

Culpepper Garden



IMPACT REPORT 2024



DEVELOPMENT NOTES

FEDERAL EARMARKS TO SUPPORT CAMPUS RENOVATIONS

The United States Senate passed the Transportation, Housing & Urban Development Appropriations Bill that will award **\$2.03 million** to Culpepper Garden, the only affordable housing community in Arlington serving financially vulnerable older adults. The updates will include renovations to apartments, installing elevators and walkways, as well as other upgrades to improve the quality of living and accessibility for residents.



HELPING HANDS FOOD PANTRY

This year, we constructed, stocked, and inaugurated the Helping Hands Food Pantry to serve residents experiencing food insecurity. **Field to Table**, an Arlington-based nonprofit organization, gave us a generous grant to build this permanent food resource.



INAUGURATING THE MIGRATORY BIRD HABITAT

In October, we inaugurated the Migratory Bird Habitat, one more addition to the restoration of our grounds in honor of the late **Kit Britton**, a Culpepper Garden resident whose vision brought the habitat to life. The new addition was made possible by a grant from Keep Virginia Beautiful with landscaping work donated by the Balfour Beatty Gilbane Company.

PRESIDENT'S MESSAGE

Dear Families, Supporters, and Partners,

As I reflect on the past year, I am incredibly grateful for the strides we've made to uplift the living experience of our residents at Culpepper Garden. In the face of rising costs, we have maintained our focus on providing a safe, supportive, and enriching environment for at-risk older Arlingtonians, thanks to the generosity of our donors, volunteers, and local partners.

In 2024, we have proudly served over 400 residents in our Independent Living and Assisted Living buildings. I'm proud to report that our operations and care teams' efforts have improved our residents' health outcomes, ensured their access to daily enrichment, and fostered a community of care throughout our halls.

We continue to need support from our donors to keep our financial health strong. In the spring we received a federal grant that will enable us to undertake much-needed renovations to our entire campus to better facilitate quality services for our residents now and for generations I invite you to join our celebration and support Culpepper Garden by making a donation or volunteering your time. Your involvement makes all the difference in the lives of our residents.

I thank you for your trust and partnership. Together, we will continue to ensure that Culpepper Garden remains the gold standard of affordable senior housing for generations to come.

With gratitude,

Marta Hill Gray
President, Culpepper Garden



EVENTS

HONORING ARLINGTON'S BEST

In April, **Congressman Don Beyer** and Arlington County officials joined Culpepper Garden staff for a dedication ceremony in honor of the city's first responders at our flagship daffodil garden.

FALL PLANTING EVENT

Every October, on *National First Responders Day*, the Culpepper Garden community and residents come together to fill our garden with fall bulbs to prepare it for spring blooms.

3RD ANNUAL BBQ & BLOOMS

In June, we hosted our annual BBQ & Blooms fundraiser where we raised **\$120,000** to benefit care subsidies for our most vulnerable residents in assisted living who have depleted their financial resources and can no longer afford the cost of their care.

2024 *Legacy of Grace* HONOREES

This year, the *Legacy of Grace* honorees were awarded to long-time board member **Susan Philp** along with volunteers **Valerie Welsh** and Mclean Bible Church's **John Mathai**. The award recognizes honorees' contributions in service to our residents and our organization.



SUSAN PHILP
Board Member



VALERIE WELSHLAND
Volunteer



JOHN MATHAI
Volunteer

REISIDENT PROFILE

INDEPENDENT LIVING

ASSISTED LIVING



317
INDEPENDENT
LIVING RESIDENTS

93
ASSISTED LIVING
RESIDENTS



U.S. older adult population is expected to double by 2060



Rising housing costs mean less units available for low-income older Americans

100%
OF OUR 410 RESIDENTS
RECEIVE RENT SUBSIDIES

47%
OF ASSISTED LIVING RESIDENTS
RECEIVE CARE SUBSIDIES



Lack of funding, staffing shortages and long wait times for subsidized housing



Homelessness among older adults is at an all time high, with women and people of color disproportionately overrepresented

80
AVERAGE AGE

84

\$17.7K
MEDIAN ANNUAL INCOME

\$27.3K



3 YEARS
CURRENT WAIT TIME
3½ YEARS

There is an urgent need for quality, affordable housing and care for older adults living on extremely low incomes.

Scan the code to learn more about the housing crisis and to support our work



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