

RFP# 1070-1819/016

New Rental Housing Units Under the Building BC: Community Housing Fund

Submission Date: 17 September 2018 @ 2:00 P.M. PST

ADDENDUM NO: 3 of 3

Updated Appendix G – RGI Rent Estimation Tables

RGI rents vary based on individual tenant incomes, and therefore can only be estimated at the proforma stage. The attached tables are included to assist in estimating RGI revenues in accordance with program requirements, as follows:

- **DEEP SUBSIDY UNITS (20%):** The “Deep Subsidy” estimates below should be applied to 20% of units and are based on current Income Assistance Shelter Allowances for household size.
- **RGI UNITS (50%):** The RGI rent estimates can be applied to the remaining 50% of RGI units, and are based on the assumption that the average income of tenants in these units falls at 70% of the applicable Housing Income Limit. This aligns with the program requirement to serve tenants across the income spectrum.
- The 2018 table below is based on the 2018 Housing Income Limits. The additional tables include an inflation factor of 2% for future years for reference.

Proponents must be confident that the rent estimates applied are achievable for their particular project (e.g. community, location, etc.) and may use lower estimates if required, with accompanying rationale.

2018

	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Deep Subsidy Units (BC Wide)	\$375	\$375	\$570	\$660	\$700
Lower Mainland Planning Area RGI	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Abbotsford	\$481	\$560	\$683	\$1,155	\$1,418
Chilliwack	\$420	\$516	\$683	\$831	\$1,024
Hope	\$429	\$473	\$578	\$691	\$849
Powell River	\$508	\$560	\$595	\$674	\$831
Squamish	\$770	\$840	\$910	\$1,164	\$1,426
Sunshine Coast	\$534	\$630	\$683	\$788	\$971
Vancouver	\$726	\$840	\$1,015	\$1,190	\$1,461
Lower Mainland Non-Market Areas	\$1,129	\$1,295	\$1,453	\$1,549	\$1,659
Southern BC Planning Area RGI	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Ashcroft/Cache Creek	\$420	\$446	\$570	\$660	\$744
Castlegar	\$464	\$499	\$586	\$709	\$823
Cranbrook	\$473	\$534	\$648	\$805	\$928
Creston	\$385	\$455	\$570	\$660	\$718
Elk Valley	\$508	\$543	\$604	\$805	\$928
Golden	\$446	\$490	\$613	\$718	\$831
Grand Forks	\$385	\$420	\$570	\$660	\$753
Kamloops	\$560	\$630	\$735	\$936	\$1,094
Kelowna	\$578	\$683	\$823	\$963	\$1,094
Kimberley	\$376	\$455	\$570	\$660	\$700
Merritt	\$438	\$473	\$570	\$683	\$788
Nelson	\$446	\$543	\$621	\$823	\$945
Oliver/Osoyoos	\$464	\$508	\$621	\$753	\$875
Penticton	\$499	\$578	\$700	\$945	\$1,076
Princeton	\$429	\$473	\$570	\$683	\$788
Revelstoke	\$621	\$683	\$726	\$796	\$919
Salmon Arm	\$429	\$543	\$665	\$805	\$919
Trail	\$420	\$455	\$570	\$726	\$840
Vernon	\$420	\$578	\$700	\$805	\$919
Southern BC Non-Market Areas	\$856	\$980	\$1,138	\$1,234	\$1,321

... 2018 Continued

<i>Vancouver Island Planning Area RGI</i>	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Campbell River	\$483	\$578	\$669	\$964	\$1,185
Courtenay-Comox	\$418	\$543	\$676	\$837	\$1,029
Duncan-N. Cowichan	\$441	\$530	\$648	\$875	\$1,076
Nanaimo	\$518	\$602	\$721	\$915	\$1,125
Parksville-Qualicum	\$448	\$600	\$663	\$824	\$1,013
Port Alberni	\$457	\$511	\$621	\$732	\$858
Port Hardy	\$375	\$436	\$583	\$660	\$809
Victoria	\$604	\$697	\$905	\$1,300	\$1,479
Vancouver Island Non-Market Areas	\$742	\$849	\$989	\$1,076	\$1,155
<i>Northern BC Planning Area RGI</i>	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Chetwynd	\$604	\$648	\$761	\$831	\$954
Dawson Creek	\$543	\$639	\$875	\$1,006	\$1,155
Fort St. John*	\$578	\$683	\$858	\$1,076	\$1,234
Houston	\$385	\$411	\$570	\$660	\$700
Kitimat	\$613	\$656	\$823	\$901	\$1,033
Mackenzie	\$639	\$683	\$761	\$928	\$1,068
Prince George	\$455	\$543	\$648	\$744	\$846
Prince Rupert	\$446	\$560	\$683	\$718	\$823
Quesnel	\$375	\$490	\$570	\$660	\$718
Smithers	\$490	\$534	\$648	\$744	\$858
Terrace	\$481	\$604	\$744	\$840	\$971
Vanderhoof	\$473	\$516	\$586	\$709	\$823
Williams Lake	\$403	\$560	\$648	\$779	\$901
Northern BC Non-Market Areas	\$817	\$936	\$1,085	\$1,190	\$1,269

