
Why the Greater Victoria Housing Society?

Property is a powerful source of capital, and the Greater Victoria Housing Society is experienced in managing it. We know how to make the most of your generous donation.

- Established in 1956, the Greater Victoria Housing Society has a proven track record in acquiring and managing valuable properties
- We are a part of this community's social network, providing seniors, families, disabled adults and other low income households with a place to call home
- We understand the local real estate market and know how to make the most of our resources
- We can assist with defining and establishing your charitable legacy
- With low overhead and administrative costs, your donations directly benefit our clients
- By supporting the GVHS, your donation provides one of the most important services a community provides: safe, secure, comfortable and affordable housing

We know how to turn gifts of real estate into affordable homes for people who need them. We

- respect the generous gifts we have been entrusted with
 - provide a straightforward and clear guide to making charitable donations of real estate
 - have developed clear policies, procedures, donor contracts and gift agreements that provide clarity and transparency
 - offer strong leadership and an established infrastructure, ready for growth
 - have a long history in this community
-

More Information

Donations of real estate are complex, and it's important to consider the opportunities very carefully. The Greater Victoria Housing Society has prepared a **“Guide to Making Charitable Gifts of Real Estate”** to assist you in defining, establishing and protecting your legacy to the community. We can work with you and your legal & financial advisors to determine the terms and conditions around a gift of real estate, making sure it meets your priorities as a charitable donation and legacy, as well as meeting our mandate to provide affordable rental housing to seniors, adults with disabilities and families.

For detailed information about real estate donations, including our **“Guide to Making Charitable Gifts of Real Estate”**, visit our website or to set up an appointment to discuss your real estate donation call our office today!



1 - 772 Bay Street
Victoria, BC V8T 5E4
Phone: (250)384-3434
Fax: (250)386-3434
info@greatervichousing.org
www.greatervichousing.org

The Greater Victoria Housing Society
is a non-profit society and a registered charity.

#10817 3238 RR0001



Charitable Gifts of Real Estate

Leave a Lasting Legacy

“Dedicated to providing affordable rental housing in Greater Victoria.”

Creating Homes ~ Building Communities

Who We Are and What We Do

The Greater Victoria Housing Society started in 1956 with a vision: senior citizens should have a safe, affordable home. Now, over 50 years later we own and manage 12 apartment buildings and townhouse complexes in Victoria, Esquimalt, Saanich and Colwood. Our vision has grown and changed: we provide secure affordable housing for all types of households.

We offer much more than shelter. Our buildings are a safety net for people who are faced with a personal crisis such as a health issue or loss of a job and to help those who cannot afford to buy or rent in the market. They provide opportunities for people to advance their training and work opportunities. They provide children with stability and continuity – a chance to develop strong attachments to their school and friends.

We help prevent homelessness and we also help people move out of homelessness and into a place of their own.

There is a high demand for affordable housing across Greater Victoria. At any time, there are over 500 households currently waiting for a home with our society. We only can offer about 90 new households a home every year due to turnover in our units.

We have an ambitious goal – we want to keep growing and double the amount of rental housing we own and manage. Over the next 10 years, our goal is to increase the number of affordable housing units by 600.

Join us in helping us reach that goal. One of the most effective contributions is the gift of real estate. We can take over and manage existing properties, develop properties for affordable housing or leverage and buy more affordable housing. If you want more information on how you can help us reach our goal, contact us to obtain your copy of the - **“Guide to Making Charitable Gifts of Real Estate”**.

What is the Greater Victoria Housing Society Looking For?

The Greater Victoria Housing Society is interested in all kinds of real estate holdings. We are interested in properties that can be immediately used or developed into rental housing or that we can leverage to acquire other more suitable properties.

We work with other non-profit organizations and private sector companies to build and develop affordable housing, giving us more options to create your legacy. If the property you have in mind isn't suitable for affordable housing, we can leverage it to build or buy valuable rental properties that would otherwise be out of our reach. Your real estate gift might not become an affordable housing unit, but it may be used to create the perfect place.

Why Give Real Estate?

A gift of real estate is a win-win proposition – for you and for the community. Real estate gives donors new options and more flexibility to manage a complex portfolio of assets while giving back to the community. Donors can receive substantial tax benefits and avoid new taxes through effective portfolio management.

Gifts of real estate work if you:

- are committed to affordable housing but no longer want or are able to manage your existing rental property
- need charitable tax credits to offset capital gains and income taxes
- want to dispose of your current home or vacation property and want to leave a legacy to your community
- want to streamline your portfolio by donating property that no longer meets your needs
- would like to make a charitable gift while retaining your cash and liquid assets
- want to benefit now from a charitable tax benefit by bequeathing your home or property for handover as part of your estate
- want to leave a significant legacy, knowing it will be well-managed and will benefit your community for decades to come



We Turn Gifts of Real Estate into Homes for People Who Need Them!