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Dear Community Partners and Friends,

Your partnership is invaluable as we continue to meet our mission of providing assisted living for seniors and affordable housing to low- and moderate-income independent seniors and families, inspired by Catholic principles and social teachings. Our core values of Compassion, Accountability, Respect, Excellence, and Sustainability have been our guideposts as we searched for two key leadership positions in 2026, Senior Vice President of Real Estate Development and General Counsel.

I am excited to announce that Victory Housing, Inc. has appointed Stacie Birenbach as Senior Vice President of Real Estate Development and Paige Gentry as General Counsel.



Stacie Birenbach, Senior Vice President of Real Estate Development, leads the organization's real estate strategy, oversees its development pipeline, and guides a multidisciplinary team advancing high-quality affordable housing and assisted living communities. She brings more than two decades of experience across nonprofit development, local government, and national intermediary organizations, with a career dedicated to preserving and expanding access to safe, stable, and

affordable homes for seniors and families in the Mid-Atlantic. She is known for navigating intricate capital stacks, building durable partnerships with public agencies and mission-aligned investors, and guiding projects from concept through stabilization with clarity and collaboration.

Most recently, as Vice President of Real Estate Development at Enterprise Community Development, she led multiple teams and preserved or created more than 2,500 homes totaling \$865 million in development value. Earlier in her career, Stacie held underwriting and programming roles at the DC Department of Housing and Community Development and the Local Initiatives Support Corporation. She began her community development career as a Peace Corps Volunteer in the Baltics. Stacie holds a Master of Public Administration from Columbia University's School of International and Public Affairs and a Bachelor of Arts from Emory University. Stacie currently serves on the board of the Coalition for Nonprofit Housing and Economic Development and as a member of the District of Columbia's Housing Production Trust Fund Advisory Board.



Paige Gentry, our new General Counsel, has been working in the community economic development and housing field for over fifteen years, starting as an AmeriCorps member at a community development corporation in Oregon. In her role at Victory Housing Inc., she addresses complex and diverse legal matters affecting the organization, ensuring legal compliance and identifying and reducing risk.

Most recently, Paige served as the Deputy General Counsel of the Housing Opportunities Commission of Montgomery County (HOC) where she focused her practice on a wide range of transactional issues related to affordable housing and community development. Prior to HOC, she worked as an attorney at Klein Hornig and Nixon Peabody, representing equity investors, lenders, and developers in affordable housing, New Market tax credits, renewable energy and community economic development matters. She received her Bachelor of Arts from Swarthmore and her Juris Doctor from Duke Law School and currently teaches a class at Duke on Communication and Leadership for Lawyers.

Please join me in welcoming Stacie and Paige to their new roles.

Thank you for your continued support and partnership with Victory Housing, Inc., as we work to provide quality affordable housing solutions that sustain communities, enhance neighborhoods, and support thriving lives.

All the best,

Leila A. Finucane
President and CEO