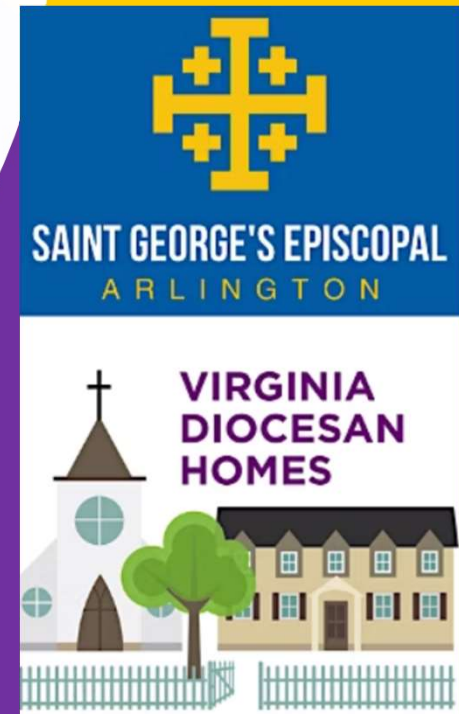


HOUSING AND SOCIAL JUSTICE

Educational Series
March 26, 2023 4 – 5PM

Hosted by:
St. George's Church Arlington
and
Virginia Diocesan Homes



AGENDA

- Hosts
- Overview of the series
- Opening poem
- Presentations
- Small Group Discussion
- Closing Discussion
- Closing reading

Protocol

- Presentations will be recorded and posted on St. G's website:
- <https://www.saintgeorgescurch.org/education>
- Please use the chat box for comments and questions

HOSTS

Bob Clarke ,
member of Saint
George's and
President of Trustees
of the Funds

Nina Janopaul,
President VDH
and member
Saint George's

Saint George's Episcopal Arlington

3

- Purpose: Growing in God's love to promote justice, healing and reconciliation
- Founded 1908
- An inclusive and vibrant community of varied ages and backgrounds
- Located near the Virginia Square Metro station in the center of Arlington

Virginia Diocesan Homes

- Purpose: to help congregations interested in redeveloping their properties for mission
- A nonprofit organization related to the Diocese of Virginia
- Founded in 1959
- 14 board members from across the Diocese
- Affiliated with 5 Senior Life Plan communities and 3 affordable housing properties

THIS SERIES

- March 5th – Introduction & Overview
 - March 12th - Racial Disparities and Housing
 - March 19th–Refugee & Immigrant Housing Issues
 - March 26th - Seniors and Persons with Disabilities
-
- Housing Issues--TODAY
- April 2nd – How is Government Addressing Housing Challenges
 - April 9th– NO CLASS—HAPPY EASTER
 - April 16th – Role of Advocacy and the Faith Community
 - April 23rd - Faith Leadership Models

Pay attention...

BERTOLT BRECHT: A BED FOR THE NIGHT

I hear that in New York
At the corner of 26th Street and Broadway
A man stands every evening during the
winter months
And gets beds for the homeless there
By appealing to passers-by.

It won't change the world
It won't improve relations among men
It will not shorten the age of exploitation
But a few men have a bed for the night
For a night the wind is kept from them
The snow meant for them falls on the
roadway.

Pay attention

Don't put down the book on reading this, man.

A few people have a bed for the night
For a night the wind is kept from them
The snow meant for them falls on the roadway
But it won't change the world
It won't improve relations among men
It will not shorten the age of exploitation.

THE SILVER TSUNAMI

- Aging Baby Boomers increase demand for affordable senior housing
- Project 7.6M extremely cost-burdened senior households in 2035, up from 4M in 2015
- 45% of 65+ have no retirement savings
- Longevity Impact: longer retirements, more years of need, more frail



SPEAKERS

Marta Hill Gray, Culpepper Garden,
Executive Director

Erica Wood, Mary Marshall Advisory
Council

Paula Manion, Executive Director, Our
Stomping Ground

Tomas Saucedo,
Parent, St. George's Church

Culpepper Garden

"Decent, affordable housing should be a basic right for everybody in this country. The reason is simple: without stable shelter, everything else falls apart."

- Matthew Desmond, "Evicted: Poverty and Profit in the American City"

Quotes from books by NicholasEBarron.com



Welcome to Culpepper Garden

- ***Northern Virginia's largest affordable***
- ***Rental community for people 62+***
- ***The only affordable community that includes Assisted Living***



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 Today

346 APARTMENTS

Efficiencies, one and two-bedroom

- ***273 Independent Living***
 - ***Rent range is based on 30% of adjusted gross income***
- ***73 Assisted Living***
 - ***Rent range is based on 30% of adjusted gross income PLUS \$2,000-\$4,000 depending on level of care***



Disabled Residents at Culpepper Garden

- Independent Living: 70% of residents have some disability
- Assisted Living 100% are disabled



