



City of Richmond

Affordable Housing Guide

The purpose of this guide is to provide information on the different types of affordable housing options in Richmond. Richmond is home to a range of affordable housing options for low and middle income households, including individuals, families, persons with disabilities and seniors.

In Richmond, affordable housing is managed by the different housing providers included in this guide. The City of Richmond does not manage affordable housing units or accept applications for affordable housing. The guide contains contact information for where to apply for the affordable housing options available in the city however, it does not include information on current vacancies.

Please note that due to high demand for affordable housing in Richmond, eligible applicants must often wait for an affordable housing vacancy to become available.

The Affordable Housing Guide is divided into four colour-coded sections based on different types of affordable housing available in Richmond:

- **Non-Market housing;**
- **Housing co-operatives;**
- **Low-End Market Rental (LEMR) units;** and
- **BC Housing rent supplement programs.**

Assisted housing options are not included in this guide and can be found on the following websites:

- Vancouver Coastal Health: vch.ca/en/health-topics/assisted-living
- Seniors Services Society: seniorsservicesociety.ca/

For more information about the City of Richmond's Affordable Housing Strategy (2017–2027), visit: richmond.ca/culture/communitysocialdev/affordable-housing.htm.

Non-Market Housing

Non-market housing is a type of affordable housing offered at low or very low rental rates. Some non-market housing providers provide housing with rental rates based on a household's income, while others offer housing with rental rates lower than what is found in the private rental market.

How to Apply

















Subsidized Units: To apply for subsidized rental units provided by BC Housing, apply online to BC Housing's Housing Registry at bchousing.org/housing-assistance/rental-housing/subsidized-housing or call 604-433-2218.

Below Market Rental Units: To apply for below market rental units provided by Metro Vancouver Housing Corporation (MVHC), apply to Metro Van online at metrovancouver.org/services/housing/tenants/apply-for-housing/ or call 604-432-6300.

To apply for other non-market housing options included in the list below, contact the housing provider directly using the information included under the "Who to Contact to Apply" column.

Name & Address	Total # of Units	Housing Type	Bedroom Type	Features	Who to Contact to Apply (see contact information above for MVHC and BC Housing)	Eligible Tenants
Adelaide Court 10771 Auburn Drive	68	Townhouse	2 & 3		Below market rental: MVHC Subsidized rental: BC Housing	Families
Alder and Birch Lodge 4200/4206 Garry Street	98	Apartment	1	 	Subsidized rental: BC Housing	Seniors
Alderwood Place 8700 General Currie Road	48	Townhouse/ Apartment	1, 2, 3, & 4	 	Below market rental: MVHC Subsidized rental: BC Housing	Seniors, Families
Bill Rigby Manor 4100 Chatham Street	40	Apartment	1	 	Bill Rigby Memorial Society P: 604-275-2762	Seniors
Cadence (Atira) 5688 Hollybridge Way	15	Apartment	Studio & 2		Cadence Atira P: 778-873-7805	Single women with children (second stage housing)
Cedarwood Place 7260 Granville Avenue	73	Apartment	1	 	Below market rental: MVHC Subsidized rental: BC Housing	Seniors
Dockside Village 12500 Trites Road	40	Townhouse	2, 3, & 4		Subsidized rental: BC Housing	Families
Golden Mews 7251 Langton Road	64	Apartment	Studio & 1		Richmond Legion Seniors Centre P: 604-272-1955	Seniors
Gilbert Gardens 7120 Gilbert Road	45	Townhouse/ apartment	1, 2, 3, & 4		Subsidized rental: BC Housing	Families, Couples
Kiwanis Towers 7388/7378 Gollner Avenue	296	Apartment	1		Kiwanis Senior Citizens Housing Society P: 604-278-7772	Seniors
Knightsbridge I 12551 Cambie Road	80	Townhouse	2 & 3		Below market rental: MVHC Subsidized rental: BC Housing	Families
Knightsbridge II 12571 Cambie Road	80	Townhouse	1, 2, & 3	 	Subsidized rental: BC Housing	Seniors, Families, Persons with disabilities
Maple Vine Court 7500 Francis Road	82	Townhouse/ Apartment	1, 2, & 3		Below market rental: MVHC Subsidized rental: BC Housing	Seniors, Families, Singles, Couples, Persons with disabilities



