

— 2019 —  
*Carpenter's Shelter*

# RECIPES *for* SUCCESS

*All the essential elements to create a  
thriving community, featuring our  
secret ingredient...you.*



Carpenter's  
Shelter

ANNUAL REPORT



**OVER THE YEARS,** *we've found that ending homelessness takes many ingredients – people, partners, programs, perseverance, and more. It's a task that can't be accomplished by any one organization and we're fortunate and grateful for all the ingredients that blended for our success in 2019.*

To that end, it is an honor to bring you this annual report. The theme for it developed naturally as Edith and I were volunteering together to prepare and serve a meal for our shelter residents. As we donned aprons and gloves, we talked about the importance of food and the role it plays in our lives. Food is not just for sustenance; it also has the ability to bring people together and build a better community.

It turns out that both of our grandmothers were known for their ability to cook and in each case, to cook for a crowd. They were both happy to teach younger generations and share their knowledge, but their instruction wasn't something from a formal cookbook. Their precision and attention to detail was internally gauged and not rigidly governed by measuring cups and spoons or finite recipes of what ingredients to use. It was "a little of this" and a handful of that "until it's the right consistency." To the untrained eye, they had some magic or secret sauce that made things come together, taste great and satisfy.

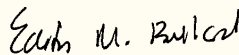
Carpenter's Shelter has some of that, too! Our work is comprised of many different ingredients, especially knowing that every resident's story is unique to them. So, each solution to their homelessness is an individualized plan, using different combinations of our staple ingredients.

Our secret sauce to helping them is...you. Through your volunteerism, your financial support, your community advocacy and your unwavering belief in their potential, homeless individuals and families can rebuild their lives and create better tomorrows. One amazing staple, Carpenter's Shelter receives nearly 71% of its operating revenue from our generous community, and for that we are deeply grateful.

Please enjoy this overview of an active, forward-looking year that included great progress at the resident level and organizationally. In the following pages you will see many different ingredients that take us one step closer to fulfilling our mission to end homelessness.



SHANNON STEENE | EXECUTIVE DIRECTOR



EDITH BULLARD | VICE CHAIR, BOARD OF DIRECTORS

## *New Heights*

# REDEVELOPMENT & CAMPAIGN

*In 2018 we embarked on our journey to reach “New Heights” when we sold our longtime residence at 930 North Henry Street to our partner, Alexandria Housing Development Corporation (AHDC). That summer we moved into our temporary shelter located in the former Macy’s at the vacated Landmark Mall. Within a few months of our move, construction had begun. The future home of our brand new, purpose-built shelter with 87 affordable apartments and 10 permanent supportive units on the six floors above us, was closer than ever to becoming a reality.*



During fiscal year 2019, an enormous amount of concrete was poured at the construction site and we publicly launched our \$2 million New Heights Campaign. The campaign’s objectives were to aid in the development of the new shelter, remove barriers for those most in need—the chronically homeless through support of our 10 permanent supportive housing apartments, and create an Innovation Fund that will help us explore new solutions for ending homelessness. Thanks to our dedicated committee, community supporters, donors, board of directors, and staff, we were able to spread our mission far and beyond the borders of DC-Maryland-Virginia, which contributed significantly to the campaign’s success throughout the year.

Looking ahead, we will return to our home base at 930 North Henry Street in the summer of 2020. Carpenter’s Shelter will operate a brand new purpose-built shelter that will include a playground and community gathering spaces for residents of the shelter and the apartment complex. We will provide 10 permanent supportive housing units for the chronically homeless in our community. The success of our \$2 million New Heights Campaign will allow Carpenter’s Shelter to fulfill our promise of longevity, innovative new programs, partnerships and interventions to help end homelessness in the City of Alexandria.

*Programs and Services: The Main Ingredient*

# RESIDENTIAL SHELTER

***Ingredients***

**1 SAFE REFUGE**

**60 BEDS**


***A pinch* OF SUPPORT TO TRANSITION OUT OF HOMELESSNESS**

For decades, Carpenter’s Shelter’s emergency residential shelter has provided a safe refuge for children, women and men experiencing a housing crisis. Shelter residents collaborate with staff and receive supportive, individualized plans and services that help permanently end their homelessness and transition them to sustainable community living. The residential facility includes sleeping rooms for individuals and families, laundry and bathroom facilities, space for meal preparation, common areas, computer lab, library/media room and designated play areas for children.

This recipe served 325 individuals in 2019.

