



Carpenter's Shelter

A MOST NEWSWORTHY YEAR

- PAGE TWO -
60-BED SHELTER

This year, 280 individuals stayed at our residential shelter, including 31 families and 67 children.

- PAGE TWO -
EMPLOYMENT

Our education and employment services help our residents to find jobs, increase their income, and generate savings.

- PAGE TWO -
THE BIG MOVE

Time for show and tell. See how our big move went, and meet some of our partner organizations.

- PAGE THREE -
SEED VALUES

Learn about the values that embody the mission and vision of Carpenter's Shelter, and what they mean for you.



CARPENTER'S SHELTER'S TEMPORARY LOCATION INSIDE THE FORMER MACY'S AT LANDMARK MALL

A LETTER FROM SHANNON & LOUISE

Imagine you are working in a low-paying job or are currently unemployed, struggling to provide for you and your family.

Compound that with the high cost of living in the Washington metro area and the almost 90 percent decline of market-affordable housing in the City of Alexandria since 2000. Your income is simply not enough to pay the rent.

This is the reality for Carpenter's Shelter's clients. Carpenter's Shelter is more than just a roof for families and individuals who have lost their home; our focus is to make homelessness rare and nonrecurring. We do this by working with our residents to find employment opportunities, providing scholarships so that our clients can obtain the education and skills needed to obtain higher-paying jobs, providing life skills coaching on matters ranging from budgeting to parenting, and of course helping our residents become stably housed.

At its core, homelessness is a lack of housing. Through an innovative partnership with the Alexandria Housing Development Corporation, Carpenter's Shelter is redeveloping its property at 930 North Henry Street to help address this problem. Soon, our old shelter will be replaced by a brand new seven-story building, with a new shelter on the ground floor and a 97-unit affordable apartment community called The Bloom on the upper floors. Ten of these apartments will be small efficiencies for the chronically homeless who have been on the streets for years and are the hardest to rehouse. This model, which pairs permanent housing with supportive services, has proven to be successful in other cities and is desperately needed in Alexandria.

We are proud to be part of a community that embraces diversity, strives to be inclusive, and has a history of generosity towards those who are less fortunate. These traits are reflected in the 1,200 volunteers

each year who work with Carpenter's Shelter and the many donors who support Carpenter's Shelter financially. These traits are also reflected in the actions of the Howard Hughes Corporation, which has generously provided Carpenter's Shelter with space at Landmark Mall at no base rent to provide a temporary shelter location while the old shelter is demolished and the replacement building is constructed.

The community has supported Carpenter's Shelter in a variety of ways for the past 30 years; this support has been critical not only to our success, but to our very existence. The redevelopment of our property, in turn, demonstrates Carpenter's Shelter's continued commitment to serve the needs of the most vulnerable population in the City of Alexandria. With the continued support of the community, we can continue to make a real difference in people's lives for decades to come.

Shannon Steene | Executive Director

Louise Roseman | Chair, Board of Directors

01 CARPENTER'S FACT:

OUR SHELTER SERVES MORE THAN 650 HOMELESS AND FORMERLY-HOMELESS PEOPLE EACH YEAR.

NEW HEIGHTS REDEVELOPMENT

After years of internal planning, we were thrilled to take our first public steps toward a brand new building with a purpose-built residential shelter, 87 affordable apartments, and 10 permanent supportive housing units.

This summer, we loaded moving trucks and resettled residents, staff, and volunteers in the former Macy's at the shuttered Landmark Mall. Our friends at The Howard Hughes Corporation generously offered us the space, waiving base rent, for the duration of the 18-month demolition and reconstruction process.

We also sold our longtime residence located on North Henry Street to our partner, Alexandria Housing Development Corporation (AHDC). While we continue offering uninterrupted services at our temporary location, AHDC will transform the property and erect the new building. The capital generated from the sale of the property will enable us to buy back the first floor homeless shelter. However, we still have a funding gap to cover.



PROGRAMS & SERVICES

Carpenter's Shelter is a national model of a community working together to end and prevent homelessness. Carpenter's Shelter is routinely recognized for our achievements and innovative approach to addressing the root causes of homelessness.

60-Bed Residential Shelter

Since its establishment in 1988, Carpenter's Shelter's emergency residential shelter has provided a safe refuge for men, women, and families with children experiencing a housing crisis. Shelter residents collaborate with staff and receive supportive, individualized services that help permanently end their homelessness and transition them to sustainable community living. The residential facility includes rooms for individuals and families, laundry and bathroom facilities, space for meal preparation, common areas, and a designated play area for children.

