



Home Changes Everything

For 30 years, Aeon has served families and individuals who face the greatest barriers to stable housing.

Aeon celebrates 30 years of creating Home in 2016.

Every day, more than 14,000 people are homeless in our community, and many more are on the verge. One of the greatest barriers to finding safe, stable housing is economic.

- Families in Aeon’s affordable apartment homes have an average income of \$15,849.
- 22% of our households have experienced homelessness.

Aeon is a nonprofit developer, owner and manager of high-quality affordable homes. As an award-winning nonprofit we have built or renovated 2,500 apartments and townhomes, which provide stability to more than 4,500 people each year.

Our mission is to create and sustain quality affordable homes that strengthen lives and communities. That every person has a home and is interconnected within community.

Aeon was originally founded in 1986 to replace 350 units of housing that were demolished to build the Minneapolis Convention Center.

Stable, affordable housing is good for residents and our communities.

Our high-quality developments help increase neighborhood property values, boost local economies, and support residents’ health.

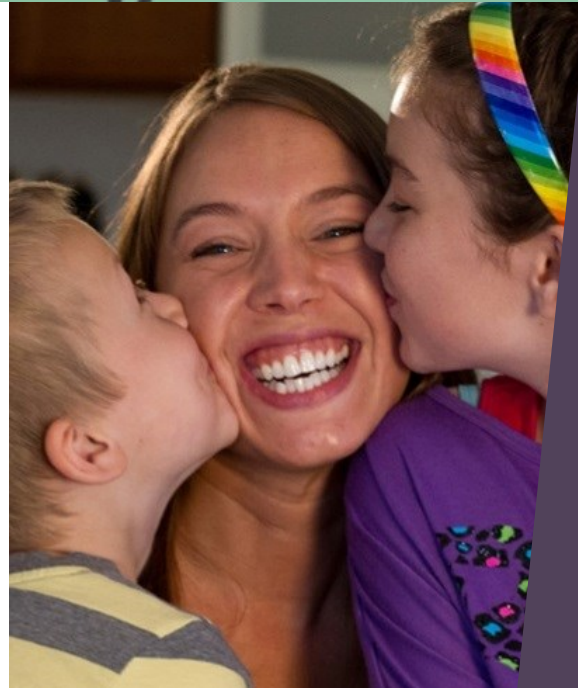
Stable, affordable homes also allow residents to focus resources and energy on building more vibrant, healthy lives.

Learn how Aeon uses innovative ways to provide quality affordable homes for individuals and families. Attend Building Dreams, a one-hour informative session about the need for affordable housing in the Twin Cities.

Visit aeonmn.org/connect/events for upcoming dates of Building Dreams. Register online: aeonmn.org/buildingdreams.

More than a home—a place to gain stability

Aeon supports successful residency and creates thriving communities through its Resident Connections Program. Staff members help residents increase their stability by connecting them to community resources such as mental health or chemical dependency treatment, job training, after-school programs and community –building activities.



The Rose, Minneapolis

Long after properties are developed, Aeon’s property management team ensures that buildings operate as assets to residents and the greater community.

Sustainable for generations

From the air quality inside to the green spaces outside, Aeon has become an industry leader by increasingly using green building practices and healthy materials. Restoring and reusing existing structures keeps them out of landfills. We are committed to minimizing the negative effects on the environment and maximizing the positive impact on residents’ lives.

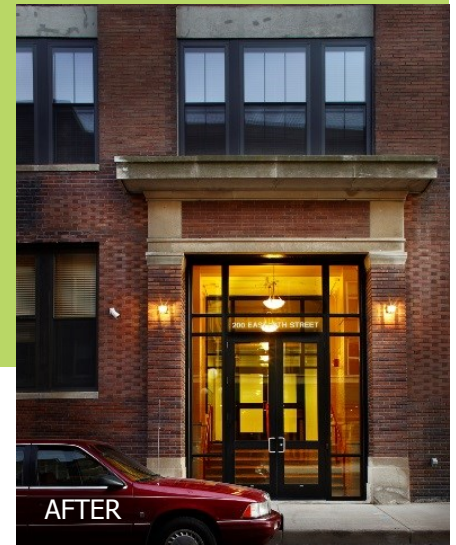
Local and National recognition

Aeon’s emphasis on quality, community revitalization and sustainability has been recognized locally and nationally. These three examples of awards illustrate Aeon’s significant impact on our community:

