



FOR IMMEDIATE RELEASE
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Culpepper Garden I Groundbreaking Marks Beginning of Renovation
Property will remain 100% affordable for senior residents

(Arlington, VA) -- Culpepper Garden, Arlington's largest affordable senior living community with services, marked the beginning of a two-year, \$24.8M renovation of the original 204 apartments built in 1975, at a Groundbreaking Celebration on April 11, 2018.

Known as Culpepper Garden I, the renovation is a partnership between Arlington Retirement Housing Corporation (ARHC) and Wesley Housing Development Corporation (WHDC), with funding from Arlington County, Virginia Housing Development Authority (VHDA), the Virginia Housing Trust Fund and tax credit equity through the Virginia Community Development Corporation (VCDC).

Noting that April 11 was the 50th anniversary of the passage of the Fair Housing Act, Marvin Turner, Director of the Department of Housing and Urban Development (HUD) DC Field Office, announced that HUD will be awarding 141 tenant protection vouchers, guaranteeing that most current and future residents will pay no more than 30% of their income in rent.

Susan Philp, ARHC Chair, said that throughout the five-year pre-development process the Board remained “committed to completing a quality renovation and to continuing to serve the lowest income senior population.”

“Culpepper Garden is a unique asset to the Arlington Community and we are glad to be a part of its renovation and long-term preservation,” said Shelley Murphy, President, WHDC.

The renovation will include repair of the exterior façade, new roof; replacement of major systems (heating, cooling, plumbing and sanitary); substantially upgrading elevators; replacing all apartment windows; installing sprinklers throughout the building; remodeling all apartments with new kitchens, bathrooms, flooring and finishes; renovating public space; adding six new apartments; increasing accessibility in all apartments and making 21 apartments (10%) fully accessible according to the Americans with Disabilities Act (ADA) and Uniform Federal Accessibility Standards (UFAS).

Culpepper Garden I will remain 100% affordable with 208 units at 60% of the Area Median Income (AMI) and two units at 80% of AMI. Residents will be temporarily relocated on-site during the phased, two-year, renovation process.

The average income of Culpepper Garden I residents is \$18,000 and average age is 77 years.

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Arlington Retirement Housing Corporation (ARHC) is the 501 (c)3 nonprofit sponsor of Culpepper Garden, the largest affordable senior community in Arlington and the only one providing affordable independent and affordable assisted living. ARHC’s mission is to provide and advocate for high-quality, affordable housing, services and programs that allow lower-income older persons to thrive. For more information: www.culpeppergarden.org.

Wesley Housing Development Corporation (WHDC), the development partner for Culpepper Garden I, is a 501(c)3 nonprofit affordable housing developer that has developed 28 communities with 2100 housing units serving 25,000 individuals throughout the region. WHDC’s mission is to develop, own, operate, preserve and maintain affordable housing and sustain quality communities for low and moderate-income families and individuals across the Washington, D.C. region. For more information: www.wesleyhousing.org.