CARPENTER'S FORECAST

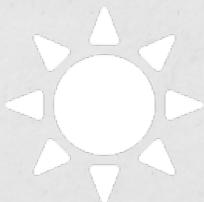
TODAY
A PERFECT
STORM



TOMORROW
WINDS OF
CHANGE



LATER
A BRIGHTER
FUTURE



David's Place

Chronically homeless adults—those who experience repeated or long-term homelessness—benefit from David's Place, the only day shelter for homeless adults in Alexandria. Open six days per week, David's Place offers visitors access to warm showers, laundry facilities, private lockers, phone and voicemail services, a mailing address, and referrals to additional services.



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02 CARPENTER'S FACT:

THE AVERAGE LENGTH OF STAY IS 2.2 MONTHS FOR INDIVIDUALS, AND 3 MONTHS FOR FAMILIES.

PROGRAMS & SERVICES (cont'd)

Winter Shelter

Carpenter's Shelter seasonally operates the City of Alexandria's Winter Shelter collaborative, partnering with Alfred Street Baptist Church, and the Church of St. Clements. Winter Shelter offers nightly hypothermia shelter in an effort to eliminate illness, injury, and death among our homeless neighbors. The shelter is weather dependent in November and April and opens every day from December through March.

318 INDIVIDUALS VISITED THE WINTER SHELTER THIS YEAR



Community Case Management

Carpenter's Shelter offers an array of services that meet people's needs before and after an episode of homelessness. When residents regain permanent housing, they have the option to continue with supportive services based in the community. Post-shelter support includes one-on-one meetings with case managers as well as ongoing access to our onsite medical clinic, emergency rental subsidies, and scholarship funds. 95% of residents who chose to participate in community case management remained housed during their first vulnerable year following shelter graduation.

Education & Employment Services

Emergency shelter residents may choose to participate in education and employment services designed to help them find employment or improve their employment status, increase their income, and generate savings. Specific services include partnering with volunteer mentors for one-on-one job coaching and participating in workshops on résumé building, job searching, interviewing, computer skills, and digital and financial literacy.

60% OF ADULT EMERGENCY SHELTER RESIDENTS ALSO PARTICIPATED IN EDUCATION AND EMPLOYMENT SERVICES.



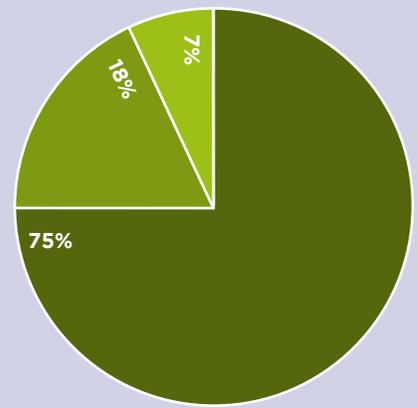
Carpenter's Clinic

Uninsured clients and homeless community members may access onsite medical care at Carpenter's Clinic. Each week, a team of volunteer doctors and nurses provide routine medical exams and prescription medication to our residents and homeless adults in the community without any health insurance. By engaging in preventative care, clients lessen the likelihood that chronic conditions or disabilities will worsen and further complicate their housing instability. Carpenter's Shelter recently obtained funding for a mental health professional that will provide immediate support and ensure a seamless transition from short-term shelter services to long-term mental health care in the community.

315 SOUGHT CARE AT THE CARPENTER'S CLINIC THIS YEAR



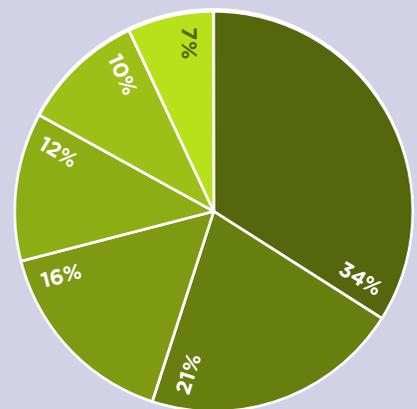
2018 FINANCIALS



Expenses \$ 2,696,684.86*

Program Services	75%
Fundraising	18%
Management & General	7%

*Note: This includes the revenue and expenses of a multiyear initiative to redevelop our property.



Support & Revenue \$ 2,424,699.33

Individuals/Organizations	34%
Government Funding	21%
Grants & Foundations	10%
In-Kind Donations	16%
Special Events	7%
Other	12%

VAL HAWKINS AWARD

Last year Carpenter's Shelter added a new award to accompany our current Wall of Honor and Bob Douglas awards for volunteers. The new Val Hawkins award is given to an individual(s) or organization(s) that has demonstrated sustained commitment to Carpenter's Shelter through extensive volunteerism, financial support, and advocacy. This most prestigious award will honor a dedicated champion who works tirelessly to further the mission and vision of Carpenter's Shelter.

This year, we added the presentation of the Val Hawkins award at the Carpenter's Cook-Off. Kerry Donley, former Mayor of Alexandria and former member of Carpenter's Shelter board of directors was chosen to be the first recipient. His acceptance speech was riveting as he described Carpenter Shelter's redevelopment project and its impact on the Alexandria community.



