

2018 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	\$27,500	\$32,000	\$39,000	\$66,000	\$81,000
Chilliwack	\$24,000	\$29,500	\$39,000	\$47,500	\$58,500
Hope	\$24,500	\$27,000	\$33,000	\$39,500	\$48,500
Powell River	\$29,000	\$32,000	\$34,000	\$38,500	\$47,500
Squamish	\$44,000	\$48,000	\$52,000	\$66,500	\$81,500
Sunshine Coast	\$30,500	\$36,000	\$39,000	\$45,000	\$55,500
Vancouver	\$41,500	\$48,000	\$58,000	\$68,000	\$83,500
Non-Market Areas	\$64,500	\$74,000	\$83,000	\$88,500	\$94,800

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	\$27,000	\$30,500	\$37,000	\$46,000	\$53,000
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	\$32,000	\$36,000	\$42,000	\$53,500	\$62,500
Kelowna	\$33,000	\$39,000	\$47,000	\$55,000	\$62,500
Kimberley	\$21,500	\$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	\$28,500	\$33,000	\$40,000	\$54,000	\$61,500
Princeton	\$24,500	\$27,000	\$32,500	\$39,000	\$45,000
Revelstoke	\$35,500	\$39,000	\$41,500	\$45,500	\$52,500
Salmon Arm	\$24,500	\$31,000	\$38,000	\$46,000	\$52,500
Trail	\$24,000	\$26,000	\$31,500	\$41,500	\$48,000
Vernon	\$24,000	\$33,000	\$40,000	\$46,000	\$52,500
Non-Market Areas	\$48,900	\$56,000	\$65,000	\$70,500	\$75,500

Planning Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Vancouver Island					
Campbell River	\$27,600	\$33,000	\$38,200	\$55,100	\$67,700
Courtenay-Comox	\$23,900	\$31,000	\$38,600	\$47,800	\$58,800
Duncan-N. Cowichan	\$25,200	\$30,300	\$37,000	\$50,000	\$61,500
Nanaimo	\$29,600	\$34,400	\$41,200	\$52,300	\$64,300
Parksville-Qualicum	\$25,600	\$34,300	\$37,900	\$47,100	\$57,900
Port Alberni	\$26,100	\$29,200	\$35,500	\$41,800	\$49,000
Port Hardy	\$20,600	\$24,900	\$33,300	\$37,600	\$46,200
Victoria	\$34,500	\$39,800	\$51,700	\$74,300	\$84,500
Non-Market Areas	\$42,400	\$48,500	\$56,500	\$61,500	\$66,000

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	\$26,000	\$31,000	\$37,000	\$42,500	\$48,362
Prince Rupert	\$25,500	\$32,000	\$39,000	\$41,000	\$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	\$46,700	\$53,500	\$62,000	\$68,000	\$72,500

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

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