VICTORY HOUSING

CARES Chronicle

Compassion | **A**ccountability |**R**espect | **E**xcellence | **S**ustainability

August 2026

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

Celebrating Clean Energy & Sustainability at Victory Square Senior Apartments

On June 10, 2026, **Victory Housing** brought together our residents, property management partners at Residential One, and the DC Sustainable Energy Utility (DCSEU) to mark the completion of a multi-year clean energy retrofit at **Victory Square Senior Apartments**.

When **Victory Housing** began working with the DCSEU in 2022 through the Affordable Housing Retrofit Accelerator (AHRA) program, our goal was simple: make our community cleaner, more comfortable, and future ready.

With 100% of the project covered by a $1.3 million investment from the DCSEU, Federal Inflation Reduction Act funds, we replaced legacy gas and inefficient electrical systems across the property with state-of-the-art heat pumps and heat pump water heaters.

As a result of the DCSEU grant, we are building a greener future together. The retrofits are expected to deliver the following long-term efficiencies for a brighter tomorrow:

- Projected ENERGY STAR® Jump: From a 53 to an extraordinary 93 (well above the District’s median score of 66).
- Environmental Impact: Eliminating 5.7 million pounds of greenhouse gas emissions over the new equipment's lifetime.
- Long-term Value: Saving an estimated $1 million in utility costs over the lifespan of the equipment.

With gratitude to DCSEU and Residential One, we are establishing a new benchmark for affordable, eco-friendly senior living in the region.

A special thank you to our speakers and VIPs Leila A. Finucane, J.D., M.U.P., President and CEO of Victory Housing; Ben Burdick, Managing Director, DCSEU; Nick Burger, Deputy Director, Energy Administration DOEE; Linda Frazier, Resident of Victory Square; Harry Haywood, President, HBS Solutions; Vanessa Bertelli, Executive Director, Electrify DC; and representatives from the following district councils: CM Wendell Feider, CM Charles Allen, and CM Janeese Lewis-George.

Linda Frazier, **Victory Square** Resident, Speaker

Redefining powe
in the District.

The VIP Ribbon Cutting

Victory Housing is growing our leadership team to expand quality affordable housing and senior living across our communities!

Victory Housing, Inc. has appointed Stacie Birenbach as Senior Vice President of Real Estate Development and Paige Gentry as General Counsel.

Stacie Birenbach joins us as Senior Vice President of Real Estate Development. With over two decades of experience across non-profit development, local government, and national intermediaries—most recently leading development teams at Enterprise Community Development—Stacie brings deep expertise in complex capital stacks and pipeline growth.

Paige Gentry joins us as General Counsel. Bringing 15+ years in affordable housing and community economic development—including her recent role as Deputy General Counsel at the Housing Opportunities Commission of Montgomery County—Paige will oversee corporate compliance, risk management, and strategic legal matters.

Guided by our core values of Compassion, Accountability, Respect, Excellence, and Sustainability, Stacie and Paige will play vital roles in advancing our mission to support thriving lives for seniors and families.

Best Assisted Living, US News – Four Years of Recognition and Designation

We are proud to share that all **Victory Housing** Assisted Living communities have been named among the ***Best Assisted Living Communities*** of 2026 by the U.S. News & World Report for four consecutive years!

Congratulations to:

- **Bartholomew House**
- **Marian Assisted Living**
- **Raphael House**
- **Byron House**
- **Grace House**
- **Malta House**

Leila Finucane, President and CEO of **Victory Housing**, commented, *"Receiving this honor is a powerful validation of the community we've built together. At* ***Victory Housing****, we do not just provide a service; we lead with a 'heart-first' philosophy, grounded in our core values of excellence and accountability. This award belongs to our incredible team, whose tireless dedication ensures every resident feels empowered, respected, and truly at home."*

Connecting Generations: Highlights from Victory Housing's Annual Service Day

Every year, **Victory Housing's** Resident Service Day gives our team the privilege of stepping out of the office to connect directly with the people who make our communities feel like home. On June 18, 2026, we turned back the clock for a retro '70s celebration at **Avondale Manor** and **Malta House** in Hyattsville, MD.

From tie-dyeing t-shirts and playing retro games to sharing laughs over iconic treats like sloppy joes and ambrosia, the energy was pure joy. Residents and team members spent the day dancing, crafting, and remaking fond memories together.

Events like Service Day reflect the core of who we are: an organization committed not just to providing quality affordable housing, but to building vibrant, caring communities where every resident feels valued and connected.

A resident from **Avondale Manor** enjoying the annual service day.

Victory Housing team members enjoying service day.

BACK TO THE 70's

Back to the '70s for our service day celebration at **Malta House** in Hyattsville, MD.

