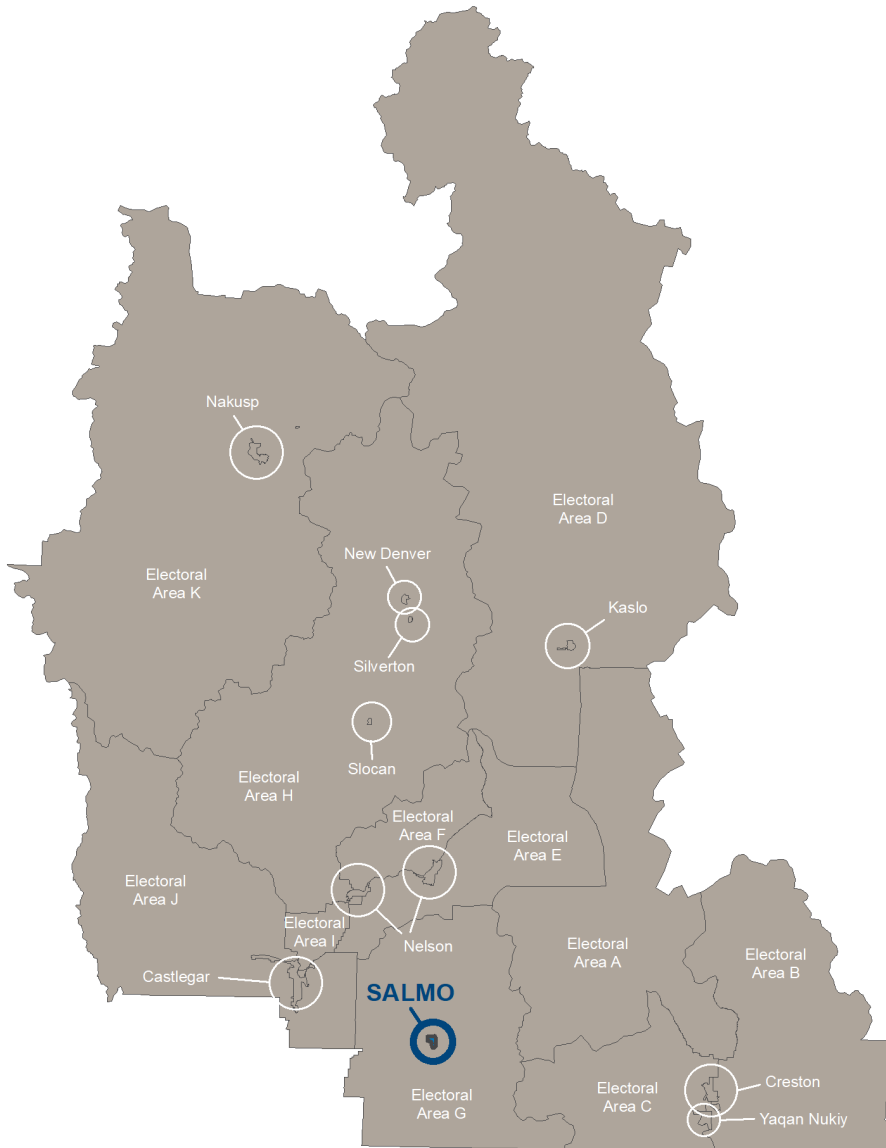


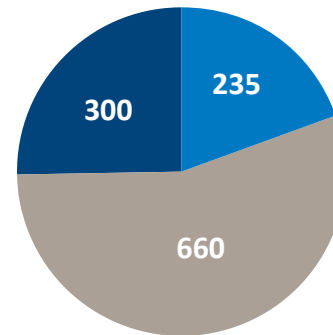
VILLAGE OF SALMO

Community Summary

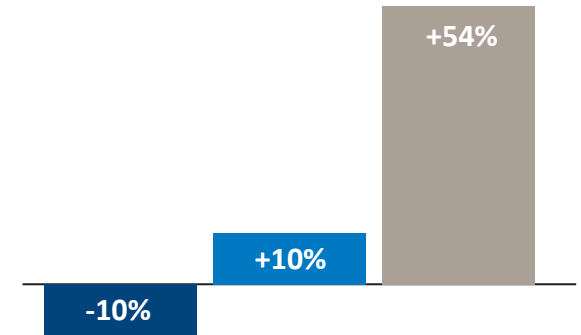


POPULATION

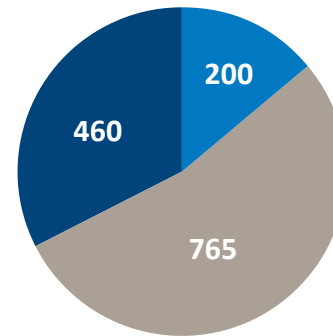
2016



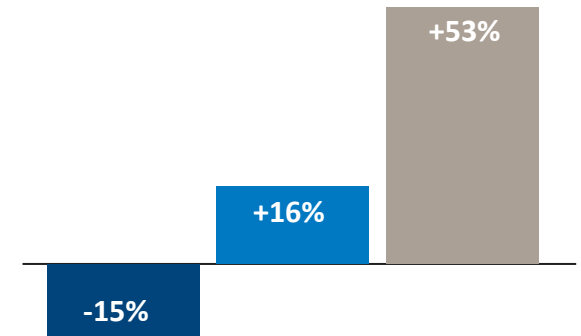
Change: '06-'16



2025



Change: '16-'25

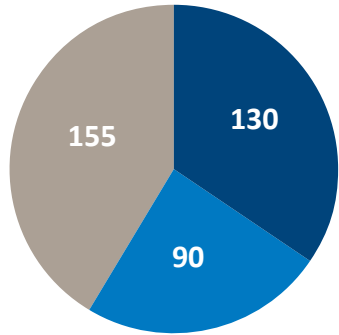


■ Youth (< 20) ■ Working Age (20-64) ■ Seniors (65+)

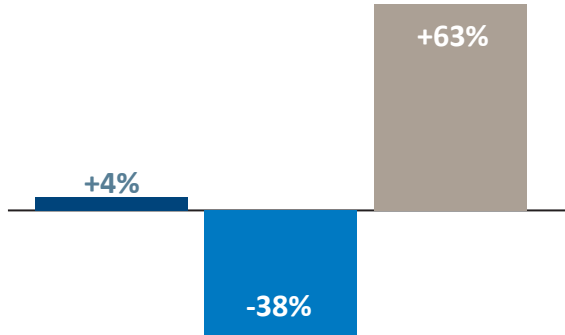
- Salmo's population grew 13% between 2006 and 2016 to 1,195.
- Projections anticipate growth of 19% to 2025, potentially reaching 1,425 people.
