



Meeting the housing needs of older adults

HUMAN SERVICES POLICY COMMITTEE

July 11, 2025



Culpepper Garden



Northern Virginia's largest
affordable rental
community for people 62+



The only affordable
community in Arlington
County



A VISION. A GIFT. A LEGACY.

1926

Dr. Charles Culpepper, botanist, owned 4+ acres of land in the heart of North Arlington

1964

Rev. Edward Redman minister of the Unitarian Church of Arlington preached a sermon challenging the congregation to develop a project for housing for older people

1967

Dr. Culpepper responded to the challenge & sold his land at below market price for the use of affordable housing

1969

The Unitarian Church founded Culpepper Garden

Culpepper Garden

346 APARTMENTS

Efficiencies, one and two-bedroom



INDEPENDENT LIVING

346 APARTMENTS

Rent range is based on 30% of adjusted gross income



LIFE AT CULPEPPER GARDEN



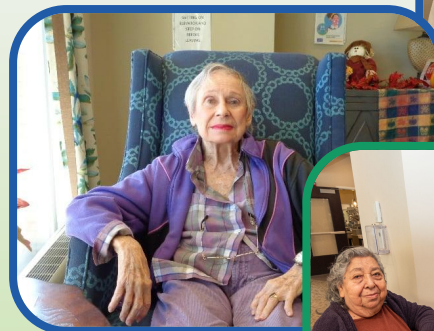
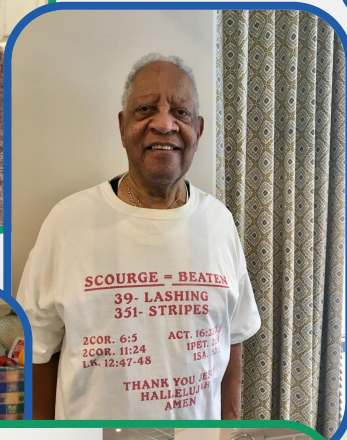


DISABLED RESIDENTS

70% of residents have
some disability

RESIDENT PROFILE

	ALL RESIDENTS
# of Residents	359
Age	Average = 80 years Oldest = 103 years
Gender	69% female; 31% male
Ethnicity	White (Non-Hispanic): 67% White (Hispanic): 12% Black/African American: 10% Asian: 11%
Waitlist	Efficiency: 18-24 months 1 Bedroom: 36-42 months



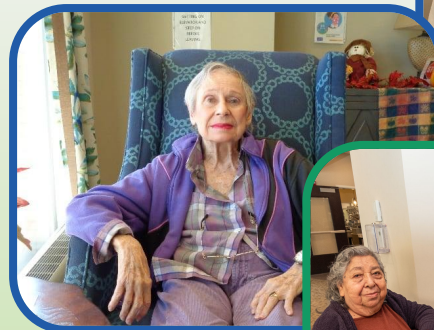
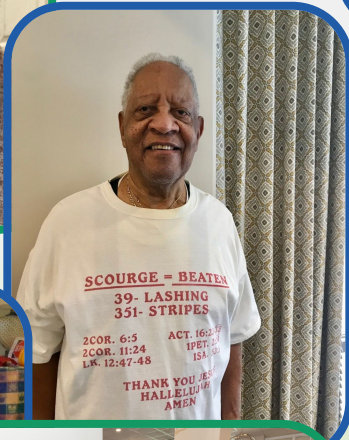
RESIDENT INCOME

for Independent Living

Monthly Income (1 person)	Percentage of Resident Population	
\$0-\$794	16%	71%
\$795-\$1,181	32%	
\$1,182-\$1,778	23%	
\$1,789-\$2,147	11%	29%
\$2,148-\$2,504	5%	
\$2,504 and higher	13%	

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

Source: U.S. Census Bureau (2019)



COMMUNITY PARTNERSHIPS

Healthcare Partners

- Medical, dermatology, podiatry professionals
- Dental care through Fenwick Foundation
- Nursing through Home Health Care agencies
- Physical therapy
- Arlington Free Clinic



OTHER COMMUNITY PARTNERSHIPS

University Programs

- George Washington University
- Marymount University
- George Mason University

Arlington County Schools

- Sycamore School
- Library
- Voter Registration

Community Partners

- AFAC
- NVFS Money Management
- Fenwick Foundation Dental Care
- Legal Services of Northern Virginia
- Arlington Neighborhood Village



OUR LEGACY

- The Daffodil Society at Culpepper Garden
- Annual First Responders BBQ and tribute
- Annual *Legacy of Grace* awards
- Naming Opportunities
- Resident Shuttle Bus
- Volunteers



“ FUTURE VISION

We aspire to be recognized and replicated as a national leader in senior affordable housing with services.





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Culpepper Garden