



CARES Chronicle

Compassion | Accountability | Respect | Excellence | Sustainability

November 2024

GIVING THANKS: Celebrating 45 Years of Commitment and Excellence



This year, we celebrate **Victory Housing's 45th Anniversary** with immense gratitude and appreciation for all who have championed our mission and partnered with us on this remarkable journey. Over the decades, the support from both public and private sectors has been pivotal in establishing Victory Housing as a leading provider of affordable housing.

Since our founding in 1979, our dedication to service has remained unwavering. Through resilience and dedication, we have built, acquired, renovated, operated and managed affordable housing for low- to moderate-income seniors and families, with a special focus on senior living. Today, Victory Housing portfolio includes 36 affordable and mixed-income communities, offering over 2,700 units across the Archdiocese of Washington.

On September 20, 2024, a 45th Anniversary Festival was held at Cabin John Park in Potomac, Maryland. Over 250 guests attended the event that included assisted living residents and family members, community and corporate employees and volunteers. The day was celebrated with food trucks, live music, performances by residents and team members, and a special acknowledgment of Victory Housing employees for their years of service over the past decades. Thirty-six employees were acknowledged for their dedication with over 10 years of service, six for over 20 years, and Edith Avila (Raphael House) and Michelle Limeres (VHI Corporate) for over 30 years.

FOCUS ON SUSTAINABILITY: MEEHA Funds Energy Upgrades at La Plata Manor



La Plata Manor recently completed the installation of all new energy-efficient package terminal heat pumps, new Energy Star refrigerators, low-flow aerators, air sealing, and new LED lighting throughout the community and in all 100 apartments.

Sharon Hardesty, Property Manager, and Danny Swann, Maintenance Supervisor, collaborated closely with their residents and the on-site installation team to coordinate the timing of the equipment installation and educating the residents on operating the new equipment.

The project cost approximately \$500K. Almost 95% of the funding was provided by the ***Department of Housing and Community***

Development through their Multifamily Energy Efficiency and Housing Affordability Program (MEEHA) program. This program promotes energy efficiency and housing affordability in the State's affordable multifamily rental housing developments. There are currently four other Victory Housing communities with applications approved through the MEEHA program, with several others being evaluated for submission.

The project is estimated to reduce energy use by over 25% per year, helping Victory Housing take concrete steps to fulfill our commitment to reduce greenhouse gas emissions by 50% and energy consumption by 20% over the next 10 years.

Independent Living and Family Housing: Happenings and Activities

CONNECTing for a Brighter Future



In August, a Resident Services Training Day was conducted at the **Victory Housing Corporate Office**. Property Managers and Resident Coordinators from Maryland and Washington, D.C., spent a day discussing the **Victory Housing CONNECTS** Standards that focus on the quality of life of our residents. There was energy and excitement as everyone shared ideas, successes and plans.

A Sweet Day at The Summit at St. Martin



Savor the comforting flavors of autumn with a warm beverage and donuts. Our residents, both young and old, had the opportunity to enjoy this delightful pairing and create enduring memories at **The Summit at St. Martin**.

Brushstrokes of Joy: Victory Tower's Art Extravaganza



Residents at **Victory Tower** in Takoma Park, Maryland, unleashed their inner artists. The community gathered for a fun-filled day of arts and crafts, enjoying each other's company and creative expressions.

Celebrating Crabfest at LaPlata Manor



LaPlata Manor residents were thrilled to celebrate the annual Crabfest in 2024. The event featured a delicious buffet with various food options, and everyone enjoyed unlimited crab. Crabfest is a beloved tradition among residents, who often wear colorful shirts and decorate their aprons for the occasion.

Assisted Living: Enriching Lives

HIF Compliance: Victory Housing Superheroes



Finalizing the annual HIF Compliance Files for our partners with Montgomery County Government Department of Housing and Community Affairs Finance and Administration, **Elisabeth Orchard, Director of Assisted Living Operations, and Lydia Kengwa, Administrative Manager**, visit each assisted living community darning their superhero capes. Thank you both for another year of compliance excellence and assisting **Victory Housing** in meeting our affordability mandate.

Residents From All Assisted Living Communities Plan Exciting Outings For The Year



Residents from across our **assisted living communities** came together to brainstorm and plan outings for the year ahead. To ensure everyone's interests were considered, each resident on the committee filled out a survey about their preferences. From cultural experiences and scenic destinations to recreational activities and educational opportunities, there was something included for everyone. This planning session not only sparked new friendships but also fueled resident enthusiasm for a year filled with exciting excursions and adventures.

A Musical Tribute to Victory Housing at Grace House



Father and son duo David and Cliff Weaver entertain our residents at **Grace House** in Silver Spring, Maryland, during a festive **Happy Hour**. David's father was previously a resident of a Victory property. He shared that he feels very blessed to have been touched by the legacy of Victory Housing and

is appreciative of the opportunity to give back. Thank you, David, for your kind words and sharing your talent with our residents.

Celebrating Mother's Day at Raphael House



On a beautiful spring day, **Raphael House** residents and families celebrated **Mother's Day on the back patio**. With colorful flowers in bloom and a gourmet buffet prepared by our talented dining services team led by Ahmed Wurie, all mothers were celebrated like royalty.

THANK YOU FOR YOUR DONATIONS!

Victory Housing is a nonprofit housing development 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.

Thanks to your donations through the Victory Housing Heartship Program, we are able to follow through on our commitment to provide a compassionate and fair environment for all.

We appreciate our most recent donors!

- Margaret Talbott in memory of Beverly Ann Ponton
- Felice Lacangelo in memory of Beverly Ann Ponton
- Doug & MaryBeth McDaniel in memory of Beverly Ann Ponton
- Kevin and Vicki Hartley in memory of Beverly Ann Ponton
- Monika Pope
- Tricia and Steve Feldman in memory of Segundina Manlansing Lorenzo
- Karen Strzyz in memory of Segundina Manlansing Lorenzo
- Paula Mahoney in memory of Segundina Manlansing Lorenzo
- Carolyn Renshaw and friends from DMPQ/OCBQ in memory of Segundina Manlansing Lorenzo
- Laurie and Peter Lowet in memory of Segundina Manlansing Lorenzo
- Elissa Ginsky in memory of Segundina Manlansing Lorenzo
- Heidi Dupler in memory of Segundina Manlansing Lorenzo
- Jennifer Powers in memory of Segundina Manlansing Lorenzo

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

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