



VRS is accepting applications for 21 units at the Boffo Building located at Smith & Farrow in Coquitlam:

- 7 one-bedroom accessible units
- 6 one-bedroom units
- 1 one-bedroom unit + den
- 6 two-bedroom units

Tenants will be selected based on BC Housing criteria for Low End of Market or Rent Geared to Income units. See definitions below:

Low End of Market (LEM)

Low End of Market (LEM) housing is a type of affordable housing in British Columbia with low to moderate incomes:

- LEM units are for households that meet the income and asset limits set by BC Housing but do not qualify for BC Housing
- LEM rents are set at a minimum of 10% below the market rent for each project. Rents are established when the residential tenancy agreement is signed and can be increased annually.
- The income limit for LEM housing is based on BC Housing's definition of "low- and moderate-income limits". In 2024 the income limit for a residential unit with less than two bedrooms is \$84,780, and the limit for a unit with two or more bedrooms is \$134,140.00
- Applicants must provide income and asset information when applying for LEM housing. They must also undergo periodic reviews to verify continued eligibility.
- LEM rents help cross-subsidize other units in the portfolio and contribute to the long-term sustainability of housing assets.

BC Housing Rent Geared to Income (RGI)

Applicants must be registered with BC Housing to be considered for a RGI unit. Subsidized housing is long-term housing for people who permanently reside in British Columbia. Rental fees are calculated on a rent geared to income basis (30% of household total gross income, subject to minimum rent based on # of people).

You may be eligible for subsidized housing if you can live independently and meet the household, residency, income and assets criteria:

a) Applicants must be registered with BC Housing and fall into one of the eligible groups.

- Family – Defined as a minimum of two people, including one dependent child. Who is considered a dependent child? An unmarried child, stepchild, adopted child or legal ward, mainly supported by the applicant, who is:
 - Under 19 years of age; or
 - Under 25 years of age and registered in full-time school, university or vocational institute which provides a recognized diploma, certificate, or degree; or
 - Of any age who, because of mental or physical infirmity, is accepted as a dependent for income tax purposes.
- Senior – Defined as a single person age 55 and older, or a couple where at least one person is age 55 or older*
- People with disabilities – Those who can live independently and are in receipt of a recognized disability pension or are considered **disabled for income tax purposes**.
- Single people and couples – You are a single person, or a couple, with a low income and homeless, or at risk of homelessness. In addition, you do not meet the definitions of seniors or people with disabilities.

b) Applicants must meet the residency requirements

Applicants must permanently reside in British Columbia when applying, and each member of the household must be one of the following:

- Canadian citizen
- Individual lawfully admitted into Canada for permanent residence
- Refugee sponsored by the Government of Canada
- Individual who has applied for refugee status
- Ukrainians in Canada under the Canada-Ukrainian Authorization for Emergency Travel (CUAET) visa

No adult members of the household can be under private sponsorship, except where BC Housing has accepted that private sponsorship has broken down.

c) Applicants household income must be below certain limits

To be eligible for subsidized housing, the applicant's gross household income must be below \$77,000 for a one-bedroom unit and below \$89,000 for a two-bedroom unit.

d) National Occupancy Standards (NOS)

1. There shall be no more than 2 or less than 1 person per bedroom.
2. Spouses and couples share a bedroom.
3. Parents do not share a bedroom with children.
4. Dependants aged 18 or more do not share a bedroom.
5. Dependants aged 5 or more of opposite sex do not share a bedroom.

The following guidelines are used when applying the National Occupancy Standards:

- Exceptions can be made to respond to housing need in communities and flexibility in the application of the NOS is possible if a household is willing to accept a unit smaller than they would qualify for using the guidelines.
- In recognition of a variety of co-parenting arrangements, a dependent child who resides with their parent(s) a minimum of 40 per cent of the time will qualify as a permanent member of the household when determining eligibility and appropriate unit size.
- Single applicants (seniors or people with disabilities) are eligible to apply for bachelor and one-bedroom units.
- Couples (two individuals) are only eligible to apply for one-bedroom unit

NOTE:

The demand for subsidized housing far exceeds the available supply. VRS keeps applications for six months from the date received. Applicants that remain in need of housing after six months are encouraged to re-apply.