



EXCELLENCE IN AFFORDABLE HOUSING DEVELOPMENT



Carpenter's Shelter & The Bloom at Braddock

930 North Henry Street | Alexandria, VA 22314

The Bloom and Carpenter's Shelter redevelopment transformed a former shelter, previously housed in a two-story, 17,000 square-foot building and originally designed for the Department of Motor Vehicles, into a new 163,000 square-foot building. The redevelopment project successfully blends two distinct — and important — uses in the same building: the Carpenter's Shelter provides safe temporary housing and comprehensive support for over 600 families and individuals annually, while The Bloom provides 97 units of affordable housing in a mix of efficiency, 1, 2, and 3 bedroom units. This project substantially increased the density of the previously developed site, which is located 0.3 miles from the Braddock Road Metro. The Bloom and Carpenter's Shelter development also accessed a wide variety of funding sources to complete the combined \$52 million project. Of note, the project prioritized equitable design by creating privacy for residents of the homeless shelter: the Carpenter's Shelter's sleeping room and common areas were purposefully placed around the interior courtyard or set back and landscaped from the primary elevation.

PROJECT TEAM

Developer or Owner

Housing Alexandria;
Carpenter's Shelter

Architect

Cooper Carey

Construction Contractor

The Whiting-Turner Contracting
Company

Public Financing

Virginia Housing; City of Alexandria;
Wells Fargo

Additional Key Team Members

Structura, Inc.; Jordan & Skala
Engineers; Bowman Consulting;
CM Kling + Associates