

ABOUT: Low-end-of-market (LEM) housing is a type of affordable housing in British Columbia for households with low to moderate incomes.

- LLEM units are intended for moderate-income households who exceed the income thresholds for Rent- Geared-to-Income housing but do not exceed the asset limit or income limit for LEM housing
- LEM units are for households that meet the income and asset limits set by BC Housing but don't qualify for subsidized housing.
- LEM rents are set at a minimum rate of 10% below the market rent for each project and neighborhood. Rents are established when the tenancy agreement is signed and can increase annually.
- The income limit for LEM housing is based on BC Housing's definition of "Low and Moderate Income Limits". For example, 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.
- 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. Rents also decrease as properties age, which makes them more affordable over time.

Call 604-540-9161 ext. 588 or email 43housing@sharesociety.ca for enquiries