

Housing Income Limits (HILs)

Housing Income Limits (HILs)¹ represent the maximum gross household income for eligibility in many affordable housing programs and ensure eligibility for housing assistance is targeted to those with the most financial need within their community.

| | 1 Bdrm or Less | 2 Bdrm | 3 Bdrm | 4+ Bdrm |
|---------------------------------------|----------------|----------|----------|-----------|
| Lower Mainland Planning Area | | | | |
| Abbotsford Metropolitan Area | \$44,500 | \$55,000 | \$78,000 | \$91,500 |
| Chilliwack | \$39,500 | \$54,000 | \$61,500 | \$67,000 |
| Squamish² | \$52,500 | \$62,500 | \$72,500 | \$92,000 |
| Vancouver | \$58,000 | \$72,500 | \$86,000 | \$107,500 |
| Other Urban Areas | \$41,000 | \$49,500 | \$57,500 | \$67,000 |
| Non-Market Areas | \$77,000 | \$89,500 | \$98,000 | \$106,000 |
| Southern BC Planning Area | | | | |
| Kelowna | \$49,500 | \$65,500 | \$81,500 | \$86,000 |
| Kamloops | \$43,000 | \$52,000 | \$62,500 | \$72,500 |
| Other Urban Areas | \$41,000 | \$55,000 | \$79,500 | \$86,500 |
| Non-Market Areas | \$65,000 | \$78,000 | \$87,500 | \$95,500 |
| Vancouver Island Planning Area | | | | |
| Victoria | \$50,000 | \$65,000 | \$82,000 | \$95,500 |
| Nanaimo | \$44,000 | \$56,000 | \$63,500 | \$74,000 |
| Other Urban Areas | \$44,000 | \$55,500 | \$69,000 | \$84,500 |
| Non-Market Areas | \$62,000 | \$74,500 | \$83,500 | \$91,000 |
| Northern BC Planning Area | | | | |
| Kitimat² | \$52,500 | \$66,000 | \$76,500 | \$89,000 |
| Other Urban Areas | \$40,000 | \$52,500 | \$62,500 | \$70,000 |
| Non-Market Areas | \$68,000 | \$81,500 | \$92,000 | \$99,500 |

Census Metropolitan Areas (CMAs) - Abbotsford Metropolitan Area, Chilliwack, Kelowna, Kamloops, Nanaimo, Vancouver and Victoria - communities with a population of at least 100,000 of which 50,000 + live in the core.

Other Urban Areas include communities with a population of at least 2,500 using 2021 Census of Population data, and Census Agglomerations which have a population of at least 10,000.

Non-Market Areas includes remote/rural communities that have a population under 2,500 using 2021 Census of Population. On-reserve projects may also use Non-Market Area HILs to determine eligibility and rents.

¹ Previously called the Core Need Income Thresholds (CNITs).

² Squamish and Kitimat will remain listed as distinct communities in the HILs, even though they are not CMAs. They will be integrated into the Other Urban Area HILs once: (1) the Lower Mainland Other Urban Area HILs exceed Squamish's 2023 HILs, and (2) the Northern Other Urban Area HILs exceed Kitimat's 2023 HILs.

Municipalities and their HILs Area

The table below lists 161 BC municipalities and a cross reference to the Housing Income Limits (HILs) area that will apply.

| Municipality | HILs Area |
|--|-----------------------------------|
| 100 Mile House | Southern BC Non-Market Area |
| Abbotsford Metropolitan Area | Abbotsford Metropolitan Area |
| Alert Bay | Vancouver Island Non-Market Area |
| Anmore | Vancouver |
| Armstrong | Southern BC Other Urban Area |
| Ashcroft | Southern BC Non-Market Area |
| Barriere | Southern BC Non-Market Area |
| Belcarra | Vancouver |
| Bowen Island | Vancouver |
| Burnaby | Vancouver |
| Burns Lake | Northern BC Non-Market Area |
| Cache Creek | Southern BC Non-Market Area |
| Campbell River | Vancouver Island Other Urban Area |
| Canal Flats | Southern BC Non-Market Area |
| Castlegar | Southern BC Other Urban Area |
| Central Saanich | Victoria |
| Chase | Kamloops |
| Chetwynd | Northern BC Non-Market Area |
| Chilliwack | Chilliwack |
| Clearwater | Southern BC Non-Market Area |
| Clinton | Southern BC Non-Market Area |
| Coldstream | Southern BC Other Urban Area |
| Colwood | Victoria |
| Comox | Vancouver Island Other Urban Area |
| Coquitlam | Vancouver |
| Courtenay | Vancouver Island Other Urban Area |
| Cranbrook | Southern BC Other Urban Area |
| Creston | Southern BC Other Urban Area |
| Cumberland | Vancouver Island Other Urban Area |
| Daaing Giids (Queen Charlottes) | Northern BC Non-Market Area |
| Dawson Creek | Northern Other Urban Area |

