



AFFORDABLE HOUSING GUIDE



Last updated: April 2026

The City of Delta
acknowledges that we are
on the shared, traditional,
ancestral, and unceded
territories of the scə́waθən
(Tsawwassen), xʷməθkʷə́yəm
(Musqueam), and other Coast
Salish Peoples. We extend our
appreciation to these First
Nations for the opportunity
to enjoy this land together.

Table of Contents

1.	Introduction	4
	1.1 About the Guide	
	1.2 Definitions	
	1.3 Disclaimer	
2.	Housing Lists	6
	2.1 Non-Market Rental Housing	
	2.2 Co-operative (Co-op) Housing	
	2.3 Subsidized Assisted Living Housing	
3.	Rental Supports and Other Programs	17
4.	References	20



1. INTRODUCTION

1.1 About the Guide

The City of Delta strives to ensure diverse housing options are available to meet the needs of residents of all income levels. Access to housing supports an inclusive and sustainable community. While the City does not directly manage or operate affordable housing units, it plays an important role in facilitating access to housing information and connecting residents with available resources.

The purpose of this guide is to help individuals and families navigate the range of affordable housing options available in Delta. It provides an overview of different types of housing, including non-market rental, co-operative, and assisted living. In addition, the guide contains information about rental supports and other programs that may assist eligible residents.

-  Ladner (highlighted in yellow)
-  Tsawwassen (highlighted in green)
-  North Delta (highlighted in red)

For each housing type, this guide includes:

- Definitions to clarify key terms;
- Listings of affordable housing options in Delta;
- Information on application processes for each housing type; and
- Contact details for housing providers and support organizations.

For the most current information on availability, applicants are encouraged to contact the specified housing providers directly.



Scan the QR Code to access this guide.



1.2 Definitions

Affordable Housing: The Canada Mortgage and Housing Corporation (CMHC) defines affordable housing as housing that costs less than 30% of a household's gross (before tax) income.

Non-Market Housing: Non-market housing refers to rental housing offered at below-market rates to support low- and moderate-income households. It is typically developed, owned, or operated by non-profit organizations, housing co-operatives, or government agencies, and plays a critical role in meeting community housing needs outside of the private market.

Co-operative (Co-op) Housing: Co-op Housing provides at-cost housing to its members and is controlled by members who vote on decisions. There are generally three key components to co-operatives: 1.) housing remains affordable, 2.) a member's tenure is secure as long as they follow the rules, and 3.) a strong sense of community is fostered. A housing co-operative is incorporated, and all assets are owned by the organization.

Assisted Living: Refers to housing for seniors or people with disabilities who need some support services to continue living independently. Assisted living includes hospitality services (e.g. meals, housekeeping, social and recreational activities) and personal assistance services, such as regular assistance with activities of daily living, medication services or psychosocial supports (referred to as "prescribed services"). This guide includes subsidized assisted living housing only.

1.3 Disclaimer

The information in this guide is provided by the City of Delta for general reference purposes only. While every effort has been made to ensure the accuracy and completeness of the information at the time of publication, details such as program eligibility, application procedures, and other information are subject to change without notice.

The City of Delta does not manage, operate, or endorse any of the affordable, rental, or assisted living providers or programs listed in this guide. Inclusion in this guide does not imply any form of partnership or recommendation by the City.

Individuals are encouraged to contact housing providers or program administrators directly to confirm current information, eligibility requirements, and availability.

The City of Delta is not responsible for any loss, damage, or inconvenience resulting from the use of or reliance on the information contained in this guide.