Name & Address	Total # of Units	Housing Type	Bedroom Type	Features	Who to Contact to Apply (see contact information above for MVHC and BC Housing)	Eligible Tenants
Maplewood 4771 Williams Road	26	Apartment	2 & 3	 	Below market rental: MVHC Subsidized rental: BC Housing	Families
Minato West 4151 Regent Street	110	Townhouse/ Apartment	1, 2, & 3		Below market rental: MVHC Subsidized rental: BC Housing	Seniors, Families, Singles, Couples, Persons with disabilities
Moffatt Park 7660 Moffatt Road	21	Townhouse	2 & 3		Below market rental: MVHC Subsidized rental: BC Housing	Families
Odlinwood 10711 Shepherd Drive	48	Apartment	2, 3, & 4	 	Below market rental: MVHC Subsidized rental: BC Housing	Families
Regent Place 11131 No. 1 Road	48	Townhouse	2, 3, & 4		Subsidized rental: BC Housing	Families
Richmond Project 11820 No. 1 Road	58	Apartment/ Townhouse	Studio & 1		Anavets Senior Citizens' Housing Society P: 604-874-8105 E: bcavanets@telus.net	Seniors
Rosewood Towers 6220 Blundell Road	173	Apartment	Studio & 1	 	Subsidized rental: BC Housing	Seniors, Persons with disabilities
Rosewood Village 8280 No. 2 Road	137	Townhouse/ Apartment	1, 2, & 3		Subsidized rental: BC Housing	Seniors, Families, Persons with disabilities
Steveston Residence 11119 No. 1 Road	20	Apartment	1, 2, & 3	 	Subsidized rental: BC Housing	Seniors, Families, Persons with disabilities
Storeys 8080 Anderson Road	129	Apartment	Studio, 1, 2, & 3		Subsidized rental: BC Housing	Families, Persons with disabilities
The Redwoods 10000 Kilby Drive	38	Townhouse	2, 3, & 4		Subsidized rental: BC Housing	Families
The Remy 9388 Cambie Road	81	Apartment	Studio & 1		Subsidized rental: BC Housing	Seniors, Persons with disabilities
Ukrainian Village of Ivan Franko 8720 Railway Avenue	44	Apartment	1		Subsidized rental: BC Housing	Seniors
Venturi Park 7151 Moffatt Road	99	Townhouse/ Apartment	1, 2, & 3		Subsidized rental: BC Housing	Seniors, Families, Singles, Couples, Persons with disabilities

 Pet friendly  Accessible



Housing Co-operatives



Example of a Housing Co-operative in Richmond



















Housing co-operatives (co-ops) are organizations where residents (called “co-op members”) collectively manage their housing. Co-ops are usually mixed income communities and often include both subsidized as well as market rental units. Members are expected to participate in their co-op and participation requirements vary by co-op. For more information on the requirements of individual co-ops, visit the Co-operative Housing Federation of BC website at chf.bc.ca.

How to apply

To apply for a co-op below, contact the co-op directly using the information included under the “Who to Contact to Apply” column.

Name & Address	Total # of Units	Housing Type	Bedroom Type	Features	Who to Contact to Apply	Eligible Tenants
Benryk Mews Housing Co-op 8631 Bennett Road	60	Townhouse	2, 3, & 4		P: 604-273-9167 E: benrykmews@gmail.com	Families
Blueberry Vale Housing Co-op 8640 Bennett Road	60	Townhouse/ Apartment	1, 2, 3, & 4		P: 604-270-4253 E: blueberryvale@yahoo.ca	Seniors, Families, Persons with disabilities
Delta Green Housing Co-op 12060 Bath Road	72	Townhouse	2, 3, & 4		P: 604-276-9148 E: deltagreen@newlifemgt.com	Seniors, Families, Persons with disabilities



