



Carpenter's  
Shelter

CARPENTER'S SHELTER  
**ANNUAL  
REPORT**  
2017



**Carpenter's Shelter**

930 North Henry Street  
Alexandria, VA 22314  
(703) 548-7500  
[www.CarpentersShelter.org](http://www.CarpentersShelter.org)

Photography courtesy of **Carrie Keene Photography**  
Design courtesy of **Yes&**

Reflecting on the past and looking toward the future...

As we develop our annual report, we reflect on what has happened over the past year to identify a theme that can tie together our work. It feels paradoxical, but true, that our past year has involved a lot of looking forward.

As illustrated on this year's report cover, we are embarking on an exciting venture, in partnership with the Alexandria Housing Development Corporation, to build a new physical space for Carpenter's Shelter and add almost a hundred new affordable apartments in our community.

However, the most important construction that we do is building better tomorrows for people who have been homeless. The materials we use to build stronger futures for those we serve don't require bricks and mortar. Our materials include a wide array of programs and services, more than 1,200 volunteers, hundreds of financial supporters, a committed board of directors, and a talented staff team. These elements come together to support hundreds of people in our community as they move from homeless to permanently housed.

We're proud of our impact over the past year and grateful for your role in our success. We invite your continued involvement. Together, we are building great things.

With appreciation,

Louise Roseman  
Chair, Board of Directors



Shannon Steene  
Executive Director



# CARPENTER'S SHELTER – SEED VALUES



**SOLUTIONS**  
THROUGH COLLABORATION

**EMPOWERMENT**

**EDUCATION**

**DEDICATED**  
TO SERVING WITH RESPECT

**Our SEED 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.

**Our Mission** is to support the homeless in achieving sustainable independence through shelter, guidance, education and advocacy.

**Our Vision** is for Carpenter's Shelter to be the community leader in preventing and ending homelessness.

**A**fter losing their housing and exhausting all other options, the Johnson\* family found themselves at Carpenter's Shelter with no other place to go. Immediately upon entering the shelter, the family was paired with a Case Manager who made sure that the three young sons' needs were met and then worked with the parents to create a plan to identify and overcome their barriers to obtaining housing.

Mr. Johnson worked several jobs while his family was in shelter, and Mrs. Johnson worked with our Employment Navigator to apply for a scholarship from the Carpenter's Shelter education fund. She was

ultimately accepted and is studying to be a veterinary technician. Once certified, Mrs. Johnson's potential to work full time will greatly increase the family's income, and contribute to their long-term sustainability.

While at Carpenter's Shelter, the Johnson's sons enjoyed attending Children's Hour, led by volunteers each evening. This activity allowed the parents to attend financial literacy classes and participate in positive parenting workshops.

The parents learned how to set an achievable budget for their family and how to best address the behavioral

needs of their children. In just three short months, the family was able to save enough money and work with our Housing Locator to identify and move into an affordable three bedroom apartment.

*\*Names have been changed to protect client confidentiality.*

**BECAUSE OF YOUR SUPPORT, FAMILIES AND SINGLE ADULTS FROM 99 DIFFERENT HOUSEHOLDS HAVE BEEN ABLE TO END THEIR HOMELESSNESS AND MOVE TO AFFORDABLE PERMANENT HOUSING.**



I WAS SURPRISED THAT THERE WAS SO MUCH HELP FOR ME AND MY FAMILY. THEY MADE US FEEL SAFE AND HELPED US MOVE INTO OUR NEW HOME.”