- Minnesota Preservation Adaptive Reuse Award for Renaissance Box, St. Paul, from Preservation Alliance of Minnesota
- National Award of Excellence for Sustainable community Design for Ripley Gardens, Minneapolis, from The Home Depot Foundation
- National Green Building of America Award for The Wellstone, Minneapolis from Real Estate & Construction Review
- 2016 “Local Public Health Hero Award” for the Rose (for achievement in supporting a Healthy Place to Live) from the City of Minneapolis Health Department



Renaissance Box, St. Paul



Ways to get involved

Support Aeon in fulfilling its vision that every person has a home.

Volunteer

Volunteer your time and effort to make a lasting impact on someone’s life and our community. Opportunities include food drives, painting parties, share a meal and donation drives.

Network

Join Connect, a dynamic group of young professionals committed to the cause of affordable housing or advocate on behalf of affordable housing to help create a public policy environment that supports this important cause.

Donate

Change a life. Your financial support provides homes from which 4,500 people connect to the community every year. Goods donations, such as clothes or household items, are also appreciated.

Invest in Aeon

Aeon has created lasting relationships with state and local governments, neighborhood groups and funders to create long-term solutions to the shortage of quality, affordable housing. Learn how you can invest in Aeon today to make a real difference in our communities.

Learn more visit aeonmn.org/connect



Resident at The Rose, Minneapolis



Aeon | COR Affordable Housing Development

Design:

Aeon is committed to producing quality affordable housing. Because of this, we have enlisted the help of UrbanWorks Architecture. They have experience working with the City of Ramsey's design standards and have the same commitment to quality as we do. UrbanWorks has provided some precedent images for review and comment.

In addition, Aeon has a 30 year history with many cities throughout the metropolitan area. We have worked in partnership with them to design a project that will be cohesive to the existing properties and an asset to the community for years to come. During the design process, Aeon will continue to work with City staff to ensure the architectural design standards are being met and the proposed project fits within the community.



Home Changes Everything

901 N. 3rd Street, Suite 150 | Minneapolis MN 55401

Recognition

Aeon emphasizes quality, community connection and sustainability in all of its developments. The following sample of awards illustrates Aeon's significant impact in the community. For a complete list of all Aeon awards, visit www.aeomn.org/awards.



The Rose

2016 "Local Public Health Hero Award" for the Rose from the City of Minneapolis Health Department

This award is for achievement in supporting a Healthy Place to Live.



Renaissance Box

2013 "Affordable Housing Design Award" AIA Minnesota/McKnight Foundation for Renaissance Box

This architectural design award's goal is to recognize and encourage innovative, high-quality design for affordable housing.

2012 "Outstanding/Innovative Resident Service: Continuous" MADACS Award from Minnesota Multi Housing Association for Aeon's Connect Share-a-Meal Program

The purpose of the MADACS awards is to recognize owners and associates who have made significant contributions to multi housing marketing and management through exemplary achievements.

2011 "Adaptive Reuse Award" from Preservation Alliance of Minnesota for Renaissance Box

This award recognizes Aeon for saving the Renaissance Box from vacancy and deterioration, restoring the building's original aesthetic with additional energy-saving features and reclaiming a neighborhood asset for needed affordable housing opportunities.



Alliance – exterior entry

2010 "Top Project of 2010 Award" from Finance & Commerce for Alliance Addition

Award-winning developments were judged for their degree of difficulty, creativity in design, innovative construction techniques, cooperation among contractors and management, and green/sustainability efforts. Aeon created 61 new and sustainable affordable apartment homes for formerly homeless adults in a sober living environment.