2019

	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Deep Subsidy Units (BC Wide)	\$375	\$375	\$570	\$660	\$700
Lower Mainland Planning Area RGI	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Abbotsford	\$491	\$571	\$696	\$1,178	\$1,446
Chilliwack	\$428	\$527	\$696	\$848	\$1,044
Hope	\$437	\$482	\$589	\$705	\$866
Powell River	\$518	\$571	\$607	\$687	\$848
Squamish	\$785	\$857	\$928	\$1,187	\$1,455
Sunshine Coast	\$544	\$643	\$696	\$803	\$991
Vancouver	\$741	\$857	\$1,035	\$1,214	\$1,490
Lower Mainland Non-Market Areas	\$1,151	\$1,321	\$1,482	\$1,580	\$1,692
Southern BC Planning Area RGI	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Ashcroft/Cache Creek	\$428	\$455	\$570	\$660	\$759
Castlegar	\$473	\$509	\$598	\$723	\$839
Cranbrook	\$482	\$544	\$660	\$821	\$946
Creston	\$393	\$464	\$581	\$673	\$732
Elk Valley	\$518	\$553	\$616	\$821	\$946
Golden	\$455	\$500	\$625	\$732	\$848
Grand Forks	\$393	\$428	\$570	\$673	\$768
Kamloops	\$571	\$643	\$750	\$955	\$1,116
Kelowna	\$589	\$696	\$839	\$982	\$1,116
Kimberley	\$384	\$464	\$570	\$660	\$714
Merritt	\$446	\$482	\$581	\$696	\$803
Nelson	\$455	\$553	\$634	\$839	\$964
Oliver/Osoyoos	\$473	\$518	\$634	\$768	\$893
Penticton	\$509	\$589	\$714	\$964	\$1,098
Princeton	\$437	\$482	\$581	\$696	\$803
Revelstoke	\$634	\$696	\$741	\$812	\$937
Salmon Arm	\$437	\$553	\$678	\$821	\$937
Trail	\$428	\$464	\$570	\$741	\$857
Vernon	\$428	\$589	\$714	\$821	\$937
Southern BC Non-Market Areas	\$873	\$1,000	\$1,160	\$1,258	\$1,348

... 2019 Continued

<i>Vancouver Island Planning Area RGI</i>	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Campbell River	\$493	\$589	\$682	\$984	\$1,208
Courtenay-Comox	\$427	\$553	\$689	\$853	\$1,050
Duncan-N. Cowichan	\$450	\$541	\$660	\$893	\$1,098
Nanaimo	\$528	\$614	\$735	\$934	\$1,148
Parksville-Qualicum	\$457	\$612	\$677	\$841	\$1,034
Port Alberni	\$466	\$521	\$634	\$746	\$875
Port Hardy	\$383	\$444	\$594	\$673	\$825
Victoria	\$616	\$710	\$923	\$1,326	\$1,508
Vancouver Island Non-Market Areas	\$757	\$866	\$1,009	\$1,098	\$1,178
<i>Northern BC Planning Area RGI</i>	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Chetwynd	\$616	\$660	\$776	\$848	\$973
Dawson Creek	\$553	\$652	\$893	\$1,026	\$1,178
Fort St. John*	\$589	\$696	\$875	\$1,098	\$1,258
Houston	\$393	\$419	\$570	\$660	\$700
Kitimat	\$625	\$669	\$839	\$919	\$1,053
Mackenzie	\$652	\$696	\$776	\$946	\$1,089
Prince George	\$464	\$553	\$660	\$759	\$863
Prince Rupert	\$455	\$571	\$696	\$732	\$839
Quesnel	\$383	\$500	\$570	\$660	\$732
Smithers	\$500	\$544	\$660	\$759	\$875
Terrace	\$491	\$616	\$759	\$857	\$991
Vanderhoof	\$482	\$527	\$598	\$723	\$839
Williams Lake	\$411	\$571	\$660	\$794	\$919
Northern BC Non-Market Areas	\$834	\$955	\$1,107	\$1,214	\$1,294