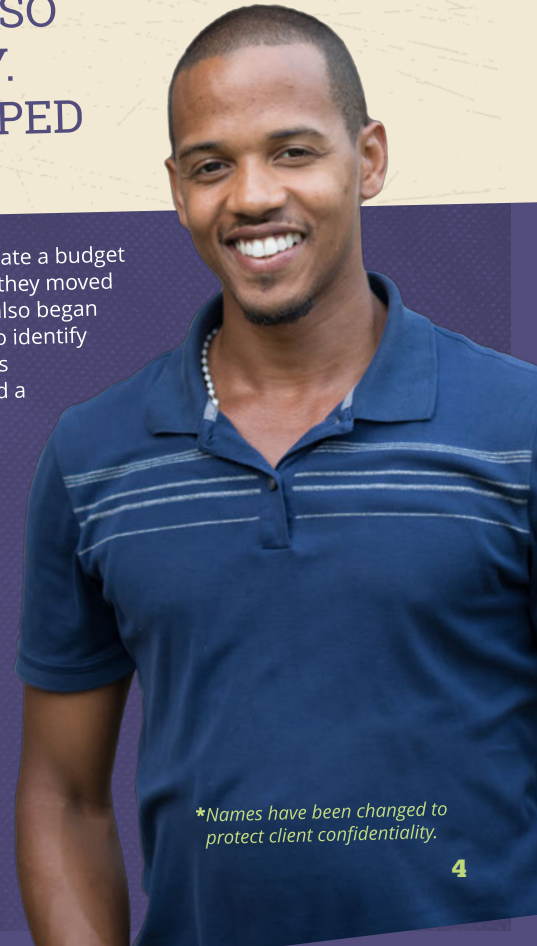
**C**arpenter’s Shelter is continually working hard to make incidents of homelessness more rare, brief and nonrecurring. The shorter a family stays in our shelter, the more quickly they are able to stabilize their crisis and begin to live independently as members of the community.

Craig and Diane\*, two recent shelter graduates, demonstrate how short shelter stays lead to greater success. Craig and Diane found themselves at Carpenter’s Shelter after being asked to leave their relative’s house because of overcrowding. Both Craig and Diane were working full time, but they did not have the means to pay a security deposit and other costs associated with moving.

As soon as they arrived at Carpenter’s Shelter, the couple was paired with a

Case Manager who helped them create a budget that they could maintain even after they moved out of the shelter. Craig and Diane also began working with our Housing Locator to identify affordable, local apartments. Thanks to the couple’s determination to find a home of their very own, and a rent subsidy from our Rapid Re-Housing funds that supplemented their security deposit and first two months of rent, Craig and Diane moved into a new apartment after only 18 days at the shelter!

Shelter graduates stay connected to our Carpenter’s Shelter’s Case Managers and a broad range of supportive services – like the scholarship program, food pantry and health clinic to ensure that they can sustain their housing.



*\*Names have been changed to protect client confidentiality.*

# PROGRAMS & SERVICES

## Permanent Supportive Housing Apartments

Debuting in 2015, we created a permanent supportive housing pilot program. We allocated four permanent supportive housing units in the shelter for homeless men and women who have multiple disabilities, and endure obstacles that prohibit them from living independently. Permanent supportive housing residents pay an affordable rent and have access to Carpenter's Shelter's services and programs. Residents can live in the units for as long as they pay the rent, making it an ideal living arrangement for the chronically homeless.

In preparation for the upcoming relocation, we have either found affordable housing for our existing permanent supportive housing residents or allowed them re-entry into the residential shelter while Carpenter's Shelter redevelops our property. In approximately two years, when we return to the new building, Carpenters Shelter will operate ten new permanent supportive housing efficiency apartments.

## Winter Shelter

Carpenter's Shelter coordinated the official Winter Shelter for the City of Alexandria in collaboration with the Alfred Street Baptist Church and the Church of St. Clements. Winter Shelter provides a safe haven from illness, injury and death during inclement weather, generally from the months of November to April.

## 60-Bed Residential Shelter

Since 1988, Carpenter's Shelter continues to serve more than 241 homeless and formerly homeless men, women and children in our residential shelter program each year. Our goal is to move our residents from homeless to permanently housed as quickly and efficiently as possible based on their Individual Housing Plans. Known for our Community Case Management program, we assist the residents with practical life skills support while in the shelter and up to a year after leaving the shelter to help enhance their ability to live productively in the community.

**610**  
ADULTS &  
CHILDREN  
SERVED IN  
FY '17



## Education and Employment Program

Carpenter's Education and Employment Program helps homeless individuals increase their knowledge and achieve the appropriate skills and certifications that enhance their chances of being employed and thrive in the community. Carpenter's offers a variety of employment workshops designed to teach clients the necessary skills to find and maintain full-time employment. Through its Scholarship Program, current and former residents can apply to a wide range of academic and job training curriculums.

## Community Case Management

Carpenter's array of programs and services are designed to meet the challenges our clients' experience through a continuum of emergency and long-term support services and case management. Our relationship with our clients does not stop when they leave the shelter. Supportive services and monthly workshops are open to former residents for as long as they have a need.