- Past and future population gains are largely due to an increase in the senior population.
- The median age will likely rise by 2025, possibly reaching 53.5 from 53.1 (2016).

FAMILIES

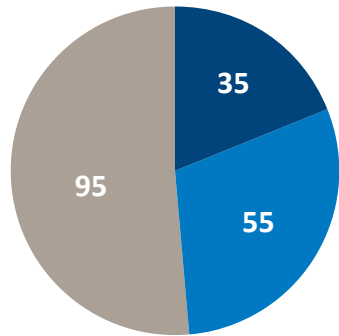
Owners 2016



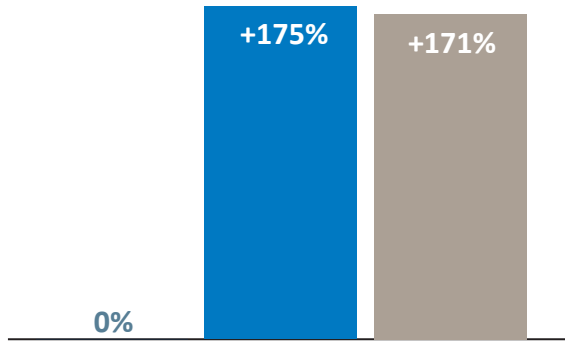
Change: '06-'16



Renters 2016



Change: '06-'16



■ Families w/out Children ■ Families w/ Children ■ Non-families (e.g. singles/roommates)



Families with children grew faster than without for renter households.

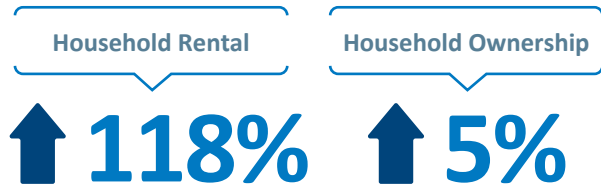
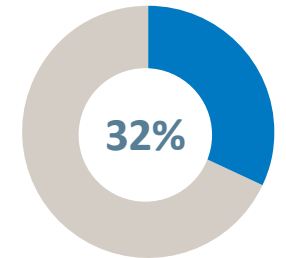
Owner households with children fell since 2006, while owner families without slightly increased.

