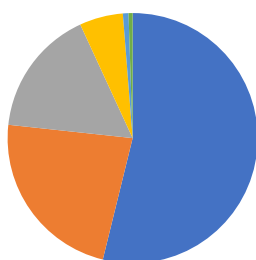
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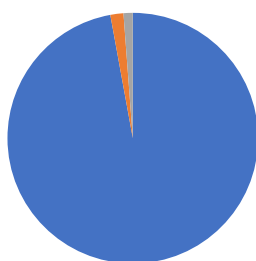


Statement of Financial Position

As of June 30, 2023



| Support & Revenue: | |
|-----------------------------|--------------------|
| Rental Revenue | \$2,553,811 |
| Government Grants | \$1,084,454 |
| Contributions | \$778,850 |
| In-kind | \$266,732 |
| Miscellaneous income | \$34,421 |
| Partnership Management Fees | \$25,088 |
| TOTAL | \$4,743,356 |



| Operating Expenses: | |
|-----------------------------|--------------------|
| Housing management | \$5,870,963 |
| Administrative & management | \$101,857 |
| Fundraising | \$71,819 |
| TOTAL | \$6,044,639 |

| | |
|--|----------|
| Government grants for predevelopment & other changes in net assets | \$40,000 |
|--|----------|

Statement of Activities

For the 12 months ending June 30, 2023

| Assets: | |
|------------------------|---------------------|
| Cash - operations | \$1,104,633 |
| Cash - restricted | \$2,031,521.00 |
| Other receivables | \$153,079 |
| Prepaid expenses | \$172,886 |
| Rental properties, net | \$42,104,405 |
| Other assets, net | \$148,749 |
| TOTAL | \$45,715,273 |

| Liabilities: | |
|--------------------------------------|---------------------|
| Accounts payable | \$307,829 |
| Accrued payroll & related | \$20,847 |
| Accrued real estate taxes | \$189,531 |
| Security deposits | \$208,042 |
| Debt | \$19,854,586 |
| Deferred notes payable | \$3,813,700 |
| Accrued interest - short & long term | \$1,192,442 |
| Lease Liability | \$64,270 |
| Construction payables | \$1,178,225 |
| TOTAL | \$26,829,472 |

| Net assets: | |
|------------------------|---------------------|
| Unrestricted | \$17,672,105 |
| Temporarily restricted | \$1,213,696 |
| TOTAL | \$18,885,801 |

TOTAL LIABILITIES & NET ASSETS \$45,715,273



2309 Nicollet Avenue
Minneapolis, MN 55404

Phone: (612) 879-7633
Email: info@alliancehousinginc.org

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