Alliance – interior entry

2010 “Best Multi-Family Rental Development Award” from Minneapolis/St. Paul Business Journal for Alliance Addition

This award recognizes Aeon for creating an additional 61 units of new, sustainable apartment homes for formerly homeless adults in a sober living environment. The development’s new construction was the first in Minnesota to become LEED Platinum certified through the LEED for Homes™ mid-rise pilot program.



Ripley Gardens

2009 “National Award of Excellence for Sustainable Community Development,” from The Home Depot Foundation for Ripley Gardens

This award, given to both Aeon and the City of Minneapolis, recognized Ripley Gardens as a national model of sustainable affordable housing. The public/private partnership addressed the city’s financial, social and environmental issues through thoughtful design and land use.

2008 “Merit Award” from American Institute of Architects Minnesota for Ripley Gardens

The Merit Award is given to developments that tell a story of excellence beyond design, including technical innovation, environmental responsibility, community impact and architectural innovation.



The Wellstone

2009 “Top Project” from Finance & Commerce for The Wellstone. Minnesota’s finest construction developments receive this award based on a variety of criteria, including innovative construction techniques, creativity in design and overall complexity.

2009 “Green Building of America Award” from Real Estate & Construction Review for The Wellstone

This award honors The Wellstone’s sustainable features, including its advanced design, construction and technology. The Wellstone has Minnesota’s largest solar hot water system in a residential building.



St. Barnabas Apartments

2008 National “Maxwell Award of Excellence” Honorable Mention from the Fannie Mae Foundation for St. Barnabas Apartments

This national award acknowledges nonprofits that develop and maintain housing for individuals with low incomes. St. Barnabas Apartments was recognized for providing supportive homes for homeless youth

2005 “Children’s Leadership Award” from The Sheltering Arms Foundation for St. Barnabas Apartments

This award acknowledges organizations who serve as outstanding advocates and role models for children within their communities. St. Barnabas Apartments received this recognition for providing homes as well as on site support services for homeless youth, in partnership with YouthLink.



Crane Ordway

2007 "Outstanding Adaptive Reuse of a Historic Building Award" from the St. Paul Heritage Preservation Commission for Crane Ordway

Crane Ordway, the historical preservation of a 1904 building on the National Register of Historic Places, was honored for preserving and enhancing the historic character of downtown St. Paul.



Clover Field Marketplace

2007 "Best Multi-Family Rental Development Award" from Minneapolis/St. Paul Business Journal for Clover Field Marketplace

This award recognizes Aeon's first suburban development for creating an economically diverse neighborhood that strengthens and enhances the Chaska community.



The Jourdain

2006 "Best Community Impact Award" from Minneapolis/St. Paul Business Journal for The Jourdain

Being part of a four-corner development, The Jourdain offers housing, safety and a sense of community. It received this award from the Best in Real Estate Awards series



The Lamoreaux

2004 "Project of the Year" from the Minnesota Construction Association for the Lamoreaux Expansion

The Lamoreaux expanded the 1912 building with a three story vertical addition, providing 39 additional affordable apartments for formerly homeless adults.



East Village

2003 "Smart Growth Design Award" from 1000 Friends of Minnesota for East Village

East Village received the Smart Growth Design Award for reflecting a positive vision of the future, including protection of the environment, principles of social equity and a commitment to sustainable growth



1822 Park Avenue Apartments

2002 "Quality of Life" award from the Minneapolis Regional Chamber of Commerce for 1822 Park Avenue Apartments

Aeon was recognized for re-developing a building with 400 code violations into quality homes and creating a stronger community.



Phillips ReDesign

2000 National "Maxwell Award of Excellence" Honorable Mention from the Fannie Mae Foundation for Phillips ReDesign

The Phillips ReDesign received this award by demonstrating leadership in supportive housing by preserving affordable homes for individuals with low incomes.

Housing Development Team

The **Housing Development Team** is responsible for managing all of Aeon’s work related to new construction, adaptive reuse, and acquisition projects to both expand and preserve the supply of high-quality affordable apartment homes in the community.