CARPENTER'S COOK-OFF 2018

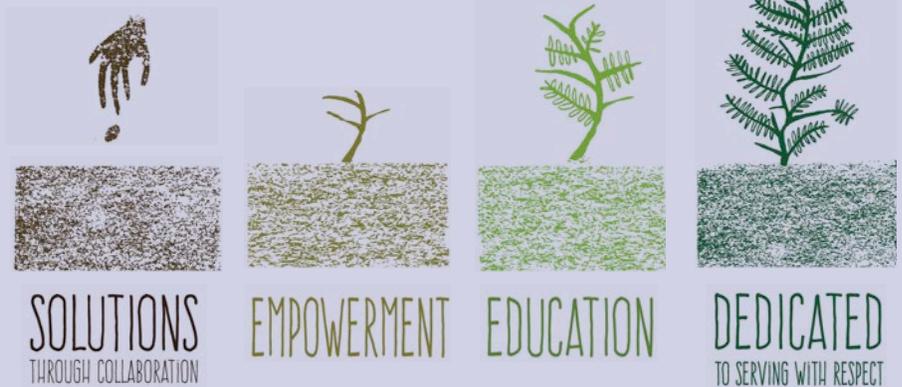
April 21st was an absolutely beautiful Spring day to join friends and family, eat lots of food all while supporting homeless men, women and children. Carpenter's Cook-Off 2018 was held at The Birchmere, Alexandria's legendary music hall and more than 500 people were in attendance. Twenty local restaurants prepared and served samples of their menus and were judged by celebrity chefs and the attendees.

Guests took funny photos in the photo booth, children colored chef hats and aprons or got their face painted in the children's area. Bids were made on the silent and live auctions and Passport Group, one of the lead sponsors parked one of their brand-new cars near the entrance so everyone could check it out.

Judged by celebrity chefs and attendees, this year's winners were The Warehouse/The Wharf – Savory Award, Alexandria Pastry Shop – Sweet Award, Mason Social – People's Choice Award and Sugar Shack Donuts took the top spot again, winning Kid's Choice Award.

CARPENTER'S SHELTER'S SEED VALUES

In 2015, a team of staff members collaborated to recreate the Carpenter's Shelter's Core Values, which we now proudly refer to as the SEED values. These values embody the mission and vision of Carpenter's Shelter. Our goal is to share these values across all aspects of the organization including staff, residents, volunteers, donors, and the community as a whole.



VOLUNTEERS

Carpenter's Shelter greatly appreciates our volunteers! More than 1,200 volunteers provide the many services that help keep the shelter operational 24 hours, 365 days a year. Volunteers can be found at the reception desk, preparing and serving meals to the residents, leading a children's activity, providing administrative assistance,

and just about anything for which the staff may need a little extra help. Our volunteers are truly dedicated to helping end homelessness in Alexandria all while doing it with a smile and lots of kindness.

Corporate, civic organizations and faith-based volunteers commit to a day of service, also known as an impact day. Groups of volunteers

from companies and organizations arrive at the shelter and provide a myriad of services such as organizing the food and toiletries pantries, deep cleaning the kitchen, painting walls and many other heavy-duty tasks that require more than one person.

For each way our volunteers engage, we are grateful!

RUN FOR SHELTER

The USPTO building was under construction, but that couldn't stop our ready, set, and go at Carpenter's Shelter's 2017 Run for Shelter 5K, 10K and Fun Run. Held on November 18th, nearly 600 runners, men, women, children and a very colorful 7-foot dinosaur ran to support the homeless in Alexandria. New to the Run for Shelter was the Showcase Exhibition, seven vendors were on hand to display their merchandise and gave away lots of goodies. All of the winners received their prizes and this year every child received a gold medal. It was a sunny fall day for a change; it's usually cold and overcast. Everyone left having gotten their exercise for the day, making room for their upcoming turkey dinner.



2018 BOARD OF DIRECTORS

Louise Roseman (Chair), Edith Bullard (Vice Chair), Adam Cole (Treasurer), Jen Lachman (Secretary), Kerry Donley, Charlotte Hall, Meghan Hendy, Kathryn Kolbe, Mike Lyden, Collin Moller, Tim O'Hara, Gregory Souchak, Jim Taylor, Kim Weir, Jonathan Wolcott

NEW FOR FY19

Michelle Millben, Laura Zabriskie

OTHER FY18 BOARD MEMBERS

Kerry Donley, Neil Gillespie, Tim O'Hara, Kathryn Kolbe, Greg Souchack, Kim Weir

STAFF LEADERSHIP

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Mary-Parker Lamm, Deputy Director
Monise W. Quidley, Director of Development

Annual Report Designed by Yes&,
Photography by Carrie Keene.