HOUSEHOLDS



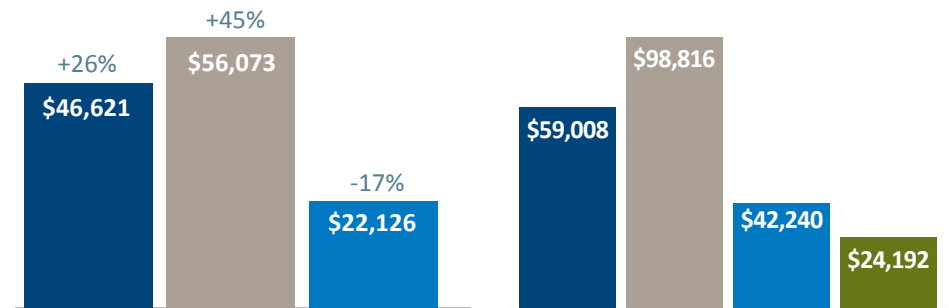
Total permanent households grew 25% between 2006 and 2016 to 575.

Households that Rent

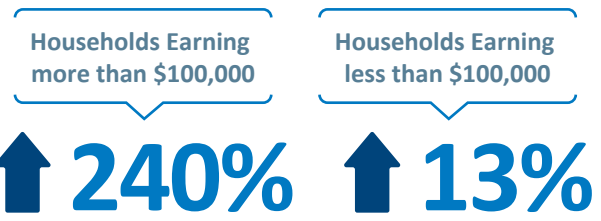


INCOME

Median HH Income '15 • Change: '05-'15



■ Total Households ■ Owner Households ■ Renter Households ■ Couple w/o Child ■ Couple w/ Child ■ Lone Parent ■ Singles/Roommates



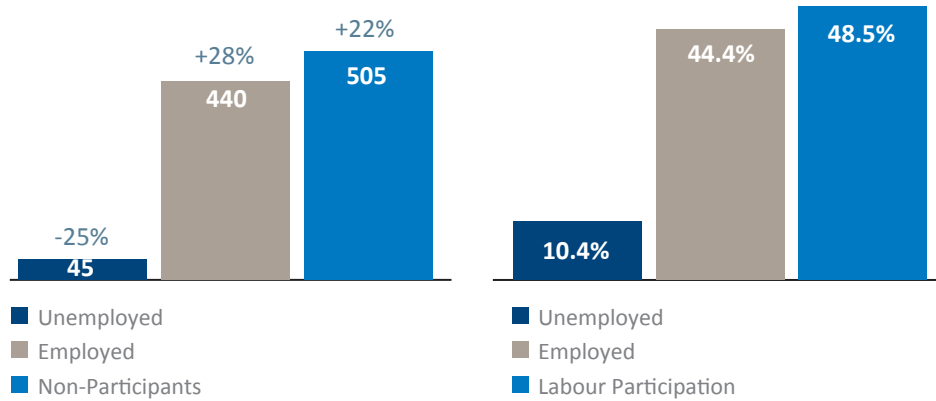
24%

of Salmo residents are in "Low Income" according to Statistics Canada; 27% of children below 18 belong to a low income household.

EMPLOYMENT

Labour Force '16 • Change: '06-'16

Labour Rate 2016



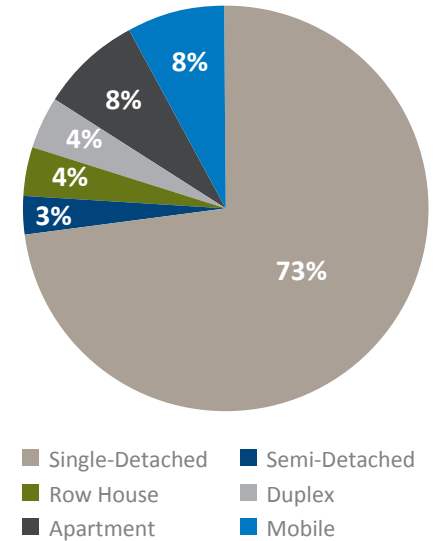
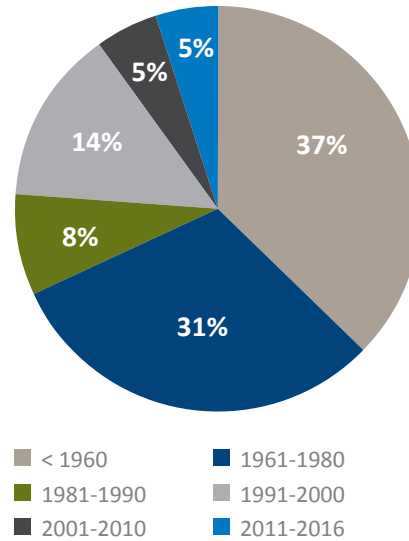
- Those not contributing to the labour force grew faster than those contributing.
- Both total employed and the unemployment rate fell since 2006.

| Largest Industries | Total Employed | % Share of Labour Force | %Δ ('06-'16) | % Renters Employed |
|--------------------|----------------|-------------------------|--------------|--------------------|
| Manufacturing | 60 | 12.6% | + 50% | 42% |
| Construction | 55 | 11.6% | - 8% | 18% |
| Retail Trade | 50 | 10.5% | + 67% | 40% |

HOUSING

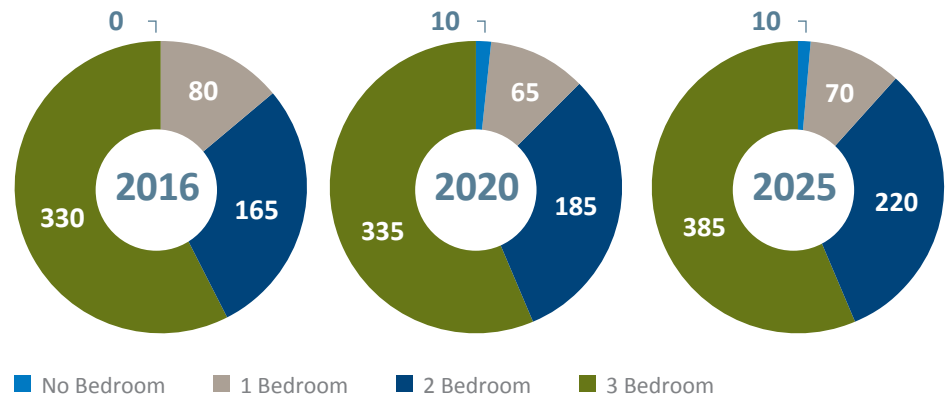
Dwelling Age 2016

Dwelling Type 2016



- Owner households occupy more dwellings older than 1980 (about 70%) than renter households (61%).
- Salmo historically builds 1 unit annually. Housing projections anticipate an annual private market demand of 12 new units.

HOUSING DEMAND



27%

of workers commute within Salmo.



58%

of workers commute to another RDCK community.

HOUSING PRICE & AVAILABILITY

* adjusted for inflation ** CMHC

| | 2019 | average annual %Δ* |
|-----------------|-----------|--------------------|
| Median House | \$254,896 | 6.0% |
| Single-detached | \$272,800 | 7.0% |
| Median Rent** | \$863 | 2.0% |
| 1 Bedroom | \$800 | 2.0% |
| 3 Bedroom | \$1,110 | 0.5% |

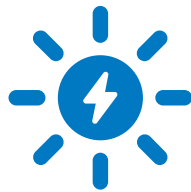
34 residential properties sold in 2019;
53% were single-family homes.

According to CMHC, **less than 1%** of rentals are vacant.

ENERGY POVERTY

11.9%

Average amount of household after-tax income spent on energy, considered to be below the "energy poverty" line (10%).



Households pay about **\$2,100** per year for utilities and **\$4,600** for gas.

SHORT-TERM RENTAL (STRs)

\$16,950

Average additional income annually per listing STRs generated.

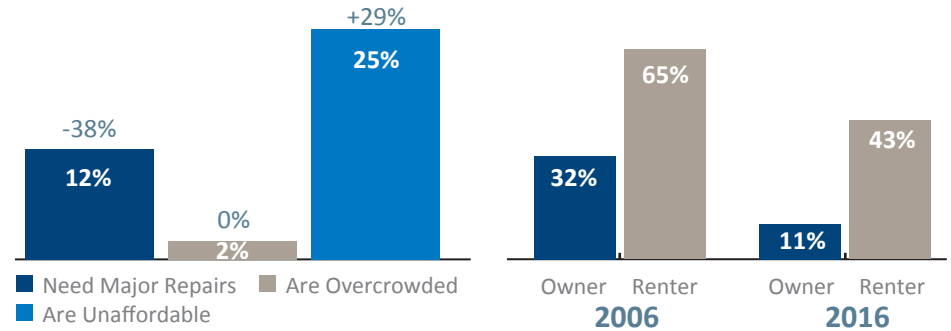


- In 2019, Salmo had maximum 4 dwellings advertised or booked as an STR at one time.
- A maximum of 1 unit at any given time was an entire home/apartment available more than half of the year, possibly rendering it unavailable for long-term tenancy.

HOUSING CONDITION

% of HHs '16 • Change: '06-'16

Core Housing Need: '06-'16



- The number of unaffordable homes grew by almost one third since 2006.
- Renter households are about 4x more likely to be in Core Housing Need.

HOUSING AFFORDABILITY

- The median couple household (often dual income) can afford all Salmo dwelling types.
- The median lone parent is close to reasonably afford a single-detached home.

Max Affordable House Price by Family Type (vertical bars) vs. Market Price (horizontal lines) 2019 estimates