Name & Address	Total # of Units	Housing Type	Bedroom Type	Features	Who to Contact to Apply	Eligible Tenants
Garry Point Housing Co-op 11631 7th Avenue	64	Townhouse/ Apartment	1, 2, 3, & 4	 	P: 604-274-9934	Seniors, Families
Granville Gardens Housing Co-op 6800 Lynas Lane	94	Townhouse/ Apartment	1, 2, 3, & 4		P: 604-272-5158 E: officegghc@gmail.com	Seniors, Families, Persons with disabilities
Greenland Housing Co-op 12055 Greenland Drive	62	Townhouse	2, 3, & 4		P: 604-270-6250 E: greenlandhousing@yahoo.ca	Families
Heron Court Housing Co-op 3640 No. 5 Road	40	Townhouse	2, 3, & 4		P: 604-274-8743 E: heroncourt@newlifemgt.com	Families
Klahanie Co-op 4340 Steveston Highway	70	Townhouse	2, 3, & 4		P: 604-434-9185x236 E: KL@spicemanagementgroup.com	
Maya Housing Co-operative 10771 Gilbert Road	40	Townhouse	2, 3, & 4		P: 604-271-6224	Families
Meadow Walk Housing Co-op 7460 Moffatt Road	63	Townhouse/ Apartment	1, 2, & 3		P: 604-270-4348 E: meadowwalkmembership@gmail.com	Seniors, Families, Persons with disabilities
Richmond Heights Housing Co-op 12411 Trites Road	67	Townhouse	1, 2, 3, & 4		P: 604-434-9185 E: RH@spicemanagementgroup.com	Seniors, Families, Persons with disabilities
River Mist Co-op 8520 Granville Avenue	44	Townhouse/ Apartment	1, 2, 3, & 4	 	P: 604-270-7208 E: river208@telus.net	Families
River's End Housing Co-op 4080 Garry Street	54	Townhouse/ Apartment	1, 2, 3, & 4	 	P: 604-275-5534 E: riversend@newlife.mgt.com	Seniors, Families
Robert Owen Housing Co-op 12211 Cambie Road	50	Apartment	2, 3, & 4	 	P: 604-270-1483 E: rocoopmembership@gmail.com	Families
Sundune Housing Co-op 8191 General Currie Road	28	Townhouse	2, 3, & 4		E: sundunehousing@yahoo.ca	Families
Sunset Point Housing Co-op 2960 Steveston Highway	48	Townhouse	2, 3, & 4	 	P: 604-271-4904 E: info@sunsetpointcoop.ca	Families
Terra Nova Housing Co-operative 6600 Barnard Drive	73	Townhouse	2, 3, & 4	 	P: 604-271-4904	Families

 Pet friendly  Accessible



Low End Market Rental (LEMR) Units



Example of a development in Richmond with Low-End Market Rental (LEMR) units

Low-End Market Rental (LEMR) units are affordable housing units created through the City of Richmond’s development process and the use of inclusionary zoning. LEMR units are for individuals and families with low to moderate incomes that may not otherwise be able to afford rents at typical market rates. Individuals and couples, including seniors, can apply for studio or 1 bedroom apartments and families with children can apply for 2 or 3 bedroom apartment units.

All LEMR units have set maximum rents and maximum incomes for eligible tenants, which are adjusted annually. When rents and income levels are to be adjusted, the property manager or housing provider will contact LEMR unit tenants to inform them of changes to their rent and changes to maximum income eligibility levels.

How to apply

To apply for a LEMR unit below, contact the property manager directly using the information included under the “Who to Contact to Apply” column. Please note the City of Richmond does not keep a waiting list for LEMR units as LEMR units are not owned or managed by the City.

Name & Address	Total # of Units	Bedroom Type	Who to Contact to Apply	Eligible Tenants
Berkeley House 9233 Odlin Road	13	1 & 2	Richmond Kiwanis Senior Citizens Housing Society Milan Kljajic E: manager@richmondkiwanis.ca	Seniors (at least one tenant must be over 60)
The Calla 10788 No. 5 Road	4	3	Az-Zahraa Housing Society E: info@azhousing.ca	Families
The Camber 7117 Elmbridge Way	6	1 & 2	Minglian Holdings Ltd. Jerry Yu P: 604-620-3598 ext. 8582	Seniors, Families, Singles



