MEDIA RELEASE

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Victory Woods Senior Housing Groundbreaking

Members of the Board of County Commissioners for St. Mary’s County will join representatives from Victory Housing, Osprey Property Company and Immaculate Heart of Mary Catholic Church on Wed, Sept. 29 at 1 p.m. to officially break ground on Victory Woods Senior Housing and the FDR Blvd Extension located just past the new Kohl’s at Buck Hewitt Rd and FDR Blvd in Lexington Park, MD.

Victory Housing, the affordable housing agency of the Archdiocese of Washington and an award-winning developer of quality affordable housing for seniors, will own the property and co-develop the project with Osprey Property Company. Victory Woods is expected to be completed by late spring 2011.

The development will contain 75 apartment homes and will be built on a portion of a 47 acre parcel of land donated by the Archdiocese of Washington that is adjacent to Immaculate Heart of Mary Church. The new community will provide amenities and activities specifically for persons over the age of 62.

“We know that affordable housing for seniors is needed in our community and I am proud of the collaboration among county government, the Archdiocese, Victory Housing and Osprey Property to make this project a reality,” said County Commissioner President Francis Jack Russell.

Osprey has completed several other senior housing projects in Southern Maryland including Hunting Creek in Lexington Park, Chapline House I and II in Prince Frederick, Waldorf Jaycees Senior Housing in Waldorf, Victoria Park at Waldorf and Victoria Park in Edgewater, (Southern Anne Arundel County). They are also working on the Indian Bridge Apartments acquisition and renovation in Lexington Park, currently under construction.

St. Mary’s County Government provided a PILOT (Payment in Lieu of Taxes) for the project and staff in the county’s Departments of Economic and Community Development, Land Use and Growth Management and Public
Works and Transportation have assisted with the project. Low Income Housing Tax Credits and a loan from Maryland Department of Housing and Community Development are also being used.

Victory Woods will be situated along a new phase of FDR Boulevard. The project will be ideally located near the new Lexington Village shopping center at Buck Hewitt Road and Route 235 anchored by Kohl’s Department Store.

Victory Woods will serve seniors aged 62 and over earning 30% to 60% of the area median income and will offer several styles and sizes of apartments including one and two bedroom units which will range from 650 square feet to 943 square feet. An inquiry list has been opened for interested persons. Applications will be accepted approximately four months before the project is completed. For more information on the inquiry list contact the marketing inquiry hotline at 301-866-9191 or visit www.VictoryWoodsApts.com

The four-story, wood-framed building will have an attractive exterior and follow sustainable green development and construction standards to ensure resident energy costs are reasonable. The building will have a secure entrance requiring a security code or card access into the building. Two elevators will provide quick and easy access to spacious apartments with many amenities. Apartments will include a full kitchen with frost-free refrigerator, dishwasher, disposer and abundant cabinet and counter space; wall-to-wall carpeting; individual heat and AC; and wiring for cable, internet and telephone. Community amenities will include a spacious parlor/lobby, library/business center and sitting area, resident community room, fitness room, Florida room and front and rear patios.

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**Site Location:**  FDR Blvd. in Lexington Park, MD. The site is accessed via Buck Hewitt Road, just past the new Kohl’s Store. Turn right on Buck Hewitt and take the next left past Kohl’s onto FDR Blvd. Drive past the Thomas Builders community and park on the left hand side of FDR Blvd., closest to the Harkins construction trailer.

For information on the event contact Trudy Guetler via email at tguetler@ospreypc.com or call 410-224-0100, Extension 2576.

For more information on the project, contact the marketing inquiry hotline at 301-866-9191 or visit www.VictoryWoodsApts.com
Grimm+Parker Architect anticipated rendering of building and site: