



2006 CORE NEED INCOME THRESHOLDS (CNITs)

Core Need Income Thresholds represent the income required to pay the average market rent for an appropriate 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. (See below.)

Planning Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Lower Mainland					
Abbotsford	20,000	24,500	30,500	38,000	42,000
Chilliwack	18,000	23,000	29,500	34,000	37,000
Hope	19,000	22,500	27,000	33,000	36,000
Powell River	16,500	20,000	24,500	28,000	31,000
Squamish	20,500	24,500	30,500	33,500	37,000
Sunshine Coast	19,500	24,500	30,000	33,500	37,000
Vancouver	29,000	32,500	38,500	46,500	51,000
Non-Market Areas	N/A	37,000	42,000	49,000	53,000

Planning Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Southern BC					
Ashcroft/Cache Creek	14,000	18,000	22,000	26,000	28,500
Castlegar	18,500	22,000	25,000	30,000	33,000
Cranbrook	16,500	20,500	25,000	30,000	33,000
Creston	16,500	20,000	24,000	27,000	29,500
Elk Valley	16,000	18,500	22,000	26,000	28,500
Golden	17,500	21,000	25,000	30,000	33,000
Grand Forks	16,500	19,000	23,500	26,000	28,500
Kamloops	20,500	23,500	29,000	33,500	37,000
Kelowna	22,000	25,500	33,000	36,000	39,500
Kimberley	16,500	18,000	22,500	27,500	30,000
Merritt	16,000	18,500	22,500	29,000	31,500
Nelson	19,000	23,500	28,000	33,000	36,000
Oliver/Osoyoos	16,500	19,500	23,500	28,000	31,000
Penticton	18,000	22,000	27,000	34,000	37,500
Princeton	14,500	18,500	22,000	26,000	28,500
Revelstoke	15,000	18,500	23,000	26,500	29,000
Salmon Arm	18,000	22,500	28,000	31,500	34,500
Trail	15,000	18,000	22,000	27,000	29,500
Vernon	18,500	22,500	28,000	32,000	35,000
Non-Market Areas	N/A	37,000	42,000	49,000	53,000



Planning Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Vancouver Island					
Campbell River	18,000	21,500	25,500	29,000	32,000
Courtenay – Comox	17,000	22,500	27,000	31,500	35,000
Duncan – N. Cowichan	18,000	21,000	25,500	34,000	37,500
Nanaimo	19,500	24,000	29,500	36,000	39,000
Parksville – Qualicum	19,500	24,000	29,000	35,000	38,500
Port Alberni	16,500	21,000	24,000	28,000	31,000
Port Hardy	15,000	21,000	24,000	28,000	31,000
Victoria	23,000	27,500	34,500	44,000	47,500
Non-Market Areas	N/A	37,000	42,000	49,000	53,000

Planning Area	Bach	1 Bdrm	2 Bdrm	3 Bdrm	4+ Bdrm
Northern BC					
Chetwynd	19,000	23,500	29,000	30,000	33,000
Dawson Creek	18,500	21,500	25,500	32,000	35,000
Fort St. John	21,500	26,500	31,000	41,000	45,000
Houston	14,500	19,500	22,500	26,000	28,500
Kitimat	16,000	18,500	22,500	26,000	29,000
Mackenzie	20,500	25,000	29,000	31,500	34,500
Prince George	19,000	22,000	25,500	29,000	31,500
Prince Rupert	17,500	21,000	24,500	27,000	30,000
Quesnel	16,500	19,000	22,500	26,000	28,000
Smithers	18,500	22,000	27,000	30,500	33,500
Taylor	19,500	24,000	27,000	31,500	34,500
Terrace	18,500	19,000	24,000	27,500	30,500
Vanderhoof	17,500	21,000	24,500	29,000	31,500
Williams Lake	16,500	20,000	24,500	28,500	31,500
Non-Market Areas	N/A	30,000	35,000	43,000	47,000

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.