



2003 Core Need Income Thresholds (CNITS)

Core Need Income Thresholds represent the income required to pay the average market rent for an appropriate 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. (See below.)

Planning Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Lower Mainland					
Abbotsford	\$19,000	\$23,500	\$29,000	\$34,500	\$38,000
Chilliwack	\$17,500	\$22,000	\$28,500	\$31,500	\$34,500
Hope	\$18,500	\$22,000	\$26,000	\$31,000	\$33,500
Powell River	\$16,500	\$19,500	\$24,500	\$28,000	\$31,000
Squamish	\$17,500	\$23,000	\$28,000	\$32,000	\$35,000
Sunshine Coast	\$18,000	\$23,500	\$27,500	\$30,000	\$33,000
Vancouver	\$27,500	\$31,000	\$37,500	\$44,000	\$48,500
Non-Market Areas	N/A	\$40,000	\$43,000	\$50,000	\$56,000

Planning Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Southern BC					
Ashcroft/Cache Creek	\$14,500	\$18,000	\$22,000	\$26,000	\$28,500
Castlegar	\$18,000	\$22,000	\$25,500	\$30,500	\$33,500
Cranbrook	\$15,000	\$19,500	\$24,000	\$29,000	\$32,000
Creston	\$16,000	\$20,000	\$24,000	\$26,500	\$29,000
Elk Valley	\$14,500	\$18,000	\$22,000	\$26,000	\$28,500
Golden	\$15,000	\$18,000	\$24,000	\$28,500	\$31,500
Grand Forks	\$15,500	\$18,500	\$22,000	\$26,000	\$28,500
Kamloops	\$19,000	\$21,500	\$27,500	\$33,000	\$36,000
Kelowna	\$20,500	\$23,500	\$29,500	\$33,000	\$36,500
Kimberley	\$16,000	\$18,000	\$22,000	\$27,000	\$29,500
Merritt	\$14,500	\$18,000	\$22,000	\$26,000	\$28,500
Nelson	\$17,000	\$20,500	\$27,500	\$29,000	\$31,500
Oliver/Osoyoos	\$15,000	\$18,500	\$22,500	\$27,000	\$29,500
Penticton	\$16,500	\$20,500	\$24,500	\$29,500	\$32,500
Princeton	\$14,500	\$18,000	\$22,000	\$26,000	\$28,500
Revelstoke	\$14,500	\$18,500	\$22,500	\$26,000	\$28,500
Salmon Arm	\$16,500	\$21,500	\$26,000	\$31,000	\$34,000
Trail	\$14,500	\$18,000	\$22,000	\$27,000	\$29,500
Vernon	\$17,000	\$21,500	\$25,500	\$28,500	\$32,000

Non-Market Areas	N/A	\$40,000	\$43,000	\$50,000	\$56,000
Planning Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Vancouver Island					
Campbell River	\$16,500	\$21,000	\$24,000	\$28,000	\$31,000
Courtenay - Comox	\$16,000	\$21,000	\$24,000	\$31,000	\$34,000
Duncan - N. Cowichan	\$17,500	\$21,000	\$24,500	\$33,000	\$36,500
Nanaimo	\$18,000	\$23,000	\$26,500	\$33,000	\$36,500
Parksville - Qualicum	\$19,000	\$22,500	\$27,500	\$31,000	\$34,000
Port Alberni	\$15,500	\$21,000	\$24,000	\$28,000	\$31,000
Port Hardy	\$15,500	\$21,000	\$24,000	\$28,000	\$31,000
Victoria	\$22,000	\$25,500	\$32,000	\$41,500	\$45,500
Non-Market Areas	N/A	\$40,000	\$43,000	\$51,000	\$57,000
Planning Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Northern BC					
Chetwynd	\$17,500	\$19,000	\$22,500	\$27,500	\$30,000
Dawson Creek	\$17,500	\$19,500	\$24,000	\$28,000	\$31,000
Fort St. John	\$19,500	\$24,500	\$29,500	\$37,500	\$41,000
Houston	\$16,500	\$19,000	\$22,500	\$26,000	\$28,500
Kitimat	\$17,500	\$19,500	\$22,500	\$26,000	\$29,000
Mackenzie	\$20,000	\$23,500	\$25,500	\$30,500	\$33,500
Prince George	\$17,500	\$21,500	\$24,500	\$27,000	\$30,000
Prince Rupert	\$16,500	\$20,500	\$23,500	\$27,000	\$30,000
Quesnel	\$16,500	\$19,000	\$22,500	\$26,000	\$28,000
Smithers	\$19,500	\$21,500	\$26,000	\$29,500	\$32,500
Taylor	\$20,500	\$24,000	\$26,000	\$30,500	\$33,500
Terrace	\$19,500	\$22,000	\$25,500	\$29,500	\$32,000
Vanderhoof	\$17,000	\$20,500	\$24,000	\$28,000	\$31,000
Williams Lake	\$16,500	\$19,500	\$24,500	\$28,500	\$31,500
Non-Market Areas	N/A	\$31,000	\$34,000	\$42,000	\$48,000

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