Name & Address	Total # of Units	Bedroom Type	Who to Contact to Apply	Eligible Tenants
Camellia at the Gardens 10820 No. 5 Road	19	Studio & 1	Peterson Commercial Oliver Yau E: rentals@petersonbc.com P: 604-359-9287	Seniors, Singles
The Camino 6028 No. 3 Road	5	1 & 2	Minglian Holdings Ltd. Jerry Yu P: 604-620-3598 ext. 8582	Seniors
Cascade City	14	1, 2, & 3	Az-Zahraa Housing Society E: info@azhousing.ca	Seniors, Families, Singles
Central Estates 3233 Ketcheson Road	7	1, 2, & 3	Prompton Real Estate Services Terri Shi E: affordablehousing@prompton.bc.ca	Seniors, Families, Singles
Concord Galleria 8555 Capstan Way	12	1 & 2	Prompton Real Estate Services E: affordablehousing@prompton.bc.ca	Seniors, Families, Singles
Concord Gardens, ARTS units 8833 Hazelbridge Way & 3131 Ketcheson Road	20	1 & 2	Prompton Real Estate Services Terri Shi E: affordablehousing@prompton.bc.ca	Professional Artists
The Dahlia 10780 No. 5 Road	11	Studio, 1, 2, & 3	Az-Zahraa Housing Society E: info@azhousing.ca	Seniors, Families, Singles
Elle 6533 Buswell Street	5	1 & 2	Dorset Realty Kim Schuss P: 604-270-1711 ext. 103	Seniors, Families, Singles
The Emerald 6888 Cooney Road & 8333 Anderson Road	13	1 & 2	Tribe Management Dexter Hoogstins E: Silvia.Hoogstins@tribemgmt.com P: 604-635-5022	Seniors, Families, Singles
Fiorella 3551, 3571, 3591, 3611 and 3631 Sexsmith Road	11	Studio, 1, 2, & 3	More Than A Roof Housing Society https://morethanaroom.org/becoming-a-tenant/	Seniors, Families, Singles
The Grand 5599 Cooney Rd	7	1 & 2	CCM Investment Group Chen Jiang Sheng E: infoccm@ccmgroup.net	Seniors, Families, Singles
Hamilton Village 23281 Gilley Road	3	1	Oris Consulting Jennifer O'Bray E: jennifer@orisconsulting.ca	Seniors, Singles
Harmony 8288 Granville Ave	7	1 & 2	Townline Homes Web Johnson E: Web.Johnson@townline.ca	Seniors, Families, Singles
Kingsley Estates 10388 No. 2 Road	12	3	Sanford Housing Society P: 604-732-5105 ext 5763	Families (min. 3 people & at least one dependent)
Monet by Concord 9019 Cook Road	7	1 & 2	William Liu, Property Manager E: goodcba@hotmail.com P: 604-345-8998	Seniors, Families, Singles
The Nova 6733 Buswell	8	Studio & 1	Sunshine Holdings Jane Liang E: cubic.z@yahoo.com	Seniors, Families, Singles
The Omega 9388 Odlin Road & 9333 Tomicki Avenue	10	1 & 2	Greta Luk (Owner) E: mfluk@hotmail.com Canny Luk (Owner) E: cannyluk@hotmail.com	Seniors, Families, Singles