***Statistics:***

***325 individuals* STAYED AT THE THE RESIDENTIAL SHELTER:**

-  **202 SINGLE ADULTS**
-  **81 CHILDREN FROM 31 FAMILIES**

***Average* LENGTH OF STAY:**

**INDIVIDUALS: 2.2 months** 

**FAMILIES: 3 months** 



# THE STAPLES

*There are staples in every pantry which are essential for any good recipe, here are a few of ours:*

## *David's Place*

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

**140 adults VISITED DAVID'S PLACE**

## *City of Alexandria Winter Shelter*

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

**225 individuals and 16 families STAYED AT WINTER SHELTER**

## *Rapid Rehousing*

Carpenter's Shelter offers an array of wrap-around services that meet client's needs before and after an episode of homelessness. When residents prepare to transition out of residential shelter, 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, food pantries, emergency rental subsidies, and scholarship funds. 95% of residents who chose to participate in these services during their first vulnerable year following shelter graduation remained stably housed.

## *Education & Employment Services*

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

**60% of adult RESIDENTIAL SHELTER RESIDENTS PARTICIPATED  
IN EDUCATION AND EMPLOYMENT SERVICES**

**RESIDENTS WHO CHOSE TO SAVE MONEY saved nearly  
\$1,134 during their stay**



## *Carpenter's Clinic*

Uninsured 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 adult men and women. By engaging in preventative care, clients lessen the likelihood that chronic conditions or disabilities will worsen and further complicate their housing instability.

**199 VISITS**

## *Mental Health Therapy*

Carpenters Shelter received a grant from the Alexandria Fund for Human Services to create onsite mental health services for shelter residents, and clinical support for shelter staff. The shelter therapist is a Licensed Clinical Social Worker, and provides crisis intervention, short-term therapy, staff and resident education, and ongoing support to community case management clients. The therapist assesses residents and provides referrals to community providers for ongoing therapeutic support. In addition, the therapist provides clinical supervision to a Masters level intern in social work.

**79 CLIENTS SERVED**



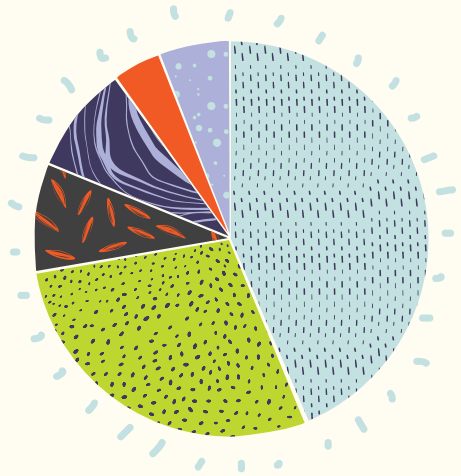


# 2019 FINANCIALS

## SUPPORT AND REVENUE

\$2,246,414.03

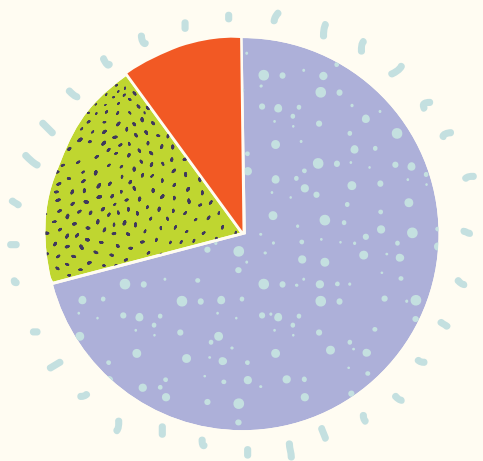
- 44% INDIVIDUALS & ORGANIZATIONS
- 29% GOVERNMENT FUNDING
- 9% GRANTS AND FOUNDATIONS
- 9% IN-KIND DONATIONS
- 4% SPECIAL EVENTS
- 5% OTHER



## EXPENSES

\$2,298,418.00

- 71% PROGRAM SERVICES
- 19% FUNDRAISING
- 10% MANAGEMENT AND GENERAL



Note: The financials listed represents Carpenter's Shelter's operating revenue. The New Heights Campaign financials are not included but are as follows:

Revenue \$879,731 and Expenses \$104,201 for FY'19.

*Carpenter's Shelter's***SEED  
VALUES**

In 2015, a dedicated team of staff members collaborated to voice 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 the values across all aspects of the organization including staff, residents, volunteers, donors and the community as a whole.

***Our SEED recipe includes:******1 part* SOLUTIONS THROUGH COLLABORATION*****1 part* EMPOWERMENT*****1 part* EDUCATION*****1 part* DEDICATED TO SERVICING WITH RESPECT**

This recipe serves as many people as we possibly can.



*Carpenter's*  
**COOK-OFF  
2019**

***Ingredients:***

**500 ATTENDEES**

**72 VOLUNTEERS**

**20 TOP RATED RESTAURANTS**

**3 CELEBRITY JUDGES**

**1 ROCKING BAND, THE ALPHA DOG BLUES**



Everyone knows that spring is in the air when Carpenter's Shelter hosts its annual Cook-Off at The Birchmere, the legendary music hall in Alexandria. On April 28th, our community got together for an incredible day of family friendly fun and delicious food. There were live and silent auction items to bid on, 22 raffle items including a jar full of cash, and a dedicated Children's Corner all to support Carpenter's Shelter's mission of moving homeless children, women and men to being housed.

