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/Home-and-Community-Care
- Seniors Services Society: SeniorsServicesSociety.ca/

For more information about the City of Richmond's Affordable Housing Strategy (2017–2027), visit: richmond.ca/AffordableHousing.

August 2026

Richmond

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/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
Alexandra Court 8911 Westminster Highway	24	Apartment	1		Pathways ClubHouse P: 604-276-8834	Persons with disabilities
Bill Rigby Manor 4100 Chatham Street	40	Apartment	1		BC Indigenous Housing Society P: 604-320-3312	Seniors
Cadence (Atira) City Centre	15	Apartment	Studio & 2		Cadence Atira Angela Dohey 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
Harbour House Steveston	25	Apartment	Studio & 2		Turning Point Housing Society Mae Malixi E: harbourhouse@ turningpointrecovery.com	Women or women with children (second stage housing)
Kiwanis Towers 7388/7378 Gollner Avenue	296	Apartment	1		Kiwanis Senior Citizens Housing Society P: 604-278-7772	Seniors

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
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
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
Ronald S. Roadburg Residences 8660 Westminster Highway	45	Apartment	1 & 2		Tikva Housing P: 778-998-4582	Seniors, Families, Singles, Couples
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

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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
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		E: greenlandhousing@yahoo.ca	Families
Klahanie Co-op 4340 Steveston Highway	70	Townhouse	2, 3, & 4		P: 604-879-5771 E: klh@coho.bc.ca	
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: 604-275-2404 E: richmondheights@newlifemgt.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: sunsetpointhousingcoop@gmail.com	Families
Terra Nova Housing Co-operative 6600 Barnard Drive	73	Townhouse	2, 3, & 4		P: 604-270-1603	Families

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Low End Market Rental (LEMR) Units

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

In large-scale developments, the City commonly requires the inclusion of Low-End Market Rental (LEMR) units. LEMR units are intended to provide affordable housing to those with low to moderate incomes who may not otherwise be able to afford rents at typical market rates. Since 2007, the City has successfully secured hundreds of LEMR units for those in need.

Developments with LEMR units are tied to housing agreements that establish maximum rents and other terms that benefit Richmond residents, such as ensuring equal access to amenities and prohibiting age-based restrictions. Tenant eligibility is most commonly tied to the gross (before-tax) income of the household. Annually, inflationary adjustments are permitted to the rent and income thresholds, as defined in the terms of the housing agreement.

Two distinct frameworks have been used to secure LEMR units. Before 2017, the majority of LEMR units were secured with housing agreements tied to BC Housing's Household Income Limits (HILs). HILs are based on figures established by the Canada Mortgage and Housing Corporation (CMHC) and are intended to reflect the minimum income required to afford appropriate accommodation in the private market; BC Housing publishes its HILs annually.

In 2017, by creating the Affordable Housing Strategy (2017–2027), Council adjusted the LEMR program to ensure rents remain within reach of low-income households. This adjustment resulted in a second income and rent package listed in the City's LEMR Bulletin. The Income Thresholds and Maximum Rental Rates outlined in the Bulletin have been incorporated into affordable housing agreements since 2017 and these rates continue to be used to secure new LEMR units.

How to apply

To apply for a LEMR unit please contact the property manager using the information outlined under "Who to Contact" in the tables below. The City of Richmond does not directly manage LEMR units but staff are happy to assist members of the public in better understanding the limits that may apply to a specific development.

LEMR Units Secured Before 2017

Most LEMR units built before 2017 define tenant eligibility using BC Housing's HILs. Maximum rents within developments that are tied to HILs are set at 30% of the HIL divided by 12 (months). Those looking to access a HILs-based LEMR unit are encouraged to check the most current HIL to determine their eligibility. In 2023, for example, the HIL for a two-bedroom unit was $72,000 and maximum rent was set at $1,800 per month. More information regarding current HIL rates can be found on BC Housing's website (bchousing.org). The City of Richmond uses the "Vancouver" Planning Area HIL rates.