Name & Address	Total # of Units	Bedroom Type	Who to Contact to Apply	Eligible Tenants
One Park 8071 and 8091 Park Road	21	1, 2, & 3	S.U.C.C.E.S.S. E: dominic.fung@success.bc.ca P: 604-408-7274 x 1063	Families, Seniors
The Ora 6951 Elmbridge Way	20	1 & 2	Onni Group Eric Coquet P: 604-362-5586	Seniors, Families, Singles
Parc Thompson 4300, 4320, 4340 Thompson Road & 4291, 4331, 4431 and 4451 Boundary Road	6	3	Lookout Housing and Health Society E: info@lookoutsociety.ca P: 604-255-0340	Families, Seniors
Park Estates 8988 Patterson Road	17	Studio, 1, 2, & 3	Prompton Real Estate Services Terri Shi E: affordablehousing@prompton.bc.ca	Seniors, Families, Singles
Park Estates II 3300 Ketcheson Road	15	1 & 2	Prompton Real Estate Services Terri Shi E: affordablehousing@prompton.bc.ca	Seniors, Families, Singles
Park Residences Tower A 7399 Murdoch Avenue	22	Studio & 1	Resident Manager P: 604-285-2777	Seniors
Pinnacle Living at Capstan Village 8633/8677 Capstan Way	13	1 & 2	Pinnacle International Jasmina Vujovic P: 604-602-7747 E: tenantervices@pinnacleinternational.ca	Seniors, Families, Singles
Richstone 8620 Railway Ave	3	1 & 3	Property Manager Ajit Thaliwal E: ajitsthalawal@gmail.com	Seniors, Families, Singles
RIVA 5399 Cedarbridge Way	9	1 & 2	Onni Group Eric Coquet P: 604-362-5586	Seniors, Families, Singles
RIVA 3 7008 River Parkway	9	2	Onni Group Eric Coquet P: 604-362-5586	Families
Rivermark Apartments 6968 Pearson Way	31	1, 2, & 3	Catalyst Community Developments Society E: renting@catalystcommdev.org	Seniors, Families, Singles
Saffron Homes 8600 Park Road & 6828 Eckersley Road	21	1 & 3	FirstService Residential Jay Cho E: Jay.cho@fsresidential.com	Seniors, Families, Singles
Sorrento – Pinnacle Living at Capstan Village 8688 Hazelbridge Way & 3333 Sexsmith Road	11	1, 2, & 3	Pinnacle International Jasmina Vujovic P: 604-602-7747 E: tenantervices@pinnacleinternational.ca	Seniors, Families, Singles
Sorrento – Pinnacle Living at Capstan Village, ARTS units 3333 Sexsmith Road, 8628 Hazelbridge Way & 8688 Hazelbridge Way	17	1 & 2	Pinnacle International Jasmina Vujovic P: 604-602-7747 E: tenantervices@pinnacleinternational.ca	Professional Artists
South Estates 8800 Hazelbridge Way	17	1, 2, & 3	Prompton Real Estate Services Terri Shi E: affordablehousing@prompton.bc.ca	Seniors, Families, Singles
Spark 4033 May Drive	6	1 & 2	Re/Max Crest Realty Sean Hu E: SeanHu168@gmail.com	Seniors, Families, Singles
Sterling 9680 Williams Road	6	1 & 3	Sian Group E: msian@sutton.com	Singles, Families



Name & Address	Total # of Units	Bedroom Type	Who to Contact to Apply	Eligible Tenants
Tempo 7688/7708 Alderbridge Way & 5619 Cedarbridge Way	14	1 & 2	Amacon Sabine Bartels-Tolkien P: 604-602-7700	Seniors, Families, Singles
Torino – Pinnacle Living at Capstan Village 8699 Hazelbridge Way	12	1, 2, & 3	Pinnacle International Jasmina Vujovic P: 604-602-7747 E: tenantservices@pinnacleinternational.ca	Seniors, Families, Singles
Trafalgar Square 9551 Alexandra Road	6	Studio, 1 & 2	Richmond Kiwanis Senior Citizens Housing Society Milan Kljajic E: manager@richmondkiwanis.ca	Seniors (at least one tenant must be over 60).
Viewstar Lot A 3331 No. 3 Road & 8199 Capstan Way	41	Studio, 1 & 2	VIEWSTAR NMH Limited Partnership Rental team E: rental@yuanheng.ca	Seniors, Families, Singles
YWCA Moiz & Nadia Place 6320 No. 3 Rd	27	Studio, 1, 2, & 3	YWCA E: YWCA housingapplications@ywcavan.org	Single women, Single mothers with dependent children





BC Housing Rent Supplement Programs

BC Housing develops, manages and administers a wide range of affordable housing options across the province. BC Housing also offers rent supplement programs that provide financial assistance towards rent payments for eligible residents.

How to Apply

Information about eligibility and about the application process can be found on BC Housing’s website at bchousing.org. Details about BC Housing’s programs can be found in the table below.

	Program Description	Eligible Tenant Groups	Information on Eligibility and How to Apply
Shelter Aid for Elderly Renters (SAFER)	Provides eligible seniors with monthly financial assistance to help with their rent payments. Eligible seniors are over the age of 60, reside in British Columbia on a permanent basis, and pay more than 30% of monthly income towards the rent of their home.	Seniors (age 60+)	Apply online, in-person, or by mail. Details on eligibility and application can be found at: bchousing.org
Rental Assistance Program (RAP)	Provides eligible low-income households with monthly assistance with their rent. Families must have a total before-tax household income of \$40,000 or less, were working at some point in the last year, and have at least one dependent child.	Low-income families	Apply online, in-person, or by mail. Details on eligibility and application can be found at: bchousing.org

