



*Victory  
Housing*

# Report

VOL. 13 NO. 1

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[www.victoryhousing.org](http://www.victoryhousing.org)

## A NOTE FROM THE CHAIRMAN

Greetings and Happy Spring to you! The new season also brings to life a new assisted living residence, Victory Housing's first since the opening of Marian Assisted Living in Olney in 2000.

Known as Grace House, the new 30-unit community is located on the south side of Norbeck Road, approximately 1/2 mile east of the intersection of Norbeck Road and Georgia Avenue in Silver Spring. The site is adjacent to Hampshire Village, a 110-unit community for low- and moderate-income independent seniors, just north of Leisure World and immediately east of Our Lady of Grace Catholic Church. Grace House will be completed in June.

Eleven (11) of the thirty resident rooms will be located on the first floor, and nineteen on the second floor. All units will have a full bath and a small kitchenette. Common areas include a dining room, living room with fireplace, a television room, library, wellness center, and an outdoor porch.

As with all of our residences, services include assistance as needed with activities of daily living such as

bathing, dressing and grooming, three meals a day, and medication reminders. Weekly housekeeping and laundry services will also be provided. Emergency assistance will be available around the clock. For more information on Grace House, please contact Meg DeSchriver, Director, at (301) 924-4424 or [grace@victoryhousing.org](mailto:grace@victoryhousing.org).

Something else new at Victory Housing is the addition of streaming video to our web site. You can now watch two short features on the recent dedications of Victory House of Palmer Park, and of Victory Tower, by clicking the link provided on our home page ([www.victoryhousing.org](http://www.victoryhousing.org)). We intend to provide similar highlights for other upcoming events, such as the Grace House dedication later this year.

As always, thank you for your support of Victory Housing.

Best wishes,

*Joe Knoll, Chairman*

DRAWING: BENNETT FRANK MCCARTHY ARCHITECTS



*Grace House — 3214 Norbeck Road, Silver Spring, Maryland*

## VICTORY HOUSING HONOR ROLL

The following individuals, businesses, and groups have generously contributed to Victory Housing, Inc. from July 1, 2005 through March 31, 2006:

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Victory Housing warmly thanks each individual, business, and group for your contribution.

## COUNT ME IN!

I WANT TO HELP VICTORY HOUSING PROVIDE QUALITY AFFORDABLE HOUSING AND SERVICES FOR SENIOR CITIZENS. ENCLOSED IS MY TAX-DEDUCTIBLE CONTRIBUTION OF:

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Next time you shop on-line, start by going to [www.igive.com](http://www.igive.com) first. Register and choose Victory Housing as your charity of choice, do your shopping with the hundreds of retailers that participate, and Victory Housing will receive a percentage of your purchases as donations. For your first purchase, we will receive a special \$5 gift.

## BYRON HOUSE RECEIVES MAJOR GIFT

Due to a generous bequest in late 2005 from the Estate of Margaret McDonough, a former Byron House resident, we were pleased and honored to install a plaque at the entrance to the library with this inscription: "This library is dedicated to the memory of Peggy McDonough, who loved reading and the mission of Byron House." The funding from the bequest will be used to purchase more books, especially large-print versions, and make other enhancements to increase resident comfort. If you are interested in including Victory Housing or one of our communities in your estate plans, please contact John Spencer at (301) 493-5507 or [jspencer@victoryhousing.org](mailto:jspencer@victoryhousing.org).

# VICTORY HOUSE OF PALMER PARK DEDICATION HELD ON DECEMBER 6, 2005

Victory House of Palmer Park, a newly constructed 69-unit apartment building for low-income seniors and a key part of the revitalization of a formerly dilapidated commercial center, was dedicated on December 6, 2005, by Jack B. Johnson, Prince George's County Executive, other elected officials and special guests.

The \$6.5 million project included a HUD Section 202 Capital Grant of \$6 million; a \$200,000 low interest loan from Prince George's County; a \$150,000 grant from The Harry and Jeanette Weinberg Foundation for furniture and equipment; and a \$125,000 grant from the Maryland Affordable Housing Trust for demolition costs of a portion of the commercial center.

Common areas include a dining room/community kitchen, great room with television, hobby/activity room, library, computer center, beauty salon, and wellness center, as well as a laundry room and day room on each floor. All of the units are leased to households earning 50 percent or less of area median income.

Over 450 persons applied for the apartments when the waiting list was opened.



PHOTO: ELIZABETH ROLL

*From left: Maryland State Delegate Michael Vaughan (District 24); Thomas Thompson, Executive Director, Redevelopment Authority of Prince George's County (RAPGC); Prince George's County Executive Jack Johnson; Russell Conlan, Chief Counsel, HUD D.C. Field Office; Maryland State Delegate Carolyn J.B. Howard (District 24); State of Maryland Housing Secretary Victor Hoskins; Maryland State Senator Nathaniel Exum (District 24); Victory Housing President Jim Brown.*

If you would like to view the video highlights of the dedication ceremony, go to the Victory Housing web site home page ([www.victoryhousing.org](http://www.victoryhousing.org)) and click on the link provided. You must have Quicktime software on your computer to view the video. If you do not, click on the link provided to download the free version of Quicktime.



PHOTO: ELIZABETH ROLL

*Resident George E. Smith makes remarks at the dedication ceremony*



PHOTO: ELIZABETH ROLL

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MEDIAN INCOME.

*Thomas Thompson, Executive Director, RAPGC (left), is presented with a commemorative plaque by Victory Housing President Jim Brown*

## VICTORY HOUSING, INC.

### OFFICERS

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**VICTORY HOUSING, INC. (VHI)** is a private, non-profit, IRS-approved 501(c)(3) tax-exempt organization. VHI's mission is to provide affordable housing and related social services to low- and moderate-income senior citizens and families.

## VICTORY HOUSE BOARD CHANGES

In January, Victory Housing welcomed two new board members to its ranks and said goodbye to a third. Julie A. Smith, president of Bozzuto Management, joined fellow Bozzuto colleague Michael Schlegel on the board. Ms. Smith has had a distinguished career in property management and is currently in charge of the 17,000 units in Bozzuto's portfolio.

Returning to the board was former board chair Jack Reilly of Reilly Investment Corporation. After a three-year hiatus, Jack was once again available to offer his financing expertise and business acumen to Victory Housing.

In December, 2005, Charles (Chuck) Short retired as Secretary of Justice and Service of the Archdiocese of Washington. As such, as an *ex-officio* member of the Victory Housing board, he also left our organization as well. We thank Chuck for all of his years of support of Victory Housing through his role at the Archdiocese, and prior to that, as the head of the Department of Health and Human Services for Montgomery County.

## VICTORY TOWER WINS TWO AWARDS

Victory Tower, a 187-unit high-rise apartment community for low-income seniors in Takoma Park, received the *Silver Award for Renovated Seniors Housing, Overall Project – Multifamily*, at the January 2006 annual meeting of the National Association of Home Builders in Orlando. The community was substantially renovated during 2004 and early 2005.

In April, Victory Tower was selected as *2006 Best Project, Maryland* by the Housing Association of Nonprofit Developers.

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