Bryant Au, Project Manager

Bryant joined Aeon in June 2013 after graduating from Bradley University with a B.A. in Economics and Political Science. As a Project manager his responsibilities include conducting financial and feasibility studies for potential development projects, researching market trends and general project oversight and management. Bryant previously interned with the Congress for the New Urbanism, a Chicago-based advocate for traditional mixed-use/mixed-income walkable neighborhoods and



Aubrie Gould, Project Manager

Aubrie rejoined Aeon in the fall of 2015 as a Project Manager in the Housing Development department after attending graduate school at University College London in the United Kingdom. Aubrie currently manages various projects, with specific responsibilities for overseeing design schedule, city applications and community engagement. Other duties included conducting financial and feasibility studies for potential development projects, including site analysis and researching market trends. Aubrie holds a Master’s Degree in Building and Urban Design.



Blake Hopkins, Senior Project Manager

Blake joined Aeon in 2015 as a Senior Project Manager and brings seven years of experience working in affordable housing and community development. Blake’s responsibilities at Aeon include managing the housing development process from site acquisition through permanent financing conversion. Blake holds a B.S. in Political Science from the University of Oregon and a Master’s Degree in Urban Planning from the University of Southern California.



James Lehnhoff, Vice President, Housing Development

James first came to Aeon in August 2010 and now serves as the Vice President of Housing Development. In that role he oversees the development team and focuses on new construction, adaptive reuse, and acquisition projects to expand and preserve the supply of high-quality affordable apartment homes in the community. James has a breadth of experience working with local governments includes preparing comprehensive plans and ordinances; evaluating development proposals; and, engaging the community in development projects. James earned a B.A. in urban geography from the University of Minnesota Duluth and a Master’s in Urban and Regional Planning from the Hubert H. Humphrey Institute of Public Affairs at the University of Minnesota.

Housing Development Team



Malika Phelps, Executive Assistant

Malika joined Aeon in January 2016. She supports the James Lehnhoff the Vice President of Housing Development and the Development Team by developing of metrics and measures, designing of market materials and presentations, preparing of grant applications, and furnishing selections for new developments. Malika has a B.A. in Fine Art from the University of South Florida in Tampa, FL and coursework toward a Masters in Architecture from Rensselaer Polytechnic Institute in Troy, NY.



Leslie Roering, Project Manager

Leslie joined Aeon in July 2011 as an assistant site manager, where she helped manage ten properties within Aeon's portfolio. In October 2012, Leslie transitioned to the compliance department and spent the next few years as a compliance specialist. Most recently, Leslie joined the Housing Development team as a Project Manager, where she manages various projects, with specific responsibilities for overseeing design schedule, city applications and community engagement. Leslie holds a Bachelors of Design in Architecture with a minor in Landscape Architecture from the University of Minnesota - Twin Cities.



Miranda Walker, Senior Project Manager

Miranda joined Aeon in 2012, her responsibilities as a Senior Project Manager include managing the housing development process from site acquisition through permanent financing conversion. Miranda has a range of professional and volunteer experiences that include work with Hands On Twin Cities and Habitat for Humanity. She earned a B.A. in cinema and media culture and a Master's in Urban and Regional Planning from the Humphrey School of Public Affairs at the University of Minnesota.

Leadership Team



Alan Arthur, President and CEO

Alan has served as the president/chief executive officer of Aeon since 1988. Alan oversees the organization's 2,200 affordable apartment homes in the Twin Cities metropolitan area and brings more than 45 years of experience in housing and real estate development, including construction, project development, lending, code enforcement and city planning. He earned a B.A. in political science from Benedictine College in Atchison, Kansas. Alan teaches affordable housing development, financing and organizational governance issues to a variety of organizations, and serves on numerous local and national housing boards and task forces.