2. HOUSING LISTS

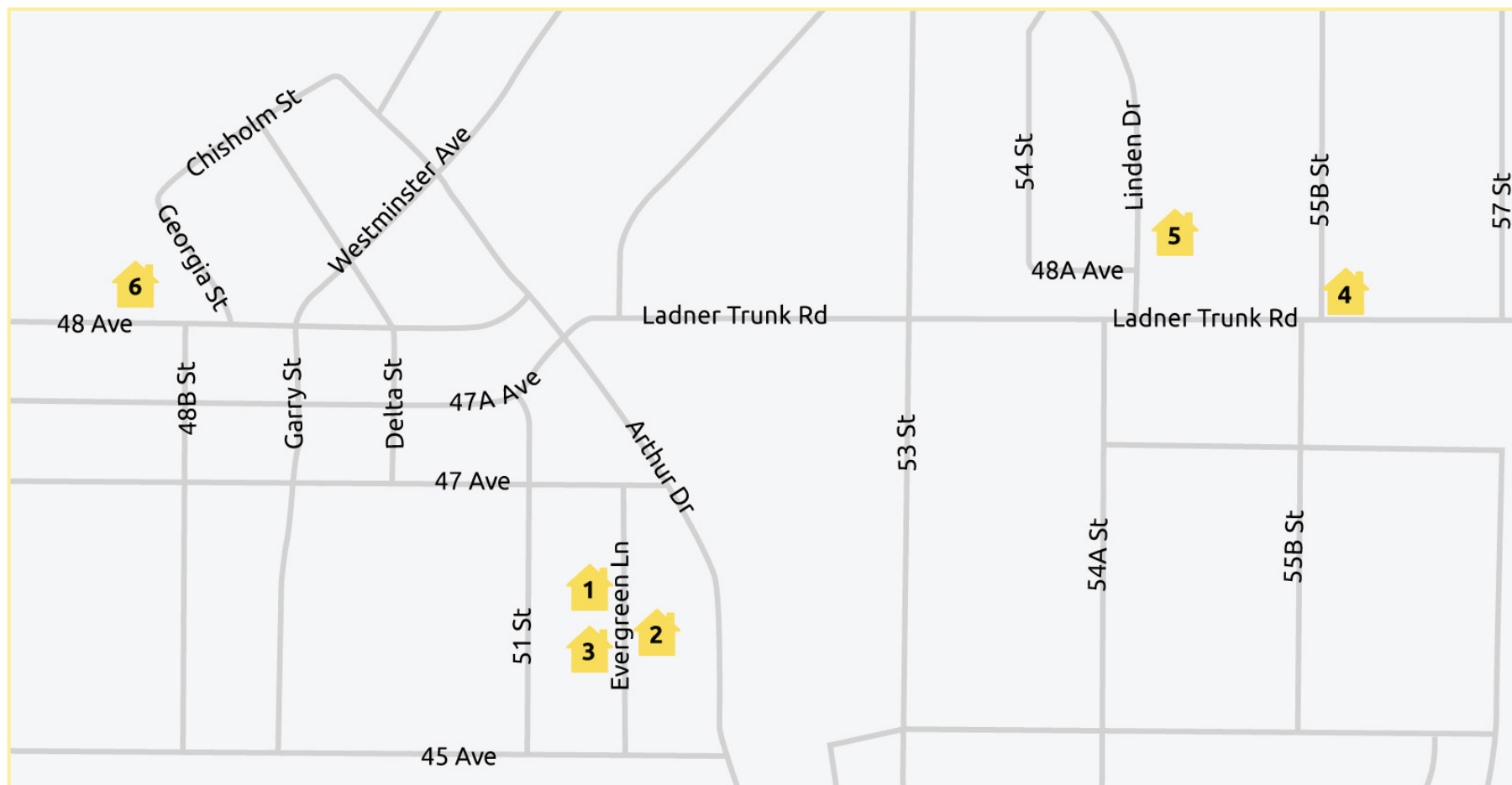
2.1 Non-Market Rental Housing

Non-market, purpose-built rental housing provides long-term, stable homes at rents set below typical market rates, offering more affordable options for individuals and families with low to moderate incomes. In Delta, these developments are typically operated by non-profit housing providers or regional authorities, with support from various government programs to help maintain

reduced rents over time. By keeping rent affordable, these homes enable seniors, working families, and individuals on fixed incomes to remain in the community, close to essential services, schools, and transit. These developments are a vital part of Delta's commitment to fostering affordable, inclusive, and livable neighbourhoods.

NON-MARKET RENTAL HOUSING IN LADNER

	Operator	Location	Contact Information	Housing Type	Total # of Units	Unit Types	Eligibility & Application
1	Affordable Housing Societies	Evergreen Court - 4625 Evergreen Lane	evergreencourt@affordablehousing Societies.ca	Below market rental	130	Studio-1 bedroom	Age Requirement: 55+ Apply online: evergreencourt.ca/application-process
2	Metro Vancouver Housing	Evergreen Downs - 4600 Evergreen Lane	604-451-6645	Below market rental	38	2-3 bedrooms	Apply through BC Housing Registry: bchousing.org/housing-assistance/rental-housing/subsidized-housing
3	Delta Senior Housing Association	Evergreen Plaza - 4603 Evergreen Lane	604-940-2774	Below market rental	138	1-3 bedrooms	Age Requirement: 55+ Apply directly to the building
4	Red Door Housing Society	Ladner Willows - 5625 Ladner Trunk Road	info@rdhs.ca	Below market rental	146	Studio-3 bedrooms	Apply through BC Housing Registry: bchousing.org/housing-assistance/rental-housing/subsidized-housing
5	Metro Vancouver Housing	Lynden Court - 5500 48B Avenue	604-451-6645	Below market rental	51	2-3 bedrooms	Apply through BC Housing Registry: bchousing.org/housing-assistance/rental-housing/subsidized-housing
6	Affordable Housing Societies	Marina Park - 4843 48 Ave	604-946-8288	Non-market rental	50	1 bedroom	Age Requirement: 55+ Phone: 604-946-8288



