

Photo: Former TLC guest, Patrick, in his new home

Welcome
HOME
Campaign

Helping our neighbors experiencing homelessness to thrive

The Welcome Home Campaign

Homelessness is a complex problem that requires a compassionate and holistic response. The Welcome Home Campaign is The Lamb Center's answer. With a goal of raising \$3,850,000 by June of 2026, this comprehensive initiative will provide homes and expand services for people experiencing homelessness in Northern Virginia.

The **Welcome Home Campaign** is a comprehensive initiative designed to meet the three greatest unmet needs of The Lamb Center's guests:

- 1. Affordable Housing**
- 2. Onsite Clinical Mental Health Care**
- 3. Expanded Workforce Development Program**

The **Welcome Home Campaign** will significantly expand opportunities for our most vulnerable neighbors to build stable, fulfilling lives - to thrive. Rooted in The Lamb Center's mission of living out the compassionate heart of Christ, the Welcome Home Campaign offers you the chance to bring dignity and security to our brothers and sisters experiencing homelessness.

Beacon Landing

Building Costs (100% Raised)

Site Acquisition	\$2,597,942
Construction Costs	\$20,268,257
Soft Costs	\$2,036,700
Financing Costs	\$2,196,295
Reserves, Escrows, Contingencies	\$2,786,382
Developer's Fee	\$2,500,000
Partnership/Operating/Carrying	\$296,325

Total Building Cost **\$32,681,901**

Photo: A rendering of Beacon Landing

BEACON
LANDING

Key Building Milestones

Site Acquisition | **Complete**
City of Fairfax Entitlement Process | **Complete**
Demolition of Existing Buildings | **Complete**
Construction Financing | **Complete**
Building Permit | **Expected May 2025**
Construction Begins | **Summer 2025**
Occupancy | **Fall 2026**

1. Affordable Housing

In partnership with Wesley Housing, The Lamb Center is developing Beacon Landing, a 54-unit Permanent Supportive Housing (PSH) community. Designed to be a lasting exit from chronic homelessness, Beacon Landing will provide 24/7 supportive services that assist residents in meeting their own goals for self-sufficiency. As the largest Permanent Supportive Housing development in Northern VA, Beacon Landing is being looked to as a model for other projects across the region.

PSH serves people who have been homeless for at least one year and have a chronic disability that limits earning potential. An evidence-based solution, PSH is designed to provide long-term, permanent housing. It provides residents with deeply affordable rent, case management, and other supportive services.

Supports may include navigating complex physical and mental health challenges, budgeting and financial management, independent living skills, and employment and educational assistance.

Residents' Responsibilities



- ✓ Sign and comply with a standard lease
- ✓ Pay 30% of monthly income OR a minimum of \$50 for rent

Why Permanent Supportive Housing?

Direct Benefit to Community – Wraparound supportive services enable residents who were previously homeless to maintain stable housing, fostering long-term community stability and well-being.

Reduces Drain on Public Services – Stably housed residents experience improved health and well-being, leading to reduced reliance on emergency medical care, reduced law enforcement interventions, and other public services.



Photo: Former TLC guest, Stephan

2. Onsite Clinical Mental Health Care

Untreated mental illness is a major cause of homelessness. Adding low-barrier clinical mental health services on-site at The Lamb Center, a familiar environment where guests feel safe, will dramatically increase participation in treatment. Treating mental health issues boosts many positive outcomes for guests, including physical health, housing stability and employment.

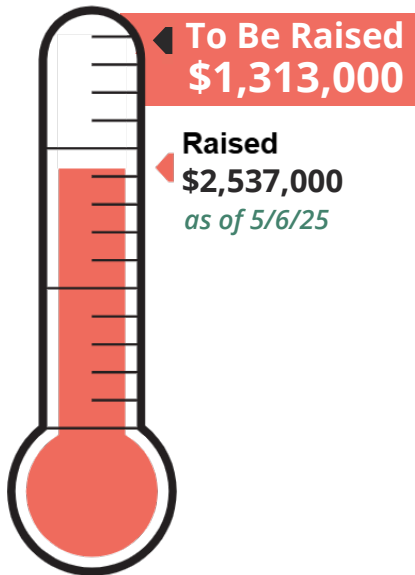
3. Expanded Workforce Development Program

The Lamb Center's signature 90-day Workforce Development Program is successfully helping guests to re-establish work histories and transition to sustainable employment. Expanding the program will allow graduates to receive additional training for high-demand local jobs. The goal is to develop an agile and responsive workforce, creating opportunities for our guests and meeting the needs of area employers. The ground floor of Beacon Landing will serve as an employment center and networking hub for building employer partnerships and job training.



Photo: Workforce Development Program, Operation Stream Shield

GOAL
JUNE 2026
\$3,850,000



Use of funds:

Grow TLC Strategic Fund **\$2,850,000**

Seed Mental Health & Workforce
Development Programming
\$1,000,000

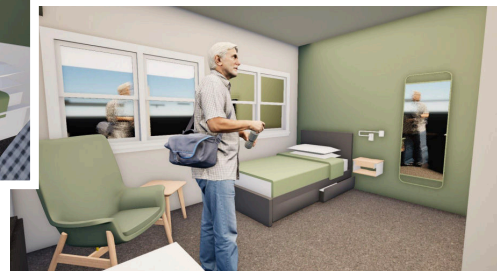
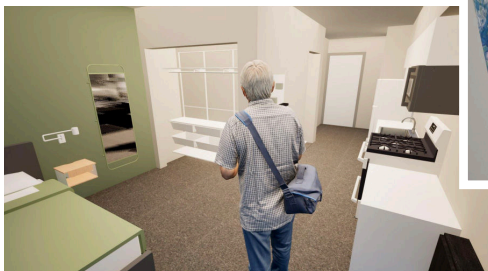
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Beacon Landing Resident Services*
Sustainable Funding Model

Anticipated Public Funding	\$326,500
TLC Strategic Fund† Contributions	\$342,500
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Annual Cost of Services	\$669,000

** Figures are estimates*

† The TLC Strategic Fund is an unrestricted investment fund available to support the greatest needs of The Lamb Center.

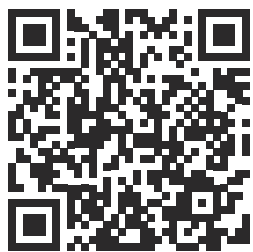


Photos: A rendering of a Beacon Landing unit

Will You Join Us?

By joining us at this final stage for Beacon Landing fundraising, you provide the piece most critical to its success, the care for residents. You ensure that people transitioning out of long-term homelessness have trusted advisors they can turn to as they move from crisis to comfort.

Naming opportunities, including memorial tributes, are still available. Gifts of \$5,000 or more will be recognized permanently on the donor wall. **For questions, please contact Development Director Wendy Baird at wendybaird@thelambcenter.org or (703) 691-3178, ext.275.**



Scan to learn more
about Beacon Landing