

Report to Baltimore Yearly Meeting from Friends House Retirement Community – Fall, 2022

Friends House was established in 1967 by members of the Religious Society of Friends. Friends House continues to grow and thrive despite continued impact of COVID-19 on our community.

Friends House is a Type C (fee-for-service), Life Plan Community, on 62 rolling acres in rural Sandy Spring, Montgomery County, Maryland. As a Type C community, multiple levels of care are available, and residents pay only for the services and care they need. The Community's 73 independent living cottages, apartments and lodges are all fully occupied or reserved. Additionally, Homes on Quaker Lane, operated by Homes for America, includes 80 mixed-income apartments connected to Friends House main common building and is fully occupied. More cottages, apartments and lodges are anticipated in future plans. Assisted Living is 90% occupied and Skilled Nursing is 83% occupied. Friends House appreciates its 156 employees.

The organization is in final permit stage for two additional independent living projects. One project includes adding three more duplex cottages (6 homes) adjacent to the seven recently completed duplex cottages. A second project includes renovating two older buildings (D wing and New C wing) into 13 combined, modest apartments.

Financially, the organization had a solid year. Census in skilled nursing was substantially higher than last year. Entrance fees received net of refunds paid were slightly above \$1,000,000. As a result, Friends House was able to invest more than \$800,000 in capital improvements and up-front costs for the two additional projects described above and still maintain a strong cash position. The labor market in direct caregivers has been a challenge as Friends House has become reliant on contracted or agency nursing to supplement our employees to provide the care our residents expect.

Currently, there are 14 Board members, with Barbara Gibian as the Clerk, and Laurita Portee as the Assistant Clerk, Judith Farquhar as Recording Clerk, Jade Eaton as Assistant Recording Clerk and Ross Capon as Treasurer. Baltimore Yearly Meeting may recommend up to three members. At least 60% of the Board must be members of the Society of Friends.

One way the community addresses the challenge of COVID-19 is through providing vaccinations on campus to residents and staff. At this time, 98% of the residents and 95% of the staff are vaccinated or have a qualified exemption. Friends House mandates vaccinations or qualified exemptions with regular testing for all staff. COVID-19 requirements are challenging but necessary.

The Friends House mission is:

Friends House Retirement Community is a non-profit community that was founded on Quaker principles and is guided by values and practices of the Religious Society of Friends. Its mission is to create a caring community that connects residents and other seniors, volunteers and staff in 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.

The Friends House Seniors Association, which is a separate, resident run, 501(c)(3), non-profit organization, continues to work hard to support all community members. It has many committees such as the Environment Committee and the Diversity Committee which are very active in the community.