

2021 Housing Income Limits (HILs) effective September 1, 2021¹

Housing Income Limits (HILs) represent the maximum gross household income for eligibility in many affordable housing programs. The HILs are based on figures established by CMHC and are intended to reflect the minimum income required to afford appropriate accommodation in the private market.

Planning Area Lower Mainland	1 Bdrm or Less	2 Bdrm	3 Bdrm	4+ Bdrm
Abbotsford	\$39,500	\$48,000	\$68,000	\$91,500
Chilliwack	\$36,500	\$48,500	\$61,500	\$66,000
Hope	\$29,000	\$37,500	\$42,000	\$55,500
Powell River	\$37,000	\$38,500	\$42,000	\$54,000
Squamish	\$52,500	\$58,000	\$69,500	\$92,000
Sunshine Coast	\$40,000	\$48,000	\$50,500	\$63,000
Vancouver	\$57,500	\$69,000	\$80,000	\$88,500
Non-Market Areas	\$74,000	\$83,000	\$90,500	\$96,000

Planning Area Southern BC	1 Bdrm or Less	2 Bdrm	3 Bdrm	4+ Bdrm
Ashcroft/Cache Creek	\$28,000	\$36,000	\$41,000	\$48,000
Castlegar	\$32,000	\$44,000	\$46,000	\$53,000
Cranbrook	\$33,500	\$38,500	\$48,500	\$60,000
Creston	\$26,500	\$35,000	\$41,500	\$46,500
Elk Valley	\$36,000	\$36,000	\$49,000	\$60,000
Grand Forks	\$27,000	\$32,000	\$41,500	\$48,500
Kamloops	\$41,000	\$50,000	\$59,500	\$71,000
Kelowna	\$47,500	\$58,500	\$71,500	\$71,500
Kimberley	\$27,500	\$33,500	\$38,000	\$45,500
Merritt	\$28,000	\$36,000	\$39,000	\$50,500
Oliver/Osoyoos	\$32,000	\$35,500	\$48,500	\$56,500
Penticton	\$38,000	\$50,000	\$71,000	\$72,000
Revelstoke	\$40,000	\$41,500	\$49,000	\$59,500
Salmon Arm	\$33,500	\$41,000	\$52,000	\$59,500
Trail	\$26,500	\$33,500	\$41,500	\$54,500
Vernon	\$37,500	\$49,000	\$50,000	\$59,500
Williams Lake	\$33,500	\$39,500	\$49,000	\$58,500
Non-Market Areas	\$56,000	\$65,000	\$74,500	\$80,000

¹ 2021 HILs effective September 1, 2021 replace the [2021 HILs - Dec 1, 2020 to Aug 31, 2021](#) that were published in October 2020, based on more recent market data.

Planning Area Vancouver Island	1 Bdrm or Less	2 Bdrm	3 Bdrm	4+ Bdrm
Campbell River	\$37,500	\$45,000	\$62,500	\$77,000
Courtenay-Comox	\$39,500	\$49,000	\$61,000	\$66,500
Duncan-N.Cowichan	\$35,500	\$42,000	\$62,000	\$69,500
Nanaimo	\$40,000	\$51,500	\$57,000	\$73,000
Parksville-Qualicum	\$34,500	\$41,000	\$56,500	\$65,500
Port Alberni	\$33,500	\$39,000	\$52,500	\$55,500
Port Hardy	\$25,000	\$33,500	\$44,000	\$52,000
Victoria	\$47,500	\$61,000	\$79,000	\$84,500
Non-Market Areas	\$56,000	\$65,500	\$75,000	\$80,500

Planning Area Northern BC	1 Bdrm or Less	2 Bdrm	3 Bdrm	4+ Bdrm
Chetwynd	\$43,000	\$48,000	\$54,000	\$62,000
Dawson Creek	\$36,500	\$50,500	\$58,500	\$75,000
Fort St. John	\$39,000	\$49,000	\$61,500	\$79,500
Houston	\$24,000	\$30,000	\$38,000	\$44,000
Kitimat	\$44,000	\$53,000	\$58,500	\$66,500
Mackenzie	\$39,000	\$49,000	\$60,000	\$68,500
Prince George	\$33,500	\$40,500	\$42,500	\$55,000
Prince Rupert	\$38,500	\$44,500	\$45,500	\$53,000
Quesnel	\$29,500	\$35,000	\$37,500	\$46,500
Smithers	\$30,500	\$37,000	\$45,000	\$55,500
Terrace	\$34,500	\$45,000	\$57,500	\$63,000
Vanderhoof	\$29,500	\$33,500	\$46,000	\$53,000
Non-Market Areas	\$58,000	\$68,500	\$78,500	\$85,000

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	Nelson	Southern BC-Non-Market
Barriere	Kamloops	New Westminster	Vancouver
Burnaby	Vancouver	North Vancouver	Vancouver
Burns Lake	Northern BC-Non-Market	Port Alice	Van. Island-Non-Market
Chase	Kamloops	Pouce Coupe	Dawson Creek
Chemainus	Duncan-N.Cowichan	Pemberton	L. Mainland-Non-Market
Clearbrook	Abbotsford	Pender Island	Victoria
Coquitlam	Vancouver	Pitt Meadows	Vancouver
Delta	Vancouver	Port Coquitlam	Vancouver
Elkford	Elk Valley	Port Moody	Vancouver
Enderby	Salmon Arm	Princeton	Southern BC-Non-Market
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	Southern BC-Non-Market
Golden	Southern BC-Non-Market	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	Salt Spring Island	Victoria
Langley	Vancouver	Summerland	Penticton
Lake Cowichan	Van. Island-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)