2020

	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Deep Subsidy Units (BC Wide)	\$375	\$375	\$570	\$660	\$700
Lower Mainland Planning Area RGI	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Abbotsford	\$501	\$583	\$710	\$1,202	\$1,475
Chilliwack	\$437	\$537	\$710	\$865	\$1,065
Hope	\$446	\$492	\$601	\$719	\$883
Powell River	\$528	\$583	\$619	\$701	\$865
Squamish	\$801	\$874	\$947	\$1,211	\$1,484
Sunshine Coast	\$555	\$655	\$710	\$819	\$1,010
Vancouver	\$756	\$874	\$1,056	\$1,238	\$1,520
Lower Mainland Non-Market Areas	\$1,174	\$1,347	\$1,511	\$1,611	\$1,726
Southern BC Planning Area RGI	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Ashcroft/Cache Creek	\$437	\$464	\$570	\$673	\$774
Castlegar	\$482	\$519	\$610	\$737	\$856
Cranbrook	\$492	\$555	\$674	\$838	\$965
Creston	\$401	\$473	\$593	\$687	\$746
Elk Valley	\$528	\$564	\$628	\$838	\$965
Golden	\$464	\$510	\$637	\$746	\$865
Grand Forks	\$401	\$437	\$570	\$687	\$783
Kamloops	\$583	\$655	\$765	\$974	\$1,138
Kelowna	\$601	\$710	\$856	\$1,001	\$1,138
Kimberley	\$391	\$473	\$570	\$660	\$728
Merritt	\$455	\$492	\$593	\$710	\$819
Nelson	\$464	\$564	\$646	\$856	\$983
Oliver/Osoyoos	\$482	\$528	\$646	\$783	\$910
Penticton	\$519	\$601	\$728	\$983	\$1,120
Princeton	\$446	\$492	\$593	\$710	\$819
Revelstoke	\$646	\$710	\$756	\$828	\$956
Salmon Arm	\$446	\$564	\$692	\$838	\$956
Trail	\$437	\$473	\$581	\$756	\$874
Vernon	\$437	\$601	\$728	\$838	\$956
Southern BC Non-Market Areas	\$890	\$1,020	\$1,183	\$1,284	\$1,375

... 2020 Continued

<i>Vancouver Island Planning Area RGI</i>	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Campbell River	\$503	\$601	\$696	\$1,003	\$1,233
Courtenay-Comox	\$435	\$564	\$703	\$870	\$1,071
Duncan-N. Cowichan	\$459	\$552	\$674	\$910	\$1,120
Nanaimo	\$539	\$626	\$750	\$952	\$1,171
Parksville-Qualicum	\$466	\$625	\$690	\$858	\$1,054
Port Alberni	\$475	\$532	\$646	\$761	\$892
Port Hardy	\$390	\$453	\$606	\$687	\$841
Victoria	\$628	\$725	\$941	\$1,353	\$1,538
Vancouver Island Non-Market Areas	\$772	\$883	\$1,029	\$1,120	\$1,202
<i>Northern BC Planning Area RGI</i>	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Chetwynd	\$628	\$674	\$792	\$865	\$992
Dawson Creek	\$564	\$665	\$910	\$1,047	\$1,202
Fort St. John*	\$601	\$710	\$892	\$1,120	\$1,284
Houston	\$401	\$428	\$570	\$660	\$714
Kitimat	\$637	\$683	\$856	\$938	\$1,074
Mackenzie	\$665	\$710	\$792	\$965	\$1,111
Prince George	\$473	\$564	\$674	\$774	\$881
Prince Rupert	\$464	\$583	\$710	\$746	\$856
Quesnel	\$390	\$510	\$581	\$673	\$746
Smithers	\$510	\$555	\$674	\$774	\$892
Terrace	\$501	\$628	\$774	\$874	\$1,010
Vanderhoof	\$492	\$537	\$610	\$737	\$856
Williams Lake	\$419	\$583	\$674	\$810	\$938
Northern BC Non-Market Areas	\$850	\$974	\$1,129	\$1,238	\$1,320

