

Two local
Non-Profits
Partnership to
recreate
The Bloom
& Carpenter's
Shelter





Carpenter's Shelter began in 1982 on a cold winter night when Father Tony Casey of Blessed Sacrament Church in Alexandria found one man sleeping in his car and another asleep in the doorway of the church. Believing that everyone deserves a warm, safe place to sleep at night, Father Casey welcomed the two men into the church and allowed them to spend the night. The next night, the men came back. With the help of two volunteers and ten cots, Father Casey opened the basement of the church to those in need of shelter from harsh winter weather. Blessed Sacrament's basement provided shelter to those in need during the winter for six years, until the day the building was torn down. With the shelter gone and the demand growing for bed space, a small group of dedicated individuals founded Carpenter's Shelter in 1988.

Since our inception, Carpenter's Shelter has evolved from a small group of concerned citizens providing little more than bedding on cold nights in Alexandria churches and warehouses into a leader in finding solutions that permanently end and prevent homelessness. We are open 365 days a year, 24 hours a day, and we served more than 840 men, women and children in fiscal year 2020. Today, we offer a 60-bed emergency shelter with rigorous case management, education, employment and housing services; a day shelter (David's Place) that addresses the basic needs of chronically homeless individuals; the City of Alexandria Winter Shelter run from November to April; and a Community Case Management (CCM) program that continues to support clients who have graduated from the shelter for a minimum of one year. Our comprehensive services meet the immediate needs of homeless individuals and families while also educating them in life skills, providing them with employment counseling, and helping them transition into stability and self-sufficiency.



ALEXANDRIA, BORN AND RAISED

OUR HISTORY

Alexandria Housing Development Corporation (AHDC) was born when the City Council recognized the need for a plan of action to address the City's affordable housing crisis. A citizen work group was formed to identify solutions - one of which was to establish an independent non-profit developer that would be exclusively dedicated to work in Alexandria. As a result, in January 2004 the City Council named five incorporators to begin the work of AHDC.

Since then, we have expanded our staff, space, and outreach, helping over 1,000 residents find a home in our city. AHDC currently has 8 properties totaling 700 units, with 2 projects in the design phase. AHDC also manages an Alexandria Police Department Residential Officer Unit.

We seek out opportunities and innovative partnerships to create attractive and unique affordable properties, and we build quality, environmentally sustainable, and connected units that AHDC residents are proud to call home.

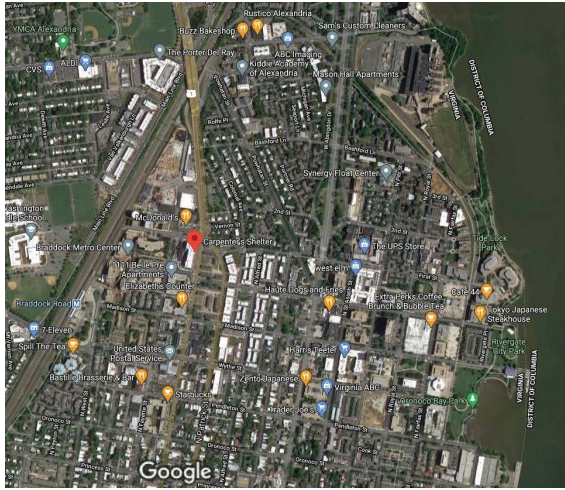
We do this because we love Alexandria - and it deserves to be accessible to all.



