

2017 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.

| Planning Area | Bach | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4+ Bdrm |
|-----------------------|----------|----------|----------|----------|----------|
| Lower Mainland | | | | | |
| Abbotsford | \$27,000 | \$31,500 | \$38,500 | \$63,000 | \$73,500 |
| Chilliwack | \$23,000 | \$28,500 | \$37,500 | \$44,500 | \$52,000 |
| Hope | \$23,000 | \$27,000 | \$33,000 | \$39,500 | \$46,000 |
| Powell River | \$28,000 | \$31,000 | \$33,000 | \$37,000 | \$43,000 |
| Squamish | \$37,000 | \$41,500 | \$42,500 | \$55,500 | \$65,000 |
| Sunshine Coast | \$30,500 | \$36,000 | \$39,000 | \$45,500 | \$53,000 |
| Vancouver | \$40,000 | \$45,000 | \$55,500 | \$66,500 | \$77,000 |
| Non-Market Areas | N/A | \$70,000 | \$79,000 | \$84,500 | \$90,500 |

| Planning Area | Bach | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4+ Bdrm |
|----------------------|----------|----------|----------|----------|----------|
| Southern BC | | | | | |
| Ashcroft/Cache Creek | \$24,000 | \$25,500 | \$30,000 | \$36,500 | \$42,500 |
| Castlegar | \$26,500 | \$28,500 | \$33,500 | \$40,500 | \$47,000 |
| Cranbrook | \$26,000 | \$29,000 | \$35,500 | \$44,000 | \$51,000 |
| Creston | \$22,000 | \$26,000 | \$32,000 | \$37,000 | \$41,000 |
| Elk Valley | \$29,000 | \$31,000 | \$34,500 | \$46,000 | \$53,000 |
| Golden | \$25,500 | \$28,000 | \$35,000 | \$41,000 | \$47,500 |
| Grand Forks | \$22,000 | \$24,000 | \$30,500 | \$37,000 | \$43,000 |
| Kamloops | \$31,000 | \$35,000 | \$41,000 | \$52,000 | \$60,500 |
| Kelowna | \$30,500 | \$36,000 | \$45,000 | \$53,000 | \$58,000 |
| Kimberley | \$20,000 | \$26,000 | \$30,500 | \$35,000 | \$40,000 |
| Merritt | \$25,000 | \$27,000 | \$32,000 | \$39,000 | \$45,000 |
| Nelson | \$25,500 | \$31,000 | \$35,500 | \$47,000 | \$54,000 |
| Oliver/Osoyoos | \$26,500 | \$29,000 | \$35,500 | \$43,000 | \$50,000 |
| Penticton | \$27,000 | \$32,000 | \$38,500 | \$50,500 | \$58,500 |
| Princeton | \$22,000 | \$26,500 | \$30,000 | \$35,500 | \$39,000 |
| Revelstoke | \$35,500 | \$39,000 | \$41,500 | \$45,500 | \$52,500 |
| Salmon Arm | \$24,000 | \$30,000 | \$37,000 | \$45,000 | \$52,000 |
| Trail | \$19,500 | \$26,000 | \$31,500 | \$41,500 | \$48,000 |
| Vernon | \$23,500 | \$31,500 | \$38,500 | \$44,500 | \$51,500 |
| Non-Market Areas | N/A | \$53,000 | \$61,000 | \$67,500 | \$73,000 |

| Planning Area | Bach | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4+ Bdrm |
|-------------------------|-------------|---------------|---------------|---------------|----------------|
| Vancouver Island | | | | | |
| Campbell River | \$26,000 | \$31,000 | \$36,000 | \$52,000 | \$60,500 |
| Courtenay-Comox | \$23,500 | \$30,500 | \$38,000 | \$47,000 | \$55,000 |
| Duncan-N.Cowichan | \$24,500 | \$29,500 | \$36,000 | \$46,500 | \$54,000 |
| Nanaimo | \$28,000 | \$32,500 | \$39,000 | \$49,500 | \$58,000 |
| Parksville-Qualicum | \$25,000 | \$33,500 | \$37,000 | \$46,000 | \$53,500 |
| Port Alberni | \$25,000 | \$26,500 | \$33,000 | \$38,000 | \$44,500 |
| Port Hardy | \$19,500 | \$23,500 | \$31,500 | \$35,500 | \$41,500 |
| Victoria | \$32,000 | \$37,000 | \$48,000 | \$69,000 | \$78,000 |
| Non-Market Areas | N/A | \$46,500 | \$53,500 | \$59,000 | \$64,000 |

