



**Victory  
Housing**

# Update

www.victoryhousing.org • Spring 2008

## *A Note From the Chairman*

Welcome to the first edition of *Victory Housing Update* (formerly *Victory Housing Report*) since late 2006, a period of time that included a number of transitions for the organization and accomplishments as well.

Perhaps the most obvious change is the author of this column. After leading the Victory Housing Board of Directors from 2003-2007, and serving 10 years in all, Joe Knoll stepped down as Chairman last June. After rejoining the board again after a required hiatus in January 2006, I was asked to once again be chairman, which I was honored to accept. My challenge will be to maintain the level of production and excellence that Joe engendered over during his four years of leadership.

The past year has also had its share of successes, with new communities constructed and opened (see page 3), a national award received for Victory House of Palmer Park (see page 4), and a special recognition for Victory Housing president Jim Brown.

*Victory Housing president Jim Brown (left) accepts award from Affordable Housing Conference co-chairs Norman Dreyfuss and Barbara Goldberg-Goldman*



I especially want to take a moment to congratulate Jim for receiving the prestigious *Paul Sarbanes Community Service Award* at the recent 2008 Montgomery County Affordable Housing Conference in early April. Though I was not on hand to witness the presentation, I heard through the grapevine that in his acceptance remarks Jim first thanked the 160

Victory Housing employees that help him do his job every day. Then he added that he felt most rewarded by hearing from numerous residents (particularly seniors) that have told him and our staff that our communities are often the best place they have ever lived. I was not surprised to hear that Jim got a standing ovation from the 300 persons in attendance.

On behalf of all of us associated with Victory Housing, we congratulate Jim on this tremendous award and his 17 (and counting) years of service.

Best regards,

John D. Reilly, *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, 2006 through March 31, 2008:

## INDIVIDUAL CONTRIBUTORS

### LUMINARIES (\$1,000 OR MORE)

Julia and Anthony Albrecht  
Margaret Hickerson  
John D. Reilly  
James M. Rowan\*  
Kathleen McWilliams

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### LUMINARIES (\$5,000 OR MORE)

Chevy Chase Bank  
Citigroup Foundation  
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### CHAMPIONS (\$1,000 TO \$4,999)

Boyd's Presbyterian Church  
Bozzuto Construction Company  
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Eagle Bank  
Fannie Mae

M & T Charitable Foundation  
Sandy Spring Bank  
SunTrust Mid-Atlantic Foundation  
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Capmark Financial Group \*  
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### OTHERS (UP TO \$250)

Maryland Association of Realtors  
Rockville United Church  
Eugene M. Sullivan,  
M.D. Foundation  
Verizon Wireless

\*Contributor to Benevolence Fund for the Poor

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

## New Campaign Codes Announced

For the upcoming workplace charitable giving campaigns, Victory Housing will have new code numbers for you when designating us as your charity of choice, as follows:

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

# Count Me In!

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

\$50    \$75    \$100    \$250    \$500    \$1,000    Other \$ \_\_\_\_\_

NAME: \_\_\_\_\_

COMPANY: \_\_\_\_\_ TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

GIFT IN MEMORY OF: \_\_\_\_\_ SEND ACKNOWLEDGEMENT TO: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

Please return to: Victory Housing, Inc., 5430 Grosvenor Lane, Suite 210, Bethesda, Maryland 20814-2142

# Project Pipeline

## *Victory Heights and Cheval Court Dedicated*

During 2007, Victory Housing was pleased to dedicate its two newest HUD 202 rental apartment properties for very-low-income seniors (50 percent of area median income or less).

Victory Heights, Victory Housing's first new construction project for very low-income senior citizens in the District of Columbia, was dedicated on October 29, 2007, by Donald W. Wuerl, Archbishop of Washington, Mayor Adrian Fenty, and other elected officials. Over 150 persons turned out at Victory Heights (1369 Irving Street, N.W.) on a beautiful, crisp autumn morning.

The 75-unit community was financed with a \$7,158,700 Section 202 capital grant from HUD, a HOME loan of \$4,250,000 from the District of Columbia Department of Housing and Community Development, and grants from The Local Initiatives Support Corporation (\$25,000), The Harry and Jeanette Weinberg Foundation (\$150,000), and The Clark Charitable Foundation (\$25,000). The National Capital Revitalization Corporation provided the land at nominal cost.

On September 26, 2007, Archbishop Wuerl was joined by local, state and federal elected and appointed officials, and 75 guests, as he dedicated Cheval Court, located at 2611 Luana Drive in Forestville.



PHOTO: ELIZABETH ROLL

*Cheval Court ribbon cutting (from left): Donn Weinberg, Weinberg Foundation, Jim Brown, Yvette B. Jackson, HUD, Archbishop Donald W. Wuerl, Tommie M. Thompson, Prince George's DHCD*

The event also featured a performance by the 50-student strong Mount Calvary School Choir.

The financing for 26-unit Cheval Court, a \$4,500,000 development, included a \$2,800,000 capital grant from HUD, a \$1,000,000 grant from a private donor, a \$500,000 HOME loan from Prince George's County, and grants of \$120,000 from The Harry and Jeanette Weinberg Foundation, \$50,000 from the Maryland Affordable Housing Trust, and a \$25,000 grant from The Clark Charitable Foundation.

## *Major Gifts Provide New Passenger Van, Support Asset Management Efforts*

A key to enhancing the quality of life of our residents, particularly at our communities for low-income seniors, is to provide transportation for social and recreational opportunities, such as to community centers, shopping and day trips. Thanks to the generosity of Hamel Builders and The Harry and Jeannette Weinberg Foundation, residents of Victory House of Palmer Park, Cheval Court, and Trinity Terrace will now have a new van to serve those three properties exclusively.

Victory Housing was also the recipient of a number of major grants in support of our growing asset management responsibilities as more properties are added to the portfolio. Donors included the Bank of America Foundation, Enterprise Community Partners, Clark-Winchcole Foundation and Wachovia Foundation.

*Victory Heights*



# Victory Housing, Inc.

## OFFICERS

John D. Reilly, *Chairman, Reilly Investment Corporation*  
James A. Brown, Jr., *President*  
Kathleen McWilliams, *Treasurer, MAXIMUS, Inc.*  
John D. Spencer, CPA, *Secretary*

## BOARD MEMBERS

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Caryn Daniel, *Office Manager*

**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.

# New Staff on Board

In December 2006, Victory Housing welcomed Carol E. Bilek as our new asset manager. Ms. Bilek has over 20 years of experience in asset management in leadership roles, including 13 years with the Maryland Department of Housing and Community Development, four years with the Housing Opportunities Commission of Montgomery County, and three years in the national headquarters of Volunteers of America (VOA).

This past December, Mary Claire Davis joined the staff as project manager, working on the development, financing and construction or renovation of new affordable housing communities. Ms. Davis has over 10 years experience in the affordable housing field, most recently with regional nonprofit Wesley Housing based in Alexandria, Virginia, where she was responsible for the development of 450 units valued at \$60 million dollars.

# Victory House of Palmer Park Wins National Award

In May, 2007, Victory House of Palmer Park, a 69-unit apartment community for low-income seniors in Palmer Park, Maryland, received the Gold award in the category for *Multifamily Housing Design — Affordable Rental Apartments* from the National Association of Home Builders' 50+ Housing Council. Victory House and its architects, Grimm & Parker, also received a second place award for architectural excellence from the American Institute of Architects, Potomac Valley Chapter, in April, 2007.

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

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