- 1 Evergreen Court** – 4625 Evergreen Lane 
- 2 Evergreen Downs** – 4600 Evergreen Lane 
- 3 Evergreen Plaza** – 4603 Evergreen Lane (*Completion Target: 2027*)
- 4 Ladner Willows** – 5625 Ladner Trunk Road (*Under construction*)
- 5 Lynden Court** – 5500 48B Avenue 
- 6 Marina Park** – 4843 48 Avenue   

 Wheelchair-accessible

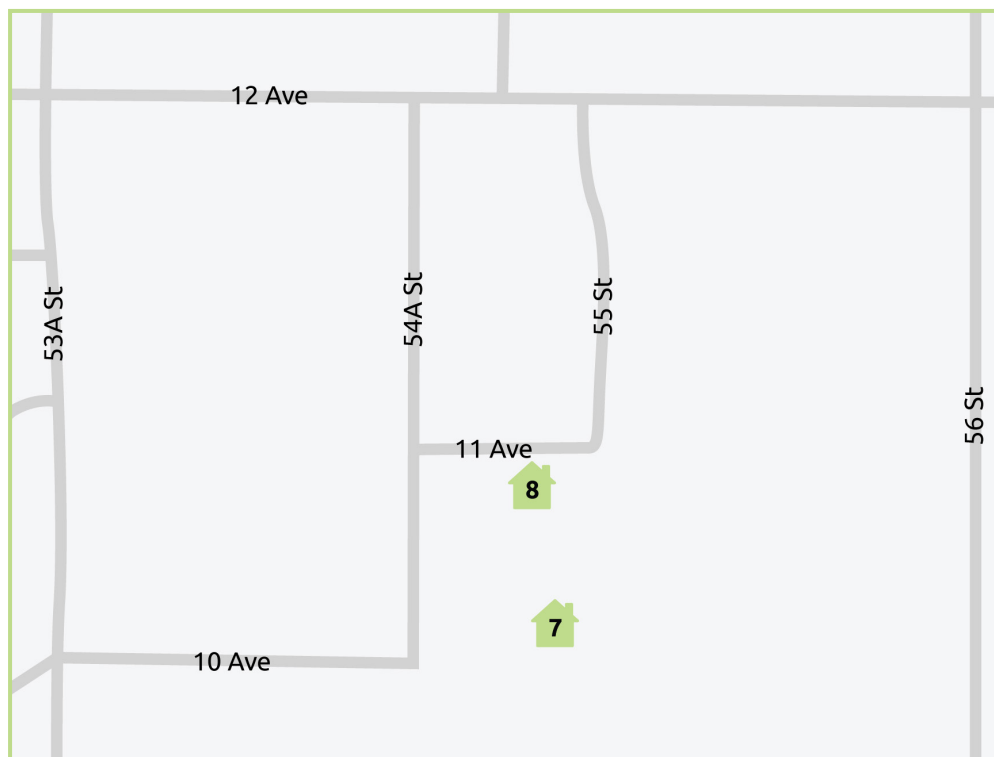
 Pets allowed

 Smoking permitted

Note: Wheelchair-accessible refers to both the building and individual suites.

NON-MARKET RENTAL HOUSING IN TSAWWASSEN

	Operator	Location	Contact Information	Housing Type	Total # of Units	Unit Types	Eligibility & Application
7	KinVillage Association	KinVillage - 1050 54A Street	604-943-0155	Some market units available	Phase 1: 152 Phase 2: 143	1-2 bedrooms	Age Requirement: 55+ Apply for market units: kinvillage.org/market-rental-housing Apply for independent subsidized housing: contact BC Housing (604-433-2218 or 1-800-257-7756)
8	KinVillage Association	Vidal Court - 5492 11 Avenue	604-943-0156	Market rate - 30% of monthly gross income	30	1 bedroom	Age Requirement: 55+ or under 55 with a disability Tenants must be BC residents, have low income as defined annually by BC Housing Apply through BC Housing Registry: bchousing.org/housing-assistance/rental-housing/subsidized-housing