Development Name & Address	No. of Units	Unit Type	Who to Contact	Eligible Tenants
Camelia at the Gardens 10820 No. 5 Road	19	Studio & 1	Peterson Commercial Matt Barkoff E: camellia@petersonbc.com P: 778-229-6941	Seniors, Singles
Central Estates 3233 Ketcheson Road	7	1, 2, & 3	Prompton Real Estate Services E: info@prompton.bc.ca	Seniors, Families, Singles
Concord Gardens, ARTS units 8833 Hazelbridge Way & 3131 Ketcheson Road	20	Studio & 1	Prompton Real Estate Services E: info@prompton.bc.ca	Professional Artists
Elle 6533 Buswell Street	5	1 & 2	Dorset Realty Kim Schuss P: 604-270-1711 ext. 103	Seniors, Families, Singles
Hamilton Village 23233 Gilley Road	3	1	Az-Zahraa Housing Society E: info@azhousing.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 E: info@sanfordhs.ca P: 604-732-5105	Families
Monet by Concord 9019 Cook Road	7	1 & 2	William Liu, Property Manager E: goodcba@hotmail.com P: 604-345-8998	Seniors, Families, Singles
Park Estates 8988 Patterson Road	17	Studio, 1, 2, & 3	Prompton Real Estate Services E: info@prompton.bc.ca	Seniors, Families, Singles
Park Estates II 3300 Ketcheson Road	15	1 & 2	Prompton Real Estate Services E: info@prompton.bc.ca	Seniors, Families, Singles
Pinnacle Living at Capstan Village 8633/8677 Capstan Way	13	1 & 2	Pinnacle International Lambert Ma E: tenantservices@pinnacleinternational.ca P: 604-602-7747 ext. 2020	Seniors, Families, Singles
Prima Tower 6833 Buswell Street	8	1	Alvin Cheung E: Alvin.prima.ca@gmail.com	Seniors, Singles
RIVA 5399 Cedarbridge Way	9	1 & 2	Onni Group Billy Kerasiotis P: 604-764-0744	Seniors, Families, Singles
RIVA 3 7008 River Parkway	9	2	Onni Group Billy Kerasiotis P: 604-764-0744	Families
Rivermark Apartments 6968 Pearson Way	31	1, 2, & 3	Catalyst Community Developments Society E: rivermarkcaretakers@catalystcommdev.org	Seniors, Families, Singles
Saffron Homes 8600 Park Road & 6828 Eckersley Road	21	1 & 3	First Service Residential Jay Cho E: Jay.cho@fsresidential.com	Seniors, Families, Singles

Development Name & Address	No. of Units	Unit Type	Who to Contact	Eligible Tenants
Sorrento – Pinnacle Living at Capstan Village 8688 Hazelbridge Way & 3333 Sexsmith Road	11	1, 2, & 3	Pinnacle International Lambert Ma E: tenantservices@pinnacleinternational.ca P: 604-602-7747 ext. 2020	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 Lambert Ma E: tenantservices@pinnacleinternational.ca P: 604-602-7747 ext. 2020	Professional Artists
South Estates 8800 Hazelbridge Way	17	1, 2, & 3	Prompton Real Estate Services E: info@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
Tempo 7688/7708 Alderbridge Way & 5619 Cedarbridge Way	14	1 & 2	Amacon Phillip Paull Suite 500 – 856 Homer Street Vancouver, BC V6B 2W5	Seniors, Families, Singles
The Calla 10788 No. 5 Road	4	3	Az-Zahraa Housing Society E: info@azhousing.ca	Families
The Dahlia 10780 No. 5 Road	11	Studio, 1, 2, & 3	Az-Zahraa Housing Society E: info@azhousing.ca	Seniors, Families, Singles
The Grand 5599 Cooney Road	7	1 & 2	CCM Investment Group Xin Liu E: xinxin.610@hotmail.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
The Ora 6951 Elmbridge Way	20	1 & 2	Onni Group Billy Kerasiotis P: 604-764-0744	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
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

LEMR Units Secured After 2017

LEMR units secured after 2017 set income thresholds at 10% below BC Housing's 2016 HILs and set maximum rents at 10% below CMHC's 2016 market averages. These rates are outlined in the City's LEMR Bulletin (INFO-60). It is important to note that housing agreements allow for an annual inflationary adjustment to both maximum rents and income thresholds. As a result, the maximum rent rates and income limits listed in the City's LEMR Bulletin may be lower than those currently charged to new and existing LEMR unit tenants.