Resident Profile

	Independent Living	Assisted Living
# of Residents	286	73
Age	Average = 77 years Oldest = 103 years	Average = 84 years Oldest = 100 years
Male/Female	69% female; 31% male	69% female; 31% male
Ethnic/racial diversity:	White (Non-Hispanic): 53% White (Hispanic): 18% Black/African American: 14% Asian: 15%	White (Non-Hispanic): 80% White (Hispanic): 6% Black/African American (Hispanic): 6% Asian: 8%
Wait list	Efficiency: 18-24 months 1 Bedroom: 36-42 months	Private Pay 3-6 months With Subsidy 4-5 years



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)

Fact

No resident has ever left Assisted Living because they could not pay for services

Assisted Living Residents who have required – and receive -- annual subsidy (total residents served in one year = 36 due to turnover)	49% 36 residents
Average annual subsidy/resident	\$20,000
Average annual cost of semi-private nursing home room	\$98,556

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-Related Programs

- *George Washington University*
 - *Marymount University*
 - *George Mason University*

Schools – Arlington County

- *Sycamore School*
 - *Library*
- *Voter Registration*

Community Partners

- *AFAC*
- *NVFS Money Management*
- *Fenwick Foundation Dental Care*
- *Legal Services of Northern Virginia*



The Culpepper Garden Legacy

The Daffodil Society at Culpepper Garden

Naming Opportunities


Volunteers



A large green triangle is positioned on the left side of the slide, pointing towards the bottom right. It overlaps with the main text.

The Future for Culpepper Garden

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



**Getting older is no problem.
You just have to live long
enough.**

Groucho Marx

Culpepper Garden



- **Marta Hill Gray, Executive Director, Culpepper Garden**
mhgray@culpeppergarden.org, 703-528-0162
- Jasmin Witcher, Development and Communications
- Laura Orihuela, Volunteer Outreach and Activities



Housing for Older Adults in Arlington – Overview; & Spotlight on Mary Marshall Assisted Living Residence

Erica Wood



Big Picture – Age Friendly Housing in Arlington

- Arlington Age-Friendly Plan – Housing Domain
- Twin goals of affordability & accessibility
- Most older adults want to age in place
 - Challenge: Rising costs
 - Challenge: Care needs increase with age
- Some need a higher level of care
- Affordability in assisted living
- Universal design
 - In single family homes
 - In multi-unit residential buildings

Mary Marshall – Innovative Affordable Assisted Living Care



Mary Marshall – Assisted living for low-income older adults with behavioral health needs

52 beds; opened in 2011

Mary Marshall offers assisted living care & services for adults who:

Residents have serious mental illness and/or intellectual or developmental disabilities; range of chronic conditions

- Are age 55 and older
- Have cognitive disabilities & special needs
- Qualify as low-income - Maximum annual gross income level (individual) of \$37,644
- Need assisted living level of care

Mary Marshall – Features & Services

- Private rooms and baths
- Nutritional services, three meals a day, snacks
- Assistance with ADLs
- Consulting neuropsychologist
- Daily resident-centered activities
- Each resident has a County case manager
- Local trips; two vans, transportation assistance
- Nursing, medication administration and health care monitoring, chronic disease management
- Wellness center, library, computer room, outdoor patios.

Mary Marshall -- Staffing

- Executive director
- Director of nursing
- Director of resident services
- Departmental managers
- Direct care staff of CNAs, mech techs, LPNs
- LPN on duty 24/7
- Volunteers

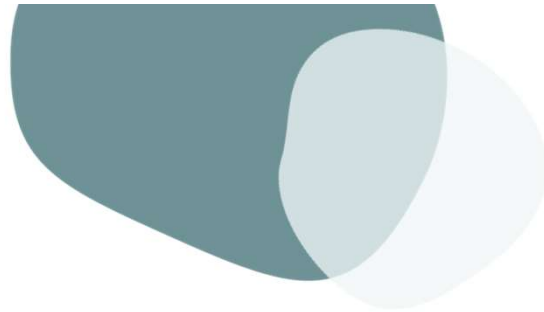
Mary Marshall – Operation & Funding

- Operated by Volunteers of America
- Licensed as Virginia assisted living facility, by Department of Social Services
- County requires Community Advisory Council, ongoing since 2011
- Funding
 - Three million dollar annual budget
 - Federal – HUD housing grants
 - State – Auxiliary grant for assisted living
 - County – Arlington County funds
 - Personal funds – SSI
 - No Medicare or Medicaid funding



Questions?