7 KinVillage – 1050 54A Street   (with restrictions)

8 Vidal Court – 5492 11 Avenue 

 **Wheelchair-accessible**

 **Smoking permitted (with restrictions)**

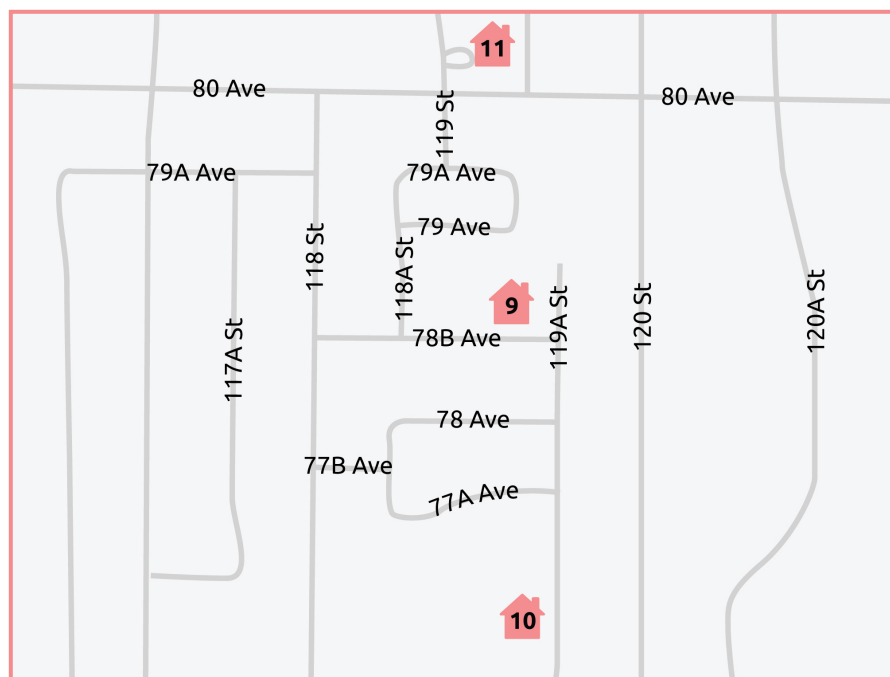
Note: Wheelchair-accessible refers to both the building and individual suites.



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NON-MARKET RENTAL HOUSING IN NORTH DELTA

	Operator	Location	Contact Information	Housing Type	Total # of Units	Unit Types	Eligibility & Application
9	Affordable Housing Societies	Scott Road Lodge - 7666 119 Street	604-596-0066	Subsidized - rent geared to income	42	1 bedroom	Age Requirement: 55+ Tenants must be BC residents Apply through BC Housing Registry: bchousing.org/housing-assistance/rental-housing/subsidized-housing
10	Affordable Housing Societies	Strawberry Hill Manor - 7667 119A Street	604-596-0066	Market rent	48	Studio-1 bedroom	Age Requirement: 55+ Tenants must be BC residents Apply through BC Housing Registry: bchousing.org/housing-assistance/rental-housing/subsidized-housing
11	New Vista Society	White Birch Manor - 11905 80 Avenue	604-521-7764	Subsidized - rent geared to income	48	1 bedroom	Age Requirement: 55+ or under 55 with a disability Tenants must be BC residents, have low income as defined annually by BC Housing Apply through BC Housing Registry: bchousing.org/housing-assistance/rental-housing/subsidized-housing



 **Scott Road Lodge – 7666 119 Street**

 **Strawberry Hill Manor – 7667 119A Street**

 **White Birch Manor – 11905 80 Avenue** 



Wheelchair-accessible

Note: Wheelchair-accessible refers to both the building and individual suites.

BC Housing

[BC Housing](#) is a provincial Crown corporation that helps deliver safe, quality, and affordable housing across British Columbia. Working with local governments, non-profit organizations, and other partners, it provides funding and program support for affordable rental, social, and supportive housing, as well as for homelessness initiatives.

BC Housing also sets and enforces design, construction, and operational standards for the projects it funds, helping ensure housing is well-built, sustainable, and meets provincial requirements.

Tenant Resource and Advisory Centre (TRAC)

[The Tenant Resource and Advisory Centre \(TRAC\)](#) is a non-profit organization based in British Columbia that provides education, legal information, and advocacy to help renters understand and exercise their rights under the Residential Tenancy Act.

Residential Tenancy Branch

The [Residential Tenancy Branch \(RTB\)](#) is the provincial office that administers and enforces the rules under the Residential Tenancy Act (and the related regulations) in British Columbia.

It provides information, forms, and a formal dispute resolution process for both tenants and landlords, helping ensure that residential rentals operate fairly under the law.

Metro Vancouver Housing Corporation

[Metro Vancouver Housing Corporation \(MVHC\)](#) provides and manages affordable rental housing across the region, including in Delta.

MVHC homes are designed for low- to moderate-income individuals, seniors, families, and people with disabilities, offering safe, well-maintained housing close to transit, services, and community amenities.



2.2 Co-operative (Co-op) Housing

In the City of Delta, there are five non-profit housing co-ops that operate at cost, meaning there is no private landlord making a profit. Instead, the members collectively own the co-op's assets and work together to manage and govern their co-op community.

To become a member, an individual must be invited to purchase shares in the co-op, which grants them the right to live in one of the co-op's homes and to participate in its governance. Members also have the responsibility of following the co-op's rules and policies and contributing to the co-op's ongoing viability. While the level of participation may vary between co-ops, all maintain lower housing costs through members' involvement in daily operations.

As of the end of 2025, four of Delta's co-ops have agreements with the government to assist low-income households, which helps preserve the social and economic diversity of their communities.