Development Name & Address	No. of Units	Unit Type	Who to Contact	Eligible Tenants
Berkeley House 9233 Odlin Road	13	1 & 2	Richmond Kiwanis Senior Citizens Housing Society Milan Kljajic E: manager@richmondkiwanis.ca	Seniors
Cascade City	14	1, 2, & 3	Az-Zahraa Housing Society E: info@azhousing.ca	Seniors, Families, Singles
Concord Galleria 8555 Capstan Way	12	1 & 2	Prompton Real Estate Services E: info@prompton.bc.ca	Seniors, Families, Singles
Fiorella 3551, 3571, 3591, 3611 & 3631 Sexsmith Road	11	Studio, 1, 2, & 3	More Than A Roof Housing Society W: morethanaroof.org/becoming-a-tenant/	Seniors, Families, Singles
Milano at Capstan Village 3208 Carscallen Road	41	Studio, 1, 2, & 3	Pinnacle International Lambert Ma E: tenantservices@pinnacleinternational.ca P: 604-602-7747 ext. 2020	Seniors, Families, Singles
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 ext. 1063	Families, Seniors
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
Picasso Galleria 3328 No. 3 Road	17	1, 2, & 3	Prompton Real Estate Services E: info@prompton.bc.ca	Seniors, Families, Singles
Richstone 8620 Railway Avenue	3	1 & 3	Property Manager Ajit Thaliwal E: ajitsthaliwal@gmail.com	Seniors, Families, Singles
Sterling 9680 Williams Road	6	1 & 3	Sian Group E: rick_sian@hotmail.com P: 778-889-7426	Singles, Families
The Camino 6028 No. 3 Road	5	1 & 2	Minglian Holdings Ltd. P: 604-620-3598 ext. 8582	Seniors
The Emerald 6888 Cooney Road & 8333 Anderson Road	13	1 & 2	Tribe Management Steven Deshane E: steven.deshane@tribemgmt.com	Seniors, Families, Singles
Torino – Pinnacle Living at Capstan Village 8699 Hazelbridge Way	12	1, 2, & 3	Pinnacle International Lambert Ma E: tenantservices@pinnacleinternational.ca P: 604-602-7747 ext. 2020	Seniors, Families, Singles
YWCA Moiz & Nadia Place 6320 No. 3 Road	27	Studio, 1, 2, & 3	YWCA E: housingapplications@ywcavan.org	Single women, Single mothers with dependent children

LEMR Units Secured with Specific Housing Agreement Criteria

The following three developments are tied to housing agreement terms that differ slightly from those described above (see notes below).

Development Name & Address	No. of Units	Unit Type	Who to Contact	Eligible Tenants
Cavendish 10188 No 1 Road	6	3	Panatch Family Foundation E: info@panatchgroup.com	Families, Seniors
Richmond Centre 7557 Cst. Jimmy Ng Road	79	Studio, 1,2,& 3	Richmond Kiwanis Senior Citizens Housing Society Application forms available at richmondkiwanis.ca/richmond-centre-tower-g	Seniors, Families
The Camber 7117 Elmbridge Way (see Note 1)	6	1 & 2	Minglian Holdings Ltd. P: 604-620-3598 ext. 8582	Seniors, Families, Singles
The Nova 6733 Buswell (see Note 1)	8	Studio & 1	Sunshine Holdings Jane Liang E: cubic.z@yahoo.com	Seniors, Families, Singles

Note 1: The terms of housing agreements for The Nova and The Camber were secured in 2010. The agreements permit annual adjustments to the Income Threshold at a rate of CPI plus 2% and an increase to maximum rent at a rate of CPI plus 2% or the increase permitted under the Residential Tenancy Act, whichever is lower.

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 $60,000 or less, 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

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