Ann McMurray, long-time volunteer and major donor received the 2nd Val Hawkins Award. She received this coveted award from Val Hawkins, Louise Roseman, Board Chair and Shannon Steene, Executive Director. Ann received a standing ovation after saying a few words and accepting her award.

Chosen by the celebrity chefs, Tempo Restaurant won the Best Sweet award and Tequila & Taco won the Best Savory dish award. The People's Choice awards were presented by Neil Gillespie, Cook-Off Chair to Dishes of India winner of the Kid's Choice award and Catch on the Avenue winner of the People's Choice award. Everyone left having had a wonderful time and full stomachs unable to eat another thing.

This recipe raised a little over \$90K to support Carpenter's Shelter's core services.

# VOLUNTEERS

## *Ingredients:*

**1,200+ VOLUNTEERS**

**30+ CHURCHES**

**Lots OF CORPORATE GROUPS  
AND ORGANIZATIONS**

**Endless COMPASSION**

**16,000+ HOURS**



Volunteers are the sustaining force of Carpenter's Shelter! From front desk support, to providing meals, repainting the most used common areas of our current location, organizing donations, and providing medical and professional services, our volunteers are truly integral to the successes of Carpenter's Shelter.

To celebrate our volunteers who work tirelessly to support those we serve; we recognize our outstanding volunteers weekly in social media and monthly in our Volunteer Vine Enewsletter. Annually, we host a volunteer oriented special event and honor extraordinary volunteer service by awarding the Carpenter's Shelter Wall of Honor, Bob Douglas, and Val Hawkins awards. These individuals are chosen by a selection committee.

It is the commitment and dedication of our network of over 1,200 volunteers that make it possible for Carpenter's Shelter to provide lifesaving assistance to more than 625 adults and children each year. There are over 30 churches that regularly purchase, prepare and serve delicious nutritious meals to our residents, that's lunch and dinner seven days a week. Numerous corporate groups and organizations host life skills courses and facilitate targeted drives to provide needed resources. All of these contributions strengthen Carpenter's Shelter and enable us to provide support to homeless individuals and families that really need our help to survive.

This recipe serves more than 625 people each year. And there are no substitutions for our hardworking volunteers. Visit [CarpentersShelter.org/volunteer](http://CarpentersShelter.org/volunteer).

*A Recipe for Real Life Success:*

# A RESIDENT STORY

At age 19, shelter graduate and single mother Viviane left her home country, the war-torn Democratic Republic of Congo, and became an asylum seeker in the United States in 2012. However, in 2017, immigration policies changed and delayed her work permit renewal, leading to the loss of her job. Viviane tried to make ends meet by drawing upon her savings. But soon, she and her young daughter were facing homelessness.

Once they entered our shelter, their outlook quickly improved! In less than two months, Viviane was able to get her daughter enrolled in preschool while the shelter covered the program and transportation fees. Then Viviane's work permit came through and she found a new job. Soon after, she found affordable housing. Carpenter's Shelter was able to subsidize early costs, taking care of the security deposit and the first two months of rent in order to ease her transition back into the community.

Next, Viviane applied for and received a Carpenter's Education Fund scholarship. With the scholarship, Viviane was able to enroll in a pharmacy program. Finally, a generous donor solved Viviane's last problem—long commutes on public transportation and excessive time away from her daughter—by gifting her a car. Now, after about a year since her graduation, Viviane and her daughter continue to live stably in the community. Viviane works full-time at a local pharmacy while preparing for her licensing exam and pursuing other passions like public health and social entrepreneurship.

Carpenter's Shelter is so proud of Viviane for all of her hard work and determination.



# A SPRINKLE OF EXTERNAL RECOGNITION

Carpenter's Shelter was presented the Disability Awareness Award from the Alexandria Chamber of Commerce in conjunction with the City of Alexandria's Commission on Persons with Disabilities for its commitment to promote awareness among its employees of the needs of customers with disabilities and its efforts to provide accommodations to make its services more accessible to persons with disabilities.

The City of Alexandria presented the 2019 Flora Krause Casey Public Health Award to Dr. Laurence Clark and the Carpenter's Shelter Clinic Team—for their work to further the health of the City of Alexandria.



# BOARD OF DIRECTORS & STAFF LEADERSHIP

## *FY '19 Board of Directors*

Louise Roseman, Chair  
Edith Bullard, Vice Chair  
Adam Cole, Treasurer  
Jen Lachman, Secretary  
Willie Bailey  
Charlotte Hall  
Meghan Hendy  
Mike Lyden  
Michelle Millben  
Collin Moller  
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



**Carpenter's  
Shelter**

5701-D Duke Street,  
Alexandria, VA 22304  
[CarpentersShelter.org](http://CarpentersShelter.org)