A Note From the Chairman

Happy New Year! Even though it is mid-January as I write those words the sentiment is still timely and my optimism for the year has not waned.

This is my first communication to you as the new Chairman of Victory Housing. My role is not only to maintain the successful course that Victory Housing has charted over the past 32 years, but also to bring some new ideas and approaches to our work from my years in charge of Marriott Senior Living Services.

I follow in the very large shadow of Jack Reilly, who oversaw greater than 50 percent increases in Victory Housing’s properties and units during his tenure as chairman. We also expanded our footprint in the District of Columbia and opened our first communities in Southern Maryland.

I want to continue all of these initiatives to provide affordable housing throughout the Archdiocese, while at the same time transitioning the organization’s infrastructure to accommodate its increasing size (currently over 160 full- and part-time employees) and areas of specialization (assisted living, finance, asset management, accounting, human resources, etc.). Having created and nurtured a new line of business within a multinational corporation, I have first-hand knowledge of systems that allow an organization to grow seamlessly. I believe I bring these valuable experiences and best practices to aid Victory Housing in this exciting new chapter of its growth.

However, Victory Housing is not just about us; more importantly, it is about you. You are the reason that Victory Housing exists, whether from generous contributions of money and time, residence in one of our communities, or provision of services to our company. We are all in this together and I invite you to share your ideas and resources to help Victory Housing do more and do it better.

Thank you for all that you do for Victory Housing. I look forward to working with you over the next three years.

Best Regards,

Paul E. Johnson, Jr., Chairman

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Victory Housing Honor Roll

The following individuals, businesses, and groups have generously contributed to Victory Housing, Inc. from September 1, 2011 through January 20, 2012:

INDIVIDUAL CONTRIBUTORS

PATRONS (UP TO $250 TO $499)
Robert B. McArthur / Rosemary K. McArthur
Kathy McKinless

BUSINESS CONTRIBUTORS

LUMINARIES ($5,000 OR MORE)
Citigroup
Hamel Builders

FRIENDS ($250 TO $499)
Eugene M. Sullivan, M.D. Foundation

CHAMPIONS ($1,000 TO $4,999)
Boyd's Presbyterian Church

OTHER (UP TO $249)
Vital Living Network

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

Workplace Campaign Codes

The 2012 workplace charity campaigns have begun. Please consider designating Victory Housing as your charity of choice in the coming year. Here are our code numbers:

• Combined Federal Campaign — 81223
• Maryland Charity Campaign — 1292

Victory Tower Residents Warm to New Coffee Bar and Kitchen

In conjunction with a refinance of Victory Tower in March 2011, funds were set aside to convert the former commercial kitchen to a coffee bar and warming kitchen. The new space has a large pass-through with a wide Corian counter-top to the Magnolia dining room, perfect for buffets for resident pot lucks or parties. The updated kitchen also has new appliances, storage and set up space. Renovations were completed in time for Thanksgiving and the 2011 holiday season.

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:

☐ $50  ☐ $75  ☐ $100  ☐ $250  ☐ $500  ☐ $1,000  ☐ Other
☐ Check Enclosed  ☐ Bill My Credit Card  ☐ Master Card  ☐ Visa  Card #: ____________________ Exp. Date: ______________

NAME AS IT APPEARS ON CARD:

SIGNATURE: __________________________

COMPANY: __________________________

ADDRESS: __________________________

CITY, STATE: __________________________ ZIP CODE: ______________

PHONE: __________________________

E-MAIL: __________________________

GIFT IN MEMORY OF: __________________________

SEND ACKNOWLEDGEMENT TO: __________________________

ADDRESS: __________________________
Brookside Apartments Acquired

On January 6, 2012, Victory Housing closed on the purchase of the 56-unit Brookside Apartments senior residential community in St. Charles, Maryland (near Waldorf). The complex of seven one-story buildings with eight units apiece, is Victory Housing’s second in Charles County, following the acquisition of La Plata Manor in 2010. As with La Plata, a financing plan will be devised to renovate the property and keep it affordable for the long term. Victory Housing was able to acquire the property for the assumption of the $1,124,000 in existing debt from the Maryland Department of Housing and Community Development. The community will be renamed Victory Brookside and be operated by Kettler Management, the existing property management firm.

Victory Oaks, January 2012

Construction Progress

THERE ARE CURRENTLY NEW TWO COMMUNITIES UNDER CONSTRUCTION.

1. VICTORY OAKS AT ST. CAMILLUS

Victory Oaks is a 49-unit (all 1 bedroom/1 bath) affordable rental housing community for very low-income seniors. It will contain generous community spaces, an arts and crafts room, a fitness center, a library with computers, a multi-purpose community room, and an outdoor patio. Occupancy will be restricted to seniors at least 62 years old who have incomes at or below 50 percent of area median (current (2011) maximum income is $37,150 for one-person households, $42,450 for two-person households). Rents will be set at 30 percent of each household’s adjusted income, less a utility allowance.

The waiting list will open this spring, followed by the community in late summer. For more information, e-mail victoryoaks@habitatamerica.com or go to: http://www.victoryhousing.org/ilvoaks.html
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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 Square, December 2011

PROJECT PIPELINE (CONTINUED FROM PAGE 3)

2. VICTORY SQUARE, WASHINGTON, D.C.

In February 2011, an affiliate of Victory Housing, working with Banc of America Community Development Corporation, closed on the financing for Victory Square, a 98-unit (79 one-bedroom, 19 two-bedroom) affordable senior community to be located at 600 Barnes Street, NE., in the Parkside neighborhood of Ward 7 in Washington, DC. The site is conveniently located near Interstate 295, within two blocks of a public bus stop, and within one mile of Metro’s Orange Line. Constructed is scheduled for completion in Summer 2012.

There will be a total of ninety-seven (97) low-income housing tax credit (“LIHTC”) units with sixty-two (62) units restricted to persons with incomes at or below 60 percent of the local area median income; thirty-five (35) will be public housing units; and one (1) management unit. All the LIHTC units will be restricted to persons 55 years of age and older. For leasing information, call (202) 388-3288 or e-mail info@victorysquareapts.com.

Victory Housing Rolls Out New Van

As a result of the generosity of three area foundations, Victory Housing was able to raise a total of $65,000 to pay for a brand-new 14-passenger van to provide transportation services to residents of our seven assisted living communities. The new van replaced one that had become increasingly unreliable and costly to maintain. Donors included the Sovereign Military Order of Malta, Federal Association, USA, and the Poor Robert’s Charities. The van made its debut in early November.