In British Columbia, co-ops are non-profit organizations governed by the [Co-operative Association Act](#).

For more information about the requirements of individual co-ops, visit the Co-operative Housing Federation of BC website at chf.bc.ca.



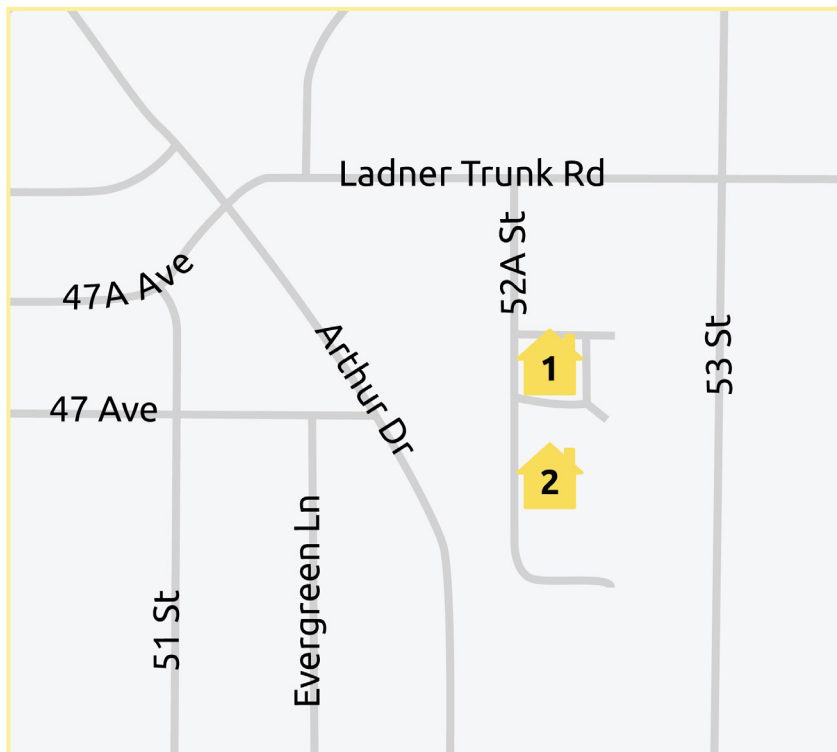
Cougar Canyon Co-op



Arland Mews Co-op

CO-OP HOUSING IN LADNER

	Location	Contact Information	Housing Type	Total # of Units	Unit Types	Eligibility & Application
1	Harbour Manor Housing Cooperative - 4720 52A Street	harbourmanormrc@gmail.com	Market rental; Co-operative housing	44	2-4 bedrooms	No age requirement Apply at Membership Committee: 39- 4660 52A Street, Delta
2	Mariner Cove Housing Cooperative - 4660 52A Street	marinercovecoop.ca	Below market rental; Co-operative housing	38	2-4 bedrooms	No age requirement marinercovecoop.ca



1 Harbour Manor Housing Cooperative 
– 4720 52A Street

2 Mariner Cove Housing Cooperative 
– 4660 52A Street

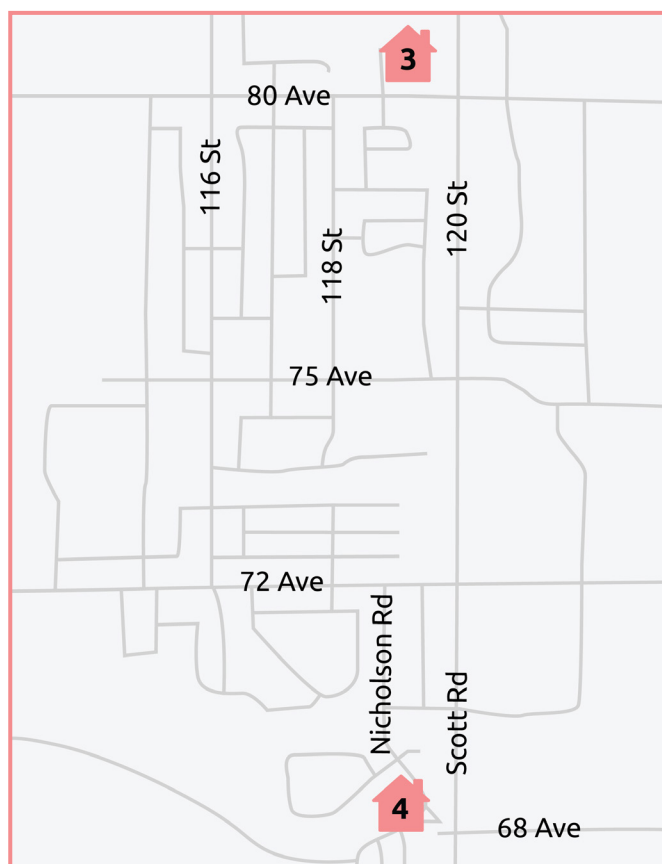
 (2 units are wheelchair-accessible)

 Wheelchair-accessible

 Pets allowed

CO-OP HOUSING IN NORTH DELTA

	Location	Contact Information	Housing Type	Total # of Units	Unit Types	Eligibility & Application
3	Arland Mews Co-op - 11865 80 Avenue	arlandmews@gmail.com	Below market rental; Co-operative housing	44	2-4 bedrooms	No age requirement Apply at: arlandmews.weebly.com/apply.html
4	Cougar Canyon Co-op - 6800 - 6846 Nicholson Road	admin@cougarcanyoncoop.com	Below market rental; Co-operative housing	18	2-3 bedrooms	No age requirement



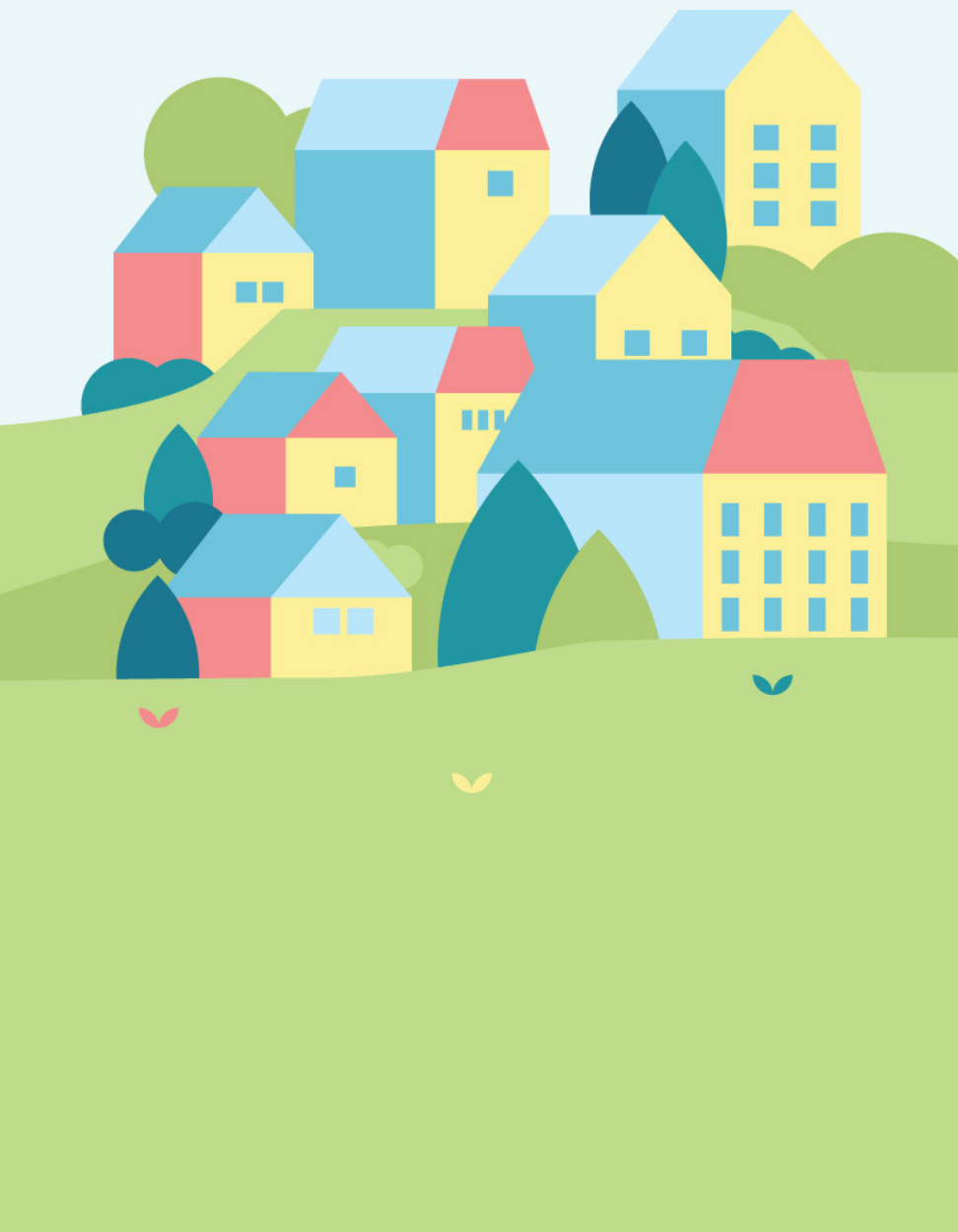
3 Arland Mews Co-op 
- 11865 80 Avenue

4 Cougar Canyon Co-op 
- 6800 - 6846 Nicholson Road

 **Pets allowed**



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2.3 Subsidized Assisted Living Housing

Assisted living in Delta provides safe, supportive housing for seniors and other eligible applicants who can live independently but need some help with daily activities. Offered through Fraser Health in partnership with BC Housing and non-profit or private providers, subsidized assisted living includes housing units, meals, weekly housekeeping and laundry, social activities, and 24-hour emergency response.