2021

	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Deep Subsidy Units (BC Wide)	\$375	\$375	\$570	\$660	\$700
Lower Mainland Planning Area RGI	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Abbotsford	\$511	\$594	\$724	\$1,226	\$1,504
Chilliwack	\$446	\$548	\$724	\$882	\$1,086
Hope	\$455	\$501	\$613	\$734	\$901
Powell River	\$539	\$594	\$631	\$715	\$882
Squamish	\$817	\$891	\$966	\$1,235	\$1,514
Sunshine Coast	\$566	\$669	\$724	\$836	\$1,031
Vancouver	\$771	\$891	\$1,077	\$1,263	\$1,551
Lower Mainland Non-Market Areas	\$1,198	\$1,374	\$1,541	\$1,644	\$1,761
Southern BC Planning Area RGI	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Ashcroft/Cache Creek	\$446	\$474	\$570	\$687	\$789
Castlegar	\$492	\$529	\$622	\$752	\$873
Cranbrook	\$501	\$566	\$687	\$854	\$984
Creston	\$409	\$483	\$605	\$700	\$761
Elk Valley	\$539	\$576	\$641	\$854	\$984
Golden	\$474	\$520	\$650	\$761	\$882
Grand Forks	\$409	\$446	\$570	\$700	\$799
Kamloops	\$594	\$669	\$780	\$994	\$1,161
Kelowna	\$613	\$724	\$873	\$1,021	\$1,161
Kimberley	\$399	\$483	\$570	\$660	\$743
Merritt	\$464	\$501	\$605	\$724	\$836
Nelson	\$474	\$576	\$659	\$873	\$1,003
Oliver/Osoyoos	\$492	\$539	\$659	\$799	\$929
Penticton	\$529	\$613	\$743	\$1,003	\$1,142
Princeton	\$455	\$501	\$605	\$724	\$836
Revelstoke	\$659	\$724	\$771	\$845	\$975
Salmon Arm	\$455	\$576	\$706	\$854	\$975
Trail	\$446	\$483	\$593	\$771	\$891
Vernon	\$446	\$613	\$743	\$854	\$975
Southern BC Non-Market Areas	\$908	\$1,040	\$1,207	\$1,309	\$1,402

... 2021 Continued

<i>Vancouver Island Planning Area RGI</i>	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Campbell River	\$513	\$613	\$709	\$1,023	\$1,257
Courtenay-Comox	\$444	\$576	\$717	\$888	\$1,092
Duncan-N. Cowichan	\$468	\$563	\$687	\$929	\$1,142
Nanaimo	\$550	\$639	\$765	\$971	\$1,194
Parksville-Qualicum	\$475	\$637	\$704	\$875	\$1,075
Port Alberni	\$485	\$542	\$659	\$776	\$910
Port Hardy	\$398	\$462	\$618	\$700	\$858
Victoria	\$641	\$739	\$960	\$1,380	\$1,569
Vancouver Island Non-Market Areas	\$787	\$901	\$1,049	\$1,142	\$1,226
<i>Northern BC Planning Area RGI</i>	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Chetwynd	\$641	\$687	\$808	\$882	\$1,012
Dawson Creek	\$576	\$678	\$929	\$1,068	\$1,226
Fort St. John*	\$613	\$724	\$910	\$1,142	\$1,309
Houston	\$409	\$436	\$570	\$660	\$728
Kitimat	\$650	\$696	\$873	\$956	\$1,096
Mackenzie	\$678	\$724	\$808	\$984	\$1,133
Prince George	\$483	\$576	\$687	\$789	\$898
Prince Rupert	\$474	\$594	\$724	\$761	\$873
Quesnel	\$398	\$520	\$593	\$660	\$761
Smithers	\$520	\$566	\$687	\$789	\$910
Terrace	\$511	\$641	\$789	\$891	\$1,031
Vanderhoof	\$501	\$548	\$622	\$752	\$873
Williams Lake	\$427	\$594	\$687	\$826	\$956
Northern BC Non-Market Areas	\$867	\$994	\$1,151	\$1,263	\$1,346

HILS Updated:

See link: <https://www.bchousing.org/publications/2018-Housing-Income-Limits-HILs.pdf>