Culpepper Garden 50 YEARS OF EXCELLENCE
Affordable housing and services for seniors in Arlington County.
A society that does not value its older people denies its roots and endangers its future. Let us strive to enhance their capacity to support themselves for as long as possible and, when they cannot do so anymore, to care for them.

Nelson Mandela
FACT

By 2030, at least 12% of older adults in Northern Virginia (about 50,000) will be economically insecure with little or no ability to withstand a major illness or significant economic loss.

*Source: Health Systems Agency of NVA, Our Older Neighbors: Aging in N VA, 2010-2030, 2012*
Welcome to Culpepper Garden

Northern Virginia’s largest affordable rental community for lower-income people 62+

The only affordable community that includes Assisted Living
Culpepper Garden –
A community gem with a special role in the area’s social safety net

In 1969, the Unitarian Church of Arlington (now UUCA) founded Culpepper Garden, which today is an independent, award-winning nonprofit residence devoted 100% to lower-income adults age 62 and older.
Thanks to the social-justice vision and persistence of UCA and its members in the 1960s, the church succeeded, in the face of substantial local opposition, in establishing a high-quality, affordable home for low-income seniors.
The home and garden of Charles Culpepper, noted botanist and a member of the Unitarian Church of Arlington (UCA) was on 4+ acres of land in the heart of North Arlington.

Urged by members of UCA, Rev. Redman preached a sermon challenging the congregation to develop affordable housing for lower-income older people.

The UCA board of trustees backed the effort and founded a nonprofit organization to carry forward the project.

Charles Culpepper responded to the challenge & sold his land to the nonprofit at a below-market price.

Culpepper Garden opened its doors with 210 apartments for independent living.
Culpepper Garden was the first affordable (subsidized, limited-income) housing complex in Arlington County.

In 2000, it became the nation’s first HUD-subsidized residence to provide assisted-living services, and it is still the only such facility in Arlington.
Culpepper Garden has been nationally recognized with awards:

♦ Best Practices in providing housing and supportive services for the elderly (HUD)
♦ High Performing Multi-Family Property (HUD)
♦ Housing Achievement Award (VA Dept. of Housing and Community Development)
♦ Innovative & Exemplary Activity Award (NACCED)
♦ Home Award (NACCED)
♦ Meritorious Service Award (AAHSA)
Through no fault of their own, and after working most of their lives, the majority of our residents will fall short financially.
## Independent Living

For seniors age 62 or older whose finances do not exceed the local federal level of "low income." In fact, about 82% of independent living residents qualify as "extremely low income."

*Source: U.S. Census Bureau (2019)*

### Independent Living

<table>
<thead>
<tr>
<th>Number of Residents</th>
<th>286</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age</td>
<td>Average = 77 Oldest = 103</td>
</tr>
<tr>
<td>Male/Female</td>
<td>69% Female 31% Male</td>
</tr>
<tr>
<td>Ethnic/Racial Diversity</td>
<td>White (Non-Hispanic): 53%  White (Hispanic): 18%  Black/African American: 14%  Asian: 15%</td>
</tr>
</tbody>
</table>

### Monthly Income (1 person) Percentage of Resident Population

<table>
<thead>
<tr>
<th>Monthly Income ($0-$2,504)</th>
<th>Percentage of Resident Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0-$794</td>
<td>16%</td>
</tr>
<tr>
<td>$795-$1,181</td>
<td>32%</td>
</tr>
<tr>
<td>$1,182-$1,778</td>
<td>23%</td>
</tr>
<tr>
<td>$1,789-$2,147</td>
<td>11%</td>
</tr>
<tr>
<td>$2,148-$2,504</td>
<td>5%</td>
</tr>
<tr>
<td>$2,505 - $4,500</td>
<td>13%</td>
</tr>
</tbody>
</table>

*Per Capita Personal Income in Arlington, VA $71,841 ($5,987/month).*
Assisted Living

For seniors age 62 or older who do not exceed the local federal level of “very low income” and need help with activities of daily living.

**What makes us special and unique:**

About 30 Assisted Living residents are supported with additional assistance from Culpepper Garden and Arlington County.

No resident has ever left Assisted Living at Culpepper Garden because they could not pay for services.

<table>
<thead>
<tr>
<th>Assisted Living</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Residents</td>
</tr>
<tr>
<td>Age</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Assisted Living Residents who require—and receive—annual subsidy</th>
</tr>
</thead>
<tbody>
<tr>
<td>41% 30 residents</td>
</tr>
<tr>
<td>Average annual subsidy/resident</td>
</tr>
<tr>
<td>Average annual cost of semi-private nursing home room</td>
</tr>
</tbody>
</table>
Medicaid in Virginia does not cover assisted-livings expenses. In cooperation with Arlington County, Culpepper Garden voluntarily allocates about 30 of its assisted-living units to residents who cannot pay the already subsidized fees for their care.
Arlington County partially funds this special service, and Culpepper Garden itself must raise up to $100,000 annually to cover the remaining shortfall in its income.
Culpepper Garden’s special role in Arlington’s social safety net

If you would like to help Culpepper Garden deliver its services to the county’s neediest and most frail residents, please consider making a charitable gift via UUCA’s August 2021 Share the Plate offering or at www.culpeppergarden.org
Getting older is no problem. You just have to live long enough.

Groucho Marx
Culpepper Garden

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