| Municipality | HILs Area |
|-----------------------------|-----------------------------------|
| Delta | Vancouver |
| Duncan | Vancouver Island Other Urban Area |
| Elkford | Southern BC Other Urban Area |
| Enderby | Southern BC Other Urban Area |
| Esquimalt | Victoria |
| Fernie | Southern BC Other Urban Area |
| Fort St. James | Northern BC Non-Market Area |
| Fort St. John | Northern Other Urban Area |
| Fraser Lake | Northern BC Non-Market Area |
| Fruitvale | Southern BC Non-Market Area |
| Gibsons | Lower Mainland Other Urban Area |
| Gold River | Vancouver Island Non-Market Area |
| Golden | Southern BC Other Urban Area |
| Grand Forks | Southern BC Other Urban Area |
| Granisle | Northern BC Non-Market Area |
| Greenwood | Southern BC Non-Market Area |
| Harrison Hot Springs | Chilliwack |
| Hazelton | Northern BC Non-Market Area |
| Highlands | Victoria |
| Hope | Lower Mainland Other Urban Area |
| Houston | Northern Other Urban Area |
| Hudson's Hope | Northern BC Non-Market Area |
| Invermere | Southern BC Other Urban Area |
| Kamloops | Kamloops |
| Kaslo | Southern BC Non-Market Area |
| Kelowna | Kelowna |
| Kent | Chilliwack |
| Keremeos | Southern BC Non-Market Area |
| Kimberley | Southern BC Other Urban Area |
| Kitimat | Kitimat |
| Ladysmith | Vancouver Island Other Urban Area |
| Lake Country | Kelowna |
| Lake Cowichan | Vancouver Island Other Urban Area |
| Langford | Victoria |
| Langley (City) | Vancouver |
| Langley (Township) | Vancouver |

| Municipality | HILs Area |
|-----------------------------------|-----------------------------------|
| Lantzville | Nanaimo |
| Lillooet | Southern BC Non-Market Area |
| Lions Bay | Vancouver |
| Logan Lake | Kamloops |
| Lumby | Southern BC Non-Market Area |
| Lytton | Southern BC Non-Market Area |
| Mackenzie | Northern Other Urban Area |
| Maple Ridge | Vancouver |
| Masset | Northern BC Non-Market Area |
| McBride | Northern BC Non-Market Area |
| Merritt | Southern BC Other Urban Area |
| Metchosin | Victoria |
| Midway | Southern BC Non-Market Area |
| Mission | Abbotsford Metropolitan Area |
| Montrose | Southern BC Non-Market Area |
| Nakusp | Southern BC Non-Market Area |
| Nanaimo | Nanaimo |
| Nelson | Southern BC Other Urban Area |
| New Denver | Southern BC Non-Market Area |
| New Hazelton | Northern BC Non-Market Area |
| New Westminster | Vancouver |
| North Cowichan | Vancouver Island Other Urban Area |
| North Saanich | Victoria |
| North Vancouver(City) | Vancouver |
| North Vancouver (District) | Vancouver |
| Northern Rockies | Northern Other Urban Area |
| Oak Bay | Victoria |
| Oliver | Southern BC Other Urban Area |
| Osoyoos | Southern BC Other Urban Area |
| Parksville | Vancouver Island Other Urban Area |
| Peachland | Kelowna |
| Pemberton | Lower Mainland Other Urban Area |
| Penticton | Southern BC Other Urban Area |
| Pitt Meadows | Vancouver |
| Port Alberni | Vancouver Island Other Urban Area |
| Port Alice | Vancouver Island Non-Market Area |

| Municipality | HILs Area |
|---------------------------|-----------------------------------|
| Port Clements | Northern BC Non-Market |
| Port Coquitlam | Vancouver |
| Port Edward | Northern BC Non-Market |
| Port Hardy | Vancouver Island Other Urban Area |
| Port McNeill | Van Island Non Market |
| Port Moody | Vancouver |
| Pouce Coupe | Northern Non Market |
| Powell River | Lower Mainland Other Urban Area |
| Prince George | Northern Other Urban Area |
| Prince Rupert | Northern Other Urban Area |
| Princeton | Southern BC Other Urban Area |
| Qualicum Beach | Vancouver Island Other Urban Area |
| Quesnel | Northern Other Urban Area |
| Radium Hot Springs | Southern BC Non-Market Area |
| Revelstoke | Southern BC Other Urban Area |
| Richmond | Vancouver |
| Rossland | Southern BC Other Urban Area |
| Saanich | Victoria |
| Salmo | Southern BC Non-Market Area |
| Salmon Arm | Southern BC Other Urban Area |
| Sayward | Vancouver Island Non-Market Area |
| Sechelt | Lower Mainland Other Urban Area |
| shíshálh Nation | Lower Mainland Non-Market |
| Sicamous | Southern BC Other Urban Area |
| Sidney | Victoria |
| Silverton | Southern BC Non-Market Area |
| Slocan | Southern BC Non-Market Area |
| Smithers | Northern Other Urban Area |
| Sooke | Victoria |
| Spallumcheen | Southern BC Other Urban Area |
| Sparwood | Southern BC Other Urban Area |
| Squamish | Squamish |
| Stewart | Northern BC Non-Market Area |
| Summerland | Southern BC Other Urban Area |
| Sun Peaks Mountain | Kamloops |
| Surrey | Vancouver |

| Municipality | HILs Area |
|-----------------------|-----------------------------------|
| Tahsis | Vancouver Island Non-Market Area |
| Taylor | Northern BC Non-Market Area |
| Telkwa | Northern BC Non-Market Area |
| Terrace | Northern Other Urban Area |
| Tofino | Vancouver Island Other Urban Area |
| Trail | Southern BC Other Urban Area |
| Tumbler Ridge | Northern BC Non-Market Area |
| Ucluelet | Vancouver Island Non-Market Area |
| Valemount | Northern BC Non-Market Area |
| Vancouver | Vancouver |
| Vanderhoof | Northern Other Urban Area |
| Vernon | Southern BC Other Urban Area |
| Victoria | Victoria |
| View Royal | Victoria |
| Warfield | Southern BC Non-Market Area |
| Wells | Northern BC Non-Market Area |
| West Kelowna | Kelowna |
| West Vancouver | Vancouver |
| Whistler | Vancouver |
| White Rock | Vancouver |
| Williams Lake | Southern BC Other Urban Area |
| Zeballos | Vancouver Island Non-Market Area |