| Planning Area | Bach | 1 Bdrm | 2 Bdrm | 3 Bdrm | 4+ Bdrm |
|----------------------|-------------|---------------|---------------|---------------|----------------|
| Northern BC | | | | | |
| Chetwynd | \$34,500 | \$37,000 | \$43,500 | \$47,500 | \$54,500 |
| Dawson Creek | \$31,000 | \$36,500 | \$50,000 | \$57,500 | \$66,000 |
| Fort St.John | \$33,000 | \$39,000 | \$49,000 | \$61,500 | \$70,500 |
| Houston | \$22,000 | \$23,500 | \$28,000 | \$33,500 | \$38,500 |
| Kitimat | \$35,000 | \$37,500 | \$47,000 | \$51,500 | \$59,000 |
| Mackenzie | \$36,500 | \$39,000 | \$43,500 | \$53,000 | \$61,000 |
| Prince George | \$25,500 | \$31,000 | \$37,000 | \$41,500 | \$48,000 |
| Prince Rupert | \$25,000 | \$31,500 | \$38,500 | \$40,500 | \$47,000 |
| Quesnel | \$21,000 | \$28,000 | \$31,500 | \$35,500 | \$41,000 |
| Smithers | \$28,000 | \$30,500 | \$37,000 | \$42,500 | \$49,000 |
| Terrace | \$27,500 | \$34,500 | \$42,500 | \$48,000 | \$55,500 |
| Vanderhoof | \$27,000 | \$29,500 | \$33,500 | \$40,500 | \$47,000 |
| Williams Lake | \$23,000 | \$32,000 | \$37,000 | \$44,500 | \$51,500 |
| Non-Market Areas | N/A | \$50,500 | \$59,000 | \$65,500 | \$71,000 |

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.

Municipalities not on HILs Table*

| Municipality | HILs Planning Area | Municipality | HILs Planning Area |
|---------------------|---------------------------|---------------------|---------------------------|
| 100 Mile House | Williams Lake | Masset | Northern BC-Non-Market |
| Aldergrove | Vancouver | McBride | Northern BC-Non-Market |
| Armstrong | Vernon | Mission | Abbotsford |
| Barriere | Kamloops | New Westminster | Vancouver |
| Burnaby | Vancouver | North Vancouver | Vancouver |
| Burns Lake | Northern BC Non-Market | Port Alice | L. Mainland-Non-Market |
| Chase | Kamloops | Pouce Coupe | Dawson Creek |
| Chemainus | Duncan | Pemberton | L. Mainland-Non-Market |
| Clearbrook | Abbotsford | Pender Island | Victoria |
| Coquitlam | Vancouver | Pitt Meadows | Vancouver |
| Delta | Vancouver | Port Coquitlam | Vancouver |
| Elkford | Elk Valley | Point Hardy | Port Hardy |
| Enderby | Salmon Arm | Port Moody | Vancouver |
| Fernie | Elk Valley | Qualicum | Parksville-Qualicum |
| Fort St. James | Northern BC-Non Market | Richmond | Vancouver |
| Galiano Island | Victoria | Riondel | Southern BC-Non-Market |
| Gibsons | Sunshine Coast | Salmo Rock | Southern BC-Non-Market |
| Greenwood | Southern BC-Non-Market | Saanich | Victoria |
| Haney | Vancouver | Sardis | Chilliwack |
| Hazelton | Smithers | Sechelt | Sunshine Coast |
| Invermere | Southern BC-Non-Market | Sidney | Victoria |
| Keremeos | Southern BC-Non-Market | Sooke | Victoria |
| Ladner | Vancouver | Sparwood | Elk Valley |
| Langley | Vancouver | Saltspring Island | Victoria |
| Lake Cowichan | Northern BC-Non-Market | Summerland | Penticton |
| Ladysmith | Nanaimo | Surrey | Vancouver |
| Langford | Victoria | Taylor | Fort St. John |
| Lillooet | Southern BC-Non-Market | Westbank | Kelowna |
| Lumby | Vernon | West Vancouver | Vancouver |
| Maple Ridge | Vancouver | Whistler | Squamish |
| Matsqui | Abbotsford | White Rock | Vancouver |
| | | Winfield | Kelowna |

*Housing Income Limits (HILs) were previously called the Core Need Income Thresholds (CNITs)