**149 CLIENTS**



RECEIVED RENTAL ASSISTANCE IN 2017

THE AVERAGE AMOUNT OF RENTAL ASSISTANCE



**\$1,271**

## David's Place

Connected to Carpenter's Shelter, David's Place, our day shelter, provides basic services to nearly 151 chronically homeless men and women. Every Monday through Saturday from 7:30 am to 11:30 am our clients can wash and dry their clothes, take warm showers, access television, internet and telephone services and use our address to receive mail. Carpenter's also has locker facilities and snacks available.

## Carpenter's Clinic

Our uninsured clients are able to receive free medical care and treatment at Carpenter's Clinic located in the shelter. Dedicated volunteer doctors, physician assistants and nurses provide medical exams, prescriptions and treatments every Thursday evening. The clinic also treats other uninsured homeless individuals that are not Carpenter's clients.

## Volunteers

Carpenter's Shelter is open 365 days a year, 24 hours a day. With hours like that, it's no surprise that we need all the help we can get from the community and that help is found in our trusted volunteers. The work of our 1,200 volunteers is equivalent to support from nine paid staff members. Our volunteers contribute more than 16,000 hours a year to our mission and for that we are indebted. Whether it is helping at the front desk, serving a meal, manicuring the lawn, participating in a service day or helping our neighbors in need at David's Place and Winter Shelter, Carpenter's Shelter volunteers prove time and again their unconditional support for our residents and staff and show how far a pair of helping hands can go.



# SPECIAL EVENTS

## Run for Shelter

The annual Run for Shelter 5K, 10K and Fun Run was held on November 20, 2016 starting at the USPTO building in Alexandria. More than 500 runners of all ages, and a few dogs braved the cold while participating in the day's activities. On hand was Mayor Allison Silberberg to help executive director Shannon Steene announce the winners of the race and present the awards. New to Run for Shelter event was an after the race Finish Line Brunch held at Laporta's restaurant.

## 15th Anniversary Carpenter's Cook-Off

It was an incredible afternoon at The Birchmere on April 23rd, filled with amazing food and lots of fun. More than 500 guests including volunteers, donors, staff, city officials, family and friends came to help Carpenter's Shelter celebrate 15 years of holding Carpenter's Cook-Off. Lee Fifer, Val Hawkins and The Birchmere, each being instrumental in creating the cook-off concept, were honored and each was presented with the Distinguished Service award by Carpenter's Shelter's executive director Shannon Steene, and former executive director, Fran Becker.

Twenty local Alexandria restaurants served delicious samples of their cuisine, the Alpha Dogs band played, attendees bid on the live and silent auction items and children of all ages painted chef hats and aprons to keep as souvenirs. It was an incredible family-friendly special event that celebrated 15 years of Cook-Off success. We raised \$100,000 that day, bringing the cumulative amount of funding raised over fifteen years of great cook-offs to more than \$1 million dollars.



# TOGETHER, OUR FUTURE LOOKS BRIGHT



**W**e are in the final stages of a well-planned, comprehensive project to redevelop Carpenter's Shelter's current property. In partnership with the local Alexandria Housing Development Corporation, we will build a new redesigned, seven-story building with a purpose-built shelter on the first floor and the six floors above will have **97 affordable rental apartments**. Ten of the rental units will be operated by Carpenter's Shelter to provide permanent supportive housing for our chronically homeless individuals.

# 2017 FINANCIALS

We're thrilled that our volunteers, donors, staff, family and friends continue to make Carpenter's Shelter a part of their annual giving. Your support means the world to us!

Thank you!

*Monie W. Ridley*



**Total Expenses:  
\$2,139,969**

**Program Services  
80.23%**

**Fundraising – 13.65%**

**Management & General  
6.12%**

**Support & Revenue:  
\$2,463,773**

**Individuals / Organizations  
44.91%**

**Government Funding  
19.85%**

**Grants & Foundations  
9.14%**

**In-Kind Donations – 7.88%**

**Special Events – 4.35%**

**United Way – 1.85%**

**Other – 12.04%**

## Staff Leadership

Shannon Steene  
Executive Director

Mary-Parker Lamm  
Deputy Director

Monise W. Quidley  
Director of Development

## Board of Directors 2016-2017

Louise Roseman  
Chair

Kerry Donley  
Vice Chair

Adam Cole  
Treasurer

Jen Lachman  
Secretary

Edith Bullard

Lee Fifer

Neil Gillespie

Charlotte Hall

Meghan Hendy

Kathryn Kolbe

Collin Moller

Tim O'Hara

Gregory Souchak

David G. Speck

Kim Weir

Anthony Lowe