THE BLOOM & CARPENTER'S SHELTER



Carpenter's Shelter was an adaptive reuse of a DMV site in the 90s



Construction





Community Room

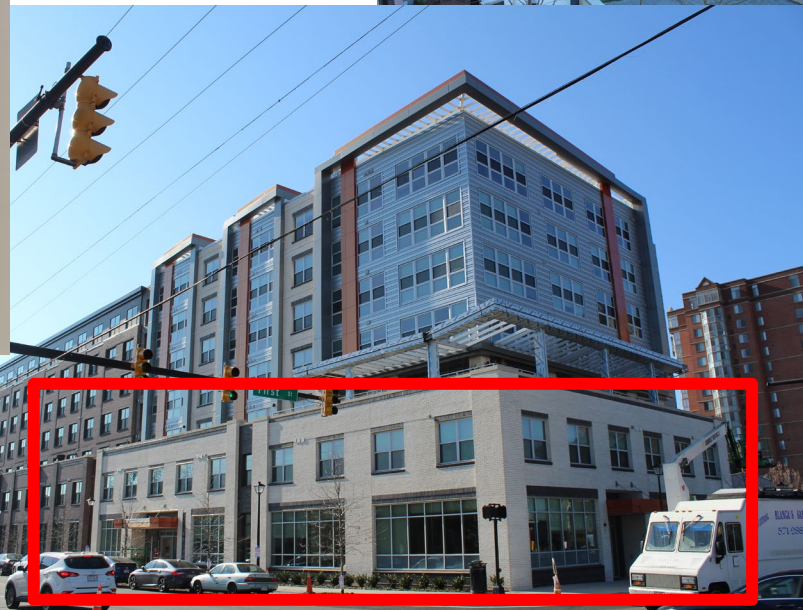
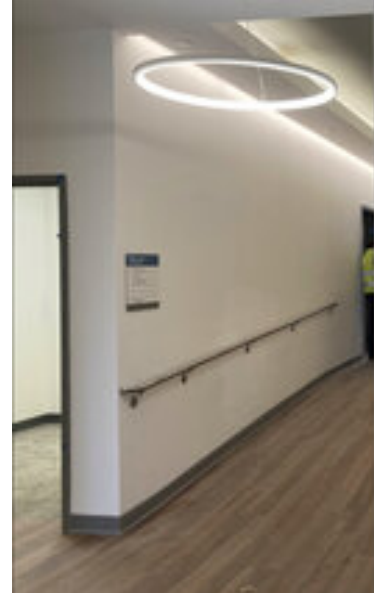


1,600 Sq Ft
Production Garden



On site Playground





THE BLOOM & CARPENTER'S SHELTER

The Bloom-

- 97 apartments affordable at 30%-60% AMI including 10 permanent supportive units (services provided by shelter staff)
- Community Meeting Space
- Production Garden
- Playground
- Apartment Building Cost \$45 m

TOOLS:

- **ZONING**—Bonus density
- **PARTNERSHIP**- City, AHDC and Carpenter Shelter working together to build a new shelter plus an affordable housing building
- **MULTILAYER FINANCING**- Federal Housing Trust Fund (HTF), State HTF, City HTF, Virginia Housing LIHTC and debt financing, HOME Funds, City Funds

FUNDING PROFILE FOR THE BLOOM:

\$22.6M	Tax Credit (LIHTC) Equity
\$10.3M	Private Debt
\$1.5M	Developer Investment (fee)
\$1.6M	Fed/State Housing Trust Fund
\$8.8M	City Gap Loan
	City Housing Trust Fund
	Federal HOME
	General obligation bonds
	Dedicated tax revenue
	Meals tax revenue

**+ \$350k City grant for rental assistance
subsidy for five years for 10 units from City HTF**



The Carpenters Shelter-

18,000 Sq Feet

- 60 bed shelter
- Day program space
- Office Space
- Service & Meeting Space
- Outdoor Community Space
- Shelter Construction Cost \$5.5m
- Temp Space Cost \$1m+

FUNDING PROFILE FOR THE CARPENTER SHELTER:

\$2M - Funding raised
\$6.25M Land Payments

Websites



- <https://carpentershelter.org/>
- <https://www.housingalexandria.org/>
- <https://www.alexandriava.gov/Housing>



Eric Keeler

Deputy Director

Office of Housing

421 King Street, Suite 215, Alexandria, VA 22314

eric.keeler@alexandriava.gov

571-289-9682

www.alexandriava.gov/Housing