There are two assisted living facilities in Delta: Augustine House and the Residences at KinVillage, designed for residents with low to moderate incomes; these homes offer a balance of independence and support in a welcoming, community-based setting. View more than 30 assisted living locations on the [Fraser Health website](#).

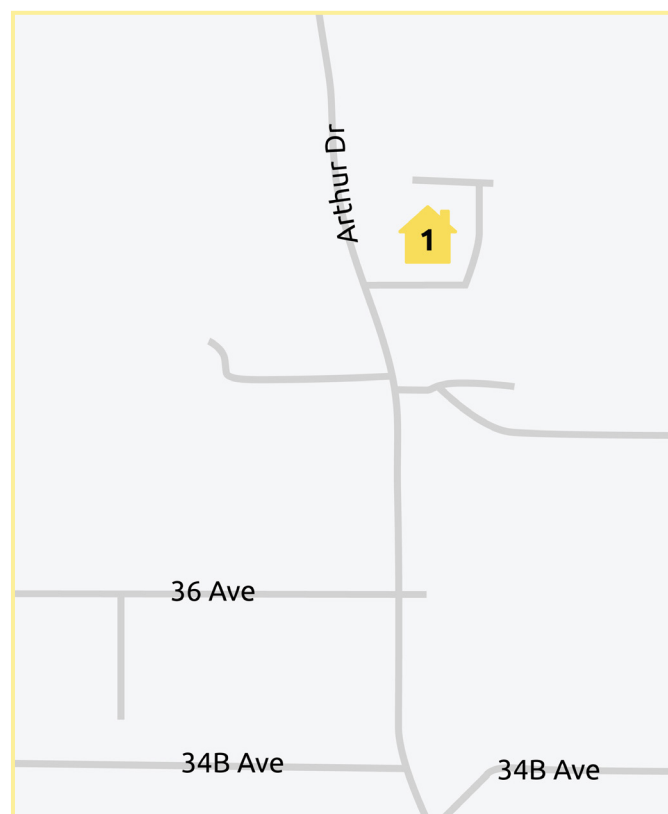
Better At Home Program

Better at Home is a province-wide program funded by the Government of BC and managed by the United Way British Columbia to help seniors remain independent and connected to their community.

In Delta, the program is delivered by Deltassist for residents aged 65 and older, offering non-medical home support services that help seniors age in place with dignity. Visit [Deltassist's website](#) for more information.

ASSISTED LIVING IN LADNER

	Location	Contact Information	Housing Type	Total # of Units	Unit Types	Eligibility & Application	Other Details
1	Augustine House (program through Fraser Health) - 3820 Arthur Drive	604-940-6005	Assisted Living and Long-term Care	20	Studio	Contact Fraser Health at 1-855-412-2121. A Case Manager will be assigned and assess applicant eligibility.	Age Requirement: 55+ Wheelchair accessible Costs include 70% Taxable income for assisted living and 80% of taxable income for long-term care *Note: Augustine House offers additional suites for private pay.



Augustine House – 3820 Arthur Drive

 **Wheelchair-accessible**

Note: Wheelchair-accessible refers to both the building and individual suites.



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ASSISTED LIVING IN TSAWWASSEN

	Location	Contact Information	Housing Type	Total # of Units	Unit Types	Eligibility & Application	Other Details
2	KinVillage (program through Fraser Health) - 1050 54A Street	604-943-0155	Assisted Living and Long-term Care	68	1-bedroom	Contact Fraser Health at 1-855-412-2121. A Case Manager will be assigned and assess applicant eligibility.	Age Requirement: 55+ or older adult with disability Wheelchair accessible, but electric wheelchairs not permitted.



**KinVillage – 1050 54A Street**

 *(electric wheelchairs not permitted)*

**Wheelchair-accessible**

Note: Wheelchair-accessible refers to both the building and individual suites.

3. RENTAL SUPPORTS AND OTHER PROGRAMS

There are several programs available to help individuals and families in Delta make their rent more affordable. These supports are offered through BC Housing and community organizations, and can help with monthly rent, emergency rent payments, or temporary housing needs.

Rent Subsidy Programs (Rent Assistance)

Rent subsidies (also known as rent assistance or rent supplements) help low-income renters pay their rent in the private market. BC Housing offers the following programs:

- **Shelter Aid for Elderly Renters (SAFER):** Provides a monthly rent supplement to eligible seniors aged 60 and over who pay more than 30% of their income toward rent.
- **Rental Assistance Program (RAP):** Offers a monthly rent supplement to working families with children earning a combined before-tax income of \$60,000 or less.
- **Canada-BC Housing Benefit (CBCHB):** Helps make rent more affordable for renters who don't qualify for RAP or SAFER. There's no direct application—BC Housing selects eligible renters from its Housing Registry.

