



2011 Housing Income Limits (HILs)

Housing Income Limits 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. The size of unit required by a household is governed by federal/provincial occupancy standards.

The HILs are generally updated every 3 years.

Planing Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Lower Mainland					
Abbotsford	\$23,500	\$27,000	\$33,500	\$44,000	\$47,000
Chilliwack	\$21,000	\$26,000	\$32,500	\$39,500	\$42,000
Hope	\$19,500	\$23,500	\$27,500	\$34,000	\$37,000
Powell River	\$19,250	\$23,100	\$29,150	\$31,500	\$34,000
Squamish	\$22,000	\$30,800	\$35,750	\$40,700	\$44,000
Sunshine Coast	\$21,450	\$26,950	\$33,000	\$36,850	\$40,700
Vancouver	\$32,500	\$36,300	\$44,500	\$53,900	\$56,400
Non-Market Areas	N/A	\$52,800	\$59,400	\$68,200	\$73,700

Planing Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Southern BC					
Ashcroft/Cache Creek	\$17,500	\$19,800	\$24,200	\$28,600	\$31,900
Castlegar	\$18,500	\$22,000	\$27,500	\$32,000	\$34,500
Cranbrook	\$18,150	\$23,000	\$28,600	\$32,000	\$34,500
Creston	\$19,000	\$22,500	\$26,400	\$29,700	\$32,450
Elk Valley	\$17,000	\$21,000	\$26,400	\$28,600	\$31,350
Golden	\$19,250	\$24,000	\$30,250	\$33,000	\$36,300
Grand Forks	\$17,000	\$21,000	\$27,000	\$28,600	\$31,900
Kamloops	\$24,200	\$28,600	\$35,200	\$40,700	\$45,650
Kelowna	\$25,000	\$30,000	\$37,500	\$45,000	\$48,000
Kimberley	\$17,500	\$20,900	\$25,500	\$30,000	\$32,500
Merritt	\$19,000	\$21,450	\$26,000	\$33,000	\$36,500
Nelson	\$20,900	\$25,000	\$31,000	\$36,000	\$38,500
Oliver/Osoyoos	\$18,150	\$23,100	\$26,950	\$30,800	\$34,100
Penticton	\$22,000	\$26,400	\$31,900	\$40,000	\$43,000
Princeton	\$17,000	\$20,000	\$23,500	\$27,000	\$33,000
Revelstoke	\$17,600	\$23,650	\$29,150	\$29,700	\$32,450
Salmon Arm	\$19,000	\$25,300	\$32,450	\$34,650	\$38,000
Trail	\$16,000	\$19,800	\$24,500	\$29,000	\$31,500
Vernon	\$21,000	\$27,000	\$33,550	\$36,850	\$41,000
Non-Market Areas	N/A	\$51,700	\$58,300	\$67,100	\$71,500



Planing Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Vancouver Island					
Campbell River	\$19,000	\$25,000	\$30,000	\$36,300	\$40,000
Courtenay - Comox	\$19,800	\$26,400	\$32,000	\$38,000	\$41,000
Duncan - N. Cowichan	\$20,000	\$24,000	\$29,000	\$38,000	\$41,500
Nanaimo	\$21,450	\$27,000	\$34,000	\$38,500	\$41,500
Parksville - Qualicum	\$21,450	\$26,500	\$30,000	\$37,000	\$41,000
Port Alberni	\$18,000	\$21,000	\$27,500	\$32,450	\$35,000
Port Hardy	\$17,000	\$21,000	\$27,000	\$30,800	\$34,100
Victoria	\$27,000	\$32,450	\$40,500	\$53,500	\$55,550
Non-Market Areas	N/A	\$51,700	\$58,300	\$67,100	\$71,550

Planing Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Northern BC					
Chetwynd	\$23,000	\$28,000	\$32,500	\$38,500	\$43,000
Dawson Creek	\$25,300	\$31,000	\$37,400	\$45,000	\$49,500
Fort St. John	\$25,000	\$31,000	\$38,500	\$46,000	\$51,500
Houston	\$17,000	\$19,500	\$24,000	\$28,000	\$30,000
Kitimat	\$17,500	\$20,000	\$24,500	\$28,600	\$31,000
Mackenzie	\$24,000	\$30,000	\$34,100	\$34,650	\$35,000
Prince George	\$22,000	\$26,000	\$30,000	\$36,000	\$40,000
Prince Rupert	\$18,500	\$23,000	\$30,250	\$33,550	\$37,400
Quesnel	\$16,500	\$22,000	\$26,950	\$32,450	\$35,500
Smithers	\$19,500	\$22,500	\$28,000	\$32,500	\$35,200
Terrace	\$19,500	\$23,500	\$29,000	\$32,450	\$35,000
Vanderhoof	\$19,800	\$24,200	\$28,050	\$31,900	\$35,200
Williams Lake	\$20,000	\$24,200	\$30,250	\$36,300	\$38,500
Non-Market Areas	N/A	\$44,000	\$50,600	\$60,500	\$66,000

Occupancy Standards

1. There shall be no more than 2 or less than 1 person per bedroom.
2. Spouses and couples share a bedroom.
3. Parents do not share a bedroom with children
4. Dependants aged 18 or more do not share a bedroom.
5. Dependants aged 5 or more of opposite sex do not share a bedroom.