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What's new at Victory Housing?

Here are some highlights from our communities that we'd like to share with you!

New Fund Sparks Resilience in Affordable Housing

The Montgomery County Green Bank has launched its new Resilience Dedicated Fund, a low-interest revolving loan designed to help local affordable housing owners and developers move from reactive repairs to proactive climate resilience planning against intensifying threats like extreme heat and floods. This innovative public/private partnership offers flexible, early-stage capital by underwriting financing at the portfolio level rather than property-by-property, and requires that every capital improvement investment be paired with a resilience measure, such as strengthening a roof against wind damage. With its first loan expected to close soon with **Victory Housing** for projects like building electrification, the Green Bank hopes this framework will not only reduce costs and create safer housing in Maryland but also serve as a replicable national model for funding climate adaptation in the affordable housing sector. Learn more at [Mattson-Teig, Beth. "Green Bank's New Resilience Financing Tool in Suburban Maryland." Urban Land Magazine, October 21, 2025.](#)

Victory Housing plans to use its \$5 million credit line to help fund its resilience strategy. "We want to focus on new construction, but we also need to tend to our existing portfolio and get it ready for the future, which is going to have a lot more strain from climate," says Leila Finucane, a ULI Washington member and CEO of **Victory Housing**.

LIFE ENRICHMENT

CONNECTING RESIDENTS TO COMMUNITY FRIENDSHIPS AND SERVICES IN OUR SENIOR APARTMENT COMMUNITIES

A Partnership That Feeds Our Community

D.C. Central Kitchen (DCKK) is a nonprofit organization that has partnered with **Victory Housing** at the **Spring Flats** community, serving both **The Appleton** and **Robeson** communities.

This summer, residents enjoyed an on-site visit from DCKK's farm truck, which provided educational opportunities for children, cooking demonstrations, and healthy recipes.

In September, members of the **Victory Housing** corporate team and **Spring Flats** residents gave back by volunteering at DCKK's kitchen, where they helped cut and prepare vegetables, key ingredients in the DCKK's impactful work. It was a learning experience for all as they worked, getting guidance on slicing and dicing techniques from each other and the DCKK culinary job training program students.



Spring Flat's children learning from the DCKK Farm Truck.



DCKK team volunteering at **Spring Flat's** serving healthy vegetables and salad.



Victory Housing corporate team, **Spring Flats** residents and DCK team outside the DC Central Kitchen.

Victory Housing of Palmer Park Odyssey Cruise

Residents enjoyed a beautiful river cruise via Odyssey Cruises and took in the Washington D.C. skyline. The cruise provided a unique perspective on historic landmarks like the towering Washington Monument and the architecture of the Jefferson Memorial, and the National Harbor.



Palmer Park resident's after they disembarked from the Odyssey Cruise ship.



Palmer Park residents enjoy the sights and a wonderful meal during a tranquil cruise around Washington, D.C.

Victory Oaks Summer of Education and Social Awareness

Victory Oaks residents recently enjoyed a Nutrition Seminar hosted by a nutritionist from Montgomery County. The seminar was a great opportunity for residents to gather, learn the benefits of a healthy lifestyle, and discuss practical tips for making smarter dietary choices. A special thank you to Montgomery County for providing this valuable resource to our community.



Victory Oaks, Silver Spring, Maryland

At a recent Recycling Seminar, **Victory Oaks** residents came together to discuss the importance of recycling and review the best recycling practices at the community. Resident participation in events like this helps **Victory Housing** continue its commitment to environmental stewardship and creating a more sustainable future for everyone.



Victory Oaks, Silver Spring, Maryland

ENHANCING LIVES EACH DAY IN ASSISTED LIVING

What a wonderful summer! From luau-themed pool parties to fun-filled bingo games and special outings, our residents have been busy creating lasting memories. We're excited to share these highlights and photos from some of our recent community events.

Raphael House

Bingo Outings

Residents at **Raphael House** recently discovered what happens when you combine a delicious meal with a classic game—a ton of fun and laughter! Residents traveled in style to a Chick-fil-A, where they enjoyed a favorite meal while playing bingo. Everyone was a winner that day, with prizes including festive 4th of July stuffed animals.



Raphael House residents were treated to Chick-fil-A after their Bingo game.

Raphael House residents receiving spirited stuffed animal awards for winning bingo.

Father's Day Fun

Raphael House hosted a memorable Father's Day party with invited guests from **Byron House** and a special appearance by Squeals on Wheels, a petting zoo.

