



Langley Lions Housing Society

Tenant Mix - Birch Building

The Langley Lions Housing Society's purpose and function for the past 40+ years has been to provide below-market housing for vulnerable populations: seniors and persons with disabilities. Most of the tenants are independent with some being supported by social or community workers. Assisted living units on the site allow seniors to age-in-place in their community.

The Birch is designed as an 8 storey building to accommodate up to 101 one-bedroom units. The project will encourage a sense of true community, housing tenants with a range of incomes. As the project has received a funding allocation under the Province of BC's Building BC: Community Housing Fund, a requirement of this program is that the project must reflect the following percentages of rents and incomes in the building:

30% - Moderate Income (Affordable Market Rents) The low and moderate income limits per unit size are determined by BC Housing. As of April 2018 those limits were \$71, 200 / \$104,440. Those numbers are expected to change when the Birch project is in the rent-up phase.

50% - Housing Income Limits (Rent Geared to Income) Housing Income Limits (HILs) represent the income required to pay the average market rent for an appropriately sized unit in the private market. Average rents are derived from CMHC's annual Rental Market Survey, done in the fall and released in the spring. Rents are based on 30 per cent of the household income. Again, these numbers are revised each year so we don't currently know what they will be when the project is in the rent-up phase.

In Langley, to qualify for the 2019 HILs rates, the household income limit is \$51,500 for a one-bedroom.

20% - Low Income Deep Subsidy: Independent households in receipt of Income Assistance or where Rent Geared to Income is equal or less than the shelter component of Income Assistance. For the Birch project this will likely primarily refer to seniors in receipt of only Old Age Security and the Guaranteed Income Supplement.

As of August 2019, there are 540 independent and assisted living units at Langley Lions Housing Society. 466 tenants are 55 or above (86.3%) while 13.7% of tenants under 55 (74 tenants). These 74 tenants include 3 housed in assisted living units, 10 in the Acquired Brain Injury Program and 8 in the Mental Health Program.

Langley Lions Housing Society defines seniors as 55 years or older. The Society is committed to having a tenant mix ratio of 80/20, 80% of tenants for the entire site will be 55 years or older. Majority of units to be allocated to seniors for Phase 1A and overall master plan.