Rent Bank in Delta

Rent Banks offer **short-term, interest-free loans** and support to renters who are struggling to pay rent or utilities due to a temporary financial crisis.

- **BC Rent Bank** – administered by Chimo Community Services: Serves South Delta (Ladner and Tsawwassen).



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Housing Supports for People with Disabilities

BC Housing

BC Housing works in partnership with and provides funding for subsidized housing options that include on-site or visiting supports:

- [Independent Living BC \(ILBC\)](#): Affordable apartments with light supports for adults with disabilities who can live independently.
- [Supportive Housing](#): Subsidized units with integrated supports to help residents maintain housing stability and community connections.

Delta Housing Be Mine Society (DHBMS)

[DHBMS](#) is a Delta-based non-profit focused on advocacy, education, and partnership-building to increase housing options for adults with intellectual disabilities. DHBMS maintains a Housing Interest Registry, documents unmet need, and works collaboratively with government, developers, and community partners to advance inclusive housing solutions in Delta.

Kyndred Community Living Society

[Kyndred](#) provides staffed residential homes, supported apartment living, and home-sharing programs for individuals with developmental disabilities in Delta. Housing is combined with individualized supports funded through Community Living BC.

The Right Fit Program

[The Right Fit Program](#) is a BC initiative that connects people with disabilities to accessible (wheelchair users) and affordable housing. It matches individuals with homes that meet their mobility needs while helping landlords fill accessible units. Through collaboration between housing providers and community partners, the program promotes inclusive housing and supports greater independence for people with disabilities.

Indigenous Housing Supports

BC Indigenous Housing Society

The [BC Indigenous Housing Society \(BCIHS\)](#) provides affordable rental housing for Indigenous individuals and families living off-reserve. BCIHS offers stable homes in urban communities and supports Indigenous people in building safe, healthy lives.

Aboriginal Housing Management Association

The [Aboriginal Housing Management Association \(AHMA\)](#) supports Indigenous housing organizations across BC. While AHMA does not directly own or rent housing, it supports and funds a network of Indigenous housing providers whose member societies provide affordable homes and services for Indigenous people living off-reserve in BC. AHMA's members manage housing units and offer culturally safe, affordable homes.

Homelessness Prevention Supports

Homeless Prevention Program

[Homeless Prevention Program \(HPP\)](#) provides rent supplements and support services for people at risk of homelessness, helping them secure and maintain rental housing in the private market. For residents of Delta, HPP is administered by Chimo Community Services.

Transition House

Delta's Azure Place offers a safe, temporary shelter for women and families fleeing violence. These homes provide 24/7 support, including safety planning, emotional support, and referrals to long-term housing and community resources.

Azure Place is administered by W.I.N.G.S. Fellowship Ministries (Women in Need Gaining Strength). Azure Place can be reached at 604-957-1556.

Shelters

For emergency shelter in Delta or other communities, visit bc211.ca for an up-to-date list of available shelters across BC, including those in Delta and nearby communities. Individuals seeking shelter can also call or text 2-1-1 anytime to connect with shelter information and local support services.

Transitional Housing

[Transitional Housing and Second Stage Transitional Housing](#) provide short- and medium-term support for individuals and families moving from crisis to stability.

Transitional Housing typically offers safe, temporary accommodation typically for 30 days and focuses on immediate needs such as safety, stabilization, and access to essential supports.

Second Stage Transitional Housing extends that support for a longer period, usually 6 months to 18 months, helping residents rebuild independence, access counselling or employment programs, and secure permanent housing. Together, these stages form a vital pathway from crisis to long-term stability and self-sufficiency.

4. REFERENCES

Aboriginal Housing Management Association: ahma-bc.org

BC Housing: bchousing.org

BC Indigenous Housing Society: bcihs.ca

Better at Home: betterathome.ca

Canada Mortgage and Housing Corporation: cmhc-schl.gc.ca

Chimo Community Services: chimoservices.com/housing/bc-rent-bank

Co-op Housing Federation: chf.bc.ca

Delta Housing Be Mine Society: deltahbms.com

Fraser Health Authority: fraserhealth.ca/Service-Directory/Services/ltc-al/assisted-living

Kyndred Community Living Society: kyndredsociety.ca/service/inclusive-living

Residential Tenancy Branch: <https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/about-us>

Tenant Resource & Advisory Centre: tenants.bc.ca

The Province of British Columbia: <https://www2.gov.bc.ca/gov/content/housing-tenancy/affordable-and-social-housing/housing-glossary>

The Right Fit: therightfitbc.org



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North
Delta



Ladner



Musqueam
Indian Band
IR No.4

Tsawwassen
First Nation

Tsawwassen



Delta



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