CONNECTING RESIDENTS TO COMMUNITY, SOCIAL ENGAGEMENT AND SERVICES IN OUR SENIOR APARTMENT COMMUNITIES

Bringing the Magic of the Silver Screen to Victory Forest

Celebrating Hollywood at **Victory Forest**, Silver Spring, MD.

Residents from **Victory Forest** enjoying the show.

The spirit of classic cinema came alive at **Victory Forest** during “Hooray for Hollywood,” a special on-site musical performance that brought our residents together for an afternoon of cinema magic.

Featuring beloved songs from iconic movies and classic musicals, the show offered far more than great entertainment; it created a space for nostalgic reflection, lively participation, and shared laughter. Residents sang, clapped and fully immersed themselves in the magic of the performance.

Victory Terrace Celebrates Monthly Birthdays with a D.C. Outing

A resident enjoying ice cream, **Victory Terrace,** Potomac, MD.

Birthdays are always better together! Residents at **Victory Terrace** recently took their monthly birthday tradition on the road for an exciting trip to downtown Washington, D.C.

Against the backdrop of the capital, residents gathered over delicious ice cream desserts to celebrate one another. The outing was filled with lively conversation, laughter, and the simple joy of experiencing something special together as a community.

Art, Laughter & Connection at Palmer Park

Residents at **Palmer Park,**

Landover, Maryland, enjoying Sip N' Paint.

There was no shortage of inspiration at **Palmer Park** during a recent Sip N' Paint event hosted by our partners at Sasha Bruce Youthwork.

Residents proudly picked up their paintbrushes to express their personal creativity and share their artistic talents. Surrounded by good conversation and great company, the afternoon offered a relaxed, welcoming environment for neighbors to connect, encourage one another, and celebrate their colorful creations.

ENRICHING LIVES EACH DAY IN ASSISTED LIVING

Raphael House Residents Blast Off on a NASA Goddard Field Trip

Residents of **Raphael House,** enjoying the exhibit.

Residents journeyed through NASA Goddard.

Residents enjoyed an unforgettable "galactic adventure" close to home with an excursion to the NASA Goddard Space Flight Center in Greenbelt, MD.

Surrounded by cutting-edge science and space technology, residents were fascinated to hear about NASA's innovative research on Earth and planetary sciences. From exploring interactive exhibits to engaging with engineering displays, the afternoon was packed with discovery and conversation.

Celebrating Cinco de Mayo at Malta House

Happy Father's Day
70's
Janice

Residents enjoying Cinco de Mayo at **Malta House,** Hyattsville, MD.

There was high energy at **Malta House** as residents gathered for a Cinco de Mayo celebration filled with color, music, and laughter.

Decked out in vibrant sombreros, residents came together to enjoy dynamic music, lively dancing, and traditional holiday food and drinks. The afternoon was a wonderful opportunity for residents and neighbors to connect, celebrate, and create unforgettable memories together.

Celebrating Our Resident Mothers

HAPPY MOTHER'S DAY

Mother's
Mother's
Mother's

A resident enjoying Mother's Day at **Bartholomew House**, Bethesda, Maryland.

Mother's Day goodie bags for residents.

A resident opening the goodie bag for Mother's Day at **Bartholomew House**.

We gathered at **Bartholomew House** to host a special day of recognition for the resident mothers, grandmothers, and great-grandmothers across our communities.

Gifts and fresh roses were presented to every mother, followed by a delicious buffet. Beyond the festivities, the afternoon served as a powerful reminder of the incredible legacies, strength, and resilience held within our community.

The lasting impact our residents have made on their families and the community-at-large is the heart and soul which drives our passion to serve. Their stories inspire us daily, and we are profoundly honored to celebrate their wisdom, heart, and contributions.

THANK YOU FOR YOUR DONATIONS!

Victory Housing is a non-profit organization that provides affordable housing and related social services to low or moderate-income, frail, or independent senior citizens, families with children, and those with special needs.

- Eric Smith
- Michael J Muth in memory of Rosemary Casey Carter
- Combined Federal Campaign Donors, including Adrienne Buggs and John C. Lane
- Robert & Louise Fawbush Charitable Trust in memory of Dora Washick
- Ellen Graper in memory of Sue Ellen Myers
- National Multifamily Housing Council in honor of Julie Smith
- Fred Marinucci

It is thanks to your donations through the **Victory Housing** Heartship Program that we are able to follow through on our commitment to provide a compassionate and quality environment for all.

We appreciate our most recent donors!

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

Visit Our Website

DONATE NOW

VICTORY
HOUSING

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

EQUAL HOUSING
OPPORTUNITY