

Friends House Agency History



Friends House Retirement Community is a nonprofit community under the care of the Religious Society of Friends. Its mission is to create a caring community that connects residents and other seniors, volunteers and staffing a way that nurtures the physical, mental, emotional and spiritual well being of each of its members.

Friends House Retirement Community seeks to offer an affordable and fulfilling life style for older persons of diverse background, economic means and abilities in a safe and caring environment.

Friends House, the corporation, was established in 1948 by the Board of three members from each of three Meetings of Baltimore Yearly Meeting. Those founding Meetings were the Alexandria Meeting, Friends Meeting of Washington and the Irvin Street Meeting. Later over time, they eventually got that Quarterly Meeting to petition Yearly Meeting so that Yearly Meeting took elder care on as a care and concern of the whole Yearly Meeting. The purpose was to establish a home for needy Friends and others.

There were two failures in the early years. In the early '50s, some property in Takoma Park was purchased. Then some zoning issues interfered. And a few years later, in good Friends' fashion, the property was sold for nearly twice the purchase price.

A couple of years later, in the late 50's, an apartment building in Northwest Washington was bought and actually opened up as the first Friends House. But within a year it closed its doors for lack of occupancy. About thirty percent profit was made on the resale. So, another piece of property was sold after about fourteen months' ownership. The Board decided to keep looking to the future; the money was put in trust.

There was a movement among Friends in the early 60's to establish a broad Friends community in Sandy Spring, Maryland. And that was intended to be the Yearly Meeting office, a Friends school, and a retirement community. The school was in progress. What wasn't organized was

the retirement community. Word got back to the Friends House Board, which was still meeting occasionally, talking about the future. And it purchased 63 acres of land in Sandy Spring which partially abuts the school's property.

In 1966, after purchase of the land, they started looking at how to fund building the community. Their initial concept was not necessarily to build a HUD community. But HUD not only gave the only potential funding; but it also spoke to caring for low income individuals. By 1967, the actual HUD apartment program was built. The core of the community, 110 residents occupied the 100 units in 1968. Then over time the campus has been expanded to meet internal needs, not necessarily external needs. One project was the construction of individual homes, unsubsidized, around the apartments. These homes have always been owned by individuals until their death, at which time they become Friends House property. Thirty-two cottages have been constructed.

The Board of Trustees is comprised of 19 members elected to three year terms, serving a maximum of two terms consecutively. All Trustees are Friends from within Baltimore Yearly Meeting and appointed by the Yearly Meeting, a requirement of the bylaws. A proportion of the Friends are nominated by the Baltimore Yearly Meeting Nominating Committee and a smaller proportion by the Board, itself. The Board understands that its role is of oversight and policy development, not management.

Friends House attracts about 50% Quakers in its 250 residents, which is a much higher percentage than most retirement communities. The residents maintain many of the community programs: a garden dedicated to providing fresh produce, an activity program, visitation of those in care, and all activities in the independent living units.

Timeline

- 1972 Nursing Home (Haviland Hall) built and open. Physical therapy program begins.
- 1979 Nursing capacity expands with opening of Stabler Hall.
- 1981 Darryl Clemmer joins Friends House staff as comptroller. Later becomes Director who serves for 23 years.
- 2004 Began fund-raising among individual donors.

- 2005 Thomas Hall (28 beds) constructed for dementia care. Currently, skilled nursing is available in Stabler (54 beds) and Thomas Halls; assisted living (24 beds) in Haviland Hall.
- 2007 40th anniversary celebrated. Friends House Retirement Community becomes a Continuing Care Retirement Community. Friends provided \$94,668 in assistance to 32% of residents in low-moderate income housing.
- 2008 Karen Lehman becomes Executive Director, July 1. Karen is a Mennonite who has worked in both for-profit and nonprofit nursing homes.

Financials

This organization, through the failure its two early efforts, actually made considerable money on the sale of land and created and held a trust fund until Friends House was established. When Friends House was attempting to build, the only funds available were HUD funds for seniors of lower incomes. Friends were pleased with this possibility, however, and built 100 units in 1968 with a contract continuing to pay a small amount for the care of the individuals living within those units until 2012.

Friends House has made a point of maintaining salaries slightly above average in the region; thereby maintaining effective staff. Income has primarily been fees, and the proportion represented by HUD payments has decreased dramatically over time. In 2004 the organization began directly raising funds, primarily for the care of residents.

Friends House

2007

Revenue

Public Support	298,972	(9%)
Program Service	2,753,451	(86%)
Dividends & Interest	83,263	(3%)
Net Gain	<u>80,468</u>	(3%)
Total	3,216,004	

Expenses		
Program Services	2,448,173	(82%)
Management	505,870	(17%)
Fundraising	<u>41,938</u>	(1%)
Total	2,995,981	

Friends Nursing Home

2007

Revenue		
Program Service	7,890,928	(100%)
Interest	10,478	
Dividends	5,696	
Net Gain	<u>2,949</u>	
Total	7,910,051	

Expenses		
Program Services	7,062,001	(89%)
Management	<u>876,071</u>	(11%)
Total	7,938,072	

Friends House

2005

Revenue		
Public Support	158,101	(5%)
Program Service	2,800,412	(89%)
Interest	<u>182,664</u>	(6%)
Total	3,141,177	

Expenses		
Program Services	2,416,910	(81%)
Management	548,632	(18%)
Fundraising	<u>17,478</u>	(1%)
Total	2,983,024	

Friends Nursing Home

2005

Public Support	127,910	(2%)
Program Services	7,316,609	(98%)
Interest	<u>34,672</u>	
Total	7,479,191	

Expenses

Program Services	6,409,653	(93%)
Management	<u>522,087</u>	(7%)
Total	6,931,740	

The main expenses are nursing and housekeeping in the nursing home. In the rest of the organization, the main expense is dietary.

Friends House solicits members of Baltimore Yearly Meeting for contributions to support low-income residents. This solicitation is by mail. The Yearly Meeting makes no formal contribution to the finances of the organization. Probably most of the money marked contributions is from Friends, but no report of Friends gifts is made.



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