Creating an Inclusive World, One Community at a Time



Our Mission

To build inclusive communities and strengthen neighborhoods through diverse programming, sustainable affordable housing, and social spaces for people of all abilities



Our Why



7.37M

Adults in the U.S. living with a developmental disability (DD)*



70 - 110K

Students with autism exit high school each year*



1.3M

People with DD lived with a caregiver older than 60 in 2017*



62%

People with DD dream of living in their own apartment*

Current and Future Communities

OPEN
NOW



Gilliam Place, Arlington

OPEN
NOW



Queens Court, Arlington

OPEN
NOW



The Arden, Alexandria
Fairfax County

OPEN
NOW



The Waypoint, City of
Alexandria

OPEN
NOW



The Cadence, Arlington

LEASING
NOW



Ovation at Arrowbrook,
Herndon



OSG Community Events

We offer about 80 hours of programming each month



Movie Night



Book Club



Dinner Club



Drumming Circle



And so much more!



Yoga

Please get in
touch - we'd love
to hear from you.

EMAIL

info@ourstompingground.org

WEBSITE

www.ourstompingground.org

MAILING ADDRESS

PO Box 7125 Fairfax Station, VA 22039



@OSGInclusiveLiving



@OurStompingGround

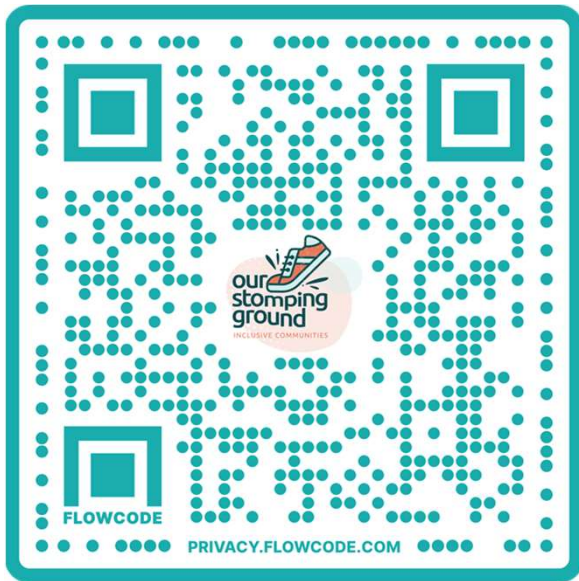


@OurStompingGround



Please support us

OSG is a volunteer-led non-profit. Every month, we provide nearly 80 hours of free or heavily discounted programming for our members, whether or not they live in one of our communities. Please consider donating today to help us continue delivering our mission and supporting our adults.



To donate, scan the QR code or visit <https://ourstompingground.org/donate/>

COMMENTS FROM TOMAS SAUCEDO³⁷, PARENT

- *The “HEHE” Challenge in the Covid Era*
- *Observations on Housing, Education, Health Care and Employment for Autistics*
- *Although autism spectrum, migrant and refugee populations are still underserved, there is good news in the growth of organizations like APAH [and others listed next] working to meet the housing needs as living costs increase dramatically in our region.*
- *Son Michael Saucedo lived in an APAH apartment, supported by Community Residences, Inc., and is now at a group home.*

These organizations are useful resources:

> ***International Association for Spelling as Communication***

Based in Herndon with a mission to nurture “Advocacy, Agency and Authenticity” among autistics, half of whom lack speech.

> ***The ARC of No Va***

The primary advocacy and parent training group in our area. This group provides focused guides and accessible training to affordable housing and life planning like ABLE accounts, applying for public assistance, guardianship for disabled and elderly.

> ***Arlington Public Schools and VA statewide public schools***

Both middle and high school on-line courses are available at no cost for those enrolled as well as home schooled student populations. Vital for migrant and refugee populations.

> ***Edufuturo (former Esquela Bolivia) and Dreamer orgs***

> ***Our Stomping Ground (OSG)***

SMALL GROUP DISCUSSION

Question:

What surprised or challenged you in the presentations about housing challenges for seniors and persons with disabilities?

Click the invitation to join a small group

Introduce yourself to your group

Facilitators will take notes

When prompted, click to return to main group

Tell about it.

CLOSING THOUGHTS

- Next week's class:
 - **What is our government doing about affordable housing?**
 - **Sunday, April 2nd**
 - **Same Zoom link**
 - **Closing reading**

CLOSING READING

Be to me a rock of refuge,
to which I may continually come;
you have given the command to save me,
for you are my rock and my fortress.

Do not cast me off in the time of old age;
forsake me not when my strength is spent.

Psalm 71: 3, 9

ADDITIONAL RESOURCES

Culpepper Garden: <https://culpeppergarden.org/>

Mary Marshall:

<https://www.arlingtonva.us/Government/Departments/DHS/Aging-Disability/Mary-Marshall>

Leading Age: <https://leadingage.org/>

AARP: <https://www.aarp.org/aarp-foundation/our-work/housing/>

Our Stomping Ground: <https://ourstompingground.org/>

Corporation for Supportive Housing: <https://www.csh.org/>

International Association for Spelling as Communication <http://i-asc.org>

The ARC of Northern Virginia <https://thearcofnova.org/>

Community Residences <https://mycri.org/>