

# ALL TOGETHER NOW



Carpenter's  
Shelter

ANNUAL REPORT



JOIN US...



# BUILD

It starts with the heart. Add in hard work. And a lot of helping hands. And we've got a place to call our own.

**A new start. A new home.**

In 2021, we joined together to create not only a place that will last, but change that will last even longer. And we're just getting started. Take a look at what we've done so far as we get ready for what comes next.





## Carpenter's Shelter



Dear Supporter,

**It takes a community coming together to create lasting change.**

On numerous levels, we've created a lot over the last year: a sense of hope... a safe refuge from a global pandemic...and a new facility.

**Our new building is all of that.**

It is not just a place to rest your head, but a place staff, volunteers, and residents can call their own. Carpenter's Shelter is more than a building, it is the people who built it and the people who reside there.

This annual report is a testament to not only hard work, but teamwork. It is only when we work together that we can truly make a difference. This year, the annual report celebrates the people and the generosity that make change possible, whether during a major building effort, or a health pandemic, or anything else — we're all in this together. **Our work is possible because of our dedicated volunteers, donors, and staff, whom we are thankful for each and every day.**

With pride and appreciation,

Edith Bullard  
Chair, Board of Directors

Shannon Steene  
Executive Director



# MORE THAN A BUILDING



## IT'S WHAT WE BELIEVE IN

Carpenter's Shelter supports people experiencing and at risk of homelessness to **achieve sustainable independence through shelter and housing placement, guidance, education, and advocacy.**

## IT'S WHAT WE WANT TO BE

The community leader in **preventing and ending homelessness is our goal.**

## IT'S HOW WE'LL GET THERE

In 2015, a dedicated team of staff members collaborated to recreate 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.

## CARPENTER'S SHELTER—SEED VALUES



# IT'S THE COMMUNITY THAT BUILDS IT

## BOARD OF DIRECTORS

Edith Bullard, Chair

Mike Lyden, Vice Chair

Simone Putnam, Treasurer

Jim Taylor, Secretary

Willie Bailey

Ian Bryan

Meghan Hendy

Masharia "Shay" Holman

Norine Lyons\*

\*deceased

Michelle Millben

Kisha Perkins

Jennifer Poersch

Ankur Shah

Jonathan Wolcott

Laura Zabriskie



## STAFF LEADERSHIP

Shannon Steene, Executive Director

Mary-Parker Lamm, Deputy Director

Monise W. Quidley, Director of Development

Blair Copeland, Director of Programs



# PROGRAMS & SERVICES

## EMERGENCY RESIDENTIAL SHELTER

Safe, temporary shelter, meals, and support services are provided for families and individuals through our residential shelter. Each resident works with a Case Manager to identify barriers to housing and create an individualized plan to achieve permanent housing. In our new 60-bed facility, residents enjoy a community room, computer lab, classroom, private outdoor courtyard, laundry facilities, indoor and outdoor play areas for children and teens, and living quarters where families can stay together. Since the beginning of the pandemic, our shelter has remained open 24/7, and we continue to maintain health protocols to keep clients, volunteers, and staff safe. Our occupancy remains intentionally reduced to ensure safe social distancing for those in the shelter.

...served 253 children, women, and men in our Emergency Residential Shelter.

## EDUCATION AND EMPLOYMENT SERVICES

Residents are provided the opportunity for employment and education services designed to help them find employment, increase their income, and maintain permanent housing. Job coaching, resume building, financial literacy education, computer skills training, and GED preparation help residents gain important skills that enhance their chances of being employed and their ability to thrive in the community. Through our Lee Fifer Jr. Educational Scholarship Fund, current and former residents may apply for a wide range of academic and job training programs.

...helped 38 residents increase or obtain new employment while six other clients received educational scholarships.



## RAPID RE-HOUSING

We aim to transition families as quickly as possible from homelessness to stable homes by providing housing location assistance and ongoing support by our staff. Our Housing Location team helps shelter residents identify permanent housing and arranges for community clients to receive rental subsidies which gradually decrease as their income increases. Housing Stabilization Case Managers continue working with residents after they transition from the shelter to help address challenges and encourage stability.

...supported 138 households with rapid re-housing subsidies and support.

