

Culpepper Garden

Key Features & Financial Information

About Culpepper Garden

Culpepper Garden is located on five acres in the heart of Arlington County and is named in honor of Dr. Charles Culpepper, a botanist who owned the property and made it available for housing for low-income seniors. Today Culpepper Garden is a model for senior affordable housing because of the top quality management of the residential complex and the services we provide through our extraordinary partnerships with Arlington County, state and federal agencies, the faith-based community, volunteers, nonprofit agencies and community leaders.



The nonprofit Arlington Retirement Housing Corporation (ARHC) oversees all three Culpepper Garden residences.

	Culpepper Garden I	Culpepper Garden II	Culpepper Garden III
Year Opened	1975	1992	2000
Type	Independent	Independent	Supportive Services
Number of Apartments	204	63	73
HUD Program	HUD 236/RAD	HUD 223/f w/Section 8	HUD 202/PRAC
Maximum HUD Approved Rent	\$722 - Studio \$913 - 1 BR \$1,168- 2-BR	\$1,467	\$962
Minimum HUD Approved Rent	\$626 - Studio \$790 - 1 BR \$1,012 - 2 BR	\$25	\$25
Federal Individual Annual Income Limit	\$47,600 = low (80%) Income Limits	\$38,250 = very low (50%) Income Limits	\$38,250 = very low (50%) Income Limits
Subsidy with Apartment (30% of Adjusted Income Paid for Rent)	42	All	All
Section 8 Housing Choice Voucher thru Arlington County	11	NA	NA
Arlington Co. Housing Grant (43.5% of income paid for rent)	69	NA	NA
Resident Average Monthly (Gross) Income*	\$1,176	\$1,107	\$1,416
Average Monthly Rent Paid by Residents	\$520 for Efficiencies \$766 for 1 BR \$1,015 for 2 BR	\$330 - 1 BR	\$258 - 1 BR
Mo. Price - Meal Per Day	\$235	\$235 (Optional)	NA
Mo. Price - All Meals	NA	NA	\$550
Mo. Price - Care Level I	NA	NA	\$1,523
Mo. Price - Care Level II	NA	NA	\$2,050
Mo. Price - Care Level III	NA	NA	\$2,842
Arlington County Grant	No	No	Yes
Number of Residents w/ Arlington County Partial Meal Subsidy	53	NA	NA



*As of January 1, 2015, Arlington County Median Annual Income (based on Household of 1) \$76,500; Monthly Income \$6375.