Andrea Bork, Interim Vice President of Resource Development

Andrea has more than 20 years of fund development experience and is a specialist at working with resource development teams during leadership transition and strategic transition. Andrea's most recent interim positions include Minnesota Opera, where she served as department head from November 2014 to September 2015, and CaringBridge, where she served as an Interim Major Gifts Officer several times – most recently in 2013. Andrea served as interim department head for the development offices at Children's Theater Company, The Ordway, Children's Museum of Minnesota, and Humane Society for Companion Animals (now Animal Humane Society). Her most recent capital campaign experience was as campaign counsel for Gilda's Club Twin Cities, which successfully concluded its campaign in 2014. Andrea has held the professional credential of Certified Fund Raising Executive (CFRE) since 2002.



Angela Emmrich, Director of Human Resources & Administration

Angela joined Aeon in 2008 and brings more than 14 years of Human Resource Management experience. Prior to joining Aeon, Angela worked as an Associate and Director of Human Resources of Property Solutions and Services, LLC. She directs the day-to-day operations of the organization's human resources and administration team including IT, employee relations, benefits, performance management, training and development, compensation, recruitment and staffing, leave administration and worker's compensation. Angela is a certified Professional in Human Resources through HR Certification Institute.



Scott Redd, Interim Director of Supportive Services and Resident Connections

Scott Redd joined Aeon in April of 2015. He has over 15 years of leadership experience in the public sector. Prior to joining Aeon, Scott served as the Executive Director of Community and Family Engagement for Minneapolis Public Schools. In this role Scott established an infrastructure that supported family, student and community engagement efforts that led to a welcoming, engaging and capacity building school district. Scott's practice and research interests focus on the complexities of self-advocacy and community engagement as a transformative pathway for societal change. Scott earned his Bachelor's degree in Urban Studies from the University of Minnesota and master's work in Education Administration at St. Cloud State University.



Caroline Horton, Chief Financial Officer

Caroline is responsible for Aeon's real estate asset management, finance and accounting functions. She has expertise in developing management systems that ensure the long-term viability of assets and monitor organizational risk factors. Since 2007, Caroline has been a member of the STRENGTH MATTERS™ CFO Working Group which has developed a series of white papers on external reporting best practices for the nonprofit affordable housing industry. Caroline earned her BSBA in accounting from Boston University School of Management, and is a CPA (inactive). She was recognized as one of the 2013 Top Women in Finance by Finance & Commerce. She has been with Aeon since 1998.



James Lehnhoff, Vice President of Housing Development

James first came to Aeon in August 2010 and now serves as the Vice President of Housing Development. In that role he oversees the development team and focuses on new construction, adaptive reuse, and acquisition projects to expand and preserve the supply of high-quality affordable apartment homes in the community. James has a breadth of experience working with local governments includes preparing comprehensive plans and ordinances; evaluating development proposals; and, engaging the community in development projects. James earned a B.A. in urban geography from the University of Minnesota Duluth and a Master's in Urban and Regional Planning from the Hubert H. Humphrey Institute of Public Affairs at the University of Minnesota.



Chris Nimmer, Vice President of Property Operations

Chris Nimmer has been a member of Aeon's property management team since September 2011. He has more than 20 years of property management experience with all types of real estate. Most recently, Chris served as a portfolio director at Aeon. Prior to working at Aeon, he was CEO of LaSalle Management Group, a third party property management firm with a diverse portfolio of properties that included project based section 8, tax credit and home owner association structures. He also has experience managing class A high-rise properties for Carlson Real Estate Company and Zeller Management Group. Chris received his Bachelor's degree from the University of Minnesota in economics and math and is a previous Board Chair for St. Paul Building Owners and Managers Association.



Eric Schnell, Chief Operations Officer

Eric joined Aeon as its operations leader in January 2013. He oversees Aeon's organizational strategies and implementation that ensure effective and efficient operations. He served the University of Minnesota Twin Cities' Office for Equity and Diversity as its chief administrative officer for five years. He brings 16 years of management and administration experience from the University, where he developed long-range strategies that achieve the organization's mission and evaluated its progress toward achievement. Eric has a master's degree in education from Colorado State University.