## CITY OF ALEXANDRIA WINTER SHELTER COLLABORATIVE

In collaboration with the City of Alexandria, this program operates seasonally to provide a nightly hypothermia shelter to prevent injury, illness, and death. Winter Shelter is open overnight, and operates daily from December through March, and as needed on cold nights in November and April. Support services are offered to help connect clients to community assistance.

We supplied a safe and warm shelter with Covid-19 protocols to 213 individuals.

**IN 2021, WE CREATED  
LASTING CHANGE.**

## DAVID'S PLACE

Alexandria's only day shelter is open six days a week, providing a safe facility to meet the basic needs of individuals who are chronically homeless. Guests have access to warm showers, snacks, laundry facilities, private lockers, phone and voicemail services, Wi-Fi, a mailing address, and referrals to additional services. We saw a 34% decrease in individuals utilizing David's Place this year, in part due to more Permanent Supportive Housing units being available for those experiencing chronic homelessness.

...served a total of 89 individuals in our day shelter.

## MENTAL HEALTH CARE

Our full-time Therapeutic Services Director offers on-site evaluation and care for adults and children. Residents have access to in-house support and connections to long-term, community-based treatment which can continue after transitioning from the shelter. Our therapist also conducts training for staff on mental health and substance abuse issues.

...provided mental health services to 128 people.



## CARPENTER'S CLINIC

A weekly on-site medical clinic is staffed by a volunteer doctor, physician's assistant, and nurses who provide routine medical exams, prescription medications, and referrals to community healthcare partners. By providing ongoing access to healthcare for uninsured shelter residents and uninsured community members experiencing homelessness, we help to stabilize diseases that can reduce quality of life and lead to increased homelessness.



...treated 71 clients in Carpenter's Clinic.

## PERMANENT SUPPORTIVE HOUSING

Our newest service provides housing and support for individuals who have experienced homelessness for many years and have long-term barriers to achieving independent, stable housing. We began serving our first ten residents in November 2020 when we moved into our new facility. Recognizing the continued need, we have since expanded this program to include four additional scattered-site Permanent Supportive Housing units.



# VOLUNTEERS

**CARPENTER'S SHELTER CONTINUES TO BENEFIT FROM A DEDICATED AND COMPASSIONATE COMMUNITY OF MORE THAN 1,200 VOLUNTEERS.**

We would like to take a moment to recognize the accomplishments that our volunteers have made possible just this year alone:

Over 5,000 hours of  
**FRONT DESK SUPPORT**

Over 25,000  
**MEALS PROVIDED AND SERVED**

Over 208 hours spent  
**ENGAGING THE CHILDREN**  
in shelter via Children's Hour



Over 300 hours spent  
**HOSTING LIFE SKILLS COURSES**  
for our residents, i.e. Financial Literacy,  
Job Coaching, Music Therapy,  
and Dog Therapy.

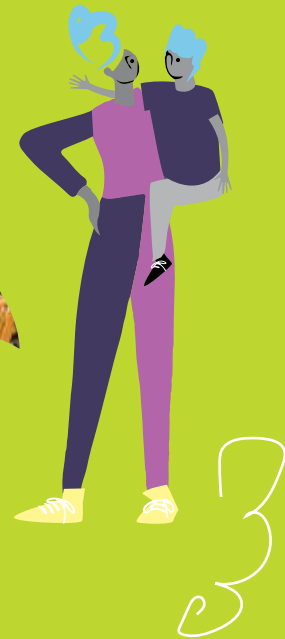
Countless **IN-KIND DONATIONS**

These successes are real, tangible, and made possible by the support of our network of over a thousand volunteers. Our volunteers play an integral role in the services we provide.

**Through their service, donations, and advocacy, they make the work we do possible.**







# RACIAL EQUITY

Carpenter's Shelter continues to strive for racial equity, meaning that everyone is given the help they need to succeed, regardless of skin color.

**Our focus looks expressly at the link between racial equity and homelessness.**

That process begins by recognizing long-standing inequities so that we are better equipped to address them.



Our data show that people of color are disproportionately overrepresented within our shelter population, even though they make up a noticeably smaller percentage of the City of Alexandria's population. This is so even when data is controlled by socioeconomic status.

