

Planned Giving



Building up for the future.



why wesley housing?

Wesley Housing is known as an industry leader in affordable housing, but we are so much more than a developer. Not only do we build high quality, safe rental homes that low-income individuals can afford -- we also *build up* lives. The on-site supportive services we provide in each of our communities teach residents the skills and behaviors they need to address chronic housing instability and reach self-sufficiency.

Our organization has made great progress since its establishment in 1974, but our work is just beginning. As we continue to expand, we project to have 4,000 residents in the next few years, including vulnerable families, seniors, and individuals with disabilities and/or chronic disease.

Our mission provides critical support to the community and to the well-being of thousands of residents and neighbors throughout the Washington, DC metropolitan area. As our real estate footprint and resident population increase, the cost to sustain our long-term operations will continue to grow.

We invite you to consider joining us on our growth journey and let your legacy help *build up* lives for years to come with a planned gift.

choose your impact

Make a lasting impact on our residents' lives and region at large by designating your gift to a fund of your choosing.

1

Real Estate Development Investment Fund

Assets will be used for purposes related to the construction, maintenance, and rehabilitation of Wesley Housing's properties.

Your dollars could help build a new community for older adults or construct a multi-family apartment building with enough bedrooms for even large families.

2

Resident Services Investment Fund

Assets will be used for programs and services designed to support the ongoing and future needs of Wesley Housing's residents.

Your dollars could fund an English proficiency course, a youth summer camp, or a therapeutic movement class.

3

The Virginia Peters Memorial Fund

Assets will be used at the discretion of the Board as it sees fit to meet the needs of Wesley Housing and its affiliate organizations.



choose your method

Fulfill your charitable goals now.



Making a charitable contribution today can save you thousands on income tax. For example, gifting \$50,000 at a 32% income tax rate produces a tax savings of \$16,000.



Cash

Cash is the simplest way to give. Cash gifts are accepted in any form.



Marketable Securities

Investing in stocks, bonds, and other securities over time can be an essential part of building your financial future. Such assets can also be a wise choice when making charitable gifts.



Tax Rules for Stock Donations

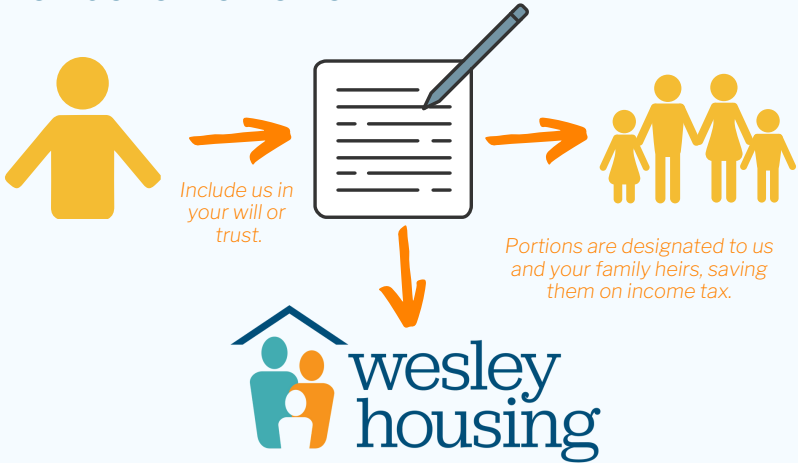
After you have held stock for more than one year and its price has risen, at the time of the donation you get a tax deduction equal to the fair market value of the stock (not its cost basis). If the sale of the appreciated shares would have triggered long-term capital gains, your deduction is up to 30% of your adjusted gross income, and you can carry forward higher amounts for five years. Shares gifted to donor-advised funds receive the same tax treatment.

Benefits of Stock Donations

With a charitable gift of appreciated securities held long-term, the donation you make and the deduction you get are greater than they would be if you were to sell the shares and donate the cash proceeds instead. That is because when you donate shares, you avoid paying the capital gains tax.

All marketable securities will be sold promptly upon receipt unless otherwise directed by our Finance Committee.

Provide for tomorrow.



Bequests & Beneficiary Designations

Your Will or Trust

Designating gifts in your will or trust is a great way to leave a lasting legacy. Your assets may be transferred to us by completing a beneficiary designation form provided by your plan administrator. If you designate Wesley Housing as a beneficiary in your will, we will benefit from the full value of your gift because your plan assets will not be taxed at death.

Similar to a will, a living trust could provide you with significant cost savings and asset protection. A living trust is beneficial to people who are concerned with privacy since none of the terms of a trust become part of the public record. In addition, asset distribution from a living trust is almost immediate, avoiding extensive probate delays.

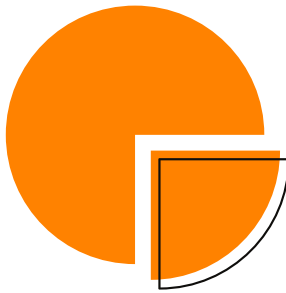
choose your method

Your Life Insurance Policy

Another easy way to give is through a life insurance policy. By changing the beneficiary and owner to Wesley Housing, there are tax savings available to you, depending on the cash value of the policy.

You can also purchase a new life insurance policy. For example, at age 50, you purchase a \$100,000 whole life insurance policy on yourself and designate Wesley Housing as beneficiary. The premium cost to you is fully tax-deductible each year. You may even decide to pay for the entire policy over a specific period of time, perhaps 10 years. This increases your tax deduction each year over the 10-year period and fully “pays up” your policy.





Your Charitable Remainder or Lead Trust

If you are considering gifting assets to Wesley Housing, it's likely that you also want to benefit yourself or your loved ones. With a charitable lead trust or a charitable remainder trust, you can do both.

Charitable lead trusts (CLT) and charitable remainder trusts (CRT) both involve a valuable asset or assets being placed in trust, with an income stream going to one or more parties during the existence of the trust, and the assets remaining in the trust being distributed to one or more parties at the end of the trust's term.

The trust's term, of course, is established by you and your estate planning attorney when creating the trust document that governs the trust.

With a CLT, Wesley Housing would be assigned the "lead" interest. At the end of the trust's term, remaining assets are distributed to the creator of the trust (grantor trust) or to other selected beneficiaries (non-grantor trust).

With a CRT, income from the trust is paid to the grantor or other beneficiaries until the trust terminates, which may be after a specified term of years (but no more than 20) or after one or more lifetimes. When the trust ends, the assets remaining in the trust (the "remainder") are distributed to Wesley.



next steps

Establishing a plan for your legacy can be overwhelming, but we hope to make the process an easy one for you. To request more information or to get started, contact us:



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*Put “Planned Giving”
in the subject line*

The purpose of this publication is to provide general gift, estate, and financial planning information. It is not intended as legal, accounting, or other professional advice. For assistance in planning charitable gifts with tax and other financial implications, the services of appropriate advisers should be obtained. Consult an attorney for advice if your plans require revisions to your will or other legal documents. Tax deductions may vary based on applicable federal discount rates, which can change on a monthly basis. Some opportunities may not be available in all states.

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