

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
Daajing 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
Rosland	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