

SEVENTEENTH

**Maxwell Awards**  
of  
**Excellence**

2007

## AEON HOMES

Minneapolis, Minnesota

### St. Barnabas Apartments

St. Barnabas Apartments provides homes to 39 formerly homeless youth in what used to be a vacant and boarded building. It is estimated that there are as many as 1,000 to 1,800 unaccompanied homeless youth between ages 8 and 24 in Minnesota on any given night. Many sources believe the actual number is closer to 3,500.

nation's first housing programs for homeless youth.

Some of the specific strategies Aeon employs to ensure success for the youth are: a close collaboration between the service provider and property and asset managers to address housing issues and identify needed resources; thorough case-management screening to identify strengths and areas of needed support; and fostering on- and off-site community activities. St. Barnabas also has 24-hour staffing.

Each resident lives in an independent studio apartment with a kitchen and bath. This provides the youth with the real-life experience of maintaining an apartment, and prepares the youth for their transition to independent living.

Aeon financed the project with a creative mixture of public and private funds. Specifically, Aeon tapped non-traditional housing funders such as Allina Hospitals and Clinics, the University of St. Thomas, American Society of Interior Designers - Minnesota Chapter, Wells Fargo, and CitiBank.

St. Barnabas Apartments fostered an outpouring of community support prompting media coverage and volunteer drives, while calling needed attention to the plight of homeless youth.

The Twin Cities area offers only 80 shelter beds and 150 units of supportive housing for youth. The creation of the St. Barnabas Apartments brought attention to this serious social issue while providing needed resources to a challenging population. Even if an adequate affordable housing supply existed, youth under 18 would have very few options because of their minor status and other issues.

In structuring the services and programming for St. Barnabas, Aeon built upon the lessons learned from its development of one of the



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## SPONSORING ORGANIZATION

Aeon was established over 20 years ago to address the loss of 350 units of housing to make way for the Minneapolis Convention Center. Aeon works to ensure that people with low and moderate incomes have access to decent, safe, and affordable housing. Aeon provides housing to more than 2,500 people in the Twin Cities area.

## FUNDING FOR ST. BARNABAS APARTMENTS

- Minnesota Housing Finance Agency
- City of Minneapolis
- Hennepin County Affordable Housing Fund
- Tax Credit Equity
- Federal Home Loan Bank of Des Moines

## CREATIVE APPROACHES TO SERVICE DELIVERY

- Case management and referrals
- A strong focus on education
- Community activities such as resident elect advisors



## BOARD LEADERSHIP

*Board Chair:* Carletta Sweet, Editor

*Vice Chair:* Rev. Katherine Lewis, Episcopal Priest, Episcopal Diocese of Minnesota

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## STAFF LEADERSHIP

*President:* Alan Arthur

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**IN 1988, TO COMMEMORATE FANNIE MAE'S 50TH ANNIVERSARY**, the Fannie Mae Foundation announced the Awards of Excellence Program, which seeks to encourage and recognize non-profit organizations working to develop and maintain housing for low-income Americans. The program also is intended to encourage more corporations and foundations to be involved as funding and investment partners. The Awards were renamed in honor of David O. Maxwell, who retired in 1991 after 10 years of service as chairman and chief executive officer of Fannie Mae and chairman, Fannie Mae Foundation.

**FOR THE 17TH MAXWELL AWARDS PROGRAM**, the Foundation, in collaboration with the Partnership to End Long Term Homelessness is awarding up to \$75,000 to each selected nonprofit organization.

**THE FANNIE MAE FOUNDATION** creates affordable homeownership and housing opportunities through innovative partnerships and initiatives that build healthy, vibrant communities across the United States.

**THE PARTNERSHIP TO END LONG TERM HOMELESSNESS** was created to galvanize the philanthropic leadership and dollars needed to end long-term homelessness in America. Serving as an open knowledge network for funders, the Partnership shares strategic thinking, wide-ranging experience, and expertise to prevent and address