In our efforts to understand that disparity and effect change, our board's Racial Equity Committee is working in tandem with our staff led Racial Equity Task Force to analyze our data, our policies, and our outcomes utilizing a Racial Equity Lens.

It is our hope that this analysis will provide the insights we need to implement or change internal processes and policies that will yield the most racially equitable results.



# A SUCCESS STORY



Omar\* was born in Saudi Arabia, lived in Dubai as a teenager, and moved to the U.S. after getting married in 2012. He and his wife were excited about starting a new life in the U.S. free of the constant fear of war in the Middle East. His parents had fled to their native country of Turkey during the Syrian War and his brother became a refugee in Germany.

At first, Omar and his wife were happy in their new country. He speaks proudly of his experience working for engineering firms in Sterling and Alexandria, Virginia. "I had studied engineering for two years while I was living in Dubai. I got the equivalent of an associate degree in Engineering."

But after a few years, Omar and his wife began struggling with depression. Their marriage soon ended, and without the support of family, Omar was unable to keep his job or afford his home. **He ended up living on the streets for four years.**

In March 2021, a city staff person approached Omar while he was living near City Hall. She explained that he could live at Carpenter's Shelter and have a warm, safe place to sleep, plenty of food and



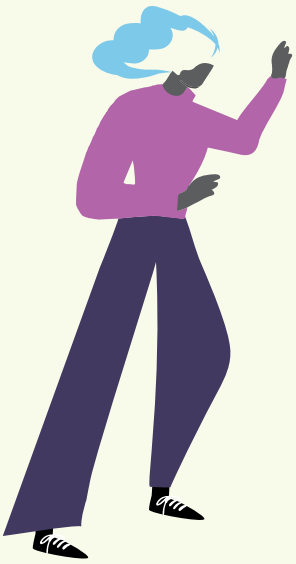
necessities, and support from Carpenter's staff in finding a permanent place to live. "I wasn't sure what to expect but I decided to give it a try. I am really glad I did!" Carpenter's Case Management staff worked closely with Omar to help him achieve his goal of permanent housing.

**"Initially, the thing I liked the most, after being homeless for so long, was having a mattress to sleep on. As time went on, I started to realize once I secured housing, I could go on to pursue my dream of earning my degree in Engineering. I'm now very grateful for the stability and having my own place!"**

*\*Name changed for privacy*

## HIS STORY IS JUST BEGINNING.

# WE'RE HOME!



**After years of initial conversations, deeper discussions, then planning, designing, relocating, erecting a new building from the ground up and finally moving back, we are all settled in!** On November 11, 2020, with help from volunteers, staff, and others, Carpenter's Shelter vacated our temporary location at the shuttered Macy's at Landmark Mall and began moving everything into our sparkling new building.

We didn't want our residents to miss a beat, so they were our main priority on the first day. With precision, everything else followed the next day.



We are forever grateful to our New Heights campaign donors and the community at large for making this wonderful new space a reality.

We are so very proud and honored.  
**Here's a pictorial tour of our new facility!**



# SPECIAL EVENTS



## THE BLOOM AND CARPENTER'S SHELTER RIBBON CUTTING CEREMONY

### Oh, Happy Day!

On December 10, 2020, Carpenter's Shelter and The Bloom aired our official Ribbon Cutting Ceremony virtually. Governor Ralph Northam, Mayor Justin Wilson, and many other distinguished individuals spoke highly of the partnership between Alexandria Housing Development Corporation and Carpenter's Shelter which brought a new purpose-built shelter and 97 affordable apartment homes to fruition during the pandemic.



Tours were given of each facility and ended with a jubilant celebration of balloons, confetti, cowbells, and a lively dance by Shannon Steene, Executive Director.



# ACCOMPLISHMENTS



## TAKE OUT TO GIVE BACK

With Covid-19 still looming, the decision was made to postpone our Carpenter's Cook-Off which raises \$100,000 annually to support our programs and services. Under the leadership of our Development Chair Jennifer Poersch and her Development Committee, the choice was made to host an inaugural virtual event to help defray the lost opportunity to raise those lost funds.

Hence, **Take Out To Give Back (TOTGB)** became a reality.