The stars of the show were two beautiful alpacas that captured everyone's hearts. Residents were delighted to cuddle, hold, and marvel at the unique personalities of each animal. Every resident received a special flower, a lovely memento of the beautifully adorned alpacas. It was a day of pure joy and connection for everyone.



Residents enjoyed a visit from multiple animals provided by Squeals on Wheels, including this adorable rabbit.



Residents at **Raphael House** enjoyed a visit from two beautiful alpacas, provided by Squeals on Wheels.

Bryon House

Outing to Glen Echo Park



Byron House residents enjoyed an outing to Glen Echo Park in Glen Echo, MD, which brought out the inner child in residents, who rode the park's iconic merry-go-round. The trip was a nostalgic and fun way to make new memories while celebrating cherished old ones.

Lake Needwood Picnic

Byron House residents enjoyed a scenic and stylish picnic at Lake Needwood in Derwood, Maryland, where they soaked in the beautiful scenery and a relaxing day outdoors.



Polynesian Party



A huge thank you to the North Potomac Senior Center for their incredible hospitality! **Byron House** residents enjoyed a festive Polynesian Dance and Luncheon, complete with a beautifully decorated party room and traditional island food that brought out a little Tahitian spirit in everyone.

Grace House Pool Party

Grace House said goodbye to summer with a festive pool party! The backyard was transformed into a tropical paradise, complete with flamingos, luau decorations, and beach balls. Residents and their families enjoyed a

delicious BBQ, sweet treats, and even a small pool for the grandchildren. It was a colorful and fun-filled way to close out the season.



Grace House residents enjoyed spending time together and enjoying the summer sun.



A **Grace House** resident enjoying the end-of-summer pool party in Hawaiian style.

In Loving Memory to Rosemary Carter

Rosemary Carter is remembered as a devoted Dame of Magistral Grace in the Federal Association of the Order of Malta. In her capacity, Rosemary devoted herself to the mission and service at **Malta House**, an assisted living community in Hyattsville, Maryland. For over twenty years, Rosemary volunteered and spearheaded the spiritual life enrichment programming at **Malta House** including the Seminarian Program, Bible Studies, weekly Mass, Festive Christmas parties, and Holiday gifting – every resident woke up Christmas morning with a present. If there was a need, Rosemary was there to provide and support any request.

Honored with the President's Medal for her leadership, Rosemary impacted the lives of thousands of seniors and individuals both at **Malta House** and the community at large. **Victory Housing** will be forever grateful for her contributions and mission to serve. It was a privilege to know and work beside her. Rosemary lived her life as an angel and will forever be a part of the **Malta House** story.

**In appreciation and gratitude,
a special thank you goes to:**

April - October 2025

- TD Charitable Foundation
- Residential One
- Robert & Louise Fawbush Charitable Trust in memory of Dora Washick

- Mildred Patterson
- Marie Elena Failla Gambale in memory of Sylvia Frances Shoraka
- Jamie and Wendy Ryan in memory of Sylvia Frances Shoraka
- Billie Mitzner in memory of Sylvia Frances Shoraka
- Marjan Khoyi in memory of Sylvia Frances Shoraka
- Jake Neilson in memory of Sylvia Frances Shoraka
- Steven Wong in memory of Sylvia Frances Shoraka
- Raymond and Denise Wong in memory of Sylvia Frances Shoraka
- Kenneth Wong in memory of Sylvia Frances Shoraka
- Tina Lisenby in memory of Sylvia Frances Shoraka
- Elizabeth Dion in memory of Sylvia Frances Shoraka
- Bob Cusack in memory of Sylvia Frances Shoraka
- Vincent & Susan Wong in memory of Sylvia Frances Shoraka
- Rosanna McKinley
- Debbie Brown in memory of Sylvia Frances Shoraka
- Andy Cook in memory of Aunt Peggy Cook
- Dr. Kathryn Waldyke in memory of Barbara Sposato
- America's Best Local Charities
- Miss Nathan Baldwin
- Stone Ridge School of the Sacred Heart

Through donations by organizations and individuals, **Victory Housing** furthers its mission of developing and providing affordable housing and related services to seniors and families in DC and Maryland.

For more information about Victory Housing as well as assisting us in furthering our mission, the following links are provided.

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301.493.6000 | victoryhousing.org
6001 Executive Blvd., Suite 300 | Rockville, MD 20852



Victory Housing, Inc. | 6001 Executive Blvd., Suite 300 | Rockville, MD 20852 US

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