



2016 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	\$26,500	\$30,500	\$37,500	\$48,500	\$53,000
Chilliwack	\$23,000	\$28,000	\$35,500	\$42,500	\$47,000
Hope	\$22,500	\$26,000	\$31,500	\$39,000	\$44,000
Powell River	\$27,000	\$28,000	\$33,000	\$37,000	\$41,000
Squamish	\$24,000	\$39,500	\$42,000	\$53,000	\$55,500
Sunshine Coast	\$27,500	\$35,000	\$37,500	\$44,000	\$49,500
Vancouver	\$38,500	\$42,500	\$52,000	\$64,500	\$68,500
Non-Market Areas	N/A	\$60,000	\$64,000	\$74,000	\$77,000

Planning Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Southern BC					
Ashcroft/Cache Creek	\$24,000	\$25,500	\$29,000	\$34,500	\$39,500
Castlegar	\$26,500	\$28,500	\$32,000	\$39,000	\$45,000
Cranbrook	\$26,000	\$28,000	\$33,500	\$41,500	\$47,500
Creston	\$21,500	\$24,500	\$29,500	\$36,500	\$39,500
Elk Valley	\$28,000	\$31,000	\$34,000	\$46,000	\$53,000
Golden	\$25,000	\$27,000	\$33,000	\$41,000	\$47,000
Grand Forks	\$22,000	\$23,500	\$29,000	\$35,000	\$40,000
Kamloops	\$30,000	\$33,000	\$40,000	\$50,500	\$58,000
Kelowna	\$27,000	\$33,500	\$42,000	\$50,500	\$58,000
Kimberley	\$20,000	\$24,000	\$29,500	\$35,000	\$40,000
Merritt	\$25,000	\$27,000	\$31,500	\$39,000	\$45,000
Nelson	\$25,000	\$29,000	\$35,500	\$47,000	\$54,000
Oliver/Osoyoos	\$26,500	\$28,500	\$32,000	\$39,500	\$45,500
Penticton	\$25,000	\$31,000	\$36,000	\$49,500	\$56,500
Princeton	\$20,000	\$24,500	\$28,500	\$32,000	\$35,000
Revelstoke	\$32,500	\$35,000	\$39,000	\$45,500	\$52,000
Salmon Arm	\$22,000	\$29,000	\$35,000	\$43,000	\$49,500
Trail	\$18,000	\$24,000	\$29,500	\$39,000	\$45,000
Vernon	\$23,000	\$29,500	\$37,000	\$44,000	\$50,500
Non-Market Areas	N/A	\$44,000	\$49,000	\$57,000	\$61,000

Planning Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Vancouver Island					
Campbell River	\$24,000	\$28,000	\$35,500	\$47,000	\$52,500
Courtenay-Comox	\$23,500	\$30,000	\$36,500	\$43,000	\$48,000
Duncan-N.Cowichan	\$22,500	\$27,000	\$34,000	\$42,500	\$47,500
Nanaimo	\$24,500	\$31,500	\$37,000	\$44,500	\$50,000
Parksville-Qualicum	\$25,000	\$32,000	\$35,000	\$43,500	\$48,500
Port Alberni	\$24,000	\$26,000	\$32,000	\$36,500	\$41,000
Port Hardy	\$19,500	\$21,000	\$30,500	\$34,000	\$38,000
Victoria	\$30,500	\$35,500	\$46,000	\$64,000	\$71,500
Non-Market Areas	N/A	\$44,000	\$48,000	\$57,000	\$60,000

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	\$44,500	\$51,500	\$59,000
Mackenzie	\$36,500	\$39,000	\$43,000	\$51,500	\$58,500
Prince George	\$25,000	\$29,500	\$35,500	\$38,500	\$44,000
Prince Rupert	\$23,000	\$28,000	\$35,500	\$37,500	\$43,000
Quesnel	\$20,000	\$26,500	\$31,500	\$35,000	\$40,000
Smithers	\$27,500	\$29,500	\$34,500	\$41,000	\$47,000
Terrace	\$25,500	\$31,000	\$39,000	\$46,000	\$53,000
Vanderhoof	\$25,500	\$27,500	\$33,500	\$40,000	\$46,000
Williams Lake	\$21,000	\$29,000	\$34,500	\$44,500	\$51,000
Non-Market Areas	N/A	\$44,000	\$49,000	\$58,000	\$62,000

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)