On October 8, 2020, TOTGB aired, showcasing 11 of our partnering Cook-Off restaurants that were determined to keep their doors open, segments of our redevelopment project, and the very first glimpse inside our new building prior to the official opening. We would like to thank our Development Committee and Host Committee sponsors for raising funds and trying something new.



Received the **Center for Nonprofit Advancement 2021 Board Leadership Award**.

**The Scout Guide** selected Carpenter's Shelter as their Nonprofit of the Year.

The Washington Business Journal awarded the **Best Redevelopment to Carpenter's Shelter and The Bloom at Braddock Apartments**.

## CARPENTER'S SHELTER DISTINGUISHED SERVICE AWARDS

# AWARDS

### BOB DOUGLAS RECIPIENT:

Maribeth Bersani



### WALL OF HONOR RECIPIENTS:

Christ Church, Our Lady Queen of Peace, All Saints Episcopal Sharon Chapel, Nora Lyons and Marsharia "Shay" Holman



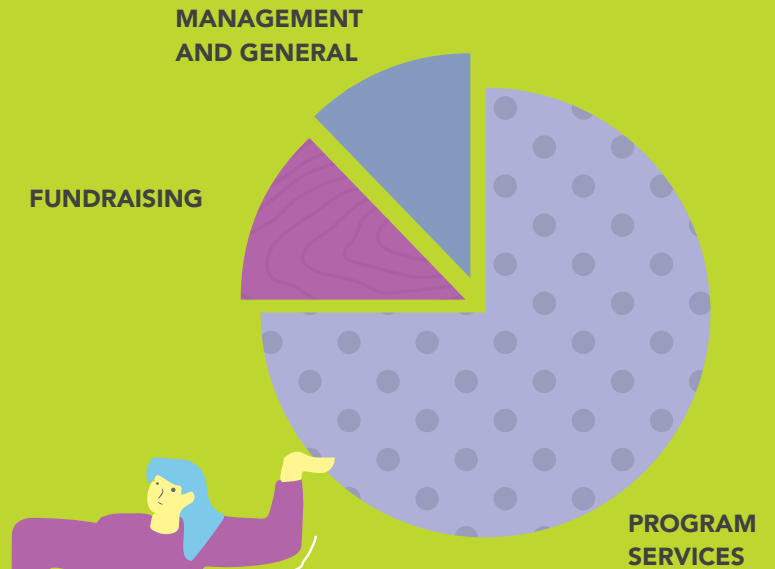
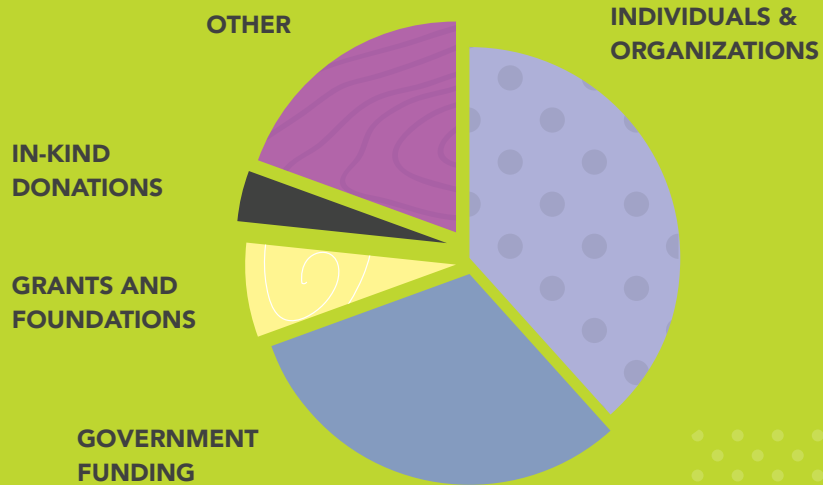
# 2021 FINANCIALS

## SUPPORT AND REVENUE \$ 4,914,660

Individuals & Organizations	38%
Government Funding	31%
Grants & Foundations	7%
In-Kind Donations	4%
Special Events	0%
Investments & Other	19%

## EXPENSES \$ 3,380,708

Program Services	75%
Fundraising	13%
Management and General	12%





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**Carpenter's  
Shelter**



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