

Details about the Harris Road Housing Co-operative

About us

Harris Road Co-op was built in 1981, and consists of 90 two and three bedroom two story town houses in beautiful Pitt Meadows. We are just around the corner from buses and the West Coast Express, and shopping areas of Port Coquitlam and Maple Ridge are just minutes away. Parents have the choice of four Elementary schools (one French Immersion), and the High school is within walking distance. We are a family oriented complex with a multi-purpose court and a landscaped park area with convenient walkways.

Unit information

Townhouse Type (all 2 story)	Approx. Size	Monthly Housing Charge
2 Bdrm (1 bath)	1030 sq. ft.	\$1471.00 (max)*
3 Bdrm (1½ bath)	1301 sq. ft.	\$1605 .00 (max)*

Listed housing charges are correct at time of writing may change without notice; please verify when applying. This does not include utilities, cable or telephone. Housing charges increase every August. There is no subsidy currently available.

Features:

- 30 inch stove
- frost free refrigerator
- individual gas furnace and gas hot water tank
- thermal glass windows throughout
- carpeting and vinyl plank flooring throughout
- individual carports
- sliding glass doors to private patios and backyards
- laundry hook ups

Additionally, the Co-Op has undergone extensive refurbishments and renovations. All domestic water pipes, roofs, windows, furnaces, tub surrounds, and vinyl siding were replaced in 2010. As of 2023 we have done a complex-wide renovation on all units, which includes new kitchens, bathrooms, flooring, doors, electrical, lighting, and fences.

Membership Requirements

Co-op members form a community that is an alternative to renting or home owning, but gives members the pride of ownership through self-management. It is open to all people with different incomes and backgrounds. Members elect a board of nine directors, who manage and make decisions for the Co-op. The board is assisted by working committees, which help carry out and enforce the policies of the Co-op. These policies are put in place by majority vote of the members in the Co-op.

Participating develops a team spirit and communal pride. Through the Co-operative attitude we make new friends, help each other maintain the atmosphere we want to live in, and develop a happy and healthy community for all of us.

1. Each house is allowed **two** pets (cat, dog or rabbit; as per the pet policies)
2. Share purchase is \$2500 for 2 Bdrm, and \$3500 for 3 Bdrm, and is required 15 days prior to move in.
3. IN ADDITION TO ATTENDING THE GENERAL MEETINGS, MEMBERS OF HARRIS ROAD CO-OP ARE REQUIRED TO PARTICIPATE WITH THE COMPLEX BOARD OF DIRECTORS, CLEANING, MAINTENANCE, OR ONE OF THE VARIOUS COMMITTEES FOR A MINIMUM OF FOUR 4 HOURS PER MONTH.



Waitlist & Application Process

Waitlist Requirements:

1. The length of time on the waitlist is dependent on housing availability
2. Unit capacity is determined by the Co-Op's policies:
 - 2-bedroom units are permitted to have between 1-4 people residing within, on a full time basis
 - 3-bedroom units are permitted to have between 2-6 people residing within, on a full time basis
 - **MCFD requirements are to be abided by as well, meaning children over the age of 5 may not share a bedroom with a child of the opposite (of different) gender**
3. The waitlist is only opened when there are more than 3 spaces to be filled
 - All persons applying to be on the waitlist must provide a credit check and a copy of the previous year's tax return to verify income
4. Submissions to the waitlist will be kept on file for approximately six months only, at which time you will be contacted by email to ask whether you want to remain on the waitlist. If you do not reply to that email within one week, you will be removed
5. You will not be permitted to reapply to the waitlist if you have already failed screening, or been removed from the list in the past

Application Process:

6. When a unit becomes available, those at the top of the waitlist will be required to submit the full application.
7. The application process will require:
 - A non-refundable processing fee of \$25.00 (by cheque or money order only),
 - 3 consecutive pay stubs for anyone over 19 years of age,
 - A credit check for both the primary and associate member applicants, and
 - A current criminal record check for all unit residents over 18 years of age, at your own cost
8. If these requirements are passed, then all applicants are required to attend a compatibility interview
9. Only those accepted as prospective members will be contacted
10. If you are approved for membership, and you accept the unit, a \$200 non-refundable deposit is required. This amount comes off your share purchase, according to the size unit you have accepted
11. If you have accepted a unit, regardless of whether it is a 2-bedroom or 3-bedroom unit, any requests to transfer to another unit will not be approved by the Board of Directors for at least the first 12 months of your membership, and even then will be subject to the Co-Op's internal transfer policy.

Please note that the complex address for the resident units is 19250 119 Ave. Unit number and postal codes will be given at time of unit viewing and acceptance.